NOTICE OF DECISION
Family Pet Clinic Addition and Site Modifications – 131 and 151 N Elliott Way
Design Review – DR222-0006

October 13, 2022

Gerber Architect, LLC
9340 SW Youngberg Hill Road
McMinnville, OR 97128

Sent via email: sgerber@gerberarch.com

Dear Mr. Gerber,

The Newberg Community Development Director has approved the proposed design review DR222-0006 for the Family Pet Clinic Addition and Site Modifications located at 131 N Elliott Road, Tax Lot R3220AD 01101, and 151 N Elliott Road, Tax Lot R3220AD 01200, subject to the conditions listed in the attached report. The decision will become effective on October 27, 2022, unless an appeal is filed.

You may appeal this decision to the Newberg Planning Commission within 14 calendar days of this decision in accordance with Newberg Development Code 15.100.170. All appeals must be in writing on a form provided by the Planning Division. Anyone wishing to appeal must submit the written appeal form together with the required fee of $550.20 to the Planning Division within 14 days of the date of this decision.

The deadline for filing an appeal is 4:30 pm on October 26, 2022.

At the conclusion of the appeal period, please remove all notices from the site.

Design review approval is only valid for one year from the effective date above. If building or construction permits are not issued within this time period, then the design review approval becomes null, and void and no construction may take place. If you are approaching the expiration date, contact the Planning Division regarding extension opportunities.

Please note that final building plans submitted for building permit review must comply with the attached conditions. You must comply with all conditions required through the design review process before final occupancy will be granted.

If you have any questions, please contact me at ashley.smith@newbergoregon.gov or 503-554-7768.

Sincerely,

Ashley Smith
Assistant Planner
City of Newberg

Family Pet Clinic Addition and Site Modifications – 131 and 151 N Elliott Road
Design Review – DR222-0006

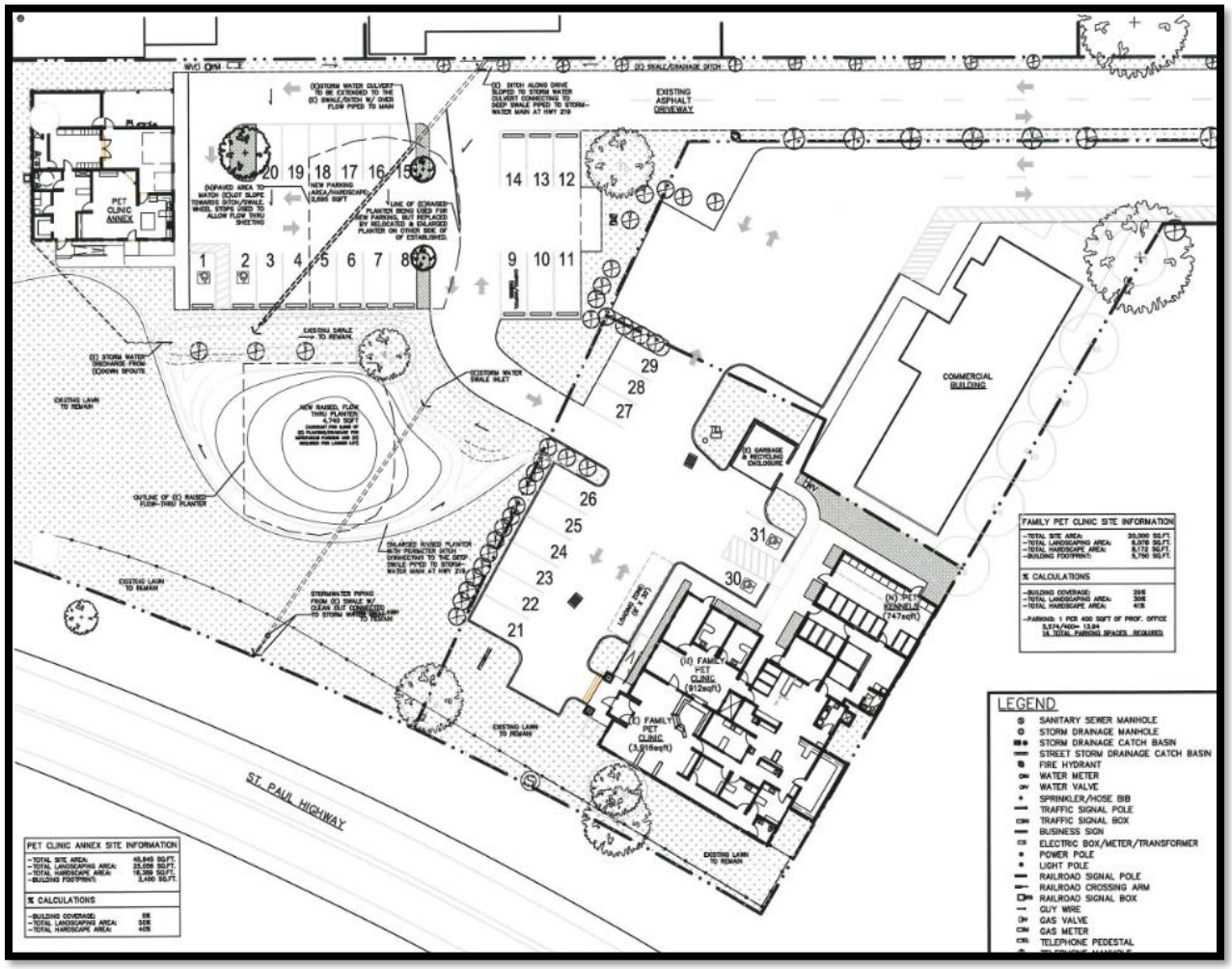
FILE NO:	DR222-0006
REQUEST:	Addition with site modifications
LOCATION:	131 and 151 N Elliott Road
TAX LOT:	R3220AD 01101 and R3220AD 01200
APPLICANT:	Gerber Architect, LLC
OWNER:	Daniel Matthiesen, Family Pet Clinic
ZONE:	M-2 (Light Industrial District)
PLAN:	Industrial
OVERLAY:	Airport Transitional Surface

CONTENTS

Section I: Application Information – DR222-0006
Design Review – Family Pet Clinic Addition and Site Modifications

A. DESCRIPTION OF APPLICATION:

Family Pet Clinic has submitted a Type II application for design review that includes a 1,667 square foot addition to the veterinary clinic at 131 N Elliott Road, parking modifications to both 131 and 151 N Elliott Road, including landscaping and traffic circulation improvements, exterior lighting upgrades, as well as significant landscaping for the stormwater facility.



B. SITE INFORMATION:

1. Location: The project site is located on two separate parcels, 131 N Elliott Road, R3220AD 01101, and 151 N Elliott Road, R3220AD 01200, which are located in the M-2/ Light Industrial District. The two lots were originally part

of the Flightway Industrial Park Subdivision of 1978, S-1-87. 131 N Elliott Road is a result of a 2001 partition (Yamhill County partition plat 2001-44), P-87-01, that created it and the adjacent lot, 141 N Elliot Road.

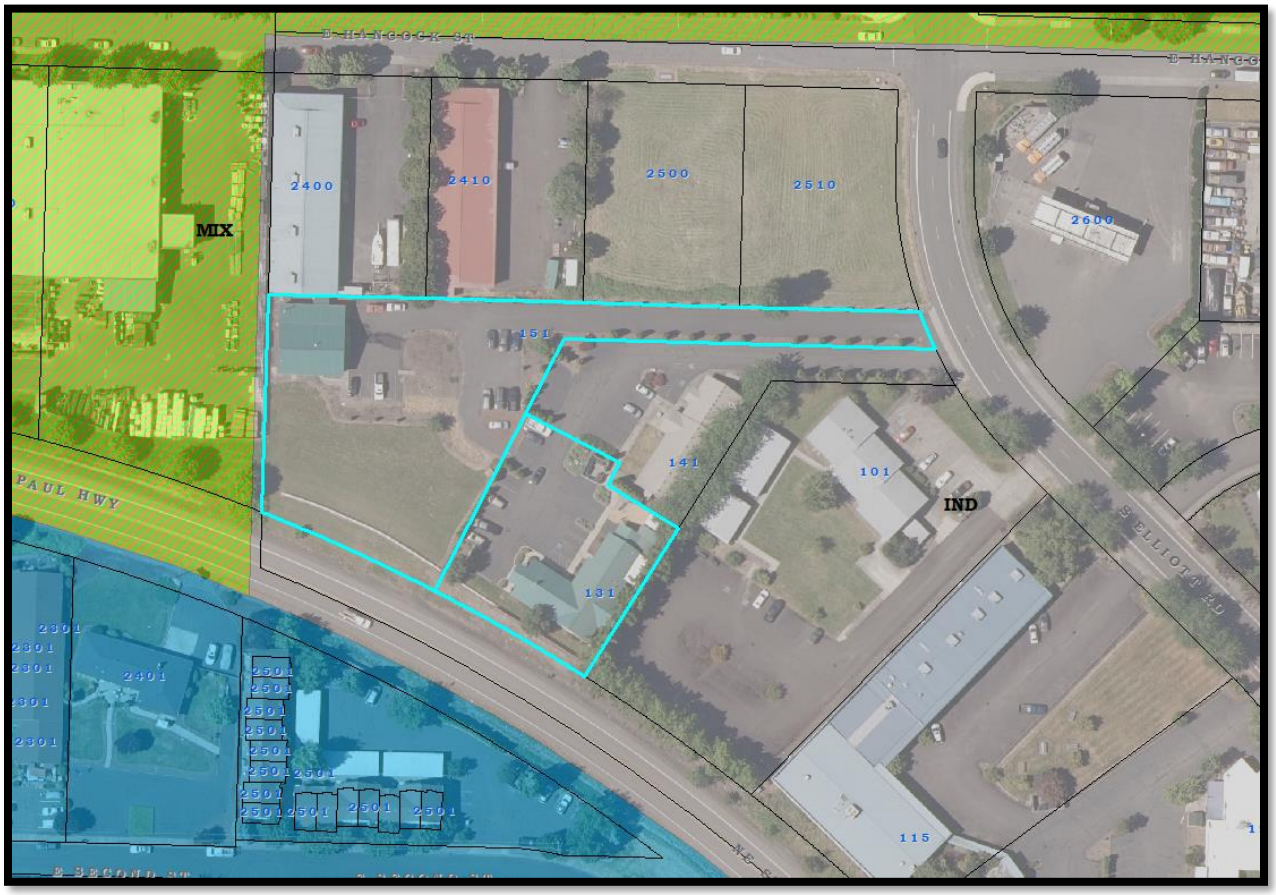
2. Size:

Project Area	Address	Tax lot	Tax lot Size
Pet Clinic	131 N Elliott Road	R3220AD 01101	20,000 square feet
Pet Clinic Annex	151 N Elliott Road	R3220AD 01200	45,845 square feet

3. Current Land Uses: Both lots are being used for commercial veterinary hospital purposes.

4. Natural Features: There are no natural features present on these tax lots.

5. Adjacent Land Uses:



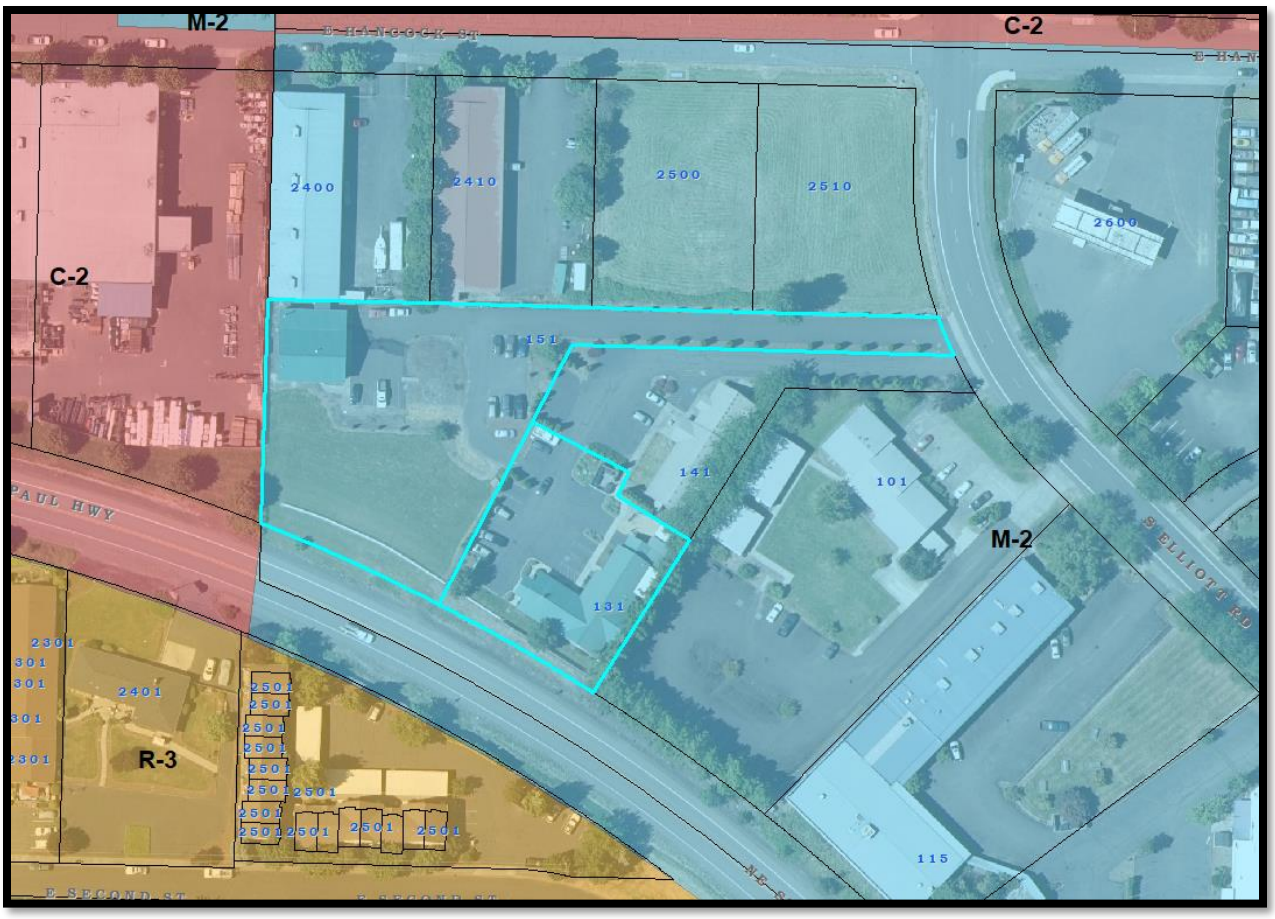
a. North: Industrial (I)

b. South: State Hwy 219

c. East: Industrial (I)

d. West: Mixed Use (MIX)

2. Zoning: The following zoning districts abut the subject property.



a. North: M-2 (Light Industrial District)

b. East: M-2 (Light Industrial District)

c. South: M-2 (Light Industrial District)

d. West: C-2 (Community Commercial)

3. Access and Transportation: Access to the proposed development is provided from N Elliott Road. It is classified as a major collector under the jurisdiction of the City of Newberg. The project site also has frontage along Highway 219. The title report submitted with the application identifies a deed restriction stating no right of access to the state highway. The title report also identifies a waiver of remonstrance and consent to local improvement district for future improvements to Highway 219.

4. Utilities:
   a. Water: There is an 8-inch water line located in N Elliott Road with a 1-inch service lateral serving the property. There is also a 6-inch public water line extended into the project site that serves a public fire hydrant. Fire flow will need to be confirmed by a fire flow test.
   b. Wastewater: There is an 8-inch wastewater line located on in N Elliott Road with service laterals to the project site shown in the City's online GIS public utility map.
   c. Stormwater: There is a 42-inch storm line located within the project site. There is an existing stormwater facility that outlets to an open drainage channel along Highway 219.
   d. Overhead Lines: Any new connection the property will need to be undergrounded. See NMC 15.430.010 for exception provisions.

C. PROCESS: The Design Review request is a Type II application and follows the procedures in Newberg Development Code 15.100.030. Following a 14-day public comment period, the Community Development Director makes a decision on the application based on the criteria listed in the attached findings. The Director's decision is final unless appealed.

Important dates related to this application are as follows:

1.	07/28/2022:	The Community Development Director deemed the application complete.
2.	09/28/2022:	The applicant mailed notice to the property owners within 500 feet of the site.
3.	09/28/2022:	The applicant posted notice on the site.
4.	10/12/2022:	The 14-day public comment period ended.
5.	10/13/2022:	The Community Development Director issued a decision on the application.

D. AGENCY COMMENTS: The application was routed to several public agencies for review and comment (Attachment 2). Comments and recommendations from city departments have been incorporated into the findings and conditions. As of the writing of this report, the city received the following agency comments:

1. Building Official: Reviewed, no conflict.
2. City Manager: Reviewed, no conflict.
3. Community Development Director: Reviewed, no conflict.

4. Finance Department: Reviewed, no conflict.

5. Police: Reviewed, no conflict.

6. Public Works Director: All public utility construction plans to be approved by Engineering Division prior to construction.

7. Public Works Maintenance Superintendent: If we could enforce a water quality manhole to be installed prior to the pond that would be ideal.

8. Public Works Wastewater Superintendent: Reviewed, no conflict.

9. Public Works Water Treatment Plant Superintendent: Reviewed, no conflict.

10. Ziply Fiber: Reviewed, no conflict.

E. PUBLIC COMMENTS:

No public comments were received at the time this report was written.

Section II: Findings and Decision– DR222-0006
Design Review – Family Pet Clinic Addition and Site Modifications

Chapter 12.05 Street and Sidewalks

12.05.090 Permits and certificates.

A. Concurrent with the issuance of a building permit for the construction of a building for residential use or business structures or an addition to a dwelling or business structure, the value of which is $30,000 or more except as the city engineer may require on building permits of lesser value in accordance with NMC 12.05.040, the owner, builder or contractor to whom the building permit is issued shall meet the following requirements:

1.Construct a sidewalk within the dedicated right-of-way for the full frontage in which a sidewalk in good repair does not exist. The sidewalk construction shall be completed within the building construction period or prior to issuance of an occupancy permit, whichever is the lesser.

Finding: There is an existing 5-feet-wide Type B curbside sidewalk and driveway approach along the project's N Elliott Road frontage. Because the condition of the existing sidewalk is uncertain, the applicant will be responsible for replacement of any sidewalk panels that are not in good repair and do not meet current ADA standards along the project's N Elliott Road frontage. Determination of any sidewalk panels to be replaced will be part of the permit plan review process.

This criterion will be met if the aforementioned condition of approval is adhered to.

2. Dedicate right-of-way in accordance with the city transportation plan.

Finding: N Elliott Road is improved adjacent to the project site. The existing rights-of-way width for N Elliott Road is consistent with the city transportation plan along the project site's frontages.

This criterion does not apply.

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.

a. Single-family dwellings;

b. Duplex dwellings;

c. Triplex dwellings;

d. Quadplex dwellings;
e. Townhouse dwellings;
f. Cottage cluster projects;
g. Institutional, commercial or industrial additions which do not exceed 1,000 square feet in gross floor area;
h. Multifamily additions which do not exceed 1,000 square feet in gross floor area and do not add any new units, or new construction incidental to the main use on an existing developed site which does not exceed 1,000 square feet in gross floor area and does not add any new units;
i. Institutional, commercial or industrial interior remodels which do not exceed 25 percent of the assessed valuation of the existing structure;
j. Multifamily remodels which do not exceed 25 percent of the assessed valuation of the existing structure and do not add any new units;
k. Signs which are not installed in conjunction with a new development or remodel;
l. Modifications, paving, landscaping, restriping, or regrading of an existing multifamily, institutional, commercial or industrial parking lot;
m. Fences and trash enclosures;
n. Accessory dwelling units.

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

Finding: This application is for a non-residential, 1,667 square foot commercial use addition with site modifications. The site modifications including an increase in client parking, landscaping additions, exterior lighting, storm water facilities, and updates to the existing building. Due to the size of the addition the project is reviewed under a Type II Design Review application, which the applicant submitted. This criterion is met.

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.

Finding: The written criteria response states that the addition will not exceed the existing 24-foot height of the main clinic and will match the existing roof shape. The addition will use the same materials as were approved with the original construction of the main clinic, including metal gabled roofs, cupola, laps siding, similar trim, brick sill/wainscot, and vinyl double glazed

windows. The proposed landscaping will tie into and improve the currently established plantings. No signage is being proposed at this time. This 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.***
>
> > ***15.440.010 Required off-street parking***
> >
> > ***A. Off-street parking shall be provided on the lot or 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 lot or development site or within 400 feet of the lot or development site which the parking is required to serve. All required parking must be under the same ownership as the lot or development site served except through special covenant agreements as approved by the city attorney, which bind the parking to the lot or development site.***

Finding: This development site is located on two neighboring tax lots, 131 N Elliott Road, R3220AD 0110, and 151 N Elliott Road, R3220AD 01200. These lots share an interior property line, are under the same ownership, and are located within the M-2 zone. The proposed required parking will be dispersed between the two tax lots. Per DR2-13-007, a 12-foot-wide easement for ingress, egress, and parking between 131 and 151 N Elliott Road was recorded with Yamhill County Records, Recording No. 20140509. This criterion is met.

> ***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.***

Finding: According to the site plan both lots will have modifications made to their existing parking lots. For 151 N Elliott Road, the proposed modifications include the creation of an aisle way that is 24 feet wide, with 90-degree parking spaces that are 9 feet wide and 18 feet in length. These measurements meet or surpass the requirements in NMC 15.440.070. The proposed site plan shows that the 24 feet wide aisle way will be two directional. However, this is not possible because the existing service drive that connects to this 24-foot-wide aisle is being reduced to only 17 feet and 6 inches and this width only accommodates one way traffic flow. Therefore, the parking area should be marked to create a one-way direction flow that creates a loop access route. An updated traffic pattern accommodating one-way access will need to be submitted with

building permit plans and approved prior to issuance. Directional marking will be inspected at time of planning final.

The service drive between 131 and 151 N Elliott Road has a paved width of 14 feet 5 inches at its minimum with a recorded 12-foot-wide easement. Therefore, it would be a one-way service and will need to be marked as such. Per DR2-13-007, it was conditioned that this service drive be marked as one-way. An updated site plan showing the access road between 131 and 151 N Elliott Road marked as a one-one way service drive will need to be submitted during building permit application and approved prior to issuance.

131 N Elliott Road will have minor modifications to the parking area, by removing one space and relocating two ADA spaces. The spaces are 9 feet by 18 feet and meet the requirements in NMC 15.440.070. However, please see findings and condition for NMC 15.220.030(B)(12) Trash and Refuse Storage regarding proximity concerns of one ADA spaces to the storage area.

If the aforementioned conditions are adhered to, this criterion will be met.

> ***B. Groups of three or more parking spaces, except those in conjunction with a single-family detached dwelling, duplex dwelling, triplex dwelling, quadplex dwelling, townhouse dwelling or cottage cluster project 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.***

Finding: Parking area modifications on both lots will not create scenarios that will not cause vehicles to maneuver within a street. The existing two-way 28 feet wide, 440-foot-long service drive accessed from N Elliott Road on 151 N Elliott is being reconfigured so that the last 80 feet on the west end will be a one-way loop through the newly configured parking area. This 80 feet new one-way service drive is 17 feet 8 inches wide, surpassing the 12 feet wide requirement of this section, for a one way. See section NMC 15.440.060 for further service drive requirements.

Furthermore, the service drive between 131 and 151 N Elliott Road is only 14 feet 5 inches at its minimum, with a recorded 12-foot-wide easement. Therefore, it would be a one-way service drive and will need to be marked as such. Per DR2-13-007, it was conditioned that this service drive be marked as one-way.

An updated site plan showing the access road between 131 and 151 N Elliott Road as a one-one way service drive will need to be submitted during building permit application and approved prior to issuance.

If the aforementioned condition is adhered to, this criterion will be 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.

Finding: This is a commercial business, not a residential dwelling. Furthermore, no gates are being proposed. This criterion is not applicable.

D. In the AI airport industrial district and AR airport residential district, taxiways may be used as part of the service drive design where an overall site plan is submitted that shows how the circulation of aircraft and vehicles are safely accommodated, where security fences are located, if required, and is approved by the fire marshal, planning director, and public works director. The following submittal must be made:

Finding: This project is located in an M-2/Light Industrial District, not within the AI airport industrial district or AR airport residential district. Therefore, this criterion is not applicable.

15.440.030 Parking spaces required.

Office buildings, business and professional offices	1 for every 400 sq. ft. of gross floor area

Finding: 131 N Elliott Road is where the main pet clinic building is located. The structure, including the 1,667 square feet proposed addition, will be ±5,574 square feet, requiring 14 parking spaces. The Pet Clinic Annex, located at 151 N Elliott Road, is 2,113 square feet requiring 5 parking spaces, for a total requirement of 19 spaces. The site plan is proposing 31 spaces, 11 at 131 N Elliott Road, and 20 at 151 N Elliott Road. However, NMC 15.420.010(B)(3)(h) is not being met with this proposed configuration. Please see that finding for details. An updated site plan showing the proposed parking lot configuration meeting the requirements in NMC 15.420.010 (B)(3)(h) will need to be submitted with the building permit and approved prior to issuance. If the aforementioned condition is adhered to and a minimum of 19 parking spaces are proposed, this criterion will be met.

15.440.050 Common facilities for mixed uses.

A. In the case of mixed uses, the total requirements for off-street parking spaces shall be the sum of the requirements for the various uses. Off-street parking facilities for one use shall not be considered as providing parking facilities for any other use except as provided below.

Finding: The two sites support the same business and use. In 2021, under building permit NMCB21-0030, the caretaker residence received a change of occupancy to be a fully commercial space. This criterion is not applicable.

B. Joint Uses of Parking Facilities. The director may, upon application, authorize the joint use of parking facilities required by said uses and any other parking facility; provided, that:

1. The applicant shows that there is no substantial conflict in the principal operating hours of the building or use for which the joint use of parking facilities is proposed.

Finding: The applicants narrative states that both sites, the pet clinic annex on 151 N Elliott Road, and the main clinic at 131 N Elliott Road, will operate the same business schedule. This criterion is met.

2. The parking facility for which joint use is proposed is no further than 400 feet from the building or use required to have provided parking.

Finding: 131 and 151 N Elliott Road have a 152-foot shared property line. The main pet clinic building located at 131 N Elliott Road is less than 400 feet from the parking lot located on 151 N Elliott Road. This criterion is met.

3. The parties concerned in the joint use of off-street parking facilities shall evidence agreement for such joint use by a legal instrument approved by the city attorney as to form and content. Such instrument, when approved as conforming to the provisions of the ordinance, shall be recorded in the office of the county recorder and copies of the instrument filed with the director.

Finding: As conditioned in DR2-13-007, the initial design review approval of the caretaker dwelling at 151 N Elliott Road, an easement for ingress, egress, and parking, for the benefit of 131 N Elliott Road on 151 N Elliott Road was recorded with Yamhill County (Recording No. 201410509). This criterion is met.

C. Commercial establishments within 200 feet of a commercial public parking lot may reduce the required number of parking spaces by 50 percent. [Ord. 2451, 12-2-96. Code 2001 § 151.614.]

Finding: Both 131 and 151 N Elliott Road are not within 200 feet of a commercial public parking lot. This criterion is not applicable.

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.

Finding: The applicant's narrative and site plan state that new impervious paving will match the existing on-site slope to run water towards ditches and the over-flow stormwater main along Hwy 219. The narrative does not acknowledge the type of surfacing the new impervious surface will have. 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 per NMC 15.440.060. If the aforementioned condition is adhered to, this criterion will be 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.

Finding: The proposed parking layout does not locate any parking places so that a vehicle would encroach on public streets, alleys, or rights-of-way. No parking is proposed to take place within the right-of-way, between a curb and sidewalk, or outside of site's property lines. This criterion is met.

C. All parking areas, except those required in conjunction with a single-family detached, duplex, triplex, quadplex or townhouse dwelling, or cottage cluster project, shall provide a substantial bumper which will prevent cars from encroachment on abutting private and public property.

Finding: The parking lot modification does not create any new parking spaces that would abut private or public property. However, the site plan does show the new parking spaces created on the south portion of 151 N Elliott Road and will have bumpers to prevent vehicles from encroaching into the adjacent existing swale. This criterion is met.

D. All parking areas, including service drives, except those required in conjunction with single-family detached, duplex, triplex, quadplex or townhouse dwellings or cottage cluster projects, shall be screened in accordance with NMC 15.420.010(B).

Finding: There are no new service drives being created. The existing service drive at 151 N Elliott Road will be reduced to one-way direction for the remaining 80 feet. There are existing plantings within the 4 and one-half foot wide landscaping buffer. Please see findings for NMC 15.420.010(B)(3)(d) for conditions on plantings. 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.

Finding: Please see findings for NMC 15.425.020.

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

Finding: New parking places are proposed for both 131 and 151 N Elliott Road sites. The applicant's narrative states that striping will be in compliance with this section. All parking spaces must be striped to length accordingly and all compact spaces must be clearly marked as such. This will be verified during the building permit planning final inspection prior to occupancy. If the aforementioned condition is adhered to this criterion will be met.

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

1. Single-family detached, duplex, triplex, quadplex, and townhouse dwellings: parking is authorized in a front yard on a service drive which provides access to an improved parking area outside the front yard.

Finding: This project is not associated with a residential use. In 2021, the caretaker residence at 151 N Elliott Road was converted to a fully commercial use per building permit NCMB21-0030. Therefore, this criterion is not applicable.

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.

Finding: Six existing parking spaces at 151 N Elliott Road will have a reduced width of approximately 8 feet and 8 inches. Due to the fact the proposed parking configuration is not meeting NMC 15.420.010(B)(3)(h) and concerns regarding one of the ADA parking spaces location to the refuse storage, staff is unable to determine if the proposed number of compact spaces is within the 30 percent. An updated site plan showing the proposed parking lot configuration meeting the requirements in NMC 15.420.010 (B)(3)(h) will need to be submitted

with the building permit and approved prior to issuance. At the time of building permit application plan review, if the required number of parking spaces is met and the proposed number of compact spaces is 30 percent or less, than this criterion will be met.

15.440.080 Off-street loading.

A. Buildings to be built or substantially altered which receive and distribute materials and merchandise by trucks shall provide and maintain off-street loading berths in sufficient number and size to adequately handle the needs of the particular use.

Finding: Noted on the applicant's site plan is an 8-foot by 30-foot loading zone. Per NMC 15.440.080 an off-street loading berth shall be 10 feet by 35 feet. Therefore, this area is not meeting the required size. However, if this area will be used as a drop off and pick up space for animals, the area should not be marked as a standard "loading zone" that would be identified to meet the size standards listed in this code. If a standard loading zone is desired, an updated site plan showing the loading zone meeting NMC 15.440.080 will need to be submitted with the building permit and approved prior to issuance.

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.

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

Finding: This is an existing facility, and the addition will be less than 4,000 square feet. No bicycle parking is required. Therefore, this criterion is not applicable. However, the narrative states bicycle parking will be provided at the Pet Clinic Annex at 151 N Elliott Road, but this was not notated on the plans. If bicycle parking is provided it must meet all the design standards found in NMC 15.440.110, and updated site plan should be submitted with building permit plans and approved prior to issuance.

15.440.140 Private walkway design.

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

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

Finding: The applicant's narrative did not address private walkway design but the submitted site plan shows new and existing pedestrian pathways to be at least 4 feet wide. This criterion is met.

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

Finding: Neither the site plan nor narrative address what the private pathways will be constructed of. A site plan stating that the private pathways will be constructed of portland cement concrete or brick will need to be submitted with the building permit application plans and reviewed prior to issuance. If the aforementioned condition is adhered to, this criterion will be 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.

Finding: The parking area at both 131 and 151 N Elliott Road, show cross hatching along the ADA parking spaces. If painted striping is used for crosswalk areas in a service drive, it should consist of thermoplastic striping or similar type of durable application. If the aforementioned condition is adhered to this criterion will be met.

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

Finding: The site plan shows a hashed pathway within the paved service drive of 141 N Elliott Road leading from the public sidewalk on N Elliott Road along the service drive to a concrete pathway associated with the business at 141 N Elliott Road. This pathway then connects to a concrete pathway at 131 N Elliott Road. There is no private walkway from N Elliott Road that connects to 151 N Elliot Road. Staff find that since the main business building is located at 131 N Elliott Road, the existing path to the main building entrance is sufficient. This criterion is met.

F. The review body may require on-site walks to connect 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. [Ord. 2619, 5-16-05; Ord. 2513, 8-2-99. Code 2001 § 151.620.3.]

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 NMC 15.410.010 through 15.410.070 dealing with setbacks, coverage, vision clearance, and yard requirements.

Finding: This criterion is addressed in the following findings.

> ***15.415.020 Building height limitation.***
>
> ***B. Commercial, Industrial and Mixed Employment.***
>
> ***2. In the AI, C-2, C-3, M-E, 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.***

Finding: The 131 and 151 N Elliott Road are located within the M-2 / Light Industrial zone and do not abut a residential district. Therefore, no height limitations exist. This criterion is met.

> ***15.415.040 Public access required.***
>
> ***No building or structure shall be erected or altered except on a lot fronting or abutting on a public street or having access to a public street over a private street or easement of record approved in accordance with provisions contained in this code. New private streets may not be created to provide access except as allowed under NMC 15.332.020(B)(24), 15.336.020(B)(8), and in the M-4 zone. Existing private streets may not be used for access for new dwelling units, except as allowed under NMC 15.405.030. No building or structure shall be erected or altered without provisions for access roadways as required in the Oregon Fire Code, as adopted by the city.***

Finding: 151 N Elliott Road has direct access to N Elliot Road through a 28-foot-wide service drive, as well as a 12-foot-wide ingress egress easement to 131 N Elliott Road per Recording No. 201410509. 151 N Elliott also has access to N Elliot Road via a 28-foot-wide access and private and public utilities easement through 141 N Elliot Road as recorded in Yamhill County partition plat 2001-44. 131 N Elliot Road has access through the same easement across 141 N Elliott Road and 151 N Elliott Road to N Elliott Road. No private streets are being created with this project. This criterion is met.

> ***15.405.040 Lot coverage and parking coverage requirements***
>
> ***B. Residential uses in residential zones shall meet the following maximum lot coverage and parking coverage standards; however, cottage cluster projects shall be exempt from the standards. See the definitions in NMC 15.05.030 and Appendix A, Figure 4.***
>
> ***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.***

Finding: The subject property is in located within the M-2 / Light Industrial District and is not listed in subsection (B) of this section. Therefore, per subsection C, lot coverage and parking coverage requirements are not applicable to this project.

15.410.020 Front yard setbacks.

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.

Finding: Both lots associated with this project are located in the M-2 / Light Industrial District which require a 20-foot front yard setback. 131 N Elliott Road has 132 feet of frontage along Hwy 219, it's west property line. The main veterinary clinic located on this site has an existing 21-foot setback from the west property line. This current addition is proposed on the northeast portion of the lot. No modifications will be made that impact the existing front yard setback.

151 N Elliott Road is a flag lot with direct access to N Elliott Road, with a frontage of approximately 28 feet, the width of the driveway approach. The driveway access from N Elliott Road is approximately 277 feet long before reaching the main parking lot area. All parking lot modifications will be made outside of the required 20-foot yard setback.

This criterion is met.

15.410.030 Interior yard setbacks.

C. Industrial and Mixed Employment. All lots or development sites in the AI, M-1, M-2, M-3, M-4, and M-E 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.

Finding: Both lots with this development proposal are located within the M-2 / Light Industrial District. 151 N Elliott Road is bordered to the north, east, and south by M-2 / Light Industrial District, and to the west by C-2 / Community Commercial. Therefore, no interior yards are required to be maintained. While allowed, the proposal does not show any change that would reduce its current site developments distance from the existing property lines.

131 N Elliott Road is bordered on all sides by M-2 / Light Industrial District zoning, therefore requiring no interior yards be maintained. The current pet clinic building has a zero setback along its southeast property line. The expansion will continue along this property line with a zero setback, but then will remain approximately 15 feet from the northeast property line.

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.

Finding: 151 N Elliott Road has a service drive that intersects with N Elliott Road. No modifications are being proposed within the vision clearance setback. 131 N Elliott Road access N Elliott Road through an easement on 141 N Elliott Road. This criterion is met.

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).

Finding: The proposed plans do not show any depressed areas, new accessory buildings or projecting building features within the required yard setbacks. Therefore, no exceptions or permitted intrusions are proposed and this criterion is not applicable.

D. Fences and Walls.
2. In any commercial, industrial, or mixed employment district, a fence or wall shall be permitted to be placed at the property line or within a yard setback as follows:
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.

Finding: The site plan shows an existing fence along the west side of each property line. If the existing fence is modified, or a new fence is installed, it must meet the height, material, and location standards addressed in NMC 15.410.070(D) and an updated site plan showing this will need to be submitted with the building permit application and reviewed prior to approval. If the aforementioned condition is adhered to these criteria will met.

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.

Finding: No modifications are being proposed to the existing service drive at 151 N Elliott Road. The service drive at 131 N Elliott Road is a 28-foot-wide easement across 141 N Elliott Road, and no modifications are being prosed there. This criterion is met.

3. In any commercial or industrial district, except C-1, C-4, M-1, and M-E, 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 and the M-E district within the riverfront overlay subdistrict are described in NMC 15.352.040(H).

Finding: For both 131 and 151 N Elliott Road, even though permitted through this section due to being located within the M-2 / Light Industrial District zone, no existing or proposed parking places are within the required yards. This criterion is met.

> ***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.***

Finding: This criterion is not applicable because the applicant is not proposing any public telephone booths or public transit shelters. The standard is not applicable.

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

Finding: The applicant narrative states that 151 N Elliott Road will have 59% of the site landscaped. 131 N Elliott will have 29.8% landscaped. The submitted site plan provides the following calculations:

	131 N Elliott Road	**151 N Elliott Road**
Lot Area Square Footage	20,000	45,845
Landscaped Area Square Footage	6,078	25,056
Landscape Area %	30	55

This criterion will be met.

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

Finding: The parking lot modifications to 151 N Elliott Road will create several additional spaces that included landscape islands. However, the current parking configuration does not meet NMC 15.420.010(B)(3)(h), and the number of parking spaces will need to be adjusted. The calculation for the 25 square feet of landscaping will need to be based off the complete parking area at 151 N Elliott Road. An updated landscape plan showing how the required 25 square feet of landscaping per parking space per NCM 15.420.010(B)(3)(a) will need to be submitted with the building permit and approved prior to issuance. If the aforementioned condition is adhered to, this criterion will be met.

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.

Finding: In 2001, DR-154-01 approved the development of the veterinary clinic at 131 N Elliott Road which included the parking area along the northeast shared property line with 141 N Elliott Road. That parking area has a 5 foot and 7-inch landscape strip. No modifications to its size are being proposed. In 2014, DR2-13-007 approved the development of the caretaker residence and storage building at 151 N Elliott Road, including the now existing landscape strip along the north property line that runs adjacent to its service drive. No modifications are being proposed to the size of this strip. DR2-13-007 also approved the six parking spaces near the shared east property line of 141 N Elliott Road. That landscape strip is a minimum of 8 feet and 6 inches from the property line, and no changes are proposed. See findings for NMC 15.420.010(B)(3)(d) for condition for planting details. This criterion is met.

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.

Finding: Neither site has developments listed in this subsection adjacent to a street. This criterion 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).

Finding: The provided narrative states the landscape strips have existing arborvitaes with shrubs intermixed. However, the landscape plan shows that the existing landscaped areas only have Emerald Green Arborvitaes. A site visit confirmed that almost all interplanted shrubs are no longer installed. The previously approved DR2-13-007 landscape plans shows arborvitaes, and a mix of bunch berry and wild ginger were to be planted within the north drive aisle landscape strip and parking area at 151 N Elliott Road. DR-154-01, conditioned that all landscape strips at 131 N Elliot Road between the parking lot and a property boundary must contain two (2) different material groups as stated in this section. An updated landscape plan showing that two (2) different plant materials, per NMC 15.420.010(B)(3)(d), will be installed within all landscape areas that separate parking areas and drive aisles from adjacent property lines shall be submitted with the building permit application and approved prior to issuance. If the aforementioned condition is adhered, to this criterion will be met.

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.

Finding: The submitted site plan shows defined landscape areas within the newly created parking areas at 151 N Elliott Road. Defined areas are also shown near the proposed pet transfer zone and the ADA parking spaces at 131 N Elliott Road. This criterion 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.

Finding: Two of the three proposed landscaping areas associated with the new parking area configuration at 151 N Elliott Road have an interior width of less than five feet. An updated landscape plan showing the landscape areas with widths not less than five feet will need to be submitted with the building permit and approved prior to issuance. If the aforementioned condition is adhered to, this criterion will be 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.

Finding: Both sites, 131 and 151 N Elliott Road, do not abut a residential district at any lot line. This criterion is not applicable.

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).

Finding: The provided site plans shows the creation of two new parking groups at 151 N Elliott Road, a group of seven and a group of eight. Per this NMC section, no more than seven parking places may be grouped without having a landscape island installed that is planted at minimum with one deciduous share tree. The landscape plan does show deciduous trees will be planted in the landscape island, however, the group of eight parking spaces will need to be reduced to seven. An updated site plan showing the proposed parking lot configuration meeting the requirements in NMC 15.420.010 (B)(3)(h) will need to be submitted with the building permit and approved prior to issuance. If the aforementioned condition is adhered to, this criterion will be 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.

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.

Finding: 151 N Elliott Road does not have street frontage along N Elliott Road other than its 28-foot-wide service drive entrance. It does have frontage along Hwy 219. 131 N Elliott Road does not have frontage along N Elliott Road but does have frontage along Hwy 219. The original design approval, DR-154-01, for the veterinary clinic at 131 N Elliott Road, required landscaping that included street trees which are present today. The current landscaping plan proposes the addition of several shrubs and ground cover species that span the frontage of 131 and 151 N Elliott Road. This criterion is met.

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.

Finding: Multiple accent trees in addition to the required landscape island trees and stormwater facility trees are being proposed. These will be Japanese Dogwood, Japanese Snowbell, and Weeping Blue Atlas Cedar. Each will have either one and one-half inch caliper or be 6 to 8 feet in height, per submitted landscape plan. This criterion is met.

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:

Gallon cans	***3 feet on center***
4'' containers	***2 feet on center***
2-1/4'' containers	***18'' on center***
Rooted cuttings	***12'' on center***

Finding: The landscape plan submitted states what species are to be planted and the planting density which will meet or exceed requirements in this section. These criteria are met.

5. 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.

Finding: The provided narrative states an existing irrigation system has been installed. This was a condition of the DR-154-01, the original approval to construct the veterinary clinic on 131 N Elliott Road. It is unclear if automatic irrigation was installed during the caretaker dwelling/ pet annex build at 151 N Elliott Road, however the current submitted landscaping plan show that irrigation will be installed at this time. This criterion is met.

6. Required landscaping shall be continuously maintained.

Finding: Finding: Landscape plans and narrative submitted state that landscaping will be continuously maintained by the Family Pet Clinic. Landscaping plans contain clear direction for how maintenance and replacement of species shall occur. This criterion is met.

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

Finding: The development is not located near any overhead utility lines. Per Engineering standards, all new utility lines will need to be placed underground. This criterion is met.

8. 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.

Finding: The development does not have an approved site development master plan. The landscaping requirements of subsection (B)(3) of this section have been applied to this project. This criterion is met.

> ***9. 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.***

Finding: This project is in the M-2 / Light Industrial District zone, not in the M-4 zone. This criterion is not applicable.

> ***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.***

Finding: Landscaping plans state that plantings will be installed between October 1 and March 31 (with no year date specified). Staff understand this is an ideal time to plant, however, if occupancy is desired prior to the landscaping being installed a security bond will need to be submitted to the city. All landscaping must be completed prior to final occupancy. If landscaping cannot be completed options listed in NMC15.420.010(C) may be applied.

> ***5. Signs. Signs shall comply with NMC 15.435.010 et seq dealing with signs***
>
> ***15.435.030 Permit required.***
> ***A. Except as follows, no person or entity shall place any sign within the city without first obtaining a permit from the director.***

Finding: A sign is not being proposed with this project's modifications. If a new sign is installed a sign permit shall be applied for, reviewed, and approved prior to placement of such sign.

> ***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.

Finding: A manufactured dwelling or mobile home are not being proposed with this project. 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.

Finding: The site is in the M-2 / Light Industrial District zone and is utilized as a veterinary clinic. In 2001 a Type II design review, DR-154-01, was approved for the use of a veterinary clinic. The applicant stated both small and large animals would be seen. In 2007 a 1,300 square foot addition was approved under DR2-07-022. In 2014, DR2-13-007 approved a caretaker dwelling and storage building at 151 N Elliott Road. In 2021, a change of occupancy occurred, changing the caretaker residence to a fully commercial use as a client service annex for the pet clinic under building permit NCMB21-0030.

This 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.

Finding: Both sites are located within the Airport Transitional Surface, part of the Airport Overlay subdistrict. The primary zone of M-2 allows a veterinary clinic as a permitted use. Per NMC 15.340.020, uses that are permitted in the primary zone are permitted in this subdistrict as longs as no electrical or visual interferences will generated, bird strike hazards, or endangerment to airport use will occur. The modifications to this site do not generate the previously listed hazards. This criterion is met.

9. Alternative Circulation, Roadway Frontage Improvements and Utility Improvements

Finding: Findings are addressed in following sections.

15.220.030 Site design review requirements

B. Type II The following information is required to be submitted with all Type II applications for a site design review.

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.

Finding: The proposed site plan and elevations show a trash enclosure and mechanical screening area along the north side of the property. The enclosure is proposed to be made out of wood, is 30 square feet and approximately 4 feet high with a 3 and half foot by 4-foot-high gate/door. This criterion is met.

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.

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.

B. Exemptions. The following uses shall be exempt from the provisions of this section:

7. Light Trespass onto Industrial Properties. The lighting trespass standards of NMC 15.425.040 do not apply where the light trespass would be onto an industrially zoned property. [Ord. 2720 § 1(18), 11-2-09; Ord. 2537, 11-6-00. Code 2001 § 151.586.]

Finding: A site plan was provided showing location of light poles and wall mounted lights. Per subsection B, light trespass standards do not apply to 131 N Elliott Road because the lot is surround by M-2 / Light Industrial District. 151 N Elliott Road is bordered by three side of M-2 / Light Industrial District, and to the west by C-2 / Community Commercial. Currently the C-2 / Community Commercial area to the west is being used as storage associated with a commercial business and the lighting being installed at 151 N Elliott Road will be on the east side of the site. Staff find that light trespass would most likely not occur or would be minimal and non-impactful if it did occur and therefore a photometric analysis is not requested. Manufacture cuts sheets were provided detailing shielding fixtures. This criterion is met.

> ***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.***

Finding: The site plan shows an existing trash enclosure located at 131 N Elliott Road. However, the proposed parking modifications place a parking place within the access area of that trash enclosure. A letter from the Waste Management stating this layout will continue to allow them access to the trash enclosure must be submitted prior to building permits being issued. If it is determined that the trash enclosure cannot be accessed appropriately, an updated site plan relocating or removing the offending parking place must be provided at time of building permit application and approved prior to issuance. If the aforementioned condition is adhered to this criterion will be 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 too, roadway and utility improvements.***

Findings The applicant's proposed plans do not show any new public improvements to be constructed and no new public improvements are required.
This criterion does not apply.

> ***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. [Ord. 2619, 5-16-05; Ord. 2451, 12-2-96. Code 2001 § 151.192.]

Finding: The estimated p.m. peak hour trips for the proposed project are less than the threshold of 40 peak pm trips required for a traffic study. A traffic study will not be required.

This criterion does not apply.

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.

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.

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. There are physical factors that make undergrounding extraordinarily difficult.

3. Existing utility facilities in the area are primarily overhead and are unlikely to be changed. [Ord. 2537, 11-6-00. Code 2001 § 151.589.]

Finding: The submitted narrative and plans describe all new utilities installed underground. Because final plans have not been submitted, final plans showing utilities installed underground will be required with the permit application.

This criterion will be met if the aforementioned condition of approval is adhered to.

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).

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.

Finding: All improvements reviewed under this application are identified in the NMC 15.505 section specific to them and are conditioned to comply with the Public Works Design and Construction Standards in those sections.

This criterion is met.

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.

Finding: N Elliott Road adjacent to the proposed development is already improved.

This criterion is met.

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.

Finding: There is an 8-inch water line located in N Elliott Road with a 1-inch service lateral serving the property. There is also a 6-inch public water line extended into the project site that serves a public fire hydrant. Fire flow test results need to be submitted with permit applications to be reviewed by the Fire Marshal for approval.

This criterion will be met if the aforementioned condition of approval is adhered to.

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.

Finding: There is an 8-inch wastewater line located on in N Elliott Road with service laterals to the project site shown in the City's online GIS public utility map.

This criterion is met.

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.

Finding: The proposed development will create more than 500 square feet of impervious area. The applicant has submitted a preliminary stormwater report. Modifications to an existing stormwater management facility are shown on the plans. A new flow control manhole is shown to be connected to an existing stormwater outlet pipe that discharges to an open drainage channel along Highway 219.

This criterion is met.

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.

Finding: The title report submitted with the application identifies existing utility and access easements within the project site. The plans do not clearly show these easements. Because final plans have not been submitted, final plans identifying existing easements on the property shall be submitted with permit applications.

This criterion will be met if the aforementioned condition of approval is adhered to.

A. 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. [Ord. 2810 § 2 (Exhs. B, C), 12-19-16.]

Finding: Any required public improvement permit(s) for this project must be submitted, approved, and issued prior to building permits being issued.

This criterion will be met if the aforementioned condition of approval is adhered to.

15.505.030 Street standards.

A. Purpose. The purpose of this section is to:

1. Provide for safe, efficient, and convenient multi-modal transportation within the City of Newberg.

2. Provide adequate access to all proposed and anticipated developments in the City of Newberg. For purposes of this section, "adequate access" means direct routes of travel between destinations; such destinations may include residential neighborhoods, parks, schools, shopping areas, and employment centers.

3. Provide adequate area in all public rights-of-way for sidewalks, wastewater and water lines, stormwater facilities, natural gas lines, power lines, and other utilities commonly and appropriately placed in such rights-of-way. For purposes of this section, "adequate area" means space sufficient to provide all required public services to standards defined in this code and in the Newberg public works design and construction 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.

C. Layout of Streets, Alleys, Bikeways, and Walkways. Streets, alleys, bikeways, and walkways shall be laid out and constructed as shown in the Newberg transportation system plan. In areas where the transportation system plan or future street plans do not show specific transportation improvements, roads and streets shall be laid out so as to conform to previously approved subdivisions, partitions, and other developments for adjoining properties, unless it is found in the public interest to modify these patterns. Transportation improvements shall conform to the standards within the Newberg Municipal Code, the Newberg public works design and construction standards, the Newberg transportation system plan, and other adopted city plans.

D. Construction of New Streets. Where new streets are necessary to serve a new development, subdivision, or partition, right-of-way dedication and full street improvements shall be required. Three-quarter streets may be approved in lieu of full street improvements when the city finds it to be practical to require the completion of the other one-quarter street improvement when the adjoining property is developed; in such cases, three-quarter street improvements may be allowed by the city only where all of the following criteria are met:

1. The land abutting the opposite side of the new street is undeveloped and not part of the new development; and

2. The adjoining land abutting the opposite side of the street is within the city limits and the urban growth boundary.

Finding: N Elliott Road is improved adjacent to the property. The applicant is not proposing construction of new streets, and none are required.

This criterion does not apply.

E. Improvements to Existing Streets.

1. All projects subject to partition, subdivision, or Type II design review approval shall dedicate right-of-way sufficient to improve the street to the width specified in subsection (G) of this section.

Finding: N Elliott Road is improved adjacent to the project site. The existing rights-of-way widths for N Elliott Road along the project site's frontage is consistent with subsection (G) of this section.

This criterion is met.

2. All projects subject to partition, subdivision, or Type II design review approval must construct a minimum of a three-quarter street improvement to all existing streets adjacent to, within, or necessary to serve the development. The director may waive or modify this requirement where the applicant demonstrates that the condition of existing streets to serve the development meets city standards and is in satisfactory condition to handle the projected traffic loads from the development. Where a development has frontage on both sides of an existing street, full street improvements are required.

Finding: N Elliott Road adjacent to the property is improved. Due to the existence of the curb, sidewalk and driveway approach along N Elliott Road, the applicant will not be required to update those cross-sectional elements to meet NMC 15.505.030(G).

This criterion does not apply.

3. In lieu of the street improvement requirements outlined in NMC 15.505.040(B), the review authority may elect to accept from the applicant monies to be placed in a fund dedicated to the future reconstruction of the subject street(s). The amount of money deposited with the city shall be 100 percent of the estimated cost of the required street improvements (including any associated utility improvements), and 10 percent of the estimated cost for inflation. Cost estimates used for this purpose shall be based on preliminary design of the constructed street provided by the applicant's engineer and shall be approved by the director.

Finding: The applicant is not proposing a fee in lieu of street improvements.

This criterion does not apply.

F. Improvements Relating to Impacts. Improvements required as a condition of development approval shall be roughly proportional to the impact of the development on public facilities and services. The review body must make findings in the development approval that indicate how the required improvements are roughly proportional to the impact. Development may not occur until required transportation facilities are in place or guaranteed, in conformance with the provisions of this code. If required transportation facilities cannot be put in place or be guaranteed, then the review body shall deny the requested land use application.

Finding: No public improvements are proposed, and none are required.

This criterion does not apply.

G. ***Street Width and Design Standards.***

1. Design Standards. All streets shall conform with the standards contained in Table 15.505.030(G). Where a range of values is listed, the director shall determine the width based on a consideration of the total street section width needed, existing street widths, and existing development patterns. Preference shall be given to the higher value. Where values may be modified by the director, the overall width shall be determined using the standards under subsections (G)(2) through (10) of this section.

Table 15.505.030(G) Street Design Standards

Type of Street	*Right-of-Way Width*	*Curb-to-Curb Pavement Width*	*Motor Vehicle Travel Lanes*	*Median Type*	*Striped Bike Lane (Both Sides)*	*On-Street Parking*
Arterial Streets						
Expressway**	***ODOT***	***ODOT***	***ODOT***	***ODOT***	***ODOT***	***ODOT***
Major arterial	***95 – 100 feet***	***74 feet***	***4 lanes***	***TWLTL or median****	***Yes***	***No****
Minor arterial	***69 – 80 feet***	***48 feet***	***2 lanes***	***TWLTL or median****	***Yes***	***No****

Table 15.505.030(G) Street Design Standards

Type of Street	*Right-of-Way Width*	*Curb-to-Curb Pavement Width*	*Motor Vehicle Travel Lanes*	*Median Type*	*Striped Bike Lane (Both Sides)*	*On-Street Parking*
Collectors						
Major	***57 – 80 feet***	***36 feet***	***2 lanes***	***None****	***Yes***	***No****
Minor	***61 – 65 feet***	***40 feet***	***2 lanes***	***None****	***Yes****	***Yes****
Local Streets						
Local residential	***54 – 60 feet***	***32 feet***	***2 lanes***	***None***	***No***	***Yes***
Limited residential, parking both sides	***44 – 50 feet***	***28 feet***	***2 lanes***	***None***	***No***	***Yes***
Limited residential, parking one side	***40 – 46 feet***	***26 feet***	***2 lanes***	***None***	***No***	***One side***
Local commercial/ Industrial	***55 – 65 feet***	***34 feet***	***2 lanes***	***None****	***No****	***Yes****

****** May be modified with approval of the director. Modification will change overall curb-to-curb and right-of-way width. Where a center turn lane is not required, a landscaped median shall be provided instead, with turning pockets as necessary to preserve roadway functions.***

******* All standards shall be per ODOT expressway standards.***

Finding: N Elliott Road adjacent to the property is improved. Due to the existence of the curb, sidewalk and driveway approach along N Elliott Road, the applicant will not be required to update those cross-sectional elements to meet NMC 15.505.030(G).

This criterion does not apply.

2. Motor Vehicle Travel Lanes. Collector and arterial streets shall have a minimum width of 12 feet.

Finding: No new collector or arterial streets are proposed.

This criterion does not apply.

3. Bike Lanes. Striped bike lanes shall be a minimum of six feet wide. Bike lanes shall be provided where shown in the Newberg transportation system plan.

Finding: N Elliott Road is a major collector with existing stripped bike lanes along the project's frontage.

This criterion is met.

4. Parking Lanes. Where on-street parking is allowed on collector and arterial streets, the parking lane shall be a minimum of eight feet wide.

Finding: There are no parking lanes proposed on the collector street.

This criterion does not apply.

5. Center Turn Lanes. Where a center turn lane is provided, it shall be a minimum of 12 feet wide.

Finding: N Elliott Road is improved along the project frontage. No center turn lanes are proposed and none are required.

This criterion does not apply.

6. Limited Residential Streets. Limited residential streets shall be allowed only at the discretion of the review authority, and only in consideration of the following factors:

a. The requirements of the fire chief shall be followed.
b. The estimated traffic volume on the street is low, and in no case more than 600 average daily trips.
c. Use for through streets or looped streets is preferred over cul-de-sac streets.
d. Use for short blocks (under 400 feet) is preferred over longer blocks.
e. The total number of residences or other uses accessing the street in that block is small, and in no case more than 30 residences.

f. On-street parking usage is limited, such as by providing ample off-street parking, or by staggering driveways so there are few areas where parking is allowable on both sides.

Finding: Limited residential streets are not proposed.

This criterion does not apply.

7. Sidewalks. Sidewalks shall be provided on both sides of all public streets. Minimum width is five feet.

Finding: There is an existing 5-feet-wide Type B curbside sidewalk and driveway approach along the project's N Elliott Road frontage. Because the condition of the existing sidewalk is uncertain, the applicant will be responsible for replacement of any sidewalk panels that are not in good repair and do not meet current ADA standards along the project's N Elliott Road frontage. Determination of any sidewalk panels to be replaced will be part of the permit plan review process.

This criterion will be met if the aforementioned condition of approval is adhered to

8. Planter Strips. Except where infeasible, a pl. er strip shall be provided between the sidewalk and the curb line, with a minimum width of five feet. This strip shall be landscaped in accordance with the standards in NMC 15.420.020. Curb-side sidewalks may be allowed on limited residential streets. Where curb-side sidewalks are allowed, the following shall be provided:

a. Additional reinforcement is done to the sidewalk section at corners.

b. Sidewalk width is six feet.

Finding: N Elliott Road adjacent to the property is improved with an existing 5-feet-wide Type B curbside sidewalk and driveway approach along the project's N Elliott Road frontage.

This criterion does not apply.

9. Slope Easements. Slope easements shall be provided adjacent to the street where required to maintain the stability of the street.

Finding: The applicant is not proposing a slope easement.

This criterion does not apply.

10. Intersections and Street Design. The street design standards in the Newberg public works design and construction standards shall apply to all public streets, alleys, bike facilities, and sidewalks in the city.

Finding: The applicant is not proposing street improvements, and none are required.

This criterion does not apply**.**

> ***11. The planning commission may approve modifications to street standards for the purpose of ingress or egress to a minimum of three and a maximum of six lots through a conditional use permit.***

Finding: The applicant is not proposing modifications to street standards for the purpose of ingress or egress.

This criterion does not apply.

> ***H. Modification of Street Right-of-Way and Improvement Width. The director, pursuant to the Type II review procedures of Chapter 15.220 NMC, may allow modification to the public street standards of subsection (G) of this section, when the criteria in both subsections (H)(1) and (2) of this section are satisfied:***
>
> ***1. The modification is necessary to provide design flexibility in instances where:***
>
> ***a. Unusual topographic conditions require a reduced width or grade separation of improved surfaces; or***
>
> ***b. Lot shape or configuration precludes accessing a proposed development with a street which meets the full standards of this section; or***
>
> ***c. A modification is necessary to preserve trees or other natural features determined by the city to be significant to the aesthetic character of the area; or***
>
> ***d. A planned unit development is proposed and the modification of street standards is necessary to provide greater privacy or aesthetic quality to the development.***
>
> ***2. Modification of the standards of this section shall only be approved if the director finds that the specific design proposed provides adequate vehicular access based on anticipated traffic volumes.***

Finding: The applicant has not proposed modifications to these street standards.

This criterion does not apply.

> ***I. Temporary Turnarounds. Where a street will be extended as part of a future phase of a development, or as part of development of an abutting property, the street may be terminated with a temporary turnaround in lieu of a standard street connection or circular cul-de-sac bulb. The director and fire chief shall approve the temporary turnaround. It shall have an all-weather surface, and may include a hammerhead-type turnaround meeting fire apparatus access road standards, a paved or graveled circular turnaround, or a paved or graveled temporary access road. For streets extending less than 150 feet and/or with no significant access, the director may approve the street without a temporary***

turnaround. Easements or right-of-way may be required as necessary to preserve access to the turnaround.

Finding: The applicant is not proposing a temporary turnaround.

This criterion does not apply.

J. Topography. The layout of streets shall give suitable recognition to surrounding topographical conditions in accordance with the purpose of this code.

Finding: The applicant is not proposing new streets, and none are required.

This criterion does not apply.

K. Future Extension of Streets. All new streets required for a subdivision, partition, or a project requiring site design review shall be constructed to be "to and through": through the development and to the edges of the project site to serve adjacent properties for future development.

Finding: There are no possible future street extensions as part of this project.

This criterion does not apply.

L. Cul-de-Sacs.

1. Cul-de-sacs shall only be permitted when one or more of the circumstances listed in this section exist. When cul-de-sacs are justified, public walkway connections shall be provided wherever practical to connect with another street, walkway, school, or similar destination.

a. Physical or topographic conditions make a street connection impracticable. These conditions include but are not limited to controlled access streets, railroads, steep slopes, wetlands, or water bodies where a connection could not be reasonably made.

b. Buildings or other existing development on adjacent lands physically preclude a connection now or in the future, considering the potential for redevelopment.

c. Where streets or accessways would violate provisions of leases, easements, or similar restrictions.

d. Where the streets or accessways abut the urban growth boundary and rural resource land in farm or forest use, except where the adjoining land is designated as an urban reserve area.

2. Cul-de-sacs shall be no more than 400 feet long (measured from the centerline of the intersection to the radius point of the bulb).

3. Cul-de-sacs shall not serve more than 18 single-family dwellings.

Each cul-de-sac shall have a circular end with a minimum diameter of 96 feet, curb-to-curb, within a 109-foot minimum diameter right-of-way. For residential uses, a 35-foot radius may be allowed if the street has no parking, a mountable curb, curbside sidewalks, and sprinkler systems in every building along the street.

Finding: The applicant is not proposing a cul-de-sac.

This criterion does not apply.

M. Street Names and Street Signs. Streets that are in alignment with existing named streets shall bear the names of such existing streets. Names for new streets not in alignment with existing streets are subject to approval by the director and the fire chief and shall not unnecessarily duplicate or resemble the name of any existing or platted street in the city. It shall be the responsibility of the land divider to provide street signs.

Finding: The applicant is not naming streets.

This criterion does not apply.

N. Platting Standards for Alleys.

1. An alley may be required to be dedicated and constructed to provide adequate access for a development, as deemed necessary by the director.

2. The right-of-way width and paving design for alleys shall be not less than 20 feet wide. Slope easements shall be dedicated in accordance with specifications adopted by the city council under NMC 15.505.010 et seq.

3. Where two alleys intersect, 10-foot corner cut-offs shall be provided.

4. Unless otherwise approved by the city engineer where topographical conditions will not reasonably permit, grades shall not exceed 12 percent on alleys, and centerline radii on curves shall be not less than 100 feet.

5. All provisions and requirements with respect to streets identified in this code shall apply to alleys the same in all respects as if the word "street" or "streets" therein appeared as the word "alley" or "alleys" respectively.

Finding: The applicant is not proposing alleys.

These criteria do not apply.

O. Platting Standards for Blocks.

1. Purpose. Streets and walkways can provide convenient travel within a neighborhood and can serve to connect people and land uses. Large, uninterrupted blocks can serve as a barrier to travel, especially walking and

biking. Large blocks also can divide rather than unite neighborhoods. To promote connected neighborhoods and to shorten travel distances, the following minimum standards for block lengths are established.

2. Maximum Block Length and Perimeter. The maximum length and perimeters of blocks in the zones listed below shall be according to the following table. The review body for a subdivision, partition, conditional use permit, or a Type II design review may require installation of streets or walkways as necessary to meet the standards below.

Zone(s)	*Maximum Block Length*	*Maximum Block Perimeter*
R-1	*800 feet*	*2,000 feet*
R-2, R-3, RP, I	*1,200 feet*	*3,000 feet*

3. Exceptions.

a. If a public walkway is installed mid-block, the maximum block length and perimeter may be increased by 25 percent.

b. Where a proposed street divides a block, one of the resulting blocks may exceed the maximum block length and perimeter standards provided the average block length and perimeter of the two resulting blocks do not exceed these standards.

c. Blocks in excess of the above standards are allowed where access controlled streets, street access spacing standards, railroads, steep slopes, wetlands, water bodies, preexisting development, ownership patterns or similar circumstances restrict street and walkway location and design. In these cases, block length and perimeter shall be as small as practical. Where a street cannot be provided because of these circumstances but a public walkway is still feasible, a public walkway shall be provided.

d. Institutional campuses located in an R1 zone may apply the standards for the institutional zone.

e. Where a block is in more than one zone, the standards of the majority of land in the proposed block shall apply.

f. Where a local street plan, concept master site development plan, or specific plan has been approved for an area, the block standards shall follow those approved in the plan. In approving such a plan, the review body shall follow the block standards listed above to the extent appropriate for the plan area.

Finding: The applicant is not proposing blocks.

This criterion does not apply.

P. Private Streets. New private streets, as defined in NMC 15.05.030, shall not be created, except as allowed by NMC 15.240.020(L)(2).

Finding: The applicant is not proposing private streets.

This criterion does not apply.

Q. Traffic Calming.

1. The following roadway design features may be required in new street construction where traffic calming needs are anticipated:

a. Serpentine alignment.
b. Curb extensions.
c. Traffic diverters/circles.
d. Raised medians and landscaping.
e. Other methods shown effective through engineering studies.

2. Traffic-calming measures such as speed humps should be applied to mitigate traffic operations and/or safety problems on existing streets. They should not be applied with new street constructions.

Finding: The applicant is not proposing traffic calming.

This criterion does not apply.

R. Vehicular Access Standards.

1. Purpose. The purpose of these standards is to manage vehicle access to maintain traffic flow, safety, roadway capacity, and efficiency. They help to maintain an adequate level of service consistent with the functional classification of the street. Major roadways, including arterials and collectors, serve as the primary system for moving people and goods within and through the city. Access is limited and managed on these roads to promote efficient through movement. Local streets and alleys provide access to individual properties. Access is managed on these roads to maintain safe maneuvering of vehicles in and out of properties and to allow safe through movements. If vehicular access and circulation are not properly designed, these roadways will be unable to accommodate the needs of development and serve their transportation function.

2. Access Spacing Standards. Public street intersection and driveway spacing shall follow the standards in Table 15.505.R below. The Oregon Department of Transportation (ODOT) has jurisdiction of some roadways within the Newberg city limits, and ODOT access standards will apply on those roadways.

Table 15.505.R. Access Spacing Standards

Roadway Functional Classification	*Area*[1]	*Minimum Public Street Intersection Spacing (Feet)*[2]	*Driveway Setback from Intersecting Street*[3]
Expressway	*All*	*Refer to ODOT Access Spacing Standards*	*NA*
Major arterial	*Urban* *CBD*	*Refer to ODOT Access Spacing Standards*	
Minor arterial	*Urban* *CBD*	*500* *200*	*150* *100*
Major collector	*All*	*400*	*150*
Minor collector	*All*	*300*	*100*

[1] ***"Urban" refers to intersections inside the city urban growth boundary outside the central business district (C-3 zone).***
"CBD" refers to intersections within the central business district (C-3 zone).
"All" refers to all intersections within the Newberg urban growth boundary.

[2] ***Measured centerline to centerline.***

[3] ***The setback is based on the higher classification of the intersecting streets. Measured from the curb line of the intersecting street to the beginning of the driveway, excluding flares. If the driveway setback listed above would preclude a lot from having at least one driveway, including shared driveways or driveways on adjoining streets, one driveway is allowed as far from the intersection as possible.***

Finding: The project site has an existing access to N Elliott Road that is over 150 feet from the closest street intersection.

These criteria are met.

3. Properties with Multiple Frontages. Where a property has frontage on more than one street, access shall be limited to the street with the lesser classification.

Finding: This property does have multiple frontages. Access is from N Elliott Road, the street with the lesser classification.

This criterion does not apply.

4. Driveways. More than one driveway is permitted on a lot accessed from either a minor collector or local street as long as there is at least 40 feet of lot frontage separating each driveway approach. More than one driveway is permitted on a lot accessed from a major collector as long as there is at least 100 feet of lot frontage separating each driveway approach.

Finding: There is an existing 5-feet-wide Type B curbside sidewalk and driveway approach along the project's N Elliott Road frontage. A new access is not proposed or required.

This criterion does not apply.

5. Alley Access. Where a property has frontage on an alley and the only other frontages are on collector or arterial streets, access shall be taken from the alley only. The review body may allow creation of an alley for access to lots that do not otherwise have frontage on a public street provided all of the following are met:

a. The review body finds that creating a public street frontage is not feasible.
b. The alley access is for no more than six dwellings and no more than six lots.
c. The alley has through access to streets on both ends.
d. One additional parking space over those otherwise required is provided for each dwelling. Where feasible, this shall be provided as a public use parking space adjacent to the alley.

Finding: The applicant's property does not have alley access.

These criteria do not apply.

6. Closure of Existing Accesses. Existing accesses that are not used as part of development or redevelopment of a property shall be closed and replaced with curbing, sidewalks, and landscaping, as appropriate.

Finding: The access existing on this property is currently used.

This criterion does not apply.

7. Shared Driveways.

a. The number of driveways onto arterial streets shall be minimized by the use of shared driveways with adjoining lots where feasible. The city shall require shared driveways as a condition of land division or site design review, as applicable, for traffic safety and access management purposes. Where there is an abutting developable property, a shared driveway shall be

provided as appropriate. When shared driveways are required, they shall be stubbed to adjacent developable parcels to indicate future extension. "Stub" means that a driveway temporarily ends at the property line, but may be accessed or extended in the future as the adjacent parcel develops. "Developable" means that a parcel is either vacant or it is likely to receive additional development (i.e., due to infill or redevelopment potential).
b. Access easements (i.e., for the benefit of affected properties) and maintenance agreements shall be recorded for all shared driveways, including pathways, at the time of final plat approval or as a condition of site development approval.
c. No more than four lots may access one shared driveway, with the exception of cottage dwellings on individual lots that are part of a cottage cluster.
d. Shared driveways shall be posted as no parking fire lanes where required by the fire marshal.
e. Where three or more lots share one driveway, one additional parking space over those otherwise required shall be provided for each dwelling. Where feasible, this shall be provided as a common use parking space adjacent to the driveway. However, duplex, triplex, quadplex, townhouse and cottage dwellings with shared driveways shall be exempt from this standard.

Finding: There is a shared driveway on this property that serves three lots, 131, 141 and 151 N Elliot Road. The title report submitted with the application identifies existing access and utility easements within the project site along with a driveway maintenance agreement for the project site. The plans do not clearly show these easements. Because final plans have not been submitted, final plans identifying existing easements on the property shall be submitted with permit applications.

It is also not clear from the submitted plans if the shared driveway is considered as a no parking fire lane by the fire marshal. If required by the fire marshal, final plans with "No Parking" signs along the shared driveway shall be submitted with the building permit application.

This criterion will be met if the aforementioned condition of approval is adhered to.

8. Frontage Streets and Alleys. The review body for a partition, subdivision, or design review may require construction of a frontage street to provide access to properties fronting an arterial or collector street.

Finding: A new frontage street is not proposed or required.

This criterion does not apply.

9. ODOT or Yamhill County Right-of-Way. Where a property abuts an ODOT or Yamhill County right-of-way, the applicant for any development project shall obtain an access permit from ODOT or Yamhill County.

Finding: The property does not abut ODOT or Yamhill County right-of-way.

This criterion does not apply.

10. Exceptions. The director may allow exceptions to the access standards above in any of the following circumstances:

a. Where existing and planned future development patterns or physical constraints, such as topography, parcel configuration, and similar conditions, prevent access in accordance with the above standards.

b. Where the proposal is to relocate an existing access for existing development, where the relocated access is closer to conformance with the standards above and does not increase the type or volume of access.

c. Where the proposed access results in safer access, less congestion, a better level of service, and more functional circulation, both on street and on site, than access otherwise allowed under these standards.

Finding: The applicant is not requesting an exception.

These criteria do not apply.

11. Where an exception is approved, the access shall be as safe and functional as practical in the particular circumstance. The director may require that the applicant submit a traffic study by a registered engineer to show the proposed access meets these criteria.

Finding: The applicant is not proposing any exceptions.

This criterion does not apply.

S. Public Walkways.

1. Projects subject to Type II design review, partition, or subdivision approval may be required to provide public walkways where necessary for public safety and convenience, or where necessary to meet the standards of this code. Public walkways are meant to connect cul-de-sacs to adjacent areas, to pass through oddly shaped or unusually long blocks, to provide for networks of public paths according to adopted plans, or to provide access to schools, parks or other community destinations or public areas. Where

practical, public walkway easements and locations may also be used to accommodate public utilities.
2. Public walkways shall be located within a public access easement that is a minimum of 15 feet in width.
3. A walk strip, not less than 10 feet in width, shall be paved in the center of all public walkway easements. Such paving shall conform to specifications in the Newberg public works design and construction standards.
4. Public walkways shall be designed to meet the Americans with Disabilities Act requirements.
5. Public walkways connecting one right-of-way to another shall be designed to provide as short and straight of a route as practical.
6. The developer of the public walkway may be required to provide a homeowners' association or similar entity to maintain the public walkway and associated improvements.
7. Lighting may be required for public walkways in excess of 250 feet in length.
8. The review body may modify these requirements where it finds that topographic, preexisting development, or similar constraints exist.

Finding: No public walkway is proposed or required.

These criteria do not apply.

T. Street Trees. Street trees shall be provided for all projects subject to Type II design review, partition, or subdivision. Street trees shall be installed in accordance with the provisions of NMC 15.420.010(B)(4).

Finding: Street trees are not required. See previous findings for NMC 15.420.010(B)(4).

U. Street Lights. All developments shall include underground electric service, light standards, wiring and lamps for street lights according to the specifications and standards of the Newberg public works design and construction standards. The developer shall install all such facilities and make the necessary arrangements with the serving electric utility as approved by the city. Upon the city's acceptance of the public improvements associated with the development, the street lighting system, exclusive of utility-owned service lines, shall be and become property of the city unless otherwise designated by the city through agreement with a private utility.

Finding: The project site's frontage along N Elliott Road consists of an existing shared driveway that serves three lots, 131, 141 and 151 N Elliot Road. Due to the existence of the curb, sidewalk

and driveway approach no public street frontage improvements are required to serve the project site.

This criterion does not apply.

> ***V. Transit Improvements. Development proposals for sites that include or are adjacent to existing or planned transit facilities, as shown in the Newberg transportation system plan or adopted local or regional transit plan, shall be required to provide any of the following, as applicable and required by the review authority:***
>
> ***1. Reasonably direct pedestrian connections between the transit facility and building entrances of the site. For the purpose of this section, "reasonably direct" means a route that does not deviate unnecessarily from a straight line or a route that does not involve a significant amount of out-of-direction travel for users.***
>
> ***2. A transit passenger landing pad accessible to disabled persons.***
>
> ***3. An easement of dedication for a passenger shelter or bench if such facility is in an adopted plan.***
>
> ***4. Lighting at the transit facility.***

Finding: The applicant is not proposing transit improvements and the site is not adjacent to existing or planned transit facilities.

This criterion does not apply.

15.505.040 Public utility standards.

> ***A. Purpose. The purpose of this section is to provide adequate services and facilities appropriate to the scale and type of development.***
>
> ***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.***
>
> ***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.

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

4. Design, construction and material standards shall be as specified by the director for the construction of such public water facilities in the city. The judgment of the city, cannot be feasibly served otherwise.

Finding: There is an 8-inch water line located in N Elliott Road with a 1-inch service lateral serving the property. There is also a 6-inch public water line extended into the project site that serves a public fire hydrant. The applicant has not proposed any new connections or changes to the existing water services. Fire flow test results need to be submitted with permit applications to be reviewed by the Fire Marshal for approval.

This criterion will be met if the aforementioned condition of approval is adhered to.

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.

Finding: There is an 8-inch wastewater line located on in N Elliott Road with service laterals to the project site shown in the City's online GIS public utility map. The applicant has not proposed any new connections or changes to the existing wastewater services.

This criterion is met.

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.

Finding: The title report submitted with the application identifies existing utility and access easements within the project site. The plans do not clearly show these easements. Because final

plans have not been submitted, final plans identifying existing easements on the property shall be submitted with permit applications.

This criterion will be met if the aforementioned condition of approval is adhered to.

15.505.050 Stormwater system standards.

> ***A. Purpose. The purpose of this section is to provide for the drainage of surface water from all development; to minimize erosion; and to reduce degradation of water quality due to sediments and pollutants in stormwater runoff.***
> ***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.***
> ***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.***

Finding: The proposed development will create a net increase of more than 500 square feet of onsite impervious area. The applicant has submitted a preliminary stormwater report. There is an existing stormwater facility that outlets to an open drainage channel along Highway 219. Modifications to this existing stormwater management facility are shown on the plans. A new flow control manhole is shown to be connected to an existing stormwater outlet pipe that discharges to an open drainage channel along Highway 219.

This criterion is met.

> ***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.

Finding: The proposed project will disturb less than 1acre and will require a City of Newberg Erosion Control Permit. Because the applicant has not provided documentation of an erosion and sedimentation control permit for the development site, the applicant will be required to obtain a City of Newberg Erosion Control Permit prior to any ground disturbing activity.

The criterion will be met if the aforementioned condition of approval is adhered to.

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.

Finding: The proposed development will create a net increase of more than 500 square feet of onsite impervious area. The applicant has submitted a preliminary stormwater report that describes modifications to an existing private stormwater management facility that are also shown on the plans. A new flow control manhole is shown to be connected to an existing stormwater outlet pipe that discharges to an open drainage channel along Highway 219. Because the applicant has not provided construction plans and a final stormwater facility sizing analysis, or report, the applicant will be required to provide construction plans and a final stormwater facility sizing analysis, or report that address requirements outlined in the Public Works Design and Construction Standards in accordance with NMC 13.25 Stormwater Management.

A private maintenance agreement for the stormwater facilities will be required. Because a private maintenance agreement for the proposed modifications of the existing stormwater facilities has not been recorded, the applicant is required to submit a private maintenance agreement for the modified onsite private stormwater facilities and have the approved agreement recorded.

The criterion will be met if the aforementioned condition of approval is adhered to.

CONCLUSION:

Based on the above findings, the project meets the criteria required within the Newberg Development Code, subject to completion of the attached conditions.

Section III: Conditions of Approval – DR222-0006
Design Review – Family Pet Clinic Addition and Site Modifications

A. THE FOLLOWING MUST BE COMPLETED BEFORE THE CITY WILL ISSUE A BUILDING PERMIT:

1. **Permit Submittal:** Submit a building permit application and two (2) complete working drawing sets of the proposed project. Show all the features of the plan approved through design review, including the following:

    a. The applicant will need to submit construction plans and obtain a Public Improvement Permit to install the water system pursuant to the requirements of the City's Public Works Design and Construction Standards. Utility designs and alignments will be reviewed as part of the Public Improvement Permit.

2. **Conditions of Approval:** Either write or otherwise permanently affix the conditions of approval contained within this report onto the first page of the plans submitted for building permit review.

3. **Sidewalks:**

    a. The applicant will be responsible for replacement of any sidewalk panels that are not in good repair and do not meet current ADA standards along the project's N Elliott Road frontage. Determination of any sidewalk panels to be replaced will be part of the permit plan review process.

4. **Parking:**

    a. An updated traffic pattern accommodating one-way access will need to be submitted with building permit plans and approved prior to issuance. Directional marking will be inspected at time of planning final.

    b. An updated site plan showing the access road between 131 and 151 N Elliott Road marked as a one-one way service drive will need to be submitted during building permit application and approved prior to issuance.

    c. An updated site plan showing the proposed parking lot configuration meeting the requirements in NMC 15.420.010 (B)(3)(h) will need to be submitted with the building permit and approved prior to issuance.

    d. 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 per NMC 15.440.060.

e. All parking spaces must be striped to length accordingly and all compact spaces must be clearly marked as such. This will be verified during the building permit planning final inspection prior to occupancy.

f. If a standard loading zone is desired, an updated site plan showing the loading zone meeting NMC 15.440.080 will need to be submitted with the building permit and approved prior to issuance.

g. If bicycle parking is provided it must meet all the design standards found in NMC 15.440.110, and updated site plan should be submitted with building permit plans and approved prior to issuance.

5. **Private Walkways and Fences:**

a. A site plan stating that the private pathways will be constructed of portland cement concrete or brick will need to be submitted with the building permit application plans and reviewed prior to issuance.

b. If painted striping is used for crosswalk areas in a service drive, it should consist of thermoplastic striping or similar type of durable application.

c. If the existing fence is modified, or a new fence is installed, it must meet the height, material, and location standards addressed in NMC 15.410.070(D) and an updated site plan showing this will need to be submitted with the building permit application and reviewed prior to approval.

6. **Landscaping:**

a. An updated landscape plan showing how the required 325 square feet will be met per NCM 15.420.010(B)(3)(a) will need to be submitted with the building permit and approved prior to issuance.

b. An updated landscape plan showing that two (2) different plant materials, per NMC 15.420.010(B)(3)(d), will be installed within all landscape areas that separate parking areas and drive aisles from adjacent property lines shall be submitted with the building permit application and approved prior to issuance.

c. An updated landscape plan showing the landscape areas with widths not less than five feet will need to be submitted with the building permit and approved prior to issuance

d. An updated site plan showing the proposed parking lot configuration meeting the requirements in NMC 15.420.010 (B)(3)(h) will need to be submitted with the building permit and approved prior to issuance.

e. All landscaping must be completed prior to final occupancy. If landscaping cannot be completed options listed in NMC15.420.010(C) may be applied.

7. **Signs:**

a. If a new sign is installed a sign permit shall be applied for, reviewed, and approved prior to placement of such sign.

8. **Trash and Refuse Storage:**

a. A letter from the Waste Management stating this layout will continue to allow them access to the trash enclosure must be submitted prior to building permits being issued. If it is determined that the trash enclosure cannot be accessed appropriately, an updated site plan relocating or removing the offending parking place must be provided at time of building permit application and approved prior to issuance.

9. **Utilities:**

a. Final plans showing utilities installed underground will be required with the permit application.

10. **Water:**

a. Fire flow test results need to be submitted with permit applications to be reviewed by the Fire Marshal for approval.

11. **Easements:**

a. Final plans identifying existing easements on the property shall be submitted with permit applications.

b. If required by the fire marshal, final plans with “No Parking” signs along the shared driveway shall be submitted with the building permit application.

12. **Permits:**

a. Any required public improvement permit(s) for this project must be submitted, approved, and issued prior to building permits being issued.

b. The applicant will be required to obtain a City of Newberg Erosion Control Permit prior to any ground disturbing activity.

13. **Stormwater:**

a. The applicant will be required to provide construction plans and a final stormwater facility sizing analysis, or report that address requirements outlined in the Public Works Design and Construction Standards in accordance with NMC 13.25 Stormwater Management.

b. The applicant is required to submit a private maintenance agreement for the modified onsite private stormwater facilities and have the approved agreement recorded.

B. THE FOLLOWING MUST BE ACCOMPLISHED PRIOR TO OCCUPANCY

1. **Fire Department Requirements:** This project is subject to compliance with all Fire Department (TVF&R) standards relating to access and fire protection.

2. **Design Review Conditions:**

   a. Contact the Planning Division (503-537-1240) to verify that all design review conditions have been completed.

3. **Site Inspection:**

   a. Contact the Building Division (503-537-1240) for Building, Mechanical, and Plumbing final inspections.

   b. Contact the TVF&R (503-649-8577 for Fire Safety final inspections.

   c. Contact Yamhill County (503-538-7302) for electrical final inspections.

   d. Contact the Planning Division (503-537-1240) for landscaping final inspections.

C. DEVELOPMENT NOTES

1. Systems development charges (SDCs) will be collected when building permits are issued. For questions regarding SDCs please contact the Engineering Division.

Attachment 1: Application Material

GERBER ARCHITECT LLC.

Family Pet Clinic

Addition to and Renovation of Existing Veterinarian Clinic and Parking Improvements

City of Newberg Land Use Application

April 21, 2022

Type II Design Review / Land-Use Application

Project Team:

-Family Pet Clinic
-Gerber Architect, LLC.
-DCI Engineers-Civil
-Angle Design - Structural
-MULCH – Landscape Architect

9340 SW Youngberg Hill Rd. McMinnville, Oregon 97128
PHONE: 503.459.7737 E-MAIL: sgerber@gerberarch.com

GERBER ARCHITECT LLC.

Family Pet Clinic

Addition to and Renovation of Existing Veterinarian Clinic and Parking Improvements

Land-Use Cover Letter

9340 SW YOUNGBERG HILL RD. MCMINNVILLE, OREGON 97128
PHONE: 503.459.7737 E-MAIL: SGERBER@GERBERARCH.COM

GERBER ARCHITECT LLC.

April 21, 2022

Reason: Proposed Additions to the Family Pet Clinic
Location: 131 and 151 N. Elliot Road, Newberg Oregon

To Whom It May Concern,

I am writing this letter on behalf of Family Pet Clinic, an existing commercial veterinary clinic. They are seeking to add and renovate their facilities to meet the community's needs. The number of pet owners has doubled in the last two years, since the pandemic began, and the facilities are inadequate for this volume.

The clinic sits on two lots: .46 acre and 1.04 acres, which are zoned Light Industrial (M-2). We need approval on zoning and planning applications. Please review our DRAFT application and let us know if there is anything we can address to assist in getting it deemed complete in order to proceed with local input and ultimately before the City to obtain the building permit.

Thank you for your time and assistance,

Stephen J. Gerber
Architect of Record

9340 SW Youngberg Hill Rd. McMinnville, Oregon 97128
PHONE: 503.459.7737 E-MAIL: sgerber@gerberarch.com

GERBER ARCHITECT LLC.

Family Pet Clinic

Addition to and Renovation of Existing Veterinarian Clinic and Parking Improvements

Type II Application

9340 SW YOUNGBERG HILL RD. MCMINNVILLE, OREGON 97128
PHONE: 503.459.7737 E-MAIL: SGERBER@GERBERARCH.COM

TYPE II APPLICATION – LAND USE

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: Gerber Architect, llc

ADDRESS: 9340 SW Youngberg Hill Road

EMAIL ADDRESS: sgerber@gerberarch.com

PHONE: 503-459-7737 MOBILE: _____ FAX: _____

OWNER (if different from above): Daniel Matthiesen PHONE: 503.550.6998

ADDRESS: 131 N. Elliot Road, McMinnville OR 97128

ENGINEER/SURVEYOR: _____ PHONE: _____

ADDRESS: _____

GENERAL INFORMATION:

PROJECT NAME: Family Pet Clinic Expansion PROJECT LOCATION: 131 N. Elliot Rd, Newberg OR

PROJECT DESCRIPTION/USE: Veterinarian Clinic PROJECT VALUATION: $350,000

MAP/TAX LOT NO. (i.e.3200AB-400): 3220AD 01101 ZONE: M-2 SITE SIZE: 1.5 acres SQ. FT. ☐ ACRE ☐

COMP PLAN DESIGNATION: _____ TOPOGRAPHY: Flat

CURRENT USE: Veterinarian Clinic

SURROUNDING USES:

NORTH: Open lot SOUTH: St Paul Hwy

EAST: parking lot for adjacent commercial building WEST: Wilco Storage yard

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:

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.

Applicant Signature Date

Owner Signature Date

Print Name

Print Name

TYPE II APPLICATION – LAND USE

File #: DR2022-0006 (PRE22-0003)

TYPES – PLEASE CHECK ONE:

- ☑ **Design review**
- ☐ **Tentative Plan for Partition**
- ☐ **Tentative Plan for Subdivision**
- ☐ **Type II Major Modification**
- ☐ **Variance** _____
- ☐ **Other: (Explain)** _____

APPLICANT INFORMATION:

APPLICANT: Gerber Architect, llc
ADDRESS: 9340 SW Youngberg Hill Road
EMAIL ADDRESS: sgerber@gerberarch.com
PHONE: 503-459-7737 MOBILE: _____ FAX: _____
OWNER (if different from above): Daniel Matthiesen PHONE: 503.550.6998
ADDRESS: 131 N. Elliot Road, McMinnville OR 97128
ENGINEER/SURVEYOR: _____ PHONE: _____
ADDRESS: _____

GENERAL INFORMATION:

PROJECT NAME: Family Pet Clinic Expansion PROJECT LOCATION: 131 N. Elliot Rd, Newberg OR
PROJECT DESCRIPTION/USE: Veterinarian Clinic PROJECT VALUATION: $350,000
MAP/TAX LOT NO. (i.e.3200AB-400): 3220AD 01101 ZONE: M-2 SITE SIZE: 1.5 acres SQ. FT. ☐ ACRE ☐
COMP PLAN DESIGNATION: _____ TOPOGRAPHY: Flat
CURRENT USE: Veterinarian Clinic
SURROUNDING USES:
NORTH: Open lot SOUTH: St Paul Hwy
EAST: parking lot for adjacent commercial building WEST: Wilco Storage yard

SPECIFIC PROJECT CRITERIA AND REQUIREMENTS ARE ATTACHED

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

REGISTERED ARCHITECT • STEPHEN J. GERBER • License # 6280 • McMINNVILLE, OREGON • STATE OF OREGON

e criteria for the written criteria response, and number of copies per application type, turn to:

on herein contained are in all respects true, complete, and correct to the best of my knowledge and belief. Tentative all standards, regulations, and procedures officially adopted by the City of Newberg. All owners must sign the ent. Incomplete or missing information may delay the approval process.

4.22.2022
Applicant Signature Date

Stephen J Gerber Digitally signed by Stephen J Gerber Date: 2022.04.20 16:36:20 -07'00'
int Name

4/22/2022
Owner Signature Date

Daniel J. Matthiesen
Print Name

GERBER ARCHITECT LLC.

Family Pet Clinic

Addition to and Renovation of Existing Veterinarian Clinic and Parking Improvements

Application Checklist

9340 SW YOUNGBERG HILL RD. MCMINNVILLE, OREGON 97128
PHONE: 503.459.7737 E-MAIL: SGERBER@GERBERARCH.COM

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**

☐ **PUBLIC NOTICE INFORMATION** – Draft of mailer notice and sign; mailing list of all properties within 500'.

☐ **CURRENT TITLE REPORT** (within 60 days old)

☐ **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**

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.

GERBER ARCHITECT LLC.

Family Pet Clinic

Addition to and Renovation of Existing Veterinarian Clinic and Parking Improvements

Project Written Statement

9340 SW YOUNGBERG HILL RD. MCMINNVILLE, OREGON 97128
PHONE: 503.459.7737 E-MAIL: SGERBER@GERBERARCH.COM

GERBER ARCHITECT LLC.

FAMILY PET CLINIC

4/21/2022

Written Description of Proposed Building and Site Modifications

At the turn of the 21st Century, the Family Pet Clinic was conceived, developed, permitted, and built. For two decades, our progressive veterinary practice has focused on providing clients with caring team members dedicated to ensuring the client and pet experience is a positive one. As a small town veterinary hospital, we are committed to personalizing the care that our patients receive while providing cutting edge medical, diagnostic, and surgical services. Our hospital is equipped with the best: digital radiography, digital ultrasound, digital dental radiography, a therapeutic laser machine, heated surgery tables, in-hospital blood test machines, and human grade anesthetic monitors. We will always take the time to listen to our patients concerns and even make house calls when the need arises. Our desire to meet the needs of our clients necessitates upgrades and expansion.

Since the pandemic, the number of pet owners in the area have increased, and we have found it increasingly challenging to care for our clients in a timely manner. We permitted a change of occupancy for an existing on-site residence, in order to provide temporary space until we can expand.

The proposed improvements entail two additions and minor renovations to the existing facilities. One addition is for additional kennels. The other will add a waiting room, feline intake area, more exam rooms and a space for end of life care with owners.

The existing facility is being renovated to enlarge the surgery, convert the old surgery to an exam room, and adding a staff restroom. The existing clinic utilizes a traditional Northwest style, with standard strip footings, stick built walls, and trussed roofs. It is comprised of metal gable roofs, lap siding, 1x trims, brick wainscot, vinyl windows and timber framed entry canopy. The additions will look identical and relate to it with gable metal roofs, lap siding and timber bracket supports.

The business is comprised of two common size lots and will utilize existing site improvements from 2005??? Construction. The proposed additions will require a new parking space for every 400 square feet of new building. We have decided to increase the number of parking spaces despite having enough space in the existing hardscape, and because of this, the city is requiring us to plan and pay for improvements to the stormwater and landscaping and bring them to current development code standards.

9340 SW YOUNGBERG HILL RD. MCMINNVILLE, OREGON 97128
PHONE: 503.459.7737 E-MAIL: SGERBER@GERBERARCH.COM

GERBER ARCHITECT LLC.

Family Pet Clinic

Addition to and Renovation of Existing Veterinarian Clinic and Parking Improvements

Pre-Application Meeting Notes

9340 SW YOUNGBERG HILL RD. MCMINNVILLE, OREGON 97128
PHONE: 503.459.7737 E-MAIL: SGERBER@GERBERARCH.COM

PRE-APPLICATION MEETING NOTES

DATE OF PRE-APPLICATION MEETING: 2/16/22, PRE22-0003

MEETING TYPE: Video Conference call

SUBJECT PROPERTY ADDRESS: 131 and 151 N Elliott Road

TAXMAP ID: R3220AD 01101 & R3220AD 01200

LOT SIZE: .46 & 1.04 acres

ZONING DISTRICT: M-2 (Light Industrial)

REQUESTOR'S NAME/BUSINESS: Stephen Gerber, Gerber Architect, LLC

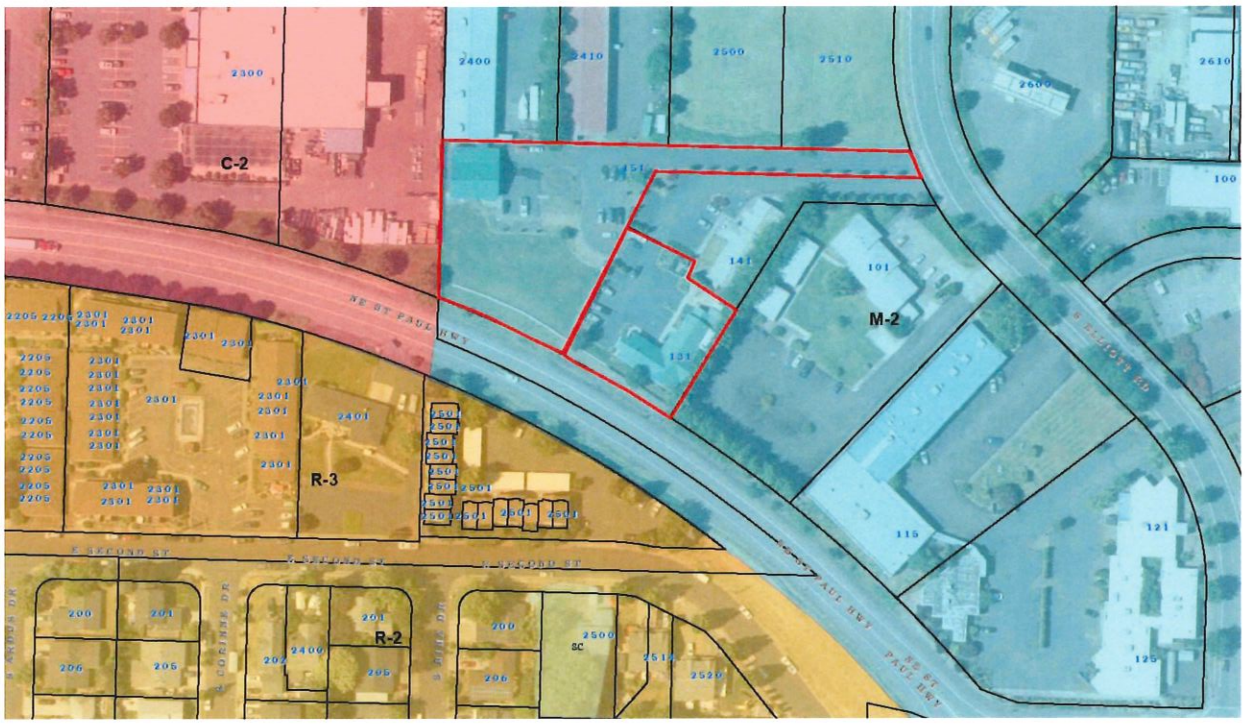
REQUEST DECRIPTION: Parking lot improvements and building expansion for a veterinary hospital

PROPOSED USE ALLOWED: 15.303.502 Industrial services category - large animal veterinary clinics/hospitals; 15.305.010 Classification of uses – Industrial services - Permitted

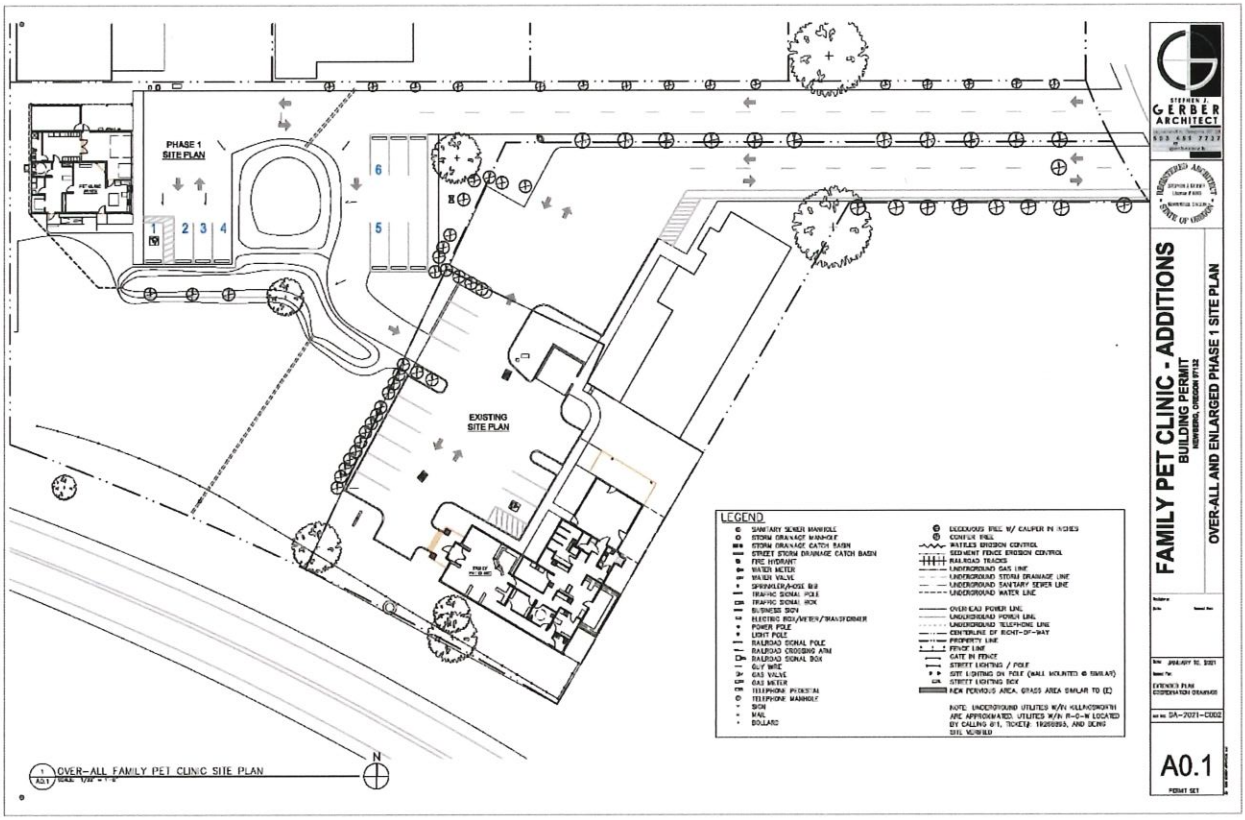
PARTICIPANTS

APPLICANT	CITY STAFF
Stephen Gerber	Doug Rux (Host) - CDD
	Ashley Smith - CDD
	Karyn Hanson - ENG
	Brett Musick - ENG
	Jared Bradbury - CDD

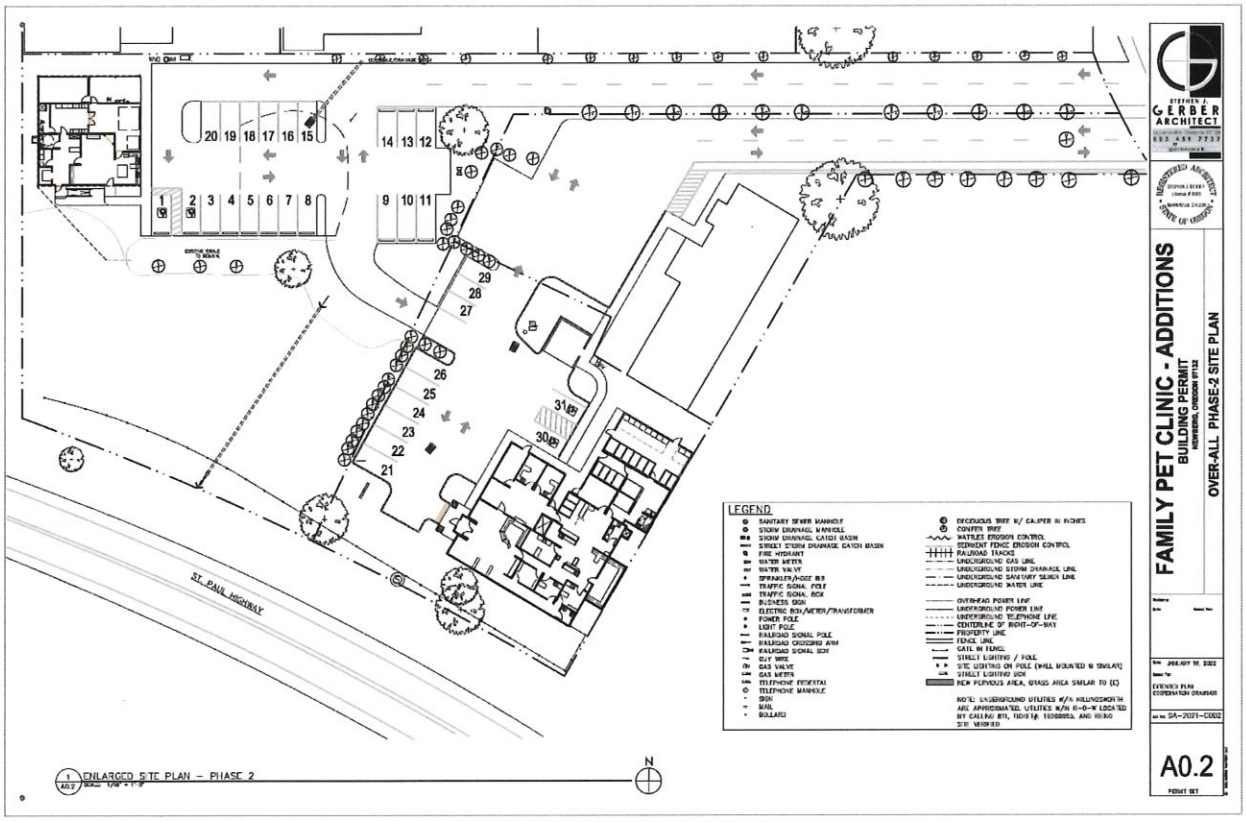
Aerial Photo



Existing Site Plan



Proposed Site Plan



TUALATIN VALLEY FIRE & RESCUE COMMENTS:

- Contact Ty Darby: Ty.Darby@tvfr.com

BUILDING SAFETY DIVISION COMMENTS: Contact: Jared Bradbury: Jared.Bradbury@newbergoregon.gov

Firewall along the east property line required.

The area between the existing building and the building expansion would be considered an atrium.

ENGINEERING COMMENTS:

Street: The proposed building and parking expansion will take access via a driveway located on N Elliot Road which is as a major collector under the jurisdiction of the City of Newberg.

Information regarding existing right-of-way and cross-sections can be seen below and is consistent with the City's Transportation System Plan.

Roadway	Functional Classification	Existing Right-of-way	Existing Pavement Width	Minimum Right-of-way	Minimum Pavement Width	Typical Cross-Section (per Transportation System Plan)
N. Elliot Road	Major Collector (57 Ft – 80 Ft)	Approx. 60 feet	Approx. 34 feet	60 feet For typical section per TSP.	36 feet	• 1-foot from back of walk to right-of-way • 5-foot sidewalk • 5.5-foot planter* • 0.5-foot curb • 6-foot bike lane • 12-foot travel lane • 12-foot travel lane • 6-foot bike lane • 0.5-foot curb • 5.5-foot planter* • 5-foot sidewalk • 1-foot from back of walk to right-of-way

*5-foot minimum per NMC 15.505.030(G)(8)

If more than $30,000 of improvements are made to the property, street/frontage improvements can be required, see NMC 12.05.090.

> ***12.05.090 Permits and certificates.***
> *A. Concurrent with the issuance of a building permit for the construction of a building for residential use or business structures or an addition to a dwelling or business structure, the value of which is $30,000 or more except as the city engineer may require on building permits of lesser value in accordance with NMC 12.05.040, the owner, builder or contractor to whom the building permit is issued shall meet the following requirements:*
> > *1. Construct a sidewalk within the dedicated right-of-way for the full frontage in which a sidewalk in good repair does not exist. The sidewalk construction shall be completed within the building construction period or prior to issuance of an occupancy permit, whichever is the lesser.*
> > *2. Dedicate right-of-way in accordance with the city transportation plan.*

Traffic Study/Trip Rates/Transportation SDCs: To develop Transportation System Development Charges (TSDC), the city uses the Institute of Transportation Engineers, Trip Generation Manual, 10th Edition (or current edition) in coordination with the City's TSDC Methodology document which can be found on the City's website.

The proposed use is most consistent with ITE Code 640 Animal Clinic. The transportation SDC would be approximately $24,150 per 1000 square feet. This is calculated based on the PM Peak Hour vehicle trip rate for ITE Code 640 Animal Clinic of 3.83 vehicle trips created per 1000 square feet.

The City's Transportation SDC calculator can be found online here:
https://www.newbergoregon.gov/engineering/page/systems-development-charges

Per Newberg Development Code 15.220.030(B)(14) a traffic study is required or may be required based on the following criteria:

> *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. [Ord. 2619, 5-16-05; Ord. 2451, 12-2-96. Code 2001 § 151.192.]*

Animal clinics fall under ITE Code 640. This estimates 3.83 vehicle trips created per 1000 square feet for the PM Peak Hour. The proposed development is not large enough to generate trips near the 40 peak hour trips necessary to require a traffic study.

Wastewater: The applicant is not proposing new connections to the wastewater collection system. Wastewater System Development Charges (SDC) would apply for the addition of fixture units.

Water: The applicant is not proposing new connections to the water service line. The applicant will need to confirm that adequate fire flow exists for the additional use. Fire flows will need to be verified (confirm with TVF&R). Show closest existing fire hydrant on preliminary plans.

Stormwater: There is a private stormwater collection line that runs through the property and connects to a stormwater manhole near St. Paul Highway and near E Hancock Street. The City's GIS mapping shows there is an open channel stormwater ditch along the St. Paul Highway adjacent to the property. The applicant has indicated that the existing stormwater run-off drains to this area.

If the applicant is proposing to create more than 500 square feet of impervious area, the quantity and quality of stormwater will need to be treated and a stormwater report completed by a licensed professional civil engineer (PWDCS 4.6 and NMC 13.25.280) will be required per the Public Works Design and Construction Standards. The applicant should document all existing and proposed impervious surface areas prior to site work to document any credits for impervious surface areas.

Erosion and Sedimentation Control (ESC): A City issued Erosion Control and Sedimentation Plan/Permit will be require prior to ground disturbing activities. The permit can be found online here: https://www.newbergoregon.gov/engineering/page/erosion-sedimentation-control-permit-application

Other Utilities: Any new service connection to the property is required to be undergrounded. See NMC 15.430.010 for exception provisions.

Notes: The City's GIS System can be accessed online to view utility and planning maps: http://www.newbergoregon.gov/planning/page/interactive-city-map

General Comment: The engineering pre-application notes provided are preliminary based on the information provided by the applicant and may not cover all of the development issues or requirements for the project. When a complete application is received and a full review is conducted, it may be determined that additional requirements to meet the Municipal Code or the Public Works Design and Construction Standards exist.

The Engineering Division also administers/assigns System Development Charges (SDCs) for the following utilities:

- Transportation System Development Charge
- Water System Development Charge
- Wastewater System Development Charge
- Stormwater System Development Charge
- Non-Potable System Development Charge

***ALL SDC FEES ARE APPROXIMATE (*rounded to the nearest $50*) AND SUBJECT TO CHANGE – See City's Current Fees for exact costs available at:** Permit Fees | Newberg Oregon **These rates are current as of April 1, 2021 through March 31, 2022**Additional information regarding System Development Charges (SDCs) is available at:

Systems Development Charges | Newberg Oregon

***Transportation SDC** – Transportation SDC are based on the land use and the associated trip rate.

- Transportation SDC = Unit x ITE Trip Rate x 1.68 x $3,750
    - ITE Trip Rate is based on the PM Peak Hour using the "Trip Generation Manual, 10th Edition" published by the Institute of Transportation Engineers.

***Water SDC** – Water SDCs are based on the meter size.

- 5/8" – 3/4" Meter $6,050
- 1" Meter $10,300
- 1.25" Meter $15,150
- 2" Meter $32,050

***Wastewater SDC** – Wastewater SDCs are based on fixture units which are defined in the Uniform Plumbing Code.

- For the first 18 fixture units $7,500
- Per each fixture unit over 18 $450

***Stormwater SDC** – Stormwater SDCs are based on net new impervious surface areas on the property.

- Single Family 1 EDU (Equivalent Dwelling Unit) = $450
- Other Than Single Family (Impervious Area/2877 = #EDU) x $450

***Non-Potable SDC** – Water SDCs are based on the meter size.

- 3/4" Meter $4,000
- 1" Meter $6,750
- 1.25" Meter $9,950
- 1.5" Meter $13,100
- 2" Meter $21,050

Responses to Applicant's submitted questions:

2. Does the existing large swale and large lawn that slopes/flows directly into adjacent highway ditch with other existing planting areas still provide adequate stormwater measures? By our calculations we still meet the dev code, please verify.

> Response: The net change in impervious area and the design capacity of the existing facility would be needed to determine stormwater management requirements. This would be done as part of the stormwater report to be submitted with the land use application.

3. Existing catch basin in front of the clinic to remain. New catch basin to be installed in new paved area adjacent to the Clinic Annex by way of the existing culvert that connects to drainage ditch along entry aisle.

> Response: The additional pavement is likely to trigger additional stormwater treatment. This should also be addressed with the stormwater report to be submitted with the land use application.

PLANNING COMMENTS:

Application:

Parking lot improvements and building expansion – Type II

Application can be found at:
https://www.newbergoregon.gov/sites/default/files/fileattachments/planning/page/4577/type_ii_application_fillable.pdf

Fees: The application packets have the fees schedule. Make sure to add the 5% technology to the total permit cost. Engineering fees are also included in the schedules. Fees typically increase on April 1st of each year.

Completeness Check: Submit two paper copies of your application for the Engineering and Planning Divisions to review in addition to an electronic (digital) copy. Typically, completeness check takes two weeks. We will send a letter to you notifying you if your application is complete or if we need additional information and a second completeness check submittal.

Notice: All property owners within 500 feet of subject property, sign(s) posted on each street frontage for Type II applications.

Review Time Frame: Typically, 4-6 weeks. However, staffing levels and current workload can extend the typical review timeframe.

General Comments
DR2-07-022 was the last building expansion.

There would need to be a parking agreement between the property at 131 N Elliott Road and 151 N Elliott Road if parking on 131 N Elliott Road does not meet requirements.

A lot consolidation is an option to combine 131 N Elliott Road and 151 N Elliott Road.

PROPERTY CONSOLIDATION

15.100.020 Type I procedure – Administrative decision.

A. Type I development actions shall be decided by the director without public notice or public hearing. Notice of a decision shall be provided to the applicant.

B. Type I actions include, but are not limited to:

1. Design review permits for single-family dwellings, duplex dwellings, triplex dwellings, quadplex dwellings, townhouses, cottage cluster projects, additions, accessory

dwelling units, accessory structures, or other additions specifically listed in NMC 15.220.020(A)(1).

2. Home occupation permits.

3. Signs, not in conjunction with a new development or major remodel.

4. Adjustments.

5. Processing final land division maps and plats.

6. Determining compliance with the conditions of approval for a land use action processed under a Type II or Type III procedure.

C. A Type I decision may be appealed by an affected party, Type I, in accordance with NMC 15.100.160 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 the Newberg comprehensive plan and this code. The director may add conditions to the permit to ensure compliance with all requirements of this code, the comprehensive plan and other relevant policies and regulations.

15.100.130 Permit decision – Type I.

A. The director shall approve or deny the development permit for Type I action within 60 days of accepting a complete permit application.

B. The decision of the director shall be based upon the application, the evidence, comments from referral agencies, and approvals required by others.

C. 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 the Newberg comprehensive plan and this code.

D. The director shall deny the permit application if required approvals are not granted or the application otherwise fails to comply with code requirements.

E. The director shall notify the applicant of the disposition of the application. The notice shall indicate that the decision is final unless appealed by the applicant. The notice shall describe the right of appeal pursuant to NMC 15.100.160 et seq.

15.100.210 Mailed notice.

Mailed notice shall be provided as follows:

A. Type I Actions. No public notice is required.

15.230.010 Property consolidations.

A. Consolidating Properties. An owner of abutting properties may consolidate them into a single lot through any of the following:

1. A deed restriction recorded with the Yamhill County recorder. The applicant shall file a copy of the recorded deed restriction with the director. The deed restriction shall state that the properties are to be considered one lot for planning and zoning purposes, and that the properties shall not be conveyed separately prior to their being divided in accordance with regulations of the city.

2. The plat vacation process as described in ORS 271.080 through 271.230.

3. The replat process as described in ORS 92.180 through 92.190.

4. A property line adjustment, subdivision plat or partition plat that effects the consolidation of the property.

B. Properties Considered Consolidated. In any of the following circumstances, adjacent properties shall be considered consolidated into a single lot for purposes of this code, whether or not any of the processes under subsection (A) of this section have occurred, and whether or not specifically requested by the owner.

1. The owner of both properties has constructed a structure over the property line separating the two properties.

2. A deed has been recorded conveying a portion of a property to an adjoining property owner, and either the purpose of the deed was to effect a property line adjustment, or the portion conveyed does not meet the minimum lot dimension standards of this code.

3. Vacated rights-of-way shall be considered a portion of the abutting property to which title was conveyed through the process.

4. A consolidation of properties was required as a condition of permit approval.

C. Restoring Consolidated Properties as Separate Lots. Properties that have been consolidated may not be restored as separate lots unless approved by the director. Properties consolidated through the partition, subdivision, vacation, or replat process may be restored only through the partition, subdivision, or replat process. The director may approve restoring other properties as separate lots through a Type I process, provided the following criteria are met:

1. The individual lots each meet the lot dimension standards of this code.

2. There are no structures within the yard setbacks of the property line separating the two lots.

3. Any permit condition or other circumstance that would have required the consolidation of the properties is no longer valid.

DESIGN REVIEW

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.

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.

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.

15.100.210 Mailed notice.

Mailed notice shall be provided as follows:

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.

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.

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.

15.100.370 Development permit required.

A. Except as excluded by NMC 15.100.380, no person may engage in or cause to occur a development without first obtaining a development permit through the procedures set forth in this code.

B. No person shall create a street or dedicate land to the public without first obtaining a development permit.

C. No land may be divided without first obtaining a development permit.

D. If a proposed development complies with the requirements of this code, the director shall issue a development permit.

E. Unless appealed, a decision on a development permit shall be final upon the expiration of the period provided for filing an appeal or, if appealed, upon a decision by the reviewing body.

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.

2. Type II.

a. Any new development or remodel which is not specifically identified within subsection (A)(1) of this section.

B. Development in Accord with Plans. Construction, site development, and landscaping shall be carried out in substantial accord with the plans, drawings, sketches, and other documents approved as part of a final decision on a site design review.

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.

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.

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.

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

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

15.220.050 Criteria for design review.

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.

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. Subdistrict 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.

Chapter 15.405 LOT REQUIREMENTS
15.405.010 Minimum and maximum lot area.

A. In the following districts, each lot or development site shall have an area as shown below except as otherwise permitted by this code:

3. In the M-1, M-2, M-3, and M-E districts, each lot or development site shall have a minimum area of 20,000 square feet.

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.

Chapter 15.410 YARD SETBACK REQUIREMENTS
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.

15.410.030 Interior yard setback.

C. Industrial and Mixed Employment. All lots or development sites in the AI, M-1, M-2, M-3, M-4, and M-E 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.

Chapter 15.415 BUILDING AND SITE DESIGN STANDARDS
15.415.020 Building height limitation.

B. Commercial, Industrial and Mixed Employment.

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

2. In the AI, C-2, C-3, M-E, 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.

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

4. In the M-E district within the riverfront overlay subdistrict, building height limitation is described in NMC 15.352.060.

15.415.040 Public access required.

No building or structure shall be erected or altered except on a lot fronting or abutting on a public street or having access to a public street over a private street or easement of record approved in accordance with provisions contained in this code. New private streets may not be created to provide access except as allowed under NMC 15.332.020(B)(24), 15.336.020(B)(8), and in the M-4 zone. Existing private streets may not be used for access for new dwelling units, except as allowed under NMC 15.405.030. No building or structure shall be erected or altered without provisions for access roadways as required in the Oregon Fire Code, as adopted by the city.

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 detached dwellings, duplex dwellings, triplex dwellings, quadplex dwellings, townhouse dwellings and cottage cluster projects:

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.

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

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.

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.

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.

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).

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.

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

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.

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).

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:

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

5. 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.

6. Required landscaping shall be continuously maintained.

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

8. 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.

9. 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.

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.

Chapter 15.425 EXTERIOR LIGHTING

Comply with applicable criteria and standards.

Chapter 15.430 UNDERGROUND UTILITY INSTALLATION

Comply with applicable criteria and standards.

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

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.

E. 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.

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.

B. Groups of three or more parking spaces, except those in conjunction with a single-family detached dwelling, duplex dwelling, triplex dwelling, quadplex dwelling, townhouse dwelling or cottage cluster project 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.

15.440.030 Parking spaces required.

Use	Minimum Parking Spaces Required
Office buildings, business and professional offices	1 for every 400 sq. ft. of gross floor area

15.440.050 Common facilities for mixed uses.

B. Joint Uses of Parking Facilities. The director may, upon application, authorize the joint use of parking facilities required by said uses and any other parking facility; provided, that:

1. The applicant shows that there is no substantial conflict in the principal operating hours of the building or use for which the joint use of parking facilities is proposed.

2. The parking facility for which joint use is proposed is no further than 400 feet from the building or use required to have provided parking.

3. The parties concerned in the joint use of off-street parking facilities shall evidence agreement for such joint use by a legal instrument approved by the city attorney as to form and content. Such instrument, when approved as conforming to the provisions of the ordinance, shall be recorded in the office of the county recorder and copies of the instrument filed with the director.

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.

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.

C. All parking areas, except those required in conjunction with a single-family detached, duplex, triplex, quadplex or townhouse dwelling, or cottage cluster project, shall provide a substantial bumper which will prevent cars from encroachment on abutting private and public property.

D. All parking areas, including service drives, except those required in conjunction with single-family detached, duplex, triplex, quadplex or townhouse dwellings or cottage cluster projects, shall be screened in accordance with NMC 15.420.010(B).

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.

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

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.

15.440.070 Parking tables and diagrams.

See this section for requirements.

Fee schedule: https://www.newbergoregon.gov/finance/page/master-fee-schedule

Planning
Type I Property Consolidation - $182
Technology Fee – 5% of the permit amount

Type II Design Review - 0.6% of project value, minimum $913
Technology Fee – 5% of the permit amount

Engineering Land Use Fees
Development Review Commercial/Industrial - $414.95 First Acre, $237.02 Additional Developed Acre
Technology Fee – 5% of the permit amount

Engineering Construction/Site Development Plan Review and Inspection Fees
Erosion Control – 500 to 5,000 square feet disturbed - $177.33
Erosion Control – 5,0001 to < 1 acre disturbed - $177.33
Erosion Control 1 acre and larger disturbed – By DEQ 1200C Permit
Public Improvement Permit – 5% of public construction cost estimate

Building Fees
See
https://www.newbergoregon.gov/sites/default/files/fileattachments/building/page/4576/permit_fees_july_1_2021.pdf

General Comments: The planning pre-application notes provided are preliminary based on the information provided by the applicant and may not cover all of the development issues or requirements for the project. When a complete application is received and a full review is conducted, it may be determined that additional information or other regulations within the Municipal Code apply that were not determine during the limited pre-application review.

City will accept building permit plans for review after the Notice of Decision is released.

Contact: Doug Rux doug.rux@newbergoregon.gov

GERBER ARCHITECT LLC.

Family Pet Clinic

Addition to and Renovation of Existing Veterinarian Clinic and Parking Improvements

Property Title Report

9340 SW YOUNGBERG HILL RD. MCMINNVILLE, OREGON 97128
PHONE: 503.459.7737 E-MAIL: SGERBER@GERBERARCH.COM

REPARED FOR
RPOSE ONLY

SE 1/4 NE 1/4 SEC T3S R2W W.M.
YAMHILL COUNTY

SEE MAP 3 2 20AB

1" = 100'

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

TICOR TITLE™
Company of Oregon

1433 SW 6th Avenue
(503)646-4444

OWNERSHIP AND ENCUMBRANCES REPORT WITH GENERAL INDEX LIENS
Informational Report of Ownership and Monetary and Non-Monetary Encumbrances

To ("Customer"): Stephen Gerber
9340 SW Youngberg Hill Road
McMinnville, OR 97128

Customer Ref.: _____
Order No.: 471822117233
Effective Date: March 28, 2022 at 08:00 AM
Charge: $500.00

The information contained in this report is furnished by Ticor Title Company of Oregon (the "Company") as a real property information service based on the records and indices maintained by the Company for the county identified below. THIS IS NOT TITLE INSURANCE OR A PRELIMINARY TITLE REPORT FOR, OR COMMITMENT FOR, TITLE INSURANCE. No examination has been made of the title to the herein described property, other than as specifically set forth herein. Liability for any loss arising from errors and/or omissions is limited to the lesser of the charge or the actual loss, and the Company will have no greater liability by reason of this report. THIS REPORT IS SUBJECT TO THE LIMITATIONS OF LIABILITY STATED BELOW, WHICH LIMITATIONS OF LIABILITY ARE A PART OF THIS REPORT.

THIS REPORT INCLUDES MONETARY AND NON-MONETARY ENCUMBRANCES.

Part One - Ownership and Property Description

Owner. The apparent vested owner of property ("the Property") as of the Effective Date is:

Randall J. Matthiesen, as to an undivided 2/3 interest and Daniel James Matthiesen, as to an undivided 1/3 interest, not as tenants in common, but with the right of survivorship, as to Parcel 1; Marsha A. Matthiesen, as to Parcel 2

Premises. The Property is:

(a) Street Address:

131/151 N Elliot Road, Newberg, OR 97132

(b) Legal Description:

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

Part Two - Encumbrances

Encumbrances. As of the Effective Date, the Property appears subject to the following monetary and non-monetary encumbrances of record, not necessarily listed in order of priority, including liens specific to the subject property and general index liens (liens that are not property specific but affect any real property of the named person in the same county):

EXCEPTIONS

Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year:	2021-2022
Amount:	$3,397.52
Levy Code:	29.0
Account No.:	396324
Map No.:	R3220AD 01200
Affects:	Parcel 1

Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year:	2021-2022
Amount:	$9,436.94
Levy Code:	29.0
Account No.:	520810
Map No.:	R3220AD 01101
Affects:	Parcel 2

1. Right, title and interest of Family Pet Clinic of Newberg LLC, as disclosed by the Yamhill County Tax Roll

   Account No.: 521164
   Map No.: P13804
   Affects: Parcel 2

2. City Liens, if any, in favor of the City of Newberg.

3. Limited access to and from the Land as set forth in Deed shown below, which provides that there shall be no right of easement or right of access to, from or across the State Highway other than as expressly provided for in said Deed:

Grantor:	Archie C. Everest and Esther Owens Everest
Grantee:	State of Oregon, by and through its State Highway Commission
Recording Date:	April 11, 1958
Recording No.:	Book 187, Page 213, Deed Records

4. Any irregularities, reservations, easements or other matters in the proceedings occasioning the abandonment or vacation of the street/road shown below:

Name:	Elliott Road
Ordinance No.:	1931

5. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws,

except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: April 4, 1977
Recording No: Film Volume 119, Page 444

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Newberg, Oregon
Purpose: Storm sewer drainage
Recording Date: December 31, 1979
Recording No: Film Volume 147, Page 295
Affects: Parcel 2

7. Waiver of Remonstrance and Consent to Local Improvement District:

Purpose: Street construction and street lighting improvements
Recording Date: December 13, 2001
Recording No.: 200122131
Affects: Parcel 2

8. Driveway and Utility Easement and Driveway Maintenance Agreement

Executed by: West Valley Exchange Services, Inc.
Recording Date: December 13, 2001
Recording No.: 200122132
Affects: Parcel 2

9. Waiver of Remonstrance and Consent to Local Improvement District:

Purpose: Future improvements to Highway 219 and for street lights on Elliott Street
Recording Date: February 5, 2002
Recording No: 200202547
Affects: Parcel 2

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Newberg, a municipal corporation
Purpose: Public Utilities
Recording Date: February 26, 2002
Recording No: 200204048
Affects: Parcel 1

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Newberg
Purpose: Public Utilities
Recording Date: April 8, 2002
Recording No: 200207198
Affects: Parcel 2

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Future owner of Parcel 1 of Partition Plat 2001-44
Purpose:	Driveway and Utilities and Driveway Maintenance
Recording Date:	June 21, 2002
Recording No:	200212184
Affects:	Reference is hereby made to said document for full particulars

13. Agreement for Easement for construction and maintenance of Storm Drainage Pipeline

Executed by:	PSDM Properties, LLC et al.
Recording Date:	August 6, 2007
Recording No.:	200717617
Affects:	Parcels 1 and 2

14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Daniel James Matthiesen, Randall J. Matthiesen and Marsha A. Matthiesen
Purpose:	Ingress and egress and parking
Recording Date:	August 20, 2014
Recording No:	201410509
Affects:	Parcel 1

15. Agreement to Maintain Private Stormwater Facilities

Executed by:	City of Newberg, Randall J. Matthiesen and Daniel J. Matthiesen
Recording Date:	February 3, 2021
Recording No.:	202102249
Affects:	Parcel 1

16. A judgment for installment payments of spousal support, to be made by:

Amount:	$2,500.00
Debtor:	Randall James Matthiesen
Creditor:	Marsha Ann Matthiesen
Date entered:	July 9, 2021
County:	Yamhill
Court:	Circuit
Case No.:	13DR03660

17. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

End of Reported Information

There will be additional charges for additional information or copies. For questions or additional requests, contact:

Deborah Clark
5035353743
deborah.clark@titlegroup.fntg.com

Ticor Title Company of Oregon
1433 SW 6th Avenue
Portland, OR 97201

EXHIBIT "A"

Legal Description

PARCEL 1:

Lot 5, Block 1, FLIGHTWAY INDUSTRIAL PARK, in the City of Newberg, County of Yamhill and State of Oregon.

PARCEL 2:

Parcel 2 of PARTITION PLAT NO. 2001-44, recorded December 13, 2001 in Plat Records for Yamhill County Oregon, recorded as Instrument No. 200122133, Deed and Mortgage Records.

TOGETHER WITH access and utilities easements as disclosed on said Partition Plat.

LIMITATIONS OF LIABILITY

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REQUESTED REPORT, HEREIN "THE REPORT." CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

ONLY MATTERS IDENTIFIED IN THIS REPORT AS THE SUBJECT OF THE REPORT ARE WITHIN ITS SCOPE. ALL OTHER MATTERS ARE OUTSIDE THE SCOPE OF THE REPORT.

CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING, INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED, **SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.**

CUSTOMER AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE CUSTOMER IS PAYING, WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE CUSTOMER WITHOUT SAID TERM. CUSTOMER RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTY AS TO THE REPORT, ASSUMES NO DUTIES TO CUSTOMER, DOES NOT INTEND FOR CUSTOMER TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

IF CUSTOMER (A) HAS OR WILL HAVE AN INSURABLE INTEREST IN THE SUBJECT REAL PROPERTY, (B) DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND (C) DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, THEN CUSTOMER MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCT OR SERVICE PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

CUSTOMER AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSE WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

END OF THE LIMITATIONS OF LIABILITY

After recording, return to:
Jessica S. Cain, Attorney
300 E. 1st Street
Newberg, OR 97132

Send Tax Statements to:
Randall J. Matthiesen
131 N. Elliott Road
Newberg, OR 97132

OFFICIAL YAMHILL COUNTY RECORDS
BRIAN VAN BERGEN, COUNTY CLERK

201501135

00452254201500011350010012

$41.00

01/28/2015 02:33:09 PM

DMR-DDMR Cnt=1 Stn=2 MILLSA
$5.00 $5.00 $11.00 $20.00

BARGAIN AND SALE DEED

MARSHA A. MATTHIESEN, Grantor, conveys to **RANDALL J. MATTHIESEN**, Grantee, the real property in the County of Yamhill, State of Oregon, described as follows:

Real Property commonly known as 151 N. Elliott Road, Newberg 97132, Yamhill County, Oregon, Map/Tax Lot Number R3220AD 01200, and more particularly described as follows:

Lot 5, Block 1, FLIGHTWAY INDUSTRIAL PARK, in the City of Newberg, Yamhill County, Oregon.

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 and actual consideration paid for this transfer, stated in terms of dollars, is $0. This transfer is made in accordance with General Judgment of Dissolution of Marriage (Stipulated), entered in Yamhill County Circuit Court, Case No. 13DR03660, entitled, "In the Matter of the Marriage of Randall James Matthiesen and Marsha Ann Matthiesen, pursuant to ORS 107.105(1)(f)."

"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 195.335 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATON OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLED 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 195.335 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."

Grantor has executed this instrument on November 24, 2014.

Marsha A. Matthiesen

Marsha A. Matthiesen, Grantor

STATE OF OREGON, County of Yamhill) ss.

Acknowledged before me on November 24, 2014 by **Marsha A. Matthiesen.**

Stefanie May

Notary Public for Oregon

OFFICIAL SEAL
STEFANIE MAY
NOTARY PUBLIC - OREGON
COMMISSION NO. 459119
MY COMMISSION EXPIRES JUNE 28, 2015

Diss\Matthiesen\bargain and sale deed Rammardan

After recording, return to:
Karin A. Moshier, Attorney
P.O. Box 480
McMinnville, OR 97128

Send Tax Statements to:
Marsha A. Matthiesen
819 N The Greens Avenue
Newberg, OR 97132

OFFICIAL YAMHILL COUNTY RECORDS
BRIAN VAN BERGEN, COUNTY CLERK

202112035

00814657202100120350010011

$81.00

06/14/2021 09:59:16 AM

DMR-DDMR Cnt=1 Stn=1030 WANNERK
$5.00 $5.00 $11.00 $60.00

BARGAIN AND SALE DEED

RANDALL J. MATTHIESEN, Grantor, conveys to **MARSHA A. MATTHIESEN**, Grantee, the real property in the County of Yamhill, State of Oregon, described as follows:

Real Property commonly known as 131 N. Elliott Road, Newberg 97132, Yamhill County, Oregon, Map/Tax Lot Number R3220AD 01101, and more particularly described as follows:

> Parcel 2 of Partition Plat No. 2001-44, recorded December 13, 2001 in Plat Records for Yamhill County, Oregon, recorded as Instrument No. 200122133, Deed and Mortgage Records.
>
> TOGETHER WITH access and utilities easements as disclosed on said Partition.

The true and actual consideration paid for this transfer, stated in terms of dollars, is $0. This transfer is made in accordance with *Corrected* General Judgment of Dissolution of Marriage, entered in Yamhill County Circuit Court, Case No. 13DR03660, entitled, "In the Matter of the Marriage of Randall James Matthiesen and Marsha Ann Matthiesen, pursuant to ORS 107.105(1)(f)." This deed is made for title clearance purposes.

"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 195.335 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATON OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLED 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 195.335 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."

Grantor has executed this instrument on the 14th day of May, 2021.

Randall J. Matthiesen

Randall J. Matthiesen, Grantor

STATE OF OREGON, County of Yamhill) ss.

Acknowledged before me on May 14th, 2021 by **Randall J. Matthiesen**.

OFFICIAL STAMP
EMMA SHAWN CLARKE
NOTARY PUBLIC - OREGON
COMMISSION NO. 1010718
MY COMMISSION EXPIRES MARCH 30, 2025

Notary Public for Oregon

GERBER ARCHITECT LLC.

Family Pet Clinic

Addition to and Renovation of Existing Veterinarian Clinic and Parking Improvements

DRAFT Mailing Notice

9340 SW YOUNGBERG HILL RD. MCMINNVILLE, OREGON 97128
PHONE: 503.459.7737 E-MAIL: SGERBER@GERBERARCH.COM

GERBER ARCHITECT LLC.

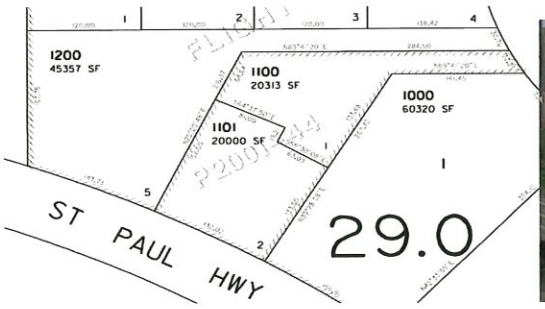
Family Pet Clinic 131 and 151 N Elliot Rd, Newberg, Oregon 97132

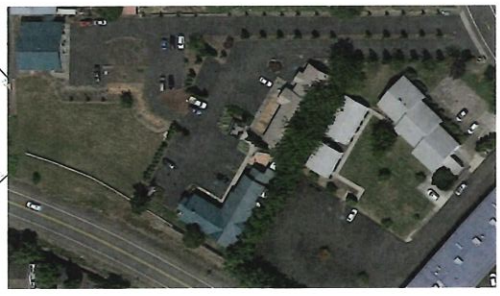
WE WANT YOUR COMMENTS ON A PROPOSED RENOVATION AND ADDITION IN YOUR NEIGHBORHOOD

The Family Pet Clinic is looking to upgrade and expand to offer more veterinarian services. The project includes renovating the existing building for an additional exam room and larger surgery. The additions will add another waiting room, feline rooms, kennels, and end of life space. It will add parking spaces above code requirements.

We would like your comments on the proposed project. You are invited to take part in the City's review of this project by sending in your written comments, or you may request the Planning Commission hold a hearing on the application.

Applicant:	Family Pet Clinic / Gerber Architect
Telephone:	(503) 554-5533 / (503)
Owner:	Dan Matthiesen / Stephen Gerber
Location:	131 and 151 N Elliot Rd., Newberg, OR 97132
Tax Lot #:	R3220AD 01101 & R3220AD 01200





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

9340 SW YOUNGBERG HILL RD. MCMINNVILLE, OREGON 97128
PHONE: 503.459.7737 E-MAIL: SGERBER@GERBERARCH.COM

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:

LU File #:
City of Newberg
PO Box 970
Newberg, OR 97132

All written comments must be turned in by 4 PM on April 15th. 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 the Newberg Development Code. If you have questions about this project, you may call Gerber Architect at 503-459-7737; you can look over all the information about this project or drop comments off at Newberg City Hall 414 East 1st St. You can also buy copies of the information.

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.

Thank you for your time and consideration,

Stephen Gerber / Dan Matthiesen

Date Mailed :

9340 SW YOUNGBERG HILL RD. MCMINNVILLE, OREGON 97128
PHONE: 503.459.7737 E-MAIL: SGERBER@GERBERARCH.COM

GERBER ARCHITECT LLC.

Family Pet Clinic

Addition to and Renovation of Existing Veterinarian Clinic and Parking Improvements

Mailing List

9340 SW YOUNGBERG HILL RD. MCMINNVILLE, OREGON 97128
PHONE: 503.459.7737 E-MAIL: SGERBER@GERBERARCH.COM

209 E 9th St	Newberg	Sheehan, James A	9713
2012 NW Victoria Dr	McMinnville	2500 Hancock Street Newberg LLC	9712
110 S Elliott Rd	Newberg	Ksb1946 LLC	9713
200 Bina Dr	Newberg	Wright, Shaun A	9713
206 Bina Dr	Newberg	Snyder, Kristin R	9713
210 Bina Dr	Newberg	Arnold, Denise M	9713
212 Bina Dr	Newberg	Metzger, Robert J	9713
211 Bina Dr	Newberg	Fugate, Christina E	9713
2745 Delta Oaks Dr	Eugene	Magnuson Properties LLC	974C
205 Bina Dr	Newberg	Lloyd, Jeremy	9713
201 Bina Dr	Newberg	Caldwell, Sharon	9713
2400 E 2nd St	Newberg	Camacho, Carmen	9713
210 Corinne Dr	Newberg	Dana, Kasey M	9713
212 Corinne Dr	Newberg	Ragsdale, Michael C	9713
2500 E 2nd St	Newberg	Beckmann, James E	9713
205 Corinne Dr	Newberg	Mauleon, Mariano	9713
201 Corinne Dr	Newberg	Elias, Jose A	9713
202 Corinne Dr	Newberg	Syvongsa, Edward B	9713
2510 E 2nd St	Newberg	Barajas-Rodriguez, Jessica	9713
2520 E 2nd St Unit A	Newberg	Roe, Patrick B	9713
797 Waldo Ave SE	Salem	Hadley, Nathan	973C
5730 NE Libson Way	Hillsboro	Carter, Robert J	9712
2511 E 3rd St	Newberg	Rubin, Nicole	9713
12372 SW Canvasback Way	Beaverton	Stanford, Steven C	970C
Wilco Farmers PO Box 258	Mt Angel	Psdm Properties LLC	973E
2514 E 2nd St	Newberg	Norris, Aleah R	9713
2525 E 3rd St	Newberg	Chilcutt, Allan S	9713
2515 E 3rd St	Newberg	Goodwin, Michelle D	9713
151 Royal Oak St	Newberg	Ken's Court Condominium Units At Ea	9713
PO Box 87	Newberg	Haynie, Charles R Jr	9713
32833 SW Ladd Hill Rd	Wilsonville	Zimmerman, Linda L	9707
2501 E 2nd St Unit 3	Newberg	Rider, Garret	9713
PO Box 237	McMinnville	Land Use Resources LLC	9712
2343 Kudu Pl	Ventura	Frebe, Frank	930C
5628 NW 147th Pl	Portland	Giard, William	9722
74 Corniche Dr Unit 1	Dana Point	Nenadov, Suzana	9262
2501 E 2nd St 8	Newberg	Artikov, Dmitriy	9713
2501 E 2nd St No 9	Newberg	Poggl, Kelli	9713
2501 E 2nd St 10	Newberg	Jimenez, Christopher	9713
2501 E 2nd St No 11	Newberg	Roth, Kevin	9713
2110 Thorne St	Newberg	Barefoot 2nd LLC	9713
PO Box 21833	Keizer	Machauer Investment Properties LLC	973C
2501 E 2nd St Unit 14	Newberg	Foelker, Paige M	9713
314 S Airpark Way	Newberg	Donnelly, Tana L	9713
PO Box 490	Newberg	Orchard Lair No 1 Homeowners Association	9713
317 S Airpark Wy	Newberg	Grier, Mark C	9713
PO Box 248	Newberg	Whitney Family Properties Ltd Prtshp	9713
2568 E 3rd St	Newberg	Cooper, Joshua Lc	9713
Attn: Eldred Management Company LLC PO	Santa Barbara	Hancock Street LLC	9315
5630 NW Century Blvd	Hillsboro	Parr Lumber Company	9712
C/O Venerable Group LLC 1111 NE Flanders	Portland	1733 Morrison LLC	9723
Lopiparo Group LLC PO Box 12585	Portland	2401 E 2nd Avenue LLC	9721
301 Ironwood Dr	Newberg	Schuback, Paul	9713

GERBER ARCHITECT LLC.

Family Pet Clinic

Addition to and Renovation of Existing Veterinarian Clinic and Parking Improvements

Site Development Written Responses

9340 SW YOUNGBERG HILL RD. MCMINNVILLE, OREGON 97128
PHONE: 503.459.7737 E-MAIL: SGERBER@GERBERARCH.COM

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.

2. Type II.

a. Any new development or remodel which is not specifically identified within subsection (A)(1) of this section.

B. Development in Accord with Plans. Construction, site development, and landscaping shall be carried out in substantial accord with the plans, drawings, sketches, and other documents approved as part of a final decision on a site design review.

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.

Note: Site Development review has been addressed within the LU submittal documents and drawings.

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.

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PHONE: 503.459.7737 E-MAIL: SGERBER@GERBERARCH.COM

Note: Site Development review has been addressed within the LU submittal documents and drawings.

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.

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

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.
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.**
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.
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.
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.
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.
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.
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.
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.

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PHONE: 503.459.7737 E-MAIL: SGERBER@GERBERARCH.COM

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.

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. [Ord. 2619, 5-16-05; Ord. 2451, 12-2-96. Code 2001 § 151.192.]
The proposed development is not large enough to generate trips near 40 peak hour trips necessary to require a traffic study.

Note: Site Development review has been addressed within the LU submittal documents and drawings.

15.220.050 Criteria for design review.

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.
The original clinic was built in 2007 and utilized the following materials: metal gabled roofs, cupola, laps siding, 1x4 trim, brick sill/wainscot, vinyl double glazed windows, and a timber entry porch to a vestibule. The new additions will use the same materials to keep the same look and tie into existing massing/roof shapes.

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.
Parking and on-site circulation were improved during the 2005 development. What are the current parameters?

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PHONE: 503.459.7737 E-MAIL: SGERBER@GERBERARCH.COM

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.
   Setbacks, height restrictions and public access meet NMC requirements for both the existing conditions and proposed improvements.
4. Landscaping Requirements. The proposal shall comply with NMC 15.420.010 dealing with landscape requirements and landscape screening.
   15% Our project will require a 15% upgrade of landscape screening. This is address with the addition of .....
5. Signs. Signs shall comply with NMC 15.435.010 et seq. dealing with signs.
   Setbacks, height restrictions and public access meet NMC requirements for both the existing conditions and proposed improvements.
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.
   Not Applicable to the veterinarian clinic addition/renovation.

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.
   The proposal meets the M-2, light industrial Zoning District Compliance within the NMC requirements for both the existing conditions and proposed improvements to the veterinarian clinic and parking enlargement.

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.
   Not Applicable to properties.

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.

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Site improvements were developed, permitted and constructed during 2005-2007. These on-site and right-of-way improvements were built to NMC standards. The change to the site will not affect the existing right – of – way conditions.

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.]
The proposed development is not large enough to generate enough trips to require a traffic study.

Chapter 15.405 LOT REQUIREMENTS

15.405.010 Minimum and maximum lot area.

A. In the following districts, each lot or development site shall have an area as shown below except as otherwise permitted by this code:
3. In the M-1, M-2, M-3, and M-E districts, each lot or development site shall have a minimum area of 20,000 square feet.
Both lots involved with the existing FPC use meet the minimum square feet requirement. Lot 1101 is 20,000 square feet and lot 1200 is 45,357 square feet.

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.
Maximum lot coverage, Maximum parking coverage, Maximum combined coverage not applicable to the M-2 zoning district.

Chapter 15.410 YARD SETBACK REQUIREMENTS

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.
The lots are located in the M-1 zoning district and front the St. Paul Highway. The 20-foot front yard setback for these lots apply to this frontage, but not Elliot Road. The existing FPC side elevation is setback 20 feet from the SPH right-of-way per the NMC. The proposed design builds toward the interior property lines, in order to maintain compliance.

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15.410.030 Interior yard setback.

C. Industrial and Mixed Employment. All lots or development sites in the AI, M-1, M-2, M-3, M-4, and M-E 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.
The lots in the M-1 district do not abut a residential district; therefore, there is no minimum interior yard setback. Where the existing and proposed structures are utilizing the zero-lot line, a fire rated assembly is incorporated into the design per current OSSC.

Chapter 15.415 BUILDING AND SITE DESIGN STANDARDS

15.415.020 Building height limitation.

B. Commercial, Industrial and Mixed Employment.

1. In the C-1 district no main building or accessory building shall exceed 30 feet in height.
The existing FPC is on the order of 21' in height to the main gable, and 24' to the hipped cupola roof. The additions will not exceed these heights.

2. In the AI, C-2, C-3, M-E, **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.**
The two lots abut other M-1 parcels on the North side of the St Paul Highway. The lots across SPH are R-3, a High Density Residential district, but do not fall within the 50 feet distance as they are located on the other side of the highway.

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

4. In the M-E district within the riverfront overlay subdistrict, building height limitation is described in NMC 15.352.060.
The existing FPC is on the order of 21' in height to the main gable, and 24' to the hipped cupola roof. The additions will not exceed these heights.

15.415.040 Public access required.

No building or structure shall be erected or altered except on a lot fronting or abutting on a public street or having access to a public street over a private street or easement of record approved in accordance with provisions contained in this code. New private streets may not be created to provide access except as allowed under NMC 15.332.020(B)(24), 15.336.020(B)(8), and in the M-4 zone. Existing private streets may

not be used for access for new dwelling units, except as allowed under NMC 15.405.030. No building or structure shall be erected or altered without provisions for access roadways as required in the Oregon Fire Code, as adopted by the city.

Site improvements were developed, permitted and constructed during 2005-2007. These on-site and right-of-way improvements were built to NMC standards. The minor site changes are the addition of more hardscape parking; this will require a recalculation of the stormwater volume and implementation of measures to address it.

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.

   Minimum of 15% of the landscaping for the clinic and additions are well above required 15%. Lot one will be 29.8 % and the annex lot two will be 59%.

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

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.

   The new parking being created will produce 10 or more spaces on the FPC Annex lot. Three new landscape islands will be incorporated in this area equaling 313 square feet.

   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.**

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Site improvements were developed, permitted and constructed during 2005-2007. These on-site and right-of-way improvements were built to NMC standards. A strip of land connecting the two lots is an existing drive aisle, with 5' landscape strip on each side separating it from a PL to the North and South.

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.**
The existing landscape strips have arborvitae spaced between 5' to 10' for the full length.

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).
The existing landscape strips incorporate arborvitae spaced between 5' to 10' for the full length. There are shrubs between and around the arborvitae with a watering system for maintenance.

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.
The new landscape islands at the ends of the new parking aisles are uniformly distributed on lot 2. Lot 1 already has landscaping established and uniformly distributed.

f. Landscaping areas in a parking lot, service drive or loading area shall have an interior width of not less than five feet.
New and existing landscaping islands are a 5' minimum width.

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.
The two lots do not abut a residential district, but it does incorporate a row of arborvitae along the interior PL creating an evergreen hedge.

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

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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).

The existing access drives are lined by 5' planting/drainage stripes. The new rows of parking spaces end in landscape islands.

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:

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

All requirements are being used by the landscape architect to guide the planting type and layout.

5. 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 non irrigated areas. Landscaping material used within non-irrigated 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.
There is an existing irrigation system from previous LU approval(s). It will be assessed and upgraded by the Landscape Architect during documentation for permit submission.

6. Required landscaping shall be continuously maintained.
The existing facility does maintain their property and plan to do so with the addition.
7. Maximum height of tree species shall be considered when planting under overhead utility lines.
The Landscape architect will comply

8. 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.
9. 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.

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.

Chapter 15.425 EXTERIOR LIGHTING

15.425.010 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.
Existing and new exterior lighting have been noted on site plan.
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.
Existing and new exterior lighting have been noted on site plan. It will provide after dark illumination to maintain safety for users and squatters. ????

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.
The lighting is located in the interior of the site on a timber post or wall mounted away from property lines. The new exterior lighting will be the same.
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. (see table, fully shielded/cutoff fixtures to be used.)

B. 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.

[Ord. 2537, 11-6-00. Code 2001 § 151.588.]

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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.
All lines will be underground.

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.
All lines will be underground.

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. There are physical factors that make undergrounding extraordinarily difficult.
3. Existing utility facilities in the area are primarily overhead and are unlikely to be changed.

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

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.
1. In cases where the applicant is proposing off-street parking, refer to subsection (F) of this section for the maximum number of parking spaces.
Parking on both lots do not exceed maximum number parking.

E. 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.
Within the upgraded parking area a designated carpool parking space is provided half way between the main clinic and the annex.

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.

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Minimum standards were met in the original parking lot layouts. The new portion being created will meet the minimum standards noted.

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.

Existing drive aisles, and proposed drive aisle will meet the noted access and egress minimum widths noted.

15.440.030 Parking spaces required.

Use	Minimum Parking Spaces Required
Office buildings, business, and professional offices	1 for every 400 sq.ft. of gross floor area

Minimum parking space requirement noted has been used within the calculations on the site plan parking count. Owner is opting to increase number of off street parking space to meet the increased needs due to regional housing growth.

15.440.050 Common facilities for mixed uses.

A. In the case of mixed uses, the total requirements for off-street parking spaces shall be the sum of the requirements for the various uses. Off-street parking facilities for one use shall not be considered as providing parking facilities for any other use except as provided below.

The annex has been permitted to meet the minimum requirements on its lot. The clinic expansion meets its own minimum parking requirements on its lot, but in reality it will be sharing the new parking created on the adjacent annex lot to better serve the increased staff and clientele.

B. Joint Uses of Parking Facilities. The director may, upon application, authorize the joint use of parking facilities required by said uses and any other parking facility; provided, that:

1. The applicant shows that there is no substantial conflict in the principal operating hours of the building or use for which the joint use of parking facilities is proposed.

   Both the Vet Annex and clinic will be on the same operating hours.

2. The parking facility for which joint use is proposed is no further than 400 feet from the building or use required to have provided parking.

   Both the Vet Annex and clinic are within 400' of shared parking.

3. The parties concerned in the joint use of off-street parking facilities shall evidence agreement for such joint use by a legal instrument approved by the city attorney as to form and content. Such instrument, when approved as conforming to the provisions of the ordinance, shall be recorded in the office of the county recorder and copies of the instrument filed with the director.

   Parking on each lot has been established, maintained, and slightly modified to improve on-site space needed for additional staff and clientele.

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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.
New impervious paving will continue on-site slopes to run sheeting water towards ditches and swales with over-flow to stormwater main along St. Paul Highway.

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.
New parking is improving on-site circulation to and through the existing development auto and pedestrian access/egress systems.

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.
Existing and new parking does not abut private property in such a way as to encroach.???

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).
Existing driveways and on site parking are lined with rows of 8-10-12' arborvitae.
New parking area will be screened by raised planter created as stormwater collection, filtration, and transport to adjacent swale with overflow drainage to stormwater main along St. Paul Highway.

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.
Existing pole and wall sconce lighting to be maintained. New wall sconce fixtures along NW elevations will utilize full cutoff shielding to minimize light spill over onto adjacent property line.

F. All service drives and parking spaces shall be substantially marked and comply with NMC 15.440.070.
All existing and new paved surfaces shall have a seal coat with upgraded striping to be in compliance with section noted.

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).

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.
Existing double loaded parking, 3 each side, will utilize a narrower parking space for compact cars.

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15.440.070 Parking tables and diagrams.

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

Diagram 1

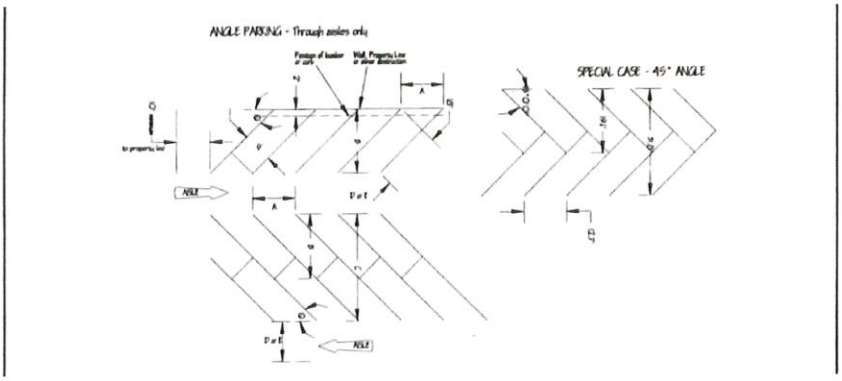
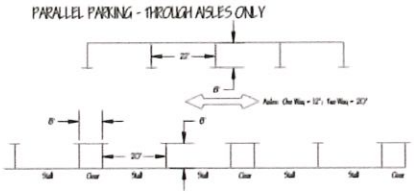
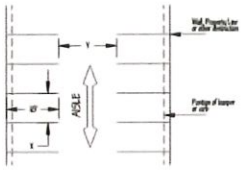


Diagram 2





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 community development department at 537-1210.

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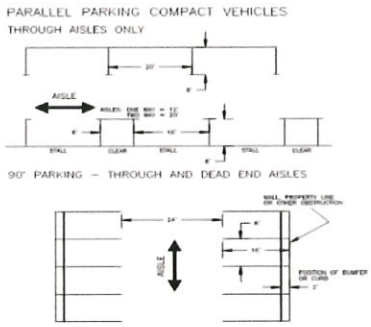
Table of Dimensions (In Feet)

Stall Width with Corresponding Aisle Width						
Stall Width = X	9	9.5	10	10.5	11	12
Aisle Width = Y	24	24	22	22	20	20

Diagram 3



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.

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	37	20	20

Parking lot layout provided is to criteria noted within previous tables.

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ARTICLE II BICYCLE PARKING

15.440.090 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.

Notes:
a. Short-term bicycle parking is parking intended to be used for durations less than two hours. Short-term bicycle parking shall consist of a stationary rack or other approved structure to which the bicycle can be locked securely and shall be located within 50 feet of the main building entrance or one of several main entrances, and no further from an entrance than the closest automobile parking space. Shelter or cover may be required for a specified percentage of short-term parking.
b. Long-term bicycle parking is parking intended to be used for durations over two hours. Long-term parking shall consist of a lockable enclosure, a secure room in a building on-site, monitored parking, or another form of fully sheltered and secure parking.

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.
   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.
   Covered area at Annex will provide 4 spaces per area noted.
   Short term bike parking is being accommodated adjacent to the clinic entry per a staples style rack.

B. All spaces shall be located within 50 feet of a building entrance of the development.
   Bike parking proposed above will be located within 50 feet of the annex and clinic respectively.

C. 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.
   Not applicable as bike parking being proposed will not be within public r-o-w but private property near professional facilities.

9340 SW YOUNGBERG HILL RD. MCMINNVILLE, OREGON 97128
PHONE: 503.459.7737 E-MAIL: SGERBER@GERBERARCH.COM

GERBER ARCHITECT LLC.

Family Pet Clinic

Addition to and Renovation of Existing Veterinarian Clinic and Parking Improvements

Stormwater Management Agreement

9340 SW YOUNGBERG HILL RD. MCMINNVILLE, OREGON 97128
PHONE: 503.459.7737 E-MAIL: SGERBER@GERBERARCH.COM

AFTER RECORDING RETURN TO:
City of Newberg – Engineering Department
PO Box 970 - 414 E. First Street
Newberg, OR 97132

CITY OF NEWBERG

AGREEMENT TO MAINTAIN PRIVATE STORMWATER FACILITIES

THIS AGREEMENT is entered into this ___ day of _____, 20__ by and between the City of Newberg, a municipal corporation of the State of Oregon, hereinafter called CITY, and

Randall J. Matthiesen		
(Owner name)		
2347 NE 62nd Ave.		
(Address)		
Portland, OR 97213	503-550-2491	crockettalamo@gmail.com
(City, State, Zip)	(Phone)	(Email Address)

AND

Daniel J. Matthiesen		
(Owner name)		
21000 Big Fir Lane		
(Address)		
Dundee, OR 97115	503-550-6998	Elwk2005@gmail.com
(City, State, Zip)	(Phone)	(Email Address)

hereinafter called OWNER(s).

RECITALS

1. OWNER has developed the following facilities located at:
   Address: 151 N. Elliot St. Newberg, OR 97132
   Legal Name: Lot 5, Block 1, Flightway Industrial Park, City of Newberg, Yamhill County
   Tax Identification: R3220AD/01200 (Tax Lot assigned at the time of recording this document. Any subsequent Tax Lots assigned due to the division of Tax Lot 01200 are also bound in perpetuity to the requirements of this agreement.)

(select one, or both if applicable):

☒ Private Stormwater Detention or Retention Facilities

☒ Private Water Quality Treatment Facilities

2. Stormwater Facilities (FACILITIES) enable development of property while mitigating the impacts of additional surface water and pollutants associated with stormwater runoff prior to discharge from the property to the public stormwater system. The consideration for this agreement is connection to the public stormwater system.

3. The property benefited by the FACILITIES and subject to the obligation of this Agreement is described in Exhibit A (PROPERTY). The site specific maintenance plan and checklist for the FACILITIES is to assist with the successful completion of the operation and maintenance is described in Exhibit B. Exhibits A and B are attached hereto and incorporated by reference.

4. The FACILITIES are a required condition of permit approval for the property and are designed by a registered professional engineer in accordance with the City of Newberg Standard Design Manual; and are binding on all current and future owners of the property as described in Section VII below. The owner is required to operate and maintain the FACILITIES in accordance with the attached O&M plans.

5. CITY and OWNER agree that effective maintenance of the FACILITIES will best be facilitated by regular inspections, not less than twice a year, those times being generally described as once in the early spring and again in the fall prior to the onset of fall rains.

6. Failure to inspect and maintain the FACILITIES will constitute a violation of Section 13.25 of the Newberg Municipal Code (NMC) and can result in a notice of violation and penalties, as stated in Section V below:

NOW, THEREFORE, it is agreed by and between the parties as follows:

I. OWNER INSPECTIONS

OWNER shall provide inspections of the Facilities in conformance with the requirements set forth in Exhibits B. OWNER shall maintain a log of inspection activities. The log shall be available to the CITY upon request, and submitted yearly to the City as outlined in Section 13.25.300, Maintenance of the NMC.

II. DEFICIENCIES

All aspects in which the FACILITIES fail to satisfy the Operations and Maintenance Plan shall be noted as "Deficiencies" **in the inspection logs.**

III. OWNER CORRECTIONS

All Deficiencies shall be corrected at OWNER'S expense within thirty (30) days after completion of the inspection. If more than 30 days is reasonably needed to correct a Deficiency, OWNER shall have a reasonable period to correct the Deficiency so long as the correction is commenced within the 30-day period and is diligently prosecuted to completion.

IV. CITY INSPECTIONS

OWNER hereby grants CITY the right to access and inspect the FACILITIES. CITY will endeavor to give prior notice (as courtesy to OWNER), except that no notice shall be required in case of an emergency. CITY shall determine whether Deficiencies need to be corrected. OWNER (at the last known address provided to the City) will be notified in writing via first class mail of the Deficiencies and shall make corrections in accordance with the City inspection report and within the timeframe specified in the report.

V. CITY CORRECTIONS

If correction of all CITY identified Deficiencies is not completed within the timeframe specified in the notice of violation, the CITY shall have the right to correct the noted Deficiencies. CITY (i) shall hereby have full access to the Facilities for the purpose of correcting such Deficiencies and (ii) shall bill OWNER in accordance with the summary abatement procedures of NMC 13.25.370.

VI. EMERGENCY MEASURES

If at any time the CITY reasonably determines that the FACILITIES create an immediate threat to public health and safety; potential for damage to public or private property adjacent to or downstream of the FACILITIES; or the potential for damage or negative impacts to water quality, riparian habitat, or channel morphology of the receiving watercourse; the CITY may immediately and without prior notice to OWNER take measures reasonably designed to remedy the threat. CITY shall provide notice of the threat and the measures taken to OWNER as soon as reasonably practicable, and charge OWNER for the cost of these corrective measures as outlined in V above.

VII. FORCE AND EFFECT

This Agreement has the same force and effect as any deed covenant running with the land and shall benefit and bind all OWNERS of the PROPERTY present and future, and their heirs, successors and assigns.

VIII. AMENDMENTS

The terms of this Agreement may be amended only by mutual agreement of the parties and shall not alter the intended purpose, intent, or functionality (NMC 13.25.300) of the FACILITIES. Any amendments shall be in writing, shall refer specifically to this Agreement, and shall be valid only when executed by the owners of the PROPERTY and CITY and recorded in the Official Records of Yamhill County.

IX. PREVAILING PARTY

In any action brought by either party to enforce the terms of this Agreement, the prevailing party shall be entitled to recover all costs, including reasonable attorney's fees as may be determined by the court having jurisdiction, including any appeal.

X. SEVERABILITY

The invalidity of any section, clause, sentence, or provision of this Agreement shall not affect the validity of any other part of this Agreement, which can be given effect without such invalid part or parts.

SIGNATURES AND NOTARIAL ACKNOWLEDGMENTS CONTINUE ON FOLLOWING PAGE

IN WITNESS WHEREOF, OWNER and CITY have signed this Agreement.

OWNER:

_____
Signature

Randall J. Matthiesen
Name (Print or Type)

Owner
Title (Corporate)

Family Pet Clinic of Newberg, LLC.
Name of Entity (Corporate)

OWNER:

_____
Signature

Daniel J. Matthiesen
Name (Print or Type)

Owner
Title (Corporate)

Family Pet Clinic of Newberg, LLC.
Name of Entity (Corporate)

STATE OF _____)
) s.s.
County of _____)

This instrument was acknowledged before me this ____ day of _____, 20__, by

Randall J. Matthiesen, Owner, Family Pet Clinic of Newberg, LLC.

_____
Notary Public for Oregon
My Commission expires:_____

STATE OF _____)
) s.s.
County of _____)

This instrument was acknowledged before me this ____ day of _____, 20__, by

Daniel J. Matthiesen, Owner, Family Pet Clinic of Newberg, LLC.

_____
Notary Public for Oregon
My Commission expires:_____

CITY APPROVALS CONTINUE ON FOLLOWING PAGE

City Approval:

_____
Sue Ryan
City Recorder

Department Approval:

_____
Kaaren Hofmann
City Engineer

Approved as to Form and Content:

_____
Bill Monahan
Outside Counsel for City of Newberg

EXHIBIT A:

Legal Description of Benefited Lot (Lot 5, Block 1, Flightway Industrial Park)
Location of Benefited Lot (Lot 5, Block 1, Flightway Industrial Park)
Location of Facility (Lot 5, Block 1, Flightway Industrial Park)

Lot 5, Block 1, Flightway Industrial Park - Agreement to Maintain Private Stormwater Facilities
EXHIBIT A (Legal Description of Benefited Lot)

BENEFITED PROPERTY LEGAL DESCRIPTION:

PRIVATE STORMWATER FACILITY MAINTENANCE AGREEMENT

LOT 5, BLOCK 1, "FLIGHTWAY INDUSTRIAL PARK" FINAL PLAT, YAMHILL COUNTY RECORDS, LOCATED IN THE NORTHEAST QUARTER SECTION OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, CITY OF NEWBERG, YAMHILL COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 5 OF BLOCK 1 OF THE FINAL PLAT OF "FLIGHTWAY INDUSTRIAL PARK", YAMHILL COUNTY RECORDS.

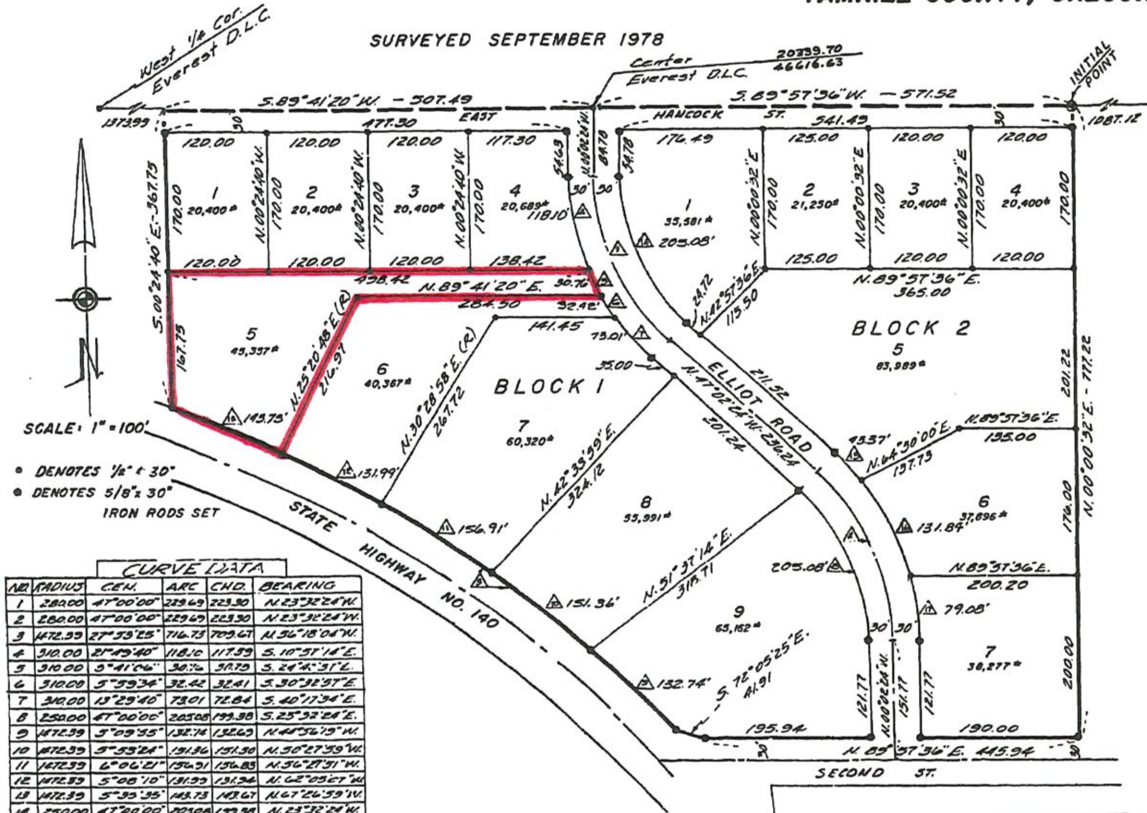
CONTAINS 45,357 SQUARE FEET, MORE OR LESS.

FLIGHTWAY INDUSTRIAL PARK

A TRACT OF LAND SITUATED IN SECTION 20, T. 3 S., R. 2 W., W. M. IN THE RICHARD EVEREST D. L. C. YAMHILL COUNTY, OREGON

STATE OF OREGON } ss
County of YAMHILL }
I, Wanda Catt, County Clerk in and for said County and State, do hereby certify that the within instrument of writing was received and has been by me duly recorded on CAB. A of Slide 193 of the Record of plats in said County, on this 13 day of June AD 1980 at 2:20 o'clock P.M.
In testimony whereof, I have hereto subscribed my name and affixed my Official Seal.
Wanda Catt, County Clerk
By: [signature] Deputy

BURTON ENGINEERING
3944 S.E. HAWTHORNE BLVD.
PORTLAND, OREGON



CURVE DATA					
NO.	RADIUS	CEN.	ARC	CHD.	BEARING
1	280.00	47°00'00"	229.69	223.30	N.23°32'24"W.
2	280.00	47°00'00"	229.69	223.30	N.23°32'24"W.
3	1472.39	27°53'25"	716.75	709.67	N.56°18'04"W.
4	310.00	21°49'40"	118.10	117.39	S.10°57'14"E.
5	310.00	5°41'06"	30.76	30.75	S.24°42'31"E.
6	310.00	5°59'34"	32.42	32.41	S.30°32'57"E.
7	310.00	13°29'40"	73.01	72.84	S.40°17'34"E.
8	250.00	47°00'00"	205.08	199.38	S.25°32'24"E.
9	1472.39	5°09'55"	132.74	132.69	N.44°56'19"W.
10	1472.39	5°53'24"	151.36	151.30	N.50°27'59"W.
11	1472.39	6°06'21"	156.91	156.83	N.56°27'51"W.
12	1472.39	5°08'10"	131.99	131.94	N.62°05'07"W.
13	1472.39	5°35'35"	143.73	143.67	N.67°26'59"W.
14	250.00	47°00'00"	205.08	199.38	N.23°32'24"W.
15	310.00	8°00'36"	43.31	43.33	N.45°01'56"W.
16	310.00	24°22'03"	131.84	130.85	N.26°50'26"W.
17	310.00	14°37'01"	79.09	78.87	N.7°20'34"W.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That C.R. Moe, Will L. Senders and Gloria J. Senders and Ron Willcuts and Curtis D. Walker do hereby make, establish and declare the plat of "FLIGHTWAY INDUSTRIAL PARK" as described in the accompanying Surveyor's Certificate to be a true and correct map and plat thereof, all lots being of the dimensions shown and all streets of the widths therein set forth and do hereby dedicate to the use of the public as public ways forever, all streets shown on said plat.

Ron Willcuts [signature]
Ron Willcuts

C.R. Moe [signature]
C.R. Moe

Curtis D. Walker [signature]
Curtis D. Walker

Will L. Senders [signature]
Will L. Senders

Gloria J. Senders [signature]
Gloria J. Senders

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF YAMHILL S.S.

THIS CERTIFIES That on this 14th day of NOVEMBER, 1979 before me, a Notary Public in and for said state and county, personally appeared Ron Willcuts, Curtis D. Walker, C.R. Moe, Will L. Senders and Gloria J. Senders, who being first duly sworn, did say that they are the owners of the property known hereforth as "FLIGHTWAY INDUSTRIAL PARK" described in the foregoing instrument and that their signatures affixed to said instrument was their own free act and deed.

Witness my hand and official seal Roberta L. Sweek
My Commission Expires Oct. 16, 1981

SURVEYORS CERTIFICATE

I, Thomas H. Burton, being first duly sworn, do depose and say that I have correctly surveyed and marked with lawful monuments the lands represented on the annexed map of "FLIGHTWAY INDUSTRIAL PARK." Commencing at the northeast corner of the southeast 1/4 of the Everest Donation Land Claim, thence South 89°57'36" West along the north line thereof 1087.12 feet to the Initial Point, a 2" x 36" galvanized iron pipe, thence South 89°57'36" West, parallel with the north line of said southeast 1/4, 571.52 feet, thence South 89°41'20" West, parallel with the north line of the southwest 1/4 of said Everest D.L.C., 507.49 feet to a point on the east line of the George A. Brandt, et ux, tract, recorded in Vol. 168, page 613 of Yamhill County, thence South 00°24'40" East along said east line 367.75 feet to a point on the north line of State Highway No. 140, said point being on a curve having a radius of 1472.39 feet, thru which point a radial line bears North 19°45'13" East, thence southeasterly along said curve thru a central angle of 27°53'35", an arc distance of 707.56 feet, thence South 72°05'25" East 41.91 feet to the north line of Second Street, thence North 89°57'36" East along said north line 445.94 feet, thence North 00°00'32" East, parallel with the east line of said Southeast 1/4 717.22 feet to the Initial Point.

The tracing accompanying this map is a true and correct copy of the original plat of "FLIGHTWAY INDUSTRIAL PARK."

REGISTERED PROFESSIONAL LAND SURVEYOR
[signature]
OREGON
JANUARY 18, 1963
THOMAS H. BURTON
590

[signature]
Registered Oregon Land Surveyor

Subscribed and sworn to before me this 6th day of OCTOBER 1978
James D. Harrord
Notary Public for State of Oregon
My Commission expires 10 MAY, 1980

APPROVALS

[signature]
Yamhill County Clerk

[signature]
County Assessor

[signature]
City Engineer

All taxes 1979-80 are paid as of 1980

[signature]
Yamhill County Tax Collector

Approved: JANUARY 9 1980
City Planning Commission
By: Clay W. Moorhead
Director

Approved: June 13 1980
[signatures]
County Commissioners

M. Gilbert
CITY RECORDER
DATE Jan 10, 1980

Elvern Hall
MAYOR
DATE Jan 10, 1980

Lot 5, Block 1, Flightway Industrial Park - Agreement to Maintain Private Stormwater Facilities
EXHIBIT A (Location of Facility)

The STORMWATER SYSTEM consists of a 5' vegetative filter strip around the paved area as designated. This strip contains a mix of absorptive vegetative grasses as follows: Tufted Hair Grass
Slender Hair Grass
California Brome Grass
Any remaining stormwater will flow through an overflow pipe if necessary and down toward the ditch along Hwy 219

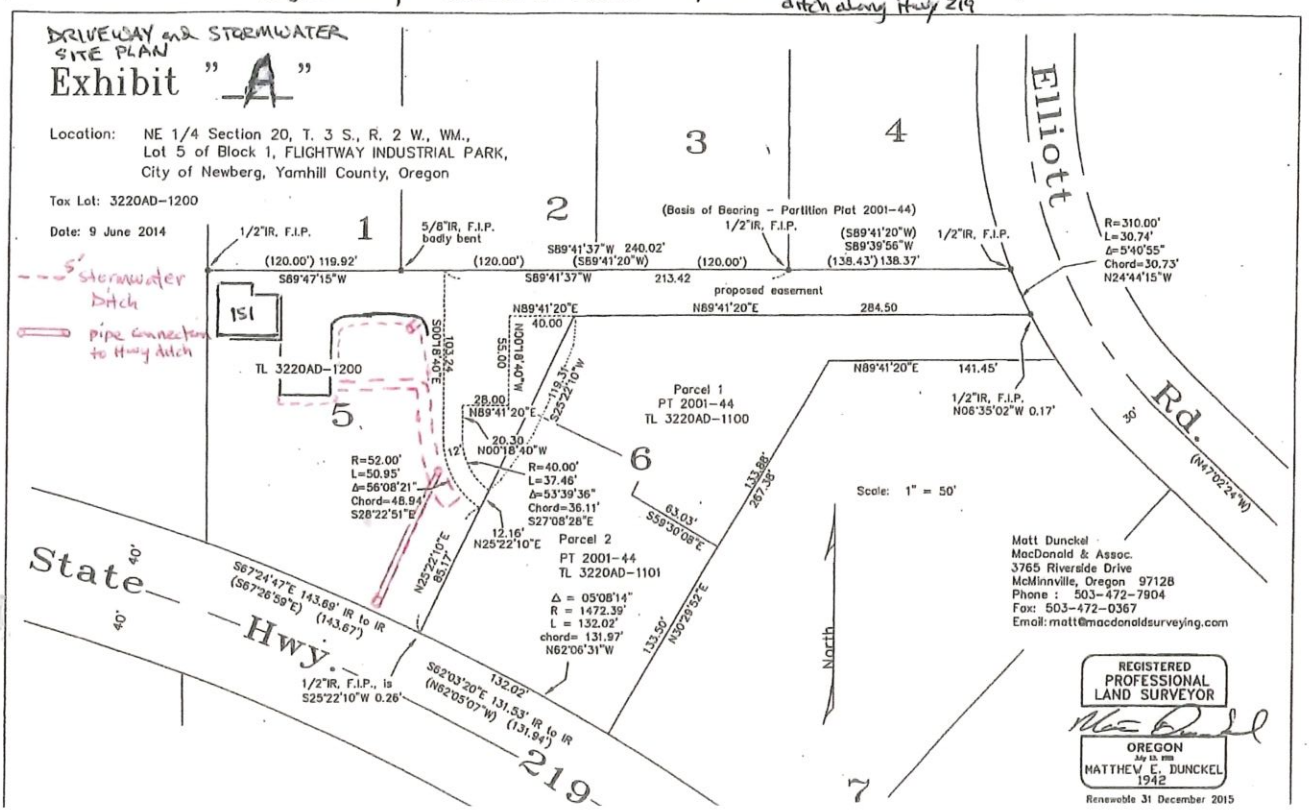


EXHIBIT B:

Operations & Maintenance Plan

Lot 5, Block 1, Flightway Industrial Park, Agreement to Maintain Private Stormwater Facility
EXHIBIT B (Operations and Maintenance Plan)
NORTHEAST ¼ OF SECTION 20 TOWNSHIP 3 SOUTH RANGE 2 WEST WILLAMETTE MERIDIAN

DESCRIPTION:
Lot 5, Block 1 of Flightway Industrial Park in Newberg, Oregon contains a private stormwater system that is required to be maintained by the owner of Lot 5, their successors in interest and/or assigns, in accordance with the following specifications.

The stormwater system consists of a 5-foot vegetative filter strip along the boundary of on-site paved areas. The vegetative strip contains a mixture of absorptive vegetative grasses, including tufted hairgrass, slender hairgrass, and California brome grass. The system is designed to allow any excess stormwater to flow through an overflow pipe to an existing drainage ditch along the subject property's frontage on State Highway 219.

See **EXHIBIT A** for a legal description of the benefited lot, the location of the benefited lot, and the location of the stormwater facility.

SCHEDULE:
Each part of the system shall be inspected and maintained quarterly and within 48-hours after each major storm event. For this O&M Plan, a major storm event is defined as 1.0 inches of rain in 24 hours or more. All components of the storm system as described above must be inspected and maintained frequently or they will cease to function effectively. The facility owner shall keep a log, recording all inspection dates, observations, and maintenance activities. Receipts shall be saved when maintenance is performed and there is record of expense. A stormwater monitoring log is included in **EXHIBIT C**.

INSPECTION AND MAINTENANCE PROCEDURES:
The facility listed shall be inspected and maintained as stated:

- Vegetation or roots from large shrubs and trees that limit access or interfere with facility operations shall be prevented.
- Fallen leaves and debris from deciduous plant foliage shall be raked and removed biannually.
- Nuisance and prohibited vegetation of all species shall be removed biannually. Invasive vegetation shall be removed and replaced.
- Dead vegetation shall be removed to maintain less than 10% of area coverage or when facility function is impaired. Vegetation shall be replaced within 3 months or immediately if the season is appropriate, in order to maintain cover density and control erosion where soils are exposed.
- Inlets and outlets shall be inspected quarterly and after any large rain event.
- Any trash or debris that collects in the facility and may inhibit facility function shall be removed quarterly.

Source Control measures prevent pollutants from mixing with stormwater. Typical non-structural control measures include raking and removing leaves, street sweeping, vacuum sweeping, and limited and controlled application of pesticides, herbicides, and fertilizers.

- Source control measures shall be inspected and maintained quarterly.
- Signage shall be maintained.

Spill Prevention measures shall be exercised when handling substances that can contaminate stormwater. Virtually all sites, including residential and commercial, present dangers from spills. It is important to exercise caution when handling substances that can contaminate stormwater. Activities that pose the chance of hazardous material spills shall not take place near facility.

- The proper authority and the property owner shall be contacted immediately if a spill is observed.
- A spill kit shall be kept near spill-prone operations and refreshed annually.
- Employees shall be trained on spill control measures.
- Shut-off valves shall be tested quarterly.
- Releases of pollutants shall be corrected within 12 hours.

Insects and Rodents shall not be harbored in any part of the storm system.

- Pest control measures shall be taken when insects/rodents are found to be present.
- If sprays are considered, a mosquito larvicide such as Bacillus thurendensis or Altoside formulations can be applied only if absolutely necessary and shall not be used where it will enter groundwater or come into contact with any standing water. Sprays shall be applied only by licensed individuals or contractors.
- Standing water and food sources shall be prevented.
- Holes in the ground located in and around the storm system shall be filled.
- Outfalls draining into vegetated swales shall be inspected and cleaned regularly to ensure no rodent activity, which can clog or decrease the efficiency of the storm system.

Access shall be maintained for all facilities so operations and maintenance can be performed as regularly scheduled.

Financial Responsibility:
The facility is to be maintained by the property owner, their successors in interest and/or assigns. In the event the property is held by multiple property owners, said property owners shall equally share maintenance costs and responsibilities associated with the facility. The existing system was designed to be easily maintained by the property owners.

This Operations and Maintenance Plan is **EXHIBIT B** to an Agreement to Maintain Private Stormwater Facilities between current property owners, Randall J. Matthiesen and Daniel J. Matthiesen (as well as future property owners of Lot 5, Block 1 of Flightway Industrial Park) and the City of Newberg.

A copy of the O&M Plan shall be provided to all property owners and tenants.

EXHIBIT C:

Stormwater Monitoring Log
Operations & Maintenance Form

Dates, descriptions of activities and contractors (if applicable) shall be recorded for all structural repairs, landscape maintenance, and facility cleanout activities.

Date: _____

Work performed by: _____

Work performed: _____

_____

Details: _____

_____

Date: _____

Work performed by: _____

Work performed: _____

_____

Details: _____

_____

OPERATIONS & MAINTENANCE FORM

PRIVATE STORMWATER MANAGEMENT FACILITIES

SIGNATURE AND ACKNOWLEDGEMENT

By signing below, the owner accepts and agrees to the terms and conditions contained in this O&M Form and in any document executed by filer and recorded with it. The owner further acknowledges that this documentation has been prepared on their behalf and that they are responsible for the quality and completeness of the O&M Plan. Any failure to comply with the terms of these plans may result in enforcement actions requiring the property owner to restore the stormwater facilities to a functional state as approved under original requirements.

The owner also accepts that the City requires property owners to submit and record, with the County, complete and accurate O&Ms and that substantial changes to the O&M require City approval prior to County recording.
A revised O&M must state that it supersedes a previous O&M

THIS PAGE MUST BE SIGNED IN THE PRESENCE OF A NOTARY.

_____ _____

Property Owner or Authorized Representative (1) Signature *Property Owner or Authorized Representative (2) Signature*

NOTARY SIGNATURE AND STAMP

☐ INDIVIDUAL Acknowledgement

This acknowledgement is intended for property owned by individuals or trusts.

STATE of OREGON county of: _____

This instrument was acknowledged before me on: *(date)* _____

By: *(owner 1)* _____

By: *(owner 2)* _____

Notary Signature _____

My Commission Expires _____

Notary Seal:

OR ☐ CORPORATE Acknowledgement

This acknowledgement is intended for corporation, government agencies, school districts, or other formal entities

STATE of OREGON county of: _____

This instrument was acknowledged before me on: *(date)* _____

By: *(representative)* _____

As: *(Title)* _____

Of: *(Corporation)* _____

Notary Signature _____

My Commission Expires _____

Notary Seal:

GERBER ARCHITECT LLC.

Family Pet Clinic

Addition to and Renovation of Existing Veterinarian Clinic and Parking Improvements

Graphics

9340 SW YOUNGBERG HILL RD. MCMINNVILLE, OREGON 97128
PHONE: 503.459.7737 E-MAIL: SGERBER@GERBERARCH.COM

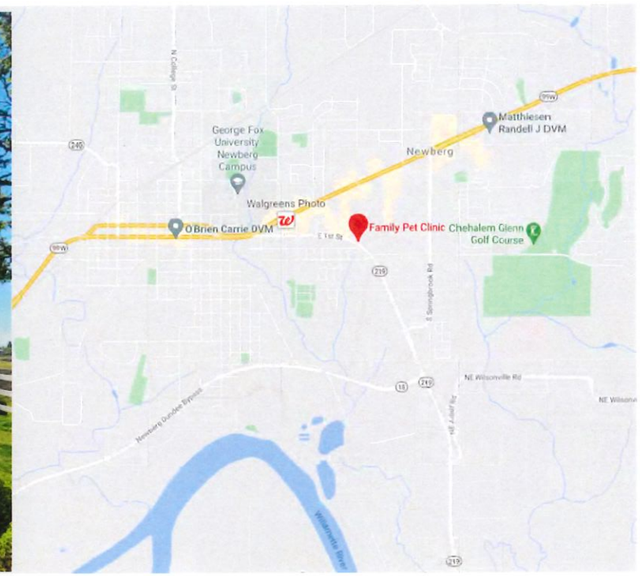
FAMILY PET CLINIC - ADDITIONS & RENOVATION

APRIL 21, 2022

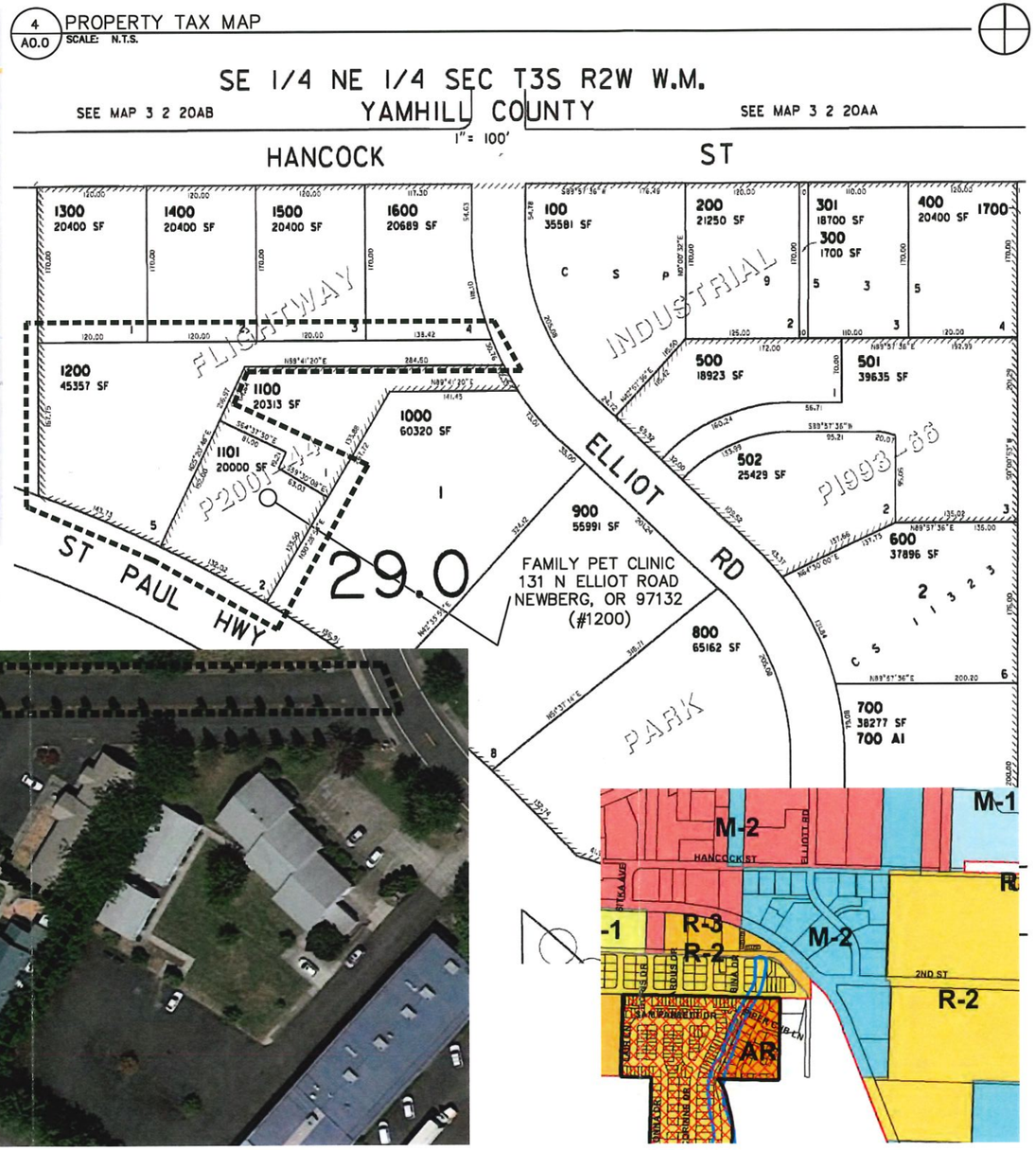
CITY OF NEWBERG LAND-USE DRAWINGS

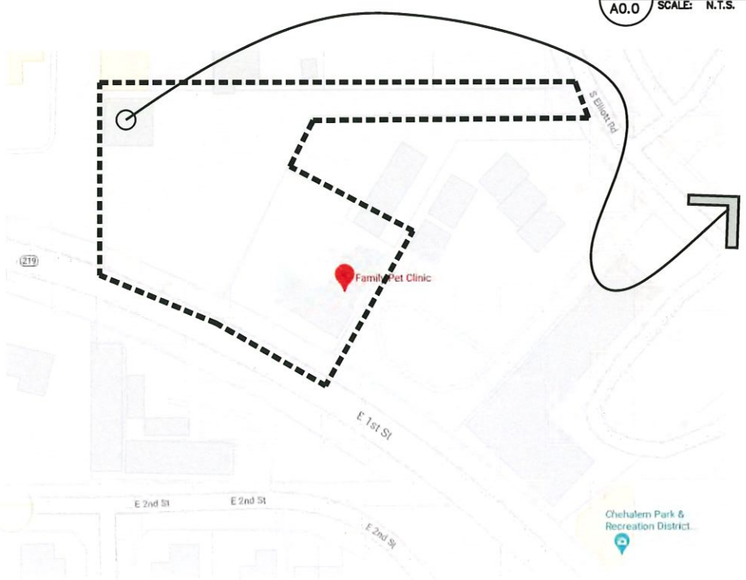
131 NORTH ELLIOTT ROAD
NEWBERG, OR 97132

ENT / CLIENT REP:	PROJECT ARCHITECT:	STRUCTURAL ENGINEER:		DRAWING LIST:
DANIEL MATTHIESEN FAMILY PET CLINIC 131 N ELLIOTT ROAD NEWBERG, OREGON 97132 (503) 554-5533	STEPHEN J GERBER ARCHITECT GERBER ARCHITECT, LLC 9340 SW YOUNGBERG HILL ROAD MCMINNVILLE, OREGON 97128 (503) 459-7737	SCOTT BOWMAN P.E. ANGLE DESIGN 30421 NE HURT ROAD TROUTDALE, OREGON 97060 (503) 766-3213		A.00 COVER SHEET / SITE PLAN A.01 ENLARGED ADJACENT AERIAL A.02 EXISTING SITE PLAN A0.3 PROPOSED SITE PLAN A0.4 ENLARGED PROPOSED SITE PLAN A1.1 EXISTING FLOOR & ROOF PLAN A1.2 PROPOSED FLOOR & ROOF PLAN A1.3 EXTERIOR ELEVATIONS & BUILDING SECTIONS

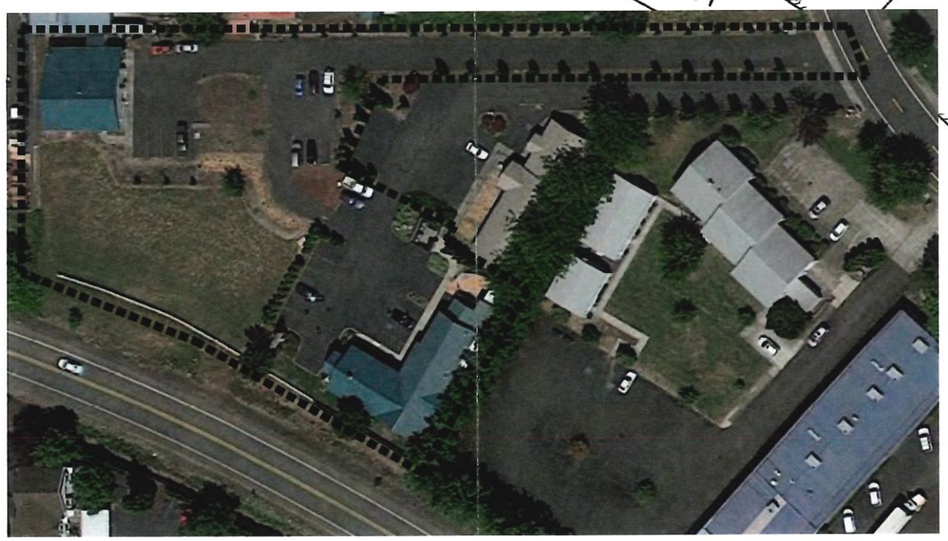


1 A0.0 PROPERTY – VICINITY MAP
SCALE: N.T.S.





2 A0.0 PROPERTY – SITE DIAGRAM
SCALE: N.T.S.



3 A0.0 SITE AERIAL IMAGE
SCALE: N.T.S.

5 A0.0 PARTIAL CoN ZONING MAP
SCALE: N.T.S.

STEPHEN J. GERBER ARCHITECT
McMinnville, Oregon 97128
503 459 7737
www.gerberarch.com

REGISTERED ARCHITECT
STEPHEN J. GERBER
License # 8260
McMINNVILLE, OREGON
STATE OF OREGON

FAMILY PET CLINIC - ADDITIONS
LAND-USE APPLICATIONS
NEWBERG, OREGON 97132
COVER SHEET

Revisions:
Date: Issued For:

Date: APRIL 21, 2022
Issued For:
CoN LU APPLICATION

Job No: GA-2021-C002

1 of 8
A0.0
LAND-USE SET

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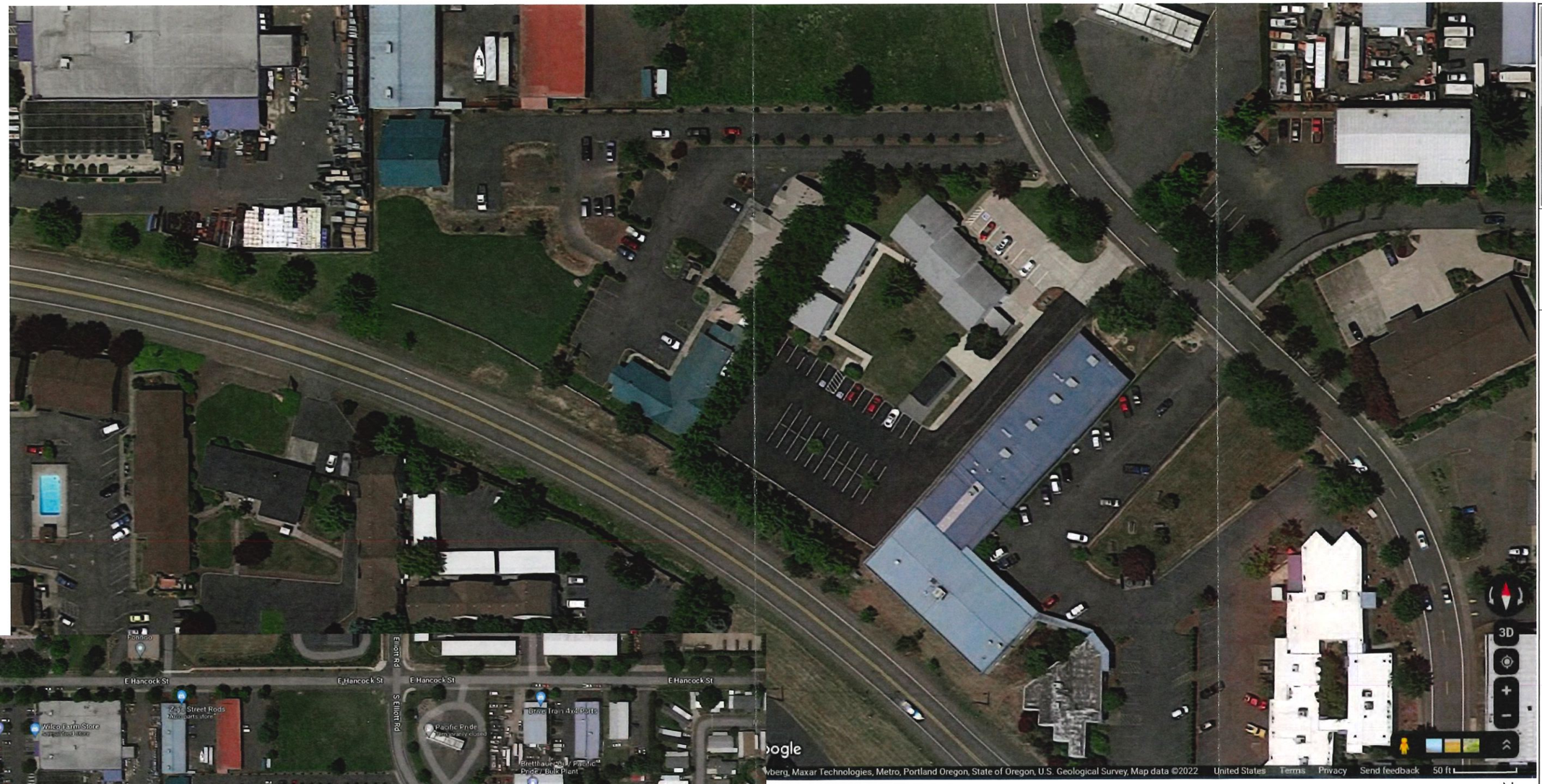
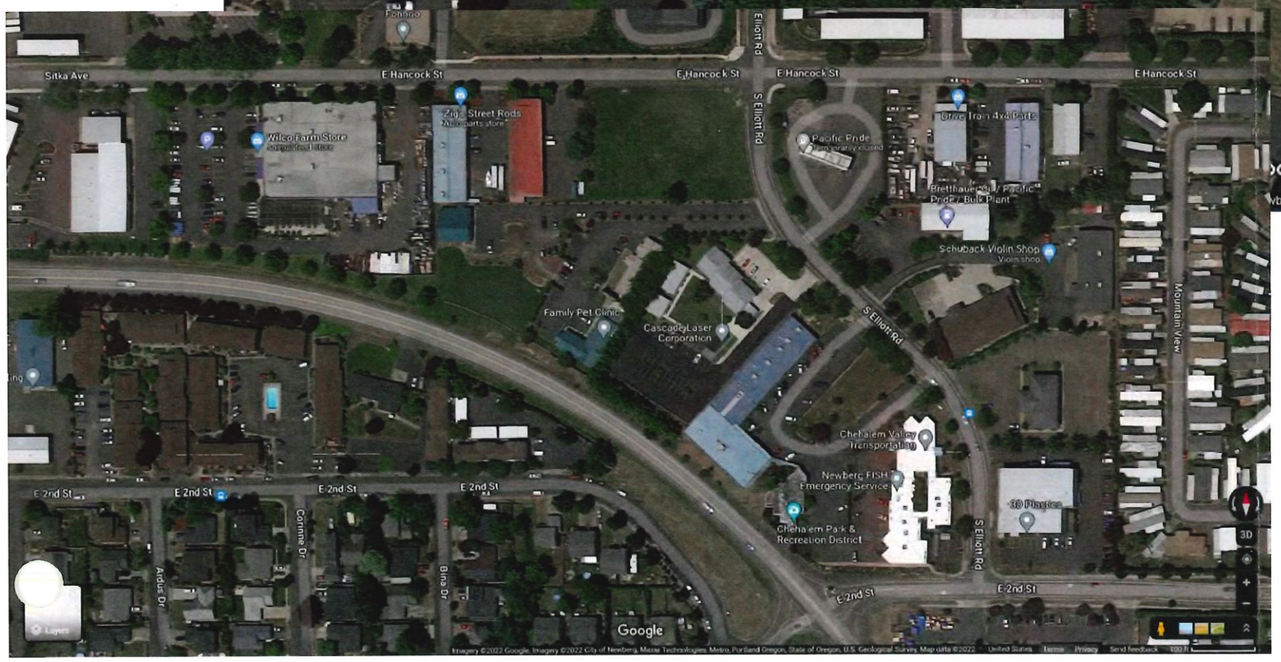


1 A0.1 SCALE: N.T.S.

SITE AND ADJACENT AERIAL IMAGE

N



2 A0.1 SCALE: N.T.S.

SITE AND ADJACENT AERIAL IMAGE W/ BUSINESS AND STREET LABELS

N

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FAMILY PET CLINIC - ADDITIONS

LAND-USE APPLICATIONS

NEWBERG, OREGON 97132

AERIAL IMAGES OF ADJACENT PROPERTIES/USES

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PHASE 1
SITE PLAN

EXISTING
SITE PLAN

PET CLINIC ANNEX

PET CLINIC ANNEX

EXISTING ASPHALT LOT

EXISTING PLANTINGS

EXISTING ASPHALT LOT

(4) OVER-FLOW STAFF PARKING SPACES

EXISTING ASPHALT DRIVEWAY

EXISTING ASPHALT DRIVEWAY

(E)STRIPED PEDESTRIAN PATH

COMMERCIAL BUILDING

(E) GARBAGE & RECYCLING ENCLOSURE

TEL

DRIV

FAMILY PET CLINIC

FAMILY PET CLINIC

EXISTING SWALE TO REMAIN,

(E) STORM WATER DISCHARGE FROM (E)ANNEX DOWN SPOUTS

(E)STORM WATER SWALE INLET

EXISTING LAWN

EXISTING LAWN

STORMWATER PIPING FROM (E) SWALE W/ CLEAN OUT CONNECTED TO STORM WATER MAIN

HIGHWAY RIGHT-OF-WAY STORM DRAINAGE DITCH

ST. PAUL HIGHWAY

(E) SWALE/DRAINAGE DITCH

WVO OWM

1 2 3 4 5 6 7 8 9 10 11 12

N

1 / A0.2 EXISTING OVER-ALL FAMILY PET CLINIC SITE PLAN
SCALE: 1/32" = 1'-0"

FAMILY PET CLINIC ANNEX SITE INFORMATION	
-TOTAL SITE AREA:	45,845 SQ.FT.
-TOTAL LANDSCAPING AREA:	27,751 SQ.FT.
-TOTAL HARDSCAPE AREA:	15,694 SQ.FT.
-BUILDING FOOTPRINT:	2,400 SQ.FT.
% CALCULATIONS	
-BUILDING COVERAGE:	5%
-TOTAL LANDSCAPING AREA:	61%
-TOTAL HARDSCAPE AREA:	34%

FAMILY PET CLINIC SITE INFORMATION	
-TOTAL SITE AREA:	20,000 SQ.FT.
-TOTAL LANDSCAPING AREA:	7,534 SQ.FT.
-TOTAL HARDSCAPE AREA:	8,383 SQ.FT.
-BUILDING FOOTPRINT:	4,083 SQ.FT.
% CALCULATIONS	
-BUILDING COVERAGE:	20%
-TOTAL LANDSCAPING AREA:	38%
-TOTAL HARDSCAPE AREA:	42%
-PARKING: 1 PER 400 SQFT OF PROF. OFFICE 4,083/400= 10.21 10 TOTAL PARKING SPACES REQUIRED	

LEGEND

- SANITARY SEWER MANHOLE
- STORM DRAINAGE MANHOLE
- STORM DRAINAGE CATCH BASIN
- STREET STORM DRAINAGE CATCH BASIN
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- SPRINKLER/HOSE BIB
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL BOX
- BUSINESS SIGN
- ELECTRIC BOX/METER/TRANSFORMER
- POWER POLE
- LIGHT POLE
- RAILROAD SIGNAL POLE
- RAILROAD CROSSING ARM
- RAILROAD SIGNAL BOX
- GUY WIRE
- GAS VALVE
- GAS METER
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- SIGN
- MAIL
- BOLLARD

(TREES VERIFIED BY LANDSCAPE ARCHITECT)

- DECIDUOUS TREE W/ CALIPER IN INCHES
- CONIFER TREE
- WATTLES EROSION CONTROL
- SEDIMENT FENCE EROSION CONTROL
- RAILROAD TRACKS
- UNDERGROUND GAS LINE
- UNDERGROUND STORM DRAINAGE LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND WATER LINE
- OVERHEAD POWER LINE
- UNDERGROUND POWER LINE
- UNDERGROUND TELEPHONE LINE
- CENTERLINE OF RIGHT-OF-WAY
- PROPERTY LINE
- FENCE LINE
- GATE IN FENCE
- STREET LIGHTING / POLE
- SITE LIGHTING ON POLE (WALL MOUNTED ⊙ SIMILAR)
- STREET LIGHTING BOX
- NEW PLANTING AREAS, SIMILAR TO (E)
- EXISTING PLANTING AREAS

NOTE: UNDERGROUND UTILITIES ON-SITE AND W/IN R-O-W(s) ARE APPROXIMATED. SITE VERIFY BY CALLING 811

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FAMILY PET CLINIC - ADDITIONS

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OVER-ALL PHASE 1 SITE PLAN

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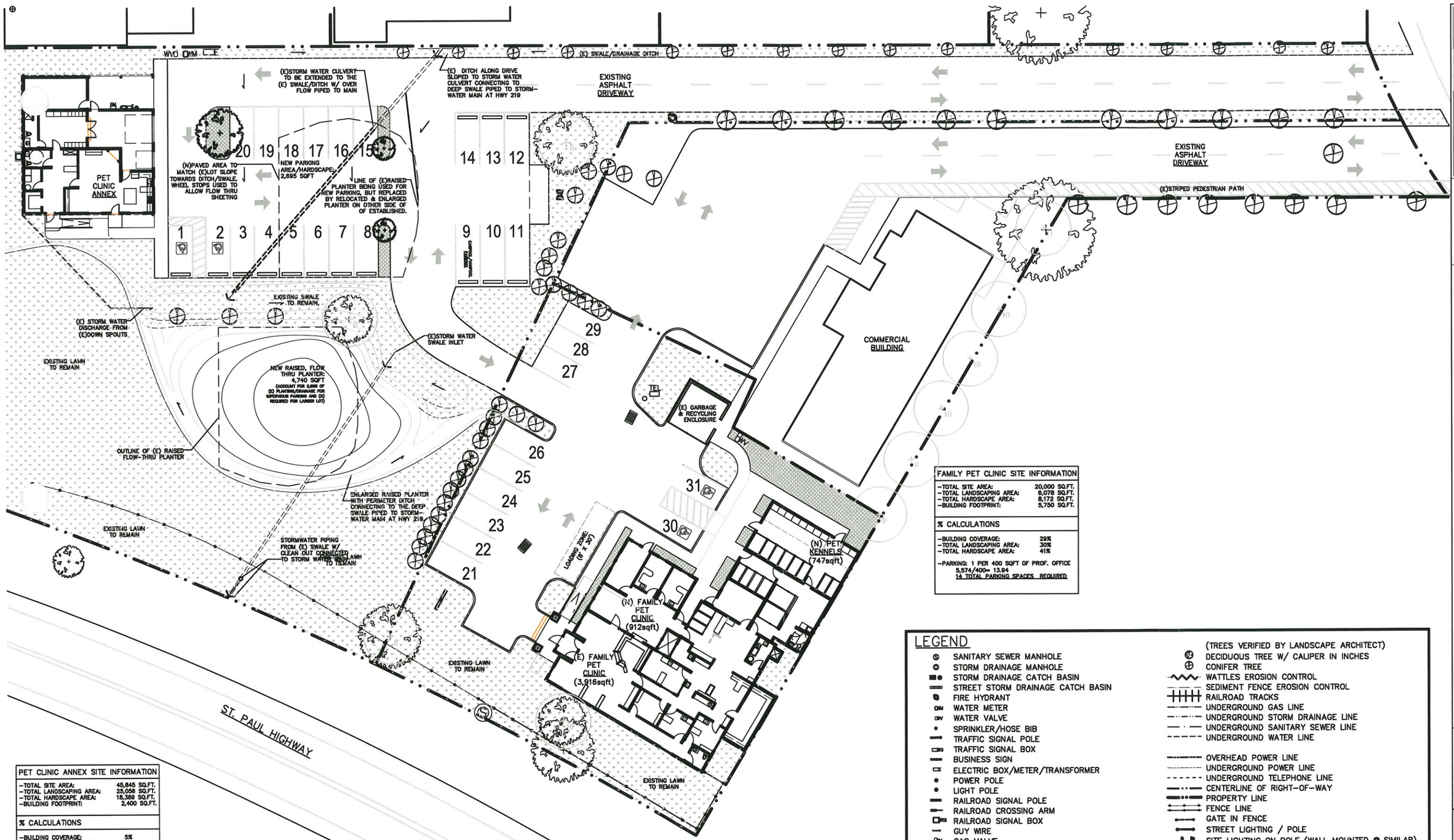

PET CLINIC ANNEX SITE INFORMATION	
-TOTAL SITE AREA:	45,845 SQ.FT.
-TOTAL LANDSCAPING AREA:	25,056 SQ.FT.
-TOTAL HARDSCAPE AREA:	18,389 SQ.FT.
-BUILDING FOOTPRINT:	2,400 SQ.FT.
% CALCULATIONS	
-BUILDING COVERAGE:	5%
-TOTAL LANDSCAPING AREA:	55%
-TOTAL HARDSCAPE AREA:	40%

FAMILY PET CLINIC SITE INFORMATION	
-TOTAL SITE AREA:	20,000 SQ.FT.
-TOTAL LANDSCAPING AREA:	6,078 SQ.FT.
-TOTAL HARDSCAPE AREA:	8,172 SQ.FT.
-BUILDING FOOTPRINT:	5,750 SQ.FT.
% CALCULATIONS	
-BUILDING COVERAGE:	29%
-TOTAL LANDSCAPING AREA:	30%
-TOTAL HARDSCAPE AREA:	41%

-PARKING: 1 PER 400 SQFT OF PROF. OFFICE
5,574/400= 13.94
14 TOTAL PARKING SPACES REQUIRED

LEGEND

- SANITARY SEWER MANHOLE
- STORM DRAINAGE MANHOLE
- STORM DRAINAGE CATCH BASIN
- STREET STORM DRAINAGE CATCH BASIN
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- SPRINKLER/HOSE BIB
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL BOX
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- RAILROAD SIGNAL BOX
- GUY WIRE
- GAS VALVE
- GAS METER
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- SIGN
- MAIL
- BOLLARD

(TREES VERIFIED BY LANDSCAPE ARCHITECT)

- DECIDUOUS TREE W/ CALIPER IN INCHES
- CONIFER TREE
- WATTLES EROSION CONTROL
- SEDIMENT FENCE EROSION CONTROL
- RAILROAD TRACKS
- UNDERGROUND GAS LINE
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- STREET LIGHTING BOX
- NEW PLANTING AREAS, SIMILAR TO (E)
- EXISTING PLANTING AREAS

NOTE: UNDERGROUND UTILITIES ON-SITE AND W/IN R-O-W(s) ARE APPROXIMATED. SITE VERIFY BY CALLING 811

1 / A0.3 OVER-ALL SITE PLAN – PHASE 2, CLINIC EXPANSION
SCALE: 1/16" = 1'-0"

N

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FAMILY PET CLINIC - ADDITIONS
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OVER-ALL PHASE-2 SITE PLAN

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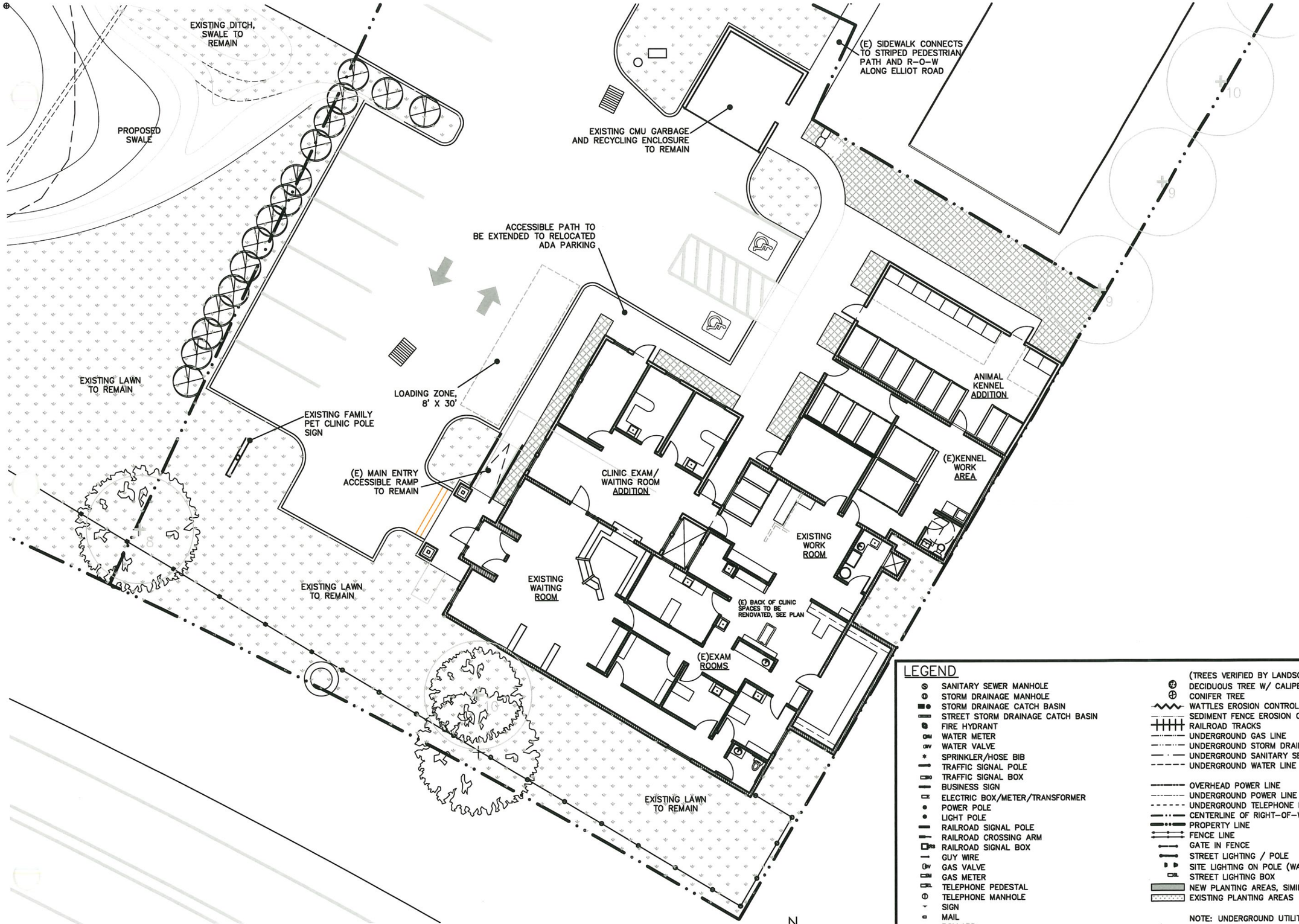

1 A0.4 ENLARGED SITE PLAN AT PHASE 2 CLINIC EXPANSION
SCALE: 1/8" = 1'-0"

LEGEND

- SANITARY SEWER MANHOLE
- STORM DRAINAGE MANHOLE
- STORM DRAINAGE CATCH BASIN
- STREET STORM DRAINAGE CATCH BASIN
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- SPRINKLER/HOSE BIB
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL BOX
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- GAS METER
- TELEPHONE PEDESTAL
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- SIGN
- MAIL
- BOLLARD

(TREES VERIFIED BY LANDSCAPE ARCHITECT)

- DECIDUOUS TREE W/ CALIPER IN INCHES
- CONIFER TREE
- WATTLES EROSION CONTROL
- SEDIMENT FENCE EROSION CONTROL
- RAILROAD TRACKS
- UNDERGROUND GAS LINE
- UNDERGROUND STORM DRAINAGE LINE
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- UNDERGROUND POWER LINE
- UNDERGROUND TELEPHONE LINE
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- SITE LIGHTING ON POLE (WALL MOUNTED & SIMILAR)
- STREET LIGHTING BOX
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- EXISTING PLANTING AREAS

NOTE: UNDERGROUND UTILITIES ON-SITE AND W/IN R-O-W(s) ARE APPROXIMATED. SITE VERIFY BY CALLING 811

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FAMILY PET CLINIC - ADDITIONS

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ENLARGED PHASE-2 SITE PLAN

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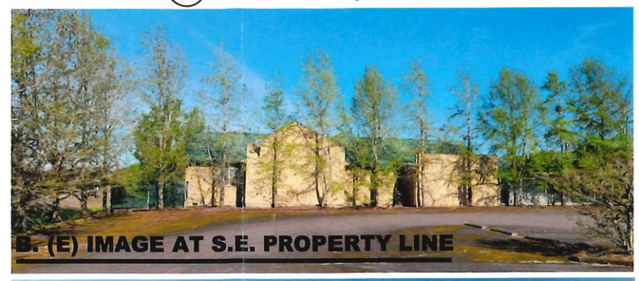
2 A1.1 EXISTING ROOF PLAN
SCALE: 3/32" = 1'-0"

1 A1.1 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"



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FAMILY PET CLINIC - ADDITIONS

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EXISTING FLOOR & ROOF PLANS

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RADIOLOGY
WASHER
DRYER
CIRCULATION/ WORK ROOM-2
4'-10½"
SMALL KENNELS
CANINE WARD
KENNEL
HALL-3
UTILITY CLOSET
DOCTORS OFFICE
LUNCH ROOM LOUNGE
EXAM ROOM-1
UNI-SEX TOILET ROOM
37'-4"
WET TREATEMENT AREA
CIRCULATION/ WORK ROOM-1
PHARMACY
ISOLATION KENNELS
SURGERY
EXAM ROOM-2
ISOLATION RUNS
EXAM ROOM-6
PRIVATE HALL-1
PUBLIC HALL
FELINE WARD
EXAM ROOM-3
CONT. TROUGH DRAIN SLOPED TO CENTERED FLOOR DRAIN
4'-0"
EMERGENCY EGRESS DOOR, TO COMPLY WITH PATH OF TRAVEL DISTANCE
5'-0"
PRIVATE HALL-2
LIGHT WELL
9'-6"
31'-10"
76'-0"
66'-6"
4 A1.3
20'-0"
18'-6"
8
7
E
D
C
B
A
EXAM ROOM-4
CAT RECEPTION
RECEPTION
KIDS AREA
10'-2"
29'-8"
9'-8½"
EXAM ROOM-5
1'-0" REQUIRED FOR PUSH SIDE(ADA)
1'-6" REQUIRED FOR 18" PULL SIDE (ADA)
LOBBY
34'-8"
1 A1.3
9'-9 1/2"
COMFORT ROOM
CAT WAITING
RETAIL DISPLAY
DOG WAITING
VESTIBULE
18'-10"
11'-0"
4 A1.3
3 A1.3
2 A1.3
6'-0"
23'-10"
29'-10"
30'-1"
6
5
4
3
2
1

2 A1.2 FLOOR PLAN SCALE: 1/4" = 1'-0"

1 A1.2 FLOOR PLAN SCALE: 1/4" = 1'-0"

N

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FAMILY PET CLINIC - ADDITIONS

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PROPOSED FLOOR & ROOF PLAN

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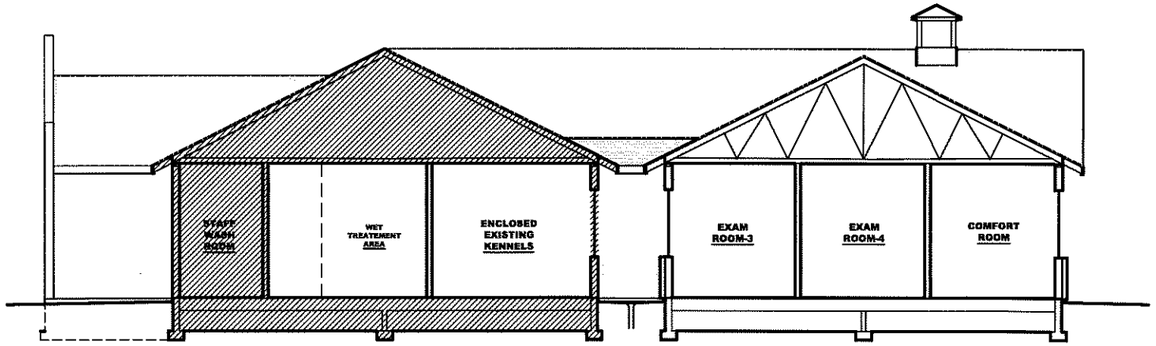
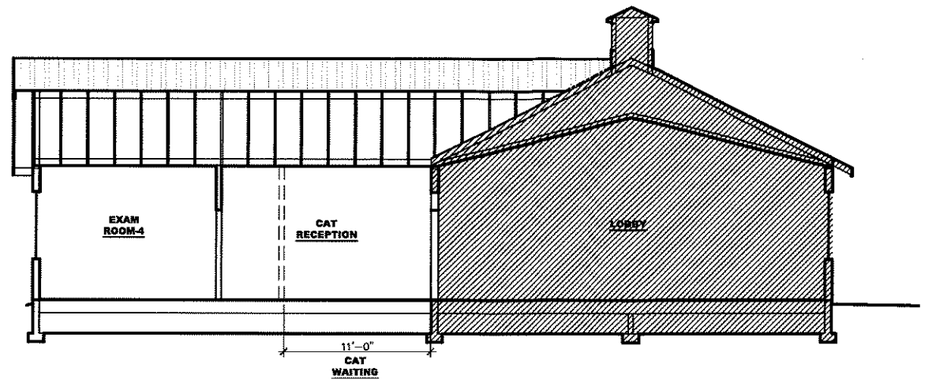
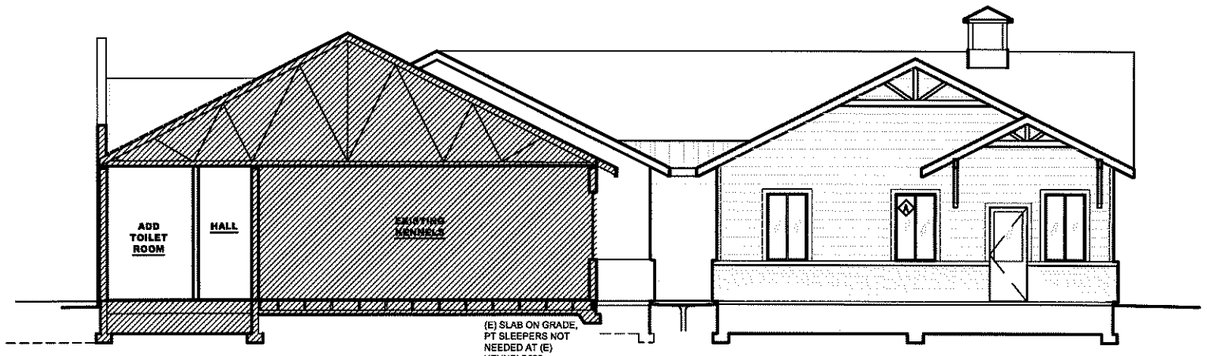
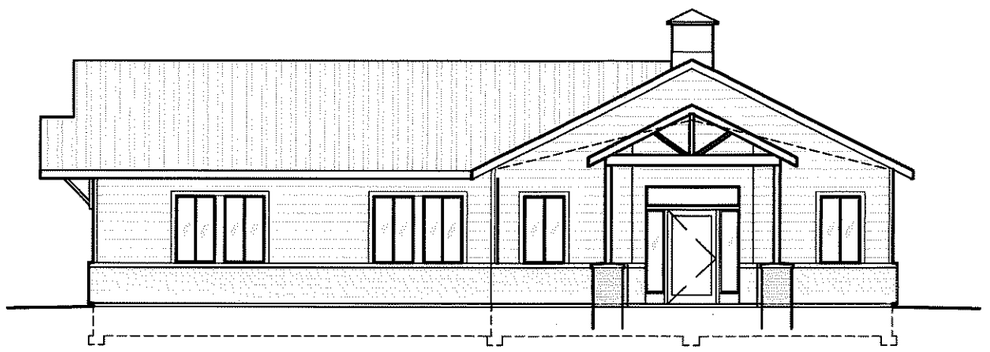


3 A1.3 BUILDING SECTION @ (E) CLINIC AND (N) CLINIC ADDITION
SCALE: 3/16" = 1'-0"



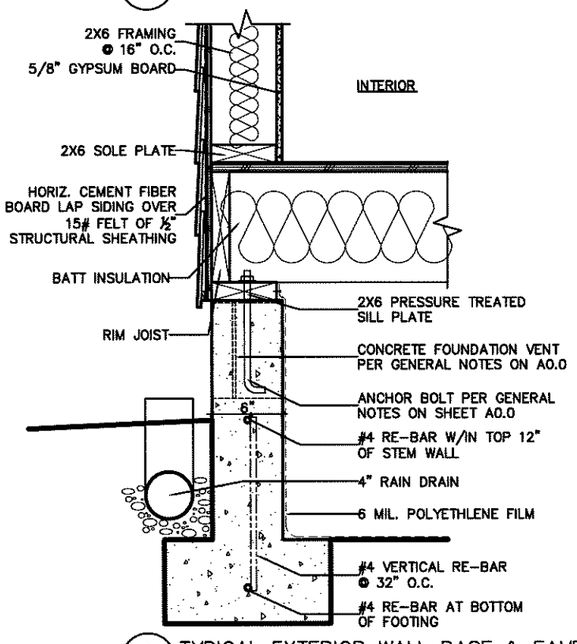
1 A1.3 BUILDING SECTION @ (E) LOBBY AND (N) ADDITION
SCALE: 3/16" = 1'-0"

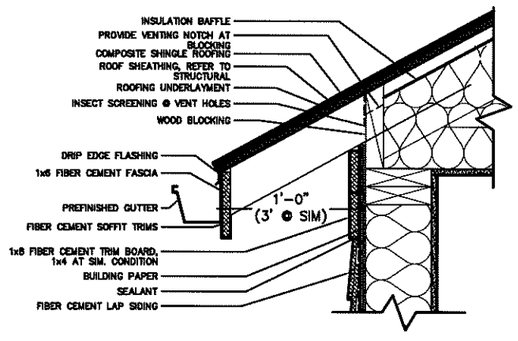




4 A1.3 NORTH-EAST EXTERIOR ELEVATION AND SECTION @ (N) ADDITIONS
SCALE: 3/16" = 1'-0"

2 A1.3 NORTH-WEST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"





5 A1.3 TYPICAL EXTERIOR WALL BASE & EAVE DETAILS
SCALE: 1 1/2" = 1'-0"

ELEVATION GENERAL NOTES
1. REFER TO FLOOR PLAN FOR WINDOW TYPE SCHEDULE AND REQUIREMENTS FOR WINDOW GLAZING TO BE TEMPERED.
2. CORNER BOARDS FOR LAP SIDING ARE TO B 1x6 FIBER CEMENT TRIM BOARDS PAINTED WHITE, UNLESS DETAILED OTHERWISE.
3. VERTICAL DIVIDER BOARD BETWEEN ADDITIONS TO BE 1X4 FIBER BOARD BUTT TOGETHER WITH 1/4" GAP.
4. WINDOW TRIMS FOR WINDOWS WITHIN LAP SIDING ARE TO BE 1x6 AT HEAD AND 1X4 AT JAMB AND SILL FIBER CEMENT TRIM BOARDS PAINTED WHITE.
5. ALL RAKE AND EAVE TRIMS ARE FIBER CEMENT TRIM BOARD PAINTED WHITE.
6. ALL GUTTERS AND DOWN SPOUTS ARE TO BE PREFINISHED WHITE. REFER TO ELEVATIONS FOR LOCATIONS.
7. METAL STANDING SEAM COLOR TO MATCH THE EXISTING COLOR.
8. EXTERIOR WALL BASE AND WINDOW SILL TO BE SINGLE WYTHE CLAY BRICK TO MATCH EXISTING.
9. PLUMBING VENT LOCATIONS NOT SHOWN, SITE VERIFY/TBD
10. WINDOW TAG, ⟨2⟩ SEE WINDOW SCHEDULE SHEET A6.1.

ELEVATION LEGEND	
	FIBER CEMENT HORIZONTAL LAP SIDING, EXPOSURE TO MATCH AND ALIGN WITH EXISTING
	STANDING SEAM METAL ROOF PROFILE AND COLOR TO MATCH EXISTING.
	FOOTINGS SHOWN DASHED, REFER TO STRUCTURAL
	DOWNSPOUT, SHOWN DASHED
	SINGLE WYTHE BRICK BASE AND SILLS TO MATCH EXISTING
⊠	EXTERIOR WALL SCONCE, RATED FOR MOISTURE EXPOSURE.
	CORNER BOARDS, WINDOW, DOOR, EAVE, RAKE, & MISC. TRIMS TO BE FIBER CEMENT BOARDS THAT VARY IN SIZE 1X & 5/4X4, 6, 8, 10, 12 SEE GENERAL NOTES

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FAMILY PET CLINIC - ADDITIONS

LAND-USE APPLICATIONS

NEWBERG, OREGON 97132

EXTERIOR ELEVATIONS / BUILDING SECTIONS

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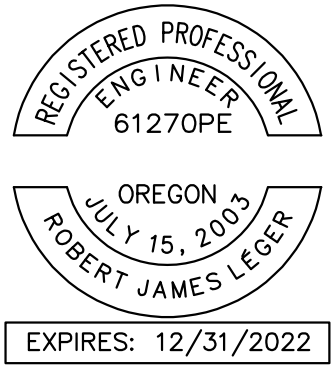
Stormwater Calculations

Family Pet Clinic

Newberg, OR



DCI Job Number 22032-0016

June 2022

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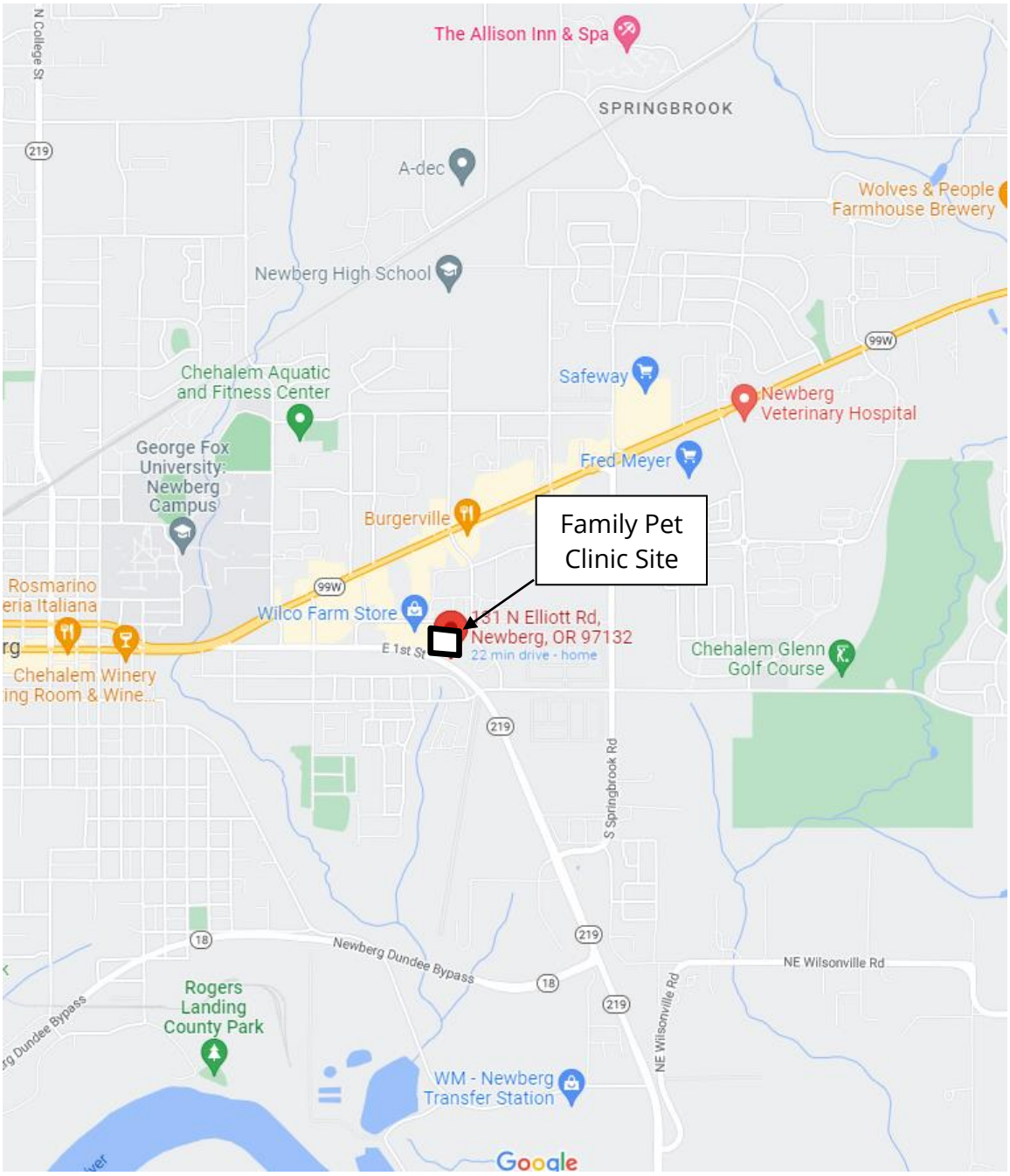
Section I: Site Background Information

Section I-1
Vicinity Map



Section I-2: Project Information

The family pet clinic site is located in Newberg, Oregon and borders S Elliott Road to the east, Hillsboro-Silverton Highway to the south, and private development to the north and west. This preliminary report contains information for the private onsite stormwater quality and quantity control systems.

The existing site conditions contain three buildings, parking areas, a stormwater swale, and scattered trees. Most of the improvements are remaining or being renovated, including items such as the parking areas and stormwater facilities. The internal building areas are being upgraded, and the building footprint will be expanded by approximately 1,680 sf. The existing stormwater discharge is to the ODOT ROW and will remain this way for the developed conditions. The impervious areas on site are remaining relatively close in quantity, due to the parking fields being reconfigured and being replaced in-kind.

It is assumed that the entire impervious area will be captured and discharged to the stormwater facilities in the southwest corner of the property. The existing swale is designed to remain for treatment and settling and a new extended dry detention basin will be added for storage and additional water quality treatment.

The stormwater facilities for the site is designed to meet Newberg stormwater requirements, as well as meeting the ODOT Hydraulics Manual due to discharge to ODOT ROW.

Section I-3: Stormwater Narrative

The proposed site is designed to provide a stormwater swale and stormwater extended dry detention basin for stormwater water quality and quantity. For detention, the full property pre- and post-development conditions have been used for the analysis. The developed site contains buildings, parking areas, sidewalks, landscaping, and stormwater facilities. Some water quality and pre-treatment is provided in the existing stormwater swale that will be remain. Further water quality and quantity is designed within the extended dry detention basin.

Site Area

Stormwater runoff from the proposed site is designed to be captured and discharged to the southwest corner for stormwater treatment and detention, prior to release into the ODOT right of way. Stormwater runoff from the building is designed to be captured by roof drains and parking areas are designed to capture stormwater runoff using catch basins or curb inlets. The stormwater facilities are designed to be unlined with drainage rock to allow infiltration into the native soils. The existing soil is rated as C/D by the USGS Soil Survey, so infiltration rates will likely be low.

The existing swale is to remain and serve as a pre-treatment facility, while also assisting with treating the runoff for water quality. The existing swale will be inspected for adequate vegetation coverage and neglected areas will be brought up to design standard quality. A new extended dry detention basin is proposed to be connected after the swale for detention and water quality treatment. The extended dry detention basin will be vegetated and provide an opportunity for infiltration to native soils through 18” of filtration soil media. In the preliminary design calculations, an approximate depth of three to four feet of depth will be proposed for the facility.

A control structure will be provided in the extended dry detention facility for releasing runoff at rates that match the existing rates, prior to redevelopment. The post-developed rates are designed to match the annual rates of the ½ of the 2-year, the 2-year, the 10-year, and the 25-year. In addition, due to the site discharging to ODOT right of way, the control manhole will release rates that match the 50-year existing flows as well. The control manhole is designed with a single weir wall inside. The weir wall is designed with several orifices for the annual storm event releases. The peak overflow at the wall is designed for the 50-year storm event.

Conveyance

The stormwater pipes onsite have been designed to convey the 50-year peak storm event and have a cleaning flow rate of 3 feet per second.

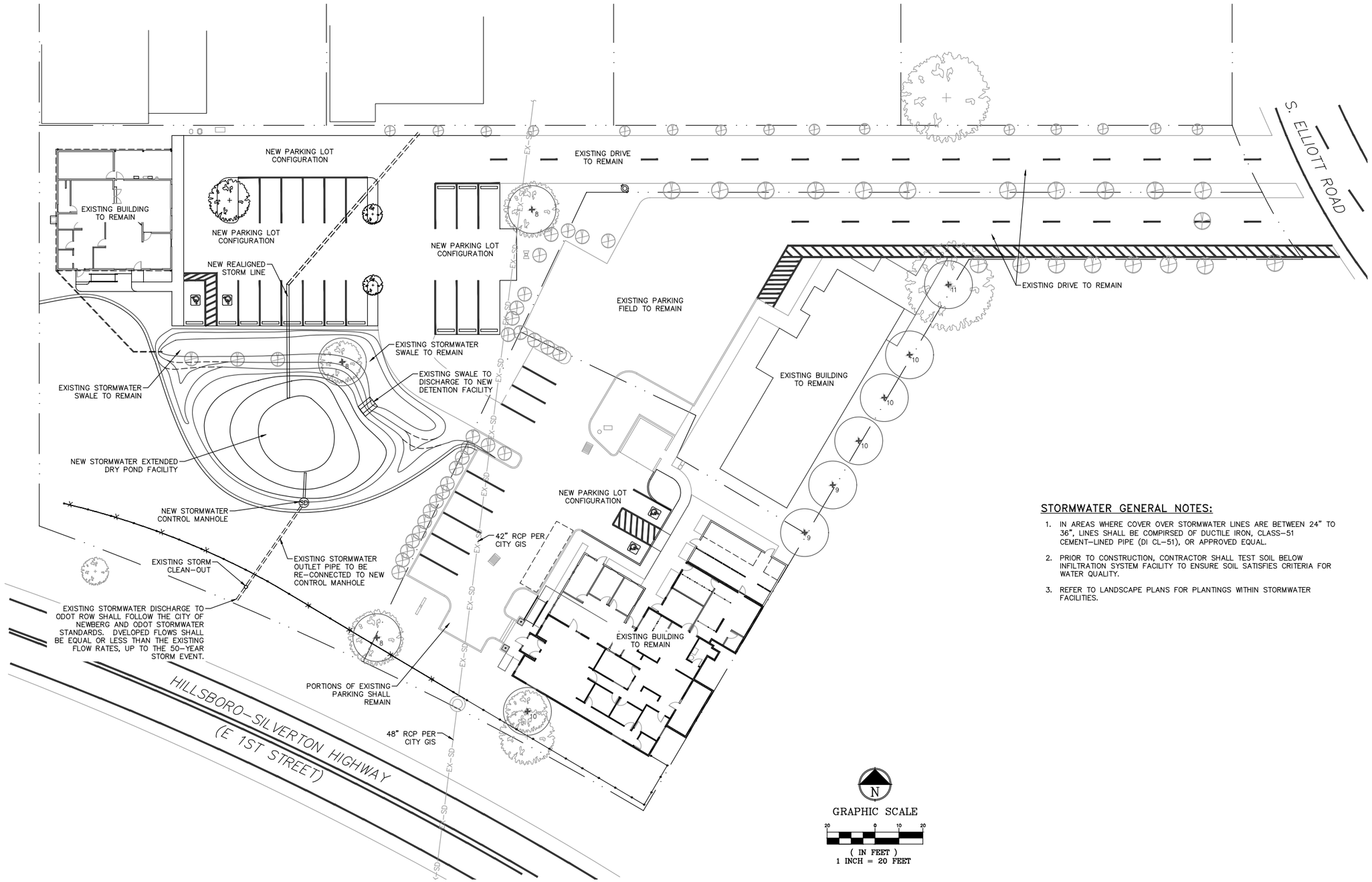
Stormwater Quality Control

The preliminary water quality volumes and flowrates for the facilities have been calculated and are in Section II-2 of this report. The Newberg water quality event is 1.0”/24 hr over the new impervious areas. The extended dry detention pond is designed to have a water quality drawdown period of 48 hours. The engineered topsoil media mix uses a design rate of 2.0 inches/hour. The swale is also intended to be used for water quality treatment and infiltration and will utilize the existing soils and vegetation.

Stormwater Quantity Control (Detention)

The extended dry detention pond is designed to detain water at flow rates that are restricted to existing conditions. Soils on the site are not ideal for full infiltration, so stormwater controls are designed to release runoff into the public system at controlled peak rates, mentioned previously.

For detention design, the existing conditions for the site were calculated from sheet flow using the longest Tc (less than 300’ in length, see exhibit), and have a time of concentration of approximately 5 minutes. The developed conditions of the site were designed with a time of concentration of 5 minutes.



N

GRAPHIC SCALE

20 0 10 20

(IN FEET)

1 INCH = 20 FEET

STORMWATER GENERAL NOTES:

1. IN AREAS WHERE COVER OVER STORMWATER LINES ARE BETWEEN 24" TO 36", LINES SHALL BE COMPIRSED OF DUCTILE IRON, CLASS-51 CEMENT-LINED PIPE (DI CL-51), OR APPROVED EQUAL.
2. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL TEST SOIL BELOW INFILTRATION SYSTEM FACILITY TO ENSURE SOIL SATISFIES CRITERIA FOR WATER QUALITY.
3. REFER TO LANDSCAPE PLANS FOR PLANTINGS WITHIN STORMWATER FACILITIES.

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61270PE
OREGON
JULY 15, 2003
ROBERT JAMES LEGER
EXPIRES: 12/31/2022

FAMILY PET CLINIC - ADDITIONS
LAND-USE APPLICATIONS
NEWBERG, OREGON 97132

STORMWATER PLAN

Revisions:
Date: Issued For:

Date: APRIL 21, 2022
Issued For:
CoN LU APPLICATION

Job No: 22032-0016

1 OF 2
C1.0
LAND-USE SET

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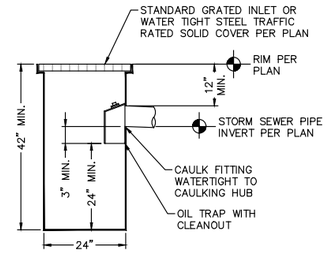
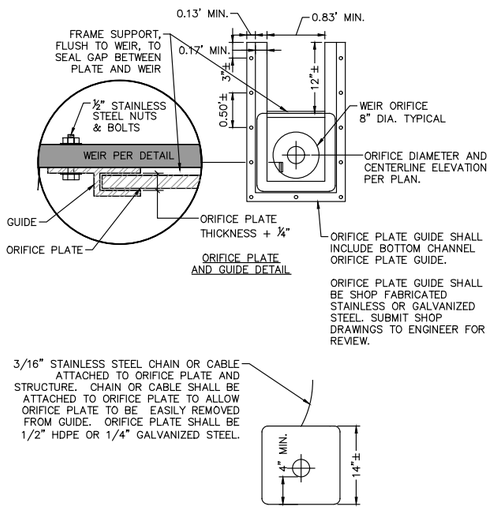


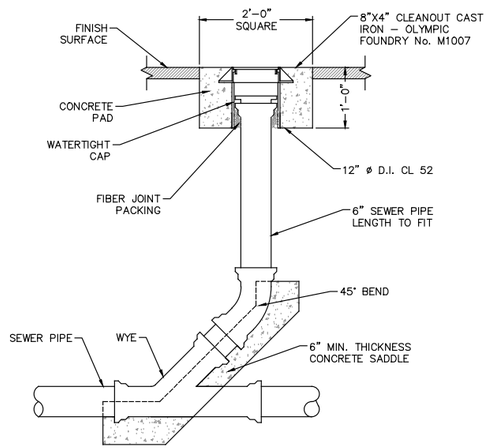
NOTES

1. CATCH BASIN TO BE CONSTRUCTED OF 10 GAUGE (MINIMUM) STEEL WITH ALL JOINTS WELDED.
2. STEEL OIL TRAP CLEANOUT TO BE PLUGGED OR HINGED ACCESS.
3. CAULK PIPE TO CAULKING HUB.
4. SET CATCH BASIN ON 6" THICK COMPACTED CRUSHED ROCK BASE.
5. BACKFILL AROUND CATCH BASIN WITH COMPACTED CRUSHED ROCK.

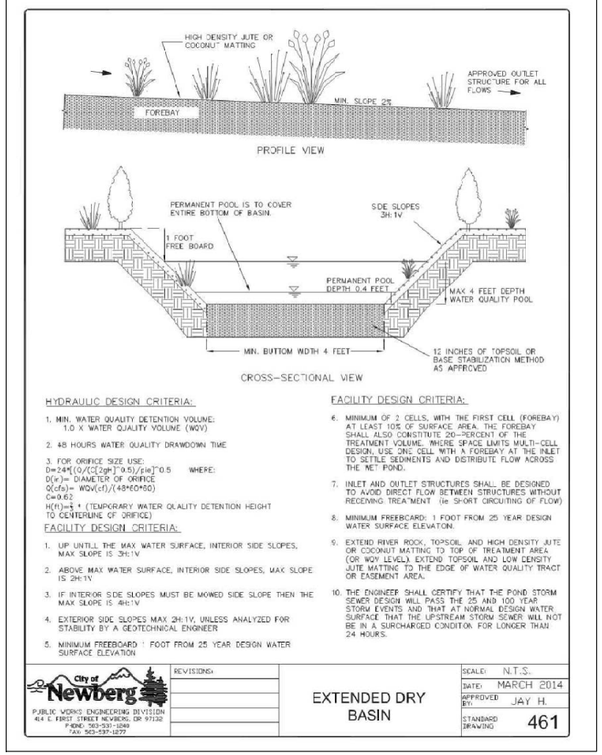
CATCH BASIN — 1 / C3.0
SCALE: N.T.S.



CONTROL MANHOLE – ORIFICE PLATE DETAIL — 3 / C3.0
SCALE: N.T.S.



CLEANOUT — 2 / C3.0
SCALE: N.T.S.



FAMILY PET CLINIC - ADDITIONS

LAND-USE APPLICATIONS

NEWBERG, OREGON 97132

EXTERIOR ELEVATIONS / BUILDING SECTIONS

Revisions:

Date: Issued For:

Date: APRIL 21, 2022

Issued For:

CoN LU APPLICATION

Job No: 22032-0016

2 OF 2

C2.0

LAND-USE SET

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Section II: Onsite Stormwater Design Information

Section II-1
Detention Flow Rate Summary

For the total site:

Annual Storm Event (years)	Total Precipitation Depth (in)	Pre-Developed Flow Rate (cfs)	Post-Developed Flow Rate (cfs)	Does the post-developed flow rate exceed the pre-developed flow rate?
50% of 2-year	1.25	0.05	0.03	No
2	2.50	0.29	0.20	No
10	3.50	0.53	0.42	No
25	4.00	0.66	0.54	No
50	4.20	0.71	0.58	No

Based on preliminary area values, detention requirements are designed to be met.

The 50-year storm event is listed for the ODOT requirements for discharging to their right-of-way.

Job Name: Family Pet Clinic
Job No.: 22032-0016
Date: June 2022

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Water Quality Calculations

Based on the CWS December 2019 Design and Construction Standards

Site Area: 20,789 sf (Impervious surface area)

Water Quality Volume (V_{wq}):

V_{wq} = Impervious Area • 1.00"

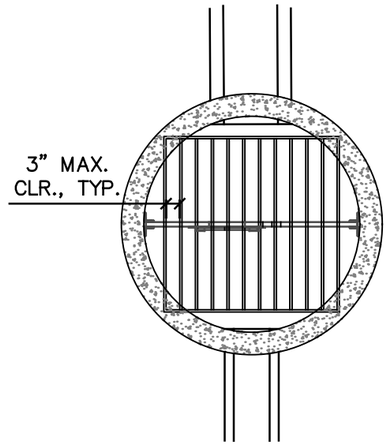
V_{wq} = 20,789 sf • 1.00 in • 1/12 ft/in

V_{wq} = 1,732 cf

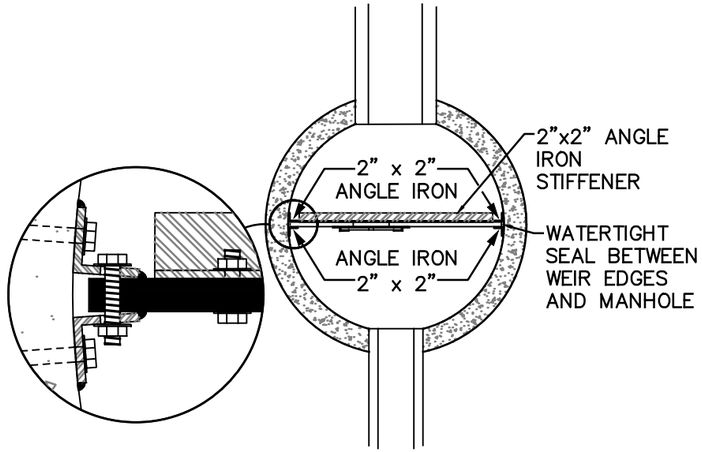
Water Quality Flowrate (Q_{wq}):

Q_{wq} = V_{wq} / Time Time = 48 hours

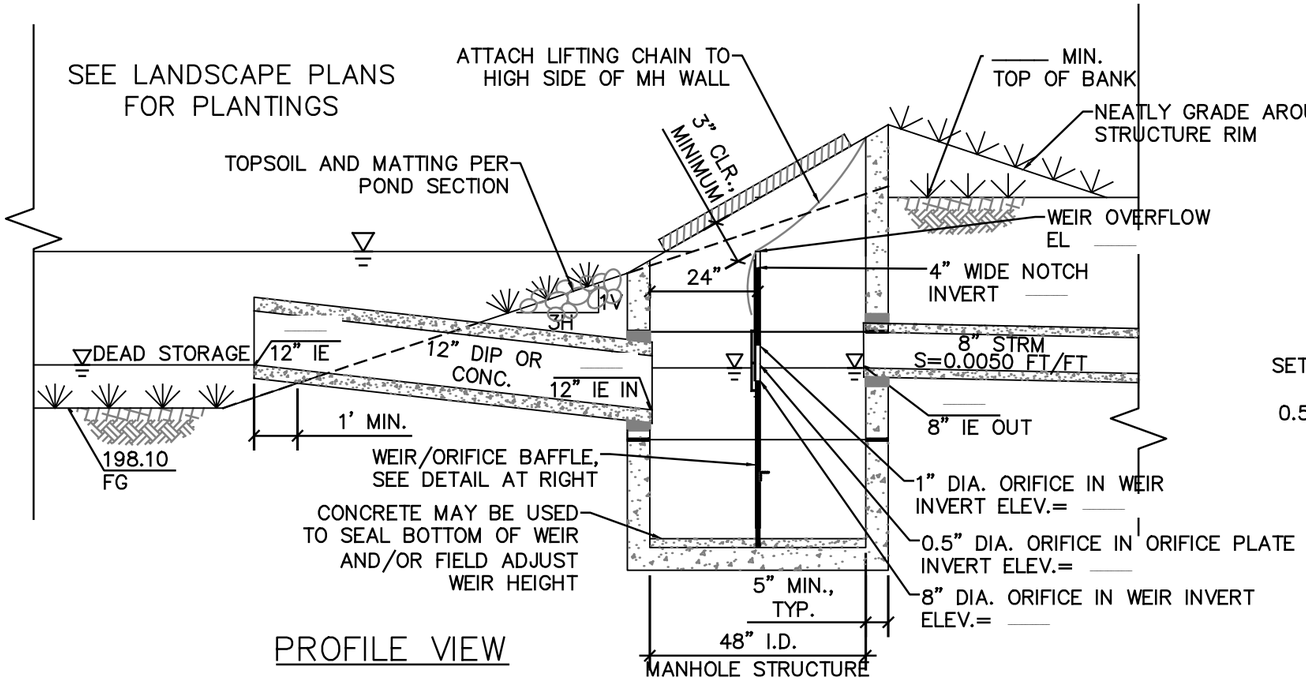
Q_{wq} = 0.010 cfs



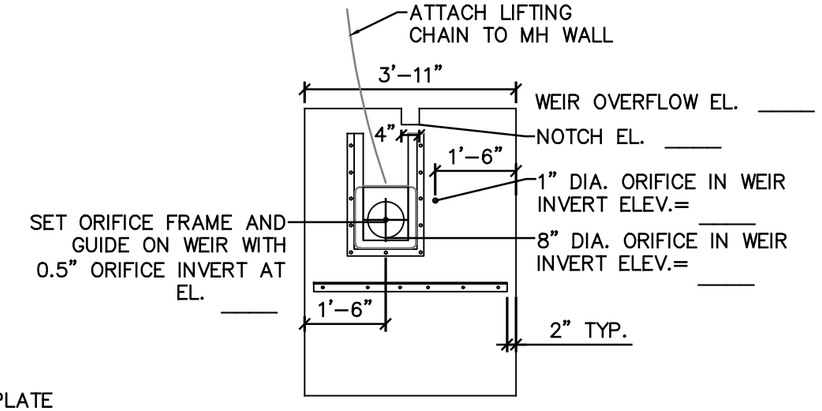
PLAN VIEW OF CONTROL
STRUCTURE M.H. GRATE



PLAN VIEW OF CONTROL
STRUCTURE M.H. WEIR



PROFILE VIEW



WEIR DETAIL

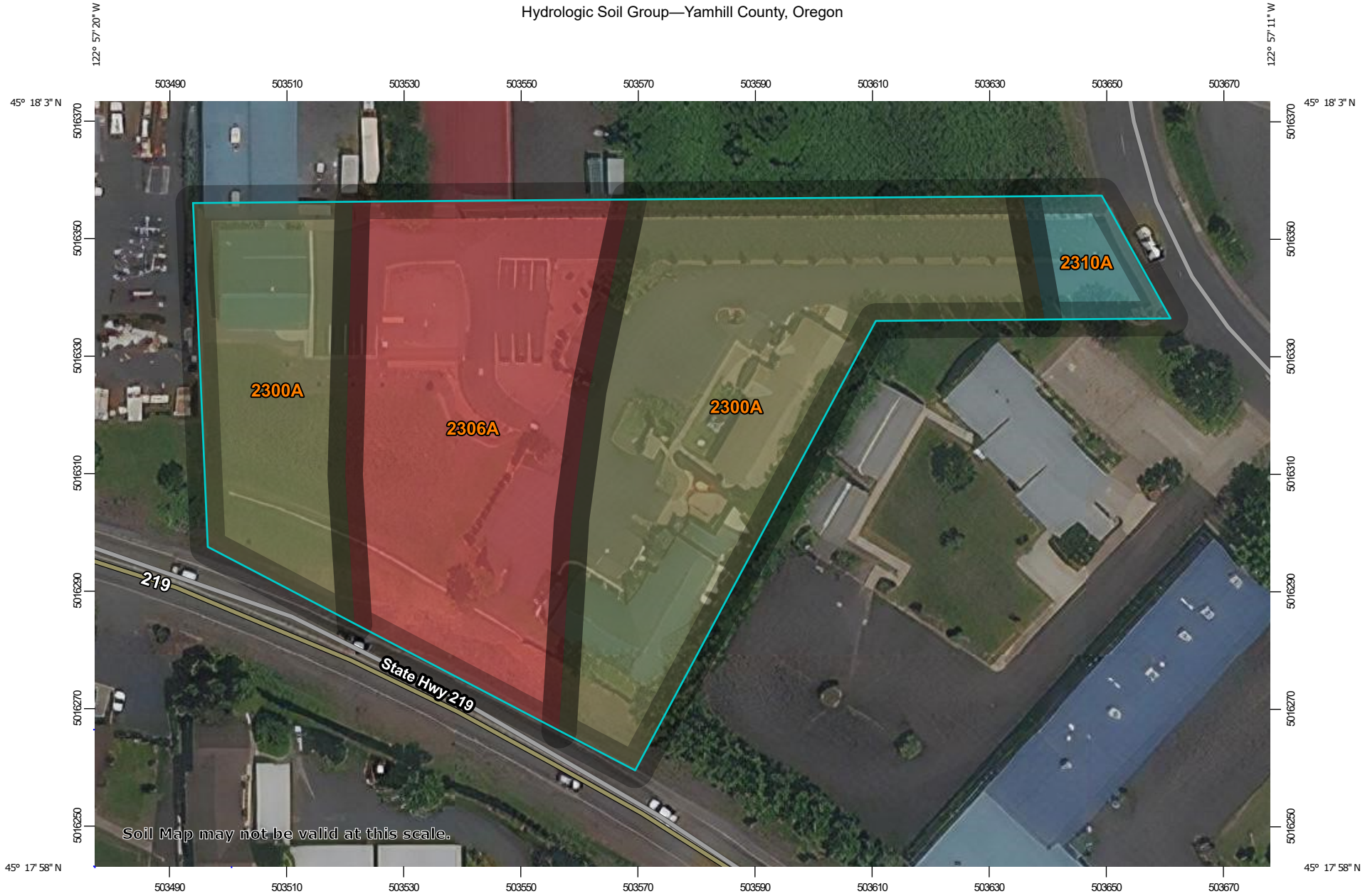
WEIR SHALL BE 1" SOLID WALL HDPE. ANCHOR WEIR TO STAINLESS STEEL (SS) 2" x 2" ANGLE IRON EVERY 12" MAXIMUM WITH SS HARDWARE (BOTH SIDES). CREATE WATER TIGHT SEAL ALONG ALL EDGES AFTER INSTALLATION.

SEE ORIFICE PLATE AND GUIDE DETAIL.

INSTALL AN SS ANGLE IRON STIFFENER ON BACK OF WEIR (3'-7"), CENTERED AND ANCHORED TO WEIR, WITH SS HARDWARE AT 6 POINTS. SPACE OR COUNTERSINK HARDWARE TO NOT INTERFERE WITH ORIFICE PLATE EXTRACTION.

SECTION II-4
STORMWATER CONTROL STRUCTURE DETAIL

Appendix



Map Scale: 1:918 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 10 20 40 60

Feet: 0 40 80 160 240

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Lines

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Points

A

A/D

B

B/D

C

C/D

D

Not rated or not available

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 10, Oct 27, 2021

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.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
2300A	Aloha silt loam, 0 to 3 percent slopes	C/D	1.4	59.9%
2306A	Dayton silt loam, 0 to 2 percent slopes	D	0.8	36.1%
2310A	Woodburn silt loam, 0 to 3 percent slopes	C	0.1	4.0%
Totals for Area of Interest			**2.3**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

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.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Table 2-2a Runoff curve numbers for urban areas [1/]

Cover description: Cover type and hydrologic condition	Average percent impervious area [2/]	Curve numbers for hydrologic soil group: A	B	C	D
Fully developed urban areas (vegetation established)					
Open space (lawns, parks, golf courses, cemeteries, etc.) [3/]:					
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) [4/]		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
Developing urban areas					
Newly graded areas (pervious areas only, no vegetation) [5/]		77	86	91	94
Idle lands (CN's are determined using cover types similar to those in table 2-2c).					

[1] Average runoff condition, and $I_a = 0.2S$.

[2] 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.

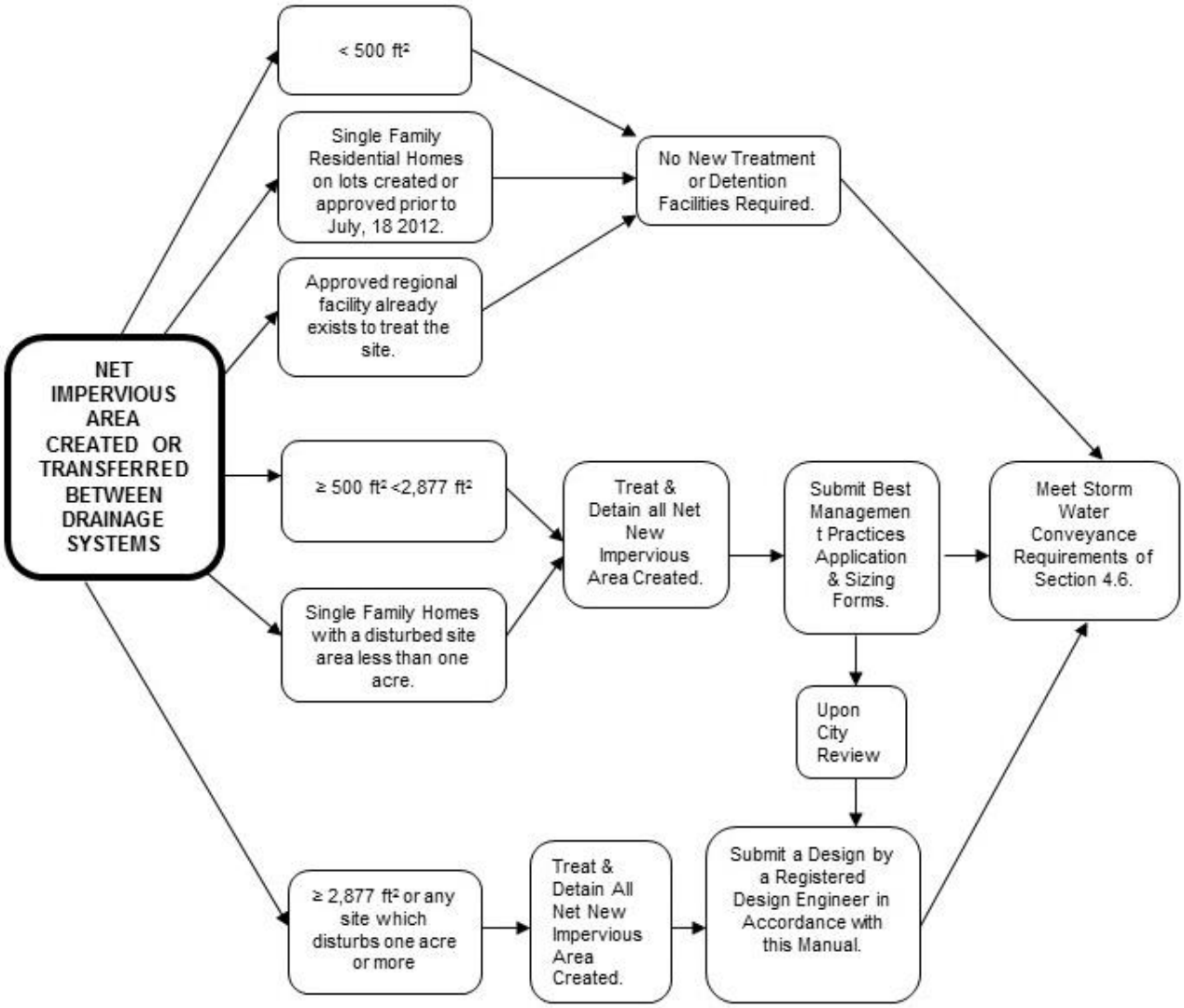
[3] CN's shown are equivalent to those of pasture. Composite CN's may be computed for other combinations of open space cover type.

[4] 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.

[5] 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.

4.6 Water Quantity and Quality Facilities

Figure 4.4 Storm water Quality & Quantity Design Flow Chart



4.6.1 Impervious Surface Area

I. For all sites, the threshold and approach for the design of water quality and quantity facilities shall be based on Figure 4-4 (above).

II. For single family and duplex residential subdivisions, stormwater quality and quality facilities shall be sized for all net impervious area created by the subdivision. For design purposed, the impervious area on an individual single family lot may be estimated at the rate of 2877-square feet of impervious surface area per dwelling unit. If design approach for the subdivision included private LIDA facilities on individual lots, actual impervious area shall be used at the time of the building permit. Concept facility design shall be shown on the subdivision plan.

III. Except as noted in Section (I) above, for all developments other than single family and duplex, including row houses and condominiums, the sizing of stormwater quality facilities shall be based on the net impervious area created by the development, including structures, roads, and other impervious areas. Impervious areas shall be determined based upon building

Table 4.2 Rainfall Depths

24 Hour Rainfall Depths Newberg, Oregon	
Recurrence Interval (years)	**Total Precipitation Depth (inches)**
2	2.5
5	3.0
10	3.5
25	4.0
50	4.2
100	4.5

4.5.2 Computational Methods for Runoff Calculations

Design of conveyance systems shall be based on full build-out of the upstream basin based upon the most recent approved City comprehensive Land Use Plan and realistic estimates of development densities in areas included in recent additions to the Urban Growth Boundary.

Unless an alternative method is approved by the City in writing, calculation of storm runoff used for conveyance design shall be based on one of the following methods with the limitations on use of each listed. A maximum overland distance for sheet flow used in calculations shall be 100 feet.

4.5.3 Rational Method

The rational method is allowed with the following limitations:

I. Drainage sub-basin area cannot exceed 1 acre for a single calculation without approval from the City.
II. The time of concentration shall be a minimum of five minutes.
III. The calculation methodology shall conform to the procedures outlined in Chapter 7 and Appendix A & F of the 2011 Oregon Department of Transportation (ODOT) Hydraulics Manual. The City of Newberg Intensity, Duration, and Frequency (IDF) recurrence interval curves to be used in the calculations shall be ODOT Zone 7.

4.5.4 Santa Barbara Urban Hydrograph (SBUH)

SBUH methods shall be based on the following information:

I. The rainfall distribution to be used within the City is the design storm of 24-hour duration based on the standard NRCS Type 1A rainfall distribution using the chart included herein.
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.

4.5.5 TR-55

The TR-55 method developed by NRCS when used for runoff calculations shall be based on the following information:

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 with an average storm return period of 96 hours using Figure 4-3, rainfall distribution.

4.8.6 Water Quality Pretreatment

Incoming flows to a regional water quality facility shall be pretreated using a water quality manhole or other pre-treatment methods such as forebays, or other methods, as approved by the City.

4.8.7 Water Quality Manholes

I. Hydraulic Criteria:
   a. Minimum Design Flow: Water Quality Flow
   b. Upstream flow splitter may be used to bypass conveyance flows in excess of the Water Quality flow.

II. Design Criteria:
   a. Shall conform to City Standard Drawings
   b. Minimum Manhole Diameter: 60-inch
   c. Maximum size of incoming pipe: 18-inch (high flow splitter may be required.)
   d. Sump Depth: No deeper than 5 feet from invert out to bottom of sump
   e. Volume of sump: 20 cubic feet/ 1.0 cfs of flow into the water quality manhole, up to the 25-year flow. Flow calculations shall include the effect of an upstream flow splitter.
   f. Maintain a 3-foot clear access zone between the inside structure.
   g. Orient access to structure in a clear zone.

4.9 Low Impact Development Approaches (LIDA)

LIDAs offer options to comply with stormwater management requirements. The five objectives of LIDA are to:

I. Conserve Existing Resources
II. Minimize Disturbance
III. Minimize Soil Compaction
IV. Minimize Imperviousness
V. Direct Runoff from Impervious Areas onto Pervious Areas

4.9.1 LIDA Design Considerations

I. LIDA may be used in combination with standard water quantity and quality facilities to meet the requirements of this Chapter. The engineer shall maximize LIDA to the extent practicable.
II. The applicant shall provide an analysis in the drainage report of the ability of any proposed LIDA to meet the water quantity and quality requirements for a project.
III. For developers creating less than 2877 square feet of impervious surface Drawing No. 451, LIDA Sizing Form may be used. Projects creating more than 2877 square feet of impervious area shall be designed by registered design professional in accordance with the Standards.

Figure 4.5 Approvable Low Impact Development Approaches

Application	Green Roof	Porous Pavement/Pavers	Flow-through Planter	Infiltration Planter[1] / Rain Garden	Vegetated Filter Strip	Swale
Quantity Control	✓	✓	✓	✓		
Quality Control	✓	✓	✓	✓	✓	✓
Impervious Area Reduction	✓	✓				
Infiltrate		✓		✓	✓	✓
Private Property	✓	✓	✓	✓	✓	✓
Public Street/ROW			✓		✓	✓
Steep Slope	✓		✓			
Soils with Low Infiltration Rate[2]	✓	✓	✓		✓	✓
High GW Table	✓		✓		✓	✓
Contaminated Soils	✓		✓			

[1] Water proofing maybe required for the building, foundation or a crawlspace.

[2] Infiltration testing is required to determine rate.

4.10 Materials

4.10.1 Aggregate and Cement

Aggregate shall meet the standards set forth in ODOT SSC Section 02001, "PCC Aggregates"; Portland cement shall meet the standards set forth in ODOT SSC Section 02010, "Portland Cement."

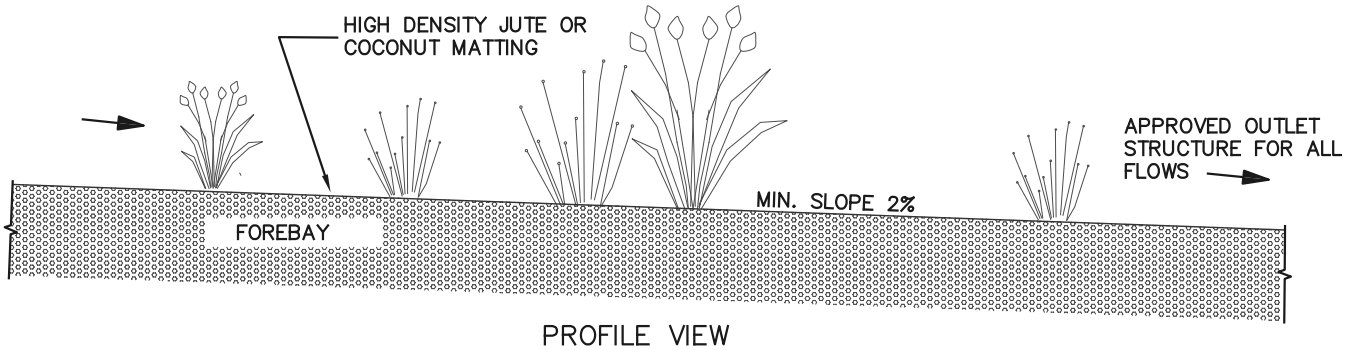
4.10.2 Concrete

PCC for poured in place manholes and structures shall conform to ODOT Class 3000 - 12, Commercial Grade Concrete. Slump shall be between 2 and 4 inches.

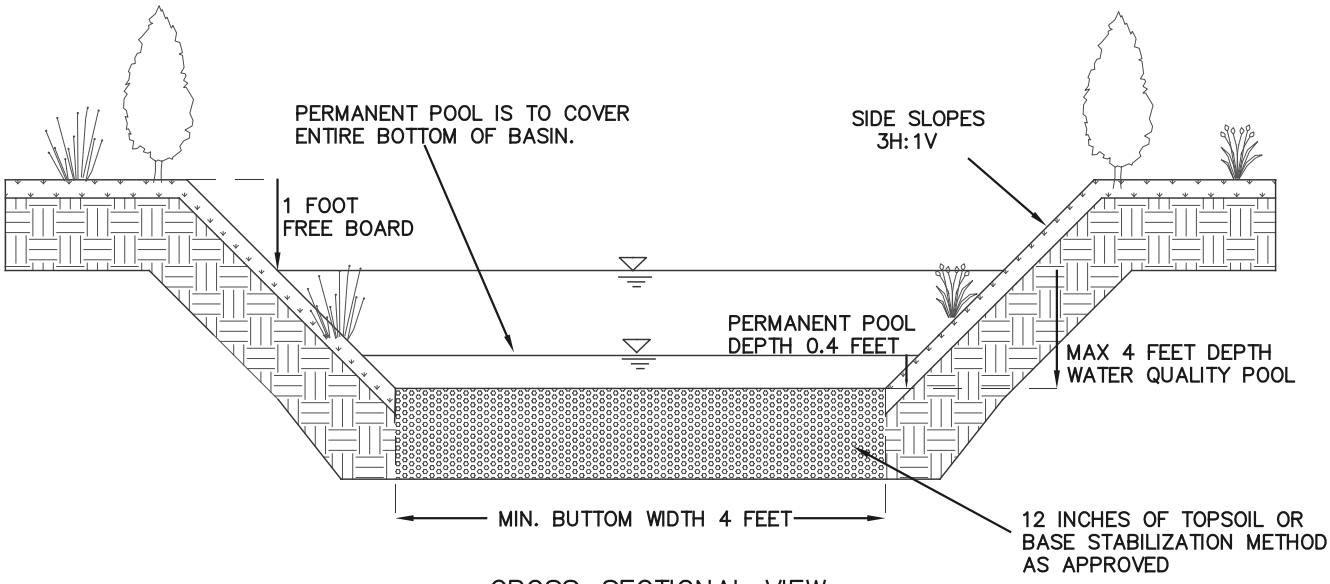
4.10.3 Manhole Frames and Covers

I. Casting shall be of new material, tough, close-grained gray iron conforming to ASTM A-48, Class 30B and AASHTO M 105, Class 30B. Where the ASTM and AASHTO specifications differ, the more stringent shall apply. Castings shall be smooth and clean, free of blisters, blowholes, and all defects. Bearing surfaces shall be planed or ground to ensure flat, true surfaces. Covers shall be true and set within rings at all points.

II. Rings shall be grouted in place and made watertight with a high-strength, non-shrink grout meeting ODOT SSC Section 2080.40, "Non-Shrink Grout," such as Alcrete Twenty



PROFILE VIEW



CROSS–SECTIONAL VIEW

HYDRAULIC DESIGN CRITERIA:

1. MIN. WATER QUALITY DETENTION VOLUME:
   1.0 X WATER QUALITY VOLUME (WQV)

2. 48 HOURS WATER QUALITY DRAWDOWN TIME

3. FOR ORIFICE SIZE USE:
D=24*[(Q/(C[2gH]^0.5)/pie]^0.5 WHERE:
D(in)= DIAMETER OF ORIFICE
Q(cfs)= WQV(cf)/(48*60*60)
C=0.62
H(ft)=⅔ * (TEMPORARY WATER QUALITY DETENTION HEIGHT
TO CENTERLINE OF ORIFICE)

FACILITY DESIGN CRITERIA:

1. UP UNTILL THE MAX WATER SURFACE, INTERIOR SIDE SLOPES, MAX SLOPE IS 3H:1V

2. ABOVE MAX WATER SURFACE, INTERIOR SIDE SLOPES, MAX SLOPE IS 2H:1V

3. IF INTERIOR SIDE SLOPES MUST BE MOWED SIDE SLOPE THEN THE MAX SLOPE IS 4H:1V

4. EXTERIOR SIDE SLOPES MAX 2H:1V, UNLESS ANALYZED FOR STABILITY BY A GEOTECHNICAL ENGINEER

5. MINIMUM FREEBOARD 1 FOOT FROM 25 YEAR DESIGN WATER SURFACE ELEVATION

FACILITY DESIGN CRITERIA:

6. MINIMUM OF 2 CELLS, WITH THE FIRST CELL (FOREBAY) AT LEAST 10% OF SURFACE AREA. THE FOREBAY SHALL ALSO CONSTITUTE 20–PERCENT OF THE TREATMENT VOLUME. WHERE SPACE LIMITS MULTI–CELL DESIGN, USE ONE CELL WITH A FOREBAY AT THE INLET TO SETTLE SEDIMENTS AND DISTRIBUTE FLOW ACROSS THE WET POND.

7. INLET AND OUTLET STRUCTURES SHALL BE DESIGNED TO AVOID DIRECT FLOW BETWEEN STRUCTURES WITHOUT RECEIVING TREATMENT (ie SHORT CIRCUITING OF FLOW)

8. MINIMUM FREEBOARD: 1 FOOT FROM 25 YEAR DESIGN WATER SURFACE ELEVATION.

9. EXTEND RIVER ROCK, TOPSOIL, AND HIGH DENSITY JUTE OR COCONUT MATTING TO TOP OF TREATMENT AREA (OR WQV LEVEL). EXTEND TOPSOIL AND LOW DENSITY JUTE MATTING TO THE EDGE OF WATER QUALITY TRACT OR EASEMENT AREA.

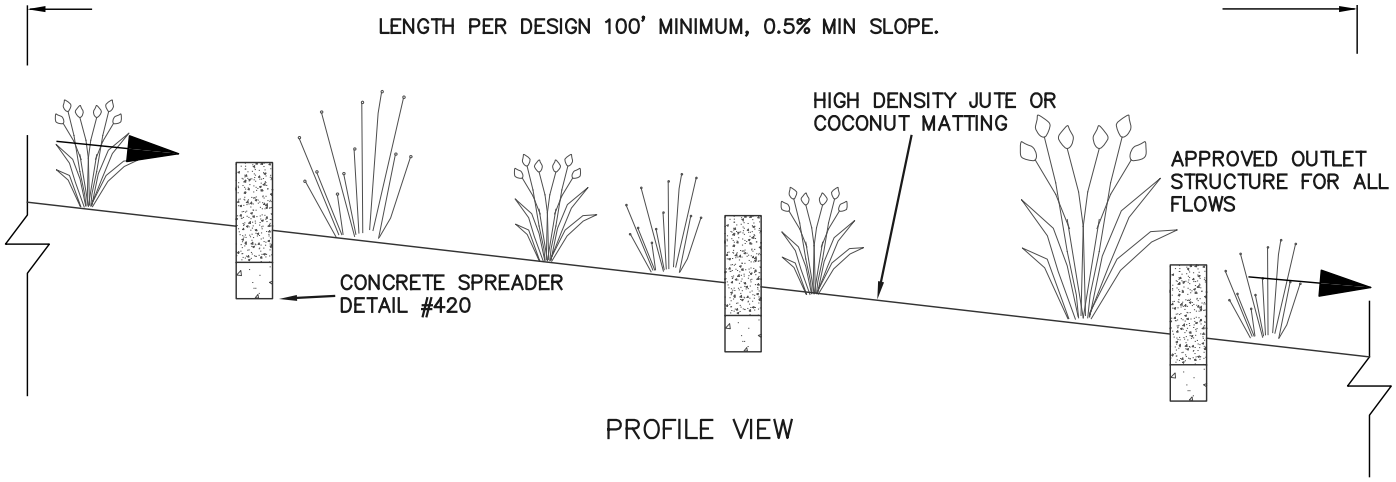
10. THE ENGINEER SHALL CERTIFY THAT THE POND STORM SEWER DESIGN WILL PASS THE 25 AND 100 YEAR STORM EVENTS AND THAT AT NORMAL DESIGN WATER SURFACE THAT THE UPSTREAM STORM SEWER WILL NOT BE IN A SURCHARGED CONDITION FOR LONGER THAN 24 HOURS.

City of Newberg
PUBLIC WORKS ENGINEERING DIVISION
414 E. FIRST STREET NEWBERG, OR 97132
PHONE: 503-537-1240
FAX: 503-537-1277

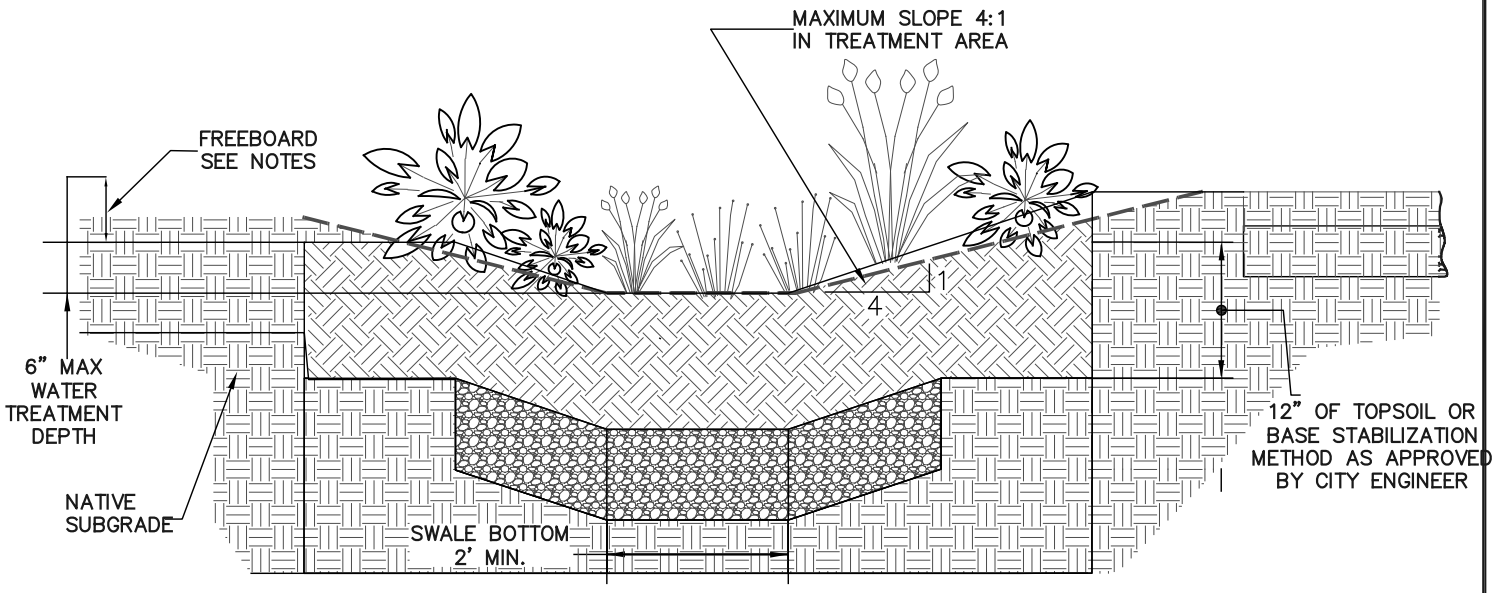
REVISIONS:

EXTENDED DRY BASIN

SCALE: N.T.S.
DATE: MARCH 2014
APPROVED BY: JAY H.
STANDARD DRAWING 461



PROFILE VIEW



CROSS-SECTIONAL VIEW WITH ON STREET PARKING

HYDRAULIC DESIGN CRITERIA:

1. DESIGN FLOW: WATER QUALITY FLOW
2. MIN. HYDRAULIC RESIDENCE TIME: 9 MINUTES
3. MAXIMUM WATER DESIGN DEPTH: 0.5 FEET
4. MINIMUM FREE BOARD: 1.0 FOOT (FOR FACILITIES NOT NOT PROTECTED FROM HIGH FLOWS)
5. MANNING "n" VALUE: 0.24
6. MAXIMUM VELOCITY: 2.0 fps BASED ON 25-YEAR FLOW

FACILITY DESIGN CRITERIA:

1. UP UNTIL THE MAX WATER SURFACE, INTERIOR SIDE SLOPES, MAX SLOPE IS 4H:1V
2. ABOVE MAX WATER SURFACE, INTERIOR SIDE SLOPES, MAX SLOPE IS 2H:1V
3. IF INTERIOR SIDE SLOPES MUST BE MOWED SIDE SLOPE THEN THE MAX SLOPE IS 4H:1V
4. EXTERIOR SIDE SLOPES MAX 2H:1V
5. MINIMUM FREEBOARD 1 FOOT FROM 25 YEAR DESIGN WATER SURFACE ELEVATION
6. PROVIDE AN ENERGY DISSIPATER AT THE ENTRANCE OF SWALE, WITH A MINIMUM LENGTH OF 4 FEET. IT WILL BE DESIGNED TO REDUCE VELOCITIES AND SPREAD THE FLOW ACROSS THE TREATMENT CROSS SECTION.

FACILITY DESIGN CRITERIA:

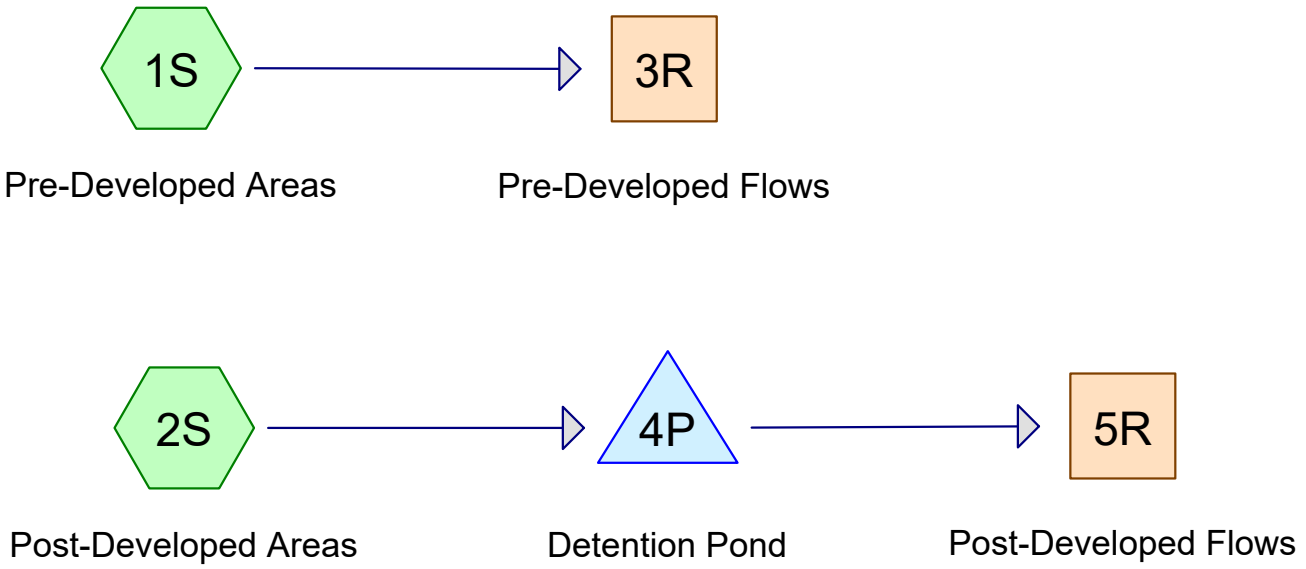
7. THE USE OF INTERMEDIATE FLOW SPREADERS IS REQUIRED, SPACING FOR CONCRETE SPREADERS TO BE DETERMINED BY DESIGN ENGINEER.
8. EXTEND RIVER ROCK, TOPSOIL, AND HIGH DENSITY JUTE OR COCONUT MATTING TO TOP OF TREATMENT AREA (OR WQV LEVEL). EXTEND TOPSOIL AND LOW DENSITY JUTE MATTING TO THE EDGE OF WATER QUALITY TRACT.
9. WHERE SWALES WRAP 180-DEGREES FORMING PARALLEL CHANNELS, FREEBOARD SHALL BE PROVIDED BETWEEN EACH OF THE PARALLEL CHANNELS. A 1 FOOT WALL ABOVE GROUND SURFACE MAY ALSO BE USED. ALTERNATIVE: A SOIL BASED BERM WITH A MIN. TOP WIDTH OF 1 FOOT & MAX 2.5H:1V SIDE SLOPES MAY BE USED.
10. WHERE SWALES ARE DESIGNED WITH DITCH INLETS & OUTLET STRUCTURES & DESIGN OF MAINTENANCE ACCESS TO SUCH STRUCTURES MAY BE DIFFICULT DUE TO SWALE LOCATION, SWALES MAYBE DESIGNED AS FLOW THROUGH FACILITIES WITH UNSUMPED STRUCTURES. MAINTENANCE ACCESS TO STRUCTURE END OF THE FACILITY IS REQUIRED.

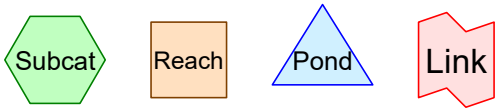
City of Newberg
PUBLIC WORKS ENGINEERING DIVISION
414 E. FIRST STREET NEWBERG, OR 97132
PHONE: 503-537-1240
FAX: 503-537-1277

REVISIONS:

VEGETATED SWALE

SCALE: N.T.S.
DATE: MARCH 2014
APPROVED BY: JAY H.
STANDARD DRAWING 460





Routing Diagram for Newberg Family Pet Clinic_Pre-App Storm Areas
Prepared by DCI Engineers, Printed 6/7/2022
HydroCAD® 10.00-25 s/n 09306 © 2019 HydroCAD Software Solutions LLC

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.212	77	>75% Grass cover, Good, HSG C/D (1S, 2S)
0.782	98	Paved parking, HSG C (1S, 2S)
0.110	98	Roofs, HSG C (1S, 2S)
2.105	**86**	**TOTAL AREA**

Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
2.105	HSG C	1S, 2S
0.000	HSG D	
0.000	Other	
2.105		**TOTAL AREA**

Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	1.212	0.000	0.000	1.212	>75% Grass cover, Good	1S, 2S
0.000	0.000	0.782	0.000	0.000	0.782	Paved parking	1S, 2S
0.000	0.000	0.110	0.000	0.000	0.110	Roofs	1S, 2S
0.000	**0.000**	**2.105**	**0.000**	**0.000**	**2.105**	**TOTAL AREA**	

Pipe Listing (selected nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	4P	97.00	96.80	20.0	0.0100	0.013	12.0	0.0	0.0

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Pre-DevelopedAreas Runoff Area=45,845 sf 39.47% Impervious Runoff Depth>0.24"
Tc=0.0 min CN=85 Runoff=0.05 cfs 0.021 af

Subcatchment2S: Post-DevelopedAreas Runoff Area=45,845 sf 45.35% Impervious Runoff Depth>0.30"
Tc=5.0 min CN=87 Runoff=0.07 cfs 0.027 af

Reach 3R: Pre-DevelopedFlows Inflow=0.05 cfs 0.021 af
Outflow=0.05 cfs 0.021 af

Pond 4P: Detention Pond Peak Elev=97.08' Storage=213 cf Inflow=0.07 cfs 0.027 af
12.0" Round Culvert n=0.013 L=20.0' S=0.0100 '/' Outflow=0.03 cfs 0.022 af

Reach 5R: Post-DevelopedFlows Inflow=0.03 cfs 0.022 af
Outflow=0.03 cfs 0.022 af

Total Runoff Area = 2.105 ac Runoff Volume = 0.048 af Average Runoff Depth = 0.27"
57.59% Pervious = 1.212 ac 42.41% Impervious = 0.893 ac

Summary for Subcatchment 1S: Pre-Developed Areas

[46] Hint: Tc=0 (Instant runoff peak depends on dt)

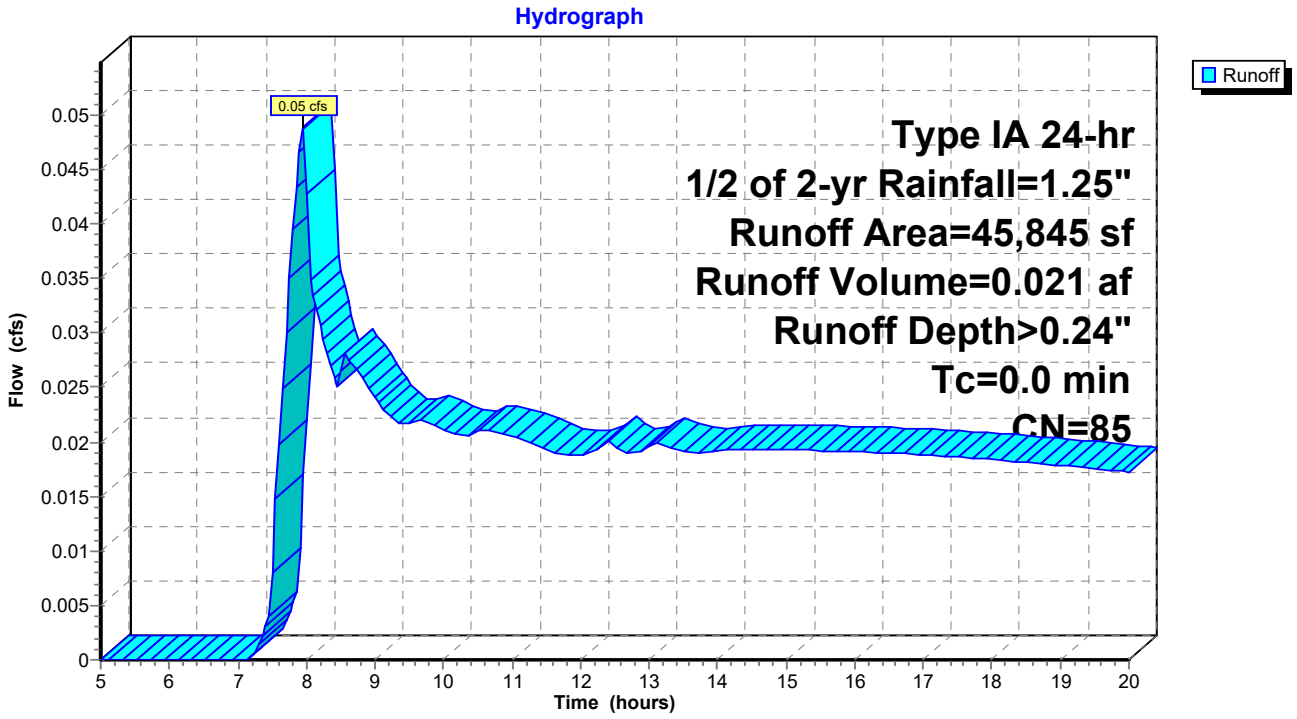
Runoff = 0.05 cfs @ 7.94 hrs, Volume= 0.021 af, Depth> 0.24"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1/2 of 2-yr Rainfall=1.25"

	Area (sf)	CN	Description
	15,694	98	Paved parking, HSG C
	2,400	98	Roofs, HSG C
*	27,751	77	>75% Grass cover, Good, HSG C/D
	45,845	85	Weighted Average
	27,751		60.53% Pervious Area
	18,094		39.47% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.0					**Direct Entry, 5**

Subcatchment 1S: Pre-Developed Areas



Summary for Subcatchment 2S: Post-Developed Areas

[49] Hint: Tc<2dt may require smaller dt

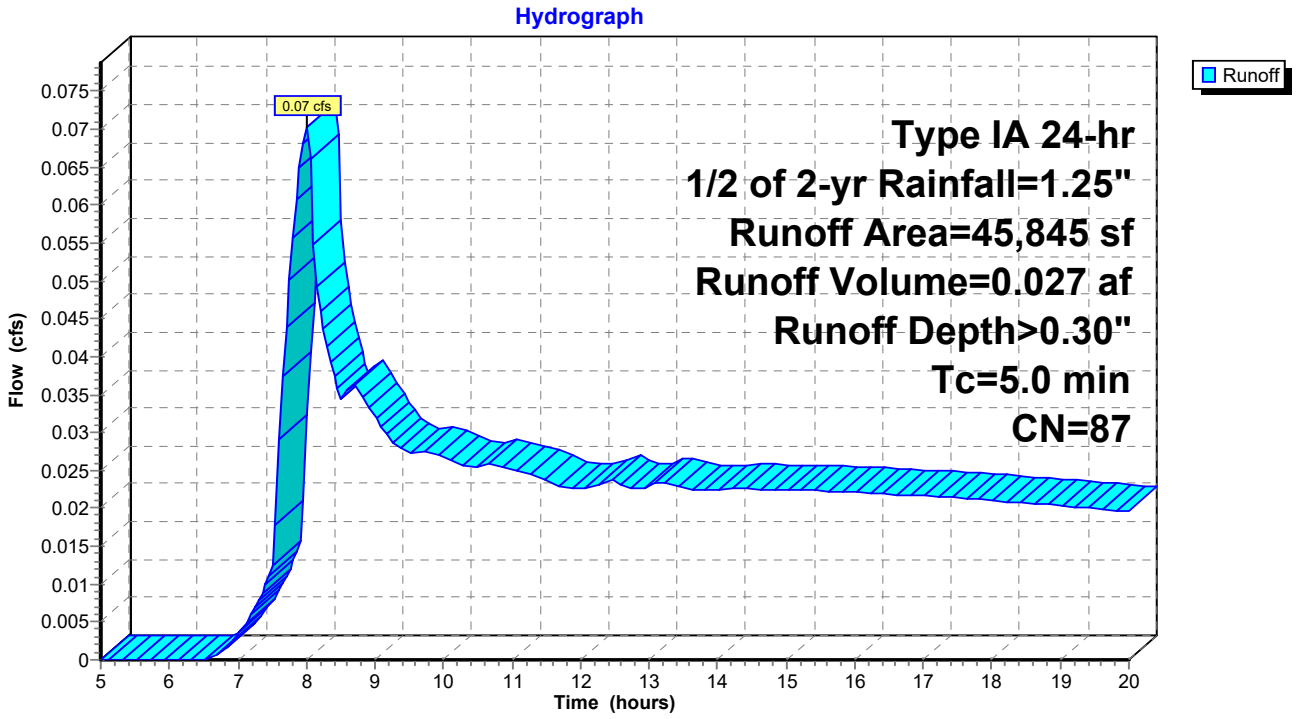
Runoff = 0.07 cfs @ 7.99 hrs, Volume= 0.027 af, Depth> 0.30"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type IA 24-hr 1/2 of 2-yr Rainfall=1.25"

	Area (sf)	CN	Description
	18,389	98	Paved parking, HSG C
	2,400	98	Roofs, HSG C
*	25,056	77	>75% Grass cover, Good, HSG C/D
	45,845	87	Weighted Average
	25,056		54.65% Pervious Area
	20,789		45.35% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 2S: Post-Developed Areas



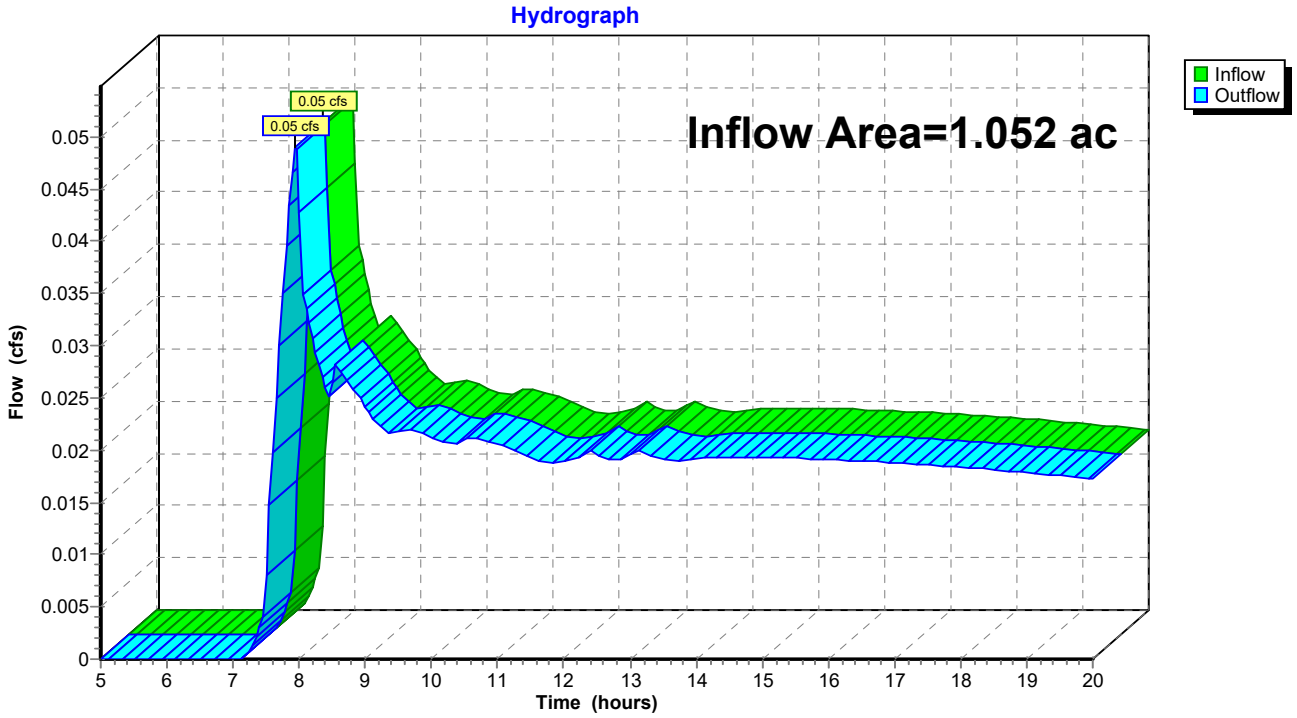
Summary for Reach 3R: Pre-Developed Flows

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.052 ac, 39.47% Impervious, Inflow Depth > 0.24" for 1/2 of 2-yr event
Inflow = 0.05 cfs @ 7.94 hrs, Volume= 0.021 af
Outflow = 0.05 cfs @ 7.94 hrs, Volume= 0.021 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 3R: Pre-Developed Flows



Summary for Pond 4P: Detention Pond

Inflow Area = 1.052 ac, 45.35% Impervious, Inflow Depth > 0.30" for 1/2 of 2-yr event
Inflow = 0.07 cfs @ 7.99 hrs, Volume= 0.027 af
Outflow = 0.03 cfs @ 11.02 hrs, Volume= 0.022 af, Atten= 64%, Lag= 182.0 min
Primary = 0.03 cfs @ 11.02 hrs, Volume= 0.022 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 97.08' @ 11.02 hrs Surf.Area= 2,562 sf Storage= 213 cf

Plug-Flow detention time= 134.2 min calculated for 0.022 af (84% of inflow)
Center-of-Mass det. time= 65.9 min (841.7 - 775.8)

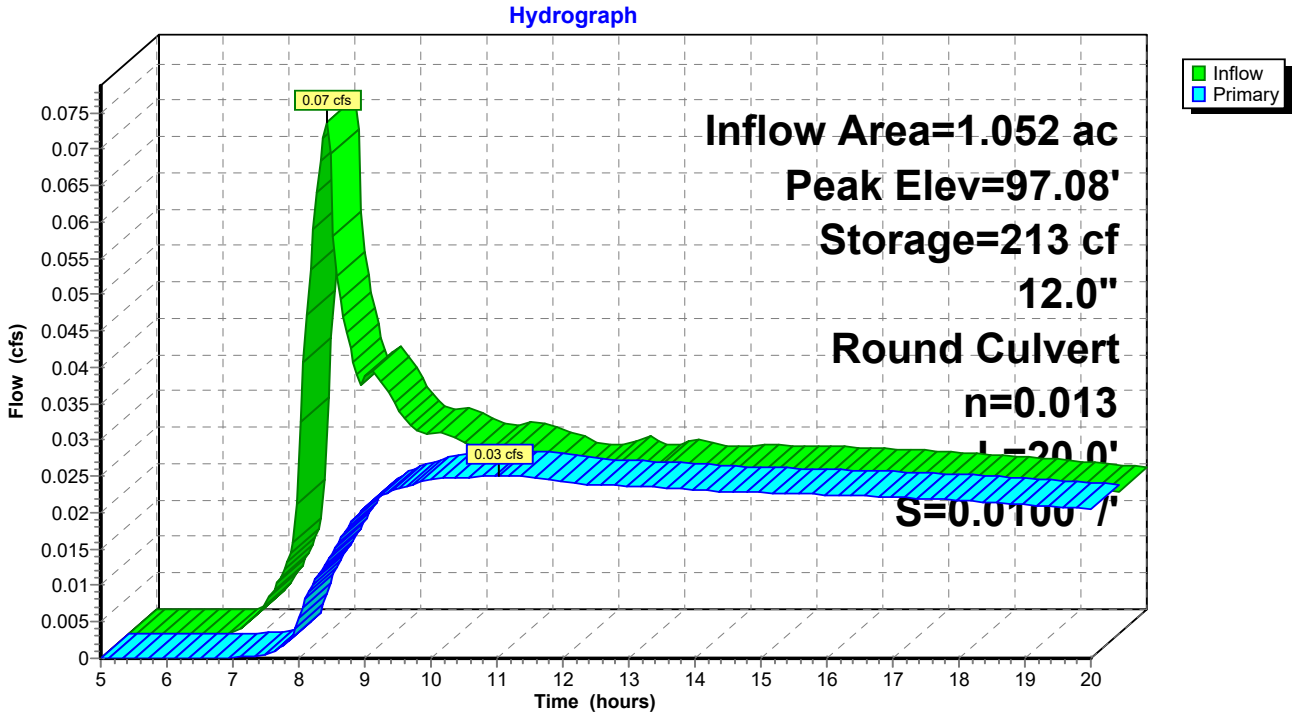
Volume	Invert	Avail.Storage	Storage Description
#1	97.00'	10,800 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
97.00	2,500	0	0
100.00	4,700	10,800	10,800

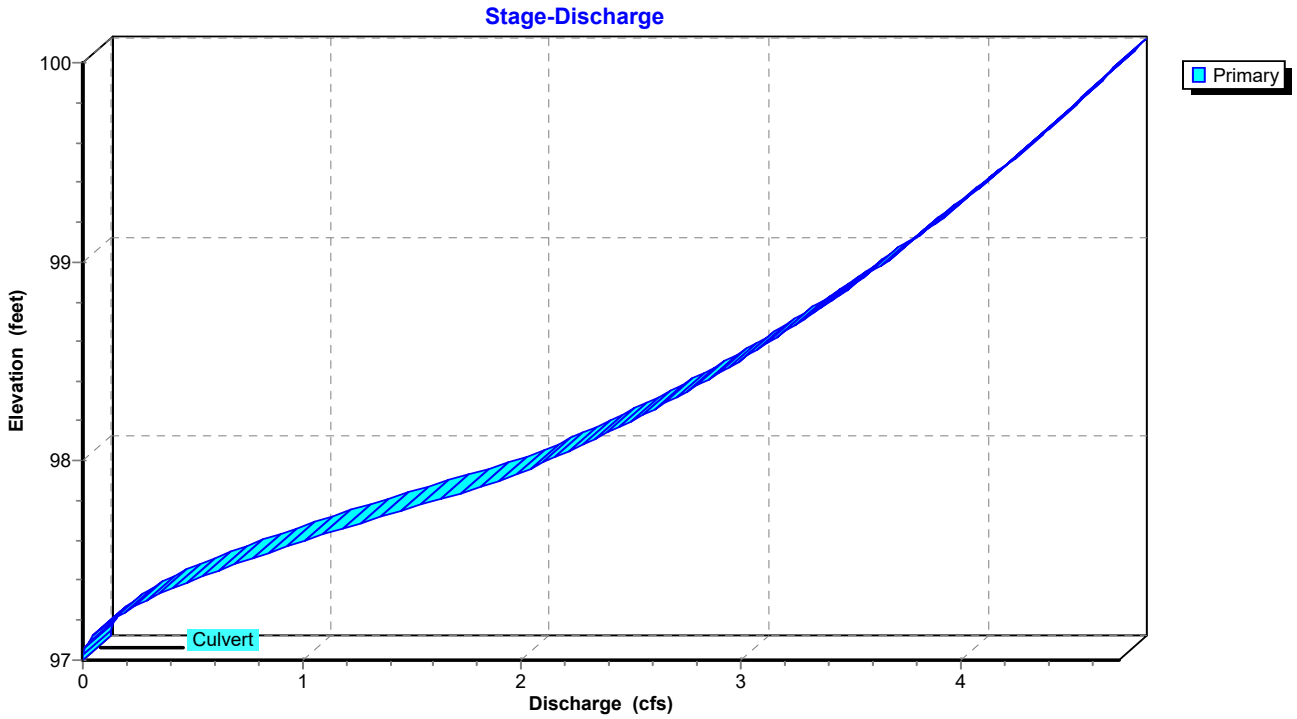
Device	Routing	Invert	Outlet Devices
#1	Primary	97.00'	**12.0" Round Culvert** L= 20.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 97.00' / 96.80' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=0.02 cfs @ 11.02 hrs HW=97.08' (Free Discharge)
↑—**1=Culvert** (Inlet Controls 0.02 cfs @ 0.78 fps)

Pond 4P: Detention Pond



Pond 4P: Detention Pond



Stage-Area-Storage for Pond 4P: Detention Pond

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
97.00	2,500	0
97.05	2,537	126
97.10	2,573	254
97.15	2,610	383
97.20	2,647	515
97.25	2,683	648
97.30	2,720	783
97.35	2,757	920
97.40	2,793	1,059
97.45	2,830	1,199
97.50	2,867	1,342
97.55	2,903	1,486
97.60	2,940	1,632
97.65	2,977	1,780
97.70	3,013	1,930
97.75	3,050	2,081
97.80	3,087	2,235
97.85	3,123	2,390
97.90	3,160	2,547
97.95	3,197	2,706
98.00	3,233	2,867
98.05	3,270	3,029
98.10	3,307	3,194
98.15	3,343	3,360
98.20	3,380	3,528
98.25	3,417	3,698
98.30	3,453	3,870
98.35	3,490	4,043
98.40	3,527	4,219
98.45	3,563	4,396
98.50	3,600	4,575
98.55	3,637	4,756
98.60	3,673	4,939
98.65	3,710	5,123
98.70	3,747	5,310
98.75	3,783	5,498
98.80	3,820	5,688
98.85	3,857	5,880
98.90	3,893	6,074
98.95	3,930	6,269
99.00	3,967	6,467
99.05	4,003	6,666
99.10	4,040	6,867
99.15	4,077	7,070
99.20	4,113	7,275
99.25	4,150	7,481
99.30	4,187	7,690
99.35	4,223	7,900
99.40	4,260	8,112
99.45	4,297	8,326
99.50	4,333	8,542
99.55	4,370	8,759
99.60	4,407	8,979
99.65	4,443	9,200
99.70	4,480	9,423
99.75	4,517	9,648
99.80	4,553	9,875
99.85	4,590	10,103
99.90	4,627	10,334
99.95	4,663	10,566
100.00	**4,700**	**10,800**

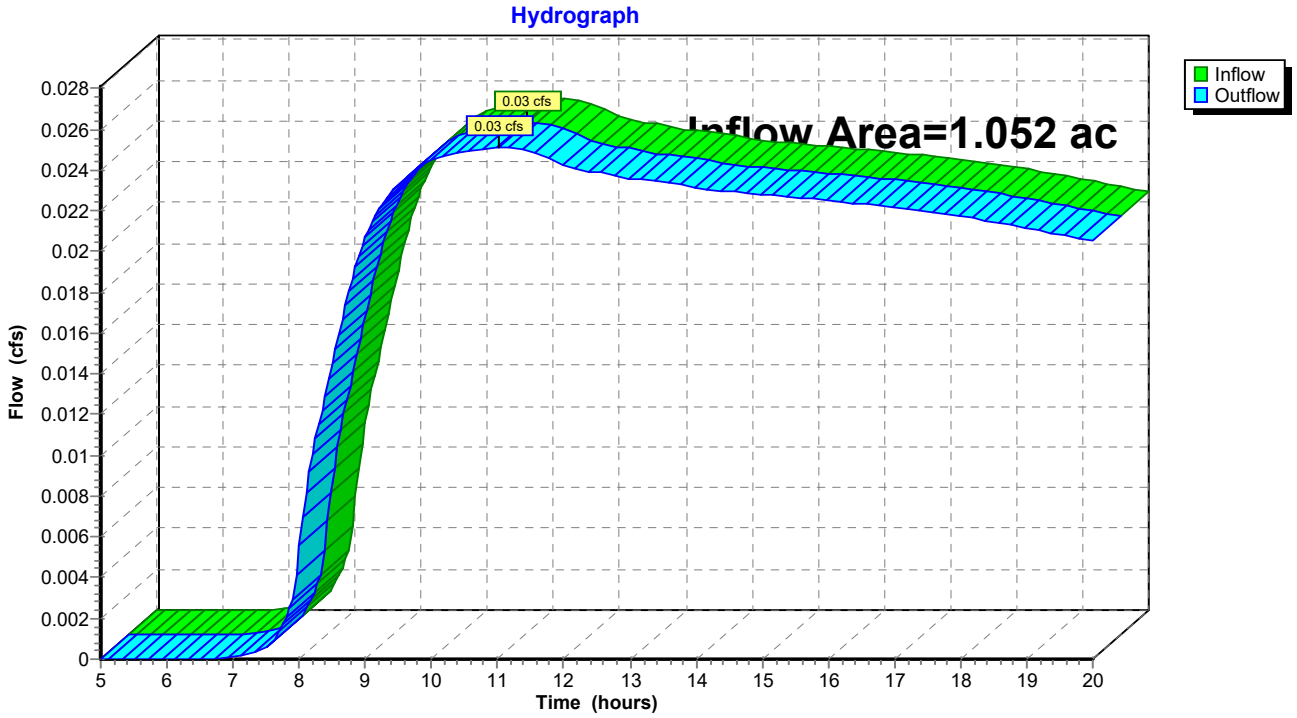
Summary for Reach 5R: Post-Developed Flows

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.052 ac, 45.35% Impervious, Inflow Depth > 0.25" for 1/2 of 2-yr event
Inflow = 0.03 cfs @ 11.02 hrs, Volume= 0.022 af
Outflow = 0.03 cfs @ 11.02 hrs, Volume= 0.022 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 5R: Post-Developed Flows



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Pre-DevelopedAreas Runoff Area=45,845 sf 39.47% Impervious Runoff Depth>1.01"
Tc=0.0 min CN=85 Runoff=0.29 cfs 0.088 af

Subcatchment2S: Post-DevelopedAreas Runoff Area=45,845 sf 45.35% Impervious Runoff Depth>1.12"
Tc=5.0 min CN=87 Runoff=0.33 cfs 0.099 af

Reach 3R: Pre-DevelopedFlows Inflow=0.29 cfs 0.088 af
Outflow=0.29 cfs 0.088 af

Pond 4P: Detention Pond Peak Elev=97.25' Storage=639 cf Inflow=0.33 cfs 0.099 af
12.0" Round Culvert n=0.013 L=20.0' S=0.0100 '/' Outflow=0.20 cfs 0.091 af

Reach 5R: Post-DevelopedFlows Inflow=0.20 cfs 0.091 af
Outflow=0.20 cfs 0.091 af

Total Runoff Area = 2.105 ac Runoff Volume = 0.187 af Average Runoff Depth = 1.07"
57.59% Pervious = 1.212 ac 42.41% Impervious = 0.893 ac

Summary for Subcatchment 1S: Pre-Developed Areas

[46] Hint: Tc=0 (Instant runoff peak depends on dt)

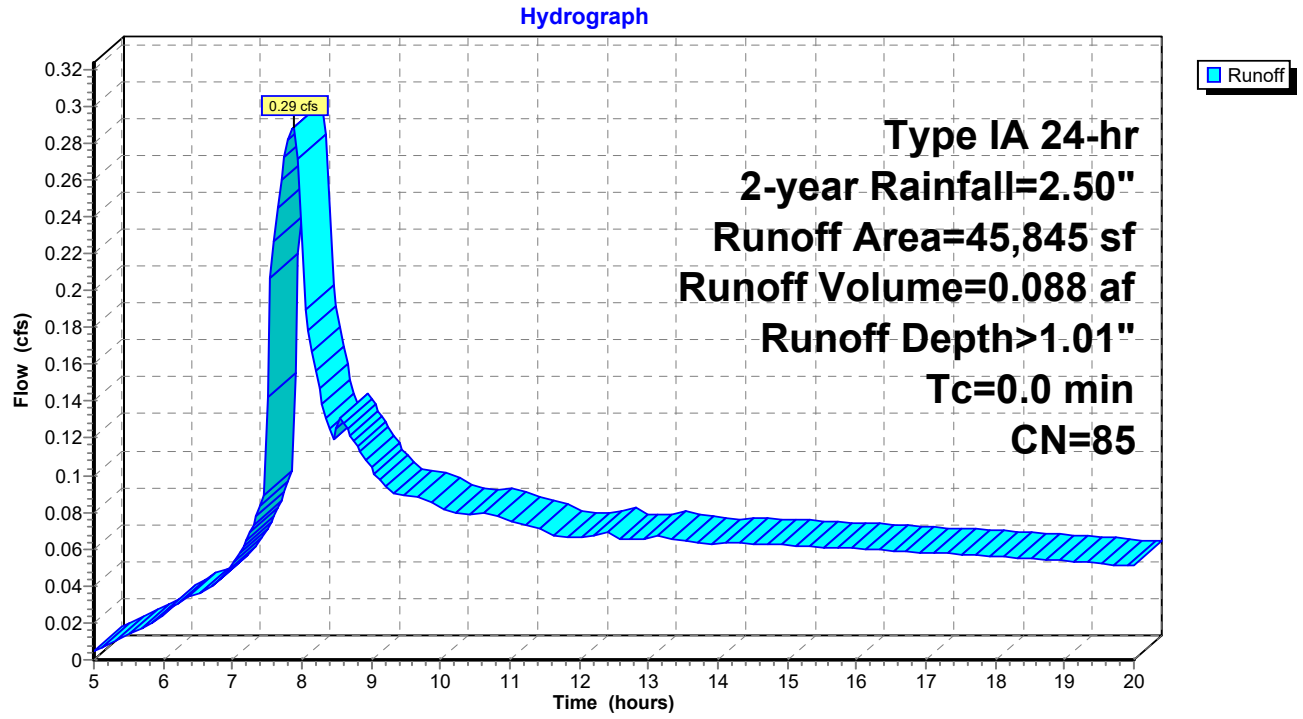
Runoff = 0.29 cfs @ 7.90 hrs, Volume= 0.088 af, Depth> 1.01"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type IA 24-hr 2-year Rainfall=2.50"

	Area (sf)	CN	Description
	15,694	98	Paved parking, HSG C
	2,400	98	Roofs, HSG C
*	27,751	77	>75% Grass cover, Good, HSG C/D
	45,845	85	Weighted Average
	27,751		60.53% Pervious Area
	18,094		39.47% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.0					**Direct Entry, 5**

Subcatchment 1S: Pre-Developed Areas



Summary for Subcatchment 2S: Post-Developed Areas

[49] Hint: Tc<2dt may require smaller dt

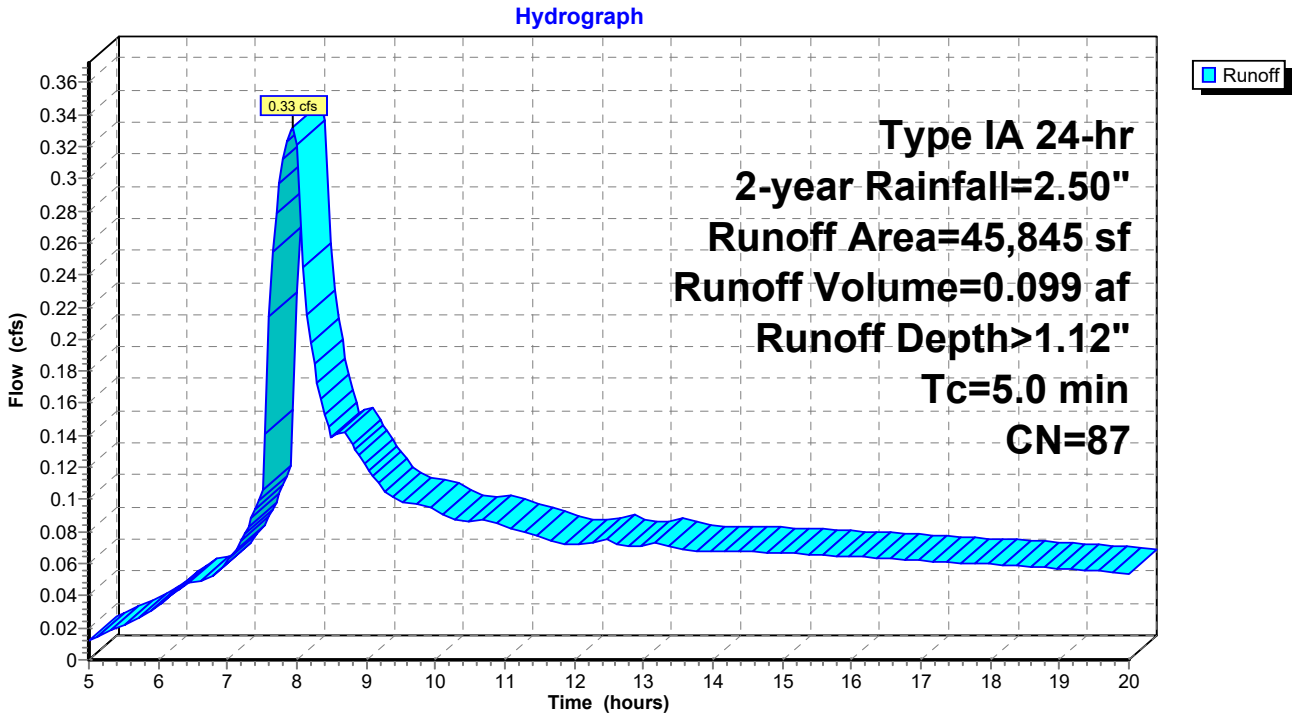
Runoff = 0.33 cfs @ 7.95 hrs, Volume= 0.099 af, Depth> 1.12"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type IA 24-hr 2-year Rainfall=2.50"

	Area (sf)	CN	Description
	18,389	98	Paved parking, HSG C
	2,400	98	Roofs, HSG C
*	25,056	77	>75% Grass cover, Good, HSG C/D
	45,845	87	Weighted Average
	25,056		54.65% Pervious Area
	20,789		45.35% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 2S: Post-Developed Areas



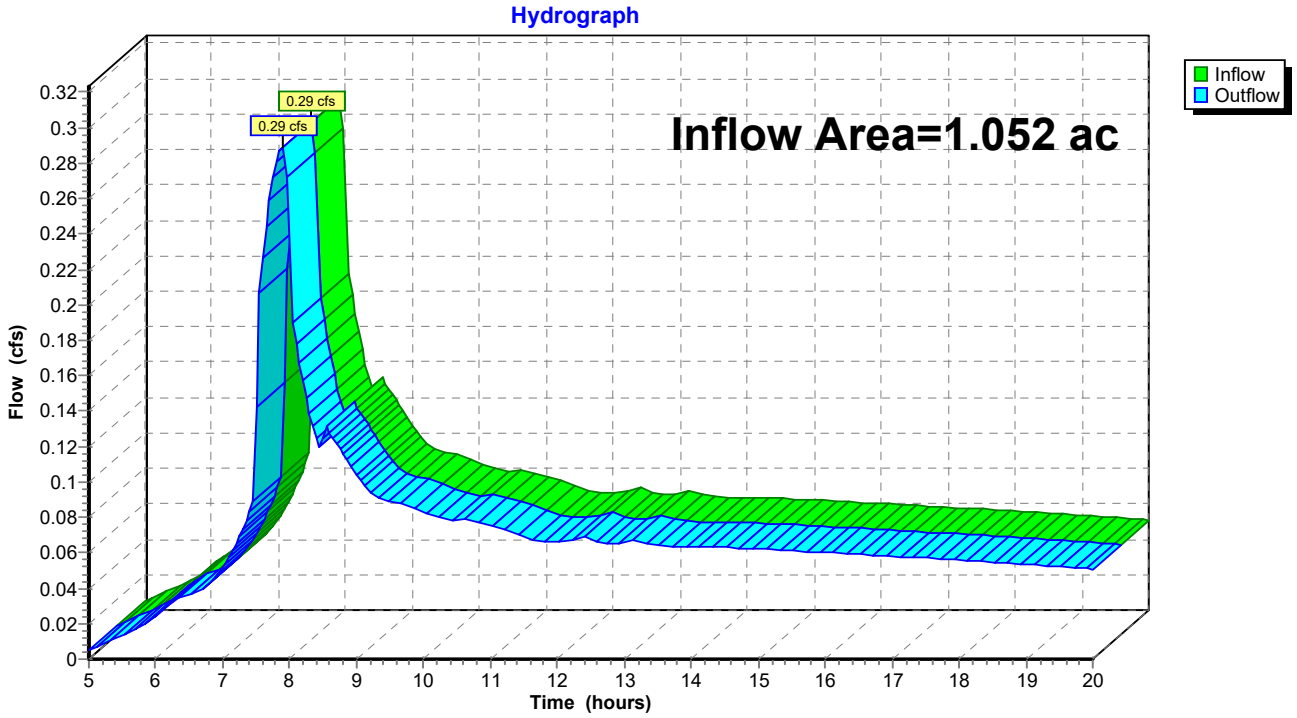
Summary for Reach 3R: Pre-Developed Flows

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.052 ac, 39.47% Impervious, Inflow Depth > 1.01" for 2-year event
Inflow = 0.29 cfs @ 7.90 hrs, Volume= 0.088 af
Outflow = 0.29 cfs @ 7.90 hrs, Volume= 0.088 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 3R: Pre-Developed Flows



Summary for Pond 4P: Detention Pond

[82] Warning: Early inflow requires earlier time span

Inflow Area = 1.052 ac, 45.35% Impervious, Inflow Depth > 1.12" for 2-year event
Inflow = 0.33 cfs @ 7.95 hrs, Volume= 0.099 af
Outflow = 0.20 cfs @ 8.19 hrs, Volume= 0.091 af, Atten= 39%, Lag= 14.4 min
Primary = 0.20 cfs @ 8.19 hrs, Volume= 0.091 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 97.25' @ 8.19 hrs Surf.Area= 2,681 sf Storage= 639 cf

Plug-Flow detention time= 76.0 min calculated for 0.091 af (92% of inflow)
Center-of-Mass det. time= 39.5 min (748.1 - 708.6)

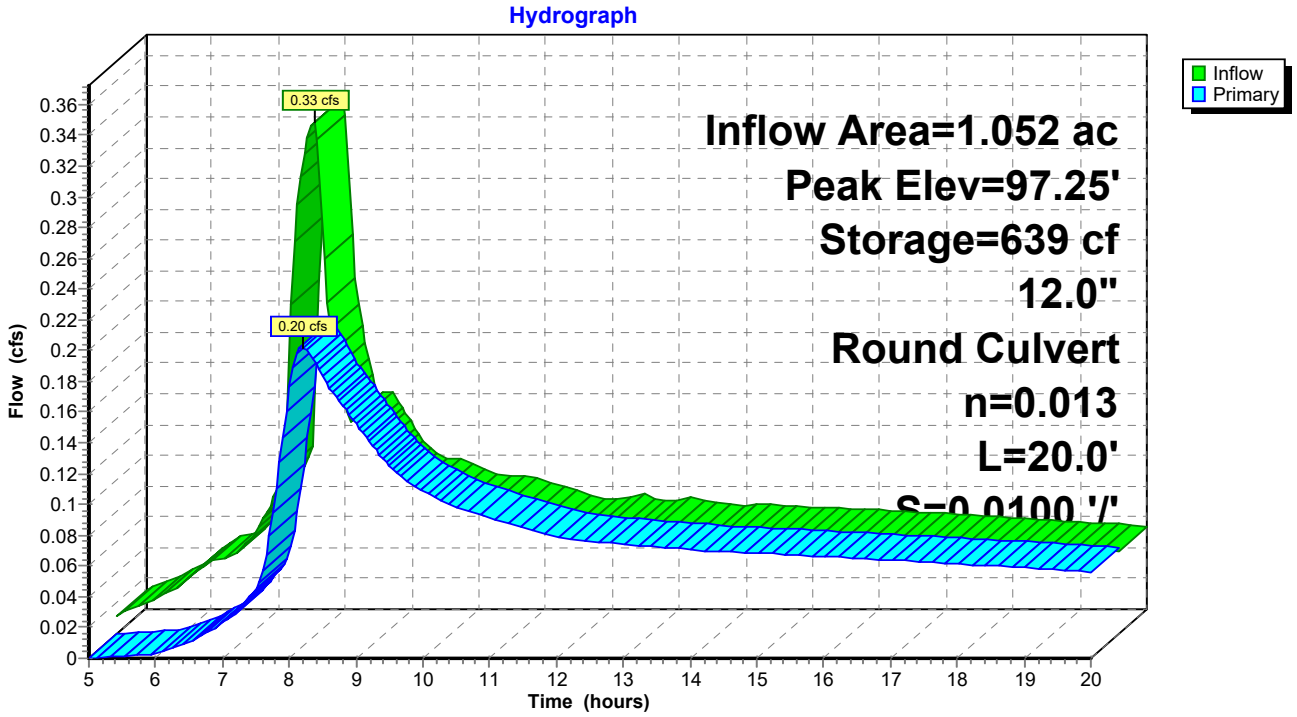
Volume	Invert	Avail.Storage	Storage Description
#1	97.00'	10,800 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
97.00	2,500	0	0
100.00	4,700	10,800	10,800

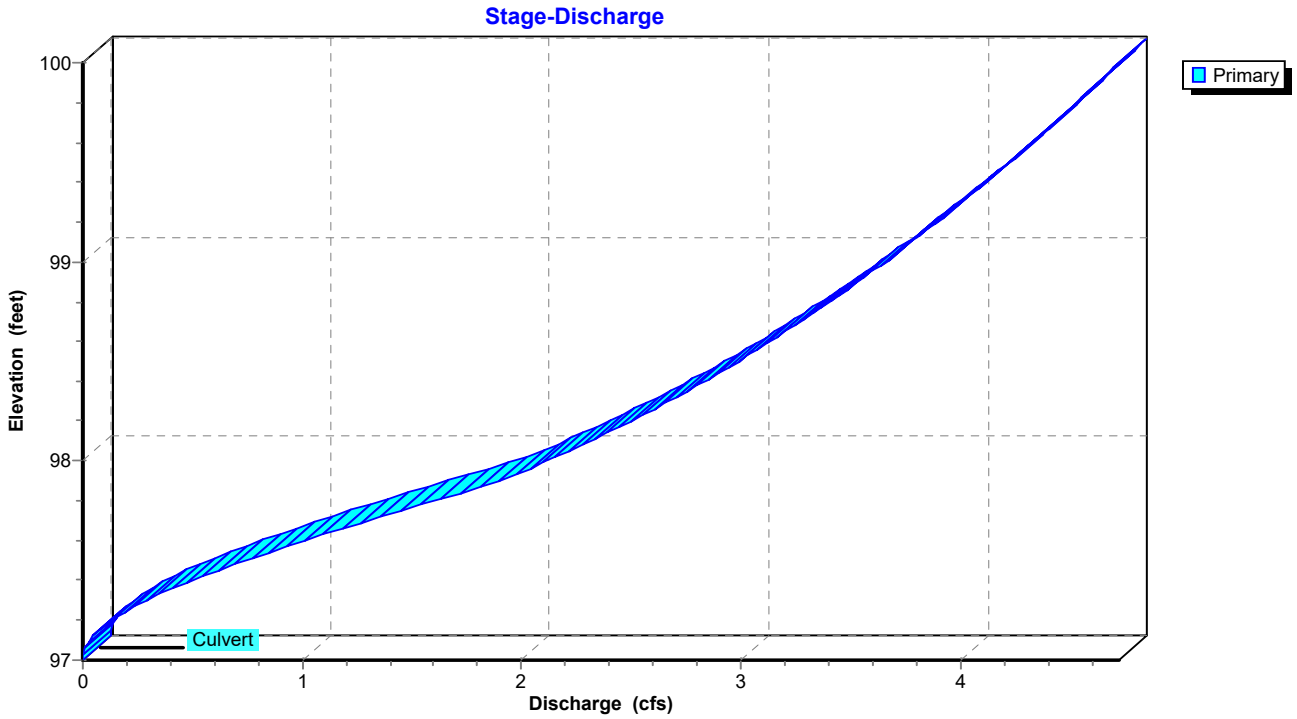
Device	Routing	Invert	Outlet Devices
#1	Primary	97.00'	**12.0" Round Culvert** L= 20.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 97.00' / 96.80' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=0.20 cfs @ 8.19 hrs HW=97.25' (Free Discharge)
1=Culvert (Inlet Controls 0.20 cfs @ 1.33 fps)

Pond 4P: Detention Pond



Pond 4P: Detention Pond



Stage-Area-Storage for Pond 4P: Detention Pond

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
97.00	2,500	0
97.05	2,537	126
97.10	2,573	254
97.15	2,610	383
97.20	2,647	515
97.25	2,683	648
97.30	2,720	783
97.35	2,757	920
97.40	2,793	1,059
97.45	2,830	1,199
97.50	2,867	1,342
97.55	2,903	1,486
97.60	2,940	1,632
97.65	2,977	1,780
97.70	3,013	1,930
97.75	3,050	2,081
97.80	3,087	2,235
97.85	3,123	2,390
97.90	3,160	2,547
97.95	3,197	2,706
98.00	3,233	2,867
98.05	3,270	3,029
98.10	3,307	3,194
98.15	3,343	3,360
98.20	3,380	3,528
98.25	3,417	3,698
98.30	3,453	3,870
98.35	3,490	4,043
98.40	3,527	4,219
98.45	3,563	4,396
98.50	3,600	4,575
98.55	3,637	4,756
98.60	3,673	4,939
98.65	3,710	5,123
98.70	3,747	5,310
98.75	3,783	5,498
98.80	3,820	5,688
98.85	3,857	5,880
98.90	3,893	6,074
98.95	3,930	6,269
99.00	3,967	6,467
99.05	4,003	6,666
99.10	4,040	6,867
99.15	4,077	7,070
99.20	4,113	7,275
99.25	4,150	7,481
99.30	4,187	7,690
99.35	4,223	7,900
99.40	4,260	8,112
99.45	4,297	8,326
99.50	4,333	8,542
99.55	4,370	8,759
99.60	4,407	8,979
99.65	4,443	9,200
99.70	4,480	9,423
99.75	4,517	9,648
99.80	4,553	9,875
99.85	4,590	10,103
99.90	4,627	10,334
99.95	4,663	10,566
100.00	**4,700**	**10,800**

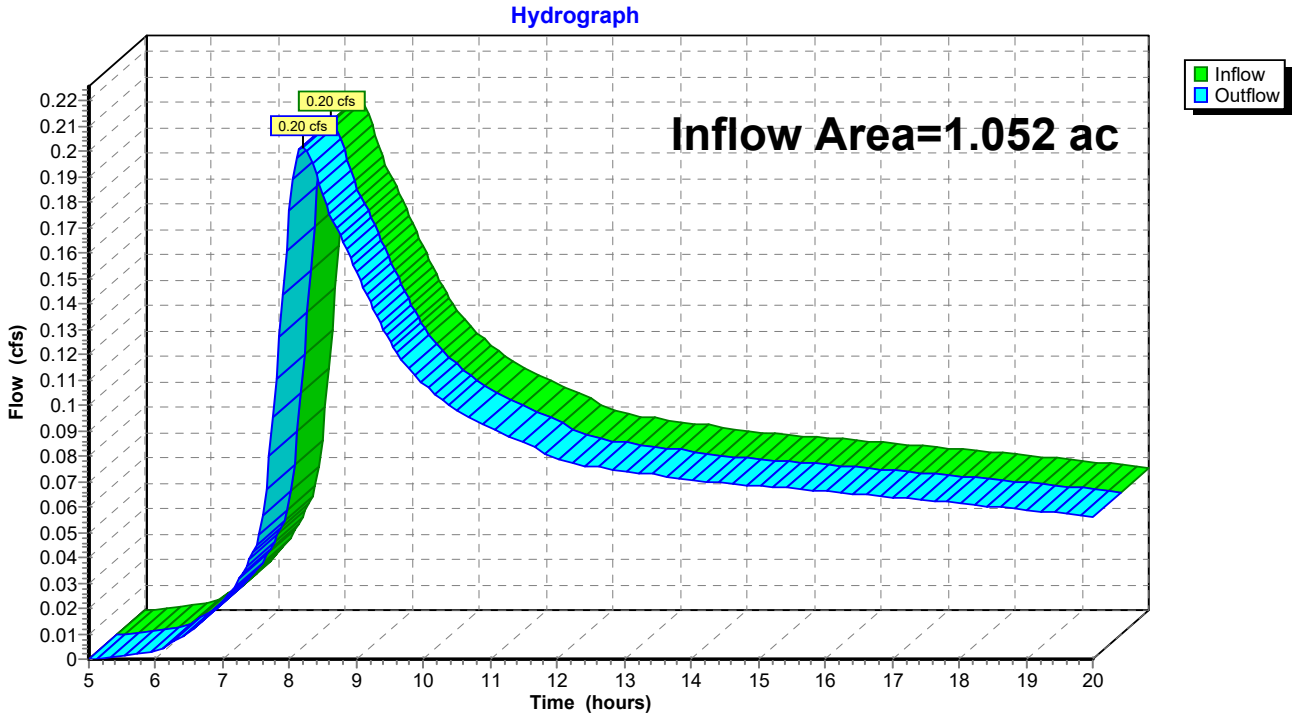
Summary for Reach 5R: Post-Developed Flows

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.052 ac, 45.35% Impervious, Inflow Depth > 1.04" for 2-year event
Inflow = 0.20 cfs @ 8.19 hrs, Volume= 0.091 af
Outflow = 0.20 cfs @ 8.19 hrs, Volume= 0.091 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 5R: Post-Developed Flows



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Pre-DevelopedAreas Runoff Area=45,845 sf 39.47% Impervious Runoff Depth>1.74"
Tc=0.0 min CN=85 Runoff=0.53 cfs 0.152 af

Subcatchment2S: Post-DevelopedAreas Runoff Area=45,845 sf 45.35% Impervious Runoff Depth>1.87"
Tc=5.0 min CN=87 Runoff=0.58 cfs 0.164 af

Reach 3R: Pre-DevelopedFlows Inflow=0.53 cfs 0.152 af
Outflow=0.53 cfs 0.152 af

Pond 4P: Detention Pond Peak Elev=97.36' Storage=961 cf Inflow=0.58 cfs 0.164 af
12.0" Round Culvert n=0.013 L=20.0' S=0.0100 '/' Outflow=0.42 cfs 0.155 af

Reach 5R: Post-DevelopedFlows Inflow=0.42 cfs 0.155 af
Outflow=0.42 cfs 0.155 af

Total Runoff Area = 2.105 ac Runoff Volume = 0.317 af Average Runoff Depth = 1.81"
57.59% Pervious = 1.212 ac 42.41% Impervious = 0.893 ac

Summary for Subcatchment 1S: Pre-Developed Areas

[46] Hint: Tc=0 (Instant runoff peak depends on dt)

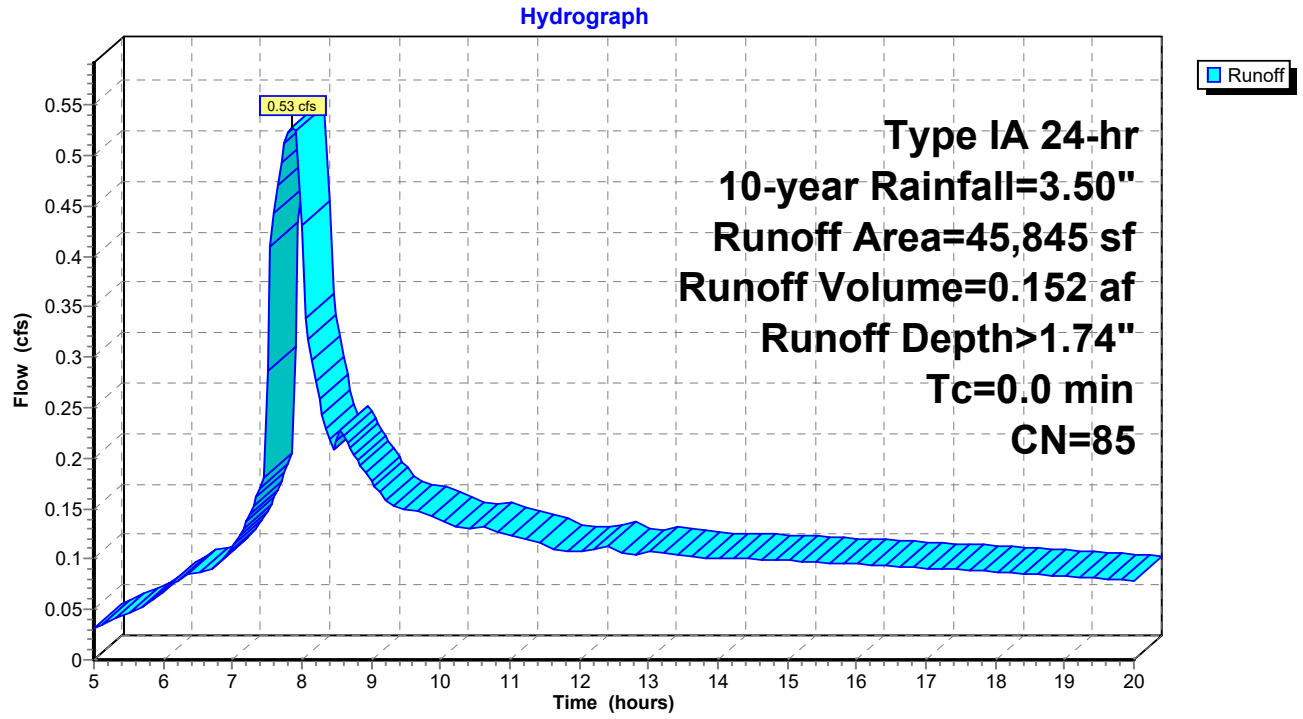
Runoff = 0.53 cfs @ 7.86 hrs, Volume= 0.152 af, Depth> 1.74"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type IA 24-hr 10-year Rainfall=3.50"

	Area (sf)	CN	Description
	15,694	98	Paved parking, HSG C
	2,400	98	Roofs, HSG C
*	27,751	77	>75% Grass cover, Good, HSG C/D
	45,845	85	Weighted Average
	27,751		60.53% Pervious Area
	18,094		39.47% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.0					**Direct Entry, 5**

Subcatchment 1S: Pre-Developed Areas



Summary for Subcatchment 2S: Post-Developed Areas

[49] Hint: Tc<2dt may require smaller dt

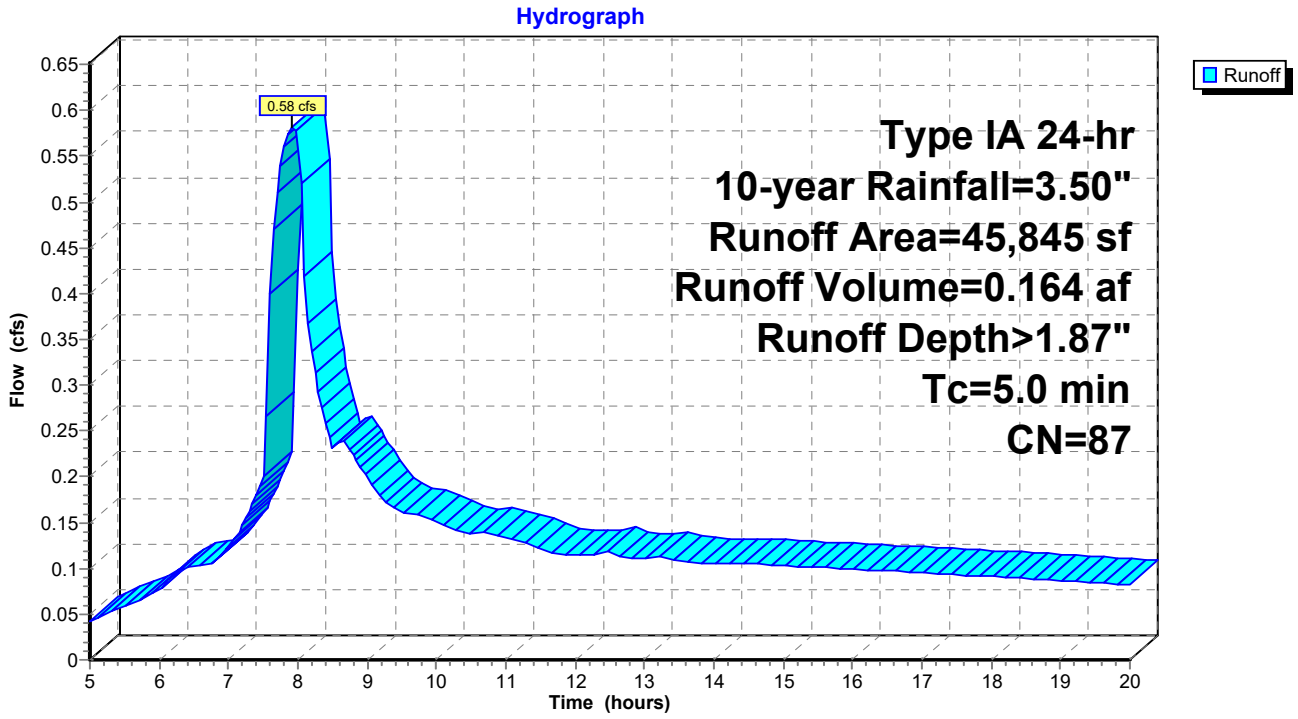
Runoff = 0.58 cfs @ 7.93 hrs, Volume= 0.164 af, Depth> 1.87"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type IA 24-hr 10-year Rainfall=3.50"

	Area (sf)	CN	Description
	18,389	98	Paved parking, HSG C
	2,400	98	Roofs, HSG C
*	25,056	77	>75% Grass cover, Good, HSG C/D
	45,845	87	Weighted Average
	25,056		54.65% Pervious Area
	20,789		45.35% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 2S: Post-Developed Areas



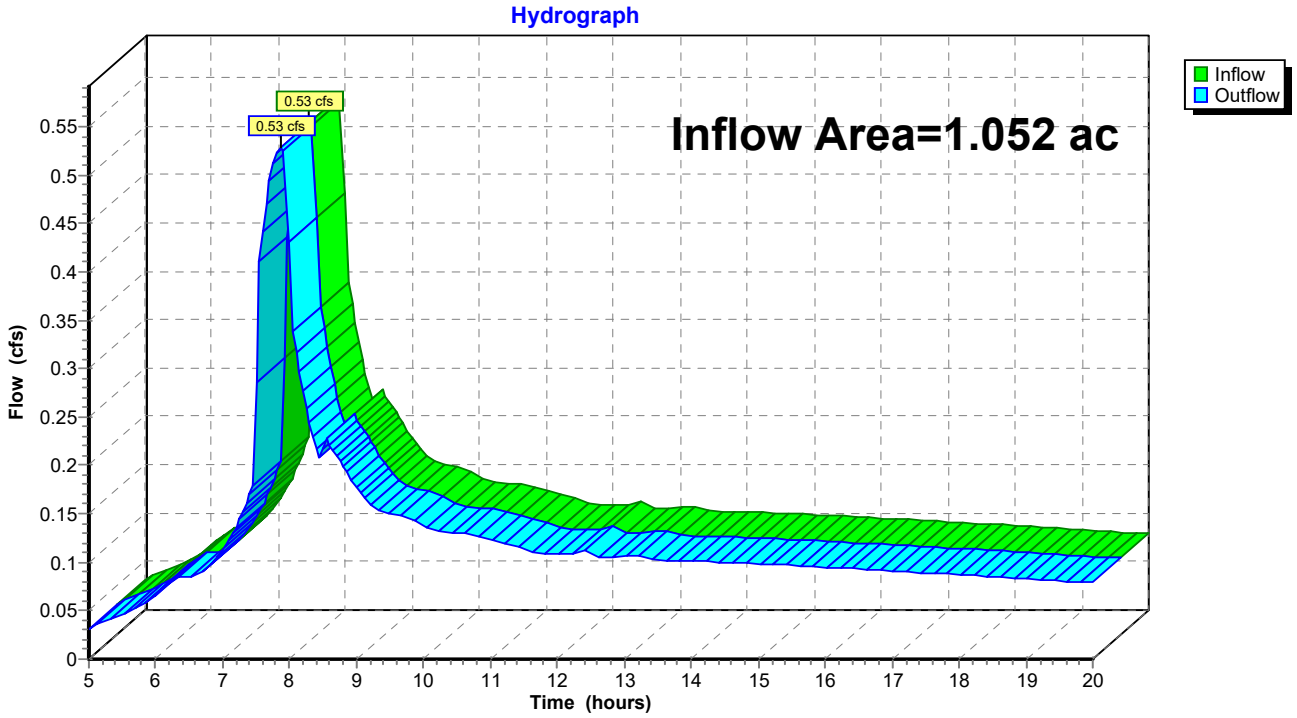
Summary for Reach 3R: Pre-Developed Flows

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.052 ac, 39.47% Impervious, Inflow Depth > 1.74" for 10-year event
Inflow = 0.53 cfs @ 7.86 hrs, Volume= 0.152 af
Outflow = 0.53 cfs @ 7.86 hrs, Volume= 0.152 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 3R: Pre-Developed Flows



Summary for Pond 4P: Detention Pond

[82] Warning: Early inflow requires earlier time span

Inflow Area = 1.052 ac, 45.35% Impervious, Inflow Depth > 1.87" for 10-year event
Inflow = 0.58 cfs @ 7.93 hrs, Volume= 0.164 af
Outflow = 0.42 cfs @ 8.11 hrs, Volume= 0.155 af, Atten= 28%, Lag= 10.9 min
Primary = 0.42 cfs @ 8.11 hrs, Volume= 0.155 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 97.36' @ 8.11 hrs Surf.Area= 2,768 sf Storage= 961 cf

Plug-Flow detention time= 60.7 min calculated for 0.155 af (94% of inflow)
Center-of-Mass det. time= 32.2 min (721.0 - 688.8)

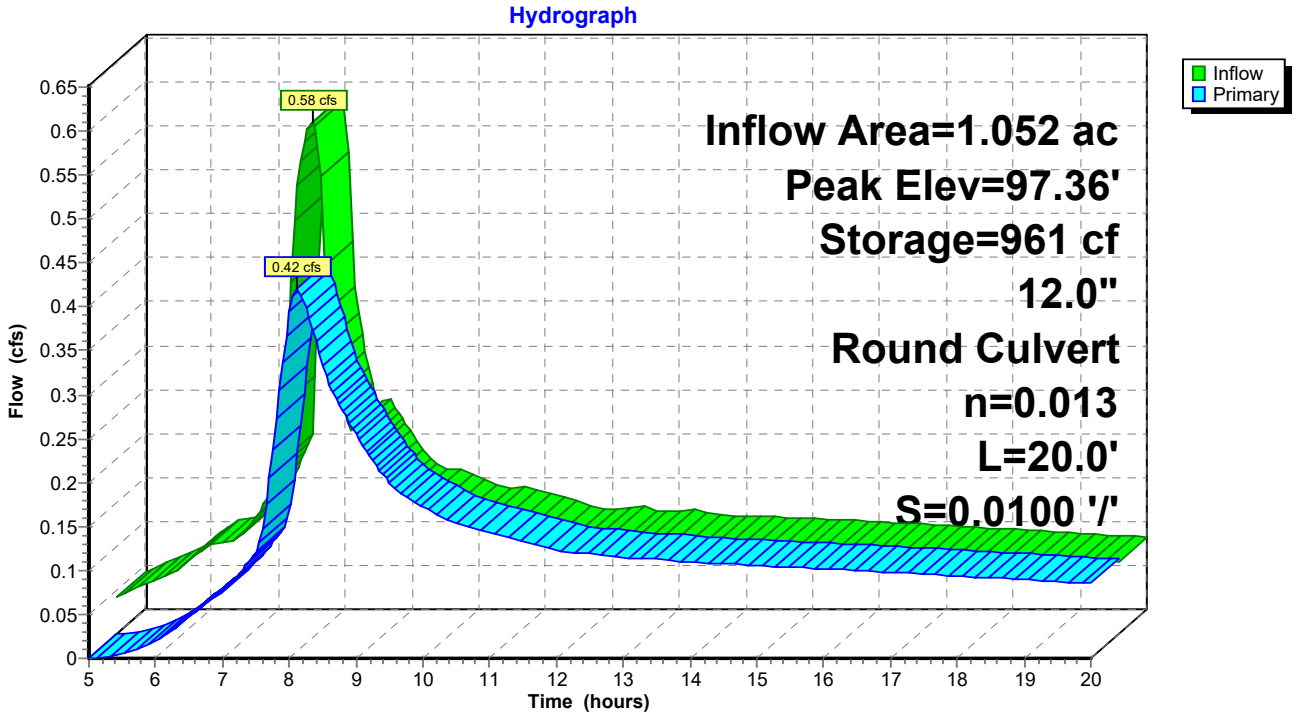
Volume	Invert	Avail.Storage	Storage Description
#1	97.00'	10,800 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
97.00	2,500	0	0
100.00	4,700	10,800	10,800

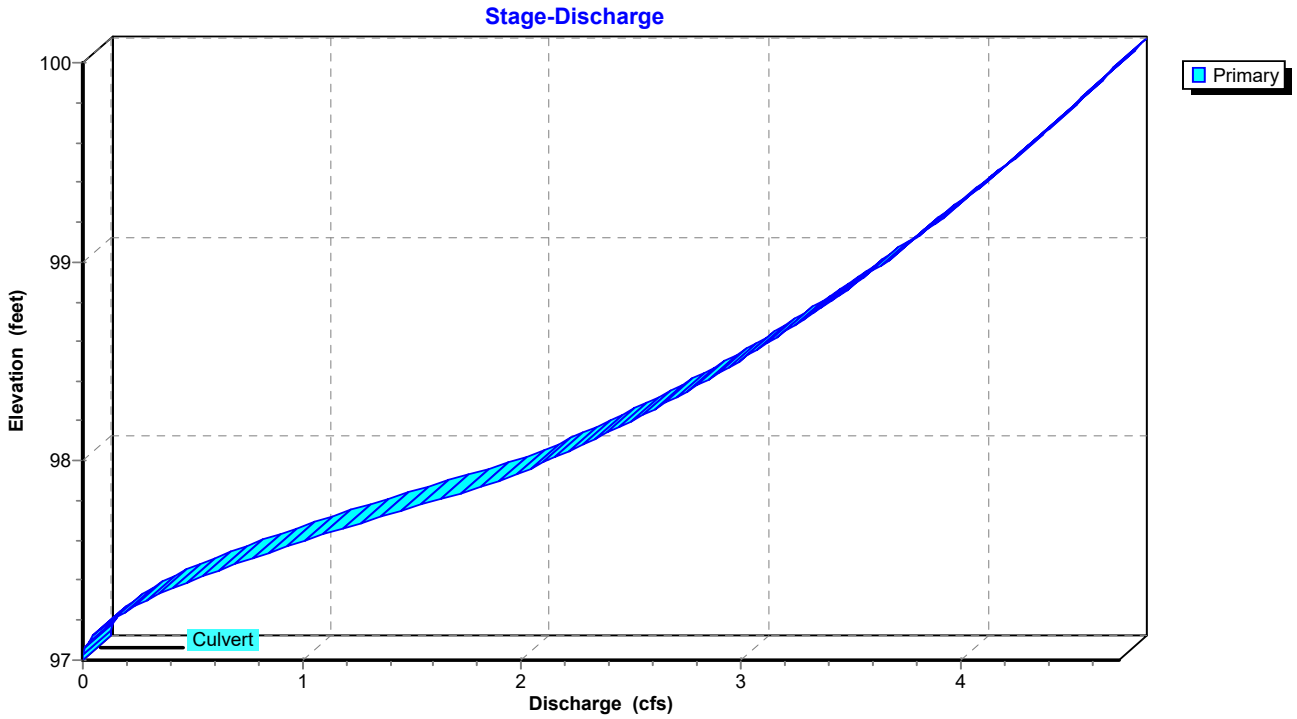
Device	Routing	Invert	Outlet Devices
#1	Primary	97.00'	**12.0" Round Culvert** L= 20.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 97.00' / 96.80' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=0.42 cfs @ 8.11 hrs HW=97.36' (Free Discharge)
1=Culvert (Inlet Controls 0.42 cfs @ 1.62 fps)

Pond 4P: Detention Pond



Pond 4P: Detention Pond



Stage-Area-Storage for Pond 4P: Detention Pond

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
97.00	2,500	0
97.05	2,537	126
97.10	2,573	254
97.15	2,610	383
97.20	2,647	515
97.25	2,683	648
97.30	2,720	783
97.35	2,757	920
97.40	2,793	1,059
97.45	2,830	1,199
97.50	2,867	1,342
97.55	2,903	1,486
97.60	2,940	1,632
97.65	2,977	1,780
97.70	3,013	1,930
97.75	3,050	2,081
97.80	3,087	2,235
97.85	3,123	2,390
97.90	3,160	2,547
97.95	3,197	2,706
98.00	3,233	2,867
98.05	3,270	3,029
98.10	3,307	3,194
98.15	3,343	3,360
98.20	3,380	3,528
98.25	3,417	3,698
98.30	3,453	3,870
98.35	3,490	4,043
98.40	3,527	4,219
98.45	3,563	4,396
98.50	3,600	4,575
98.55	3,637	4,756
98.60	3,673	4,939
98.65	3,710	5,123
98.70	3,747	5,310
98.75	3,783	5,498
98.80	3,820	5,688
98.85	3,857	5,880
98.90	3,893	6,074
98.95	3,930	6,269
99.00	3,967	6,467
99.05	4,003	6,666
99.10	4,040	6,867
99.15	4,077	7,070
99.20	4,113	7,275
99.25	4,150	7,481
99.30	4,187	7,690
99.35	4,223	7,900
99.40	4,260	8,112
99.45	4,297	8,326
99.50	4,333	8,542
99.55	4,370	8,759
99.60	4,407	8,979
99.65	4,443	9,200
99.70	4,480	9,423
99.75	4,517	9,648
99.80	4,553	9,875
99.85	4,590	10,103
99.90	4,627	10,334
99.95	4,663	10,566
100.00	**4,700**	**10,800**

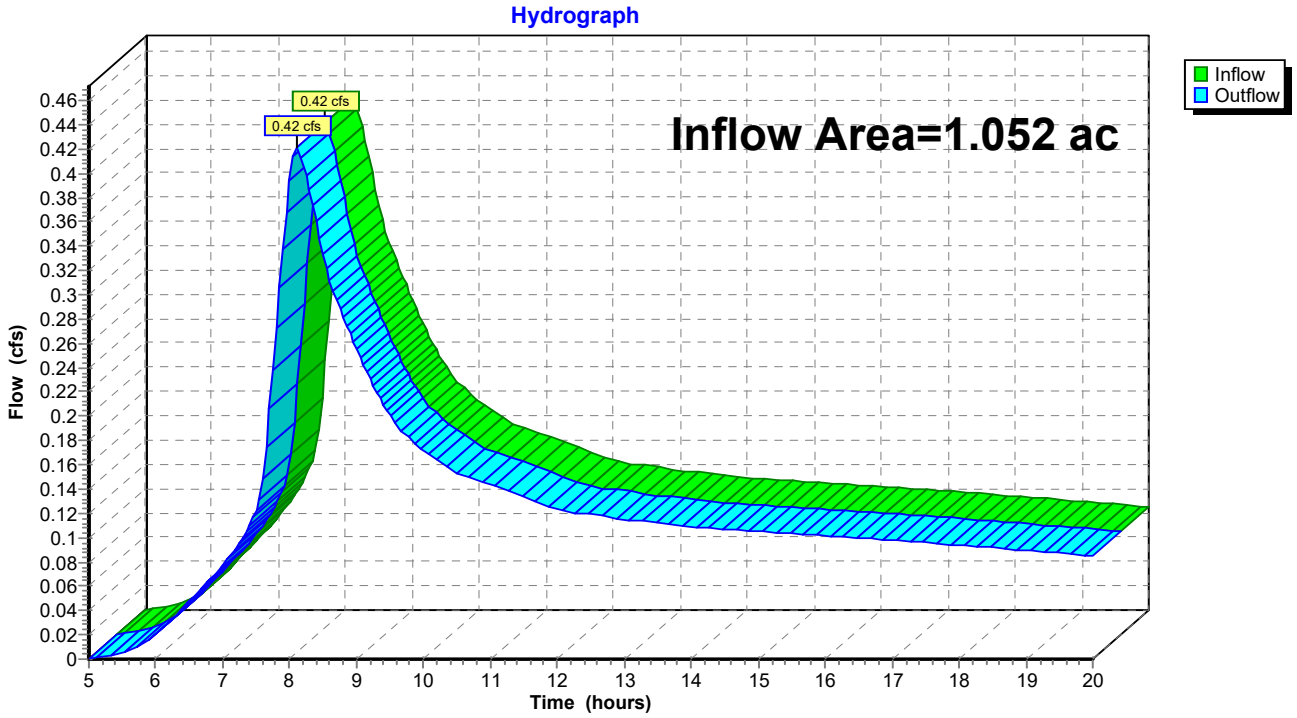
Summary for Reach 5R: Post-Developed Flows

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.052 ac, 45.35% Impervious, Inflow Depth > 1.77" for 10-year event
Inflow = 0.42 cfs @ 8.11 hrs, Volume= 0.155 af
Outflow = 0.42 cfs @ 8.11 hrs, Volume= 0.155 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 5R: Post-Developed Flows



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Pre-DevelopedAreas Runoff Area=45,845 sf 39.47% Impervious Runoff Depth>2.12"
Tc=0.0 min CN=85 Runoff=0.66 cfs 0.186 af

Subcatchment2S: Post-DevelopedAreas Runoff Area=45,845 sf 45.35% Impervious Runoff Depth>2.26"
Tc=5.0 min CN=87 Runoff=0.71 cfs 0.198 af

Reach 3R: Pre-DevelopedFlows Inflow=0.66 cfs 0.186 af
Outflow=0.66 cfs 0.186 af

Pond 4P: Detention Pond Peak Elev=97.42' Storage=1,105 cf Inflow=0.71 cfs 0.198 af
12.0" Round Culvert n=0.013 L=20.0' S=0.0100 '/' Outflow=0.54 cfs 0.188 af

Reach 5R: Post-DevelopedFlows Inflow=0.54 cfs 0.188 af
Outflow=0.54 cfs 0.188 af

Total Runoff Area = 2.105 ac Runoff Volume = 0.384 af Average Runoff Depth = 2.19"
57.59% Pervious = 1.212 ac 42.41% Impervious = 0.893 ac

Summary for Subcatchment 1S: Pre-Developed Areas

[46] Hint: Tc=0 (Instant runoff peak depends on dt)

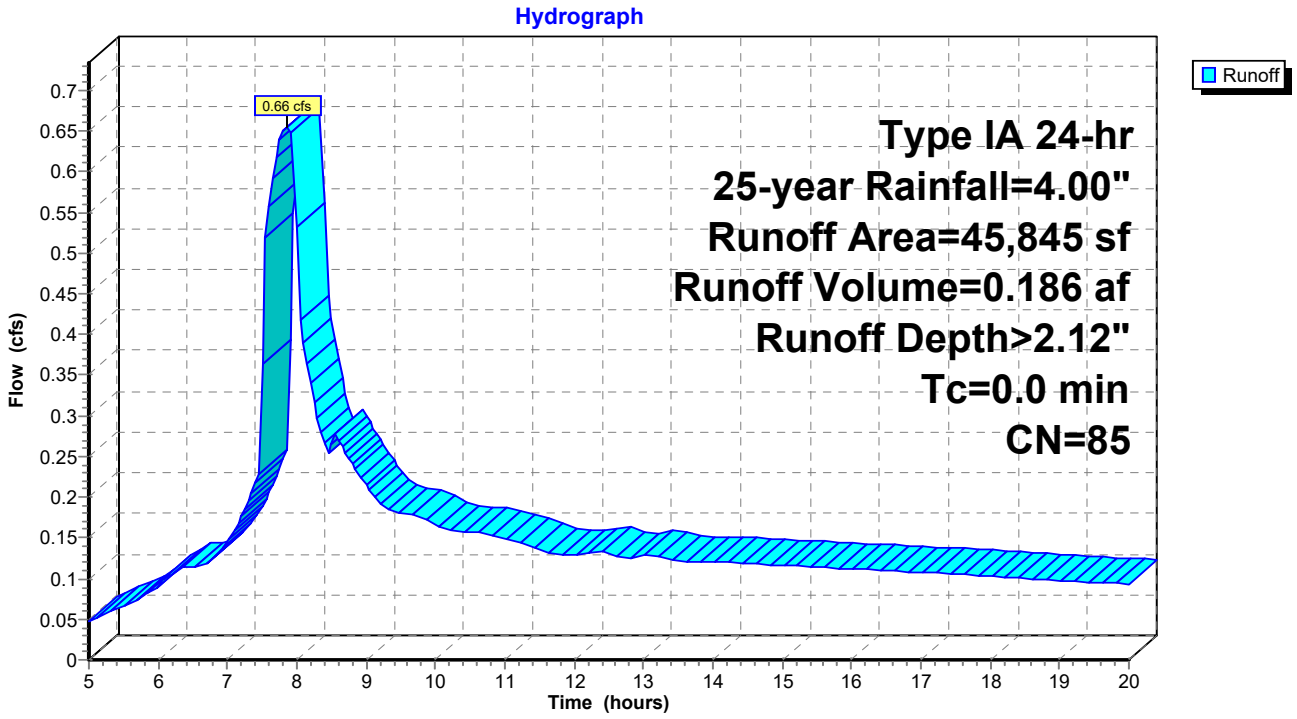
Runoff = 0.66 cfs @ 7.85 hrs, Volume= 0.186 af, Depth> 2.12"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type IA 24-hr 25-year Rainfall=4.00"

	Area (sf)	CN	Description
	15,694	98	Paved parking, HSG C
	2,400	98	Roofs, HSG C
*	27,751	77	>75% Grass cover, Good, HSG C/D
	45,845	85	Weighted Average
	27,751		60.53% Pervious Area
	18,094		39.47% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.0					**Direct Entry, 5**

Subcatchment 1S: Pre-Developed Areas



Summary for Subcatchment 2S: Post-Developed Areas

[49] Hint: Tc<2dt may require smaller dt

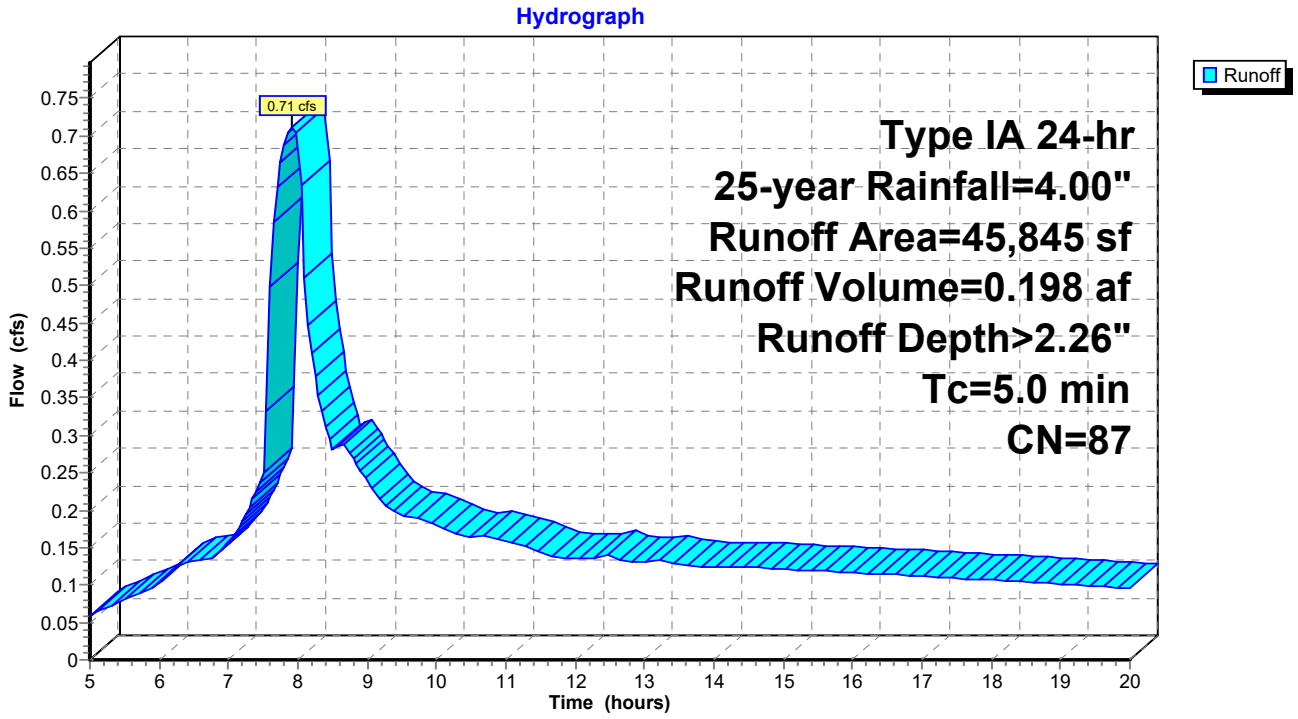
Runoff = 0.71 cfs @ 7.92 hrs, Volume= 0.198 af, Depth> 2.26"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type IA 24-hr 25-year Rainfall=4.00"

	Area (sf)	CN	Description
	18,389	98	Paved parking, HSG C
	2,400	98	Roofs, HSG C
*	25,056	77	>75% Grass cover, Good, HSG C/D
	45,845	87	Weighted Average
	25,056		54.65% Pervious Area
	20,789		45.35% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 2S: Post-Developed Areas



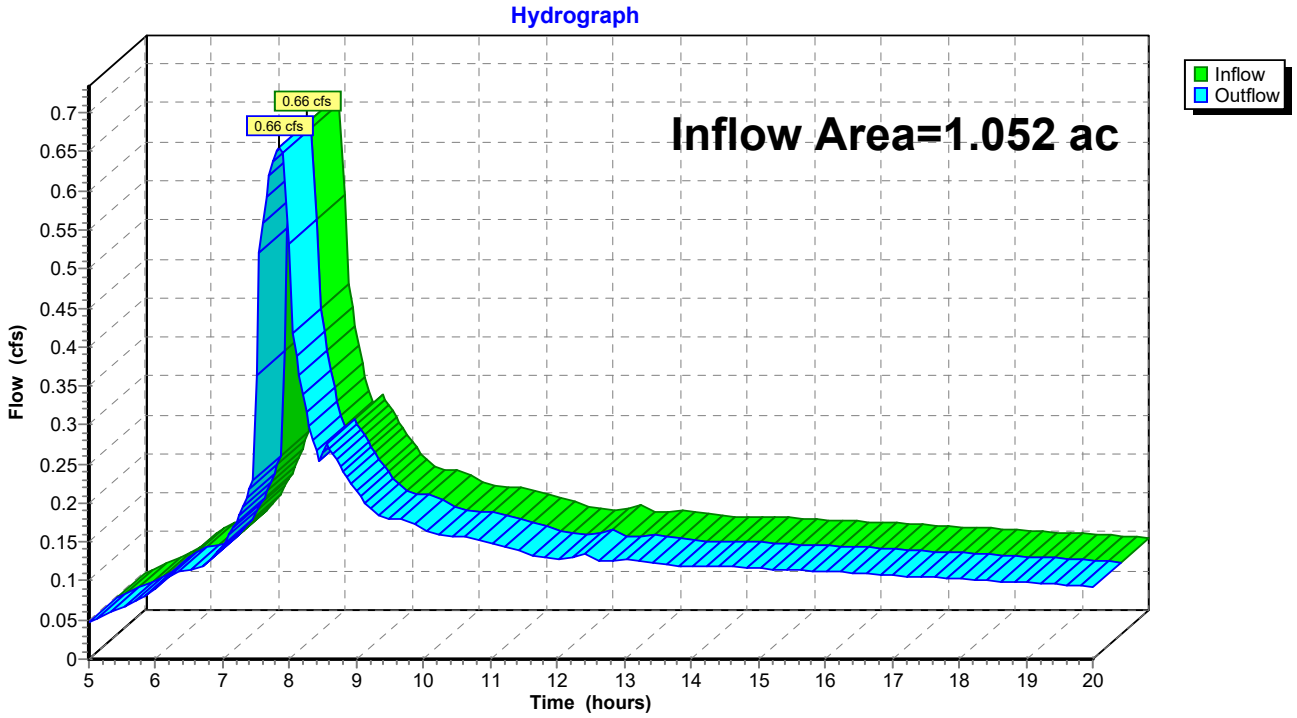
Summary for Reach 3R: Pre-Developed Flows

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.052 ac, 39.47% Impervious, Inflow Depth > 2.12" for 25-year event
Inflow = 0.66 cfs @ 7.85 hrs, Volume= 0.186 af
Outflow = 0.66 cfs @ 7.85 hrs, Volume= 0.186 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 3R: Pre-Developed Flows



Summary for Pond 4P: Detention Pond

[82] Warning: Early inflow requires earlier time span

Inflow Area = 1.052 ac, 45.35% Impervious, Inflow Depth > 2.26" for 25-year event
Inflow = 0.71 cfs @ 7.92 hrs, Volume= 0.198 af
Outflow = 0.54 cfs @ 8.09 hrs, Volume= 0.188 af, Atten= 25%, Lag= 10.7 min
Primary = 0.54 cfs @ 8.09 hrs, Volume= 0.188 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 97.42' @ 8.09 hrs Surf.Area= 2,806 sf Storage= 1,105 cf

Plug-Flow detention time= 56.1 min calculated for 0.188 af (95% of inflow)
Center-of-Mass det. time= 29.8 min (712.3 - 682.5)

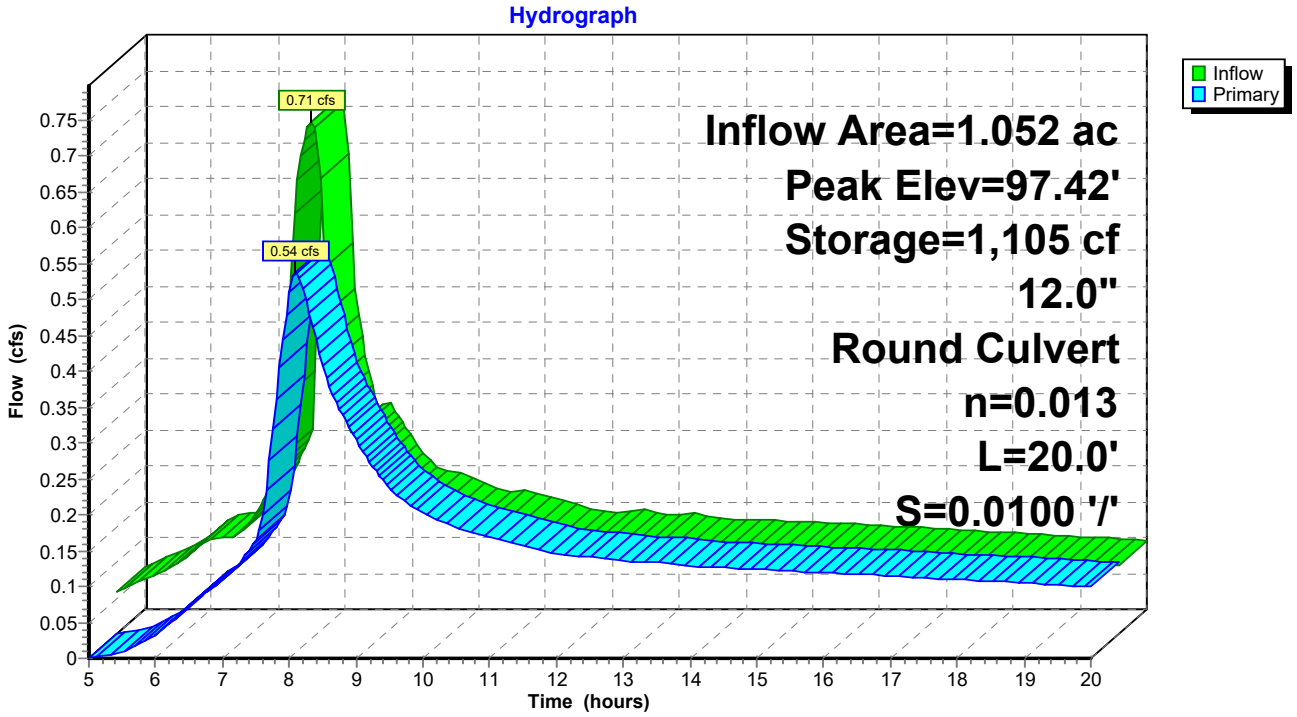
Volume	Invert	Avail.Storage	Storage Description
#1	97.00'	10,800 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
97.00	2,500	0	0
100.00	4,700	10,800	10,800

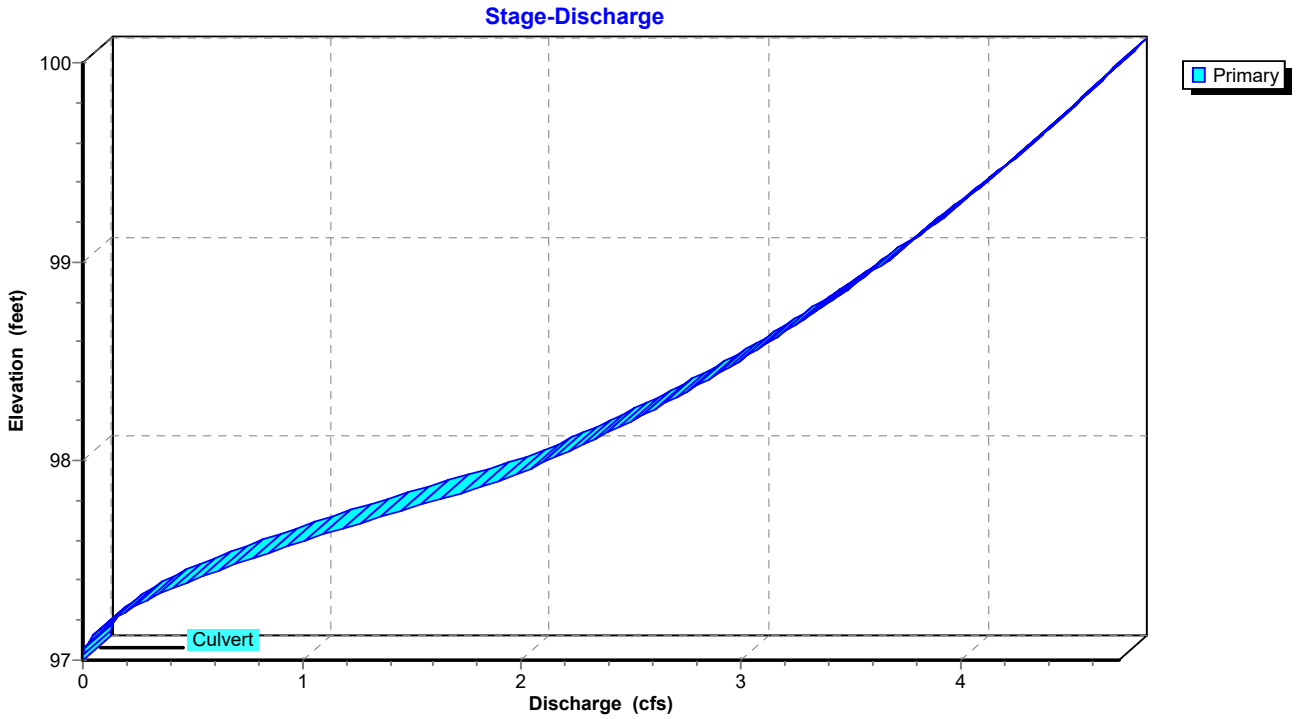
Device	Routing	Invert	Outlet Devices
#1	Primary	97.00'	**12.0" Round Culvert** L= 20.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 97.00' / 96.80' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=0.54 cfs @ 8.09 hrs HW=97.42' (Free Discharge)
1=Culvert (Inlet Controls 0.54 cfs @ 1.73 fps)

Pond 4P: Detention Pond



Pond 4P: Detention Pond



Stage-Area-Storage for Pond 4P: Detention Pond

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
97.00	2,500	0
97.05	2,537	126
97.10	2,573	254
97.15	2,610	383
97.20	2,647	515
97.25	2,683	648
97.30	2,720	783
97.35	2,757	920
97.40	2,793	1,059
97.45	2,830	1,199
97.50	2,867	1,342
97.55	2,903	1,486
97.60	2,940	1,632
97.65	2,977	1,780
97.70	3,013	1,930
97.75	3,050	2,081
97.80	3,087	2,235
97.85	3,123	2,390
97.90	3,160	2,547
97.95	3,197	2,706
98.00	3,233	2,867
98.05	3,270	3,029
98.10	3,307	3,194
98.15	3,343	3,360
98.20	3,380	3,528
98.25	3,417	3,698
98.30	3,453	3,870
98.35	3,490	4,043
98.40	3,527	4,219
98.45	3,563	4,396
98.50	3,600	4,575
98.55	3,637	4,756
98.60	3,673	4,939
98.65	3,710	5,123
98.70	3,747	5,310
98.75	3,783	5,498
98.80	3,820	5,688
98.85	3,857	5,880
98.90	3,893	6,074
98.95	3,930	6,269
99.00	3,967	6,467
99.05	4,003	6,666
99.10	4,040	6,867
99.15	4,077	7,070
99.20	4,113	7,275
99.25	4,150	7,481
99.30	4,187	7,690
99.35	4,223	7,900
99.40	4,260	8,112
99.45	4,297	8,326
99.50	4,333	8,542
99.55	4,370	8,759
99.60	4,407	8,979
99.65	4,443	9,200
99.70	4,480	9,423
99.75	4,517	9,648
99.80	4,553	9,875
99.85	4,590	10,103
99.90	4,627	10,334
99.95	4,663	10,566
100.00	**4,700**	**10,800**

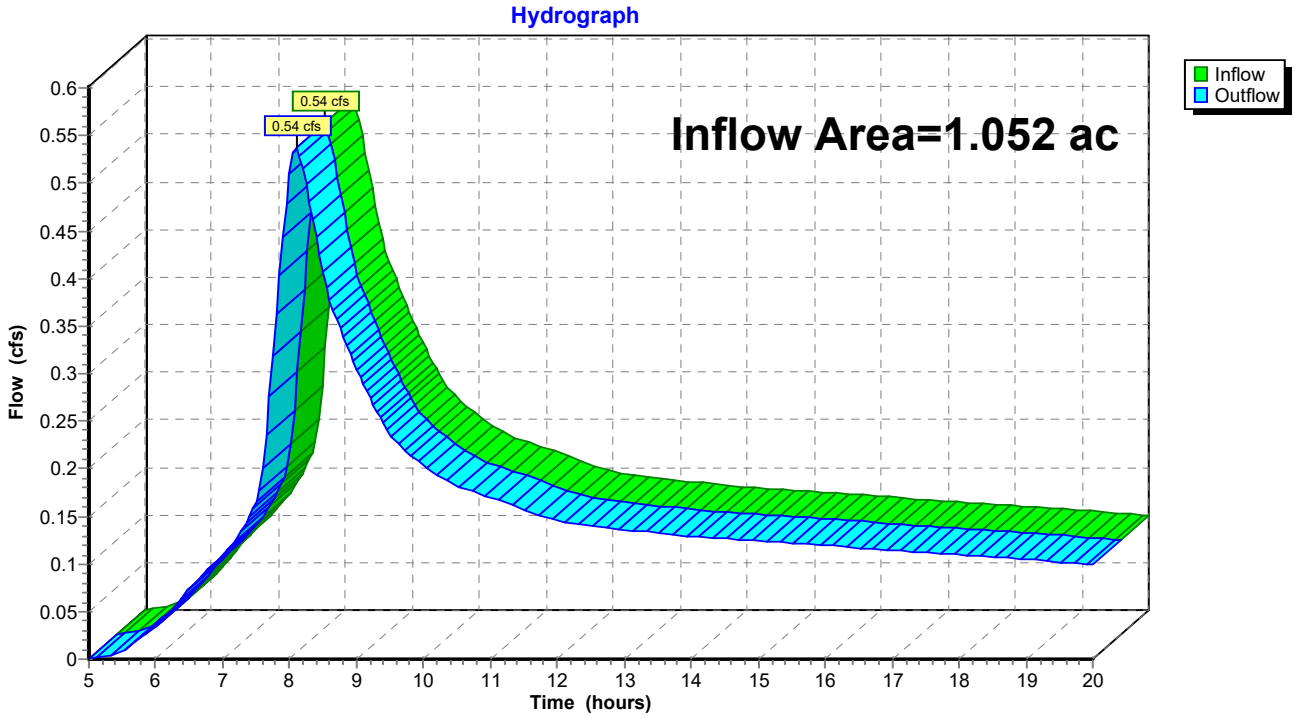
Summary for Reach 5R: Post-Developed Flows

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.052 ac, 45.35% Impervious, Inflow Depth > 2.15" for 25-year event
Inflow = 0.54 cfs @ 8.09 hrs, Volume= 0.188 af
Outflow = 0.54 cfs @ 8.09 hrs, Volume= 0.188 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 5R: Post-Developed Flows



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Pre-DevelopedAreas Runoff Area=45,845 sf 39.47% Impervious Runoff Depth>2.27"
Tc=0.0 min CN=85 Runoff=0.71 cfs 0.199 af

Subcatchment2S: Post-DevelopedAreas Runoff Area=45,845 sf 45.35% Impervious Runoff Depth>2.42"
Tc=5.0 min CN=87 Runoff=0.76 cfs 0.212 af

Reach 3R: Pre-DevelopedFlows Inflow=0.71 cfs 0.199 af
Outflow=0.71 cfs 0.199 af

Pond 4P: Detention Pond Peak Elev=97.44' Storage=1,161 cf Inflow=0.76 cfs 0.212 af
12.0" Round Culvert n=0.013 L=20.0' S=0.0100 '/' Outflow=0.58 cfs 0.202 af

Reach 5R: Post-DevelopedFlows Inflow=0.58 cfs 0.202 af
Outflow=0.58 cfs 0.202 af

Total Runoff Area = 2.105 ac Runoff Volume = 0.411 af Average Runoff Depth = 2.34"
57.59% Pervious = 1.212 ac 42.41% Impervious = 0.893 ac

Summary for Subcatchment 1S: Pre-Developed Areas

[46] Hint: Tc=0 (Instant runoff peak depends on dt)

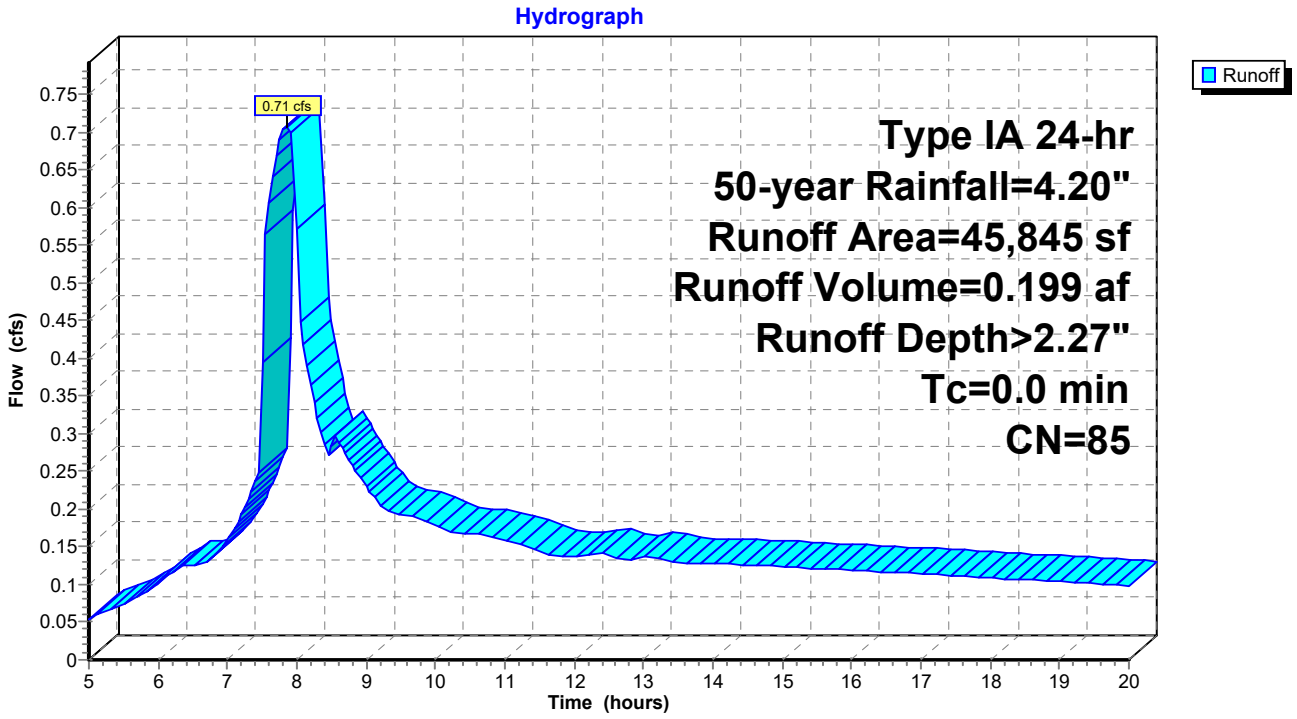
Runoff = 0.71 cfs @ 7.85 hrs, Volume= 0.199 af, Depth> 2.27"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type IA 24-hr 50-year Rainfall=4.20"

	Area (sf)	CN	Description
	15,694	98	Paved parking, HSG C
	2,400	98	Roofs, HSG C
*	27,751	77	>75% Grass cover, Good, HSG C/D
	45,845	85	Weighted Average
	27,751		60.53% Pervious Area
	18,094		39.47% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.0					**Direct Entry, 5**

Subcatchment 1S: Pre-Developed Areas



Summary for Subcatchment 2S: Post-Developed Areas

[49] Hint: Tc<2dt may require smaller dt

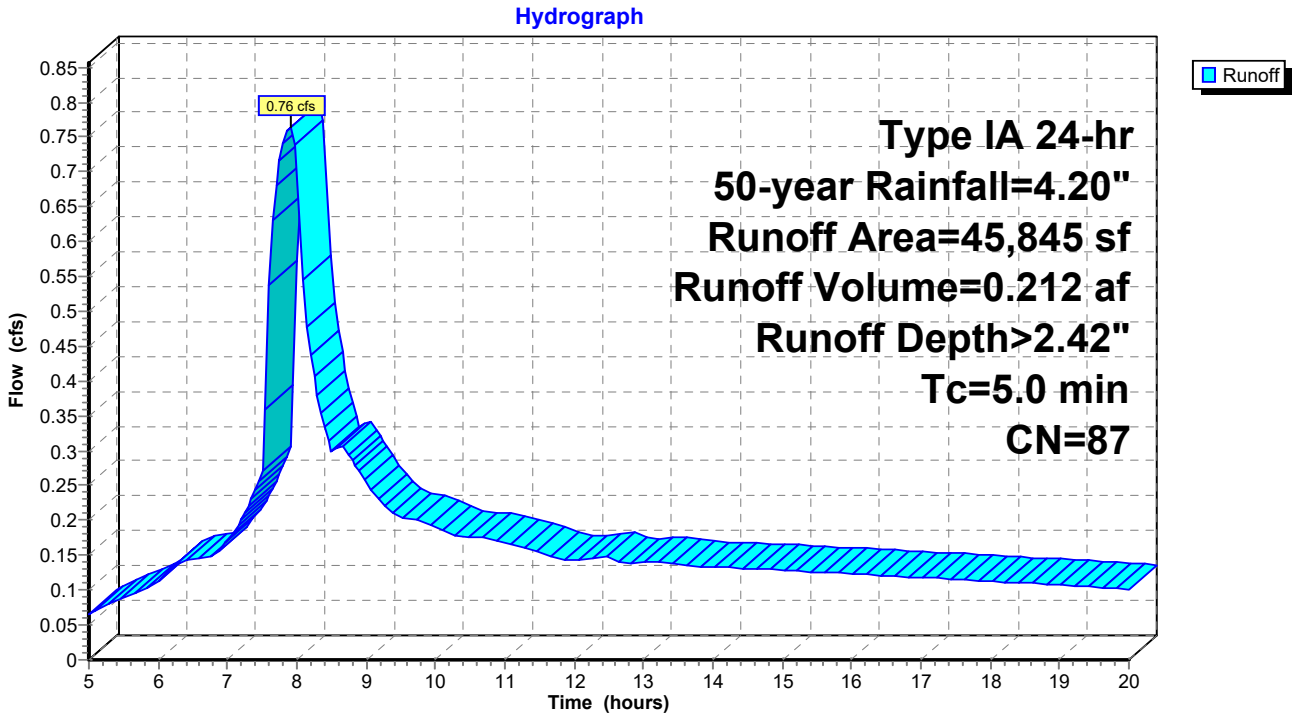
Runoff = 0.76 cfs @ 7.91 hrs, Volume= 0.212 af, Depth> 2.42"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type IA 24-hr 50-year Rainfall=4.20"

	Area (sf)	CN	Description
	18,389	98	Paved parking, HSG C
	2,400	98	Roofs, HSG C
*	25,056	77	>75% Grass cover, Good, HSG C/D
	45,845	87	Weighted Average
	25,056		54.65% Pervious Area
	20,789		45.35% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 2S: Post-Developed Areas



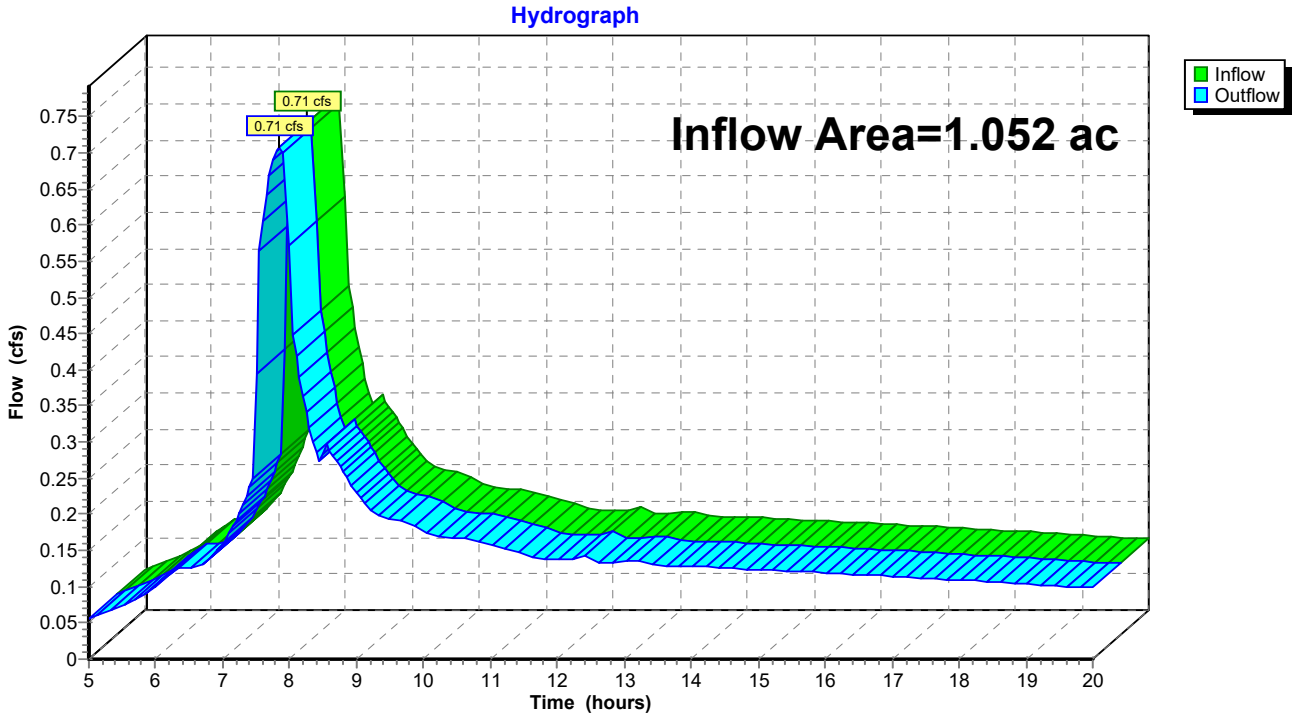
Summary for Reach 3R: Pre-Developed Flows

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.052 ac, 39.47% Impervious, Inflow Depth > 2.27" for 50-year event
Inflow = 0.71 cfs @ 7.85 hrs, Volume= 0.199 af
Outflow = 0.71 cfs @ 7.85 hrs, Volume= 0.199 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 3R: Pre-Developed Flows



Summary for Pond 4P: Detention Pond

[82] Warning: Early inflow requires earlier time span

Inflow Area = 1.052 ac, 45.35% Impervious, Inflow Depth > 2.42" for 50-year event
Inflow = 0.76 cfs @ 7.91 hrs, Volume= 0.212 af
Outflow = 0.58 cfs @ 8.09 hrs, Volume= 0.202 af, Atten= 24%, Lag= 10.6 min
Primary = 0.58 cfs @ 8.09 hrs, Volume= 0.202 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 97.44' @ 8.09 hrs Surf.Area= 2,820 sf Storage= 1,161 cf

Plug-Flow detention time= 54.5 min calculated for 0.201 af (95% of inflow)
Center-of-Mass det. time= 29.0 min (709.4 - 680.4)

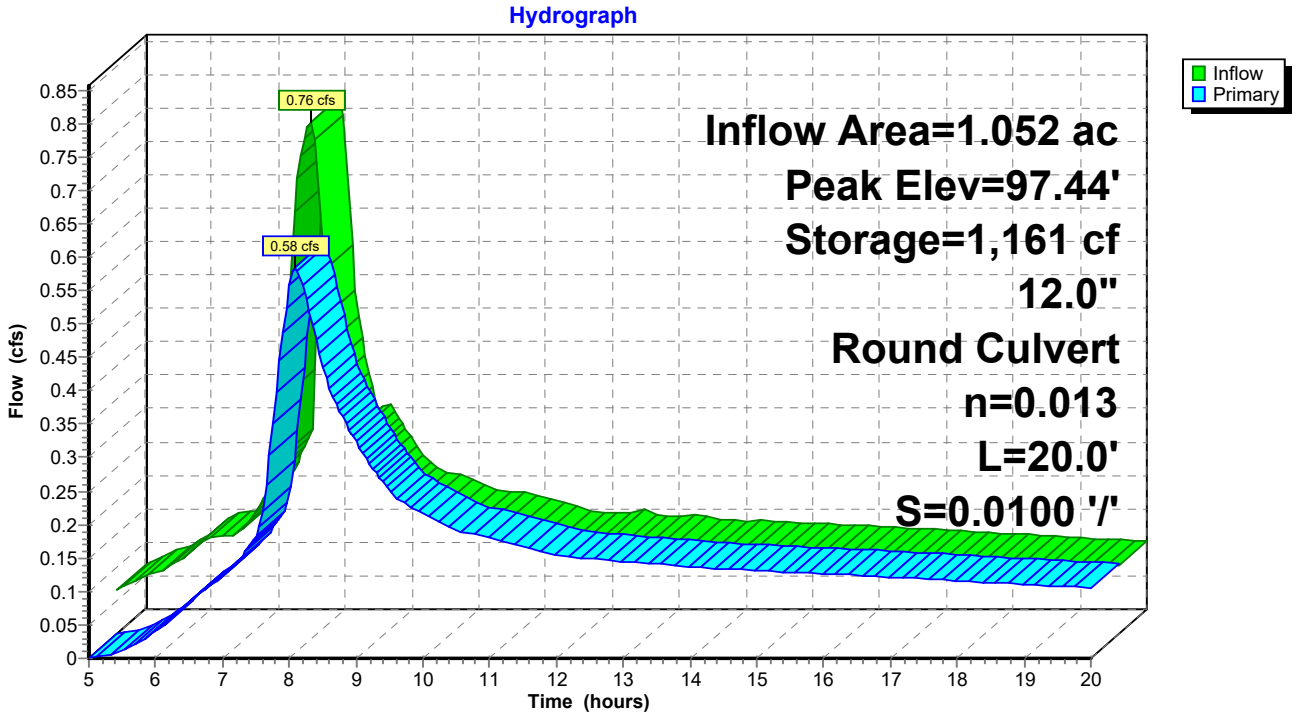
Volume	Invert	Avail.Storage	Storage Description
#1	97.00'	10,800 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
97.00	2,500	0	0
100.00	4,700	10,800	10,800

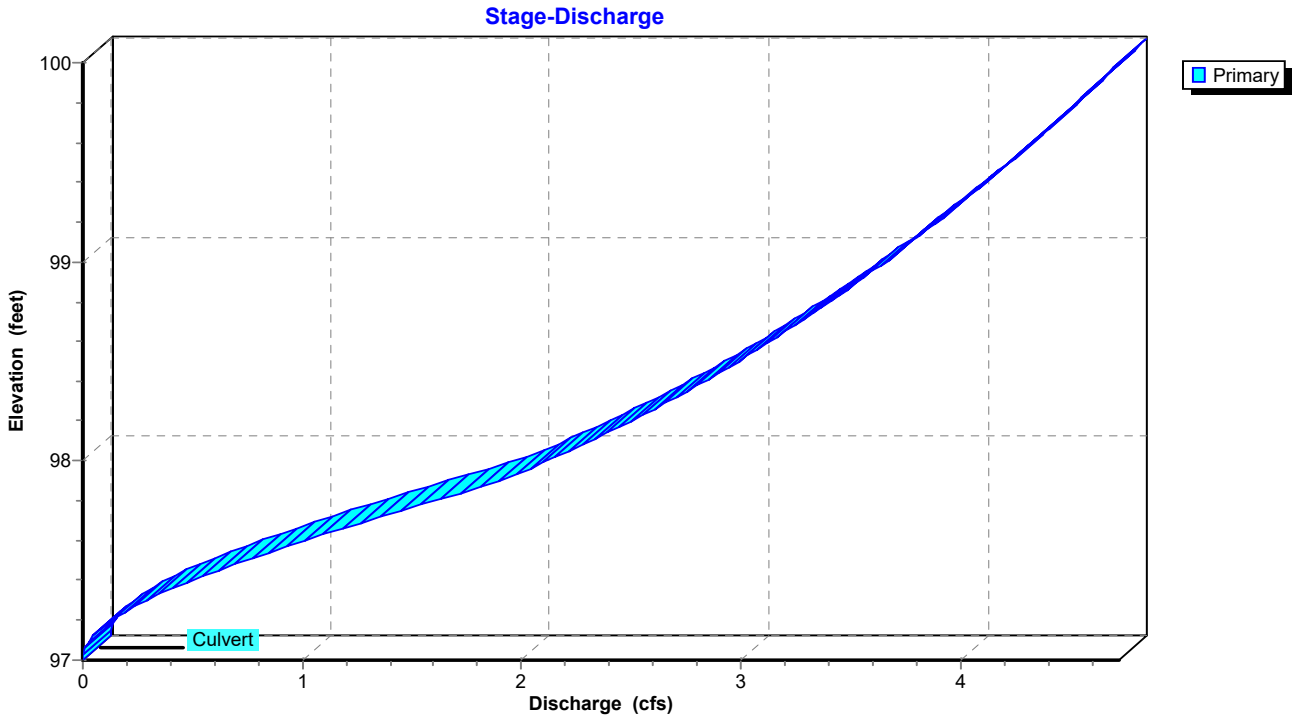
Device	Routing	Invert	Outlet Devices
#1	Primary	97.00'	**12.0" Round Culvert** L= 20.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 97.00' / 96.80' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf

Primary OutFlow Max=0.58 cfs @ 8.09 hrs HW=97.44' (Free Discharge)
1=Culvert (Inlet Controls 0.58 cfs @ 1.77 fps)

Pond 4P: Detention Pond



Pond 4P: Detention Pond



Stage-Area-Storage for Pond 4P: Detention Pond

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
97.00	2,500	0
97.05	2,537	126
97.10	2,573	254
97.15	2,610	383
97.20	2,647	515
97.25	2,683	648
97.30	2,720	783
97.35	2,757	920
97.40	2,793	1,059
97.45	2,830	1,199
97.50	2,867	1,342
97.55	2,903	1,486
97.60	2,940	1,632
97.65	2,977	1,780
97.70	3,013	1,930
97.75	3,050	2,081
97.80	3,087	2,235
97.85	3,123	2,390
97.90	3,160	2,547
97.95	3,197	2,706
98.00	3,233	2,867
98.05	3,270	3,029
98.10	3,307	3,194
98.15	3,343	3,360
98.20	3,380	3,528
98.25	3,417	3,698
98.30	3,453	3,870
98.35	3,490	4,043
98.40	3,527	4,219
98.45	3,563	4,396
98.50	3,600	4,575
98.55	3,637	4,756
98.60	3,673	4,939
98.65	3,710	5,123
98.70	3,747	5,310
98.75	3,783	5,498
98.80	3,820	5,688
98.85	3,857	5,880
98.90	3,893	6,074
98.95	3,930	6,269
99.00	3,967	6,467
99.05	4,003	6,666
99.10	4,040	6,867
99.15	4,077	7,070
99.20	4,113	7,275
99.25	4,150	7,481
99.30	4,187	7,690
99.35	4,223	7,900
99.40	4,260	8,112
99.45	4,297	8,326
99.50	4,333	8,542
99.55	4,370	8,759
99.60	4,407	8,979
99.65	4,443	9,200
99.70	4,480	9,423
99.75	4,517	9,648
99.80	4,553	9,875
99.85	4,590	10,103
99.90	4,627	10,334
99.95	4,663	10,566
100.00	**4,700**	**10,800**

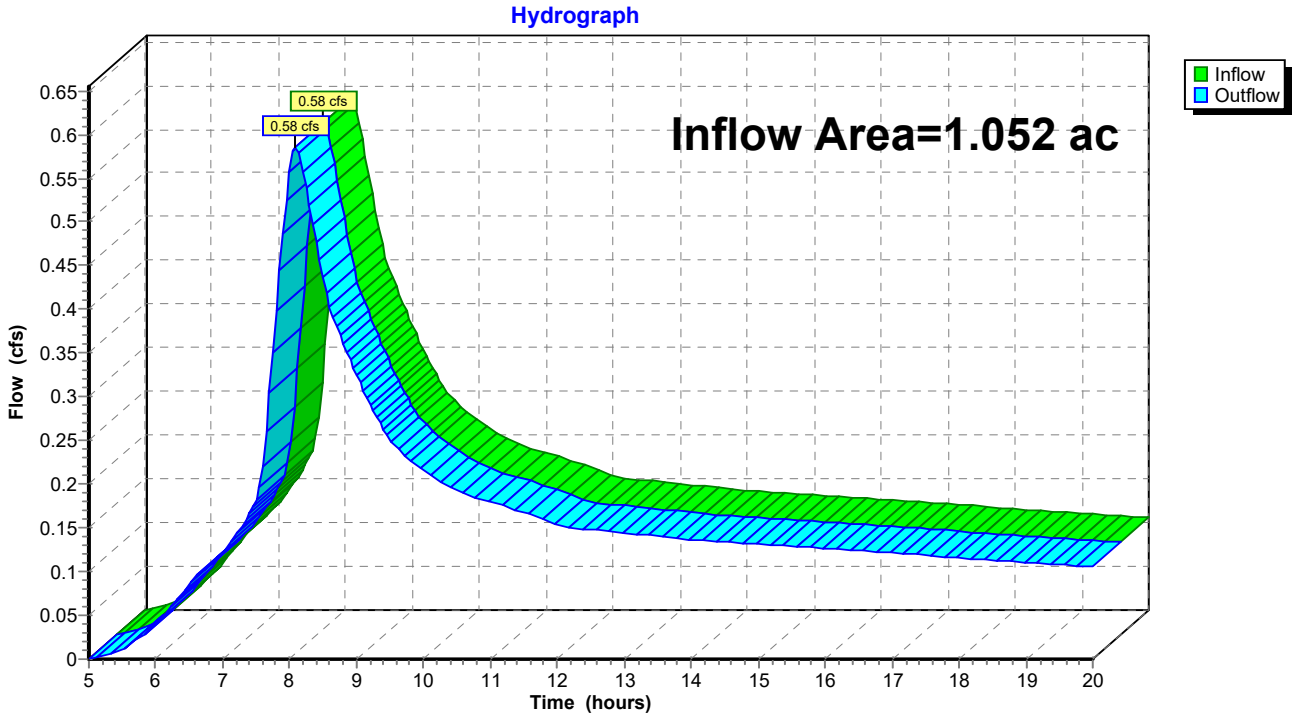
Summary for Reach 5R: Post-Developed Flows

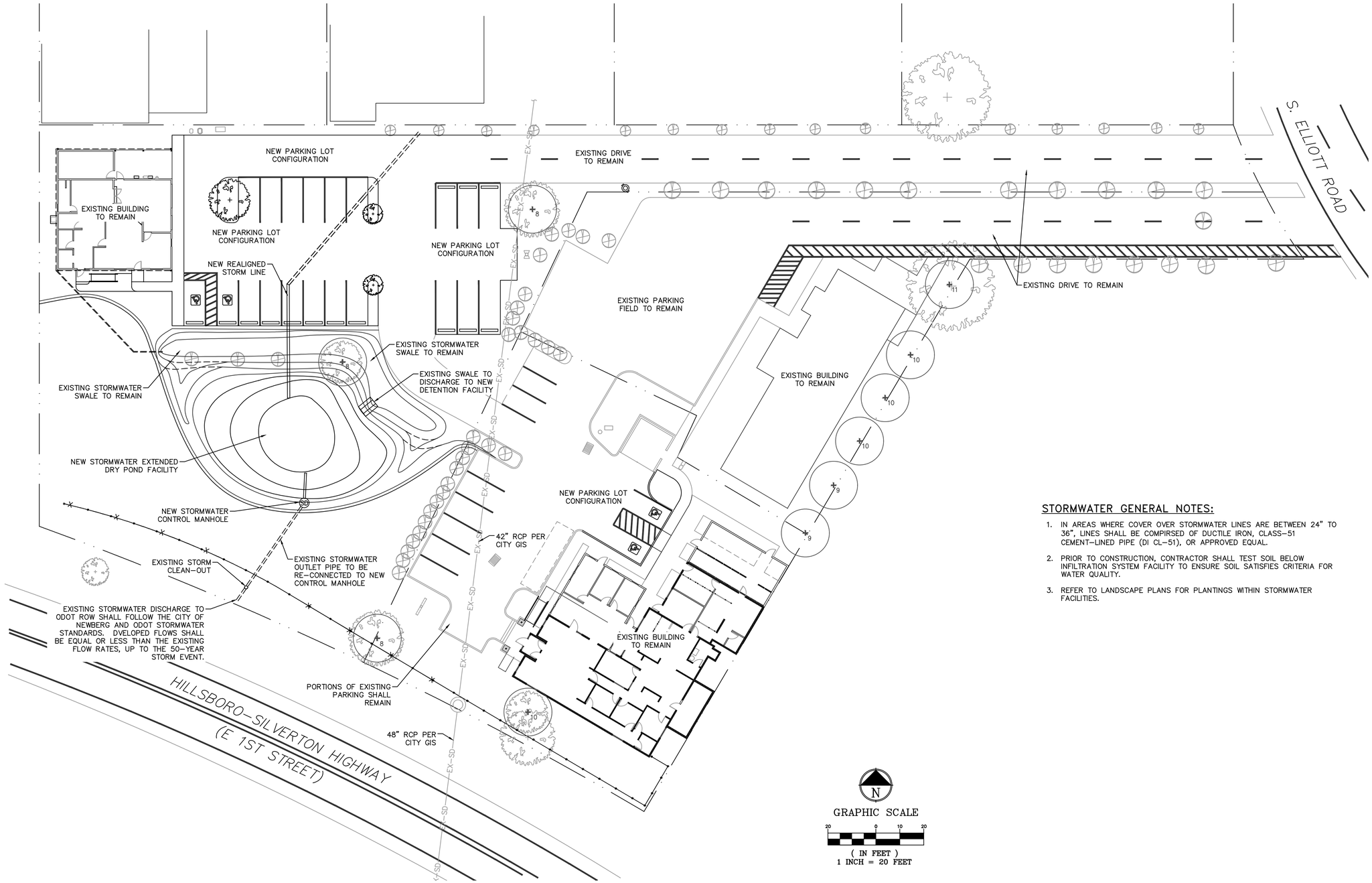
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.052 ac, 45.35% Impervious, Inflow Depth > 2.30" for 50-year event
Inflow = 0.58 cfs @ 8.09 hrs, Volume= 0.202 af
Outflow = 0.58 cfs @ 8.09 hrs, Volume= 0.202 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach 5R: Post-Developed Flows





N

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 INCH = 20 FEET

STORMWATER GENERAL NOTES:

1. IN AREAS WHERE COVER OVER STORMWATER LINES ARE BETWEEN 24" TO 36", LINES SHALL BE COMPIRSED OF DUCTILE IRON, CLASS-51 CEMENT-LINED PIPE (DI CL-51), OR APPROVED EQUAL.
2. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL TEST SOIL BELOW INFILTRATION SYSTEM FACILITY TO ENSURE SOIL SATISFIES CRITERIA FOR WATER QUALITY.
3. REFER TO LANDSCAPE PLANS FOR PLANTINGS WITHIN STORMWATER FACILITIES.

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CIVIL / STRUCTURAL

REGISTERED PROFESSIONAL ENGINEER
61270PE
OREGON
JULY 15, 2003
ROBERT JAMES LEGER
EXPIRES: 12/31/2022

FAMILY PET CLINIC - ADDITIONS
LAND-USE APPLICATIONS
NEWBERG, OREGON 97132

STORMWATER PLAN

Revisions:

Date: Issued For:

Date: APRIL 21, 2022

Issued For:

CoN LU APPLICATION

Job No: 22032-0016

1 OF 2

C1.0

LAND-USE SET

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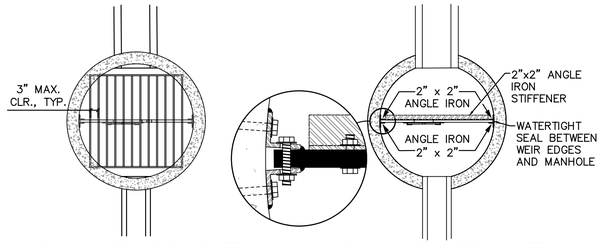
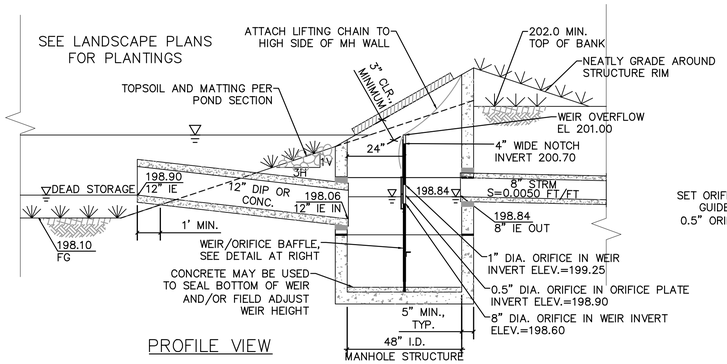
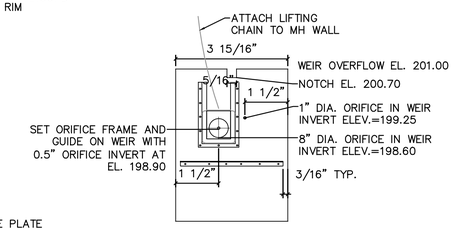


PLAN VIEW OF CONTROL STRUCTURE M.H. GRATE

PLAN VIEW OF CONTROL STRUCTURE M.H. WEIR



PROFILE VIEW



WEIR DETAIL

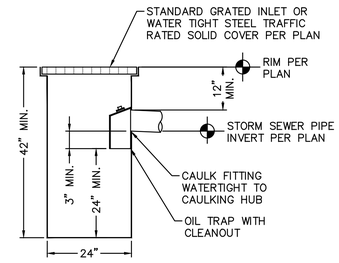
WEIR SHALL BE 1" SOLID WALL HDPE. ANCHOR WEIR TO STAINLESS STEEL (SS) 2" x 2" ANGLE IRON EVERY 12" MAXIMUM WITH SS HARDWARE (BOTH SIDES). CREATE WATER TIGHT SEAL ALONG ALL EDGES AFTER INSTALLATION.

SEE ORIFICE PLATE AND GUIDE DETAIL.

INSTALL AN SS ANGLE IRON STIFFENER ON BACK OF WEIR (3'-7"), CENTERED AND ANCHORED TO WEIR, WITH SS HARDWARE AT 6 POINTS. SPACE OR COUNTERSINK HARDWARE TO NOT INTERFERE WITH ORIFICE PLATE EXTRACTION.

CONTROL MANHOLE
SCALE: N.T.S.

4
C3.0

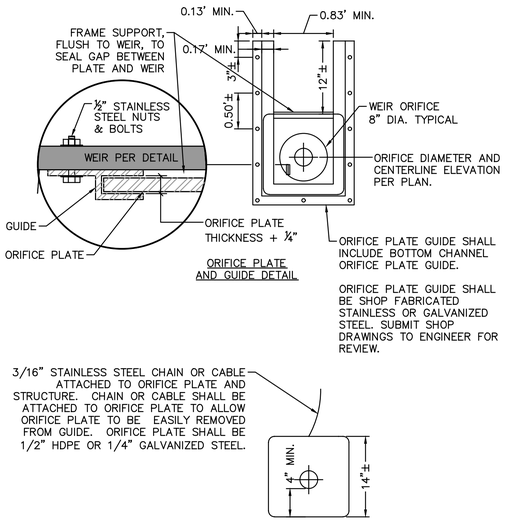


NOTES

1. CATCH BASIN TO BE CONSTRUCTED OF 10 GAUGE (MINIMUM) STEEL WITH ALL JOINTS WELDED.
2. STEEL OIL TRAP CLEANOUT TO BE PLUGGED OR HINGED ACCESS.
3. CAULK PIPE TO CAULKING HUB.
4. SET CATCH BASIN ON 6" THICK COMPACTED CRUSHED ROCK BASE.
5. BACKFILL AROUND CATCH BASIN WITH COMPACTED CRUSHED ROCK.

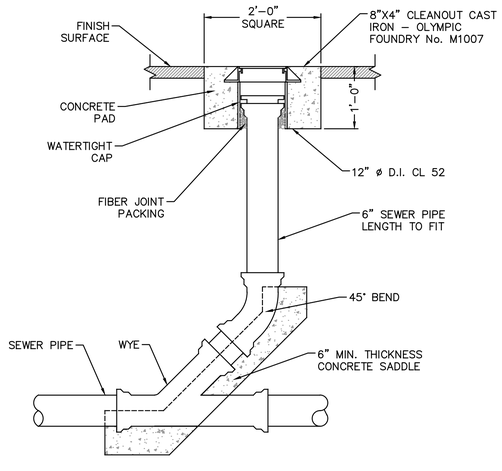
CATCH BASIN
SCALE: N.T.S.

1
C3.0



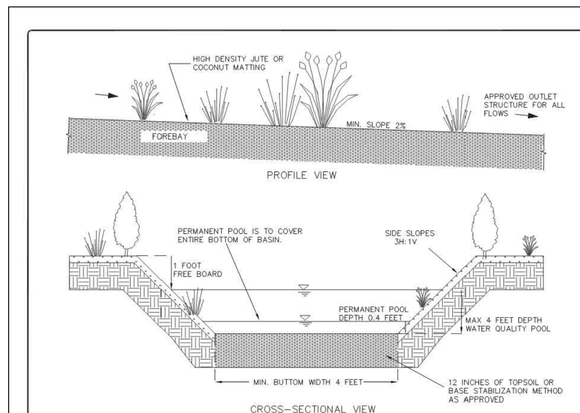
CONTROL MANHOLE – ORIFICE PLATE DETAIL
SCALE: N.T.S.

3
C3.0



CLEANOUT
SCALE: N.T.S.

2
C3.0



HYDRAULIC DESIGN CRITERIA:

1. MIN. WATER QUALITY DETENTION VOLUME: 1.0 X WATER QUALITY VOLUME (WQV)
2. 48 HOURS WATER QUALITY DRAWDOWN TIME
3. FOR ORIFICE SIZE USE:
   D=24*[(Q/(C[2gH]^0.5))/pie]^0.5 WHERE:
   D(in)= DIAMETER OF ORIFICE
   Q(cfs)= WQV(cf)/(48*60*60)
   C=0.62
   H(ft)=4' (TEMPORARY WATER QUALITY DETENTION HEIGHT TO CENTERLINE OF ORIFICE)

FACILITY DESIGN CRITERIA:

1. UP UNTILL THE MAX WATER SURFACE, INTERIOR SIDE SLOPES, MAX SLOPE IS 3H:1V
2. ABOVE MAX WATER SURFACE, INTERIOR SIDE SLOPES, MAX SLOPE IS 2H:1V
3. IF INTERIOR SIDE SLOPES MUST BE MOWED SIDE SLOPE THEN THE MAX SLOPE IS 4H:1V
4. EXTERIOR SIDE SLOPES MAX 2H:1V, UNLESS ANALYZED FOR STABILITY BY A GEOTECHNICAL ENGINEER
5. MINIMUM FREEBOARD 1 FOOT FROM 25 YEAR DESIGN WATER SURFACE ELEVATION

FACILITY DESIGN CRITERIA:

6. MINIMUM OF 2 CELLS, WITH THE FIRST CELL (FOREBAY) AT LEAST 10% OF SURFACE AREA. THE FOREBAY SHALL ALSO CONSTITUTE 20-PERCENT OF THE TREATMENT VOLUME. WHERE SPACE LIMITS MULTI-CELL DESIGN, USE ONE CELL WITH A FOREBAY AT THE INLET TO SETTLE SEDIMENTS AND DISTRIBUTE FLOW ACROSS THE WET POND.
7. INLET AND OUTLET STRUCTURES SHALL BE DESIGNED TO AVOID DIRECT FLOW BETWEEN STRUCTURES WITHOUT RECEIVING TREATMENT (ie SHORT CIRCUITING OF FLOW)
8. MINIMUM FREEBOARD: 1 FOOT FROM 25 YEAR DESIGN WATER SURFACE ELEVATION.
9. EXTEND RIVER ROCK, TOPSOIL, AND HIGH DENSITY JUTE OR COCONUT MATTING TO TOP OF TREATMENT AREA (OR WQV LEVEL). EXTEND TOPSOIL AND LOW DENSITY JUTE MATTING TO THE EDGE OF WATER QUALITY TRACT OR EASEMENT AREA.
10. THE ENGINEER SHALL CERTIFY THAT THE POND STORM SEWER DESIGN WILL PASS THE 25 AND 100 YEAR STORM EVENTS AND THAT AT NORMAL DESIGN WATER SURFACE THAT THE UPSTREAM STORM SEWER WILL NOT BE IN A SURCHARGED CONDITION FOR LONGER THAN 24 HOURS.

City of Newberg
PUBLIC WORKS ENGINEERING DIVISION
414 E. FIRST STREET NEWBERG, OR 97132
PHONE: 503-537-1240
FAX: 503-537-1277

REVISIONS:

EXTENDED DRY BASIN

SCALE: N.T.S.
DATE: MARCH 2014
APPROVED BY: JAY H.
STANDARD DRAWING 461

DCI ENGINEERS
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REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 15, 2003
ROBERT JAMES LEGER
61270PE
EXPIRES: 12/31/2022

FAMILY PET CLINIC - ADDITIONS
LAND-USE APPLICATIONS
NEWBERG, OREGON 97132

STORMWATER DETAILS

Revisions:

Date: Issued For:

Date: APRIL 21, 2022
Issued For:
CoN LU APPLICATION

Job No: 22032-0016

2 OF 2
C2.0
LAND-USE SET

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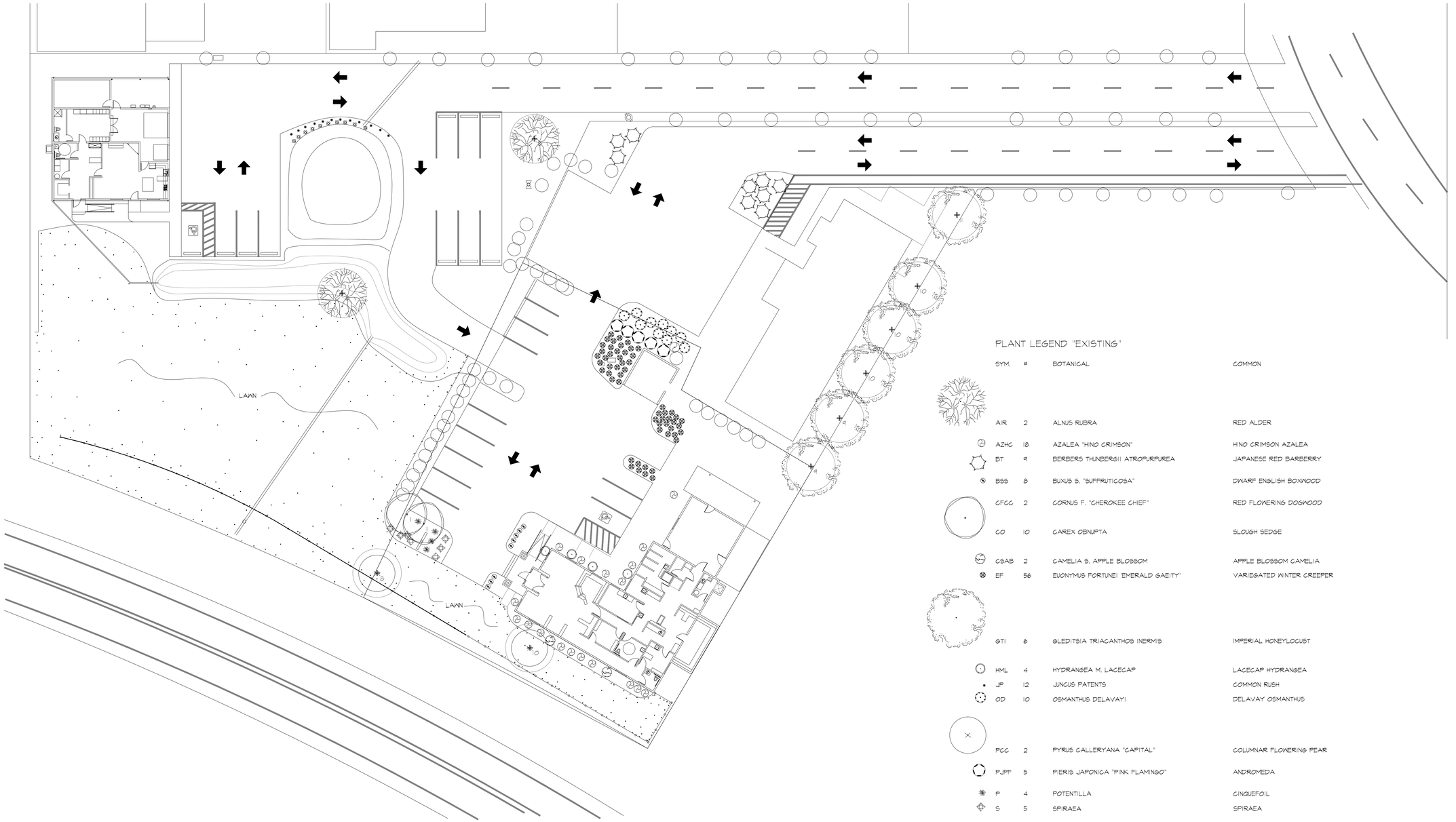


PLANT LEGEND "EXISTING"

SYM.	#	BOTANICAL	COMMON
AIR	2	ALNUS RUBRA	RED ALDER
AZHC	18	AZALEA "HINO CRIMSON"	HINO CRIMSON AZALEA
BT	9	BERBERS THUNBERGII ATROPURPUREA	JAPANESE RED BARBERRY
BSS	8	BUXUS S. "SUFFRUTICOSA"	DWARF ENGLISH BOXWOOD
CFCC	2	CORNUS F. "CHEROKEE CHIEF"	RED FLOWERING DOGWOOD
CO	10	CAREX OBNUPTA	SLOUGH SEDGE
CSAB	2	CAMELIA S. APPLE BLOSSOM	APPLE BLOSSOM CAMELIA
EF	56	EUONYMUS FORTUNEI 'EMERALD GAEITY'	VARIEGATED WINTER CREEPER
GTI	6	GLEDITSIA TRIACANTHOS INERMIS	IMPERIAL HONEYLOCUST
HML	4	HYDRANGEA M. LACECAP	LACECAP HYDRANGEA
JP	12	JUNCUS PATENTS	COMMON RUSH
OD	10	OSMANTHUS DELAVAYI	DELAVAY OSMANTHUS
PCC	2	PYRUS CALLERYANA "CAPITAL"	COLUMNAR FLOWERING PEAR
PJPF	5	PIERIS JAPONICA "PINK FLAMINGO"	ANDROMEDA
P	4	POTENTILLA	CINQUEFOIL
S	5	SPIRAEA	SPIRAEA
TOEG	80	THUJA O. "EMERALD GREEN"	EMERALD GREEN ARBORVITAE

L1 TREE & SHRUB SURVEY
EXISTING CONDITIONS

0 10 20
SCALE IN FEET

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the center.(Note: the telephone number for the Oregon Utility Notification Center is (503) 232-1987).

MULCH
DARRELL MULCH
LANDSCAPE ARCHITECTURE
1907 N.E. 66TH AVENUE #168
PORTLAND, OREGON 97213
(503) 222-7416 TEL

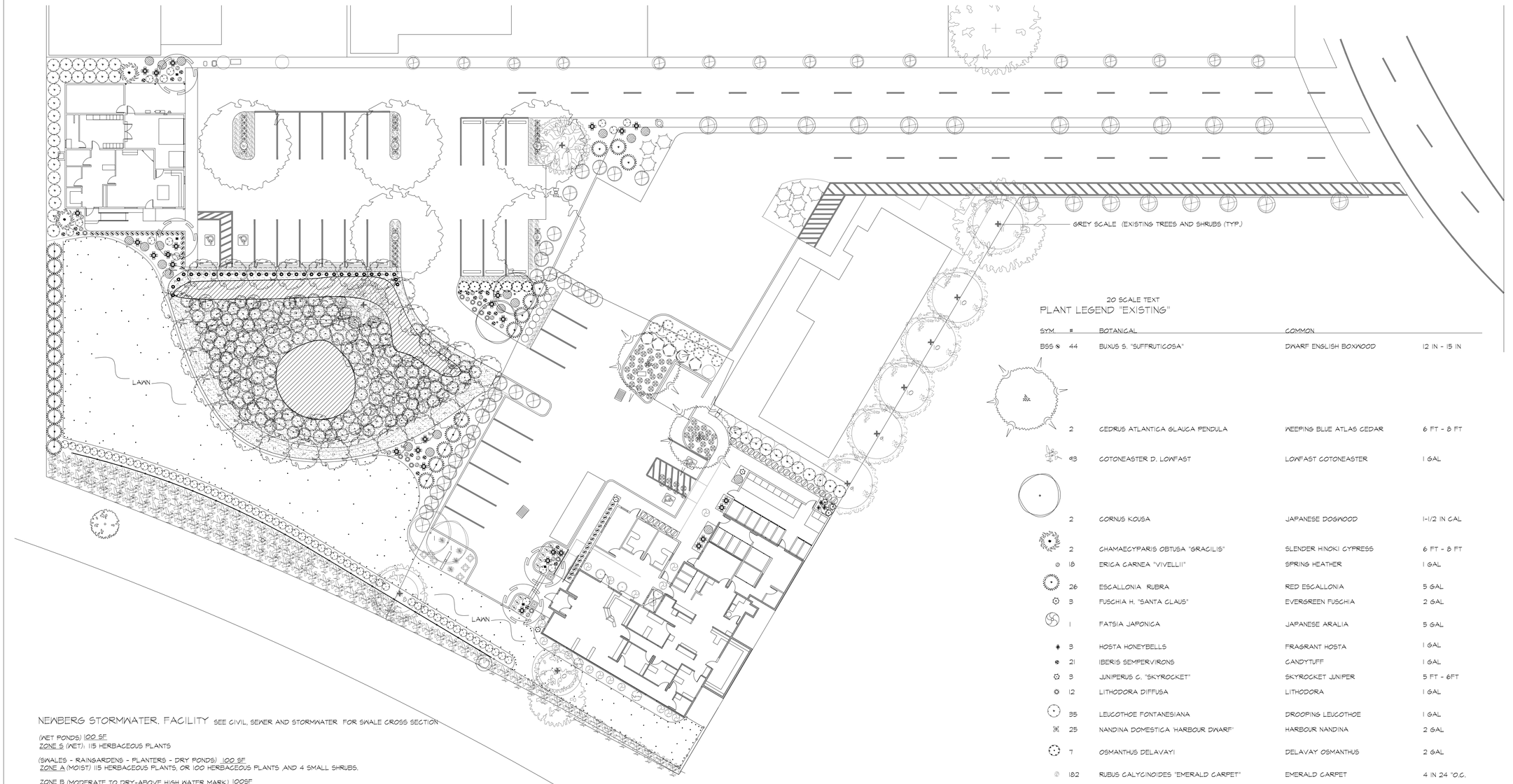
REGISTERED
315
Darrell Mulch
OREGON
10-18-93
LANDSCAPE ARCHITECT

NEWBERG FAMILY PET CLINIC

131 and 151 N Elliott Road, Newberg, OR

DATE:	4-10-22
PROJECT NO:	X
DESIGNED:	DM
DRAWN:	DM
CHECKED:	DM
REVISIONS:	

SHEET
L1
3



NEWBERG STORMWATER FACILITY SEE CIVIL, SEWER AND STORMWATER FOR SWALE CROSS SECTION

(WET PONDS) 100 SF
ZONE S (WET): 115 HERBACEOUS PLANTS

(SWALES - RAINGARDENS - PLANTERS - DRY PONDS) 100 SF
ZONE A (MOIST) 115 HERBACEOUS PLANTS, OR 100 HERBACEOUS PLANTS AND 4 SMALL SHRUBS.

ZONE B (MODERATE TO DRY-ABOVE HIGH WATER MARK) 100SF
70 GROUNDCOVER PLANTS, 4 SMALL SHRUBS, 3 LARGE SHRUBS, 1 TREE

SYM.	#	BOTANICAL	COMMON	SIZE	ZONE
	2039	780+993=1773 SF x 115 =2039 JUNCUS PATENTS 12" O.C.	NATIVE SPREADING SEDGE	1 GAL	A HERBACEOUS
	3668	5242 SF x 70 =3668 ARCHTOSTAPHYLOS UVA-URSI-12IN-O.C.	NATIVE KINNIKKINNICK	1 GAL	B GROUNDCOVER
	218	CORNUS STOLONIFERA "KELSEY11"	KELSEY1 REDTWIG DOGWOOD	1 GAL	B SMALL SHRUB
	157	RIBIES SANGUINIUM	NATIVE CURRANT	3 GAL	B LARGE SHRUB
	52	ACER CIRCINATUM	NATIVE VINE MAPLE	1-1/2 IN CAL	A/B DECIDUOUS TREE

NOTE:

PLANTINGS SHALL BE INSTALLED BETWEEN OCTOBER 1 AND MARCH 31

PRIOR TO INSTALLING REQUIRED MITIGATION PLANTINGS, NON- NATIVE INVASIVE PLANTS SHALL BE REMOVED FROM ALL AREAS WITHIN TEN FEET OF MITIGATION PLANTINGS, USING HAND HELD EQUIPMENT.

ALL MITIGATION AND REMEDIATION SHRUBS AND TREES SHALL BE MARKED IN THE FIELD BY A TAG AND ATTACHED TO THE TOP OF THE PLANT FOR EASY IDENTIFICATION BY THE CITY INSPECTOR. ALL TAPE SHALL BE CONTRASTING IN COLOR THAT IS EASILY SEEN AND IDENTIFIED.

MONITORING

REMOVE BY HAND TOOLS ALL EXOTIC SPECIES.
I.D. TAGS TO BE PLACED ON ALL PLANTS FOR MONITORING PURPOSES.
TREES, SHRUBS, AND GROUNDCOVERS PLANTED IN UPLAND AREAS SHALL BE MULCHED A MINIMUM OF THREE INCHES IN DEPTH AND 18 INCHES IN DIAMETER

MAINTENANCE

NEWBERG FAMILY PET CLINIC
131 and 151 N Elliott Road, Newberg, OR

1. SHALL MONITOR THE REQUIRED PLANTINGS FOR TWO YEARS TO ENSURE SURVIVAL AND REPLACEMENT AS DESCRIBED AS FOLLOWS: THE LANDOWNER IS RESPONSIBLE FOR THE ONGOING SURVIVAL OF REQUIRED PLANTINGS AND IS RESPONSIBLE FOR SUPPLYING AND REPLACING ANY DEAD PLANTS.
   A. CONDUCT ANNUAL PLANT INSPECTION DURING THE EARLY SUMMER GROWING SEASON.
   B. A COUNT OF THE NUMBER OF PLANTS THAT HAVE DIED. ONE REPLACEMENT PLANT MUST BE PLANTED FOR EACH PLANT THAT HAS DIED (REPLACEMENT MUST OCCUR WITHIN ONE PLANTING SEASON).
   C. A LIST OF REPLACEMENT PLANTS
   D. PROVIDE THREE LETTERS (TO SERVE AS MONITORING AND MAINTENANCE REPORTS) TO CLEAN WATER SERVICES CONTAINING THE ABOVE MONITORING INFORMATION. SUBMIT THE FIRST LETTER TO VERIFY THE SITE HAS BEEN PLANTED, SUBMIT THE SECOND LETTER WITHIN 12 TO 14 MONTHS AFTER INITIAL PLANTING AND THE THIRD LETTER 24 TO 27 MONTHS AFTER INITIAL PLANTING.

20 SCALE TEXT

PLANT LEGEND "EXISTING"

SYM.	#	BOTANICAL	COMMON	
BSS &	44	BUXUS S. "SUFFRUTICOSA"	DWARF ENGLISH BOXWOOD	12 IN - 15 IN
	2	CEDRUS ATLANTICA GLAUCA PENDULA	WEEPING BLUE ATLAS CEDAR	6 FT - 8 FT
	83	COTONEASTER D. LOWFAST	LOWFAST COTONEASTER	1 GAL
	2	CORNUS KOUSA	JAPANESE DOGWOOD	1-1/2 IN CAL
	2	CHAMAECYPARIS OBTUSA "GRACILIS"	SLENDER HINOKI CYPRESS	6 FT - 8 FT
⌀	18	ERICA CARNEA "VIVELLII"	SPRING HEATHER	1 GAL
	26	ESCALLONIA RUBRA	RED ESCALLONIA	5 GAL
	3	FUSCHIA H. "SANTA CLAUS"	EVERGREEN FUSCHIA	2 GAL
	1	FATSIA JAPONICA	JAPANESE ARALIA	5 GAL
	3	HOSTA HONEYBELLS	FRAGRANT HOSTA	1 GAL
	21	IBERIS SEMPERVIRONS	CANDYTUFF	1 GAL
	3	JUNIPERUS C. "SKYROCKET"	SKYROCKET JUNIPER	5 FT - 6FT
	12	LITHODORA DIFFUSA	LITHODORA	1 GAL
	35	LEUCOTHOE FONTANESIANA	DROOPING LEUCOTHOE	1 GAL
	25	NANDINA DOMESTICA 'HARBOUR DWARF'	HARBOUR NANDINA	2 GAL
	7	OSMANTHUS DELAVAYI	DELAVAY OSMANTHUS	2 GAL
	182	RUBUS CALYCINOIDES "EMERALD CARPET"	EMERALD CARPET	4 IN 24 "O.C.
	78	ROSA MEIDILAND "SCARLET"	SCARLET MEIDILAND ROSE	2 GAL
	19	RHODODENDRON "P.J.M."	P.J.M. RHODY	2 GAL
	27	RHAPHIOLEPIS U. MINOR "GULF GREEN	DWARF YEDDO HAWTHORN	2 GAL
	4	STYRAX JAPONICA	JAPANESE SNOWBELL	1-1/2 IN CAL
	24	SARCOCOCCA RUSCIFOLIA	TALL SARCOCOCCA	2 GAL
	8	THUJA O. "EMERALD GREEN"	EMERALD GREEN ARBORVITAE	4 FT - 5 FT
	5	ZELKOVA SERRATA GREEN VASE	GREEN VASE ZELKOVA	2 IN CAL

L2 PLANTING PLAN

0 10 20
SCALE IN FEET

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MULCH
DARRELL MULCH
LANDSCAPE ARCHITECTURE
1907 N.E. 66TH AVENUE #168
PORTLAND, OREGON 97213
(503) 222-7416 TEL

REGISTERED 315 LANDSCAPE ARCHITECT OREGON
PRELIMINARY NOT FOR CONSTRUCTION
Darrell Mulch
10-18-93

NEWBERG FAMILY PET CLINIC

131 and 151 N Elliott Road, Newberg, OR

DATE:	6-15-22
PROJECT NO:	X
DESIGNED:	DM
DRAWN:	DM
CHECKED:	DM
REVISIONS:	

SHEET
L2
3

IRRIGATION LEGEND

- 1-1/2" — CLASS 200 PVC MAINLINE PIPE "OVERSIZED FOR PRESSURE"
- 1" — CLASS 200 PVC LATERAL PIPE SIZE AS INDICATED ON PLAN
- 6" PS — SCHEDULE 40 PVC PIPE SLEEVE UNDER ALL HARD SURFACES AND THROUGH WALLS. PLACE SLEEVES WHERE NECESSARY AND/OR WHERE SHOWN ON PLAN. USE PIPE OF SUFFICIENT SIZE TO ACCOMMODATE BELL ENDS AND ANY CONTROL WIRES THAT NEED TO GO THROUGH SLEEVE. COORDINATE WITH GENERAL
- C — RAINBIRD ESP-LXI CONTROLLER. "Provide for existing and new zones"
- X / X — (VALVE AND CONTROLLER NUMBER OVER GPM) USE PRS-D OPTION ON SPRAY ZONES WITH P.S.I. EXCEEDING TO AT P.O.C.
  100-PEB 0-30 G.P.M.
- GATE VALVE "ISOLATION VALVE"
- QUICK COUPLING VALVE
- P.O.C. — CONBRACO DOUBLE CHECK 3/4"

SYSTEM BASED ON 3/4" METER WITH 80 P.S.I. AT P.O.C.
"Owner to provide pressure to Landscape Architect prior to final submittal for redesign."

PIPE SIZING

THIS PLAN IS SCHEMATIC, THERE ARE SHORT SECTIONS OF PIPE THAT MAY NOT APPEAR ON THE PLAN THAT WILL MANIFOLD FROM EACH VALVE.

PIPE SHALL BE SIZED ACCORDING TO MANUFACTURES RECOMENDATIONS OR AS SPECIFIED ON PLAN.

FLOW NOT TO EXCEED 5' PER SECOND.

PIPE SIZE /CLASS 200	GPM	P.S.I./LOSS
• 3/4 3/4" PIPE	1 - 10	4.31
• 1 1" PIPE	10 - 16	3.11
• 1-1/4 1-1/4" PIPE	16 - 26	2.46
• 1-1/2 1 -1/2" PIPE	26 - 36	2.20
• 2 2" PIPE	36 - 56	1.72
• 2-1/2 2-1/2" PIPE	56- 80	1.36
• 3 3" PIPE	80-120	1.11
• 4 4" PIPE	120-200	.84

CUT AND CAP IRRIGATION COMPONENTS THAT WILL BE AFFECTED BY CONSTRUCTION PRIOR TO DEMOLITION. PLUMB EXISTING ZONES AFFECTED BY DEMOLITION TO REESTABLISH FULL FUNCTION, INCLUDE ALL REQUIRED COMPONENTS AND ADD, ADJUST, OR REZONE HEADS TO ATTAIN PREVIOUS COVERAGE.

THIS PLAN IS SCHEMATIC. DO NOT BEND MAINLINE PIPE. USE 45° ELBOWS TO MAKE 90° TURNS ON MAINLINE PIPE OVER 2-1/2". PLACE MAINLINE AND SYSTEM COMPONENTS WITHIN PROPERTY LINE. SYSTEM COMPONENTS ARE SHOWN OUTSIDE BEDS FOR GRAPHIC CLARITY.

0 10 20
SCALE IN FEET

L3 IRRIGATION PLAN

ROTARY HEAD LEGEND
HUNTER I-40 SERIES

SYMBOL	NOZZLE	TYPE	PSI	RADIUS	GPM	PR-HC
⬢	44	HUNTER I-40-36S	70	48'-54'	21.8	.72
▲	44	HUNTER I-40-ADS	70	48'-54'	21.8	1.44
◤	41	HUNTER I-40-ADS	70	48'-54'	12.6	1.44

ROTARY HEAD LEGEND

HUNTER SERIES I-20 ULTRA

NOZZLE SYMBOL	NOZZLE	TYPE	PSI	RADIUS	GPM	PR-HC
	# 3	I-20-36S	40	20'-24'	3	
	# 2	I-20-ADS	40	20'-24'	2	
	# 1.5	I-20-ADS	40	20'-24'	1.5	.65-.45
	# .75	I-20-ADS	40	20'-24'	.75	
	# 6	I-20-36S	40	25'-29'	6	
	# 4	I-20-ADS	40	25'-29'	4	
	# 3	I-20-ADS	40	25'-29'	3	.55-.42
	# 1.5	I-20-ADS	40	25'-29'	1.5	
	# 8	I-20-36S	40	30'-33'	8	
	# 6	I-20-ADS	40	30'-33'	6	
	# 4	I-20-ADS	40	30'-33'	4	.52-.43
	# 2	I-20-ADS	40	30'-33'	2	
	# 6	I-20-ADS	40	34'-38'	6	.61-.49
	# 3	I-20-ADS	40	34'-38'	3	

NOTES

1. RADII ARE LISTED FOR INFORMATION ONLY. SPACE HEADS AS SHOWN ON DRAWINGS.
2. INSTALL (6" POP-UP) FOR SHRUB AND GROUNDCOVER AREAS
   INSTALL (4"POP-UP) FOR LAWNS

SPRAY HEAD LEGEND

RAINBIRD 1800-PRS SERIES, 1.8" PER HOUR

SYMBOL	NOZZLE	PSI	RADIUS	ARC	GPM
◯	10F	30	10' MAX.	360	1.57
◠	10H	30	10' MAX.	180	0.79
◇	10T	30	10' MAX.	120	0.52
◢	10Q	30	10' MAX.	90	0.39
◍					
◔	12TQ	30	12' MAX.	270	1.45
◓	12H	30	12' MAX.	180	1.30
◒	12T	30	12' MAX.	120	0.87
◪	12Q	30	12' MAX.	90	0.65
●	15F	30	15' MAX.	360	3.70
◗	15TQ	30	15' MAX.	270	2.78
◗	15H	30	15' MAX.	180	1.85
◗	15T	30	15' MAX.	120	1.23
◣	15Q	30	15' MAX.	90	0.93
A	VAN	30	VARIES	VARIES	VARIES
◫	5QST-B	30	BUBBLER	NA	0.5
	15SQ	30	23' X 23'	SQUARE	3.73
■	15EST	30	4' X 15'	END	0.61
⊡	15CST	30	4' X 30'	CENTER	1.21
▬	15SST	30	4' X 30'	SIDE	1.21
⊓	17SST	30	9' X 18'	SIDE	1.73
	1402	30	BUBBLER	360	0.5
⊕	5F	30	5' MAX.	360	.41
◭	5H	30	5' MAX.	180	0.2
◬	5T	30	5' MAX.	120	0.13
◹	5Q	30	5' MAX.	90	0.1

HEAD RISER SCHEDULE

AREA	SPRAY HEADS
LAWNS	4" (1804)-PRS
SHRUBS	6" (1806)-PRS

IRRIGATION HEAD NOTES

1. USE SIDE INLETS ON 6" AND 12" SPRAY HEAD RISERS.
2. USE BOTTOM INLETS ON SAM TYPE SPRAY HEADS.
3. RADII ARE LISTED FOR INFORMATION ONLY. USE 8' SPRAYS INSTEAD OF 10' WHERE APPROPRIATE, SPACE HEADS AS SHOWN ON DRAWINGS.
4. ON BIS SPRAYS USE BUCKNER COALBRASS NOZZLES.

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REGISTERED 315 Darrell Mulch OREGON LANDSCAPE ARCHITECT
PRELIMINARY NOT FOR CONSTRUCTION 10-18-93

NEWBERG FAMILY PET CLINIC

131 and 151 N Elliott Road, Newberg, OR

DATE:	6-15-22
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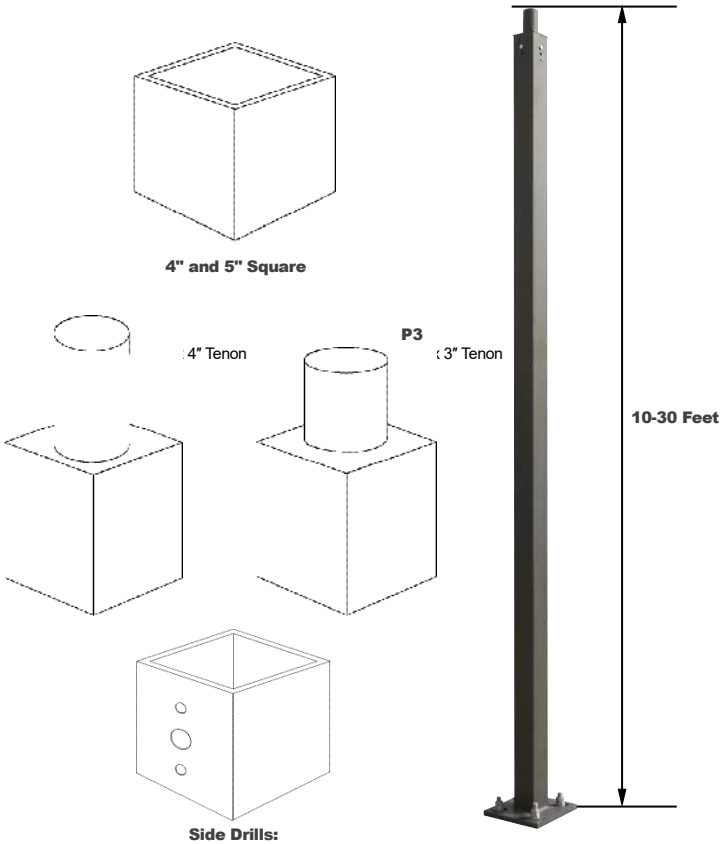
SHEET L3

4" & 5" PSSS
Square Straight Steel Pole

QUICK SHIP



1882 Lighting's PSSS Series Straight Square Steel poles are built from high strength steel tube and are available side drilled for arm mounted area lighting luminaires or with tenon mounts for flood and post top luminaires. Typical area lighting applications include retail centers, industrial parks, schools and universities, public transit and airports, office buildings and medical facilities. Mounting heights of 10 to 30 feet can be used based on selected luminaire application.

Specifications and Features:

Pole Specifications:
Conforms to ASTM-A 500 Grade B: Minimum Yield Strength of 46,000 PSI.
Wall Thickness Available in 11 Gauge (.120″) or 7 Gauge (.180″).

Finish:
Textured Architectural Bronze Powdercoat Finish, Baked to Ensure Maximum Paint Adhesion, Hardness and Durability.

Anchor Bolts:
Anchor Bolts are Included, Sized Based on Pole Data Charts for the Selected Pole Size.

Hand Hole:
Cast Iron Reinforced Hand Hole and Cover with Ground Screw.

Base Cover:
Poles are Provided With a Two-Piece Formed Steel Base Cover that is Easily Assembled and Fitted Over Pole Base.

Pole Length:
Poles are Available in Standard Lengths as Shown in the Order Matrix. Poles can be Custom Cut to Order. Consult Factory.

Mounting Options:
Standard Length Poles Include 2⅜" OD Tenon, Side Drilled 4@90 Degrees, UV-Stabilized Polycarbonate Top Cover and Hole Plugs for Unused Drilling Locations.

Cut To Order Poles can be Side Drilled for 2@180 Degrees or 4@90 Degrees, Includes UV-Stabilized Polycarbonate Top Cover and Hole Plugs for Unused Drilling Locations.

Cut To Order Poles May Also Be Ordered With 2⅜″ OD or 2⅞″ OD Tenons for Use With Post Top Decorative Luminaires, Flood/Area Slip Fitter Fixtures, or Any of a Wide Variety of Pole Top Mounting Accessories.

Order Information Example: **PSSS30507ZP2LBC**

PSSS				Z			
Model	**Height/Shaft/Gauge (Pick One)**			**Color**	**Pole Top Mounting**	**Drill Template**	**Options**
	4" Square 11 Gauge:	**4" Square 7 Gauge:**	**5" Square 7 Gauge:**				
PSSS=Straight Square Steel Pole	**20411**=20´ **25411**=25´	**25407**=25´	**30507**=30´	**Z**=Bronze	**D2**=Drilled 2 Sides at 180° with Plugs (1) **D4**=Drilled 4 Sides with Plugs (1) **P2**=2⅜ x 4"H Tenon **P3**=2⅞ x 3"H Tenon	**(Leave Blank)**=Poles with P2 Tenon **S**=Standard Arm/Accessories **D**=Kitty Hawk Arm KH25, KH20 **E**=Kitty Hawk Arm KH45 **C**=Custom (Specify)	**(Leave Blank)**=No Options **LAB**=Less Anchor Bolts (2) **LBC**=Less Base Cover (3)

Notes:

1. **Side Drilled poles include UV-stabilized polycarbonate pole cap.**
2. **All poles include anchor bolts standard, consult dimension table for size based on pole dimensions.**
3. **All poles include square 2-piece bronze base cover.**

4" & 5" PSSS
Square Straight Steel Pole

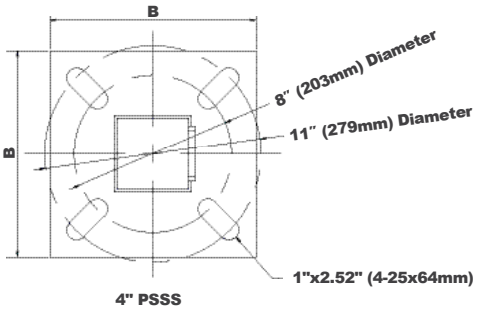
QUICK SHIP

Wind Loading and Dimensional Data:

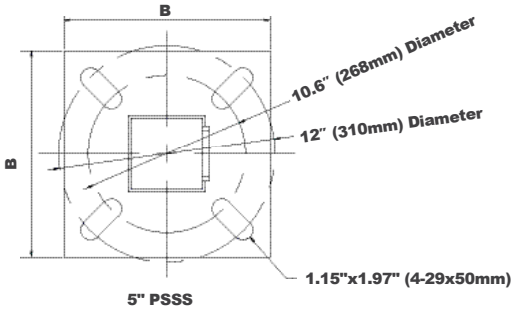
Pole Description		80 MPH		90 MPH		100 MPH		110 MPH		120 MPH		130 MPH		140 MPH		150 MPH		
Shaft Size & Wall Thickness	Mounting Height	Max EPA (SQ FT)	Max Weight (LBS)	Max EPA (SQ FT)	Max Weight (LBS)	Max EPA (SQ FT)	Max Weight (LBS)	Max EPA (SQ FT)	Max Weight (LBS)	Max EPA (SQ FT)	Max Weight (LBS)	Max EPA (SQ FT)	Max Weight (LBS)	Max EPA (SQ FT)	Max Weight (LBS)	Max EPA (SQ FT)	Max Weight (LBS)	Structure Weight (lbs.)
4" Square, 11 Gauge	10' - 0"	30.6	765	20.0	500.0	16.0	400.0	13.0	325.0	10.5	263.0	8.5	213.0	7.0	175.0	6.0	150.0	73
	12' - 0"	24.4	610	16.0	400.0	13.0	325.0	10.0	250.0	8.0	200.0	6.5	163.0	5.0	125.0	4.0	100.0	88
	14' - 0"	19.9	498	13.5	338.0	10.0	250.0	7.5	188.0	6.0	150.0	4.5	113.0	3.5	88.0	2.5	63.0	102
	16' - 0"	15.9	398	10.5	263.0	7.5	188.0	5.5	138.0	4.0	100.0	3.0	75.0	1.5	38.0	1.0	25.0	117
	18' - 0"	12.6	315	8.0	200.0	5.5	138.0	4.0	100.0	2.5	63.0	1.5	38.0	0.5	13.0	-	-	131
	20' - 0"	9.6	240	6.0	150.0	4.0	100.0	2.5	63.0	1.0	25.0	-	-	-	-	-	-	146
	25' - 0"	7.2	200	4.1	124	2.1	77	1.0	45	-	-	-	-	-	-	-	-	202
4" Square, 7 Gauge	10' - 0"	32.3	807	27.3	681.4	19.9	499.0	14.7	366.9	10.5	262.1	7.3	184.5	5.2	132.1	3.1	79.7	102
	12' - 0"	24.8	621	21.0	524.2	15.3	383.8	11.3	282.2	8.1	201.6	5.6	141.9	4.0	101.6	2.4	61.3	123
	14' - 0"	20.7	517	17.5	436.8	12.8	319.9	9.4	235.2	6.7	168.0	4.7	118.3	3.4	84.7	2.0	51.1	143
	16' - 0"	17.2	431	14.6	364.0	10.6	266.6	7.8	196.0	5.6	140.0	3.9	98.6	2.8	70.6	1.7	42.6	164
	18' - 0"	15.4	385	13.0	325.0	9.5	238.0	7.0	175.0	5.0	125.0	3.5	88.0	2.5	63.0	1.5	38.0	184
	20' - 0"	14	350	10.5	263.0	7.5	188.0	5.5	138.0	3.5	88.0	2.0	50.0	1.0	25.0	-	-	205
	25' - 0"	10.8	270	5.5	138.0	3.0	75.0	1.5	38.0	-	-	-	-	-	-	-	-	256
5" Square, 7 Gauge	10' - 0"	64.8	1621	46.1	1153	35	865	27	664	20	491	14	346	10	261	7	173	135
	12' - 0"	49.9	1247	35.5	887	27	665	20	511	15	378	11	266	8	200	5	133	162
	14' - 0"	41.5	1039	29.6	739	22	554	17	426	13	315	9	222	7	167	4	111	189
	16' - 0"	34.6	866	24.6	616	18	462	14	355	10	262	7	185	6	139	4	92	217
	18' - 0"	30.9	773	22	550	17	413	13	317	9	234	7	165	5	124	3	83	244
	20' - 0"	28.1	703	20.0	500	15	375	12	288	9	213	6	150	5	113	3	75	271
	22' - 0"	24.1	602	16.2	405	13	320	8	207	5	113	2	57	2	57	2	38	298
	25' - 0"	18.5	463	12.0	300	9	213	6	138	3	75	2	38	-	-	-	-	338
	28' - 0"	13.9	347	8.8	220	5	132	2	38	-	-	-	-	-	-	-	-	379
	30' - 0"	10.7	267	6.5	163	4	88	1	25	-	-	-	-	-	-	-	-	406

NOTES:
1. Maximum EPA (Effective Projected Area) and weight values are based on AASHTO 2013 (90-150MPH) and AASHTO 2008 (80MPH).
2. Consult factory on loading criteria for pole top mounted luminaires and/or brackets.
3. Variations from sizes above are available upon inquiry at the factory.
4. Satisfactory performance of poles is dependent upon the pole being properly attached to a supporting foundation of adequate design.
5. Structure weight is a nominal value which includes the pole shaft and base plate only.

Pole Data:

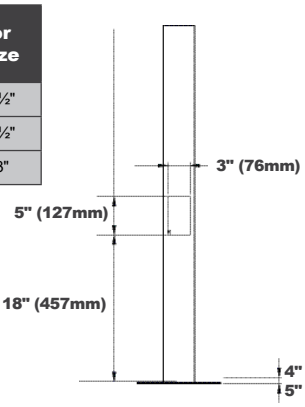


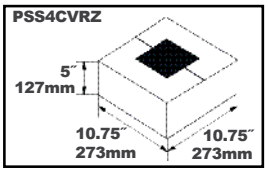
4" PSSS

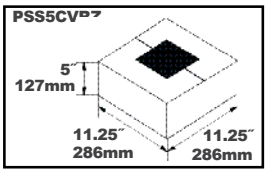


5" PSSS

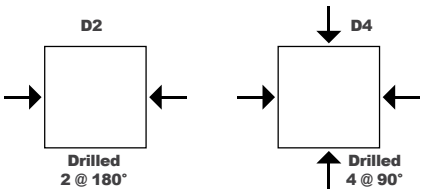
Shaft Base Size	Bolt Circle A	Base Size B	Base Thickness C	Bolt Projection	Anchor Bolt Size
4" PSSS 11 Gauge	8"-11" (203-279mm)	10.5" (266mm)	¾"	4"	M20 x 27½"
4" PSSS 7 Gauge	8"-11" (203-279mm)	10.5" (266mm)	¾"	4"	M20 x 27½"
5" PSSS 7 Gauge	10.6"-12" (268-310mm)	11" (280mm)	1"	4"	M22 x 33"







Pole Top Mounting:



150 Pemco Way-Wilmington,DE 19804 Phone 302.892.9000 Fax 302.892.9005 www.1882lighting.com info@1882lighting.com

Specifications subject to change without notice.

4" & 5" PSSS
Square Straight Steel Pole

QUICK SHIP

4" Straight Square Steel Pole Mounting Options

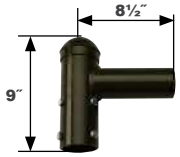
Order separately, field installed.

Spoke Brackets and Bullhorns:

Bronze Finish, Spoke Bracket have 7″ Arms. Fit 2⅜″ (P2) Tenons.

*Non-stock item. Consult factory for lead time.

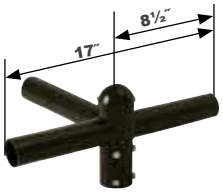
All PTSB Spoke Brackets are 9" high from the bottom edge to the top center of the cap



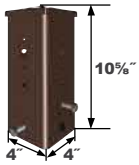
Single Spoke Bracket
PTSB1SZ

Twin Spoke Bracket, 90° Arms
PTSB290SZ

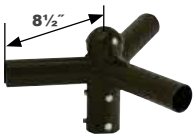
Twin Spoke Bracket, 180° Arms
PTSB2180SZ



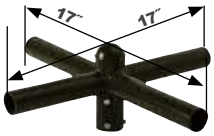
Triple Spoke Bracket, 90° Arms
PTSB390SZ*



Pole Tenon Adaptor
PTASUNVZ

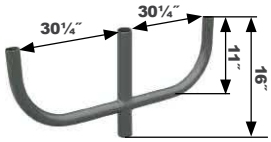


Triple Spoke Bracket, 120° Arms
PTSB3120SZ*

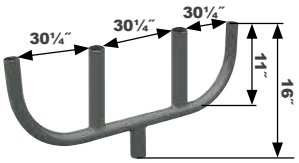


Quad Spoke Bracket, 90° Arms
PTSB490SZ*

180° Double Bullhorn
PRSD180BHZ
Wt lbs 17, EPA 0.9



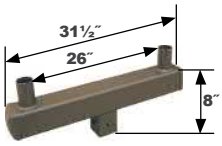
180° Triple Bullhorn
PRSTR180BHZ
Wt lbs 27, EPA 1.5



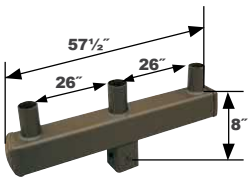
180° Quad Bullhorn
PRSQ180BHZ
Wt lbs 38, EPA 2.2

Vertical Tenon Pole Top Fitters:

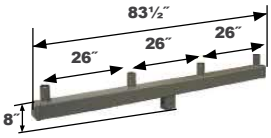
4″ High Vertical Tenons, Bronze Finish, Fit 2⅜″ (P2) Tenons



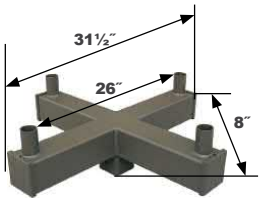
4″ Twin Square Vertical Tenon
PSS4TVTZ
Wt lbs 25, EPA 1.0



4″ Triple Square Vertical Tenon
PSS4TRVTZ
Wt lbs 40, EPA 1.9



4″ 180° Quad Square Vertical Tenon
PSS4Q180VTZ
Wt lbs 56, EPA 2.7



4″ 90° Quad Square Vertical Tenon
PSS4Q90VTZ
Wt lbs 44, EPA 1.1

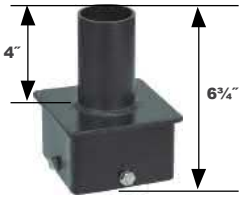
Tenon Adaptor:

Fit 2⅜″ (P2) Tenons.

Retrofit Tenon Adaptor for 2⅜" Tenons
PSRTNB

Vertical Tenon Pole Fitter:

Bronze Finish

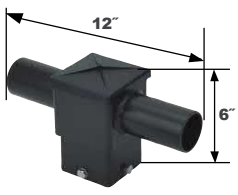


4″ Single Square Vertical Tenon - 2⅜″ Dia.
PSS42SVTZ

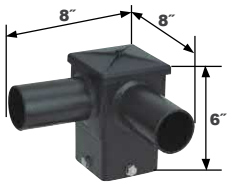
4″ Single Square Vertical Tenon - 2⅞″ Dia.
PSS43SVTZ

Horizontal Tenon Pole Fitters:

4″ Horizontal Tenons, Bronze Finish

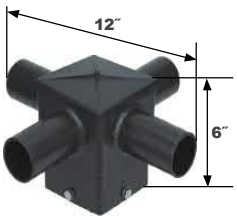


4″ 180° Twin Square Horizontal Tenon
PSS4T180HTZ



4″ 90° Twin Square Horizontal Tenon
PSS4T90HTZ

4″ 90° Triple Square Horizontal Tenon
PSS4TR90HTZ

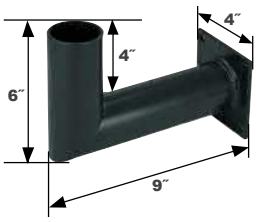


4″ 90° Quad Square Horizontal Tenon
PSS4Q90HTZ

Wall Mounting Bracket:

Bronze Finish

Wall Mount Bracket
PRSWMBZ



Wall Mount 90° Bracket
PRSWMB90Z

Replacement Parts:

PSS4CZ

PSS4CVRZ

PSSHHC

Replacement Parts (Order Separately, Field Installed)	
PAB34X30	M20 x 27½″ Anchor Bolts, Set of 4 for 4" PSSS Poles
PSS4CZ	4″ UV-Stabilized Polycarbonate Pole Cap
PSS4CVRZ	Base Cover, Bronze Finish
PSSHHC	Hand Hole Cover, Bronze Finish

4" & 5" PSSS
Square Straight Steel Pole

QUICK SHIP

5" Straight Square Steel Pole Mounting Options

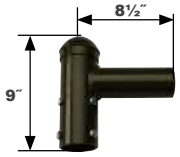
Order separately, field installed.

Spoke Brackets and Bullhorns:

Bronze Finish, Spoke Bracket have 7" Arms. Fit 2⅜" (P2) Tenons.

*Non-stock item. Consult factory for lead time.

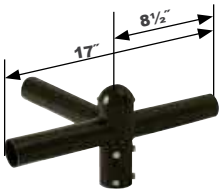
All PTSB Spoke Brackets are 9" high from the bottom edge to the top center of the cap



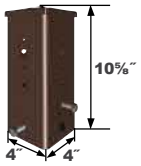
Single Spoke Bracket
PTSB1SZ

Twin Spoke Bracket, 90° Arms
PTSB290SZ

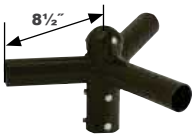
Twin Spoke Bracket, 180° Arms
PTSB2180SZ



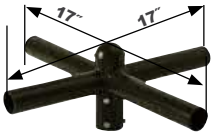
Triple Spoke Bracket, 90° Arms
PTSB390SZ*



Pole Tenon Adaptor
PTASUNVZ

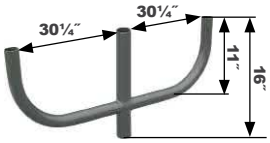


Triple Spoke Bracket, 120° Arms
PTSB3120SZ*

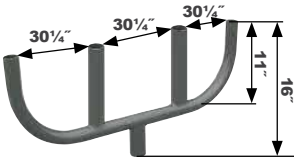


Quad Spoke Bracket, 90° Arms
PTSB490SZ*

180° Double Bullhorn
PRSD180BHZ
Wt lbs 17, EPA 0.9



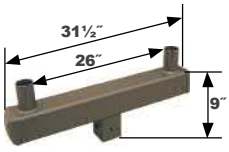
180° Triple Bullhorn
PRSTR180BHZ
Wt lbs 27, EPA 1.5



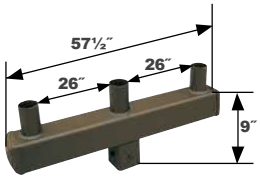
180° Quad Bullhorn
PRSQ180BHZ
Wt lbs 38, EPA 2.2

Vertical Tenon Pole Top Fitters:

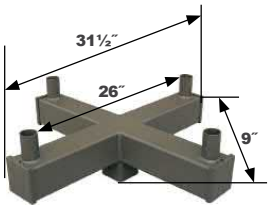
4" High Vertical Tenons, Bronze Finish, Fit 2⅜" (P2) Tenons



5" Twin Square Vertical Tenon
PSS5TVTZ
Wt lbs 29.25, EPA 1.0



5" Triple Square Vertical Tenon
PSS5TRVTZ
Wt lbs 46, EPA 1.9



5" 90° Quad Square Vertical Tenon
PSS5Q90VTZ
Wt lbs 49, EPA 1.1

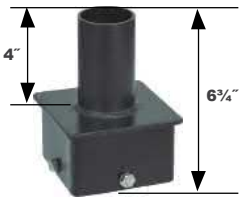
Tenon Adaptor:

Fit 2⅜" (P2) Tenons.

Retrofit Tenon Adaptor for 2⅜" Tenons
PSRTNB

Vertical Tenon Pole Fitter:

Bronze Finish

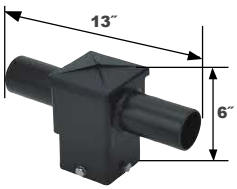


5" Single Square Vertical Tenon - 2⅜" Dia.
PSS52SVTZ

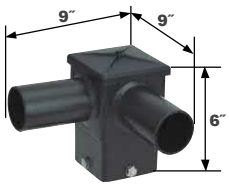
5" Single Square Vertical Tenon - 2⅜" Dia.
PSS53SVTZ

Horizontal Tenon Pole Fitters:

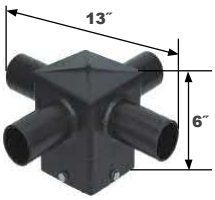
4" Horizontal Tenons, Bronze Finish



5" 180° Twin Square Horizontal Tenon
PSS5T180HTZ



5" 90° Twin Square Horizontal Tenon
PSS5T90HTZ

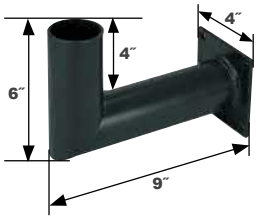


5" 90° Quad Square Horizontal Tenon
PSS5Q90HTZ

Wall Mounting Bracket:

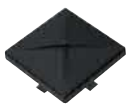
Bronze Finish

Wall Mount Bracket
PRSWMBZ



Wall Mount 90° Bracket
PRSWMB90Z
Wt lbs 4.5, EPA 0.3

Replacement Parts:



PSS5CZ

PSS5CVRZ

PSSHHC

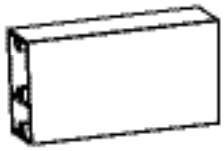
Replacement Parts (Order Separately, Field Installed)	
PSS5CZ	5" UV-Stabilized Polycarbonate Pole Cap
PSS5CVRZ	Base Cover, Bronze Finish
PAB1X36	M22 x 33" Anchor Bolts, Set of 4
PSSHHC	Hand Hole Cover, Bronze Finish

4” & 5” PSSS
Square Straight Steel Pole

QUICK SHIP

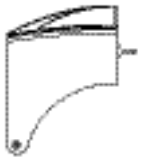
Pole Drill Templates

For Use with FLEM Arms

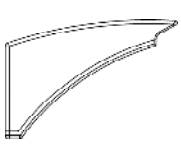


Standard

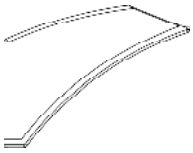
For Use with KH20, KH25, AF*20, AF*30 Arms



KH25

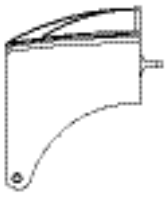


AF*20

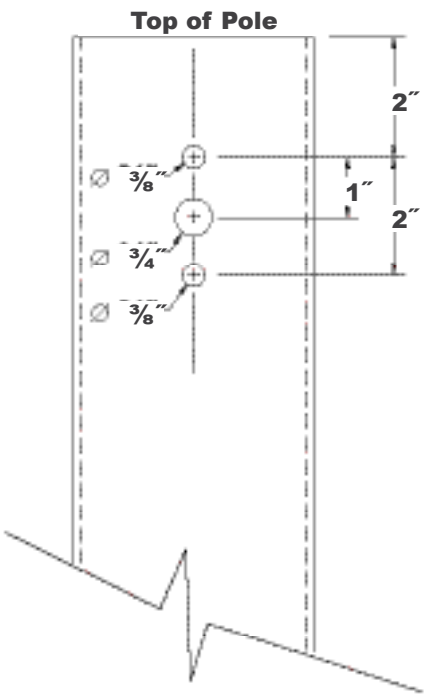


AF*30

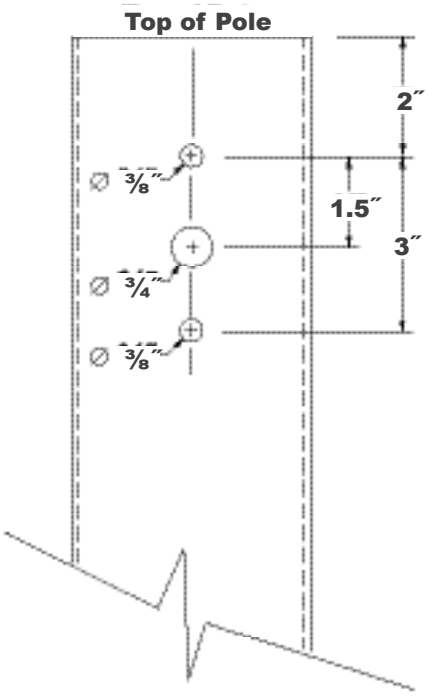
For Use with KH40 and KH45 Arms



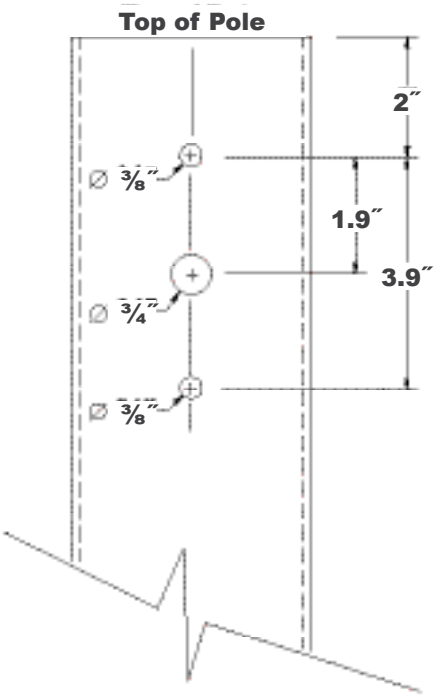
KH45



Pole Drill Pattern “S”
For Fixture Series:
AL35, AL50
AL70, AL90



Pole Drill Pattern “D”
For Fixture Series:
KH15, KH25
AD25, AFR20, AFS20,
AFR30, AFS30, KH20



Pole Drill Pattern “E”
For Fixture Series:
KH45
KH40

For 4” and 5” PSSS Poles

Not to Scale.

LED AREA LIGHT SERIES

AL Series - 250 Watts - 2nd Generation

Performance Overview:

Wattage: 250
Lumen Output: Up to 42,159 Lumens
Efficacy (lm/W): Up to 161 Lumens per Watt
Kelvin: 3000K, 4000K, 5000K
CRI: >80

10 YEAR WARRANTY

DLC PREMIUM†

Intertek

DIMMABLE 1-10V

Project: Date:

Catalog #:

Notes:

Key Features & Benefits:

- Rotatable Lens
- Innovative Mounting Hardware Allows for Single Person Installation
- Multiple Stocked Finish Options (White, Bronze, Black, Grey)
- Multiple Stocked Kelvins (3000K, 4000K, 5000K)
- Tool-less Entry to Easily Access Fixture Components
- 10kV Surge Protection Standard

Ordering Guide:

ESL	-	AL	-	250W	-	2		-		-			-		-		-	
ESL		TYPE		WATTS		GENERATION	KELVIN		VOLTAGE		FINISH*	MOUNT		LENS		OPTIONS		CONTROLS
		AL (Area Light)		250W		2 (2nd Gen)	30 (3000 Kelvin) 40 (4000 Kelvin) 50 (5000 Kelvin)		Blank (120-277 VAC) HV (247-480 VAC)		BZ (Bronze) BK (Black) GR (Grey) WH (White)	FDM (Fixed Direct Mount) FRDM4 (Fixed Round Direct Mount 4") FRDM5 (Fixed Round Direct Mount 5") DM (Direct Mount) RDM4 (Round Direct Mount 4") RDM5 (Round Direct Mount 5") SF (Slip Fitter) YM (Yoke Mount)		T3 (Type 3) T3R (Type 3 Right) T3L (Type 3 Left) T4 (Type 4 Standard) T4R (Type 4 Right) T4L (Type 4 Left) T5 (Type 5)		Blank (none) BS (Bird Spikes)		

*Contact Factory for custom finish options

Controls
OCC (Occupancy)
PC (Photocell)

For occupancy, photocell and receptacle information please see page 3

†Not All Part Numbers DLC Qualified. For a Complete Listing Please Consult the DLC Qualified Products List (QPL).

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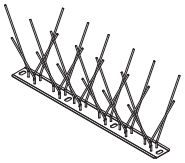
Accessories Ordering Guide:

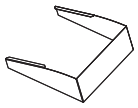
ESL	-	AL2	-		-		-	
ESL		TYPE		SHIELD TYPE		SIZE		FINISH
		AL2		FSS (Front Street Side Shield) FBS (Full Body Shield) HSS (House Side Shield)		S (75-150W) L (200-320W)		BZ (Bronze) BK (Black) GR (Grey) WH (White)

Options (Order Separately)
ESL-AL2-BS (Area Light Bird Spikes)
ESL-REM-100 (Remote to Control 8OCC)

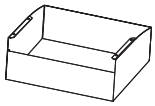


Bird Spikes (ESL-AL2-BS)

Remote (ESL-REM-100)



Front Street Side Shield*

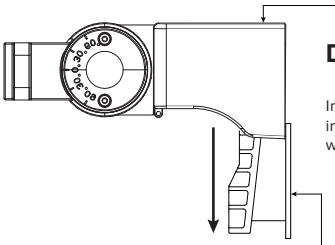


Full Body Shield*

House Side Shield*

*See page 10 for dimensions

Mount Options:

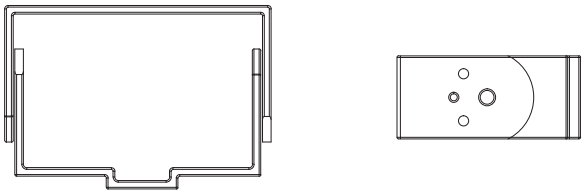


Direct Mount - Arm

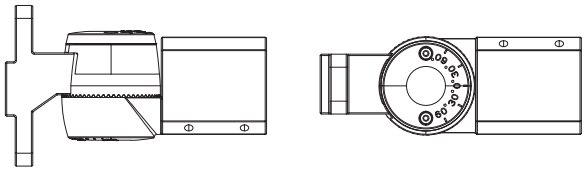
Innovative two part mounting system allows installer to mount support hardware to pole without needing to hold fixture in hand.

Direct Mount - Adaptor

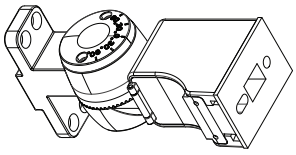
Yoke Mount



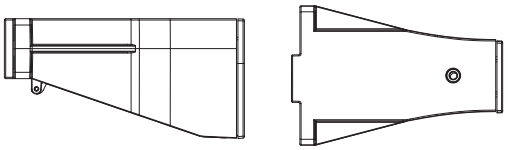
Slip Fitter



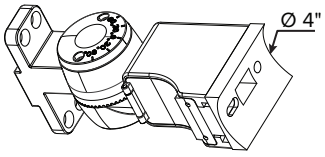
Direct Mount - Square



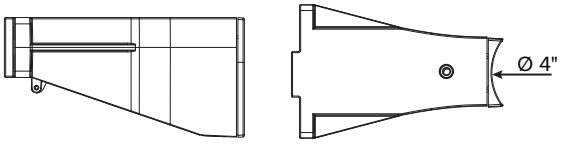
Fixed Direct Mount - Square



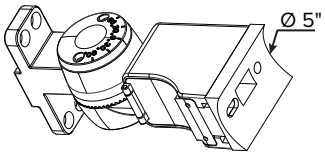
Round Direct Mount - 4"



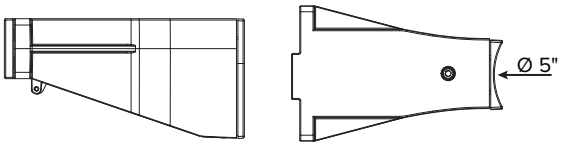
Fixed Round Direct Mount - 4"



Round Direct Mount - 5"



Fixed Round Direct Mount - 5"



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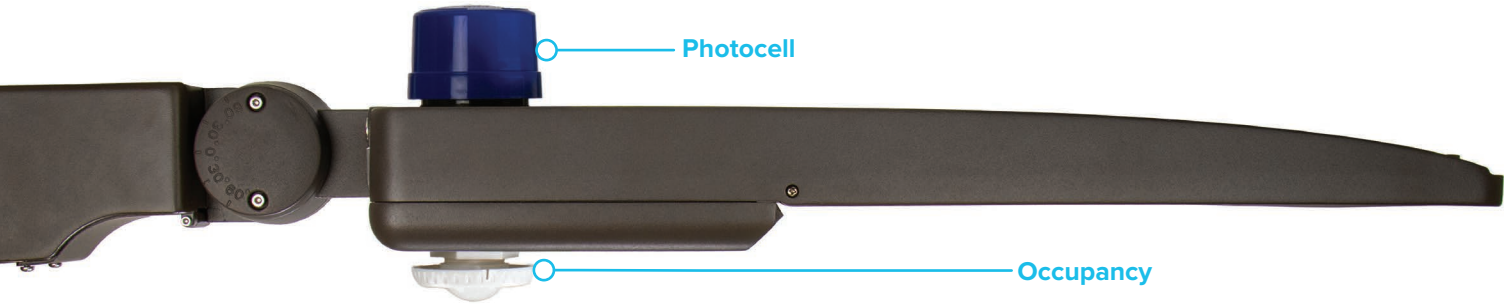
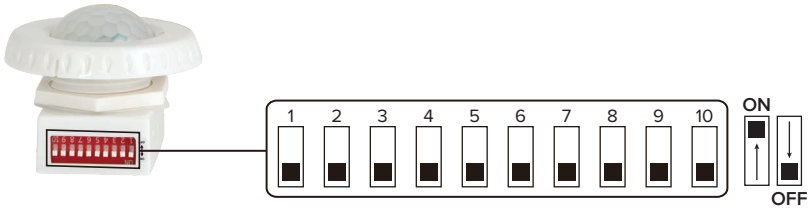


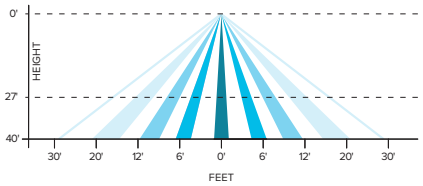
Occupancy Options:



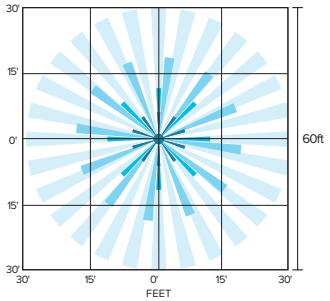
DIP SWITCH PROGRAMMING:									STANDY-BY					
SENSITIVITY			TIME			LIGHT			LEVEL			TIME		
1	2	%	3	4	⏲	5	6	lux	7	8	%	9	10	⏻
OFF	OFF	20%	OFF	OFF	10s	OFF	OFF	✹	OFF	OFF	0%	OFF	OFF	+∞
OFF	ON	50%	OFF	ON	10min	OFF	ON	10lux	OFF	ON	10%	OFF	ON	1min
ON	OFF	75%	ON	OFF	30min	ON	OFF	30lux	ON	OFF	30%	ON	OFF	30min
ON	ON	100%	ON	ON	60min	ON	ON	50lux	ON	ON	50%	ON	ON	60min

ESL-8OCC-ODD-LV*

- Power Supply: 6-24 VDC
- Sensor Type: Passive Infrared
- Sensitivity Adjustment: 20% / 50% / 75% / 100%
- Dimming Control Output: 0-10V Max. 25mA sinking current
- Detection Radius/angle: 30ft@40ft Height/360°
- Detection Area (square footage): 2826ft^2@40ft Height/360°
- Mounting Height: 40ft Max
- Remote Range: 50ft
- Humidity: Max 95% RH
- Temperature: -40°F ~ 167°F (-40°C ~ 75°C)
- *Not applicable for outdoor photocell applications



Side View Coverage



Top View Coverage

Photocell Receptacle Options:

The Nova Series offers a 7-Pin receptacle.

ESL-RPC7

7-Pin receptacles offer on/off control, network control integration, and adds an extra set of controls to “future proof” your Area Light purchase.

Photocell Options:

ESL-PCOF

ESL-PCOF is a standard Dusk to Dawn (on/off) photocell that works from 120 -277 VAC.

ESL-PCOFHV

ESL-PCOFHV is a standard Dusk to Dawn (on/off) photocell that works from 347-530 VAC.

ESL-PCSC

A shorting cap for those projects where you have the flexability to decide in the future how to control the ESL Vision Area Light.

Please contact the factory for more information about 3rd party network photocell controls that can be integrated

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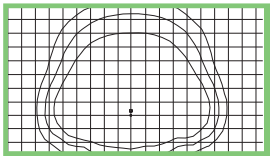
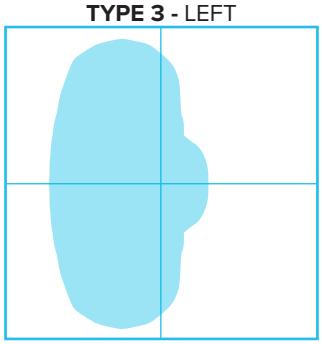
Distribution Options:

ESL Vision's lighting design engineers can help create custom lighting layouts for your jobs free of charge.

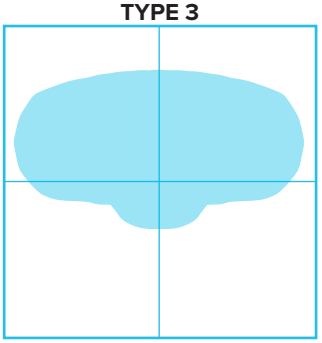


FREE LIGHTING LAYOUT DESIGN

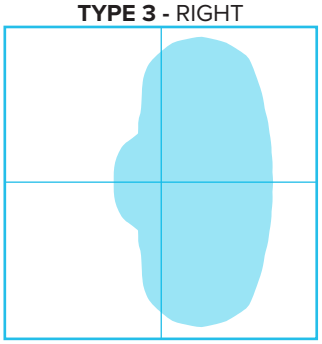
TYPE 3 - LEFT



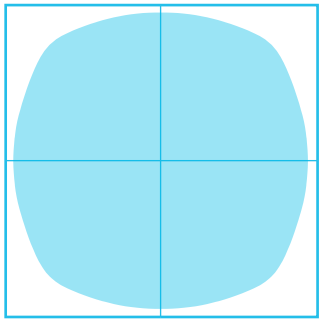
TYPE 3



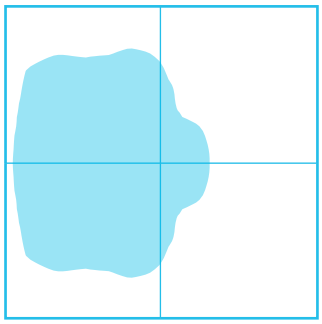
TYPE 3 - RIGHT



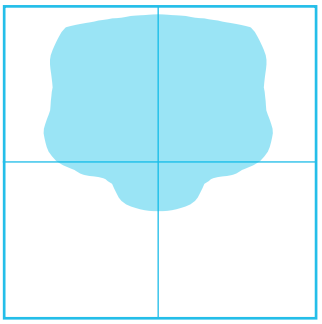
TYPE 5



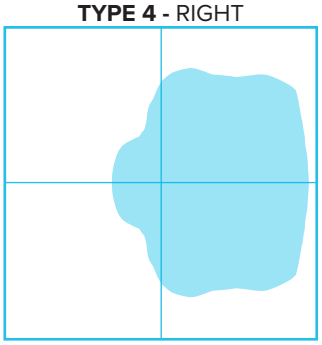
TYPE 4 - LEFT



TYPE 4

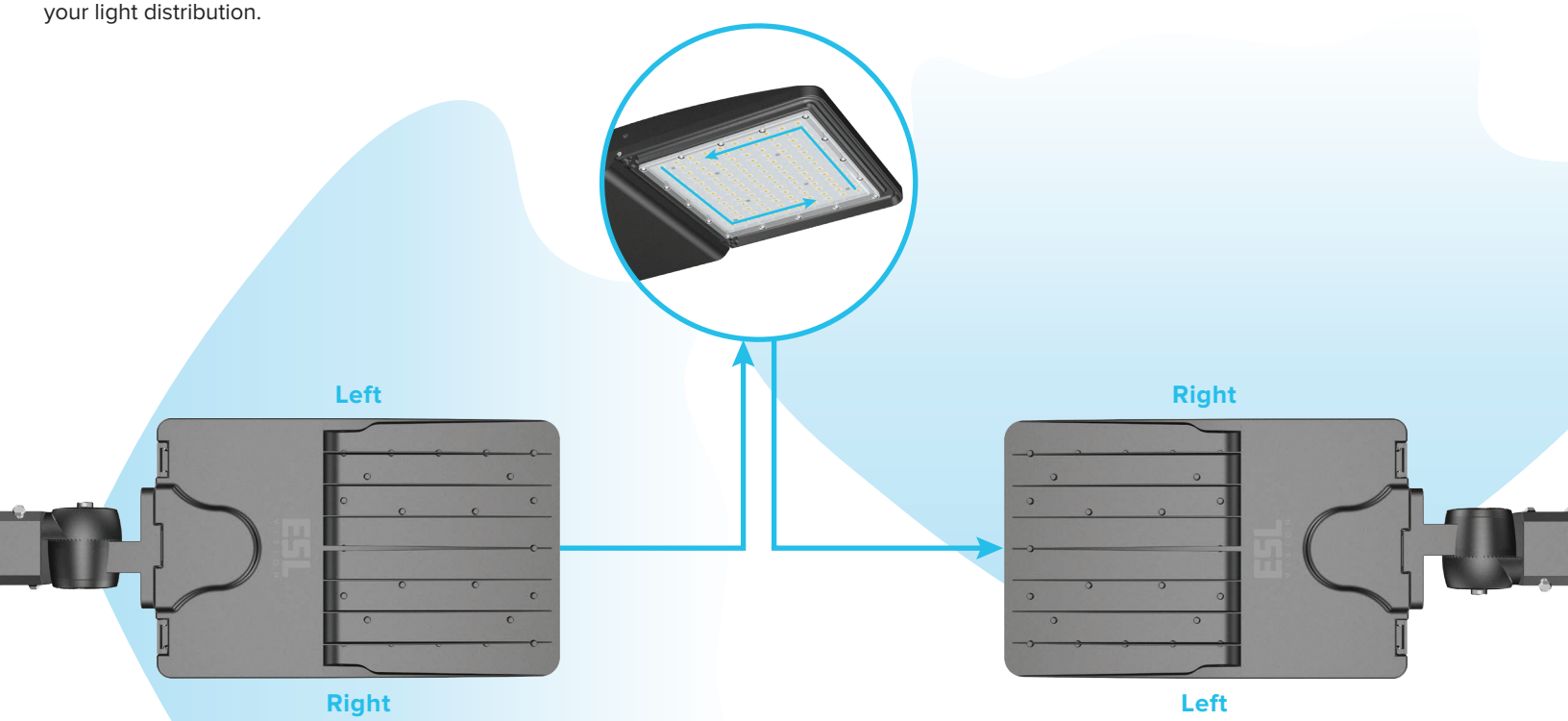


TYPE 4 - RIGHT



Rotateable Lens:

The Nova Series gives you even more flexibility with light distribution. By rotating the lens 90° one way or the other, you can easily customize your light distribution.



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Catalog Data:

ESL | TYPE | WATTAGE | GENERATION	KELVIN									INPUT* VOLTAGE	FINISH*	MOUNT*	LENS
	3000K (30)			4000K (40)			5000K (50)						
	LUMENS	LPW	DLC QPL	LUMENS	LPW	DLC QPL	LUMENS	LPW	DLC QPL				
ESL-AL-75W-2	10,152	134	PY0Q8CK4	10,700	141	PB5EXJ4J	11,251	148	P0RO5AFO	(BLANK)	(XX)	(YY)	T3 (Type 3)
	10,152	134	PY0Q8CK4	10,700	141	PB5EXJ4J	11,251	148	P0RO5AFO	(HV)	(XX)	(YY)	T3 (Type 3)
	10,103	133	PKD93Y8T	10,648	140	PVH4SROW	11,196	148	PUN2VQ1J	(BLANK)	(XX)	(YY)	T3L (Type 3 Left)
	10,103	133	PKD93Y8T	10,648	140	PVH4SROW	11,196	148	PUN2VQ1J	(HV)	(XX)	(YY)	T3L (Type 3 Left)
	10,140	134	PHVVRKJC	10,687	141	PC99TPMX	11,237	148	PISVQFTD	(BLANK)	(XX)	(YY)	T3R (Type 3 Right)
	10,140	134	PHVVRKJC	10,687	141	PC99TPMX	11,237	148	PISVQFTD	(HV)	(XX)	(YY)	T3R (Type 3 Right)
	10,091	133	P3KWW4NY	10,635	140	PLYPB1YC	11,183	148	PQX675K9	(BLANK)	(XX)	(YY)	T4 (Type 4)
	10,091	133	P3KWW4NY	10,635	140	PLYPB1YC	11,183	148	PQX675K9	(HV)	(XX)	(YY)	T4 (Type 4)
	10,061	133	PJFCRF30	10,568	140	P7DIG1Q6	11,074	147	P4YGJFQ6	(BLANK)	(XX)	(YY)	T4L (Type 4 Left)
	10,061	133	PJFCRF30	10,568	140	P7DIG1Q6	11,074	147	P4YGJFQ6	(HV)	(XX)	(YY)	T4L (Type 4 Left)
	10,057	133	P63SHL3J	10,599	140	PE0HG7OO	11,145	147	PYLZG1IR	(BLANK)	(XX)	(YY)	T4R (Type 4 Right)
	10,057	133	P63SHL3J	10,599	140	PE0HG7OO	11,145	147	PYLZG1IR	(HV)	(XX)	(YY)	T4R (Type 4 Right)
	10,870	143	P2BP8GRN	11,456	151	PRG2H3PG	12,046	159	PCA1PQS1	(BLANK)	(XX)	(YY)	T5 (Type 5)
	10,870	143	P2BP8GRN	11,456	151	PRG2H3PG	12,046	159	PCA1PQS1	(HV)	(XX)	(YY)	T5 (Type 5)
ESL-AL-110W-2	14,738	133	P78ZOUK7	15,533	140	PWUCP4DD	16,333	147	PY9M5722	(BLANK)	(XX)	(YY)	T3 (Type 3)
	14,738	133	P78ZOUK7	15,533	140	PWUCP4DD	16,333	147	PY9M5722	(HV)	(XX)	(YY)	T3 (Type 3)
	14,667	132	P1ZI8XCU	15,457	139	PW8IZCQ3	16,254	147	POLGDL1A	(BLANK)	(XX)	(YY)	T3L (Type 3 Left)
	14,667	132	P1ZI8XCU	15,457	139	PW8IZCQ3	16,254	147	POLGDL1A	(HV)	(XX)	(YY)	T3L (Type 3 Left)
	14,721	133	PL5L561L	15,514	140	PBACTAJU	16,314	147	P8GGLPOL	(BLANK)	(XX)	(YY)	T3R (Type 3 Right)
	14,721	133	PL5L561L	15,514	140	PBACTAJU	16,314	147	P8GGLPOL	(HV)	(XX)	(YY)	T3R (Type 3 Right)
	14,649	132	P9O0C8ZR	15,439	139	P3A7MZBT	16,234	146	P24V1EAX	(BLANK)	(XX)	(YY)	T4 (Type 4)
	14,649	132	P9O0C8ZR	15,439	139	P3A7MZBT	16,234	146	P24V1EAX	(HV)	(XX)	(YY)	T4 (Type 4)
	14,605	132	PN1Q3XBG	15,393	139	PYIQR675	16,186	146	P9ITGEPH	(BLANK)	(XX)	(YY)	T4L (Type 4 Left)
	14,605	132	PN1Q3XBG	15,393	139	PYIQR675	16,186	146	P9ITGEPH	(HV)	(XX)	(YY)	T4L (Type 4 Left)
	14,600	132	P8FILYTG	15,387	139	PS2XEXUT	16,179	146	PBRFPQ0J	(BLANK)	(XX)	(YY)	T4R (Type 4 Right)
	14,600	132	P8FILYTG	15,387	139	PS2XEXUT	16,179	146	PBRFPQ0J	(HV)	(XX)	(YY)	T4R (Type 4 Right)
	15,780	142	PD6ZM8X8	16,630	150	PVF3MXF9	17,487	158	PQD8RS1K	(BLANK)	(XX)	(YY)	T5 (Type 5)
	15,780	142	PD6ZM8X8	16,630	150	PVF3MXF9	17,487	158	PQD8RS1K	(HV)	(XX)	(YY)	T5 (Type 5)
ESL-AL-150W-2	18,897	129	P8LE7VNV	19,916	136	PZM1Q9XL	20,942	143	PRCK0UKI	(BLANK)	(XX)	(YY)	T3 (Type 3)
	18,897	129	P8LE7VNV	19,916	136	PZM1Q9XL	20,942	143	PRCK0UKI	(HV)	(XX)	(YY)	T3 (Type 3)
	18,805	128	PF6F4IQD	19,819	135	P8U7Y3YY	20,840	142	P3SJS921	(BLANK)	(XX)	(YY)	T3L (Type 3 Left)
	18,805	128	PF6F4IQD	19,819	135	P8U7Y3YY	20,840	142	P3SJS921	(HV)	(XX)	(YY)	T3L (Type 3 Left)
	18,875	129	P9GVQ7OG	19,892	136	PY8TI4BE	20,917	143	P0J3S6P8	(BLANK)	(XX)	(YY)	T3R (Type 3 Right)
	18,875	129	P9GVQ7OG	19,892	136	PY8TI4BE	20,917	143	P0J3S6P8	(HV)	(XX)	(YY)	T3R (Type 3 Right)
	18,783	128	P9PSMJD8	19,795	135	PTG4J4FR	20,815	142	PW1Z58YS	(BLANK)	(XX)	(YY)	T4 (Type 4)
	18,783	128	P9PSMJD8	19,795	135	PTG4J4FR	20,815	142	PW1Z58YS	(HV)	(XX)	(YY)	T4 (Type 4)
	18,726	128	PRFECLUD	19,736	135	P5UL3JE4	20,753	142	P1MTSF8X	(BLANK)	(XX)	(YY)	T4L (Type 4 Left)
	18,726	128	PRFECLUD	19,736	135	P5UL3JE4	20,753	142	P1MTSF8X	(HV)	(XX)	(YY)	T4L (Type 4 Left)
	18,719	128	P4I68SMU	19,728	135	PQZ0MVOL	20,745	142	PE3IK12S	(BLANK)	(XX)	(YY)	T4R (Type 4 Right)
	18,719	128	P4I68SMU	19,728	135	PQZ0MVOL	20,745	142	PE3IK12S	(HV)	(XX)	(YY)	T4R (Type 4 Right)
	20,232	138	P0BMS4P0	21,323	145	PNYC4TX9	22,421	153	POI9FZU8	(BLANK)	(XX)	(YY)	T5 (Type 5)
	20,232	138	P0BMS4P0	21,323	145	PNYC4TX9	22,421	153	POI9FZU8	(HV)	(XX)	(YY)	T5 (Type 5)

* **Input Voltage:** (Blank) = 120-277 VAC, (HV) = 247-480 VAC | **Finish (XX):** BZ = Bronze, BK = Black, GR = Grey, WH = White
Mount (YY): DM = Direct Mount, RDM4 = Round Direct Mount 4", RDM5 = Round Direct Mount 5", SF = Slip Fitter, YK = Yoke Mount

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Catalog Data:

ESL | TYPE | WATTAGE | GENERATION	KELVIN									INPUT* VOLTAGE	FINISH*	MOUNT*	LENS
	3000K (30)			4000K (40)			5000K (50)						
	LUMENS	LPW	DLC QPL	LUMENS	LPW	DLC QPL	LUMENS	LPW	DLC QPL				
ESL-AL-200W-2	27,570	141	PKKJN4U4	29,056	148	PBPHKQWB	30,553	156	PQIRPF1O	(BLANK)	(XX)	(YY)	T3 (Type 3)
	27,570	141	PKKJN4U4	29,056	148	PBPHKQWB	30,553	156	PQIRPF1O	(HV)	(XX)	(YY)	T3 (Type 3)
	27,436	140	PAW369YD	28,915	148	P4EMWYZI	30,405	155	P9IWI684	(BLANK)	(XX)	(YY)	T3L (Type 3 Left)
	27,436	140	PAW369YD	28,915	148	P4EMWYZI	30,405	155	P9IWI684	(HV)	(XX)	(YY)	T3L (Type 3 Left)
	27,538	141	PFRVNKKB	29,022	148	P2IC05TS	30,517	156	PMWUIH5E	(BLANK)	(XX)	(YY)	T3R (Type 3 Right)
	27,538	141	PFRVNKKB	29,022	148	P2IC05TS	30,517	156	PMWUIH5E	(HV)	(XX)	(YY)	T3R (Type 3 Right)
	27,404	140	PJIOW075	28,881	148	P6X92JF7	30,369	155	PPL3RMEI	(BLANK)	(XX)	(YY)	T4 (Type 4)
	27,404	140	PJIOW075	28,881	148	P6X92JF7	30,369	155	PPL3RMEI	(HV)	(XX)	(YY)	T4 (Type 4)
	27,321	140	PGD7YYSF	28,794	147	P5VZEWY8	30,278	155	P6ML174P	(BLANK)	(XX)	(YY)	T4L (Type 4 Left)
	27,321	140	PGD7YYSF	28,794	147	P5VZEWY8	30,278	155	P6ML174P	(HV)	(XX)	(YY)	T4L (Type 4 Left)
	27,311	140	P56TRKQF	28,783	147	PJ64ODDC	30,266	155	P3B1VMDT	(BLANK)	(XX)	(YY)	T4R (Type 4 Right)
	27,311	140	P56TRKQF	28,783	147	PJ64ODDC	30,266	155	P3B1VMDT	(HV)	(XX)	(YY)	T4R (Type 4 Right)
	29,518	151	PZKM4S5R	31,109	159	PE91X57J	32,712	167	P4SRQ22M	(BLANK)	(XX)	(YY)	T5 (Type 5)
	29,518	151	PZKM4S5R	31,109	159	PE91X57J	32,712	167	P4SRQ22M	(HV)	(XX)	(YY)	T5 (Type 5)
ESL-AL-250W-2	35,532	135	PQNDL5PY	37,447	143	PKMMF2XJ	39,377	150	PYYDTKSQ	(BLANK)	(XX)	(YY)	T3 (Type 3)
	35,532	135	PQNDL5PY	37,447	143	PKMMF2XJ	39,377	150	PYYDTKSQ	(HV)	(XX)	(YY)	T3 (Type 3)
	35,360	135	PCGMSDW1	37,266	142	PFUHEIUQ	39,186	149	PWF0R5TZ	(BLANK)	(XX)	(YY)	T3L (Type 3 Left)
	35,360	135	PCGMSDW1	37,266	142	PFUHEIUQ	39,186	149	PWF0R5TZ	(HV)	(XX)	(YY)	T3L (Type 3 Left)
	35,490	135	PVOC1OTG	37,403	142	PUQP9MYP	39,330	150	PJD98LDT	(BLANK)	(XX)	(YY)	T3R (Type 3 Right)
	35,490	135	PVOC1OTG	37,403	142	PUQP9MYP	39,330	150	PJD98LDT	(HV)	(XX)	(YY)	T3R (Type 3 Right)
	35,317	135	POZKZIF6	37,221	142	PFL0AJBA	39,139	149	PT3RU9LL	(BLANK)	(XX)	(YY)	T4 (Type 4)
	35,317	135	POZKZIF6	37,221	142	PFL0AJBA	39,139	149	PT3RU9LL	(HV)	(XX)	(YY)	T4 (Type 4)
	35,213	134	PEEPAE6G	37,110	141	PVBBX1ZF	39,022	149	PLEU2T1A	(BLANK)	(XX)	(YY)	T4L (Type 4 Left)
	35,213	134	PEEPAE6G	37,110	141	PVBBX1ZF	39,022	149	PLEU2T1A	(HV)	(XX)	(YY)	T4L (Type 4 Left)
	35,198	134	PB8C5EMW	37,095	141	P33OJB6P	39,006	149	P4GFQ0PE	(BLANK)	(XX)	(YY)	T4R (Type 4 Right)
	35,198	134	PB8C5EMW	37,095	141	P33OJB6P	39,006	149	P4GFQ0PE	(HV)	(XX)	(YY)	T4R (Type 4 Right)
	38,043	145	P9GGL1OE	40,093	153	PQ38NNEU	42,159	161	PPOOCJOX	(BLANK)	(XX)	(YY)	T5 (Type 5)
	38,043	145	P9GGL1OE	40,093	153	PQ38NNEU	42,159	161	PPOOCJOX	(HV)	(XX)	(YY)	T5 (Type 5)
ESL-AL-320W-2	40,997	131	PFBENYDW	43,207	138	P65CQJME	45,433	145	PPQY81MV	(BLANK)	(XX)	(YY)	T3 (Type 3)
	40,997	131	PFBENYDW	43,207	138	P65CQJME	45,433	145	PPQY81MV	(HV)	(XX)	(YY)	T3 (Type 3)
	40,798	130	P5OLMZ51	42,997	137	P3FL0DP9	45,212	144	PSCX0PAS	(BLANK)	(XX)	(YY)	T3L (Type 3 Left)
	40,798	130	P5OLMZ51	42,997	137	P3FL0DP9	45,212	144	PSCX0PAS	(HV)	(XX)	(YY)	T3L (Type 3 Left)
	40,948	131	PKSKYHX3	43,155	138	PS8QRWH0	45,379	145	PF01MYWG	(BLANK)	(XX)	(YY)	T3R (Type 3 Right)
	40,948	131	PKSKYHX3	43,155	138	PS8QRWH0	45,379	145	PF01MYWG	(HV)	(XX)	(YY)	T3R (Type 3 Right)
	40,749	130	P8L1YK6K	42,946	137	POJ05LK0	45,158	144	P7WFQSLW	(BLANK)	(XX)	(YY)	T4 (Type 4)
	40,749	130	P8L1YK6K	42,946	137	POJ05LK0	45,158	144	P7WFQSLW	(HV)	(XX)	(YY)	T4 (Type 4)
	41,255	124	PCHRR3JM	42,817	136	PJ0PBWKX	45,023	144	PCQSV6K1	(BLANK)	(XX)	(YY)	T4L (Type 4 Left)
	41,255	124	PCHRR3JM	42,817	136	PJ0PBWKX	45,023	144	PCQSV6K1	(HV)	(XX)	(YY)	T4L (Type 4 Left)
	40,611	129	PX44BVVI	42,800	136	PQ87FHQR	45,005	143	P238F3BB	(BLANK)	(XX)	(YY)	T4R (Type 4 Right)
	40,611	129	PX44BVVI	42,800	136	PQ87FHQR	45,005	143	P238F3BB	(HV)	(XX)	(YY)	T4R (Type 4 Right)
	43,894	140	PSEJ9OW7	46,260	147	PYDSKZA4	48,643	155	PJVFKB6N	(BLANK)	(XX)	(YY)	T5 (Type 5)
	43,894	140	PSEJ9OW7	46,260	147	PYDSKZA4	48,643	155	PJVFKB6N	(HV)	(XX)	(YY)	T5 (Type 5)

* **Input Voltage:** (Blank) = 120-277 VAC, (HV) = 247-480 VAC | **Finish (XX):** BZ = Bronze, BK = Black, GR = Grey, WH = White
Mount (YY): DM = Direct Mount, RDM4 = Round Direct Mount 4", RDM5 = Round Direct Mount 5", SF = Slip Fitter, YK = Yoke Mount

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Construction:

- Rugged Anodized Aluminum Housing
- High Performance Heat Sink
- Weathertight Tool-less Entry Access
- Stainless Steel Hardware

Electrical:

- Input Voltage Options: 120-277 VAC, 277-480 VAC
- Operating Temperature: -40°F to 140°F (-40°C to 60°C)
- Life: L70 Lifetime >100,000 hours, L90 Lifetime >48,000 Hours -TM-21, @77F
- Dimming: 1-10V Dimmable
- 12V Auxiliary

Optical:

- Optical Grade Polycarbonate Lens with UV Protection
- Rotatable Lens
- Prismatic Molded Lens for Optimal Uniformity
- Impact Resistant Lens
- Distribution Options:
  - Type IV, Type IV right (T4R), Type IV left (T4L)
  - Type III, Type III right (T3R), Type III left (T3L)
  - Type V

Lumen Ambient Temperature (LAT) Multipliers:

AMBIENT		LUMEN MULTIPLIER
0 °C	32°F	1.02
10 °C	50°F	1.01
20 °C	68°F	1.0
25 °C	77°F	1.0
30 °C	86°F	1.0
40 °C	104°F	0.99

Driver Summary:

SYSTEM WATTS	OUTPUT CURRENT
75	1500 mA
110	2200 mA
150	3000 mA
200	4200 mA
250	5100 mA
320	6600 mA

LED Lumen Maintenance:

SYSTEM WATTS	HOURS			
	0	25000	50000	100000
75	100%	95%	90%	80%
110	100%	94%	88%	78%
150	100%	94%	87%	75%
200	100%	95%	90%	80%
250	100%	94%	88%	78%
320	100%	94%	87%	75%

Electrical Load - Standard Voltage:

SYSTEM WATTS	INPUT CURRENT				INPUT VOLTAGE	INPUT FREQUENCY	POWER FACTOR	THD	OPERATING TEMPERATURE	SURGE PROTECTION	DIMMING
	120 VAC	208 VAC	240 VAC	277 VAC							
75	0.63	0.36	0.31	0.27	120-277 VAC	50/60 Hz	>0.99 @120 VAC >0.91 @277 VAC	<13%	-40°F to 140°F (-40°C to 60°C)	4kV L/N 6kV L/N/G 10kV Optional	1-10V
110	0.92	0.53	0.46	0.40							
150	1.25	0.72	0.63	0.54							
200	1.67	0.96	0.83	0.72							
250	2.08	1.20	1.04	0.90							
320	2.67	1.54	1.33	1.16							

Electrical Load - High Voltage:

SYSTEM WATTS	INPUT CURRENT			INPUT VOLTAGE	INPUT FREQUENCY	POWER FACTOR	THD	OPERATING TEMPERATURE	SURGE PROTECTION	DIMMING
	277 VAC	347 VAC	480 VAC							
75	0.27	0.22	0.16	277-480 VAC	50/60 Hz	>0.97 @277 VAC >0.88 @480 VAC	<10% @277 VAC, <19% @480 VAC	-40°F to 140°F (-40°C to 60°C)	4kV L/N 6kV L/N/G 10kV Optional	1-10V
110	0.40	0.32	0.23							
150	0.54	0.43	0.31							
200	0.72	0.58	0.42							
250	0.90	0.72	0.52							
320	1.16	0.92	0.67							

EPA:

TILT	SINGLE FIXTURE	TWO FIXTURES @ 90°	TWO FIXTURES @ 180°	THREE FIXTURES @ 90°	THREE FIXTURES @ 120°	FOUR FIXTURES @ 90°
	EPA FOR 75, 110 AND 150 WATT NOVA FIXTURES					
0°	0.19	0.38	0.39	0.54	0.51	0.75
10°	0.57	1.16	1.19	1.41	1.29	2.25
30°	0.75	1.56	1.72	2.24	2.15	3.1
60°	1.31	2.55	2.74	3.29	3.06	5.17
90°	1.43	3.01	3.19	4.29	4.19	5.87
TILT	EPA FOR 200, 250 AND 320 WATT NOVA FIXTURES					
0°	0.21	0.51	0.57	1.53	1.36	1.85
10°	0.97	1.45	1.59	2.68	2.23	2.58
30°	1.95	2.81	3.24	4.37	4.16	6.35
60°	2.21	3.84	4.37	6.64	6.41	8.63
90°	2.32	4.66	5.13	7.65	7.64	11.19

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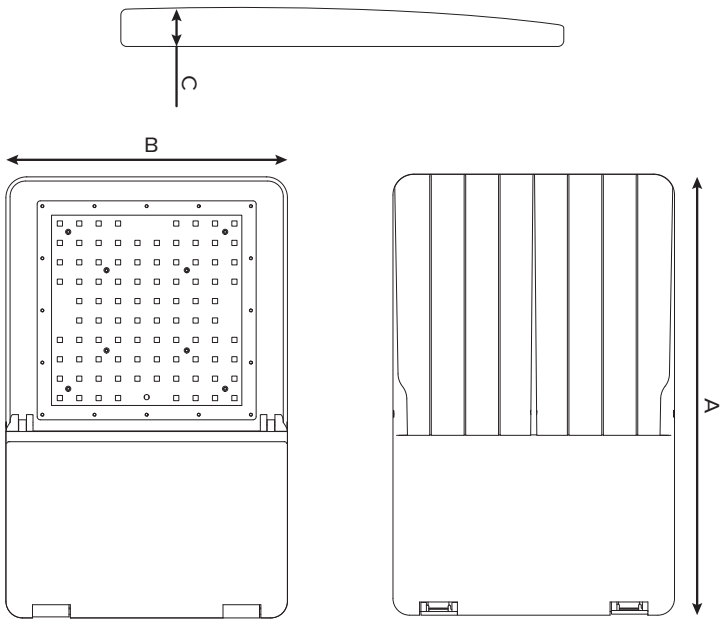
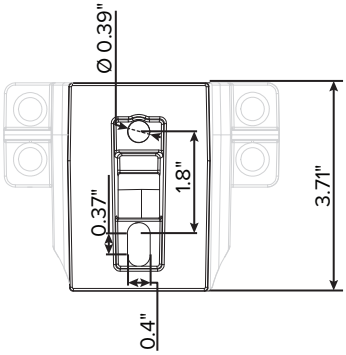
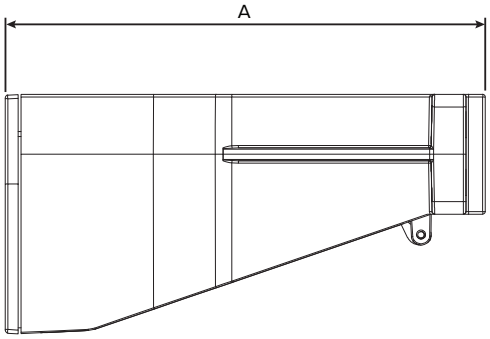
Dimensions:

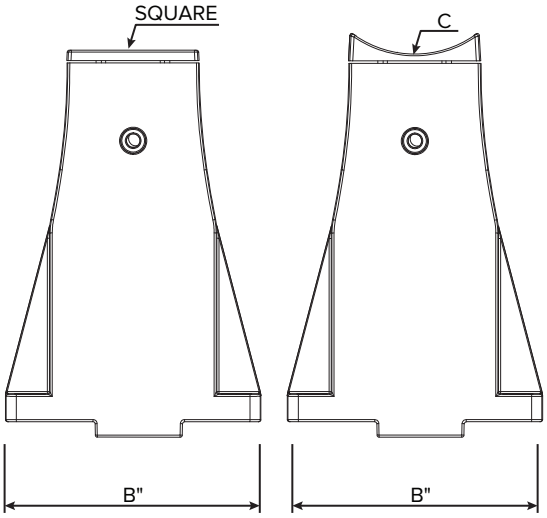


SYSTEM WATTS	DIMENSIONS			WEIGHT
	A	B	C	Pounds (lbs)
75	25.78"	10.63"	1.38"	13.25
110	25.78"	10.63"	1.38"	13.25
150	25.78"	10.63"	1.38"	13.25
200	29.53"	13.78"	2.56"	18.75
250	29.53"	13.78"	2.56"	18.75
320	29.53"	13.78"	2.56"	18.75

Fixed Direct Mount:







FIXED DIRECT MOUNT	DIMENSIONS		
	A	B	C
Direct Mount - Square	7.37"	4.87"	FLAT
Round Direct Mount - 4"	7.69"	4.87"	Ø 4"
Round Direct Mount - 5"	7.62"	4.87"	Ø 5"

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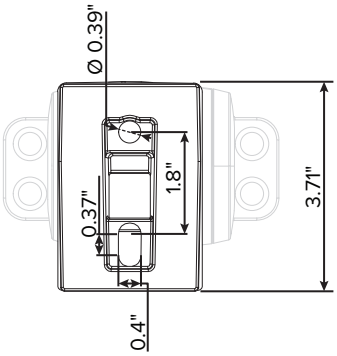
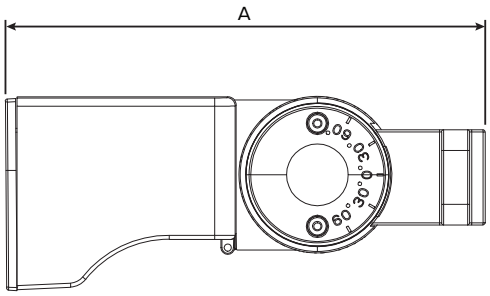
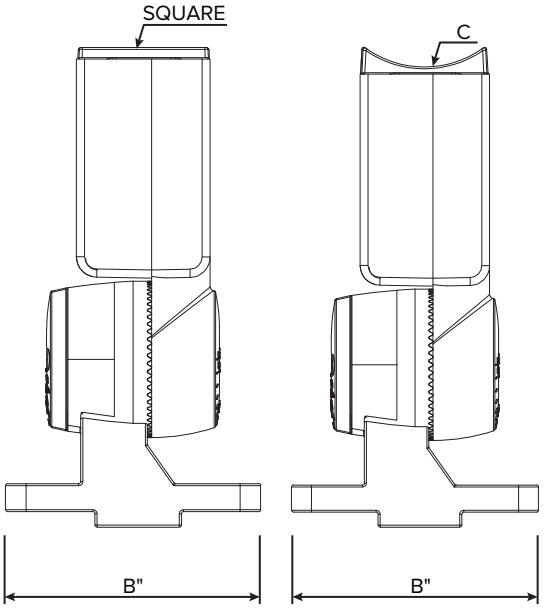
Direct Mount:

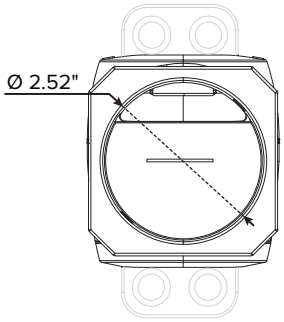


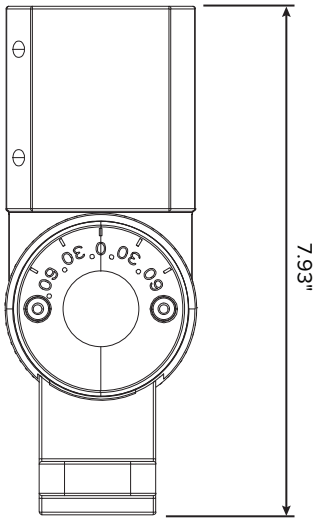


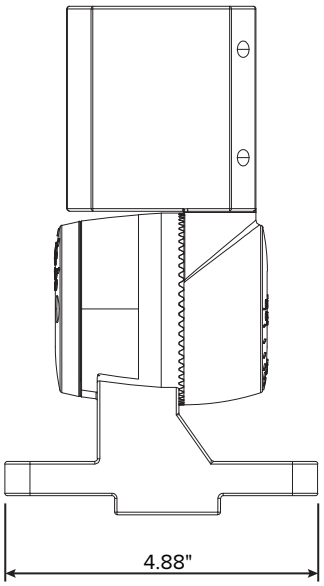


DIRECT MOUNT	DIMENSIONS		
	A	B	C
Direct Mount - Square	9.18"	4.88"	FLAT
Round Direct Mount - 4"	9.46"	4.88"	Ø 4"
Round Direct Mount - 5"	9.38"	4.88"	Ø 5"

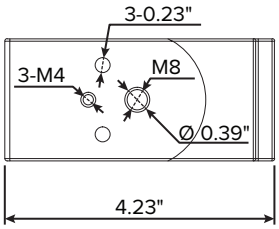
Slip Fitter:

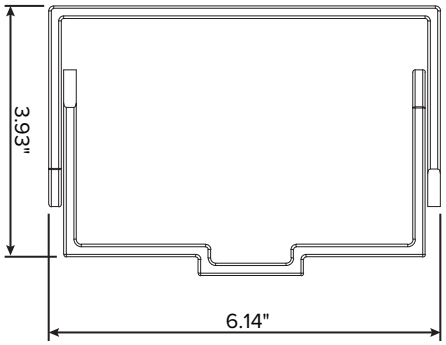


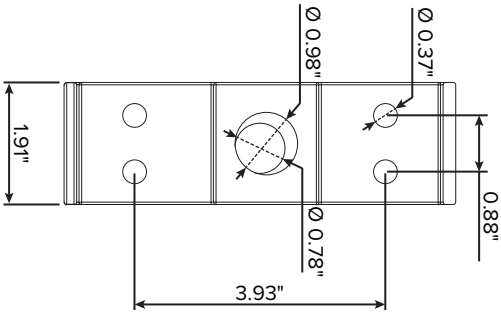




Yoke Mount:







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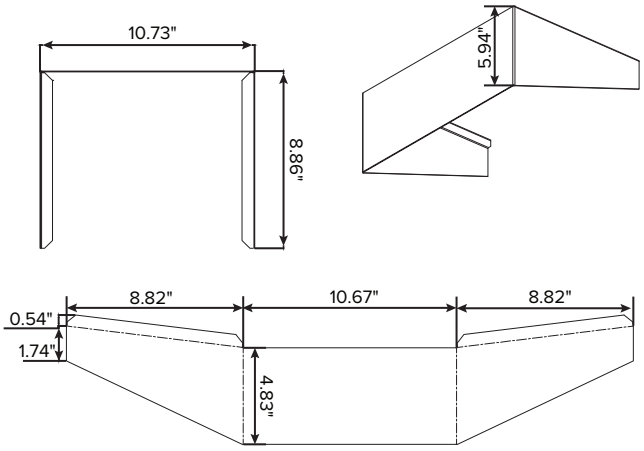
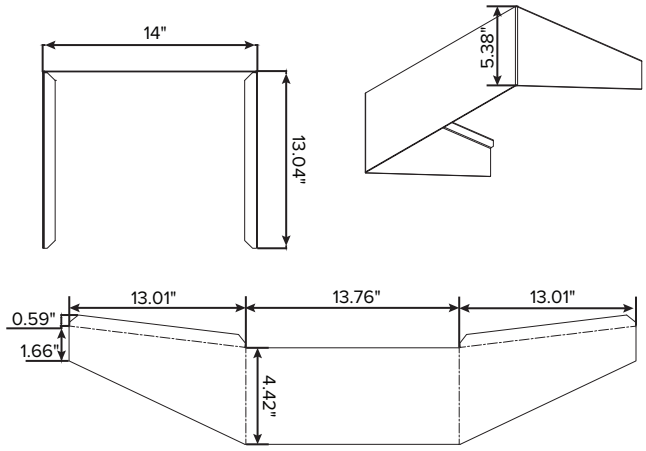
Front Street Side Shield:

Front Street Side Shield - **Small**

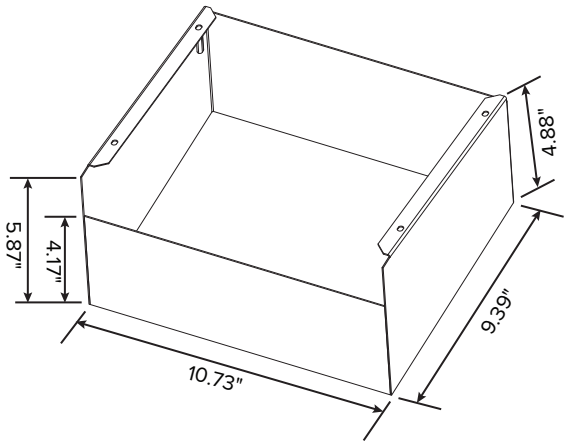


Front Street Side Shield - **Large**

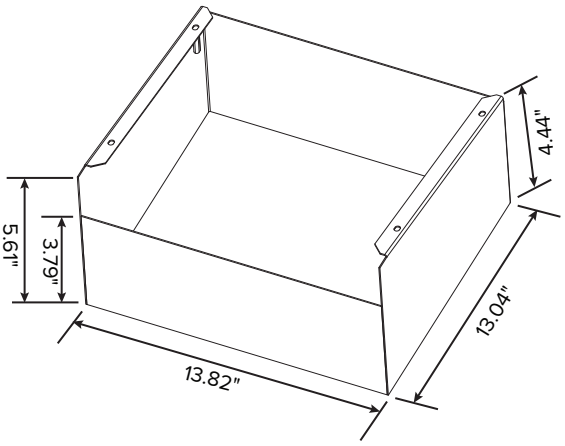


Full Body Shield:

Full Body Shield - **Small**

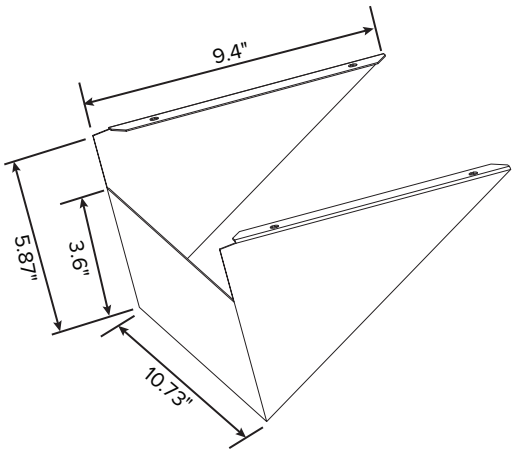


Full Body Shield - **Large**

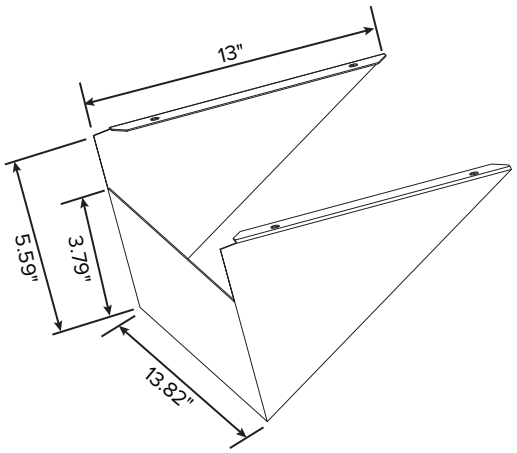


House Side Shield:

House Side Shield - **Small**



House Side Shield - **Large**



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FULL CUT OFF WALL PACK SERIES

FCWP Series - 120 Watts

Performance Overview:

Wattage: 120
Lumen Output: Up to 17,090 Lumens
Efficacy (lm/W): Up to 143 Lumens per Watt
Kelvin: 3000K, 4000K, 5000K
Protection: Standard 10kV Surge Protection
CRI: >80

10 YEAR WARRANTY

Project: Date:

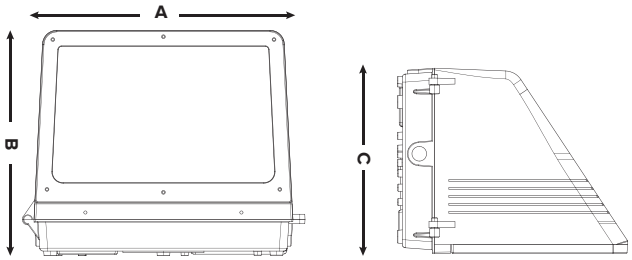
Catalog #:

Notes:

Key Features & Benefits:

- 10kV surge protection standard
- 1–10V dimming
- Occupancy sensor and photocell capable
- Easy installation with built-in level and driver disconnect
- Available in White and Bronze finish

DLC QPL PREMIUM† | ETL US LISTED Intertek | WET LOCATION | DIMMABLE 1-10V



SYSTEM WATTS	DIMENSIONS			WEIGHT
	A	B	C	Pounds (lbs)
45	14.3"	11.4"	9.2"	7.06
60	14.3"	11.4"	9.2"	7.06
90	14.3"	11.4"	9.2"	10.36
120	14.3"	11.4"	9.2"	10.36

Ordering Guide:

ESL	-	FCWP	-	120W	-	1		-		-		-	
ESL		TYPE		WATTS		GENERATION	KELVIN		VOLTAGE		FINISH*		OPTIONS
		Full Cut Off Wall Pack		120W		1 (1st Generation)	30 (3000 Kelvin) 40 (4000 Kelvin) 50 (5000 Kelvin)		Blank HV (High Voltage)		Blank (Bronze) WH (White) XX (Any color)		Factory Installed

*Contact Factory for custom finish options

Options (Factory Install)

Emergency BBU:
EMG (EMG Unit, Auto Test Function, 9 Watts Output, 90 Minutes Min, 120-277VAC Input, 10-300VDC Output, Open Terminal Block Wiring, UL Listed for Factory or Field install, Title 20)
Sensors:
PC (Button Photocell)
OCC (Occupancy Sensor, 0-10v Dimming, 8'-20' Mounting - Uses REM-100 for programming)

Accessories (Field Install)

Emergency BBU:
ESL-REM-100 (Hand Held Remote)

†Not All Part Numbers DLC Qualified. For a Complete Listing Please Consult the DLC Qualified Products List (QPL).

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FULL CUT OFF WALL PACK SERIES

Specifications & Technical Data

Options & Accessories:

ESL-4OCC-LDD
Sensor Type: Microwave
Sensitivity Adjustment: 20% / 50% / 75% / 100%
Dimming Control Output: 0-10V
Detection Radius/angle: Max. 26ft/360°
Detection Area (square footage): 2123ft^2@20ft/360°
Mounting Height: 20ft Max
Remote Range: 50ft
Programming: Via Dip Switch

For more information please see the ESL-4OCC-LDD cut sheet

ESL-EMG-SL1-OTB-9W
Output Power: 9 Watts
Rated Voltage: 100-277 VAC, 50-60Hz
Emergency Operation: ≥90 Minutes
Charging Time: 24 Hours
2-Wire Illumination Test Switch
Lithium-Ion Battery
RoHS Compliant
UL 924, CSA C.22.2 No. 141-15, CEC Title 20

ESL-REM-100

ESL-WP-PC

Catalog Data:

ESL | TYPE | WATTAGE | GENERATION	KELVIN									INPUT* VOLTAGE
	3000K (30)			4000K (40)			5000K (50)			
	LUMENS	LPW	DLC QPL	LUMENS	LPW	DLC QPL	LUMENS	LPW	DLC QPL	
ESL-FCWP-45W	6,547	143	POQRQ95F	6,566	141	P2FJDS54	6,688	142	PYKO5NEP	(BLANK)

ESL | TYPE | WATTAGE | GENERATION	KELVIN									INPUT* VOLTAGE
	3000K (30)			4000K (40)			5000K (50)			
	LUMENS	LPW	DLC QPL	LUMENS	LPW	DLC QPL	LUMENS	LPW	DLC QPL	
ESL-FCWP-60W	8,905	146	PZICMTQR	8,939	144	PVR0FBN1	9,019	144	P8B84CG3	(BLANK)
	8,905	146	PZICMTQR	8,939	144	PVR0FBN1	9,019	144	P8B84CG3	(HV)

ESL | TYPE | WATTAGE | GENERATION	KELVIN									INPUT* VOLTAGE
	3000K (30)			4000K (40)			5000K (50)			
	LUMENS	LPW	DLC QPL	LUMENS	LPW	DLC QPL	LUMENS	LPW	DLC QPL	
ESL-FCWP-90W	12,814	145	PLXY5LI4	12,902	143	PGCA3VT3	12,989	145	PIUGEBDW	(BLANK)
	12,814	145	PLXY5LI4	12,902	143	PGCA3VT3	12,989	145	PIUGEBDW	(HV)

ESL | TYPE | WATTAGE | GENERATION	KELVIN									INPUT* VOLTAGE
	3000K (30)			4000K (40)			5000K (50)			
	LUMENS	LPW	DLC QPL	LUMENS	LPW	DLC QPL	LUMENS	LPW	DLC QPL	
ESL-FCWP-120W	16,722	143	P2KYO0P6	16,837	141	P5D5EHU1	17,090	142	P4TY7QMS	(BLANK)
	16,722	143	P2KYO0P6	16,837	141	P5D5EHU1	17,090	142	P4TY7QMS	(HV)

* **Input Voltage:** (Blank) = 120-277 VAC, (HV) = 277-480 VAC

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FULL CUT OFF WALL PACK SERIES

Technical Data

Construction:

- Die Cast Aluminum Housing
- High Performance Heat Sink
- Weathertight LED Driver Housing
- Contious Gasket Seal
- LEDs Mounted to and Protected by Aluminum Housing with Easy Driver Access Hinged Door

Optical:

- Precision Engineered Optical Lens:
  - Consistent Uniformity
  - Impact Resistant
  - UV Protection

Electrical:

- Input Voltage Options: 120-277 VAC, 277-480 VAC
- Life: >50,000 hours
- Dimming: 1-10V Dimmable
- 10kV Surge Protection

Lumen Ambient Temperature (LAT) Multipliers:

AMBIENT		LUMEN MULTIPLIER
0 °C	32 °F	1.02
10 °C	50 °F	1.01
20 °C	68 °F	1
25 °C	77 °F	1
30 °C	86 °F	1
40 °C	104 °F	0.99
50 °C	122 °F	0.96

Driver Summary:

SYSTEM WATTS	OUTPUT CURRENT	OUTPUT POWER
45	900 mA	35-52 VDC
60	1200 mA	30-50 VDC
90	1700 mA	35-52 VDC
120	2300 mA	35-52 VDC

Electrical Load - Standard Voltage:

SYSTEM WATTS	INPUT CURRENT				INPUT VOLTAGE	INPUT FREQUENCY	POWER FACTOR	THD	OPERATING TEMPERATURE	SURGE PROTECTION	DIMMING
	120 VAC	208 VAC	240 VAC	277 VAC							
45	0.38	0.22	0.19	0.16	120-277 VAC	50/60 Hz	>0.98 @120 VAC >0.90 @277 VAC	<20%	-40°F to 131°F (-40°C to 55°C)	Independent 10kV SPD	1-10V
60	0.50	0.29	0.25	0.22							
90	0.75	0.43	0.38	0.32							
120	1.00	0.58	0.50	0.43							

Electrical Load - High Voltage:

SYSTEM WATTS	INPUT CURRENT			INPUT VOLTAGE	INPUT FREQUENCY	POWER FACTOR	THD	OPERATING TEMPERATURE	SURGE PROTECTION	DIMMING
	277 VAC	347 VAC	480 VAC							
60	0.22	0.17	0.13	277-480 VAC	50/60 Hz	>0.90 @277 VAC >0.96 @480 VAC	<15% @277 VAC, <20% @480 VAC	-40°F to 158°F (-40°C to 70°C)	Independent 10kV SPD	1-10V
90	0.32	0.26	0.19							
120	0.43	0.35	0.25							

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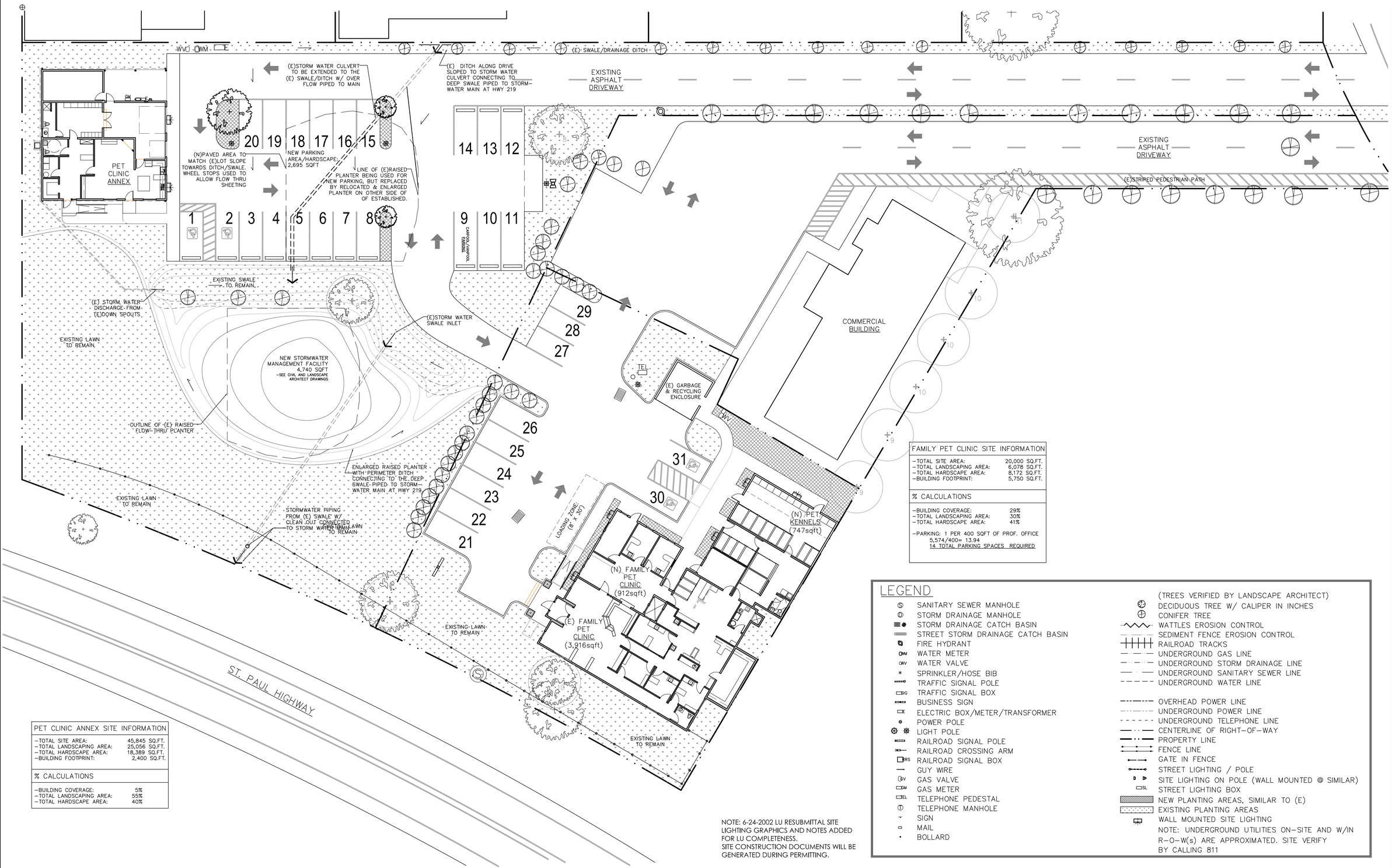

FAMILY PET CLINIC SITE INFORMATION	
-TOTAL SITE AREA:	20,000 SQ.FT.
-TOTAL LANDSCAPING AREA:	6,078 SQ.FT.
-TOTAL HARDSCAPE AREA:	8,172 SQ.FT.
-BUILDING FOOTPRINT:	5,750 SQ.FT.
% CALCULATIONS	
-BUILDING COVERAGE:	29%
-TOTAL LANDSCAPING AREA:	30%
-TOTAL HARDSCAPE AREA:	41%

-PARKING: 1 PER 400 SQFT OF PROF. OFFICE
5,574/400= 13.94
14 TOTAL PARKING SPACES REQUIRED

PET CLINIC ANNEX SITE INFORMATION	
-TOTAL SITE AREA:	45,845 SQ.FT.
-TOTAL LANDSCAPING AREA:	25,056 SQ.FT.
-TOTAL HARDSCAPE AREA:	18,389 SQ.FT.
-BUILDING FOOTPRINT:	2,400 SQ.FT.
% CALCULATIONS	
-BUILDING COVERAGE:	5%
-TOTAL LANDSCAPING AREA:	55%
-TOTAL HARDSCAPE AREA:	40%

NOTE: 6-24-2002 LU RESUBMITTAL SITE LIGHTING GRAPHICS AND NOTES ADDED FOR LU COMPLETENESS.
SITE CONSTRUCTION DOCUMENTS WILL BE GENERATED DURING PERMITTING.

LEGEND

- SANITARY SEWER MANHOLE
- STORM DRAINAGE MANHOLE
- STORM DRAINAGE CATCH BASIN
- STREET STORM DRAINAGE CATCH BASIN
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- SPRINKLER/HOSE BIB
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL BOX
- BUSINESS SIGN
- ELECTRIC BOX/METER/TRANSFORMER
- POWER POLE
- LIGHT POLE
- RAILROAD SIGNAL POLE
- RAILROAD CROSSING ARM
- RAILROAD SIGNAL BOX
- GUY WIRE
- GAS VALVE
- GAS METER
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- SIGN
- MAIL
- BOLLARD

(TREES VERIFIED BY LANDSCAPE ARCHITECT)
- DECIDUOUS TREE W/ CALIPER IN INCHES
- CONIFER TREE
- WATTLES EROSION CONTROL
- SEDIMENT FENCE EROSION CONTROL
- RAILROAD TRACKS
- UNDERGROUND GAS LINE
- UNDERGROUND STORM DRAINAGE LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND WATER LINE
- OVERHEAD POWER LINE
- UNDERGROUND POWER LINE
- UNDERGROUND TELEPHONE LINE
- CENTERLINE OF RIGHT-OF-WAY
- PROPERTY LINE
- FENCE LINE
- GATE IN FENCE
- STREET LIGHTING / POLE
- SITE LIGHTING ON POLE (WALL MOUNTED @ SIMILAR)
- STREET LIGHTING BOX
- NEW PLANTING AREAS, SIMILAR TO (E)
- EXISTING PLANTING AREAS
- WALL MOUNTED SITE LIGHTING

NOTE: UNDERGROUND UTILITIES ON-SITE AND W/IN R-O-W(s) ARE APPROXIMATED. SITE VERIFY BY CALLING 811

1 / A0.3 ENLARGED SITE PLAN – SITE LIGHTING INCLUDED
SCALE: 1/16" = 1'-0"

N

STEPHEN J. GERBER ARCHITECT
McMinnville, Oregon 97128
503 . 459 . 7737
sgerber@gerberarch.com
www.gerberarch.com

REGISTERED ARCHITECT
STEPHEN J. GERBER
License # 6280
McMINNVILLE, OREGON
STATE OF OREGON

FAMILY PET CLINIC - ADDITIONS

BUILDING PERMIT
NEWBERG, OREGON 97132

SITE LIGHTING PLAN

Revisions:
Date: Issued For:

Date: JUNE 24, 2022
Issued For:
LAND-USE APPLICATION
RE-SUBMITTAL #1 COOR.

Job No: GA-2021-C002

A0.3

PERMIT SET

© 2022 GERBER ARCHITECT, LLC

Attachment 2: Agency Comments

COMMUNITY DEVELOPMENT
LAND USE APPLICATION REFERRAL

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Please refer questions and comments to: Ashley Smith

NOTE: Full size plans are available at the Community Development Department Office.

APPLICANT:	Gerber Architect, LLC
REQUEST:	Family Pet Clinic Expansion
SITE ADDRESS:	131 N Elliot Rd
LOCATION:	N/A
TAX LOT:	R3220AD 01101 & 01200
FILE NO:	DR222-0006
ZONE:	M-2 (Light Industrial District)
HEARING DATE:	N/A

RECEIVED
8/5/2022
Batesf

Project Information is can be reviewed at:
https://www.newbergoregon.gov/planning/page/dr222-0006-family-pet-clinic-expansion-131-n-elliot-rd

- [✔] Reviewed, no conflict.
- [ ] Reviewed; recommend denial for the following reasons:
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- [ ] Meeting requested.
- [ ] Comments. (Attach additional pages as needed)

Reviewed By: Will Worthey CM

Date: 8/5/22

Organization:

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Reviewed By:

8/5/22
Date:

Newberg-Dundee Police Department
Organization:

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☐ Meeting requested.

☑ Comments. (Attach additional pages as needed)

All public utility construction plans to be approved by Engineering Division prior to construction.

Reviewed By:

8/8/22
Date:

Public Works Director - City of Newberg
Organization:

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LAND USE APPLICATION REFERRAL

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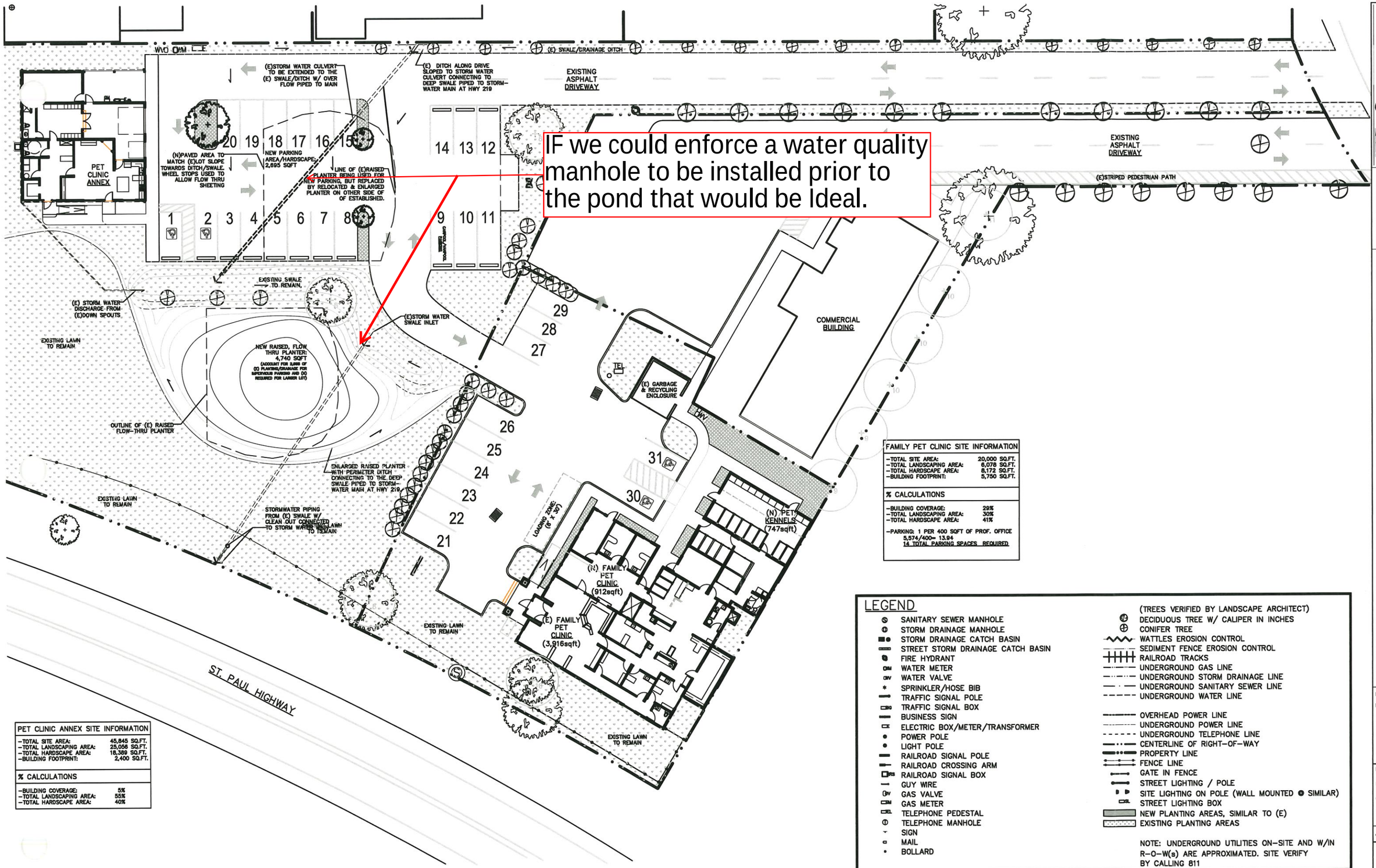
☐ Meeting requested.

☑ Comments. (Attach additional pages as needed)

Reviewed By: _____ Date: 8/8/22

Maintenance Superintendent
Organization:

IF we could enforce a water quality manhole to be installed prior to the pond that would be Ideal.



PET CLINIC ANNEX SITE INFORMATION	
-TOTAL SITE AREA:	45,845 SQ.FT.
-TOTAL LANDSCAPING AREA:	25,056 SQ.FT.
-TOTAL HARDSCAPE AREA:	18,389 SQ.FT.
-BUILDING FOOTPRINT:	2,400 SQ.FT.
% CALCULATIONS	
-BUILDING COVERAGE:	5%
-TOTAL LANDSCAPING AREA:	55%
-TOTAL HARDSCAPE AREA:	40%

FAMILY PET CLINIC SITE INFORMATION	
-TOTAL SITE AREA:	20,000 SQ.FT.
-TOTAL LANDSCAPING AREA:	6,078 SQ.FT.
-TOTAL HARDSCAPE AREA:	8,172 SQ.FT.
-BUILDING FOOTPRINT:	5,750 SQ.FT.
% CALCULATIONS	
-BUILDING COVERAGE:	29%
-TOTAL LANDSCAPING AREA:	30%
-TOTAL HARDSCAPE AREA:	41%

-PARKING: 1 PER 400 SQFT OF PROF. OFFICE
5,574/400= 13.94
14 TOTAL PARKING SPACES REQUIRED

LEGEND

- SANITARY SEWER MANHOLE
- STORM DRAINAGE MANHOLE
- STORM DRAINAGE CATCH BASIN
- STREET STORM DRAINAGE CATCH BASIN
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- SPRINKLER/HOSE BIB
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL BOX
- BUSINESS SIGN
- ELECTRIC BOX/METER/TRANSFORMER
- POWER POLE
- LIGHT POLE
- RAILROAD SIGNAL POLE
- RAILROAD CROSSING ARM
- RAILROAD SIGNAL BOX
- GUY WIRE
- GAS VALVE
- GAS METER
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- SIGN
- MAIL
- BOLLARD

(TREES VERIFIED BY LANDSCAPE ARCHITECT)
- DECIDUOUS TREE W/ CALIPER IN INCHES
- CONIFER TREE
- WATTLES EROSION CONTROL
- SEDIMENT FENCE EROSION CONTROL
- RAILROAD TRACKS
- UNDERGROUND GAS LINE
- UNDERGROUND STORM DRAINAGE LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND WATER LINE
- OVERHEAD POWER LINE
- UNDERGROUND POWER LINE
- UNDERGROUND TELEPHONE LINE
- CENTERLINE OF RIGHT-OF-WAY
- PROPERTY LINE
- FENCE LINE
- GATE IN FENCE
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1 / A0.3 OVER-ALL SITE PLAN - PHASE 2, CLINIC EXPANSION
SCALE: 1/16" = 1'-0"

N

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503 459 7737
email@gerberarch.com
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STEPHEN J. GERBER
License # 6280
McMINNVILLE, OREGON
STATE OF OREGON

FAMILY PET CLINIC - ADDITIONS
LAND-USE APPLICATIONS
NEWBERG, OREGON 97132
OVER-ALL PHASE-2 SITE PLAN

Revisions:
Date: Issued For:

Date: APRIL 21, 2022
Issued For:
CoN LU APPLICATION

Job No: GA-2021-C002

4 of 8
A0.3
LAND-USE SET

COMMUNITY DEVELOPMENT
LAND USE APPLICATION REFERRAL

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Carl Ramseyer
Reviewed By:

8/19/22
Date:

Organization:

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Reviewed By: _____ Date: 8/8/22

City of Newberg
Organization:

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Reviewed By: _____ Date: 8/9/22

City of Newberg - Operations
Organization:

COMMUNITY DEVELOPMENT
LAND USE APPLICATION REFERRAL

REFERRAL TO: Building Official: Brooks Bateman

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AUG 10 REC'D
By

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Reviewed By: _____ Date: 8/10/22

COMMUNITY DEVELOPMENT
LAND USE APPLICATION REFERRAL

REFERRAL TO: Community Development Director: Doug Rux

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Barbara Davis
Digitally signed by Barbara Davis
DN: CN=Barbara Davis, E=Accountsreceivable@newbergoregon.gov
Reason: I am the author of this document
Location:
Date: 2022.08.08 11:59:10-07'00'
Foxit PDF Editor Version: 12.0.0

Reviewed By:

8/8/22
Date:

Finance
Organization:

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Date:

Ziply Fiber (Scott Albert OSP Engineering)
Organization: