



DEVELOPMENT REVIEW BOARD PANEL B AGENDA

September 25, 2023 at 6:30 PM

Wilsonville City Hall & Remote Video Conferencing

PARTICIPANTS MAY ATTEND THE MEETING AT:

City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon

Zoom: <https://us02web.zoom.us/j/81495007189>

TO PROVIDE PUBLIC TESTIMONY:

Individuals must submit a testimony card online:

<https://www.ci.wilsonville.or.us/DRB-SpeakerCard>

E-mail testimony regarding Resolution No. 420
to Sarah Pearlman, Assistant Planner at
spearlman@ci.wilsonville.or.us
by 2:00 PM on September 25, 2023.

E-mail testimony regarding Resolution No. 421
to Cindy Luxhoj AICP, Associate Planner at
luxhoj@ci.wilsonville.or.us
by 2:00 PM on September 25, 2023.

CALL TO ORDER

CHAIR'S REMARKS

ROLL CALL

John Andrews
Justin Brown
Alice Galloway

Rachelle Barrett
Megan Chuinard

CITIZEN INPUT

This is an opportunity for visitors to address the Development Review Board on items not on the agenda. Staff and the Board will make every effort to respond to questions raised during citizens input before tonight's meeting ends or as quickly as possible thereafter.

CONSENT AGENDA

- [1.](#) Approval of minutes of the July 24, 2023 DRB Panel B meeting

PUBLIC HEARINGS

- [2.](#) **Resolution No. 420. Charbonneau Country Club Tennis Building.** The applicant is requesting approval of a Stage 2 Final Plan and Site Design Review for the addition of a steel frame building over the existing outdoor tennis courts at Charbonneau Country Club.

Case Files:

DB23-0005 Charbonneau Country Club Tennis Building
-Stage 2 Final Plan (STG223-0004)
-Site Design Review (SDR23-0004)

- [3.](#) **Resolution No. 421. 6753 SW Montgomery Way SRIR and SROZ.** The applicant is requesting approval of an Abbreviated Significant Resource Impact Report (SRIR) and Significant Resource Overlay Zone (SROZ) large lot exception for construction of a residence at 6753 SW Montgomery Way.

Case Files:

DB23-0006 6753 SW Montgomery Way
-Abbreviated SRIR (SRIR23-0001)
-SROZ Large Lot Exception (SROZ23-0001)

BOARD MEMBER COMMUNICATIONS

- [4.](#) Results of the August 14, 2023 DRB Panel A meeting
- [5.](#) Recent City Council Action Minutes

STAFF COMMUNICATIONS

ADJOURN

The City will endeavor to provide the following services, without cost, if requested at least 48 hours prior to the meeting by contacting Shelley White, Administrative Assistant at 503-682-4960: assistive listening devices (ALD), sign language interpreter, and/or bilingual interpreter. Those who need accessibility assistance can contact the City by phone through the Federal Information Relay Service at 1-800-877-8339 for TTY/Voice communication.

Habr  interpretes disponibles para aqu llas personas que no hablan Ingl s, previo acuerdo. Comun quese al 503-682-4960.

DEVELOPMENT REVIEW BOARD MEETING

**MONDAY, SEPTEMBER 25, 2023
6:30 PM**

Item 1.

Consent Agenda:

1. Approval of minutes from the July 24, 2023 DRB Panel B meeting



**DEVELOPMENT REVIEW BOARD PANEL B
MEETING MINUTES**

July 24, 2023 at 6:30 PM

City Hall Council Chambers & Remote Video Conferencing

CALL TO ORDER

A regular meeting of the Development Review Board Panel B was held at City Hall beginning at 6:30 p.m. on Monday, July 24, 2023. Chair Rachelle Barrett called the meeting to order at 6:30 p.m., followed by roll call.

CHAIR'S REMARKS

ROLL CALL

Present for roll call were: Rachelle Barrett, John Andrews, Justin Brown, Megan Chuinard and Alice Galloway.

Staff present: Daniel Pauly, Amanda Guile-Hinman, Stephanie Davidson, Miranda Bateschell, Amy Pepper, Kimberly Rybold, Zach Weigel, Georgia McAlister, and Shelley White

CITIZEN INPUT

This is an opportunity for visitors to address the Development Review Board (DRB) on items not on the agenda. There were no comments.

CONSENT AGENDA

- 1. Approval of minutes of April 24, 2023 DRB Panel B meeting

John Andrews made a motion to approve the April 24, 2023 DRB Panel B meeting minutes as presented. Megan Chuinard seconded the motion, which passed unanimously.

PUBLIC HEARINGS

- 1. **Resolution No. 418. Wilsonville Town Center Mixed-Use Multifamily Development.** The applicant is requesting approval of a Stage 1 Preliminary Plan, Stage 2 Final Plan, Site Design Review, Type C Tree Removal Plan, Master Sign Plan and Waivers for redevelopment of an existing restaurant with a five-story, 114-unit mixed-use apartment building with 3,707 SF ground floor commercial space, parking and associated improvements located at 29690 SW Town Center Loop W.

Case Files:

- DB23-0003 Wilsonville Town Center Mixed-Use Multifamily Development
 - STG123-0001 Stage 1 Preliminary Plan
 - STG223-0002 Stage 2 Final Plan
 - SDR23-0002 Site Design Review
 - TPLN23-0001 Type C Tree Removal Plan
 - SIGN23-0003 Master Sign Plan
 - WAIV23-0001 Waivers

Chair Barrett called the public hearing to order at 6:36 p.m. and read the conduct of hearing format into the record. Chair Barrett, John Andrews, Justin Brown, and Alice Galloway declared for the record that they had visited the site. No board member, however, declared a conflict of interest, bias, or conclusion from a site visit. No board member participation was challenged by any member of the audience.

Georgia McAlister, Associate Planner, announced that the criteria applicable to the application were stated starting on page 2 of the Staff report, which was entered into the record. Copies of the report were made available to the side of the room and on the City's website.

Ms. McAlister entered into the record Exhibits A3, B4, B5, and B6, updated exhibits and associated Staff report modifications, which were distributed to DRB-Panel B on July 20, 2023, as well as Exhibits D8 and D9, additional public comments received on July 21, and July 24, 2023, respectively.

Ms. McAlister presented the Staff report via PowerPoint, briefly noting the site's location and reviewing the requested applications with these key comments:

- The subject site, currently occupied by Shari's Restaurant, would be redeveloped into a residential and mixed use building with ground floor commercial retail. The site was designated as Town Center within the Comprehensive Plan and as mixed-use in the Town Center Zone. The site was surrounded by commercial land use developments on all sides. (Slide 2)
- Town Center Plan. This proposed development for DRB review was the first new development under the 2019 Town Center Plan (TCP) and new Town Center Zone (TCZ). The TCP was a long-term, community-driven vision for transforming the Wilsonville Town Center into a vibrant, walkable destination that inspires residents to socialize, shop, live, and work. The vision was centered on the creation of a new main street that would run north-south through the middle of Town Center along with a chain of open green spaces that connected existing and planned parks throughout the Town Center and beyond.
 - The TCZ development standards supported the creation of a vibrant mixed-use Town Center with activated pedestrian places and retail opportunities. Town Center and the subdistricts within the zone were represented on the TCP map, and the red star indicated the location of the proposed development within the mixed-use subdistrict and adjacent to the future Park Place Promenade. (Slide 3)
 - The subject Town Center approach was different than other zones within the city. The proposed project would be the first step in fulfilling the community vision for the future of Town Center.
 - The proposed project had been reviewed using all applicable standards in the TCZ, TCP, Town Center Streetscape Plan, and the Wilsonville Comprehensive Plan. The project complied with regulations within the zone.
- Proper noticing was followed for the application with notice mailed to all property owners within 250 ft of the subject property and notice published in the newspaper. Additional postings were placed onsite and on the City's website. All public notices were mailed, posted, or published on July 3, 2023. Nine public comments for the project were received during the comment period and were included within the materials. (Slide 4)
- Of the eight requests before the DRB for the Wilsonville Town Center Mixed-Use Development application, five were objective in nature as they required verifying compliance with Development Code standards, and three were waivers that required discretionary review.
- The Stage I Preliminary Plan was for the development of the former Shari's site into a five-story mixed-use residential building with ground floor retail. The development would include 114 multi-family residential units and the ground floor would include approximately 4,200 sq ft of retail space.
 - The image on the left was included in the TCP to demonstrate a streetscape with active ground floor uses while the images on the right showed the Applicant's proposal. The Applicant aimed to achieve the community's goal of an active ground floor and surrounding area as demonstrated in the photos. The overall layout and design of the development was consistent with the TCP. (Slide 6)

- Stage 2 Final Plan. The proposed building was surrounded by new local roads and pedestrian connections on all sides consistent with the Town Center's Street Network Plan. The building's façade would be at zero setback from the new local road to the northeast and future Park Place Promenade to the southeast.
 - As required by Town Center Code, parking would be located behind the building with 52 proposed spaces that would feature direct access to the residential and commercial areas. Some parking was tucked under the upper floors of the building to facilitate the most efficient use of the site. (Slide 7)
- The Town Center Plan was a comprehensive approach to area planning that included a street and pedestrian plan unique to the area. The Plan included a multimodal network of local roads, main streets, and pedestrian connections.
 - The proposed project would feature local roads on the southwestern and northeastern frontages with a proposed pedestrian and bicycle path along the northwest frontage. The southeast frontage would abut the future Promenade, a linear park that would provide pedestrian connections and landscaping for the use and enjoyment of the public.
 - The proposed development was oriented to the interior of Town Center in anticipation of future redevelopment in and around the planned main street and Town Center park located to the northeast of the property. The building would be centered on the corner of Park Place and the new local street with the commercial façade opening onto Park Place and connecting directly to the commercial space with pedestrians. The residential façade would abut the new local street to the northeast. (Slide 8)
- The Traffic Study evaluated five intersections with all remaining at Level of Service (LOS) D or better, which exceeded the City's minimum standard of LOS D. (Slide 9)
- Site Design Review. The Applicant used appropriate professional services to design structures and landscaped areas onsite using quality materials.
 - The proposed building was consistent with the Design Standards in the Town Center Plan and was designed to reflect the vision of the TCP with natural materials and neutral tones by utilizing a mix of proposed materials that included brick veneer, fiber cement, composite wood, and accents of black metal.
 - Landscaping was provided throughout the site, including a rain garden and buffering landscaping located adjacent to the parking area and around mechanical equipment.
 - Multimodal connectivity and the site's relationship to the surrounding Town Center had been addressed in the Site Layout.
 - The General Landscape Standard had been used for the majority of the site. Buffering landscaping was provided adjacent to the parking areas and along the transformer to screen both from the public. Street trees were proposed for installation along all frontages and a rain garden that would aid with the filtration of stormwater was provided along the southeast frontage adjacent to the parking area. (Slides 10 & 11)
- Class 3 Sign Permit. No signs were currently proposed, but the Applicant had submitted a proposal for a Master Sign Plan for the future building's commercial tenants. The proposed plan was typical of, proportional to, and compatible with development in the Town Center Zone.
 - Conditions of approval would ensure that the proposed signs did not exceed the maximum allowed size, and the details of design, color, texture, lighting, and materials were provided at the time of application for a Class 1 Sign Permit. (Slide 13)
- Type C Tree Removal Plan. A total of 24 trees were inventoried, including 20 onsite and 4 offsite. Trees proposed for removal were shown with Xs on the Plan. The 4 offsite trees would be retained during construction and the 20 onsite landscape trees would be removed to allow for development of the site. Tree removal was limited to where necessary for construction.
 - The Applicant proposed to mitigate the tree removal with 26 trees planted throughout the site as street and landscape trees, which exceeded the one-for-one mitigation requirement. (Slide 14)

- Discretionary Review - Waivers. As mentioned, the application included a request for three waivers that involved discretionary review by the DRB. Per the Development Code, a waiver must implement or better implement the purpose and objectives of the Planned Development Regulations.
 - Waiver 1 was explicitly allowed in the Town Center Zone when the proposal included at least one item from each of the two menus in Subsection 4.132 (.06)D. The DRB could approve or deny the requested waivers based on review of evidence submitted by the Applicant. The Applicant would address the waiver criteria during their presentation and explain how the requested waivers met the purpose of those standards.
 - The Applicant requested to waive the allowed number of stories for a building in the mixed-use subdistrict to be greater than four stories with five stories proposed and had included one item from each of the two menus to exceed typical building and site design requirements and mitigate the impacts of the waiver.
 - The Applicant had used Menu 1, Item 3, "Provision of ground floor facades that include additional supporting store fronts, the primary entrance of all businesses shall be located on the primary street frontage," and Menu 2, Item 4, "The achievement of LEED certification, Earth Advantage, or another recognized environmental certification." The Applicant had chosen Green Globes certification.
 - The waiver to allow a fifth floor would permit the development to provide the envisioned density and variety of housing types while also providing an active commercial use along Park Place that would make the future promenade successful. The design provided commercial space for the entire frontage along Park Place Ave. and would increase the street-level activity there.
 - Thus, the proposal met the Comprehensive Plan goal of providing a variety of much-needed urban housing, employment, and shopping and set a development pattern for the promenade and new local street that would encourage visitors to make the area the heart of Wilsonville. (Slide 16)
 - Waiver 2. The Applicant requested a change to the Architectural Standards in Subsection 4.132 (.06) M2.b.ii requiring buildings over three stories high to have a 6-ft step back beginning on the fourth story to instead allow the step back to begin on the second story.
 - The intent of the standard was to ensure that as buildings increased in height, adequate light was provided at ground level of the development and the perception of the building mass was minimized. The proposed waiver would introduce the step back at a lower height, which would still achieve the intent of the standard while allowing flexibility in design.
 - The building design prioritized retail and pedestrian frontage on Park Place and the future promenade, differentiated from the residential portion of the building along the new local street. (Slide 17)
- Waiver 3. The Applicant requested to waive the Town Center Parking standard related to the sharing of parking spaces. Subsection 4.132 (.06) I.2. required that all parking spaces be shared and not designated for individual uses.
 - The Applicant had proposed unbundling parking spaces from dwelling units and renting them to individual residents, rendering them unshareable for other uses. This was an implementation strategy in the Town Center Plan to meet the goal of reducing overall parking as there was already an abundance of surface parking throughout Town Center.
 - The goal was to have occupied and active parking throughout Town Center as opposed to underutilized parking areas, a strategy that would further the goal that would be realized as development continued. (Slide 18)
- Nine public comments had been received for the project. Some focused on concerns regarding the 52 proposed parking spaces and whether that would be sufficient for development.
 - The subject application was for the first project with parking submitted after January 1, 2023, which meant it was the first project in Wilsonville subject to the new climate friendly and equitable community (CFEC) policies from the State. CFEC did not allow minimum parking standards to be applied to projects

within .5 miles of a city's most frequent transit routes, and the subject project was proposed within .5 miles of both of Wilsonville's most frequent transit lines, the 4 and 2X.

- With no minimum vehicle parking requirements, the number of spaces was wholly at the discretion of the Applicant. Therefore, the number of parking spaces provided was not under the purview of the DRB. Additionally, it was the goal of the Town Center Plan to more efficiently utilize parking within Town Center and reduce the overall area of surface parking. The subject proposal met the goals of both CFEC and the Town Center Plan in regard to parking.
- At least three additional comments were in support of the project. There was a level of excitement that this was the first project to begin in Town Center that would meet the community's goals and start to realize a project that was thought out back in 2018. Folks were excited for the catalyst and the addition of more shops and active pedestrian spaces within the City.

John Andrews noted there were 114 units, only 50 parking spaces, and a fair walk to any additional parking spaces. He asked where the remaining 64 residents would park their cars, as they certainly would have them.

Ms. McAlister reminded Mr. Andrews that the number of parking spaces included in the project was not part of the review due to the State statute, so the DRB could not require more parking from the Applicant. However, there was a fair amount of street parking available along Park Place as well as in adjacent commercial areas. There was a lot of low-occupancy surface parking within Town Center. As development occurred, that parking would fill up, which was the goal as it was currently underutilized. (Slide 18)

Chair Barrett asked where the new street would be located because she had trouble envisioning it.

Ms. McAlister indicated where the new street, the Park Place Promenade, would be located as well as an additional local street and pedestrian connection, noting Town Center Lp would be improved with further development. She also indicated where the low-occupancy parking was located in the middle of the yellow. (Slide 18)

Megan Chuinard asked if there was parking available for retail use or if it was all residential.

Ms. McAlister confirmed there was no parking for retail, as the Applicant would be renting those spaces to individual residents, but she deferred to the Applicant for further information.

Chair Barrett confirmed there were no further questions from the Board and called for the Applicant's presentation.

Seth Henderson, Partner, Level Development NW, 7327 SW Barnes Rd, Portland, OR, 97225 stated his family lived locally in southwest Portland and thanked the DRB members for their time and commitment to their community.

- The subject project had started in April 2022 with him and his team at the corner coffeeshop. They had read through every word in the Town Center Plan, the 2019 ordinance and its 2021 addendum, and sought to understand the community's involvement in the Plan, what other changes were coming, how the community envisioned the project's execution, and had a general dialogue around how the project would start and move along within the entire area as they did not have \$20 million to address the Fry's property and Kaiser was pretty embedded on the east side of the park.
- The Applicant was passionate about mixed-use, multi-family, urban infill, sustainable design. They had done 18 developments in the last ten years within the Portland metro area and wanted to build within cities that had a clear vision.

- Currently, Town Center was retail and office space, but an energetic, vibrant town center required residents that would bring activity 24/7. Additionally, along the Park Place Promenade, it made sense to have retail all along that elevation, so that was what the Applicant had proposed.
 - The challenge was how to design something that worked with Town Center today but would also work with the ultimate vision, and the Applicant had worked with Staff to accomplish that.
- The Applicant understood the significance and magnitude of the first project as it would set a precedent in terms of quality, materials, and process. The Applicant had worked with City Staff for a year, had enjoyed the collaborative effort, hoped they felt the same, and noted the project represented that collaboration.
 - The quality of a development was mirrored by the quality of the team, and not just firms but individuals.
- The Applicant had done four projects with Chris Hodney of Hacker Architects with the current project being the fifth. Level Development always looked to get community input on their team, and Chris was a resident of Wilsonville.
 - Chris had to drive by the site, justify the building to his neighbors, and he would address the DRB directly as to how the process went and the progress thus far.

Chris Hodney, Hacker Architects, 555 SE Martin Luther King Jr., Blvd, Suite 501, Portland, OR, 97214 stated he was a resident of Wilsonville. When the Applicant started projects, they always looked for the real character of a place and what the residents of the community envisioned. With Town Center, the Applicant had the benefit of a public vision that was well-documented.

- As a resident, he was very excited. He loved the outdoor spaces in the residential neighborhoods, the parks, and the community in Wilsonville, but was also excited to see the level of walkability, density, and employment opportunities that could come to Town Center as well.
- The architecture in Town Center would be something new for Wilsonville, a next step and a new level of density and pedestrian-oriented space that would become the heart of Wilsonville in the future.
- The project was very important to the Applicant, and they recognized how visible it was given the proximity to Town Center, the future promenade along Park Place, and its distinction as the first building in the district.
 - The Applicant viewed the project as a great opportunity and responsibility to set an exceptional example of what mixed-use development could be in order to uphold the goals of the Town Center and truly shape public space.
- The proposed building was modern and urban while utilizing timeless architectural strategies to give prominence to the ground floor and to further activate the sidewalks. He believed they had created a building that would feel as if it had always been there once the promenade and surrounding development followed suit.
- They had looked closely at the Town Center Plan documents, specifically the future-scenario documents, when they considered the site layout and shaping to envision what the community saw for the area in the coming decades.
 - The Applicant had specifically looked at clues to determine what the community thought the most active spaces should be, and it was clear from the documents that Town Center Lp was seen as a secondary, traffic-focused road while the active frontages and pedestrian-oriented spaces were internal to the Loop.
 - The Applicant strived to use the building design and site layout to activate every bit of the frontages of those two primary streets, Park Place and the proposed future local street, to meet the vision of the area.
- The ground floor started with the activation of Park Place, and the entire Park Place frontage would be lined with approximately 4,200 sq ft of retail. Additionally, the tenant entries would directly face Park Place, anchoring the street even more.

- The design of the ground floor retail would be carried around the corner onto Town Center Lp as well as wrapped along the north into the primary apartment lobby. The remainder of the frontage along the new local street on the north was urban ground floor residential.
- Along the northwest property line, a pedestrian accessway with landscaping and lighting would be provided utilizing the right-of-way dedication. Right-of-way improvements would also be done along Town Center Lp in the form of landscaping and a new sidewalk. Between the sidewalk and parking was a fairly deep wedge-shaped buffer area of landscape that would provide screening and stormwater treatment.
- Parking access would be via a two-way drive off Town Center Lp
- The upper building floor plates were all residential and resident-amenity. He indicated the footprint of the upper floor plates and noted they were pulled back 6 ft from the ground floor at all frontages, although it was particularly visible along Park Place. The ground floor residences were pulled back even further along that frontage. (Slide 4)
- The massing of the building was designed to reinforce the prominence of the ground floor and mark a hierarchy from the more active commercial frontage along Park Place before transitioning to an urban residential frontage along the new local street on the north.
 - The massing along Park Place was more simple and urban. The upper floor was set back from the ground floor 6 ft with two recessed balcony stacks that added some articulation. The corner was cut back at the primary intersection, which allowed for an interior amenity space and roof deck that directly looked over the street, allowing residents to activate and engage with any festivals or events on the promenade.
 - The massing to the right on the new local street would be broken up even further with recessed balcony cuts at every unit which broke the roofline and massing into unit-width facades and reinforced the local street as an urban residential street versus the Park Place commercial street.
- The proposed material palette was fairly neutral and warm with touches of texture and warmth at areas pedestrians interacted with most. Materials were natural, or natural-inspired, in an attempt to invoke a look of color variation, texture, shadow, and weathering similar to older buildings throughout Wilsonville.
 - The ground floor would feature primarily glazing and black metal with walls of linear brick, a unique and modern architectural brick of a warm concrete color with imperfections in the corners and surfaces that provided visual interest and weathered texture but with a very modern proportion and application.
 - The upper floors were meant to recede a bit to allow the ground floor to stand out as primary so a midtone warm gray was chosen for them to contrast with the lighter brick of the ground floor.
 - Touches of warmth would be integrated into the bronze-colored accent panels and composite wood siding of the balconies in an effort to balance the composition of the overall building and bring warmth to the moments the residents directly interacted with.
 - He indicated the brick material at the ground floor and noted the scale of the ground floor. The Applicant had utilized a 16-ft-tall civic-scale ground floor to really activate Park Place and the new local street.
 - Large storefront openings were punctuated by fairly large entry openings for the retailers which would provide shadow and relief in the façade as well as good flexibility along the entire Park Place frontage.
- Landscaping was a major piece of the project, along with the signage and furnishings that the retailers would bring to the building as well. It added a layer of richness to the pedestrian experience that could not be curated, but was unscripted, and the Applicant was trying to show a little of that.
- Permanent weather protection would be provided along the entire frontage in the form of really deep steel canopies that would be approximately 11.5 ft off the street and protect pedestrians and outdoor seating year-round.
- Residential frontage along the northeast local street would utilize a similar material palette and differentiate between ground and upper levels as well. This portion of the building featured more of a residential

treatment. The units were raised 2-ft off and set 9-ft back from the adjacent sidewalk, which allowed for the provision of usable patios, porches, and entry stairs.

- Front doors faced the street, and there were two layers of planting in between the porches and the sidewalk which provided a good buffer to vary the scale and density of the planting and break down the scale at the pedestrian level. Upper floors were slightly projected from the ground floor units on the residential frontage, which gave a bit of weather protection and a little more depth to play with.
- He noted Ms. McAlister had done a great job explaining the justification for the waiver and how they met the purpose. The Applicant believed all the waivers equally or better met the purpose and intent of Town Center that they were a waiver to.
- Waiver 1, Building Height Within the TCMU Subdistrict. He noted there would be 5-story buildings within the TCMU Zone, and the CMU Zone to the northwest, as it was explicitly allowed by Code depending upon use.
 - The waiver would allow the Applicant to achieve incredibly high density and bring a variety of housing, retail, and employment to the site. He noted that height was limited by stories, not feet, and that a 4-story office building with active ground floor would be similar in height to a 5-story housing building, bringing the proposed building within the anticipated scale of development.
- Waiver 2, 4th floor Building Façade Step-Back. The Applicant proposed to instead step back at the second floor above the retail and keep the setback all the way to the ground at the residential frontage.
 - The intent of the step back standard was to manage the scale of buildings, allow light to filter down to the street and sidewalk, and mitigate the additional height of buildings in the district. Given the 16-ft height at the retail, a second-floor step back would reinforce and accentuate the prominence of the ground floor, provide the same access to light, and provide the same roof line as Code standard but result in less bulk and more openness from the pedestrian experience.
 - Above the residences on the north side, a 6-ft step back would benefit ground floor residences by bringing light and air down to them as well as pedestrians. The roof line would still be comparable to that allowed by Code and would give pedestrians the same access to light. Additionally, a ground level step back allowed for the porches and layers of landscaping that would benefit both the residents and pedestrians.
- Waiver 3, Shared Parking. The Applicant had proposed that all onsite parking be for residents with retail utilizing shared parking.
 - Residential onsite parking needed to be designated if it was to be unbundled from the cost of the apartment unit, and that was a measure identified by the State as a way to reduce parking demand and carbon emissions.
 - The Applicant believed this approach to parking was directly aligned with the intent of the limitation in the Town Center Plan and with State legislation.
- Waiver 1, Building Height Within the TCMU Subdistrict. Additionally, Waiver 1 required that one item from each of two design menus must be met, and the Applicant envisioned Waiver 1 and Waiver 2 working hand-in-hand.
 - He believed the Applicant more than provided the intent of additional ground floor facades that included additional supporting store fronts and noted they had exceeded the 50% building frontage standard by providing 100% building frontage and wrapping the corner at Town Center Lp with a truly active space that also met all ground floor window requirements.
 - The 16-ft scale was very supportive of even more active use as the highest intensity retailers and restaurants wanted taller ceilings, and he believed they had exceeded a standard design here with that feature.
 - All tenant entries faced Park Place, which he believed was a requirement of this item.
 - He believed the variety provided in the ground floor use and the different landscaping and architectural treatment of the two frontages helped with that item also.

- Green Globe certification. At present, the Applicant was targeting two Green Globes, with four being the maximum.
 - Some of the highlights the Applicant had focused on included improved ventilation and indoor air quality, higher-efficiency water heating systems, one of the biggest energy uses in a housing building, efficient fixtures and occupancy centers for lighting and plumbing fixtures, and drought-tolerant landscaping and renewable resources.

Alice Galloway asked where public restrooms would be located.

Mr. Hodney indicated two gender neutral public restrooms would be located right in the middle of the retail tenants. Given the covenants they had on the site and the amount of retail, he expected that was in line with Code requirements.

Ms. Galloway asked how many of the 114 units were affordable and what the Applicant's definition of affordable was.

Mr. Henderson stated that it came down to the definition affordable, which had many elements such as percentage of median family income, whether it was on the covenant, or whether or not subsidies were taken from the State or another organization to support the development itself. There would likely be 20% of units that fell within the 80% median family income, which was for Clackamas County; however, the Applicant was not taking any funds in terms of subsidies to create the development.

Ms. Galloway replied her concern was the need for more affordable housing and understood 20 units would be designated for affordable housing.

Mr. Henderson confirmed it would be a little more than 20 units. Each year, Clackamas County stated what the median family income was, what 80% of that was, and what percent of a salary went to housing, which enabled anyone to do the calculations and determine which units would fall within that amount of rent on a monthly basis.

Ms. Galloway asked if Green Globes was a national or international program.

Mr. Henderson stated he had been a LEED AP since 2008. The U.S. Green Building Council, LEED, had gone from putting as much money as possible into sustainable building to creating a business plan that instead gave money to consultants, certification, and registration as opposed to actually making sustainable buildings. Green Globes was an international program that had originally been set up for hospitality. Much less funds went towards the management of the program, and more funds went towards making a development sustainable.

Mr. Hodney confirmed that all the units would have washers and dryers.

Mr. Brown asked for clarification on parking space unbundling.

Mr. Hodney explained that parking stalls were not included in the rent of the units. Tenants who wanted a parking space had to pay extra to have one. This was to incentivize residents to use shared parking and/or be efficient about the parking they were paying for.

Chair Barrett asked what the result of not approving Waiver 3, but still approving the rest of the plan, would be.

Mr. Hodney replied that as he understood it, Code Standard would require all the onsite parking to be shared parking for both public and resident use.

Kimberly Rybold, Senior Planner, explained the intent of that Code standard stemmed from existing commercial development. Oftentimes, a business would have X number of spaces signed only for use of this tenant, and that was replicated throughout many parts of Town Center. The Code standard was meant to prevent that kind of designation of individual spaces for specific users, particularly in commercial uses since in the suburban context those had historically been more protective over individual parking spaces for tenant spaces. The City hoped to get away from that as a means of de-emphasizing over-construction of parking. As it applied here, the proposed waiver had the same purpose and intent, to be more efficient about parking, but the Applicant simply proposed to do it in a way that was different than the standard dictated.

Chair Barrett stated she wanted to clarify if not approving the waiver would result in the construction of more parking spaces.

Ms. Rybold deferred to the Applicant to clarify how they would approach parking if it could not be unbundled.

Mr. Henderson responded that they had not thought about that. If a stall was designated for a unit, they would be determining which units had parking. The challenge would be potential renters who wanted a parking space not renting due to all units with assigned parking already being rented.

- At present, approximately only 20% to 30% of stalls were occupied. The whole intent behind mixed-use was shared parking between different uses, so instead of building giant parking lots everywhere, the focus was on the quality of the uses of the buildings they were constructing.
- Once they were through entitlements and resolved the next stage of their design process, they would reach out to all the adjacent business owners and propose shared parking which would generate additional revenue for the business owners.
- The Applicant intended to look at other ways to use all the empty stalls already there to house potential cars, whatever that amount was. CFEC and the State dictated that if parking was designed for, people would always be focused and reliant on automobiles. If parking was made difficult for people via either having to walk a few blocks or pay a few extra dollars, they could be pushed towards alternative transportation. Although this would not be accomplished in the near-term, the Applicant had to strike a balance between what was provided today and the ultimate Town Center vision.

Ms. Chuinard noted the Staff report stated that priority would be given to residents that needed accessible stalls; however, there were only two ADA stalls. She asked if there was access for retail shoppers if those two spaces went to residents. Additionally, she wanted to know how the Applicant would navigate who needed access to stalls if residents came in who wanted to purchase a space but only 51 were available.

Mr. Henderson stated the ADA stalls would remain regardless of whether any residents required them. They would be for residents or retail and any disabled person could use them. He had developed approximately 3,000 units over his career and could count on two hands the number of disabled individuals who had leased a unit, so quite frequently those stalls remained open all the time. He confirmed that within the Staff report, accessible stalls meant ADA stalls.

Ms. Chuinard stated she needed clarification on the prioritization process for those two ADA stalls as residents would come in and out of the housing and theoretically re-prioritization could not take place as spaces will already have been offered to residents.

Mr. Henderson asked if the Staff report addressed prioritization in regard to the ADA stalls in particular or just stalls in general.

Ms. Chuinard read from Page 69 of the Staff report, the paragraph that addressed the 51 stalls and 2 ADA stalls, "Priority will be given to residents needing the accessible stalls." She understood that to mean the two ADA spots were allocated to residential parking only.

Mr. Henderson stated it would be a challenge if two disabled individuals renting units had those spots assigned to them and a retail customer needed a spot, as there would be no place to park. The Applicant was providing the number of ADA stalls required by Code and law. If there were no disabled renters, those spots would likely sit open.

Ms. Rybold added that Staff reviewed the ADA requirements within the Building Code requirements and they were generally consistent with the Development Code. This issue could possibly be refined at that stage of review. Staff was still trying to figure out all of the minimum CFEC regulations as well; however, the requirements of the Building Code and ADA parking had not changed in light of CFEC, so as part of that mixed-use, they would review and ensure that adequate ADA parking was provided for all uses onsite.

Ms. Galloway confirmed the rooftop garden was only for residents and asked if the rain garden was pedestrian-level.

Mr. Hodney replied the rain garden was really a bioswale for stormwater treatment but confirmed it was pedestrian-level along Town Center Lp.

Mr. Andrews stated there was a lot of traffic on Town Center Lp and he was concerned it would get worse, especially with the addition of 114 residential units. He asked how that would be addressed.

Ms. Rybold replied that intersection access was reviewed as part of the Traffic Impact Analysis (TIA) and deferred to Amy Pepper for additional clarification.

Amy Pepper, Development Engineering Manager, stated DKS had conducted an evaluation of the traffic and the access point and found that it met all current safety standards at the time of Building Permit review. After construction, the Engineer would provide a sight-distance analysis to confirm that it met the safety standards. All intersections met the Level of Service (LOS) D or greater standard. While traffic would increase, it was still above the City's adopted LOS.

Chair Barrett confirmed with Ms. Pepper there was only one entrance/exit for parking.

Chair Barrett noted the building was tall for Wilsonville and asked if earthquake preparedness was a part of the evaluation.

Mr. Hodney replied that it was built and engineered to Oregon Seismic Code, which was pretty robust. The building featured a concrete ground floor that supported the four floors of wood above it and a lot of sheer walls throughout the building.

Chair Barrett asked why retail was not all around the building.

Mr. Hodney replied they had wanted to bring the greatest variety of density and active uses to the site but also had to consider what was already there. Presently it was a Frye's parking lot, and would be for a few more years, so they needed a design that was successful now and met the goals of the District without a 100-ft-long empty frontage. As such, they chose to focus on the retail they believed the site could support along Park Place and front the northeast side with residential units.

Chair Barrett noted the Applicant had emphasized that the materials chosen were natural and asked how good they were at withstanding local weather such as rain and ice.

Mr. Hodney responded that the brick and composite wood siding had some natural elements to them and were natural inspired, but they were all very durable material. Fiber cement panels were used in the area climate ubiquitously. There were measures that needed to be taken with the detailing and refinishing to ensure it held up as well as possible. The brick, metal, and glass at the ground floor were incredibly durable. The composite wood siding held up very well. He and his office had designed a building for PCC in Portland over ten years ago using that same material and believed they had not needed to refinish it yet. Additionally, the darker, richer color of the wood siding helped with the weathering on a stained product, as it would help with the painted panels on the upper floors of the proposed building.

Mr. Andrew asked if other buildings in the Portland area used similar materials and would have a similar look to the subject project.

Mr. Hodney replied that the brick was the hero in the subject project and the most unique material. That was purposeful. Examples of the subject materials could be seen in use in Portland as well as other cities that had more dense housing. The material palette chosen, particularly for the ground floor, was selected for and aligned with what the Applicant envisioned as the real character of Wilsonville, what it meant to live there, and overlaid with the vision of the Town Center character.

Mr. Henderson added that there were developers who came in, bid, built, stabilized, and sold, so were looking at an approximate 3-year timeline. The Town Center was within an Opportunity Zone, which meant there was a 10-year commitment from receipt of funds to maximizing capital gains deferral, and as such, the Applicant was holding the building a minimum of seven years from completion. They wanted materials that would last and for the quality of what they built to represent them for that entire period. They were not building something to be sold immediately, and he hoped the design and the materials represented that.

Chair Barrett called for public testimony regarding the application and confirmed with Staff that no one was present at City Hall to testify and no one on Zoom indicated they wanted to testify; therefore, there was no rebuttal. She called for any additional discussion or questions of Staff.

Mr. Andrew stated he was still concerned with parking because approximately half of the residents' parking would be a long way off.

Daniel Pauly, Planning Manager, responded that the DRB could not regulate the quantity of parking either directly or indirectly under State rules. Staff understood that Board members and community members might have opinions and feelings about it, and Staff recognized that, but the rules were what they were on that point.

Ms. Rybold replied that the non-CFEC context to that question was that over time as the Town Center built out and more local roads were added, there would be additional opportunities for on-street parking to be developed.

- Within the TCP itself, there was a step-by-step approach for the City to evaluate parking as development occurred in Town Center. The current baseline was shown on the map during the Staff presentation and detailed the parking assessment done as part of the planning process that recognized an abundance of surface parking. (Slide 18)

- One recommendation was to undergo monitoring as development occurred and conduct another study. Staff and City Council had discussed what might be needed long-term, and the TCP acknowledged that possibility and recognized that the Plan would evolve over time.
- As the TCP was implemented in nondevelopment-related ways, parking would be looked at and addressed through the various strategies laid out in the Plan to ensure that it was being managed appropriately as development occurred.

Chair Barrett asked what, if anything, was in the Code to prevent the overcharging of tenants for parking spaces.

Ms. Rybold stated the Development Code did not regulate cost; however, some of the strategies in the TCP addressed potential pricing for both unbundled spaces and the management of future on-street supply.

Mr. Pauly added that although the unbundling concept seemed cutting edge now, it would become more common as time went by, especially as policymakers at higher levels were also discussing the concept and recommending it as cities redid their parking standards.

Chair Barrett asked for clarification on the voting process and if Board members needed to vote on the waivers separately from the overall proposed development.

Mr. Pauly replied that to deny a waiver, they would have to work through the Staff report as the Staff report essentially approved the waiver. He confirmed that if the Staff report were voted into the record, all of the necessary information would be voted in as it was contained within the report.

Chair Barrett confirmed there were no additional questions or discussion and closed the public hearing at 7:49 pm.

Amanda Guile-Hinman, City Attorney, confirmed added Exhibits D8 and D9 were to be included in the motion.

Ms. Rybold clarified the exhibits that were entered into the record were:

- Exhibit A3: Staff memorandum sent to the DRB-Panel B on July 20, 2023.
- Exhibit B4: Updated narrative from the Applicant, replacing Exhibit B1.
- Exhibit B5: Updated plan set from the Applicant, replacing Exhibit B2.
- Exhibit B6: The materials board received from the Applicant.
- Exhibit D8: Additional public comments received on July 21, 2023.
- Exhibit D9: Additional public comments received on July 24, 2023.

Alice Galloway moved to adopt the amended Staff report with the additional exhibits as read into the record by Staff. Justin Brown seconded the motion, which passed unanimously.

John Andrews moved to adopt Resolution No. 418 with the amended Staff report. The motion was seconded by Megan Chuinard and passed unanimously.

Chair Barrett read the rules of appeal into the record.

BOARD MEMBER COMMUNICATIONS

1. Results of the May 8, 2023 DRB Panel A meeting
2. Results of the June 12, 2023 DRB Panel A meeting
3. Results of the July 10, 2023 DRB Panel A meeting
4. Recent City Council Action Minutes

There were no comments.

STAFF COMMUNICATIONS

Daniel Pauly, Planning Manager, introduced new Assistant City Attorney Stephanie Davidson.

ADJOURNMENT

The meeting adjourned at 7:54 p.m.

Respectfully submitted,

Paula Pinyerd, ABC Transcription Services, LLC. for
Shelley White, Planning Administrative Assistant

MONDAY, SEPTEMBER 25, 2023
6:30 PM

Public Hearing:

2. **Resolution No. 420. Charbonneau Country Club Tennis Building.** The applicant is requesting approval of a Stage 2 Final Plan and Site Design Review for the addition of a steel frame building over the existing outdoor tennis courts at Charbonneau Country Club.

Case Files:

DB23-0005 Charbonneau Country Club Tennis Building

- Stage 2 Final Plan (STG223-0004)
- Site Design Review (SDR23-0004)

**DEVELOPMENT REVIEW BOARD
RESOLUTION NO. 420**

A RESOLUTION ADOPTING FINDINGS AND CONDITIONS OF APPROVAL, APPROVING A STAGE 2 FINAL PLAN AND SITE DESIGN REVIEW FOR THE ADDITION OF A STEEL FRAME BUILDING OVER THE EXISTING OUTDOOR TENNIS COURTS AT CHARBONNEAU COUNTRY CLUB.

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted by Ben Altman, Pioneer Design Group – Applicant and Gary Newborne, Charbonneau Country Club – Owners in accordance with the procedures set forth in Section 4.008 of the Wilsonville Code, and

WHEREAS, the subject site is located at 32000 SW Charbonneau Drive on Tax Lot 80000, Section 24CD, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon, and

WHEREAS, the Planning Staff has prepared the staff report on the above-captioned subject dated September 18, 2023, and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board Panel B at a scheduled meeting conducted on September 25, 2023, at which time exhibits, together with findings and public testimony were entered into the public record, and

WHEREAS, the Development Review Board considered the subject and the recommendations contained in the staff report, and

WHEREAS, interested parties, if any, have had an opportunity to be heard on the subject.

NOW, THEREFORE, BE IT RESOLVED that the Development Review Board of the City of Wilsonville does hereby adopt the staff report dated September 18, 2023, attached hereto as Exhibit A1, with findings and recommendations contained therein, and authorizes the Planning Director to issue permits consistent with said recommendations for:

DB23-0005 Charbonneau Country Club Tennis Building: Stage 2 Final Plan (STG223-0004) and Site Design Review (SDR23-0004).

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 25th day of September, 2023, and filed with the Planning Administrative Assistant on _____. This resolution is final on the 15th calendar day after the postmarked date of the written notice of decision per *WC Sec 4.022(.09)* unless appealed per *WC Sec 4.022(.02)* or called up for review by the Council in accordance with *WC Sec 4.022(.03)*.

_____,
Rachelle Barrett, Chair - Panel B
Wilsonville Development Review Board

Attest:

Shelley White, Planning Administrative Assistant



Exhibit A1
Staff Report
Wilsonville Planning Division
Charbonneau Tennis Court Building

Development Review Board Panel 'B'
Quasi-Judicial Public Hearing

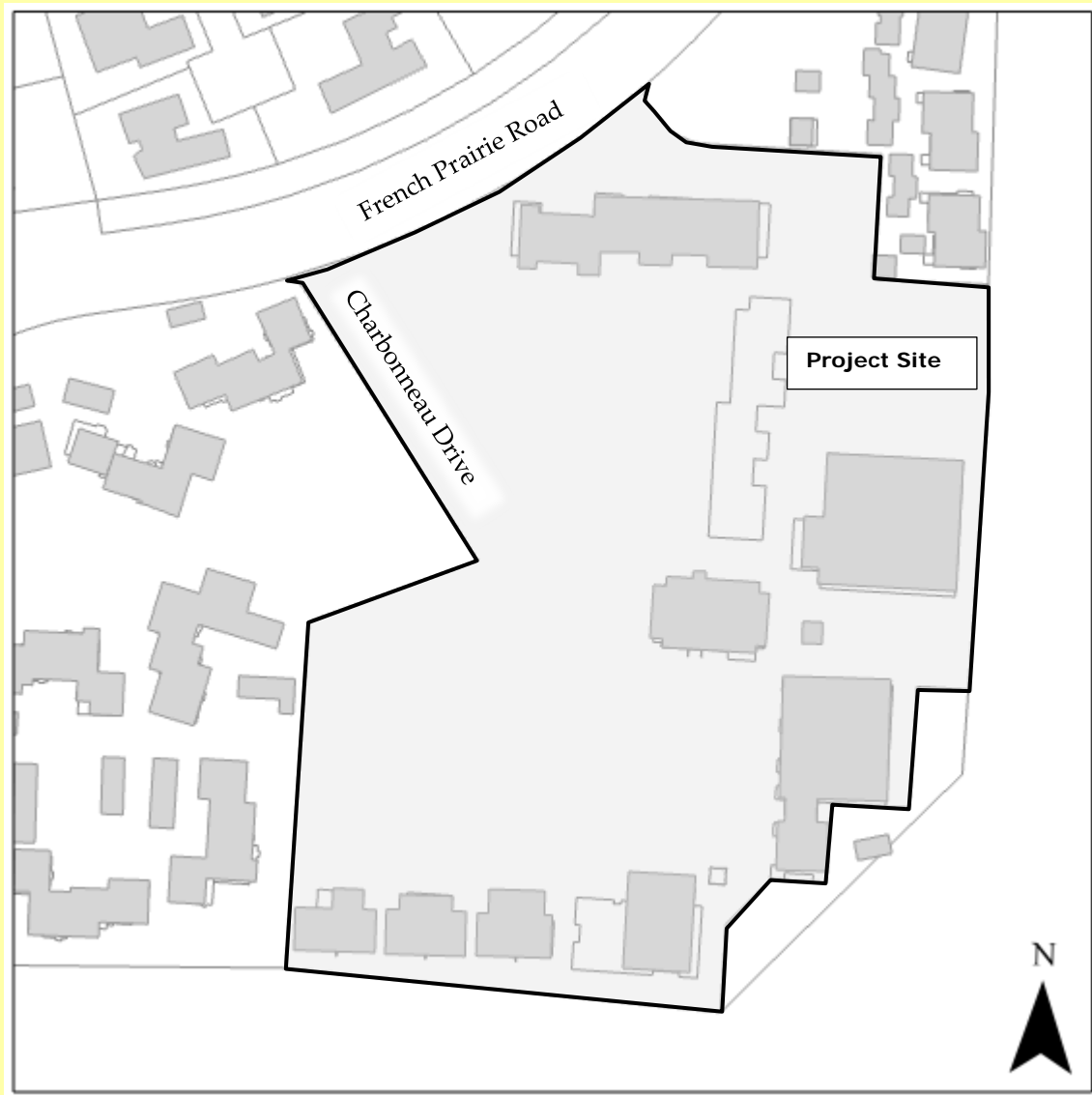
Hearing Date:	September 25, 2023
Date of Report:	September 18, 2023

Application Nos.:	DB23-0005 Charbonneau Tennis Court Building - Stage 2 Final Plan Modification (STG223-0004) - Site Design Review (SDR23-0004)
Request/Summary:	The requests before the Development Review Board include a Stage 2 Final Plan Modification and Site Design Review for the addition of a 14,440-square-foot steel frame building over the existing outdoor tennis courts at 32000 SW Charbonneau Dr.
Location:	32000 SW Charbonneau Dr. The property is specifically known as Tax Lot 80000, Section 24DC, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon.
Owner/Applicant:	Charbonneau Country Club (Contact: Jim Meierotto and Gary Newbore)
Comprehensive Plan Designation:	Commercial
Zone Map Classification:	Planned Development Commercial (PDC)
Staff Reviewers:	Sarah Pearlman, Assistant Planner Amy Pepper, Development Engineering Manager
Staff Recommendation:	<u>Approve with conditions</u> the requested State 2 Final Plan Modification and Site Design Review request.

Applicable Review Criteria:

<u>Development Code:</u>	
Section 4.001	Definitions
Section 4.008	Application Procedures-In General
Section 4.009	Who May Initiate Application
Section 4.010	How to Apply
Section 4.011	How Applications are Processed
Section 4.014	Burden of Proof
Section 4.031	Authority of the Development Review Board
Subsection 4.035 (.04)	Site Development Permit Application
Subsection 4.035 (.05)	Complete Submittal Requirement
Section 4.110	Zones
Section 4.116	Standards Applying to Commercial Development in All Zones
Section 4.118	Standards Applying to Planned Development Zones
Section 4.140	Planned Development Regulations
Section 4.131	PDC--Planned Development Commercial Zone
Section 4.154	On-site Pedestrian Access and Circulation
Section 4.155	Parking, Loading, and Bicycle Parking
Section 4.156.01 through 4.156.11	Signs
Section 4.167	Access, Ingress, and Egress
Section 4.171	Protection of Natural Features and Other Resources
Section 4.175	Public Safety and Crime Prevention
Section 4.176	Landscaping, Screening, and Buffering
Section 4.177	Street Improvement Standards
Sections 4.199.20 through 4.199.60	Outdoor Lighting
Sections 4.300 through 4.320	Underground Utilities
Sections 4.400 through 4.440 as applicable	Site Design Review
<u>Other Planning Documents:</u>	
Wilsonville Comprehensive Plan	
Previous Land Use Approvals	

Vicinity Map



Background:

The Charbonneau District was the first major Planned Development in Wilsonville with initial development beginning in the early 1970s. The Village Center was rezoned Planned Commercial and Industrial (PC&I) in 1972. This was changed in 1990 by City legislative action to the current Planned Development Commercial (PDC) zoning. There is an existing, valid Stage I Master Plan for the Charbonneau Village Center that provides for a variety of uses including the tennis courts and tennis buildings.

Two of the existing four tennis courts were covered in 1984 (Case File #84PC08). The proposed improvement include the addition of a 14,440-square-foot building to cover the other two tennis courts.

Summary:

Stage 2 Final Plan Revision (STG223-0004)

The Stage 2 Final Plan Revision reviews the function and design of proposed tennis court building, including assuring the proposal meets commercial development standards.

Site Design Review (SDR23-0004)

The applicant used appropriate professional services to design the proposed building on the site using quality materials and design. No trees will be removed with the proposal. No changes to landscaping are proposed. The proposed building complements the existing tennis building with its design.

Public Comments and Responses:

One public comment was received during the public comment period expressing concern that the building would look like a big box store based on the drawing and that it would not fit with the character of the Village Center. Staff shared additional information clarifying that the new building is designed to look like the existing tennis building along with photos of the existing building for reference.

Conclusion and Conditions of Approval:

Staff has reviewed the Applicant's analysis of compliance with the applicable criteria. The Staff report adopts the applicant's responses as Findings of Fact except as noted in the Findings. Based on the Findings of Fact and information included in this Staff Report, and information received from a duly advertised public hearing, Staff recommends that the Development Review Board approve the proposed application (DB23-0005) with the following conditions:

Planning Division Conditions:

Request A: Stage 2 Final Plan (STG223-0004)

PDA 1. The approved final plan shall control the issuance of all building permits and shall restrict the nature, location and design of all uses. Minor changes in an approved preliminary or final development plan may be approved by the Planning Director through the Administrative Review Process outlined in Section 4.030 of Wilsonville Code. All other modifications shall be processed in the same manner as the original application and shall be subject to the same procedural requirements. See Finding A13.

Request B: Site Design Review (SDR23-0004)

PDB 1. Construction, site development, and landscaping shall be carried out in substantial accord with the Development Review Board approved plans, drawings, sketches, and other documents. Minor revisions may be approved by the Planning Director through administrative review pursuant to Section 4.030. See Finding B3.

PDB 2. Lighting shall be reduced one hour after close, but in no case later than 10 p.m., to 50% of the requirements set forth in the Oregon Energy Efficiency Specialty Code. See Finding B18.

The following Conditions of Approval are provided by the Engineering, Natural Resources, or Building Divisions of the City’s Community Development Department or Tualatin Valley Fire and Rescue, all of which have authority over development approval. A number of these Conditions of Approval are not related to land use regulations under the authority of the Development Review Board or Planning Director. Only those Conditions of Approval related to criteria in Chapter 4 of Wilsonville Code and the Comprehensive Plan, including but not limited to those related to traffic level of service, site vision clearance, recording of plats, and concurrency, are subject to the Land Use review and appeal process defined in Wilsonville Code and Oregon Revised Statutes and Administrative Rules. Other Conditions of Approval are based on City Code chapters other than Chapter 4, state law, federal law, or other agency rules and regulations. Questions or requests about the applicability, appeal, exemption or non-compliance related to these other Conditions of Approval should be directed to the City Department, Division, or non-City agency with authority over the relevant portion of the development approval.

Engineering Division Conditions:

PF 1.	Public Works Plans and Public Improvements shall conform to the “Public Works Plan Submittal Requirements and Other Engineering Requirements” in Exhibit C1.
PF 2.	<u>Prior to the Issuance of the any permits:</u> Applicant shall apply for City of Wilsonville Erosion Control. The erosion control permit shall be issued and erosion control measures shall be installed, inspected and approved prior to any onsite work occurring.
PF 3.	It appears that more than 5,000 square feet of impervious area will be redeveloped. <u>Prior to the Issuance of Public Works Permit:</u> A stormwater report shall be submitted for review and approval if more than 5,000 square feet of impervious area will be redeveloped. The stormwater report shall include information and calculations to demonstrate how the proposed development meets the treatment and flow control requirements. A site plan showing how stormwater will be managed shall be submitted with the Public Works Permit application. <u>Prior to Final Approval of the Public Works Permit:</u> Storm facilities shall be constructed, inspected and approved by the City. The applicant shall record a Stormwater Access Easement for the storm facility, if a facility is needed.
PF 4.	<u>Prior to the Issuance of the Public Works Permit:</u> A site plan shall be submitted showing the proposed connection to the public water main for the new fire service connection.

Master Exhibit List:

The entry of the following exhibits into the public record by the Development Review Board confirms its consideration of the application as submitted. The exhibit list below includes exhibits for Planning Case Files DB23-0005. The exhibit list below reflects the electronic record posted on the City's website and retained as part of the City's permanent electronic record. Any inconsistencies between printed or other electronic versions of the same Exhibits are inadvertent and the version on the City's website and retained as part of the City's permanent electronic record shall be controlling for all purposes.

Planning Staff Materials

- A1. Staff report and findings (this document)
- A2. Staff's Presentation Slides for Public Hearing (to be presented at Public Hearing)

Materials from Applicant

- B1. Signed Application From
- B2. Applicant's Narrative and Submitted Materials
 - Narrative
 - Exhibit A Topographic Survey
 - Exhibit B 1985 Charbonneau Site Plan
 - Exhibit C Lighting Photometric Report
 - Exhibit D Stormwater Report
- B3. Drawings and Plans
 - Architectural Plans
 - Exhibit A Existing Conditions
 - Exhibit B Site Plan
 - Exhibit C Elevations and Color Board
 - Exhibit D Foundation Plan
 - Exhibit E Building Plans
 - Exhibit F Exterior Lighting Photometric Plan
 - Civil Plans
 - Sheet C1.0 Existing Conditions, Demolition, Erosion Control Plan
 - Sheet C1.1 Post-Development Erosion Control Plan
 - Sheet C1.2 Erosion Control Details and Notes
 - Sheet C2.0 Fire Service Plan
 - Sheet C3.0 Rain Drain Plan

Development Review Team Correspondence

- C1. Engineering Conditions and Requirements

Public Comments

D1. M. Ohlson 09.07.2023

Other Correspondence

Procedural Statements and Background Information:

1. The statutory 120-day time limit applies to this application. The application was received on May 8, 2023. Staff conducted a completeness review within the statutorily allowed 30-day review period and found the application incomplete on June 6, 2023. The applicant submitted additional materials on June 20, 2023. Staff conducted a second completeness review within the statutorily allowed 30-day review period and found the application to be complete on July 12, 2023. The City must render a final decision for the request, including any appeals, by November 9, 2023.

2. Surrounding land uses are as follows:

Compass Direction	Zone:	Existing Use:
North:	PDC	Fairway Village Condominiums
East:	PDC	Charbonneau Golf Putting Green
South:	PDC	Charbonneau Clubhouse
West:	PDC	Village Center Parking Lot

3. Previous Planning Approvals:

- 72PC10, 72RZ01 – Village Center Rezone
- 77DR15 – Village Center Site Plan Modification
- 84DR11 – Country Club Expansion and Indoor Tennis Courts
- 84PC08 – Tennis Court Building Addition

4. The applicant has complied with Sections 4.008 through 4.011, 4.013-4.031, 4.034 and 4.035 of the Wilsonville Code, said sections pertaining to review procedures and submittal requirements. The required public notices have been sent and all proper notification procedures have been satisfied.

Findings:

NOTE: Pursuant to Section 4.014 the burden of proving that the necessary findings of fact can be made for approval of any land use or development application rests with the applicant in the case.

General Information

Application Procedures-In General

Section 4.008

The processing of the application is in accordance with the applicable general procedures of this Section.

Initiating Application

Section 4.009

The application has the signature of Gary Newbore, an authorized signer for the property owner Charbonneau Country Club.

Pre-Application Conference

Subsection 4.010 (.02)

A pre-application conference was held on December 8, 2022 (PRE22-00027) in accordance with this subsection.

Lien Payment before Approval

Subsection 4.011 (.02) B.

No applicable liens exist for the subject property. The application can thus move forward.

General Submission Requirements

Subsection 4.035 (.04) A.

The applicant has provided all of the applicable general submission requirements.

Zoning-Generally

Section 4.110

This proposed development is in conformity with the applicable zoning district and City review uses the general development regulations listed in Sections 4.150 through 4.199.

Request A: Stage 2 Final Plan Modification (STG223-0004)

As described in the Findings below, the request meets the applicable criteria or will by Conditions of Approval.

Planned Development Regulations-Generally

Planned Development Purpose & Lot Qualifications

Subsection 4.140 (.01) and (.02)

- A1.** The proposal is to modify a development previously approved as a planned development meeting the planned development purpose and lot qualifications.

Ownership Requirements

Subsection 4.140 (.03)

- A2.** The subject parcel is under the ownership of Charbonneau Country Club, for whom an authorized signer, Gary Newbore, signed the application.

Professional Design Team

Subsection 4.140 (.04)

- A3.** The design was led by credentialed professionals. Ben Altman, Pioneer Design Group, is the planner for the project.

Stage 2 Final Plan Submission Requirements and Process

Stage 2 Submission Within 2 Years of Stage 1

Subsection 4.140 (.09) A.

- A4.** The Stage 2 Final Plan was approved in the appropriate manner and timeline. The proposed project is a modification to the approved Stage 2 Final Plan.

Development Review Board Role

Subsection 4.140 (.09) B.

- A5.** The Development Review Board review considers all applicable permit criteria set forth in the Planning and Land Development Code and staff recommends the Development Review Board approve the application with conditions of approval.

Stage 1 Conformance, Submission Requirements

Subsection 4.140 (.09) C.

- A6.** The Stage 2 plans substantially conforms to the Stage 1 Master plan. The applicant has submitted drawings and other documents show all the additional information required by this subsection.

Stage 2 Final Plan Detail

Subsection 4.140 (.09) D.

- A7.** The applicant's submitted materials provide sufficiently detailed information to indicate fully the ultimate operation and appearance of the development, including a detailed site plan, landscape plans, and elevation drawings.

Submission of Legal Documents

Subsection 4.140 (.09) E.

- A8.** The Development Review Board does not require any additional legal documentation for dedication or reservation of public facilities or for the creation of a homeowner's association.

Expiration of Approval

Subsection 4.140 (.09) I. and Section 4.023

- A9.** The Stage 2 Approval, along other associated applications, will expire two (2) years after approval, absent an extension in accordance with these subsections.

Consistency with Plans

Subsection 4.140 (.09) J. 1.

- A10.** The site's zoning, Planned Development Commercial, is consistent with the Commercial designation in the Comprehensive Plan. The proposed building serves to cover existing tennis courts that were previously approved.

Traffic Concurrency

Subsection 4.140 (.09) J. 2.

- A11.** Because the proposed addition is covering existing tennis courts, the proposal does not impact traffic generation. A traffic report was not required and there is not an expected increase or decrease in traffic related to this proposal.

Facilities and Services Concurrency

Subsection 4.140 (.09) J. 3.

- A12.** No new service connections are proposed. The site is within a developed area of the City and adjacent to the existing Charbonneau Tennis Club Building which is connected to services. Facilities and services, including utilities, are available and sufficient to serve the proposed development.

Adherence to Approved Plans

Subsection 4.140 (.10) A.

- A13.** Condition of Approval PDA 1 ensures adherence to approved plans except for minor revisions by the Planning Director.

Standards Applying to Commercial Developments in any Zone

General Development Standards

Subsection 4.116 (.10)

- A14.** There are no setbacks required for the north, west, and south sides of the proposed building because they abut the commercial zone. The east side abuts the golf course which is zoned Planned Development Residential-3 (PDR-3). The east property line is not straight and the proposed building is setback from the property line at approximately 16 feet at the narrowest point. This is more than the required one and one half times setback (15 feet).

The proposed building is 24 feet in height with the highest point of the pitched roof at 32 feet, below the maximum of 35 feet allowed in this section.

Standards Applying in All Planned Development Zones

Underground Utilities

Subsection 4.118 (.02)

A15. No changes to utilities are proposed for this project

Waivers

Subsection 4.118 (.03)

A16. The applicant does not request any waivers.

Other Requirements or Restrictions

Subsection 4.118 (.03) E.

A17. Staff does not recommend any additional requirements or restrictions pursuant to this subsection.

Impact on Development Cost

Subsection 4.118 (.04)

A18. In staff's professional opinion, the determination of compliance or attached conditions of approval do not unnecessarily increase the cost of development and no evidence has been submitted to the contrary.

Requiring Tract Dedications or Easements for Recreation Facilities, Open Space, Public Utilities

Subsection 4.118 (.05)

A19. No dedications or easements are proposed or requested.

Habitat Friendly Development Practices

Subsection 4.118 (.09)

A20. The site was originally cleared and graded for construction of the tennis courts many years ago. No significant grading will be required to accommodate the proposed tennis building. No significant native vegetation or other features with significant habitat value exist on the site. No trees will be removed with the current application.

Planned Development Commercial (PDC) Zone

Typically Permitted Uses

Subsection 4.131 (.01)

A21. The existing uses are consistent with the permitted uses in the PDC zone, including service establishments and retail businesses.

Other Development Standards

On-site Pedestrian Access and Circulation

Subsection 4.154

A22. With no change to the existing use besides providing weather protection, the existing on-site pedestrian access and circulation was not further evaluated as part of this application.

Parking, Loading, and Bicycle Parking

Section 4.155

A23. With no change to the existing use, besides providing weather protection, the existing parking, loading, and bicycle parking was not further evaluated as part of this application..

Access, Ingress, and Egress

Section 4.167

A24. No changes to access are proposed or required.

Natural Features and Other Resources

Section 4.171

A25. The site is existing tennis courts. No significant native vegetation or other resources in need of protection exist on the site. No trees are proposed for removal with this application.

Outdoor Lighting

Sections 4.199.20 through 4.199.60

A26. The proposal is required to meet the Outdoor Lighting Standards. See Request B, Findings B11 through B18.

Underground Installation of Utilities

Sections 4.300-4.320

A27. The applicant proposes no new utility connections; no existing overhead utilities exist requiring undergrounding.

Public Safety and Crime Prevention

Design for Public Safety, Surveillance and Access

Subsections 4.175 (.01) and (.03)

A28. No changes are proposed that would negatively impact surveillance and access for public safety.

Addressing and Directional Signing

Subsection 4.175 (.02)

A29. Addressing will meet public safety standards. The building permit process will ensure conformance.

Lighting to Discourage Crime

Subsection 4.175 (.04)

A30. Lighting design is in accordance with the City's outdoor lighting standards, which will provide sufficient lighting to discourage crime.

Landscaping Standards

Landscaping Standards

Subsection 4.176

A31. The applicant does not propose changes to the landscaping. The existing landscaping in the Village Center is 38% of the site, greater than the 15% minimum requirement in this section.

Request B: Site Design Review (SDR23-0004)

As described in the Findings below, the request meets the applicable criteria or will by Conditions of Approval.

Site Design Review

Excessive Uniformity, Inappropriateness Design

Subsection 4.400 (.01) and Subsection 4.421 (.03)

B1. Staff summarizes the compliance with this subsection as follows:

Excessive Uniformity: The proposed development is unique to the particular development context and does not create excessive uniformity.

Inappropriate or Poor Design of the Exterior Appearance of Structures: The applicant used appropriate professional services to design structures on the site using quality materials and design. The design of the building complements and matches the existing tennis court building in architecture and color palette.

Inappropriate or Poor Design of Signs: This standard does not apply because no new signs are proposed on the site.

Lack of Proper Attention to Site Development: The applicant employed the skills of the appropriate professional services to design the site, demonstrating appropriate attention to site development.

Lack of Proper Attention to Landscaping: The applicant proposes no changes to existing landscaping. Proper attention to landscaping has been paid in locating the building. No trees or previously approved landscaping will be altered.

Purpose and Objectives

Subsection 4.400 (.02) and Subsection 4.421 (.03)

B2. The applicant has provided sufficient information demonstrating compliance with the objectives of this subsection as follows:

- **Pursuant to Objective A** (assure proper functioning of the site and high quality visual environment), the proposed building will provide weather protection of the courts to

increase proper functioning of the site in all weather. The proposed site layout creates a visual environment that is compatible with other surrounding commercial uses.

- **Pursuant to Objective B** (encourage originality, flexibility, and innovation), the proposed building is placed appropriately on site, covering the existing tennis courts.
- **Pursuant to Objective C** (discourage inharmonious development), professional design of the proposed building supports a quality visual environment and thus prevents monotonous, drab, unsightly, and dreary development. The design of the building complements and matches the existing tennis court building in architecture and color palette.
- **Pursuant to Objective D** (conserve natural beauty and visual character), design of the proposed building matches and complements the existing tennis court building in color and architecture. The structure is similarly sized and existing landscaping will continue to provide aesthetic benefits.
- **Pursuant to Objective E** (protect and enhance City's appeal), the addition of the proposed building will allow for more full use of the existing courts in all weather. This amenity could increase the desirability of the surrounding commercial center.
- **Pursuant to Objective F** (stabilize property values/prevent blight), the proposed building will allow for more full use of the existing amenity which may improve property values.
- **Pursuant to Objective G** (insure adequate public facilities), the proposal does not impact the availability of orderly, efficient and economic provision of public services and facilities, which are available and adequate for the subject property.
- **Pursuant to Objective H** (achieve pleasing environments and behavior), covering the existing tennis courts will make the environment more pleasing in all weather conditions. Lighting is added to address concerns for crime.
- **Pursuant to Objective I** (foster civic pride and community spirit), the project will foster civic pride by improving the existing tennis courts and allow for more use of the existing amenity.
- **Pursuant to Objective J** (sustain favorable environment for residents), the project has been designed to protect the peace, health and welfare of the City.

Development Review Board Jurisdiction Section 4.420

- B3.** Condition of Approval PDB 1 ensures construction, site development, and landscaping are carried out in substantial accord with the Development Review Board approved plans, drawings, sketches, and other documents. The City will not issue any building permits prior to DRB approval.

Design Standards Subsection 4.421 (.01)

- B4.** The applicant has provided sufficient information demonstrating compliance with the standards of this subsection as follows:
- **Pursuant to Standard A** (Preservation of Landscape), the proposal will not affect significant existing landscaping, including trees or mature groundcover. The area is currently tennis courts.
 - **Pursuant to Standard B** (Relation of Proposed Buildings to Environment), the applicant used appropriate professional services to design the exterior of the building to ensure harmony with the environment. The proposed building encloses the existing tennis courts in conjunction with the existing tennis building. The design of the building complements the existing building.
 - **Pursuant to Standard C** (Drives, Parking, and Circulation), the applicant does not propose changes to vehicular and pedestrian circulation. Existing drives and parking will continue to serve the proposed tennis building.
 - **Pursuant to Standard D** (Surface Water Drainage), the applicant proposes a professionally design stormwater system that connects to an existing private line.
 - **Pursuant to Standard E** (Utility Service), no above ground utility installations or new sanitary sewer connections are proposed.
 - **Pursuant to Standard F** (Advertising Features), no signs are proposed as part of the current application; therefore, this standard does not apply.
 - **Pursuant to Standard G** (Special Features), no special features are proposed for this project.

Design Standards Apply to All Buildings, Structures, Signs, and Features
Subsection 4.421 (.02)

- B5.** Design standards have been applied to all buildings, structures, and other site features.

Conditions of Approval to Ensure Proper and Efficient Function
Subsection 4.421 (.05)

- B6.** Staff does not recommend any additional conditions of approval to ensure the proper and efficient functioning of the development.

Color or Materials Requirements
Subsection 4.421 (.06)

- B7.** The colors and materials proposed by the applicant are appropriate. Staff does not recommend any additional requirements or conditions related to colors and materials.

Site Design Review Submission Requirements

Submission Requirements
Section 4.440

- B8.** The applicant has submitted materials in addition to requirements of Section 4.035, as applicable.

Time Limit on Site Design Review Approvals

Void after 2 Years
Section 4.442

- B9.** The Applicant plans to develop the proposed project within two years and understands that the approval will expire after two years unless the City grants an extension.

Installation of Landscaping

Landscape Installation
Subsection 4.450

- B10.** The applicant does not propose new landscaping so this section does not apply.

Outdoor Lighting

Applicability of Outdoor Lighting Standards
Sections 4.199.20 and 4.199.60

- B11.** The applicant proposes to replace less than 50% of the existing outdoor lighting luminaries around the tennis courts with the current application.

Outdoor Lighting Zones
Section 4.199.30

- B12.** The subject property is within Lighting Zone 2.

Optional Lighting Compliance Methods
Subsection 4.199.40 (.01) A.

- B13.** The applicant has the option of the performance or prescriptive method. The applicant has selected to comply with the prescriptive method.

Maximum Lamp Wattage and Shielding
Subsection 4.199.40 (.01) B. 1. and Table 7

- B14.** The applicant proposes 53.7 watt fully shielded fixtures, less than the maximum 100 watts for shielded fixtures in the Lighting Zone 2.

Oregon Energy Efficiency Code Compliance
Subsection 4.199.40 (.01) B. 2.

- B15.** The applicant will demonstrate compliance with the Oregon Energy Efficiency Code, Exterior Lighting prior to construction.

Maximum Mounting Height

Subsection 4.199.40 (.01) B. 3.

B16. The applicant proposes a mounting height of 22 feet, less than the maximum 40 feet.

Setback from Property Line

Subsection 4.199.40 (.01) B. 4.

B17. The subject site and all surrounding properties are the same Lighting Zone 2 not requiring any setback.

Lighting Curfew

Subsection 4.199.40 (.01) D.

B18. The applicant proposes auto-dimming and lighting controls consistent with curfew provisions of 10:00 pm in LZ 2. A condition of approval ensures compliance with this section.



Planning Division
Development Permit Application

Final action on development application or zone change is required within 120 days per ORS 227.175 or as otherwise required by state or federal law for specific application types.

A pre application conference may be required.

The City will not accept applications for wireless communication facilities or similar facilities without a completed copy of a Wireless Facility Review Worksheet.

The City will not schedule incomplete applications for public hearing or send administrative public notice until all of the required materials are submitted.

29799 SW Town Center Loop E, Wilsonville, OR 97070
Phone: 503.682.4960 Fax: 503.682.7025
Web: www.ci.wilsonville.or.us

Applicant:

Name: Gary Newborne, CCC President
Company: Charbonneau Country Club
Mailing Address: 32050 SW Charbonneau Drive
City, State, Zip: Wilsonville, OR 97070
Phone: Fax:
E-mail: garynewborne@yahoo.com

Authorized Representative:

Name: Ben Altman, Senior Planner
Company: Pioneer Design Group
Mailing Address: 9020 SW Washington Sq. Rd., Suite 170
City, State, Zip: Portland, OR 97223
Phone: 541-993-9015 Fax:
E-mail: baltman@pd-grp.com

Property Owner:

Name: Same as Applicant
Company:
Mailing Address:
City, State, Zip:
Phone: Fax:
E-mail:

Property Owner's Signature:

Handwritten signature of Gary Newborne
Printed Name: Gary J Newborne Date: 10/27/2022
Applicant's Signature: (if different from Property Owner)
Printed Name: Date:

Site Location and Description:

Project Address if Available: No address assigned to open courts Suite/Unit
Project Location: Open Tennis Courts (LCE 4) north of Tennis Club Unit 4
Tax Map #(s): T3SR1W 24CD Tax Lot #(s): 80004, LCE 4 County: Washington Clackamas

Request:

Site and Building design Review - Structure to cover open tennis courts, Unit 4, LCE Charbonneau Village Center.
Affected Site area is 14,400 square feet, or 33 acres.

Project Type: Class I Class II Class III

Residential Commercial Industrial Other:

Application Type(s):

- Annexation Appeal Comp Plan Map Amend Parks Plan Review
Final Plat Major Partition Minor Partition Request to Modify Conditions
Plan Amendment Planned Development Preliminary Plat Site Design Review
Request for Special Meeting Request for Time Extension Signs Stage II Final Plan
SROZ/SRIR Review Staff Interpretation Stage I Master Plan Variance
Type C Tree Removal Plan Tree Permit (B or C) Temporary Use Other (describe)
Villebois SAP Villebois PDP Villebois FDP
Zone Map Amendment Waiver(s) Conditional Use





29799 SW Town Center Loop East
Wilsonville OR 97070
Phone: 503.682.4960 Fax: 503.682.7025
Web: www.ci.wilsonville.or.us

Planning Division
Pre-Application Meeting Request

File No. _____

Note: Pre-application meeting will not be scheduled until the Planning Division staff receives the required fee and plans

Property Owner:

Name: Gary Newborne, CCC President
Company: Charbonneau Country Club
Mailing Address: 32050 SW Charbonneau Drive
City, State, Zip: Wilsonville, OR 97070
Phone: _____ Fax: _____
E-mail: garynewborne@yahoo.com

Authorized Representative:

Name: Ben Altman, Senior Planner
Company: Pioneer Design Group
Mailing Address: 9020 SW Washington Sq. Rd., Ste 170
City, State, Zip: Portland, OR 97223
Phone: 541-993-9015 Fax: _____
E-mail: baltman@pd-grp.com

Property Owner's Signature (Required):

Printed Name: Gary J Newborne Date: 10/27/2022

Property Description

Property Address (if available): No address assigned to Open Tennis Courts, Charbonneau Village Center
Location Description (if address not available): Open Tennis Courts (LCE 4), north of Tennis Club Building (Unit 4, Tax Lot 80004 Charbonneau Village Center).
Legal Description: T3S-R1W Map T3SR1W24CD Tax Lot(s) LCE 4 County: Clackamas/ Washington

Project Type:

Residential Commercial Industrial Other: _____

Project Description:

Design Review for Structure to cover open tennis courts, portion of LCE 4, Charbonneau Village Center Condominium.
Jim Meirentto, GM will be the contact for the County Club 503-694-2300
jim@charbonneaucountryclub.com

**City of Wilsonville
Land Use Application**

**Design Review
Charbonneau Country Club
Charbonneau Tennis Building
(Unit 4 LCE)**

May 4, 2023

APPLICANT/OWNER:

Charbonneau Country Club
Jim Meierotto, General Manager
32000 SW Charbonneau Drive
Wilsonville, OR 97070
503-694-2300
Jim@charbonneaucountryclub.com

APPLICANT'S REPRESENTATIVE:

Ben Altman, Senior Planner
Pioneer Design Group
9020 SW Washington Sq. Rd., Suite 170
Portland, OR 97223
Cell: 541-993-9015
baltman@pd-grp.com

LEGAL:

Michelle Da Rosa
205 SE Spokane St., Suite 300
Portland, OR 97202
503-220-2891
mdarosa@landandcondolaw.com

FACT SHEET:

Project Name: Charbonneau Tennis Building Addition

Type of Application: Design Review

Tax Lot(s): T3S R1W 24CD, Tax Lot 80000C (LCE 4)

Lot Size: LCE 4 14,902 square feet, .33 acres

Zoning: PDC, Planned Development Commercial

Existing Land Use: Charbonneau Village Center – Open Tennis Courts

Site Location: 31860 SW Charbonneau Drive, Unit 4 LCE
Wilsonville, OR 97070

DESIGN TEAM

Applicant’s Representative:

Ben Altman, Senior Planner
 Pioneer Design Group
 9020 SW Washington Sq. Rd., Suite 170
 Portland, OR 97223
 Cell: 541-993-9015
baltman@pd-grp.com

Surveying:

Scott Sorenson, PLS
 Pioneer Design Group
 9020 SW Washington Sq. Rd., Suite 170
 Portland, OR 97223
 971-708-6265
ssorenson@pd-grp.com

Building Contractor:

Troy Hayworth
 Hayworth Inc.
 13500 SE 99W
 McMinnville, OR 97128
 503-472-2452
troy@haywrothinc.net

Building Design:

Pacific Building Systems PBS
 2100 N. Pacific Hwy.
 Woodburn, OR 97071
 503-981-9581

Engineering:

William Wells
 Westech Engineering, Inc.
 3841 Fairview Industrial Dr.; SE, Suite 100
 Salem, OR 97301
 503-585-2474

Table of Contents

I.	Introduction	4
	Land Use Area Allocation Table 1	5
	Surrounding Development	6
	Access & Road Improvements	
	Emergency Access and Fire Protection	
	Existing Utilities	
II.	Comprehensive Plan Compliance	6
III.	Development Code Compliance	7
	A. PDC Stage I Master Plan, Modified Phased Development	
	B. PDC Stage II, Final Development Plan,	14
	i. Section 4.030(.07)	
	ii. Section 4.140(.09)	
	1. J. Planned Development Permit Criteria	
	iii. 4.155 Parking	16
	iv. 4.167 Access, Ingress and Egress	17
	v. 4.171 General Regulations – Protection of Natural Features	
	vi. 4.175 Public Safety and Crime Prevention	18
	vii. 4.176 Landscaping	
	viii. 4.170 Mixed Waste Storage	19
	ix. 4.199 Outdoor Lighting	
	x. 4.320 Underground Facilities	
	xi. Conclusion – General Code Provisions	21
IV.	Section 4.400 Site Design Review	22
	i. 4.421 Criteria and Application of Design Standards	
	ii. Conclusion	
V.	Final Conclusion	25

I. INTRODUCTION – Project Description

This application is submitted on behalf of Charbonneau Country Club as authorized by the Charbonneau Village Center Condominium Board of Directors. Jim Meierotto, General Manager, is the primary contact for the Country Club. Gary Newbore, President of Charbonneau Country Club, is an authorized signer, see attached letters.

The subject property is in the Charbonneau Village Center, Map T3S R1W 24CD, Tax Lot 80000C, LCE. The street address for the Country Club is 31860 SW Charbonneau Drive, Wilsonville, OR 97070. This property is identified as the Charbonneau Village Condominium Plat LCE 4. The total existing LCE land area is 57,950 square feet; or 1.33 acres, of which 14,440 square feet will be covered by the new building. The existing adjacent Tennis Club Building (Unit 4, 80004) contains 15,798 square feet.

The new building will be constructed over the existing open tennis courts, which are part of Limited Common Area 4 (LEC 4). The building will occupy the same exact area as the current open courts. The open courts are proposed to be covered with a 120' x 120' 14,400 square foot steel frame building. The building height at eaves is 18 feet with the roof ridgeline at 35 feet.

The applicant is requesting Design Review Approval for new building.

Based on legal determination, the applicant argues that the proposed structure will remain part of LCE 4, with no changes to existing boundaries. Therefore, the addition of this structure does not constitute a Condo Plat amendment.

Existing Development Plan

The Charbonneau District was the first major Planned Development in Wilsonville. Initial development initiated in the early 1970's. The Village Center was initially rezoned to PC & I in 1972 (file #s 72PC10 & 72RZ01). The PC&I zone was replaced in 1990 by City legislative action to the current PDC zoning.

The Charbonneau Village Center Condominium was developed over time and includes 6 Commercial Structures and 6 Residential Units and platted in 1990.

The key relevant files found related to this current application include Case Files: 90AR6, Plat Review; 90PC28, Parking Variance (Golf Cart Adjustment); and 84DR11, Country Club Expansion.

Preliminary Plat – Separate but Related Application

In November 2015 a Condo Re-Plat was approved and recorded to accurately reflect current conditions and unit ownership boundaries, and to correct previous errors.

This application will be limited to Amending the Village Center Plat to recognize the new building covering the current open tennis courts, which is part of the Limited Common

Element LCE 4. All other aspects of the Village Center Plat will remain as previously approved.

Land Use Area Allocation

Table 1 provides a summary of the existing land area allocation by uses within the Village Center, including the new Activity Center (Unit 8) and the residential Condos, Units 10 A-F.

**Table 1
Land Area Allocation
Charbonneau Village Center**

Type or Use	Land Area Square Feet	Percent of Total
Units 1-10	66,353	13
Parking, Paving	190,246	39
Landscaping	236,820	48
Total	493,419	100

The total available parking within the Village Center is 238, consisting of 225 regular spaces, 12 ADA spaces, and 1 loading space. This count does not include spaces available for golf cart parking at and around the Country Club, Pro Shop or New Activity Center.

**Table 2
Primary Building Coverage
Proposed Charbonneau New Tennis Building**

Type of Use	Open Courts	Percent of Total Area	New Tennis Building	Percent of Total Area
Building Footprint	14,400 sf	25	14,400 sf	25
LCE, other than courts	43,550 sf	75	43,550 sf	75
Total Site Area LCE 4	57,950 sf		57,950 sf	100

Requested Land Use Approvals

This application involves a Type III Review by the Development Review Board (DRB) for the proposed new building and landscaping, plus Preliminary Plat approval for the Amendment to the Charbonneau Village Center Plat Unit 4.

Surrounding Development

The site is surrounded by existing development including:

- West – GCE Parking, drives, etc.
- South – Units 1-3, and – Fairway Village Condos
- East – Golf Course Yellow 9
- North – Charbonneau Country Club (Unit 5)

Existing Utilities

The subject site is currently served by a full range of urban services, although there are no existing service connections associated with the open courts. All existing services are connected to the existing Tennis Club Building (Unit 4, 80004).

No new service connections are proposed with the new building. Therefore, there is not net change in service impacts to existing utility services.

The following sections address compliance with the Comprehensive Plan and Development Code.

II. COMPREHENSIVE PLAN COMPLIANCE

The subject property is designated for Commercial on the Comprehensive Plan Map. The applied zoning is PDC, Planned Development Commercial, applied under the Charbonneau Master Plan, which is consistent with the Plan Map designation.

The applicant is proposing modifications limited to a building covering the existing open tennis courts.

The Village Center properties do not include any protected resources (SROZ) or identified natural hazards, such as steep slopes or flood plain. The Village Center is also not within an Area of Special Concern. It is, however, located within the Charbonneau District and therefore subject to the adopted Charbonneau Master Plan.

The City's commercial planning objectives focus on providing commercial centers. The Charbonneau Village is one of the identified commercial centers.

The Comprehensive Plan also establishes a public facilities concurrency policy, which is implemented through the zoning and Planned Development, Stage II permit process. There are adequate transportation and public facilities available to serve the proposed development, therefore concurrency compliance is maintained.

CONCLUSION – Comprehensive Plan

The applicant is not proposing any changes to the Comprehensive Plan Map or existing PDC zoning. The proposed site and activity improvements are consistent with the established intent and function of the Village Center, and therefore will maintain

consistency with the Comprehensive Plan Map designation. Compliance with the applicable PDC zoning and Design Review requirements, which further implement the Comprehensive Plan, are addressed in the following sections of this narrative.

III. DEVELOPMENT CODE COMPLIANCE

This section of the narrative demonstrates compliance with the PDC zoning standards; Planned Development regulations; Parking requirements; Signage standards; Landscaping standards; Site Design Review, and Preliminary Plat Review. The following sections have been addressed as applicable:

- 4.131, Planned Development Commercial Zone
- 4.116, Standards Applying to Commercial Development in Any Zone
- 4.118, Standards Applying to all Planned Development Zones
- 4.140, Planned Development Regulations
- 4.155, General Regulations – Parking, Loading, and Bicycle Parking
- 4.176, Landscaping, Screening, and Buffering
- 4.199, Outdoor Lighting
- 4.400, Site Design Review
- 4.200, Land Division

The planned development zoning requires a two-stage review process, including Stage I Master Plan and Stage II Final Development Plan.

However, this application is not amending the Stage I Master Plan or Stage II Development Plan. It only involves Site Design Review for the proposed New Tennis Building, which will cover the existing open courts (portion of LCE 4).

A. PDC, Stage I Master Plan, with Phasing Plan

Section 4.131 Planned Development Commercial Zone. The requirements of a PDC Zone shall be governed by Section 4.140, Planned Development Regulations, and as otherwise set forth in this Code.

(.01 The following shall apply to any PDC zone:

A. Uses that are typically permitted:

1. *Retail business, goods and sales*
2. *Wholesale showrooms*
3. *Office and clinics*
4. *Service establishments*
5. *Any use in a PDR Zone or PDI Zone, provided the majority of the total ground floor area is commercial...*
6. *Accessory uses, buildings and structures customarily incidental to any of the aforesaid principal uses*
7. *Temporary buildings or structures for uses incidental to construction work,...*
8. *Churches*
9. *Those uses that are listed as typically permitted in Section 3.131.05(.03), as well as the following uses when conducted entirely within enclosed buildings:*
 - a. *Automotive machine shops...*

(.02) Prohibited Uses...

E. Any use that violates the performance standards of Section 4.135(.05), other than 4.135(.05))M(3).

RESPONSE: There is an adopted Stage I Master Plan for the Village Center. This application remains generally consistent with the Master Plan relative to building, parking, and open space configuration.

However, the proposed new building will cover the existing open tennis courts, thereby resulting in a minor adjustment of the LCE 4 area, which constitutes a Condo Plat Amendment. The Plat revisions constitute a Re-Plat.

The New Tennis Building, while a structure rather than open courts, will maintain the same general recreational function as the open courts. The covered courts will be designed to accommodate both tennis and pickle ball.

The applicant is not proposing any uses that are listed as Prohibited Uses in the PDC Section, and the Re-Plat does not alter any existing approved uses. The proposed uses will remain in compliance with the performance standards of Section 4.135(.05). There is no unscreened outdoor storage proposed.

No new roads are proposed therefore the block standards under subsection (.03) are not applicable, as there is no change from existing conditions. No changes to access/egress are proposed.

Therefore, the application complies with this section.

Section 4.116 Standards Applying to Commercial Development in Any Zone. Any commercial use shall be subject to the applicable provisions of this Code and to the following:

- (.01) Commercial developments shall be planned in the form of centers or complexes as provided in the City’s Comprehensive Plan. As noted in the Comprehensive Plan, Wilsonville’s focus on centers or complexes is intended to limit strip commercial development.*
- (.05) All businesses, service or processing, shall be conducted wholly within a completely enclosed building; except for:..*
- (.07) Uses shall be limited to those which will meet the performance standards specified in Section 4.135(.05), with the exception of 4.135(.05)(M)(3).*
- (.10) Commercial developments generally.*

RESPONSE: The subject property is located within an existing commercial district (Charbonneau Village Center), which is consistent with the zoning objectives of this Section.

The proposed Tennis Building is located north of the Country Club Building (Unit 5) and the existing tennis club building. The existing open courts are within the area designated on the Plat as Limited Common Element Unit 4.

Generally, there are no specific minimum lot size or setback standards for commercial uses. The proposed site modifications will occur within the established boundaries of

Unit 4 LCE, north of the existing Tennis Club building (Unit 4). The two buildings will not be connected. The new building will remain part of LCE 4.

The code simply requires that Commercial lots must be adequately sized to accommodate the proposed uses, together with required parking and landscaping. Within this context, the proposed Tennis Building does not significantly alter these conditions relative to the general allocation of available land for buildings, parking and landscaping.

The requirements for parking are determined based on the proposed square foot of buildings and are unchanged from prior approvals, specifically because the City Code does not specify any amount of parking for recreational uses.

Parking requirements were previously set based on the existing buildings and uses and reduces parking ratios were approved based on the extensive use of golf carts.

Covering the tennis courts will not, in and of themselves, create any new demand for parking over existing conditions. Therefore, no new parking is required.

However, covering the courts will, however, make this area more functional year-round compared to the weather limitations of the existing open courts. Provisions are made for golf cart parking. Further, daily operations within the Village Center, including peak activity periods, have not shown any significant or repetitive parking deficiencies. Therefore, we conclude that parking is adequate under existing and proposed conditions.

4.176 Landscaping

RESPONSE: Section 4.176 of the code requires a minimum of 15% of the gross site area to be landscaped, including 10% of parking areas (4.155.03(B)(1)).

Within the Village Center the existing development provides 38% landscaping. The proposed building covering the open tennis courts does not alter any existing landscaping. Therefore, compliance with landscaping standards is maintained.

4.118 Standards Applying to all Planned Development Zones:

- (.01) Height Guidelines:** *In “S” overlay zones, the solar access provisions of Section 4.137 shall be used to determine maximum building heights. In cases that are subject to review by the Development Review Board, the Board may further regulate heights as follows:*
- A. Restrict or regulate the height or building design consistent with adequate provision of fire protection and fire-fighting apparatus height limitations.**
 - B. To provide buffering of low-density developments by requiring the placement of three or more story buildings away from the property lines abutting a low-density zone.**
 - C. To regulate building height or design to protect scenic vistas of Mt. Hood or the Willamette River.**

RESPONSE: The subject site is not within a solar or “S” Overlay zone. Therefore, this section is not applicable.

(.02) Underground Utilities shall be governed by Section 4.300 to 4.320. All utilities above ground shall be located so as to minimize adverse impacts on the site and neighboring properties.

RESPONSE: All existing utilities are underground, consistent with Section 4.300 to 4.320. No new utilities will be constructed. Therefore, the application complies with this section.

(.03) Notwithstanding the provisions of Section 4.140 to the contrary, the Development Review Board, in order to implement to purposes and objectives of Section 4.140, and based on findings of fact supported by the record may:

- A. Waive the following typical development standards:*
- 1. minimum lot area;*
 - 2. lot width and frontage;*
 - 3. height and yard requirements;*
 - 4. lot coverage;*
 - 5. lot depth;*
 - 6. street widths;*
 - 7. sidewalk requirements;*
 - 8. height of buildings other than signs;*
 - 9. parking space orientation;*
 - 10. minimum number of parking or loading spaces;*
 - 11. shade tree islands in parking lots, provided that alternative shading is provided;*
 - 12. fence height;*
 - 13. architectural design standards;*
 - 14. transit facilities; and*
 - 15. solar access standards, as provided in Section 4.137.*

RESPONSE: The applicant is not requesting any waivers from the applicable standards. Therefore, this Section is not applicable.

- B. The following shall not be waived by the Board, unless there is substantial evidence in the whole record to support a finding that the intent and purpose of the standards will be met in alternative ways:*
- 1. open space requirements in residential areas;*
 - 2. minimum density standards of residential zones;*
 - 3. minimum landscape, buffering, and screening standards;*

RESPONSE: This application does not include any requests to waive open space, density, or landscaping requirements. Therefore, this section does not apply.

- C. The following shall not be waived by the Board, unless there is substantial evidence in the whole record to support a finding that the intent and purpose of the standards will be met in alternative ways, and the action taken will not violate any applicable federal, state, or regional standards:*
- 1. maximum number of parking spaces;*
 - 2. standards for mitigation of trees that are removed;*
 - 3. standards for mitigation of wetlands that are filled or damaged; and*
 - 4. Trails or pathways shown in the Parks and Recreation Master Plan.*
- D. Locate individual building, accessory buildings, off-street parking and loading facilities, open space and landscaping and screening without reference to lot lines;*
- E. Adopt other requirements or restrictions, inclusive of, but not limited to, the following:*

1. *Percent coverage of land by buildings and structures in relationship to property boundaries to provide stepped increases in densities away from low-density development.*
2. *Parking ratios and areas expressed in relation to use of various portions of the property and/or building floor area.*
3. *The locations, width and improvement of vehicular and pedestrian access to various portions of the property, including portions within abutting street.*
4. *Arrangement and spacing of buildings and structures to provide appropriate open spaces around buildings.*
5. *Location and size of off-street loading areas and docks.*
6. *Uses of buildings and structures by general classification, and by specific designation when there are unusual requirements for parking, or when the use involves noise, dust, odor, fumes, smoke, vibration, glare or radiation incompatible with present or potential development of surrounding property. Such incompatible uses may be excluded in the amendment approving the zone change or the approval of requested permits.*
7. *Measures designed to minimize or eliminate noise, dust, odor, fumes, smoke, vibration, glare, or radiation, which would have an adverse effect on the present or potential development on surrounding properties.*
8. *Schedule of time for construction of the proposed buildings and structures and any stage of development thereof to insure consistency with the City's adopted Capital Improvements Plan and other applicable regulations.*
9. *A waiver of the right of remonstrance by the applicant to the formation of a Local Improvement District (LID) for streets, utilities and/or other public purposes.*
10. *Modify the proposed development in order to prevent congestion of streets and/or to facilitate transportation.*
11. *Condition the issuance of an occupancy permit upon the installation of landscaping or upon a reasonable scheduling for completion of the installation of landscaping. In the latter event, a posting of a bond or other security in an amount equal to one hundred ten percent (110%) of the cost of the landscaping and installation may be required.*
12. *A dedication of property for streets, pathways, and bicycle paths in accordance with adopted Facilities Master Plans or such other streets necessary to provide proper development of adjacent properties.*

(.04) The Planning Director and Development Review Board shall, in making their determination of compliance in attaching conditions, consider the effects of this action on availability and cost. The provisions of this section shall not be used in such a manner that additional conditions, either singularly or cumulatively, have the effect of unnecessarily increasing the cost of development. However, consideration of these factors shall not prevent the Board from imposing conditions of approval necessary to meet the minimum requirements of the Comprehensive Plan and Code.

RESPONSE: This application does not include any requests to waive maximum parking, tree mitigation, wetland mitigation, or trails or pathway requirements.

Therefore, this section is not applicable or is otherwise already met.

There are no limiting setbacks in the commercial zone. The proposed New Tennis Building will cover the same footprint as the existing open courts, and the setback to the existing Tennis Club building will be 5 feet. The building is designed consistent with building code provisions with 2-hour fire wall. Therefore, compliance with code standards is maintained.

4.140 Planned Development Regulations.

(.01) Purpose.

A. *The provisions of Section 4.140 shall be known as the Planned Development Regulations. The purposes of these regulations are to encourage the development of tracts of land sufficiently large to allow comprehensive master planning, and to provide flexibility in the application of certain regulations in a manner consistent with the intent of the Comprehensive Plan and general provisions of the zoning regulations and to encourage a harmonious variety of uses through mixed use design within specific developments thereby promoting the economy of shared public services and facilities and a variety of complimentary activities consistent with the land use designation on the Comprehensive Plan and the creation of an attractive, healthful, efficient and stable environment for living, shopping or working.*

B. *It is the further purpose of the following Section:*

- 1. *To take advantage of advances in technology, architectural design, and functional land use design.***
- 2. *To recognize the problems of population density, distribution and circulation and to allow deviation from rigid established patterns of land use, but controlled by defined policies and objectives detailed in the comprehensive plan.***
- 3. *To produce a comprehensive development equal to or better than that resulting from traditional lot land use development.***
- 4. *To permit flexibility of design in the placement and uses of buildings and open spaces, circulation facilities and off-street parking areas, and to more efficiently utilize potentials of sites characterized by problems of flood hazard, sever soil limitations, or other hazards.***
- 5. *To permit flexibility in the height of buildings while maintaining a ratio of site area to dwelling units that is consistent with the densities established by the Comprehensive Plan and the intent of the Plan to provide open space, outdoor living area and buffering of low-density development.***
- 6. *To allow development only where necessary and adequate services and facilities are available or provisions have been made to provide these services and facilities.***
- 7. *To permit mixed uses where it can clearly be demonstrated to be of benefit to the users and can be shown to be consistent with the intent of the Comprehensive Plan.***
- 8. *To allow flexibility and innovation in adapting to changes in the economic and technological climate.***

(.03) Ownership

A. *The tract or tracts of land included in a proposed Planned Development must be in one (1) ownership or control of the subject of a joint application by the owners of all the property included. The holder of a written option to purchase, with written authorization by the owner to make applications, shall be deemed the owner of such land for the purposes of Section 4.140.*

(.04) Professional Design Team

A. *The applicant for all proposed Planned Developments shall certify that the professional services of the appropriate professionals have been utilized in the planning process for development.*

B. *Appropriate professional shall include, but not be limited to the following to provide the elements of the planning process set out in Section 4.139:*

- 1. *An architect licensed by the State of Oregon;***
- 2. *A landscape architect registered by the State of Oregon;***
- 3. *An urban planner holding full membership in the American Institute of Certified Planners, or a professional***

- planner with prior experience representing clients before the Development Review Board, Planning Commission, or City Council; or*
- 4. *A registered engineer or a land surveyor licensed by the State of Oregon.*
- C. *One of the professional consultants chosen by the applicant from either 1, 2, or 3, above, shall be designated to the responsible for conferring with the planning staff with respect to the concept and details of the plan.*
- D. *The selection of the professional coordinator of the design team will not limit the owner or the developer in consulting with the planning staff.*

RESPONSE: This application has been authorized by the property owners (Charbonneau Country Club Board of Directors) as well as the Charbonneau Village Center Condominium Board of Directors.

The applicant has obtained the services of and will be represented by a professional design team, led by Ben Altman, Pioneer Design Group, the Project Planner. The Design Team includes:

- Pioneer Design Group, Planning and Surveying
- Troy Hayworth, Hayworth Inc.
- Pacific Building Systems, Building Design; and
- Civil Engineering, Westech Engineering

The purposes of the planned development regulations are addressed through compliance with the various subsections. However, there are prior approvals for all existing development within the Charbonneau Village Center.

This application does not significantly alter any of these prior approvals, so there is no change to the adopted Stage I Master Plan, other than a new building to cover the existing open courts. This application is considered an enhancement of common area to better serve the members of the Charbonneau Country Club, by providing all-weather protection of the courts, and enhancing their usability by adding pickle ball.

Based on the Pre-Application Conference summary, this application will require a modified Stage II Development Plan and Design Review for the building.

The building only involves a structure to cover the open courts. However, there is no new or modified landscaping, parking, or other improvements.

- (.05) *Planned Development Permit Process.*
 - A. *All parcels of land exceeding two (2) acres in size that are to be used for residential, commercial or industrial development, shall prior to the issuance of any building permit:*
 - 1. *Be zoned for planned development;*
 - 2. *Obtain a planned development permit; and*
 - 3. *Obtain Development Review Board, or on appeal, City Council approval.*
 - B. *Zone change and amendment to the zoning map...*
 - C. *Development Review Board approval is governed by Section 4.400 to 4.450.*

D. All planned developments require a planned development permit. The planned development permit review and approval process consists of the following multiple stages, the last two or three of which can be combined at the request of the applicant:

- 1. Pre-Application conference with Planning Department;*
- 2. Preliminary (Stage I) review by the Development Review Board. When a zone change is necessary, application for such change shall be made simultaneously with an application for preliminary approval to the Board; and*
- 3. Final (Stage II) review by the Development Review Board*
- 4. In the case of a zone change and zone boundary amendment, City Council approval is required to authorize a Stage I preliminary plan.*

B. PDC, Stage II Final Development Plans

(.07) Final Approval (Stage Two):

A. Unless an extension has been granted by the Development Review Board, within two (2) years after the approval or modified approval of a preliminary development plan (Stage I), the applicant shall file with the City Planning Department a final plan for the entire development or when submission is stages has been authorized pursuant to Section 4.035 for the first unit of the development, a public hearing shall beheld on each such application as provided in Section 4.013.

RESPONSE: The properties are already zoned PDC, and no Plan or Zone Map amendments are proposed. The applicant has conducted a Pre-application Conference with the City Planning staff (Pre22-0027 12-8-22).

The purpose of this application is to obtain all required land use approvals, for the proposed tennis building to be constructed on a portion of LCE 4 of the Village Center. Re-Plat for Unit 4.

This application is limited to a modified Stage II Final Development Plan and Design Review for the new building. Compliance with those requirements is addressed later in this narrative under the applicable Code Sections.

The DRB will make the final decision through a Type III public hearing process. Unless appealed, City Council action will not be required.

Tabulations of the land area allocation affected by this application are reflected in Table 1 presented in Section II above.

Planned Development Permit Criteria

(.09)J. A planned development permit may be granted by the Development Review Board only if it is found that the development conforms to all the following criteria, as well as the Planned Development Regulations in Section 4.140:

- i. The location, design, size and uses, both separately and as a whole, are consistent with the Comprehensive Plan, and with any other applicable plan, development map or Ordinance adopted by the City Council.*
- ii. The location, design, size and uses are such that traffic generated by the development at the most probable intersections(s) can be accommodated safely and without congestion in excess of Level of Service D, as defined in the Highway Capacity Manual published by the National Highway Research Board, on existing or immediately planned arterial or collector streets and will, in the case of commercial or industrial developments, avoid traversing local streets...*
- iii. That the location, design, size and uses are such that the residents or establishments to be accommodated will be adequately served by existing or immediately planned facilities and services.*

RESPONSE: As demonstrated by prior approvals, and within this compliance narrative, the location, design, size and uses, both separately and, are consistent with the Comprehensive Plan. They are further consistent with other applicable plans, development maps and Ordinances adopted by the City Council, and by the Development Review Board. The proposed site development plan revisions are consistent with the prior approvals and the context of the Charbonneau Village Center.

The proposed building covering the open courts will not alter existing traffic impacts or parking requirements. The improvements are being provided for the benefit of the Charbonneau residents only, and activities currently associated with the open courts. Therefore, the applicant has requested a Waiver of the City’s Traffic Engineer’s Report, based on de minimus impact.

As demonstrated within this narrative, with the proposed tennis building, the location, design, size and uses are such that the establishment to be accommodated will be adequately served by existing or immediately planned facilities and services. No new services are required.

CONCLUSION – Stage I Master Plan and Stage II Development Plans

Based on the previous findings, plans, and supporting documents provided the applicant has demonstrated compliance with the applicable Stage I Master Plan and Stage II Final Development Plans.

The applicant is not proposing any changes from the prior approved developments that would alter the previously acknowledged conceptual and quantitatively accurate representations of the entire development. The representations on file remain sufficient to judge the scope, size, and impacts of the proposed minor improvements on the community and surrounding properties.

Cumulative impacts are considered minimal in the context of the existing development. In fact, covering the open courts will constitute both visual and, more specifically, functional enhancements, which will better serve the Charbonneau Community.

4.155, General Regulations – Parking, Loading, and Bicycle Parking

(.01) Purpose:

- A. *The design of parking areas is intended to enhance the use of the parking area as it relates to the site development as a whole, while providing efficient parking, vehicle circulation and attractive, safe pedestrian access.*
- B. *As much as possible, site design of impervious surface parking and loading areas shall address the environmental impacts of air and water pollution, as well as climate change from heat islands.*
- C. *The view from the public right-of-way and adjoining properties is critical to meet the aesthetic concerns of the community and to ensure that private property rights are met. Where developments are located in key locations such as near or adjacent to the I-5 interchanges, or involve expanses of asphalt, they deserve community concern and attention.*

(.02) General Provisions:

- A. *The provision and maintenance of off-street parking spaces is a continuing obligation of the property owner. The standards set forth herein shall be considered by the Development Review Board as minimum criteria.*
 - 1. *The Board shall have the authority to grant variances or planned development waivers to these standards in keeping with the purposes and objectives set forth in the Comprehensive Plan and this Code.*
 - 2. *Waivers to the parking, loading, or bicycle standards shall only be issued upon findings that the resulting development will have no significant adverse impact on the surrounding neighborhood, and the community, and that the development considered as a whole meets the purposes of this section.*
- B. *No area shall be considered a parking space unless it can be shown that the area is accessible and usable for that purpose, and has maneuvering area for the vehicles, as determined by the Planning Director.*
- C. *In cases of enlargements of a building or change of use...*
- D. *In the event of several uses occupying a single structure...*
- E. *Owners of two (2) or more uses, structures, or parcels of land may utilize jointly the same parking area...*
- F. *Off-street parking spaces existing prior to the effective date of this Code...*
- G. *The nearest portion of a parking area may be separated from the use or containing structure it serves by a distance not exceeding one hundred (100) feet.*
- H. *The conducting of any business activity shall not be permitted on the required parking spaces, unless a temporary permit is approved pursuant to Section 4.163.*
- I. *Where the boundary of any business activity adjoins or is within a residential district, such parking lot shall be screened by a sight-obscuring fence or planting. The screening shall be continuous along that boundary and shall be at least six (6) feet in height.*
- J. *Parking spaces along the boundaries of a parking lot shall be provided with a sturdy bumper guard or curb at least six (6) inches high and located far enough within the boundary to prevent any portion of a car within the lot from extending over the property line or interfering with required screening or sidewalks.*
- K. *All areas used for parking and maneuvering of cars shall be surfaced with asphalt, concrete, or other surface, such as "grasscrete" in lightly-used areas, that is found by the City Engineer to be suitable for the purpose. In all cases, suitable drainage, meeting standards set by the City Engineer, shall be provided.*

- L. *Artificial lighting which may be provided shall be so limited or deflected as not to shine into adjoining structures or into the eyes of passers-by.*
- M. *Off-street parking requirements for types of uses and structure not specifically listed in the Code shall be determined by the Development Review Board if an application is pending before the Board. Otherwise, the requirements shall be specified by the Planning Director, based upon consideration of comparable uses.*
- N. *Up to forty percent (40%) of the off-street spaces may be compact car spaces as identified in Section 4.001 0 Definitions, and shall be appropriately identified.*
- O. *Where off-street parking areas are designed for motor vehicles to overhang beyond curbs, planting areas adjacent to said curbs shall be increased to a minimum of seven (7) feet in depth. This standard shall apply to a double row of parking, the net effect of which shall be to create a planted area that is a minimum of seven (7) feet in depth.*

RESPONSE: The City has previously granted a Waiver to the parking requirements for the Country Club, based on the extensive use of golf carts within Charbonneau. The proposed Tennis Building will not alter parking requirements. Therefore, this application maintains compliance with prior approved plans for the Village Center.

4.156 Sign Regulations

(.01) Purpose. The general purpose of this Section is to provide one of the principal means of implementing the Wilsonville Comprehensive Plan by promoting public safety, providing locational and directional information, ensuring continued aesthetic improvement of the City’s environment, and providing adequate opportunity for signage to meet the needs of individuals, businesses, institutions, and public agencies. These provisions classify and regulate the variety, number, size, location, and type of signs for a site. They do not necessarily assure or provide for a property owner’s desired level of sign visibility. Regulations for signs have one or more of the following specific objectives:

RESPONSE: No new signage is proposed as part of this application. Therefore, this Section is not applicable.

4.167 Access, Ingress and Egress

(.01) Each access onto streets shall be at defined points as approved by the City and shall be consistent with the public health, safety, and general welfare. Such defined points of access shall be approved at the time of issuance of a building permit if not previously determined in the development permit.

RESPONSE: No changes to existing access or egress is proposed. Therefore, this section is not applicable.

4.171 General Regulations – Protection of Natural Features and Other Resources

(.01) Purpose. It is the purpose of this Section to prescribe standards and procedures for the use and development of land to assure the protection of valued natural features and cultural resources. The requirements of this Section are intended to be used in conjunction with those of the Comprehensive Plan and other zoning standards. It is further the purpose of this Section:

- A. *To protect the natural environment and scenic features of the City of Wilsonville.*

*B. To encourage site planning and development practices which protect and enhance natural features such as riparian corridors, streams, wetlands, swales, ridges, rock outcroppings, views, large trees and wooded areas.
To provide ample open space and to create a constructed environment capable (et sic) and harmonious with the natural environment.*

RESPONSE: The site for the proposed Tennis Building is already being used for a similar purpose to the existing open courts. The building is simply designed to make this area more attractive and functional, thereby enhancing its recreational use.

The site is generally free from any valued natural features such as riparian corridors, streams, wetlands, swales, ridges, rock outcroppings, views, and wooded areas. There are no known natural hazards, such as steep slopes, weak foundation soils or flood plains associated with this site. There are also no identified historic or cultural resources associated with this property. The proposed building will not impact any protected resources and will maintain consistency with the established building and site plan architecture.

The planned improvements will not result in removal of any existing trees or landscaping.

4.175 Public Safety and Crime Prevention

- (.01) All developments shall be designed to deter crime and insure public safety.*
- (.02) Addressing and directional signing shall be designed to assure identification of all buildings and structures by emergency response personnel, as well as the general public.*
- (.03) Areas vulnerable to crime shall be designed to allow surveillance. Parking and loading areas shall be designed for access by police in the course of routine patrol duties.*
- (.04) Exterior lighting shall be designed and oriented to discourage crime.*

RESPONSE: This development has been designed to deter crime and ensure public safety. It is not only in the public’s interest but also the applicant’s interest to minimize opportunities for criminal activities on this property. The site has been designed to minimize areas vulnerable to crime.

The amount of outdoor lighting will be slightly reduced by covering the open courts. New lighting will only be provided to ensure safe entry and exit for the building. No change to parking area lighting is proposed.

The site and main buildings are already clearly addressed for easy identification from the access drive. No changes are proposed that affect the identity of the facility.

The parking areas are already designed so they are screened from the street view to ensure maximum visibility and customer safety, as well as easy police surveillance in their course of routine patrol duties.

Therefore, the proposed development plans comply with the applicable elements of this section.

4.176 Landscaping, Screening, and Buffering

(.02) Landscaping and Screening Standards.

- A. Subsections “C” through “I” below, stat the different landscaping and screening standard to be applied throughout the City. The locations where landscaping and**

screening are required and the depth of the landscaping and screening is stated in various places in the Code.

- B. All landscaping and screening required by this Code must comply with all of the provisions of this Section, unless specifically waived or granted a Variance as otherwise provided in the Code. The landscaping standards are minimum requirements; higher standards can be substituted as long as fence and vegetation height limitations are met. Where the standards set a minimum based on square footage or linear footage, they shall be interpreted as applying to each complete or partial increment or area or length.
- C. General Landscaping Standard.

- 1. Intent. The General Landscaping Standard is a landscape treatment for areas that are generally open. It is intended to be applied in situations where distance is used as the principal means of separating uses or development and landscaping is required to enhance the intervening space. Landscaping may include a mixture of ground cover, evergreen and deciduous shrubs, and coniferous and deciduous trees.
- 2. Required Materials. Shrubs and trees, other than street trees, may be grouped. Ground cover plants must fully cover the remainder of the landscaped area (see Figure 21): General Landscaping). The General Landscaping Standard has two different requirements for trees and shrubs:
 - a. Where the landscaped area is less than 30 feet deep, one tree is required for every 30 linear feet.
 - b. Where the landscaped area is 30 feet deep or greater, one tree is required for every 800 square feet and two high shrubs or three low shrubs are required for every 400 feet.

(.03) Landscape Area. Not less than fifteen percent (15%) of the total lot area, shall be landscaped with vegetative plant materials. The ten percent (10%) parking area landscaping required by section 4.155.03(B)(1) is included in the fifteen percent (15%) total lot landscaping requirement. Landscaping shall be located in at least three separate and distinct areas of the lot, one of which must be in the contiguous frontage area. Planting areas shall be encouraged adjacent to structures. Landscaping shall be used to define, soften or screen the appearance of buildings and off-street parking areas. Materials to be installed shall achieve a balance between various plant forms, textures, and heights. The installation of native plant materials shall be used whenever practicable.

RESPONSE: Existing landscaping within the Village Center exceeds minimum code standards, at 54% of the immediate surrounding area. The proposed new building does not alter any existing landscaping. There will be no net decrease or increase in landscaping as previously described. Landscaping will remain unchanged.

4.179 Mixed Waste and Recyclables Storage in New Multi-Unit Residential and Non-Residential Buildings.

RESPONSE: The new building is not expected to significantly alter existing solid waste services provided by Republic Services. Therefore, the proposed design is consistent with this section.

4.199 OUTDOOR LIGHTING

4.199.20. Applicability:

- (.01) This Ordinance is applicable to:
 - A. Installation of new exterior lighting systems in public facility, commercial industrial and multi-family housing projects with common areas.

B. Major additions or modifications (as defined in this Section) to existing exterior lighting systems in public facility, commercial industrial and multi-family housing projects with common areas.

(.02) Exemption. The following luminaires and lighting systems are EXEMPT from these requirements:

- A. Interior lighting*
- B. Internally illuminated signs*
- F. Building Code required exit path lighting*
- G. Lighting specifically for stairs and ramps*
- K. Code required Signs*
- M. Landscape lighting*

4.199.30 Lighting Overlay Zones.

(.01) The designated Lighting Zone as indicated on the Lighting Overlay Zone Map for a commercial, industrial, multi-family, or public facility parcel or project shall determine the limitations for lighting systems and fixtures as specified in this Ordinance.

(.02) The Lighting Zones shall be:

- A. LZ 0. Critical dark environments.*
- B. LZ 1. Developed areas in City and State parks, recreation areas, SROZ wetland and wildlife habitat areas: developed areas in natural settings; sensitive night environments; and rural areas.*
- C. LZ 2. Low-density suburban neighborhoods and suburban commercial districts, industrial parks and districts. This zone is intended to be the default condition for the majority of the City.*
- D. LZ 3. Medium to high-density suburban neighborhoods and districts, major shopping and commercial districts as depicted on the Lighting Overlay Zone Map.*
- E. LZ 4. Reserved for limited applications with special lighting requirements.*

RESPONSE: The City has adopted new outdoor lighting standards, Section 4.199. These new regulations set standards for light intensity, and there are also curfew provisions aimed at lower artificial light levels at night.

Section 4.199.30(.02) establishes lighting zones. The Village Center is within LZ 2 zone, as identified on the Lighting Zone Map. This zone applies to medium and high-density commercial districts. The subject site is within a developed commercial district and has been developed as a commercial use in the PDC, Planned Development Commercial.

There are a total of 64 existing outdoor lighting fixtures within the Village Center generally. Immediately surrounding the open tennis courts there are a total of 19 existing fixtures, mostly wall mounted and the lights for the outdoor courts. These 7 accent lights will be removed, as well as the court lighting.

All of the lighting will be photocell controlled but will also have direct on/off adjustable switches to control intensity of lighting. Motion sensors will also be provided for after-hour security. Lighting specifications and a Photometric plan have been provided.

Therefore, the provisions of this section are not applicable or otherwise met by this application.

4.300 UNDERGROUND UTILITIES**4.310 Exceptions.**

Section 4.300 of this Code shall not apply to surface-mounted transformers, surface-mounted connection boxes, wireless communication facilities, and meter cabinets and other appurtenances which are reasonably necessary to be placed above ground, or to temporary utility service facilities during construction, or to high capacity electric and communication feeder lines, or to utility transmission lines operating at 50,000 volts or more.

4.320 Requirements

(.01) The developer or subdivider shall be responsible for and make all necessary arrangements with the serving utility to provide the underground services (including cost of rearranging overhead facilities). All such underground facilities as described shall be constructed in compliance with the rules and regulations of the Public Utility Commission of the State of Oregon relating to the installation and safety of underground lines, plant, system, equipment and apparatus.

(.02) The location of the buried facilities shall conform to standards supplied to the subdivider by the City. The City also reserves the right to approve location of all surface-mounted transformers.

(.03) Interior easements (back lot lines) will only be used for storm or sanitary sewers, and front easements will be used for other utilities unless different locations are approved by the City Engineer. Easements satisfactory to the serving utilities shall be provided by the developer and shall be set forth on the plat.

RESPONSE: The existing development is served by underground utilities, except surface-mounted transformer. The proposed Tennis Building will not require any new sewer or water connections other than the fire FDC. The building will cover the exact same footprint as the existing courts, so there will not be any net change in impervious surface cover. Roof drains will be connected to the existing storm system with no significant increased impact.

Players will utilize the restroom facilities in the existing tennis building, so there will be no significant change in the demand for or installation of these utilities. Appropriate easements exist or will be provided.

Therefore, these criteria will be met.

CONCLUSION – General Code Provisions

Based on the above findings the applicant has demonstrated compliance with the applicable General Code provisions.

VI. SITE DESIGN AND ARCHITECTURAL DESIGN REVIEW

4.400 Site Design Review

(.02) Purpose. The Council declares that the purposes and objectives of site development requirements and the site design review procedures are to:

- A. Assure that Site Development Plans are designed in a manner that insures proper function of the site and maintains a high quality visual environment;*
- B. Encourage originality, flexibility and innovation in site planning and development, including the architecture, landscaping and graphic design of said development;*
- C. Discourage monotonous, drab, unsightly, dreary and inharmonious developments;*
- D. Conserve the City’s natural beauty and visual character and charm by assuring that structures, signs and other improvements are properly related to their sites, ad to surrounding sites and structures, with due regard to the aesthetic qualities of the natural terrain and landscaping, and that proper attention is given to exterior appearances of structures, signs and other improvements;*
- E. Protect and enhance the City’s appeal and this support and stimulate business and industry and promote the desirability of investment and occupancy in business, commercial and industrial purposes;*
- F. Stabilize and improve property values and prevent blighted areas and, thus, increase tax revenues;*
- G. Insure that adequate public facilities are available to serve development as it occurs and that proper attention is given to site planning and development so as to not adversely impact the orderly, efficient and economic provision of public facilities and services;*
- H. Achieve the beneficial influence of pleasant environments for living and working on behavioral patterns and, thus, decrease the cost of government services and reduce opportunities for crime through careful consideration of physical design and site layout under defensible space guidelines that clearly define all areas as either public, semi-public, or private, provide clear identity of structures and opportunities for easy surveillance of the site that maximize resident control of behavior—particularly crime;*
- I. Foster civic pride and community spirit so as to improve the quality and quantity of citizen participation in local government and in community growth, change and improvements;’*
- J. Sustain the comfort, health, tranquility and contentment of residents and attract new residents by reason of the City’s favorable environment and, thus, to promote and protect the peace, health and welfare of the City.*

RESPONSE: The applicant is proposing a new building to cover the existing open courts. This new building will be located immediately north of the existing Tennis Club Building and will cover the same footprint as the open courts.

The purpose of the new building is to provide weather protection of the courts and will also accommodate the addition of pickle ball, thereby enhancing the overall function of the courts.

The building will be a 120’ x 120’ (14,400 sq. ft.) steel framed structure. The building will be 18 feet high at the eaves with the roof ridge at 35 feet. This is the same footprint as the existing open courts so there will be no net change in impervious cover. Therefore, compliance with detention and water quality requirements is not triggered (increase of 5,000 sq. ft. of impervious cover).

The applicant has provided a detailed site plan with list of Materials & Colors as follows:

Main Building	Grey
Roof	Grays Harbor
Walls	Parchment
Trim	Grays Harbor and Parchment

Therefore, the proposed architectural and site design plans are consistent with the purposes of Site Design Review, as follows:

4.421 Criteria and Application of Design Standards.

(.01) The following standards shall be utilized by the Board in reviewing the plans, drawings, sketches and other documents required for Site Design Review. These standards are intended to provide a frame of reference for the applicant in the development of site and building plans as well as a method of review for the Board. These standards shall not be regarded as inflexible requirements. They are not intended to discourage creativity, invention and innovation. The specifications of one or more particular architectural styles is not included in these standards. (Even in the Boones Ferry Overlay Zone, a range of architectural styles will be encouraged.)

- A. Preservation of Landscape.** *The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soils removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.*
- B. Relation of Proposed Buildings to Environment.** *Proposed structures shall be located and designed to assure harmony with the natural environment, including protection of steep slopes, vegetation and other naturally sensitive areas for wildlife habitat and shall provide proper buffering from less intensive uses in accordance with Section 4.171 and 4.139 and 4.139.5. The achievement of such relationship may include the enclosure of space in conjunction with other existing buildings or other proposed buildings and the creation of focal points with respect to avenues of approach, street access or relationships to natural features such as vegetation or topography.*
- C. Drives, Parking and Circulation.** *With respect to vehicular and pedestrian circulation, including walkways, interior drives and parking, special attention shall be given to location and number of access points, general interior circulation, separation of pedestrian and vehicular traffic, and arrangement of parking areas that are safe and convenient and, insofar as practicable, do not detract from the design of proposed buildings and structures and the neighboring properties.*
- D. Surface Water Drainage.** *Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system.*
- E. Utility Service.** *Any utility installations above ground shall be located so as to have harmonious relation to neighboring properties and site. The proposed method of sanitary sewer and storm drainage from all building shall be indicated.*
- F. Advertising Features.** *In addition to the requirements of the City's sign regulations, the following criteria should be included: the size, location, design, color, texture, lighting and materials of all exterior signs and outdoor advertising structures of features shall not detract from the design of proposed buildings and structures and the surrounding properties.*
- G. Special Features.** *Exposed storage areas, exposed machinery installations, surface areas, truck loading areas, utility buildings and structures and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall be required to prevent their being incongruous with the existing or contemplated environment and its surrounding properties. Standards for screening and buffering are contained in Section 4.176..*

(.02) The standards of review outlined in Sections (a) through (g) above shall also apply to all accessory buildings, structures, exterior signs and other site features, however, related to the major buildings or structures.

(.03) The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards.

RESPONSE: The site is generally flat being currently developed with open tennis courts. This area has previously been re-contoured so there are no existing natural grades. The building is designed to comply with ADA accessibility requirements.

No significant grading will be required as the foundation consists primarily of concrete footings for the vertical beams.

All utility installations are already underground. The storm drainage for the building will be connected to the existing private line. Other than the fire FDC no new water or sanitary sewer connections will be provided.

No new signage is proposed.

Additionally, this application complies with the purpose and objectives of the Design Review Section as follows:

- The Site Development Plan has been designed in a manner that ensures proper and improved function of the site, while maintaining a high-quality visual environment.
- The design incorporates originality, flexibility, and innovation in site planning to create an attractive and functional recreational area, available for activities associated with the Country Club and Golf Course.
- The proposed design avoids any monotonous, drab, unsightly, dreary, and inharmonious developments.
- The design conserves and enhances the City's natural beauty, visual character, and charm by assuring that structures and other improvements are properly related to their sites, contribute to the surrounding structures and site improvements, with due regard to the aesthetic qualities of the existing terrain and landscaping.
- The design will contribute to stabilized and improved property values and prevent blighted areas.
- The design insures that adequate public facilities are available to serve development as it occurs, and that proper attention is given to site planning and development to not adversely impact the orderly, efficient and economic provision of public facilities and services.
- The design achieves the beneficial influence of pleasant environments for living and working on behavioral patterns, thus decreasing the cost of government services. The design reduces opportunities for crime through careful consideration of physical design, site layout and lighting under defensible space guidelines, providing clearly defined areas as either public, semi-public, or private, provide clear identity of structures and opportunities for easy surveillance of the site that maximize resident control of behavior, particularly crime.
- The design will foster civic pride and community spirit to improve the quality and quantity of local residents utilizing the facility.

- The design will help to sustain the comfort, health, tranquility, and contentment of local residents by providing a more attractive and functional area for group activities.

CONCLUSION – Design Review

Based on the findings presented above, the proposed architectural and site design plans are found to be consistent with the applicable provision of the Site Design Review code.

The grade of the building will match the grade of the existing sidewalk along the west side of the existing open courts and Tennis Club building, providing appropriate ADA accessibility.

No trees will be removed, and no existing landscaping will be altered.

VI. FINAL CONCLUSION

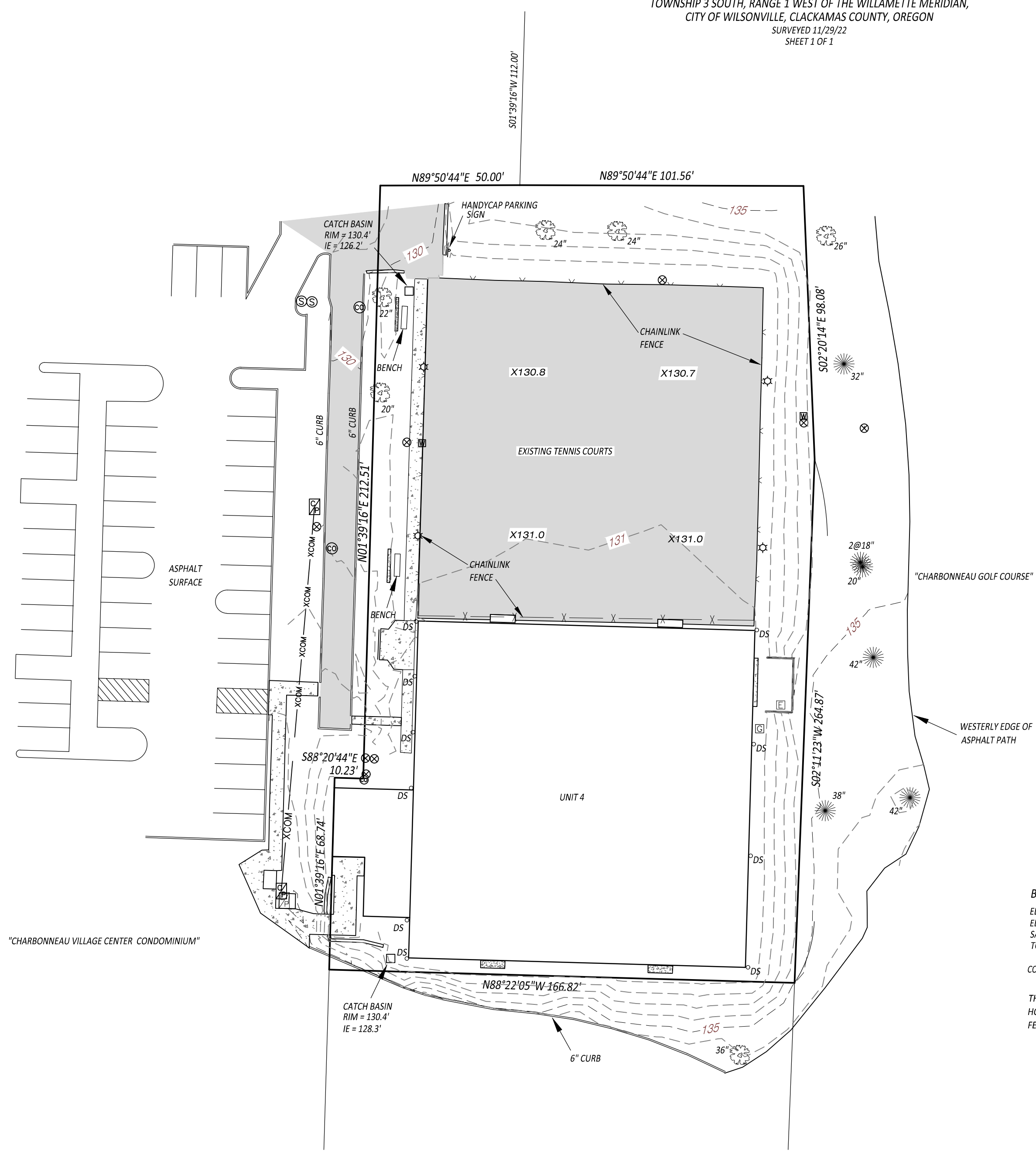
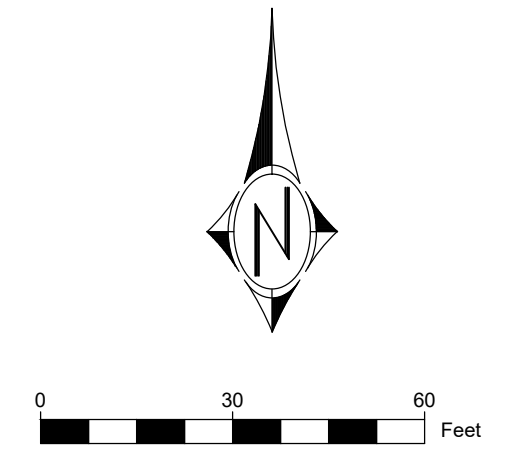
This Compliance report has provided findings demonstrating compliance with the Comprehensive Plan and applicable PDC zoning, Planned Development Permit standards, and Design Review standards. The proposed Findings demonstrate compliance with the applicable standards and criteria for Site Design Review and Outdoor Lighting

Based on the findings and supporting plans and documents, the development is found to comply with all Planned Development and Site Design Review standards and criteria. Therefore, the applicant respectfully requests approval of this Design Review application.

TOPOGRAPHIC SURVEY

CHARBONNEAU VILLAGE CENTER UNIT 4

LOCATED IN THE SW 1/4 OF SECTION 24
AND IN THE NW 1/4 OF SECTION 25,
TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN,
CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON
SURVEYED 11/29/22
SHEET 1 OF 1



LEGEND

	- BOUNDARY LINE
	- EXISTING LOT LINE
	- COMMUNICATION LINE
	- FENCE LINE (AS NOTED)
	- EXISTING 1' CONTOUR
	- EXISTING 5' CONTOUR
	- CONIFEROUS TREE (DBH)
	- DECIDUOUS TREE (DBH)
	- SANITARY MANHOLE
	- CLEANOUT
	- DOWNSPOUT TO PIPE
	- CATCH BASIN/DRAIN INLET
	- IRRIGATION VALVE
	- WATER METER
	- GAS METER
	- SIGN
	- ELECTRIC METER
	- ELECTRIC PEDESTAL
	- LIGHT POLE
	- TELECOMM PEDESTAL
	- EXISTING CONCRETE
	- EXISTING ASPHALT PAVEMENT
	- EXISTING BUILDING FOOTPRINT
	- SPOT ELEVATION

BENCHMARK
ELEVATION DATUM IS BASED ON A 2-1/2" DIAMETER BRASS CAP INSCRIBED RYDELL P.L.S. 1497 ELEVATION 125.72', SET IN THE PLAT OF "FAIRWAY VILLAGE CONDOMINIUM" (PLAT NO. 2655). ELEV.= 125.72'. SAID PLAT STATES THAT IT IS BASED ON U.S.G.S. THE PLAT SHOWS NO DATUM AND SO DETERMINED TO BE UNKNOWN.

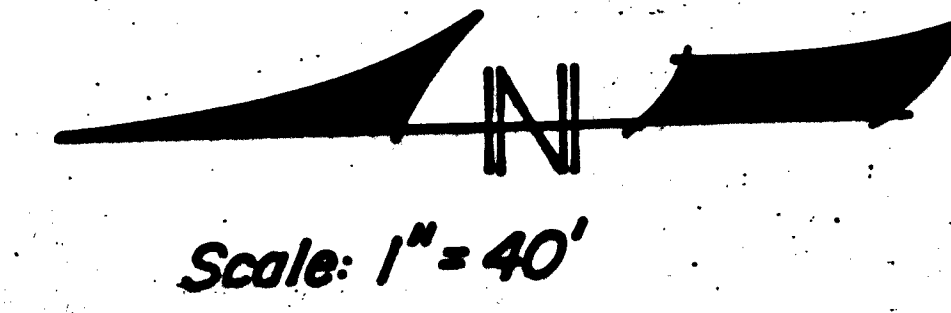
CONTOUR INTERVAL = 1.0'

THE UNDERGROUND UTILITY LINES ARE FROM FIELD SURFACE LOCATIONS ONLY, HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED.

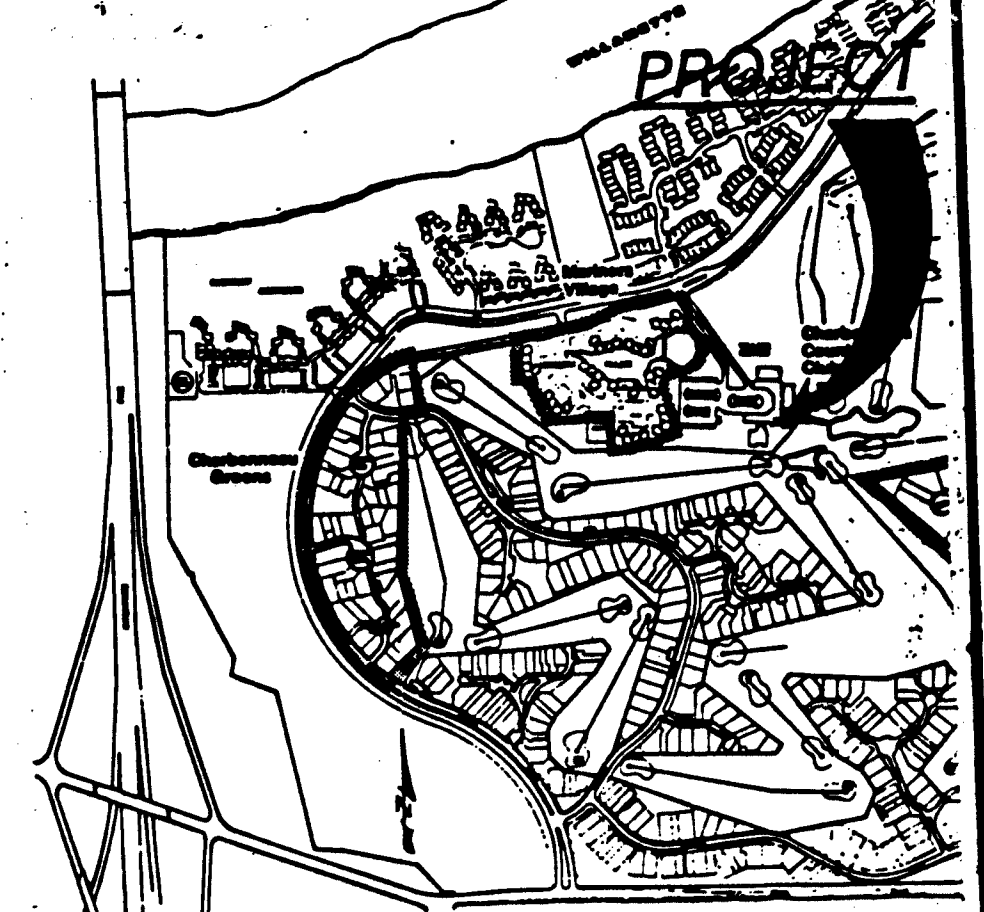
"CHARBONNEAU VILLAGE CENTER CONDOMINIUM"

"CHARBONNEAU GOLF COURSE"

VILLAGE CENTER SITE PLAN CHARBONNEAU, THE VILLAGE AT WILSONVILLE City of Wilsonville, Clackamas County, Oregon



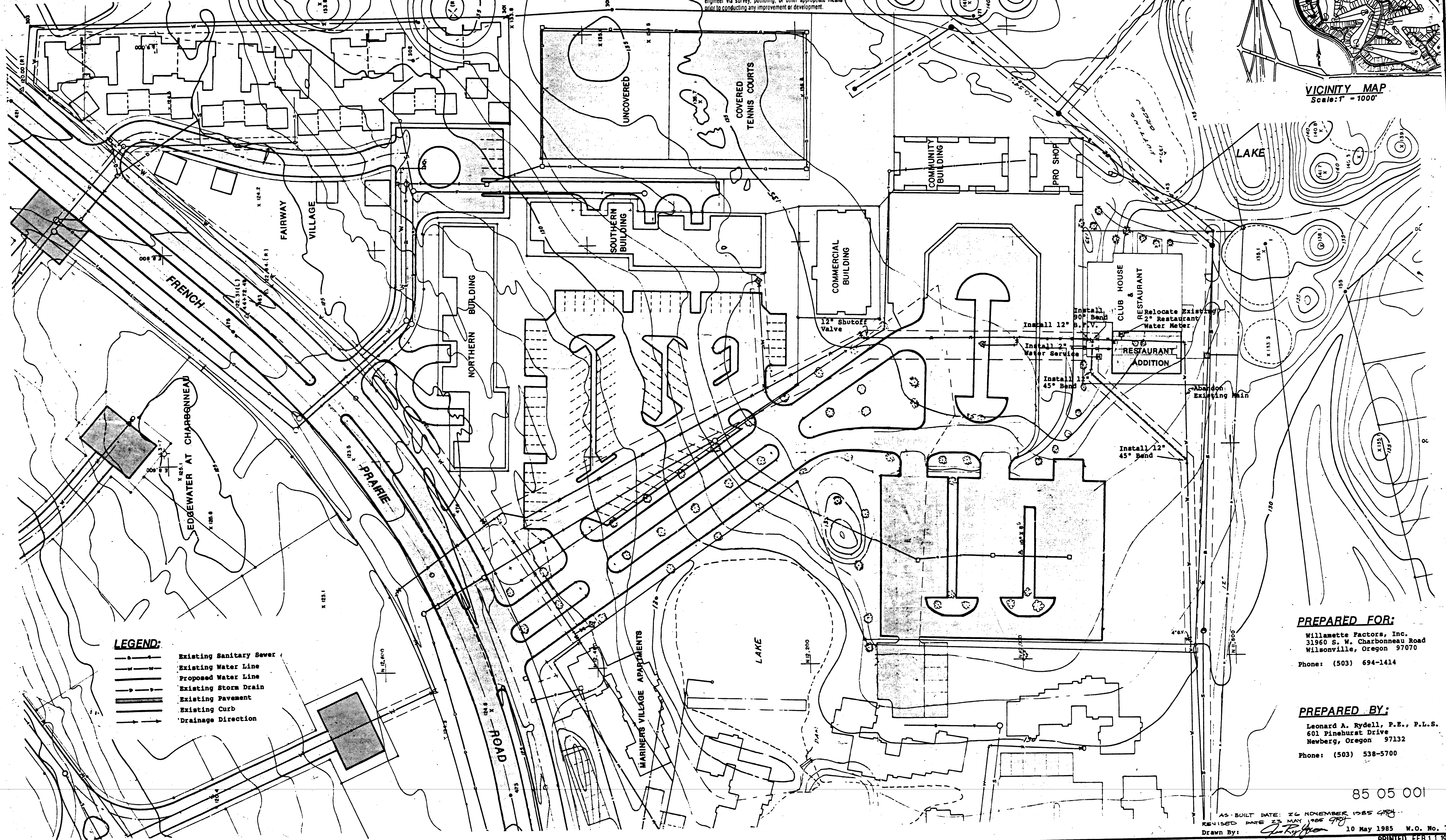
Record Drawings, Maps, and Plans Not Guaranteed
Record drawings, maps and plans are provided to the City by the Owner/Developer upon completion of development and/or improvement projects within the City. The City does not guarantee the accuracy of measurements, elevations, locations, or other information on such maps and plans. All information should be independently verified by a registered engineer via survey, photogrammetry, or other appropriate means prior to conducting any improvement or development.



SW24

CHARB, VILLAGE

85 05 001



- LEGEND:**
- Existing Sanitary Sewer
 - Existing Water Line
 - Proposed Water Line
 - Existing Storm Drain
 - Existing Pavement
 - Existing Curb
 - Drainage Direction

PREPARED FOR:
Willamette Factors, Inc.
31960 S. W. Charbonneau Road
Wilsonville, Oregon 97070
Phone: (503) 694-1414

PREPARED BY:
Leonard A. Rydell, P.E., P.L.S.
601 Pinehurst Drive
Newberg, Oregon 97132
Phone: (503) 538-5700

AS-BUILT DATE: 26 NOVEMBER 1985
REVISED DATE: 23 MAY 1986
Drawn By: *[Signature]* 10 May 1985 W.O. No. 7701
PRINTED FEB 11 1987

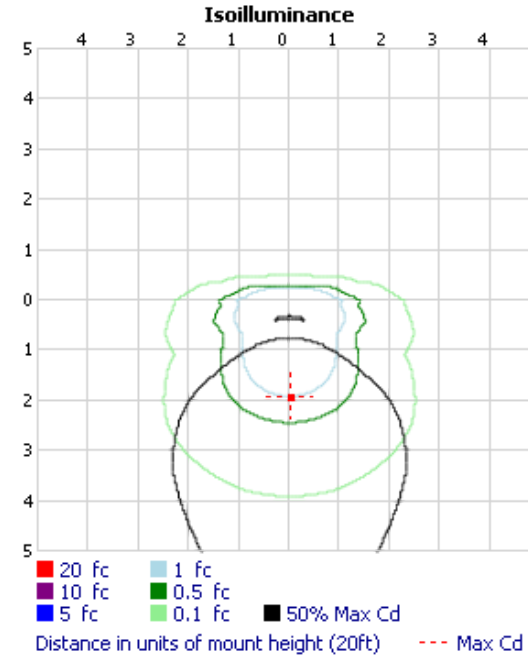
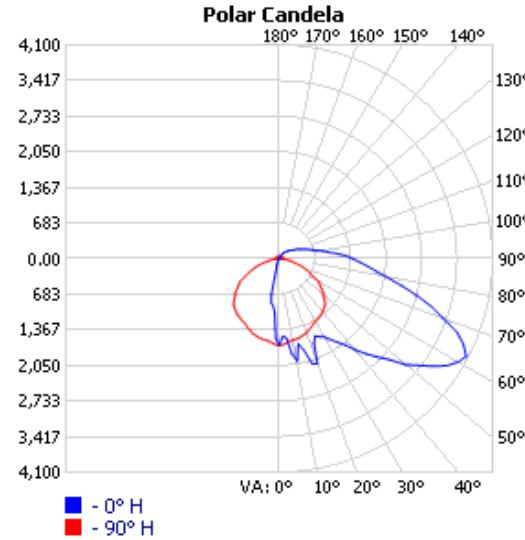
OUTDOOR PHOTOMETRIC REPORT

CATALOG: TWX2 LED ALO 40K

Test #: ISF 21525P13
 Test Lab: SCALED PHOTOMETRY
 Catalog: TWX2 LED ALO 40K
 Description: TWX2 LED WITH ALO - PERFORMANCE PACKAGE, 4000K
 Series: TWX LED Glass Wall Packs
 Lamp Output: Total luminaire Lumens: 6841.9, absolute photometry *
 Input Wattage: 53.6584
 Luminous Opening: Rectangle w/Luminous Sides (L: 1.8", W: 11.04", H: 6")
 Max Cd: 4,048.9 at Horizontal: 0°, Vertical: 62.5°
 Roadway Class: VERY SHORT, TYPE IV



Item 2.



*Test based on absolute photometry where lamp lumens=lumens total.
 *Cutoff Classification and efficiency cannot be properly calculated for absolute photometry.

Visual Photometric Tool 1.2.46 copyright 2023, Acuity Brands Lighting.
 This Photometric report has been generated using methods recommended by the IESNA. Calculations are based on Photometric data provided by the manufacturer, and the accuracy of this Photometric report is dependent on the accuracy of the data provided. End-user environment and application (including, but not limited to, voltage variation and dirt accumulation) can cause actual Photometric performance to differ from the performance calculated using the data provided by the manufacturer. This report is provided without warranty as to accuracy, completeness, reliability or otherwise. In no event will Acuity Brands Lighting be responsible for any loss resulting from any use of this report.

Zonal Lumen Summary

Zone	Lumens	% Luminaire
0-30	971.1	14.2%
0-40	1,590.2	23.2%
0-60	3,383.8	49.5%
60-90	2,524.7	36.9%
70-100	1,756.7	25.7%
90-120	730.2	10.7%
0-90	5,908.5	86.4%
90-180	933.5	13.6%
0-180	6,841.9	100%

Lumens Per Zone

Zone	Lumens	% Total	Zone	Lumens	% Total
0-10	133.4	1.9%	90-100	345.4	5%
10-20	344.1	5.0%	100-110	231.4	3.4%
20-30	493.7	7.2%	110-120	153.4	2.2%
30-40	619.0	9.0%	120-130	97.4	1.4%
40-50	789.5	11.5%	130-140	58.8	0.9%
50-60	1,004.1	14.7%	140-150	30.8	0.4%
60-70	1,113.4	16.3%	150-160	12.2	0.2%
70-80	874.9	12.8%	160-170	3.3	0%
80-90	536.4	7.8%	170-180	0.7	0%

Roadway Summary

Distribution: TYPE IV, VERY SHORT

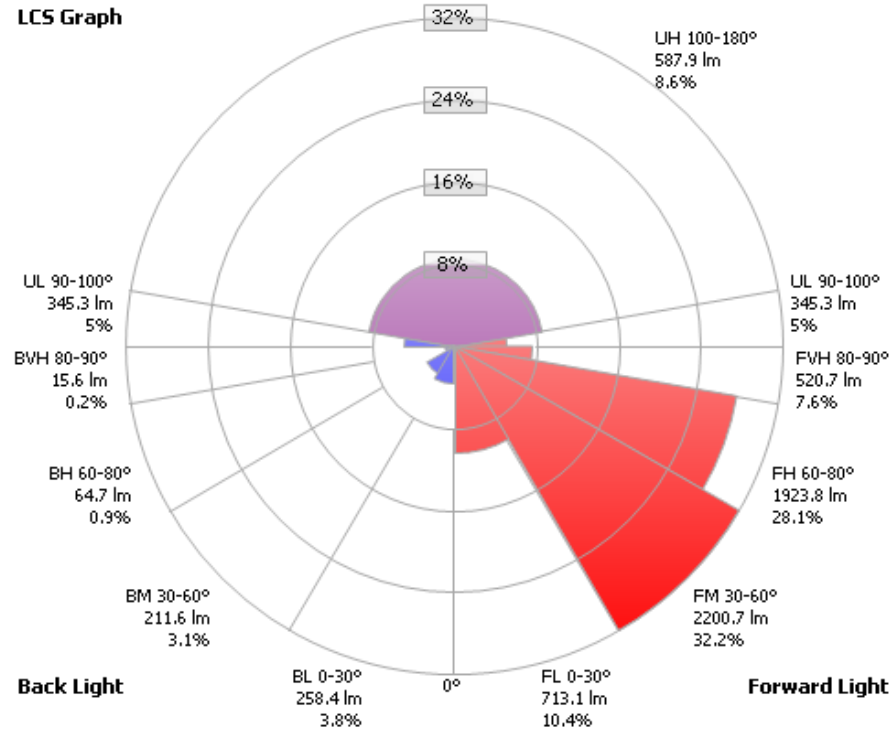
Max Cd, 90 Deg Vert:	1,420.4	
Max Cd, 80 to <90 Deg:	2,136.6	
	Lumens	% Lamp
Downward Street Side:	5,358.3	78.3%
Downward House Side:	550.3	8%
Downward Total:	5,908.6	86.4%
Upward Street Side:	878.5	12.8%
Upward House Side:	54.8	0.8%
Upward Total:	933.2	13.6%
Total Lumens:	6,841.8	100%

LCS Table

BUG Rating	B1 - U4 - G4	
Forward Light	Lumens	Lumens %
Low(0-30):	713.1	10.4%
Medium(30-60):	2,200.7	32.2%
High(60-80):	1,923.8	28.1%
Very High(80-90):	520.7	7.6%
Back Light		
Low(0-30):	258.4	3.8%
Medium(30-60):	211.6	3.1%
High(60-80):	64.7	0.9%
Very High(80-90):	15.6	0.2%
Uplight		
Low(90-100):	345.3	5%
High(100-180):	587.9	8.6%
Trapped Light:	0.1	0%

Item 2.

LCS Graph



Scale = Max LCS %
 ↻ Trapped Light: 0.1 lm, 0%

Item 2.

Candela Table - Type C

	0	15	25	35	45	55	65	75	85	90	105	115	125	135	145	155	165	175	180	
0	1660	1660	1660	1660	1660	1660	1660	1660	1660	1660	1660	1660	1660	1660	1660	1660	1660	1660	1660	1660
5	1520	1523	1529	1499	1459	1479	1505	1550	1608	1622	1604	1517	1378	1279	1137	1049	1017	993	1026	
10	1997	2010	1991	1873	1655	1475	1401	1417	1547	1583	1363	1014	886	858	855	829	849	849	867	
15	1812	1708	1634	1654	1836	1809	1484	1351	1484	1559	1056	856	834	740	668	506	352	286	278	
20	2141	2161	2122	1890	1604	1803	1676	1327	1396	1520	898	788	671	375	176	149	144	138	138	
25	1634	1667	1777	2073	1935	1682	1804	1381	1348	1450	862	719	313	161	123	93	86	77	78	
30	1733	1679	1664	1673	1961	1842	1780	1452	1300	1390	817	506	176	110	75	54	45	39	41	
35	1961	1884	1762	1607	1596	1894	1750	1487	1256	1351	760	262	128	71	48	30	21	17	17	
40	2289	2149	1983	1754	1509	1750	1657	1493	1195	1306	627	193	90	51	24	8	0	0	0	
45	2666	2532	2281	1959	1610	1481	1550	1450	1134	1246	463	147	65	27	3	0	0	0	0	
50	3164	2931	2582	2191	1730	1426	1435	1395	1053	1107	286	111	50	9	0	0	0	0	0	
55	3602	3372	2957	2425	1875	1414	1178	1348	978	984	202	87	36	2	0	0	0	0	0	
60	3969	3731	3264	2660	1991	1426	1055	1210	871	865	161	77	27	0	0	0	0	0	0	
65	3906	3780	3399	2797	2070	1396	918	993	728	653	135	69	27	0	0	0	0	0	0	
70	3358	3270	3000	2651	2057	1350	782	791	584	494	122	66	27	2	0	0	0	0	0	
75	2743	2627	2410	2146	1780	1183	676	599	403	322	111	66	29	3	0	0	0	0	0	
80	2126	2046	1839	1625	1365	924	521	409	262	187	99	57	26	5	0	0	0	0	0	
85	1715	1631	1438	1214	996	680	385	241	138	96	78	47	24	6	0	0	0	0	0	
90	1411	1348	1178	973	745	509	307	184	87	63	60	39	21	9	0	0	0	0	0	
95	1115	1088	954	791	611	417	262	162	77	57	54	38	21	9	0	0	0	0	0	
100	850	844	761	665	539	367	236	144	72	63	51	36	21	12	3	2	0	0	0	
105	662	665	606	551	471	334	214	131	69	66	51	35	21	12	3	2	2	0	0	
110	537	545	503	451	388	287	196	120	68	65	48	35	21	12	3	3	2	0	0	
115	435	448	417	370	316	244	175	111	63	60	47	33	21	9	3	2	0	0	0	
120	349	354	334	307	263	206	153	99	60	59	45	33	21	9	3	2	0	0	0	
125	286	286	271	253	220	176	129	84	57	56	42	32	21	9	3	3	0	0	0	
130	241	238	221	208	187	149	108	69	54	53	39	30	21	9	5	3	0	0	0	
135	199	194	181	169	150	123	87	56	48	47	36	27	18	9	5	2	0	0	0	
140	162	156	144	134	119	93	68	48	45	42	33	26	17	9	5	3	0	0	0	
145	128	123	111	102	86	66	48	41	39	36	30	23	15	9	5	3	0	0	0	
150	93	90	81	72	60	44	36	36	33	33	27	21	15	9	6	3	0	0	0	
155	60	57	51	44	36	27	29	30	30	27	23	18	12	9	5	3	0	0	0	
160	29	27	24	20	18	18	23	24	24	24	20	15	12	8	5	2	0	0	0	
165	5	6	6	9	12	15	18	20	21	21	18	15	12	8	5	3	0	0	0	
170	0	3	3	6	9	12	15	17	18	18	15	14	9	8	3	2	0	0	0	
175	0	2	3	5	8	9	12	15	15	17	15	12	9	6	3	2	0	0	0	
180	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8

Item 2.



May 30, 2023

City of Wilsonville
32020 SW Charbonneau Dr.
Wilsonville, OR 97070

RE: Stormwater Calculations – 32020 SW Charbonneau Dr.: Civil Engineering Improvements
J.O. 3407.0000.0

To whom it may concern:

Westech Engineering submits this Stormwater Calculations study for the Civil Engineering Improvements project at 32020 SW Charbonneau Dr. in Wilsonville, Oregon.

The remainder of this letter is divided into the following sections:

- Project Overview
- Summary of Methods
- Analysis Results

Short discussions on these items follow.

Project Overview and Existing Conditions

The proposed project is located on a 1.03-acre lot on Charbonneau Dr SW in Wilsonville, Oregon. The project scope is to install a cover over the existing tennis court and connect rain drains to the existing stormwater system on site. The project will not increase impervious surface from the existing conditions and all runoff will be routed to the existing storm system. The Stormwater Calculations are intended to be viewed in conjunction with the Civil Drawings submitted separately. Refer to the Civil Drawings for a site map of the project area.

Summary of Methods

Drainage Basins

The site was analyzed as one basin. The existing basin totals approximately 14,500 SF of impervious area and consists of the existing tennis court. The developed basin totals approximately 14,500 SF of impervious area. Runoff from the new tennis court cover will be routed to the existing storm system via proposed rain drains. Therefore, the developed runoff from the site will not increase from the proposed improvements as the impervious area on site is not being increased.

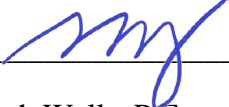
Analysis Results

The proposed improvements will drain to the same system that the site is draining to for existing conditions. Therefore, the amount of runoff received by the existing storm system will be the same as existing conditions after the proposed improvements are constructed. As mentioned above, the proposed improvements will not increase the amount of existing impervious area on site.

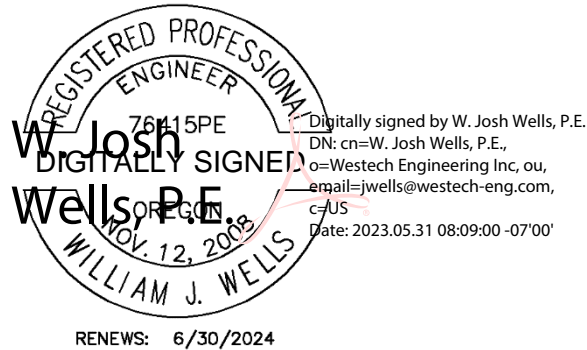
We thank you for the opportunity to offer our services. If you have any questions or need additional information regarding our Stormwater Calculations, please contact us at (503) 585-2474.

Sincerely,

WESTECH ENGINEERING, INC.



W. Josh Wells, P.E.

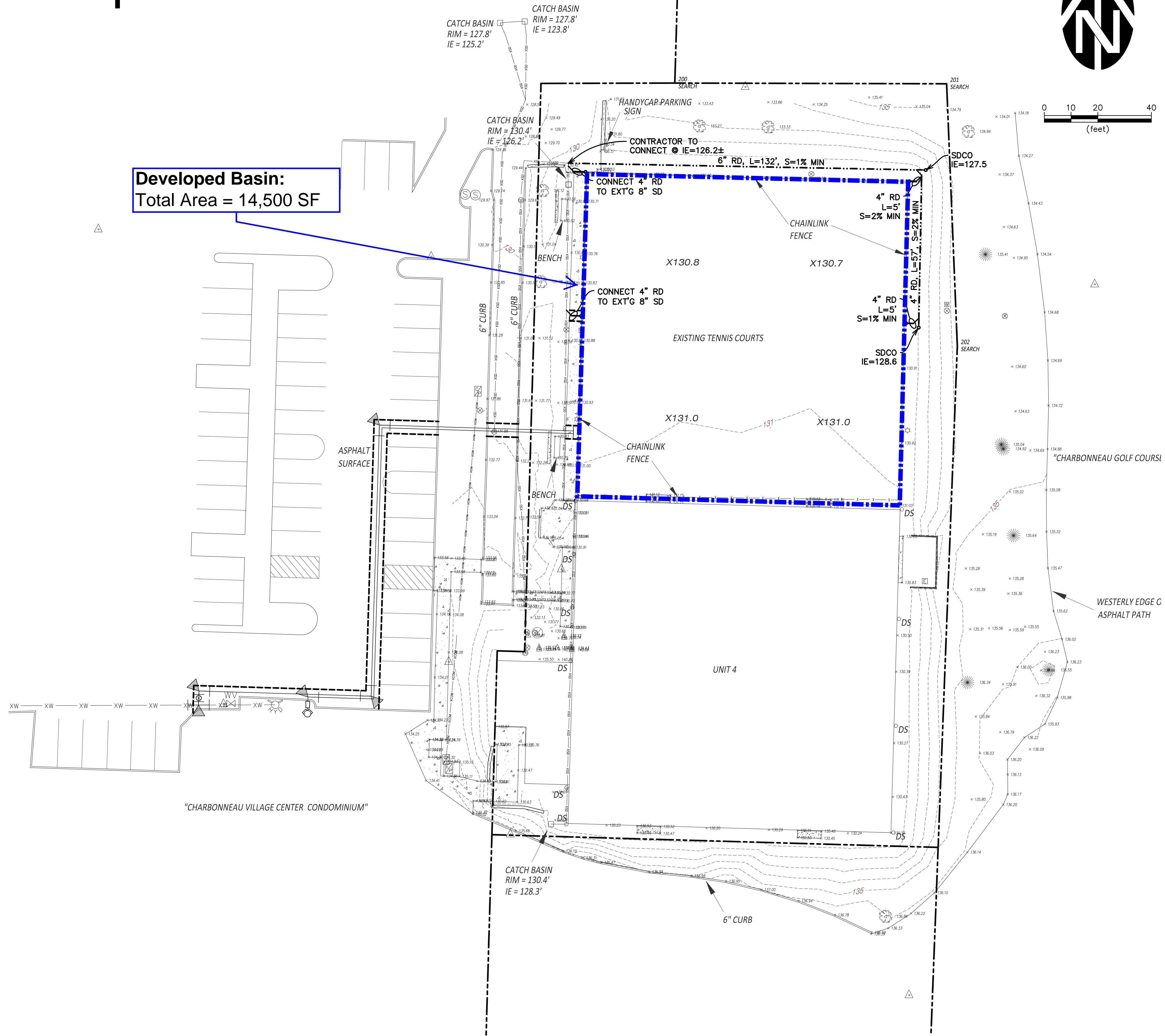


76115PE
DIGITALLY SIGNED
W. Josh Wells, P.E.
OREGON
NOV. 12, 2028
WILLIAM J. WELLS

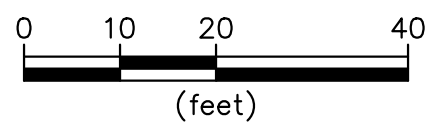
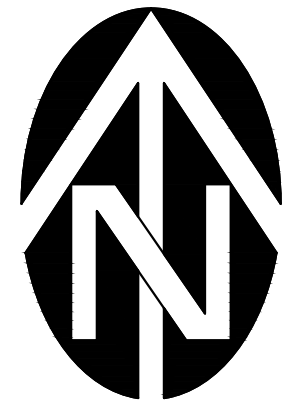
Digitally signed by W. Josh Wells, P.E.
DN: cn=W. Josh Wells, P.E.,
o=Westech Engineering Inc, ou,
email=jwells@westech-eng.com,
c=US
Date: 2023.05.31 08:09:00 -07'00'

RENEWS: 6/30/2024

Developed Basin Map



Developed Basin:
Total Area = 14,500 SF

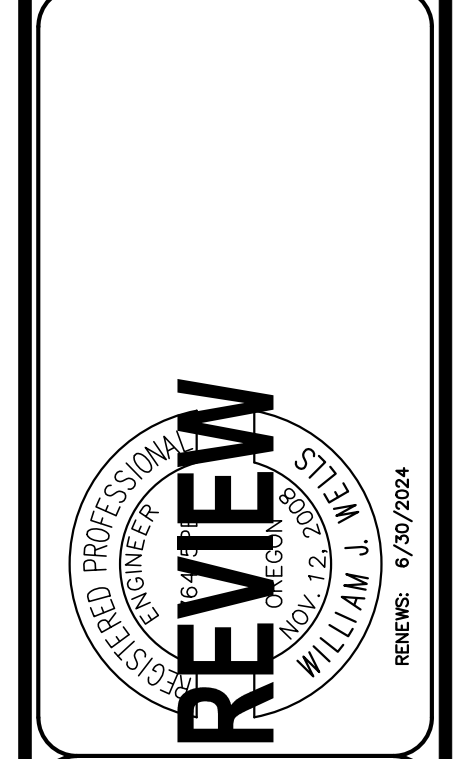


4/6/2023 2:23:03 PM C:\Users\CAD\Desktop\Work (PC)\Projects\Haworth_Troy\Charbonneau Unit 4\Civil\Plots\C3.0 - Rain Drain Plan.dwg (C3.0 Job)

NO.	DATE	DESCRIPTION	BY
1			

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON SCALES ACCORDINGLY

DSN. JW
DRN. AK
CKD. JW
DATE: 03/2023



WESTTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS

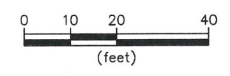
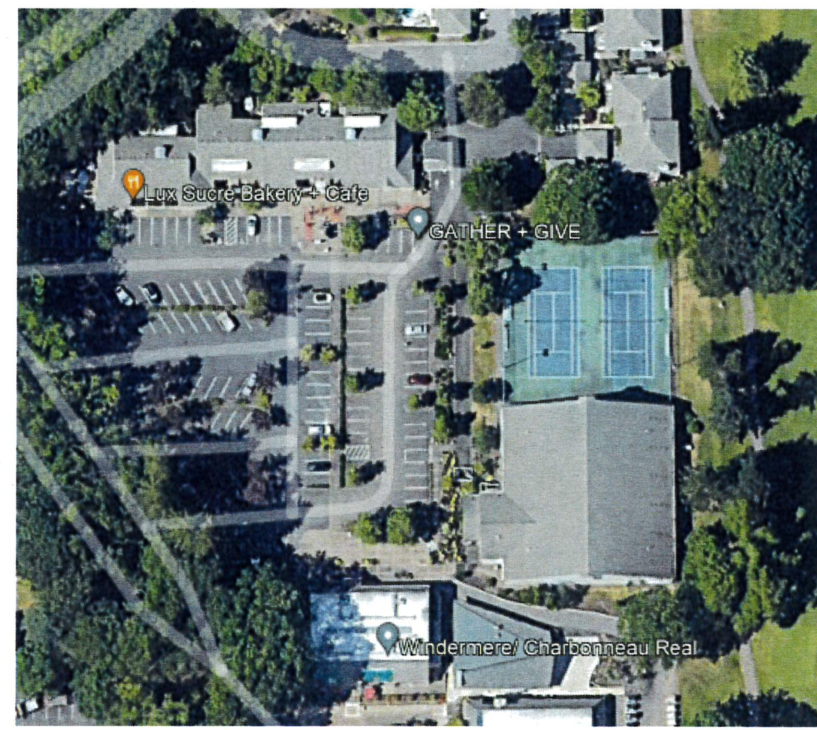
WE

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 565-2474 Fax: (503) 585-3966
E-mail: westtech@westtech-eng.com

HAWORTH, INC.
CHARBONNEAU UNIT 4
RAIN DRAIN PLAN

DRAWING
C3.0
JOB NUMBER
3407.0000.0

LUX SUCRE BAKERY+CAFE
31840 SW Charbonneau Dr, Wilsonville, OR 97070



NO.	DATE	DESCRIPTION	BY
1	03/2023		

VERIFY SCALE
BASED ON THE PLAN
IF NOT ONE INCH ON
SCALE IS ACCURATE

DSN: JW
DRN: AK
CKD: JW
DATE: 03/2023

WE
WESTTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 985-2474 Fax: (503) 985-3986
E-mail: westtech@westtech-eng.com

HAWORTH, INC.
CHARBONNEAU UNIT 4
Site Plan

DRAWING
JOB NUMBER
3407.0000.0

GENERAL NOTES:

- PRODUCT CERTIFICATIONS**
APPROVED FABRICATOR OF PREFABRICATED BUILDINGS. REF. IAS REPORT NO. FA-405
- MATERIALS SPECIFICATION**

ASTM DESIGNATION	YIELD STRENGTH
FLAT BAR..... A-572	FY = 50 KSI MIN
STEEL PLATE..... A-572	FY = 50 KSI MIN
HOT-ROLLED MILL SHAPES..... A-992	FY = 50 KSI MIN
CONNECTION PLATES..... A-572	FY = 50 KSI MIN
BRACE RODS..... A-36	FY = 36 KSI MIN
COLD-FORMED LIGHT GAGE SHAPES..... A-570	FY = 55 KSI
ROOF AND WALL SHEETING (R PANEL)..... A-792-94	FY = 80 KSI (GRADE E)
ROOF SHEETING (STANDING SEAM)..... A-446-76	FY = 50 KSI (GRADE D)
BOLTS TYP..... A-325	
1/2" BOLTS..... GRADE 5	
- SECONDARY STRUCTURAL COATING**
FORMED FROM GALVANIZED PRODUCTS (G60)
- BUILDER/CONTRACTOR OR A/E FIRM RESPONSIBILITIES**
PACIFIC BUILDING SYSTEMS STANDARD PRODUCT SPECIFICATIONS FOR DESIGN, FABRICATION, QUALITY CRITERIA, STANDARDS AND TOLERANCES SHALL GOVERN THE WORK, UNLESS STIPULATED OTHERWISE IN THE CONTRACT DOCUMENTS.
IN CASE OF DISCREPANCIES BETWEEN PACIFIC BUILDING SYSTEMS STRUCTURAL PLANS AND PLANS FOR OTHER TRADES, THE PACIFIC BUILDING SYSTEMS PLANS SHALL GOVERN.
IT IS THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR TO OBTAIN APPROPRIATE APPROVALS AND NECESSARY PERMITS FROM CITY, COUNTY, STATE, OR FEDERAL AGENCIES, AS REQUIRED.
ACCEPTANCE OF THE PACIFIC BUILDING SYSTEMS INTERPRETATION OF THE CONTRACT.
ONCE THE BUILDER/CONTRACTOR OR A/E FIRM HAS SIGNED PACIFIC BUILDING SYSTEMS APPROVAL PACKAGE, CHANGES FROM THE CONTRACT BY THE BUILDER WILL BE BILLED TO THE BUILDER/ CONTRACTOR FOR MATERIAL, ENGINEERING, AND HANDLING FEES. SUCH CHANGES MAY CAUSE THE PROJECT TO BE MOVED FROM THE FABRICATION AND/OR SHIPPING SCHEDULE. A PENALTY FEE MAY BE CHARGED IF THE PROJECT MUST BE MOVED FROM THE FABRICATION AND/OR SHIPPING SCHEDULE, AS LONG AS PACIFIC BUILDING SYSTEMS DESIGN AND DETAILING APPROACH COMPLIES WITH THE CONTRACT.
THE BUILDER/CONTRACTOR OR A/E FIRM IS RESPONSIBLE FOR THE OVERALL PROJECT COORDINATION. ALL INTERFACE AND COMPATIBILITY CONCERNING ANY MATERIALS NOT FURNISHED BY PACIFIC BUILDING SYSTEMS ARE TO BE CONSIDERED AND COORDINATED BY THE BUILDER/CONTRACTOR OR A/E FIRM. THESE PACIFIC BUILDING SYSTEMS ASSUMPTIONS SHALL GOVERN UNLESS SPECIFIC DESIGN CRITERIA CONCERNING THIS INTERFACE BETWEEN MATERIALS IS FURNISHED AS PART OF THE CONTRACT.
THE BUILDER/CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL OTHER PROJECT PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE REQUIREMENTS OF ANY GOVERNING BUILDING AUTHORITIES.
SUPPLYING SEALED ENGINEERING DESIGN DATA AND DRAWINGS FOR THE PACIFIC BUILDING SYSTEMS BUILDING DOES NOT IMPLY OR CONSTITUTE AN AGREEMENT THAT PACIFIC BUILDING SYSTEMS OR ITS DESIGN ENGINEER IS ACTING AS THE ENGINEER OF RECORD OR DESIGN PROFESSIONAL FOR THE CONSTRUCTION PROJECT. THESE DRAWINGS AND DESIGN DATA ARE SEALED AS TO THE STRUCTURAL SYSTEM FURNISHED BY PACIFIC BUILDING SYSTEMS IN COMPLIANCE WITH ALL REQUIREMENTS OF THE CONTRACT.
THE BUILDER/CONTRACTOR IS RESPONSIBLE FOR SETTING OF ANCHOR BOLTS AND ERECTION OF STEEL BUILDING COMPONENTS IN ACCORDANCE WITH PACIFIC BUILDING SYSTEMS "FOR CONSTRUCTION" DRAWINGS. TEMPORARY SUPPORTS OR BRACING REQUIRED FOR THE BUILDING ERECTION WILL BE THE RESPONSIBILITY OF THE ERECTOR TO DETERMINE, FURNISH, AND INSTALL.
- A-325 BOLT TIGHTENING REQUIREMENTS**
HIGH STRENGTH A-325 BOLTS SHALL BE TIGHTENED BY THE TURN-OF-THE-NUT METHOD IN ACCORDANCE WITH THE LATEST EDITION, AISC SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A-325 OR A-490 BOLTS. WASHERS ARE NOT REQUIRED WHEN A-325 BOLTS ARE TIGHTENED BY THE TURN-OF-THE-NUT METHOD.

TABLE -NUT ROTATION FROM SNUG-TIGHT CONDITION

BOLT LENGTH (UNDERSIDE OF HEAD TO EDGE OF BOLT)	DISPOSITION OF OUTER FACE OF BOLTED PARTS		
	BOTH FACES NORMAL TO BOLT AXIS	ONE FACE NORMAL TO BOLT AXIS AND OTHER SLOPED NOT MORE THAN 1:20 (BEVELED WASHER NOT USED)	BOTH FACES SLOPED NOT MORE THAN 1:20 FROM NORMAL TO THE BOLT AXIS (BEVELED WASHER NOT USED)
UP TO AND INCLUDING 4 DIAMETERS	1/3 TURN	1/2 TURN	2/3 TURN
OVER 4 DIAMETERS BUT NOT EXCEEDING 8 DIAMETERS	1/2 TURN	2/3 TURN	5/6 TURN

FOR BOLTS INSTALLED BY 1/2 TURN AND LESS, THE TOLERANCE SHALL BE PLUS OR MINUS 30 DEGREES.
FOR BOLTS INSTALLED BY 2/3 TURN AND MORE, THE TOLERANCE SHALL BE PLUS OR MINUS 45 DEGREES.

BUILDING INFORMATION

JOB NUMBER: 22-8819
CUSTOMER: Haworth Construction
PROJECT: New Tennis Building
LOCATION: Wilsonville, OR 97070

LOADING INFORMATION

RISK CATEGORY: II - Standard Occupancy
BLDG. CODE: OSSC19 (IBC 18)
CLOSED/OPEN: Closed
EXPOSURE: C
WIND SPEED: 98 MPH
COLLATERAL LOAD: 6.00 PSF
DEAD LOAD: 2.50 PSF + FRAME WT
LIVE LOAD: 20.00 PSF
ROOF SNOW LOAD: 20.00 PSF
GROUND SNOW LOAD: 9.00 PSF
SNOW IMPORTANCE (Is): 1.00

EARTHQUAKE DESIGN DATA

SEISMIC DESIGN CATEGORY: D
SEISMIC IMPORTANCE FACTOR: 1.00
MAPPED SPECTRAL RESPONSE ACCELERATIONS
S_s 0.811 %g S_{MS} 0.973 %g
S₁ 0.379 %g S_{M1} 0.728 %g
SPECTRAL RESPONSE COEFFICIENTS
S_{DS} 0.636 %g S_{D1} 0.485 %g

NOTE: IT IS THE CUSTOMER'S RESPONSIBILITY TO VERIFY ALL THE DESIGN CRITERIA

MAIN BUILDING

DESCRIPTION: 120'-0" x 120'-0" x 18'-0"
SLOPE: 3.5:12
STEEL COLOR: GREY
BASE COND: Base Channel

SHEETING TYPE AND COLOR

ROOF: SSQ-275 Standing Seam, Gauge: 24,
Color: Grays Harbor w/ High Clip
WALL: PBR, Gauge: 26, Color: Parchment
EAVE SOFFIT: None
GABLE SOFFIT: None
SW LINER: None
EW LINER: None
GABLE TRIM: Grays Harbor
EAVE TRIM: Grays Harbor
GUTTER TRIM: Grays Harbor
CORNER TRIM: Parchment
JAMB TRIM: Grays Harbor
DOWNSPOUT: Parchment
BASE TRIM: Parchment

INSULATION

ROOF: Banded Liner (R-36) w/ 5/8" Thermal Block
WALLS: Banded Liner (R-25) w/ Thermal Tape

ACCESSORIES * See Contract for Specifics

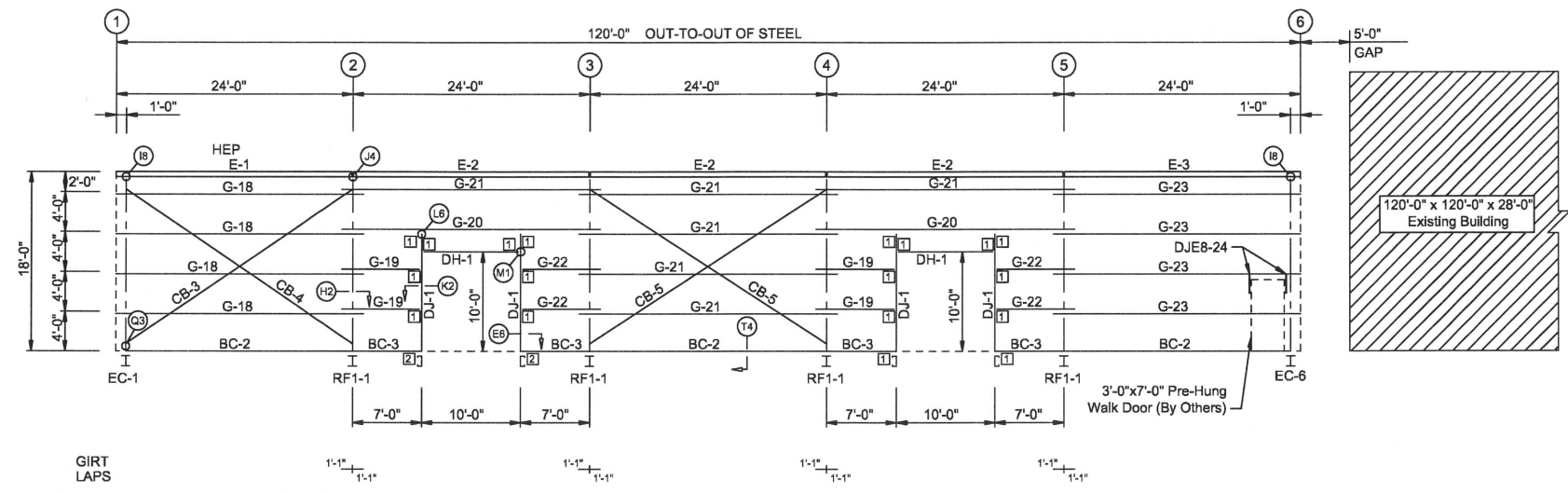
Banded Liner Support Kit



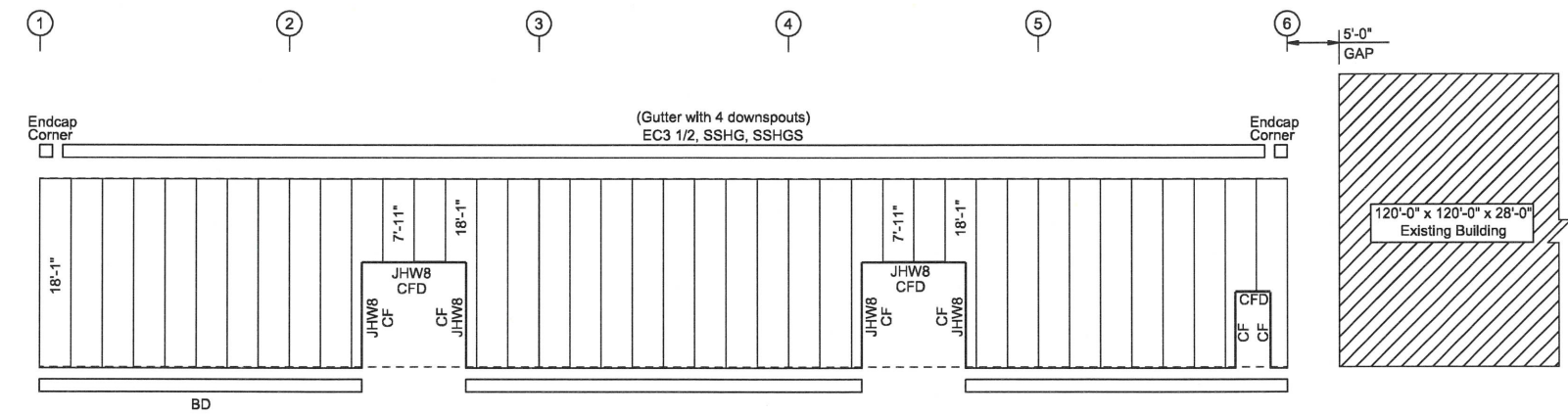
REVISION	DATE	PROJ: New Tennis Building Wilsonville, OR 97070	<p>PACIFIC BUILDING SYSTEMS MANUFACTURED BY TRUSS-T STRUCTURES, INC.</p> <p>2100 N. PACIFIC HWY. WOODBURN, OREGON 97071 PHONE 503 / 881-9581</p>	DATE: 12/26/22
A	Issued For Permits Only 1/05/23 NM	TITLE: Drawing Cover Sheet DEALER: Haworth Construction		DWG BY: NM
<p>THIS DRAWING INCLUDING DESIGN PRINCIPLES, IS THE PROPERTY OF TRUSS-T STRUCTURES, INC. AND SHALL NOT BE REPRODUCED, COPIED OR LOANED IN PART OR IN WHOLE WITHOUT WRITTEN PERMISSION. IT IS NOT TO BE USED IN ANY MANNER THAT MAY CONSTITUTE A DETRIMENT DIRECTLY OR INDIRECTLY TO TRUSS-T STRUCTURES, INC.</p>				CHECKED BY:
				PAGE: CS1 OF CS1
				JOB ID: 22-8819

MEMBER TABLE FRAME LINE A	
MARK	PART
DJ-1	8C16
DH-1	8C16
E-1	10GS14-3
E-2	10GS14-3
E-3	10GS14-3
G-18	8Z16
G-19	8Z16
G-20	8Z16
G-21	8Z16
G-22	8Z16
G-23	8Z16
BC-2	8C16
BC-3	8C16
CB-3	1 ROD
CB-4	1 ROD
CB-5	1 ROD

CONNECTION PLATES FRAME LINE A	
ID	MARK/PART
1	AL-1



SIDEWALL FRAMING: FRAME LINE A



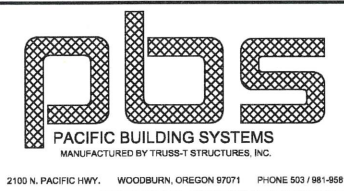
SIDEWALL SHEETING & TRIM: FRAME LINE A

PANELS: 26 Ga. PBR - Parchment

Note:
1. Liner by others on walls not to exceed 5 psf.



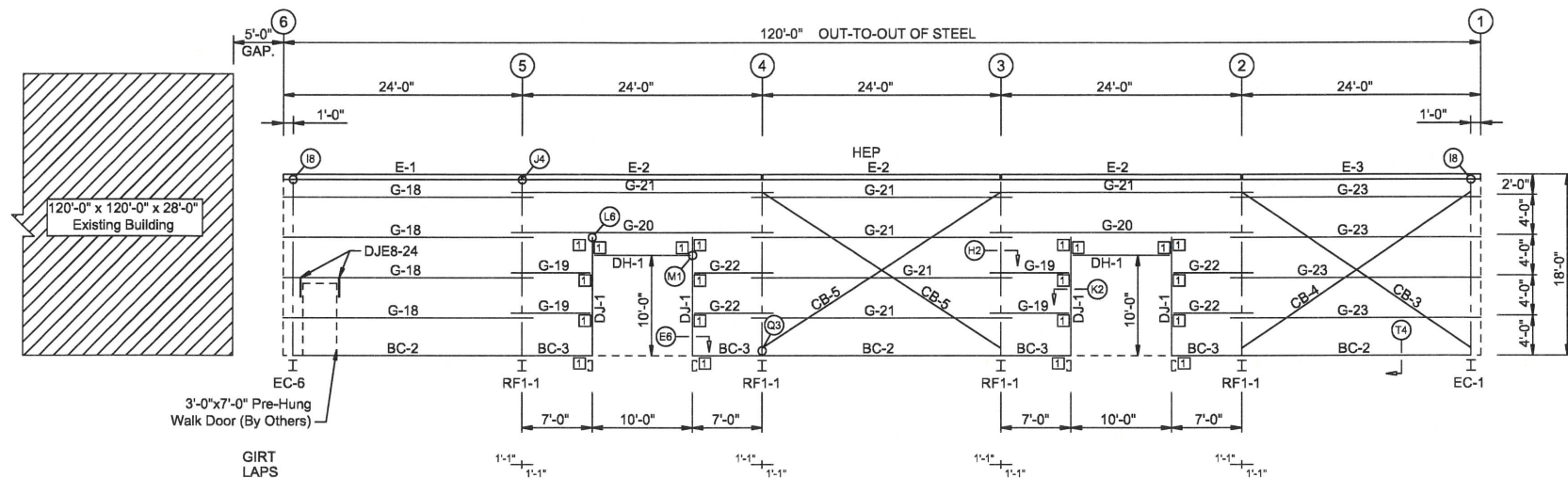
REVISION	DATE	PROJ:
A	1/05/23	New Tennis Building Wilsonville, OR 97070
	NM	TITLE: Sidewall Framing
		DEALER: Haworth Construction



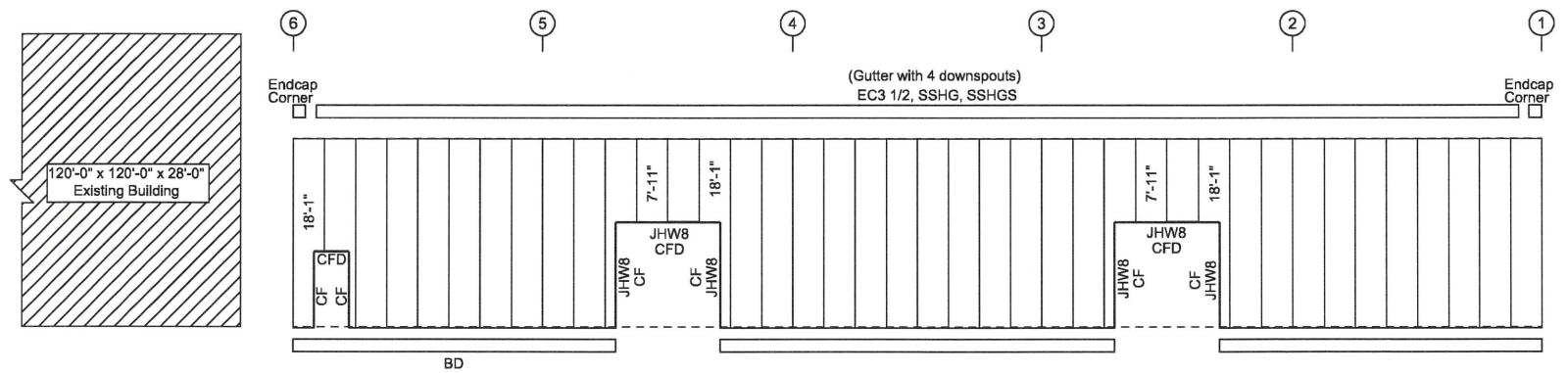
DATE: 12/26/22
DWG BY: NM
CHECKED BY:
PAGE: E3 OF E7
JOB ID: 22-8819

MEMBER TABLE	
FRAME LINE F	
MARK	PART
DJ-1	8C16
DH-1	8C16
E-1	10GS14-3
E-2	10GS14-3
E-3	10GS14-3
G-18	8Z16
G-19	8Z16
G-20	8Z16
G-21	8Z16
G-22	8Z16
G-23	8Z16
BC-2	8C16
BC-3	8C16
CB-3	1 ROD
CB-4	1 ROD
CB-5	1 ROD

CONNECTION PLATES	
FRAME LINE F	
ID	MARK/PART
1	AL-1



SIDEWALL FRAMING: FRAME LINE F



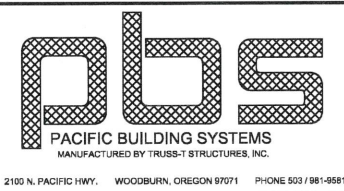
SIDEWALL SHEETING & TRIM: FRAME LINE F

PANELS: 26 Ga. PBR - Parchment

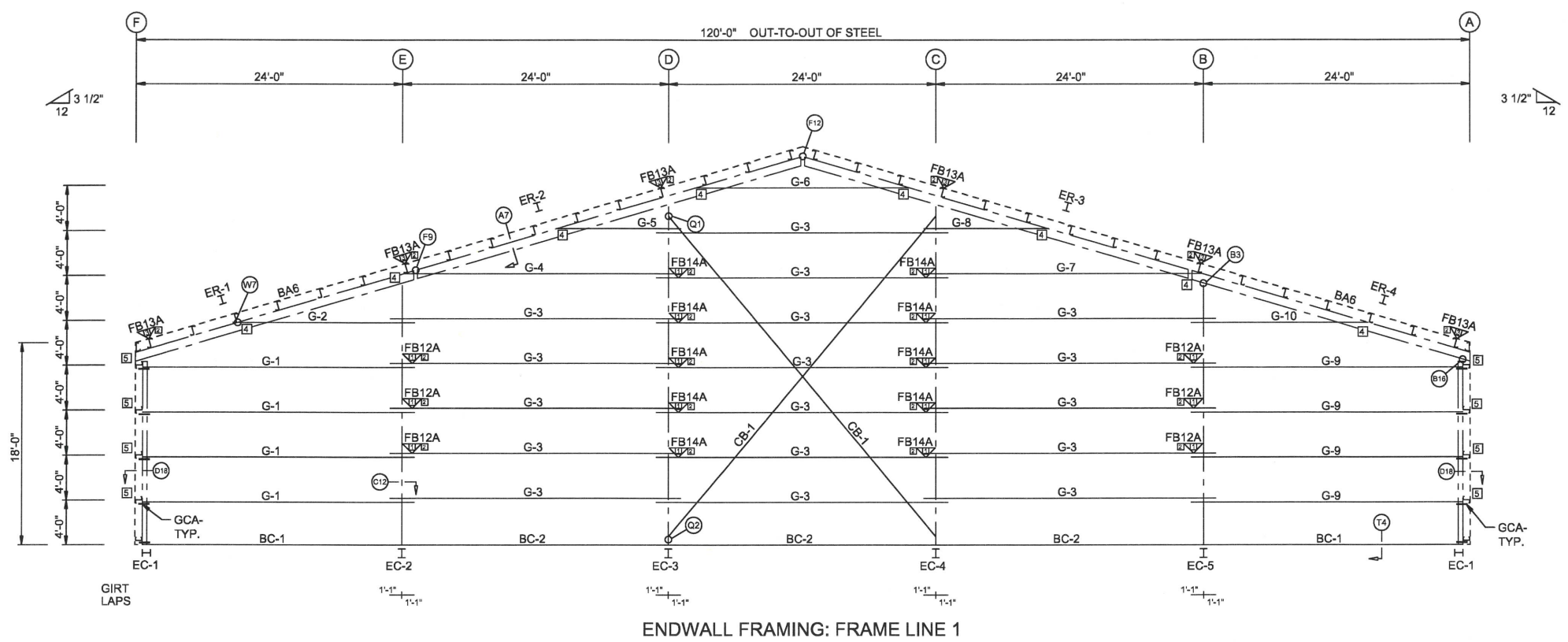
Note:
1. Liner by others on walls not to exceed 5 psf.



REVISION	DATE	PROJ:
A	1/05/23	New Tennis Building Wilsonville, OR 97070
	NM	Sidewall Framing
		DEALER: Haworth Construction



DATE:	12/26/22
DWG BY:	NM
CHECKED BY:	
PAGE:	E4 OF E7
JOB ID:	22-8819

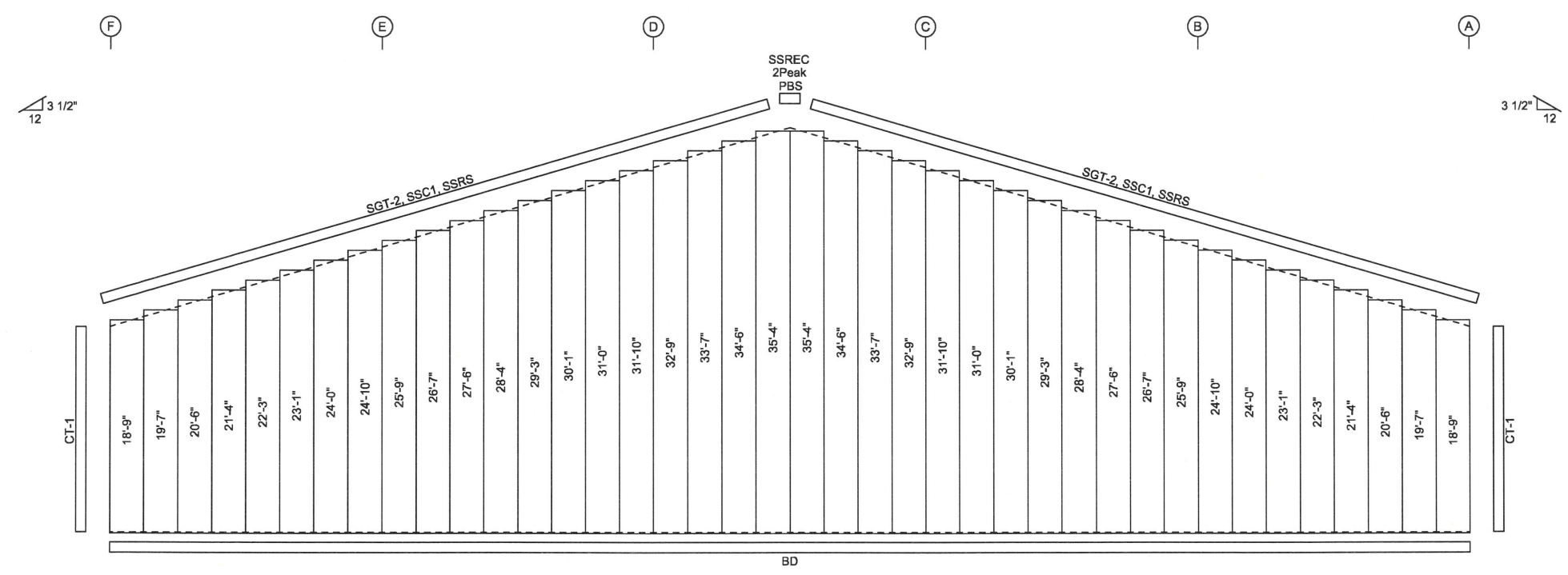


BOLT TABLE				
FRAME LINE 1				
LOCATION	QUAN	TYPE	DIA	LENGTH
ER-1/ER-2	8	A325	3/4"	1 3/4"
ER-2/ER-3	4	A325	3/4"	2"
ER-3/ER-4	8	A325	3/4"	1 3/4"
Columns/Raf	4	A325	5/8"	2 1/4"

FLANGE BRACE TABLE		
FRAME LINE 1		
VID	MARK	LENGTH
1	FB13A	1'-1"
2	FB12A	1'-0"
3	FB14A	1'-2"

CONNECTION PLATES	
FRAME LINE 1	
ID	MARK/PART
1	FBP-8S
2	FBP-1
3	FBP-10S
4	AL-8
5	PL-8G

MEMBER TABLE	
FRAME LINE 1	
MARK	PART
EC-1	W8X10
EC-2	W8X10
EC-3	W12X14
EC-4	W12X14
EC-5	W8X10
ER-1	W10X12
ER-2	W10X12
ER-3	W10X12
ER-4	W10X12
G-1	8Z16
G-2	8Z16
G-3	8Z16
G-4	8Z16
G-5	8Z16
G-6	8Z16
G-7	8Z16
G-8	8Z16
G-9	8Z16
G-10	8Z16
BC-1	8C16
BC-2	8C16
CB-1	1/2 Cab



ENDWALL SHEETING & TRIM: FRAME LINE 1
 PANELS: 26 Ga. PBR - Parchment

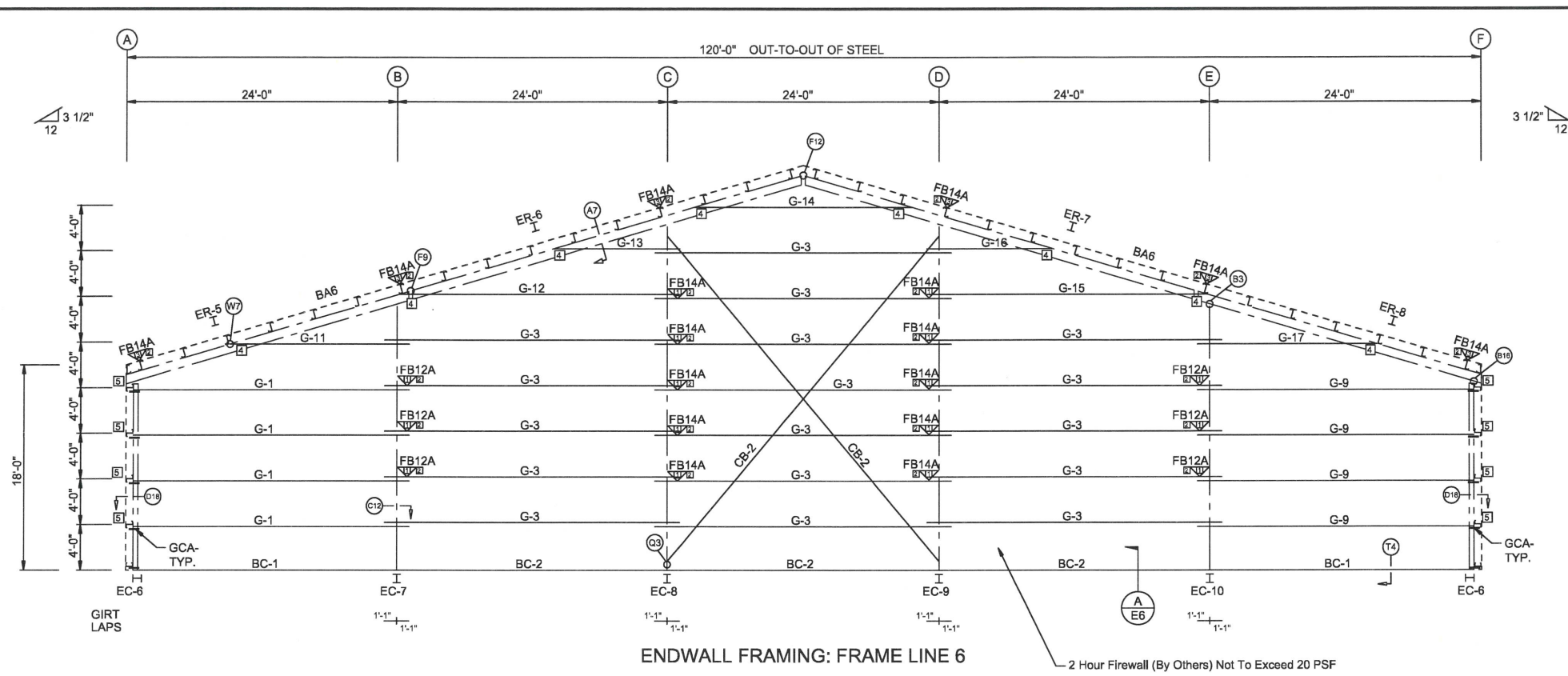


Note:
 1. Liner by others on walls not to exceed 5 psf.

REVISION	DATE	PROJ:
A	1/05/23 NM	New Tennis Building Wilsonville, OR 97070
		TITLE: Endwall Framing
		DEALER: Haworth Construction

PACIFIC BUILDING SYSTEMS
 MANUFACTURED BY TRUSS-T STRUCTURES, INC.
 2100 N. PACIFIC HWY., WOODBURN, OREGON 97071 PHONE 503 / 861-6581

DATE: 12/26/22
DWG BY: NM
CHECKED BY:
PAGE: E5 OF E7
JOB ID: 22-8819



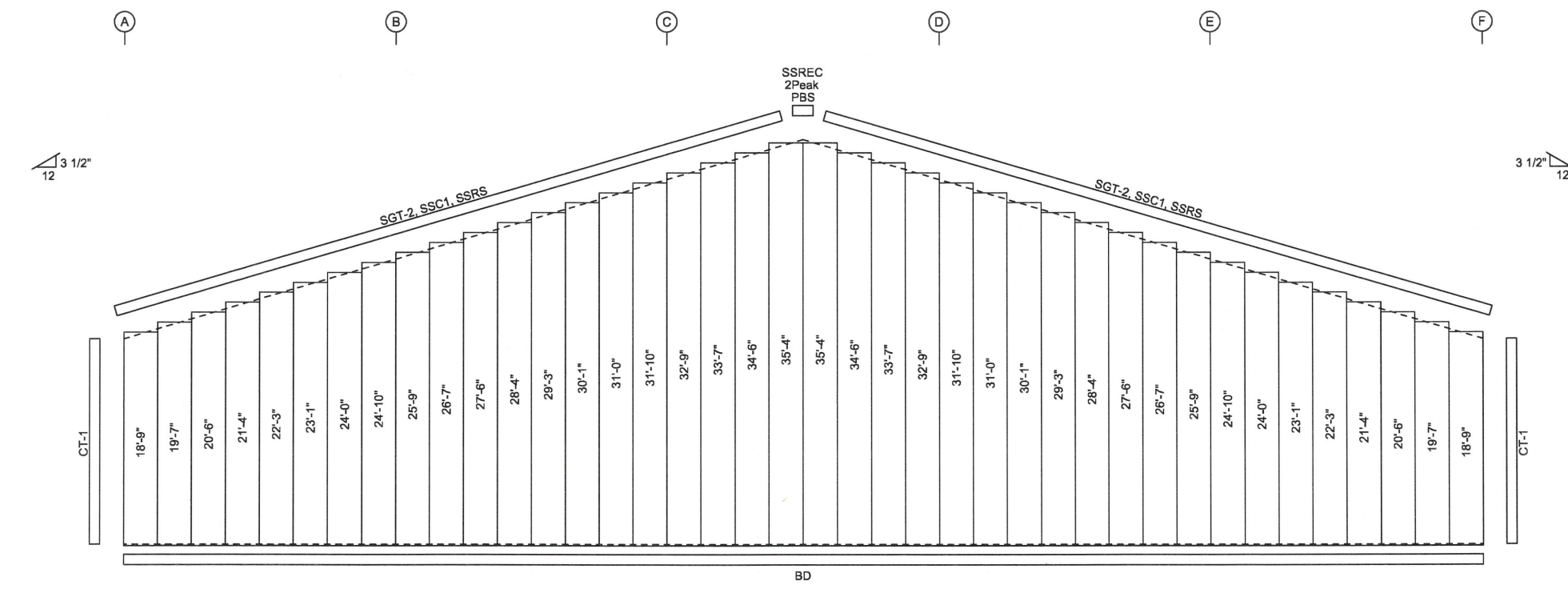
BOLT TABLE				
FRAME LINE 6				
LOCATION	QUAN	TYPE	DIA	LENGTH
ER-5/ER-6	8	A325	3/4"	2"
ER-6/ER-7	4	A325	3/4"	2"
ER-7/ER-8	8	A325	3/4"	2"
Columns/Raf	4	A325	5/8"	2 1/4"

FLANGE BRACE TABLE		
FRAME LINE 6		
VID	MARK	LENGTH
1	FB14A	1'-2"
2	FB12A	1'-0"
3	FB14A	1'-2"

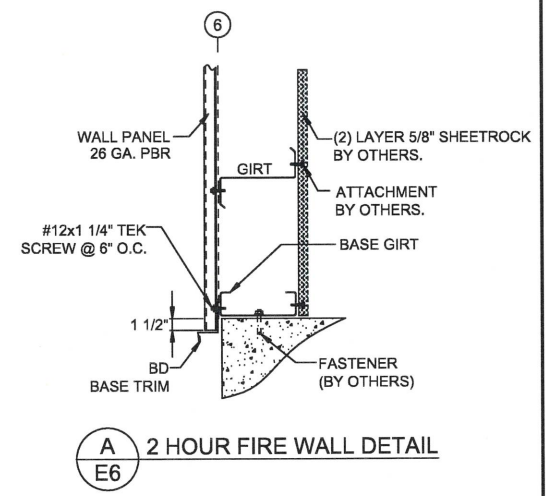
CONNECTION PLATES	
FRAME LINE 6	
ID	MARK/PART
1	FBP-8S
2	FBP-1
3	FBP-10S
4	AL-8
5	PL-8G

MEMBER TABLE	
FRAME LINE 6	
MARK	PART
EC-6	W8X10
EC-7	W8X10
EC-8	W12X14
EC-9	W12X14
EC-10	W8X10
ER-5	W12X14
ER-6	W12X14
ER-7	W12X14
ER-8	W12X14
G-1	8Z16
G-3	8Z16
G-9	8Z16
G-11	8Z16
G-12	8Z16
G-13	8Z16
G-14	8Z16
G-15	8Z16
G-16	8Z16
G-17	8Z16
BC-1	8C16
BC-2	8C16
CB-2	1 1/4" ROD

ENDWALL FRAMING: FRAME LINE 6
 2 Hour Firewall (By Others) Not To Exceed 20 PSF



ENDWALL SHEETING & TRIM: FRAME LINE 6
 PANELS: 26 Ga. PBR - Parchment



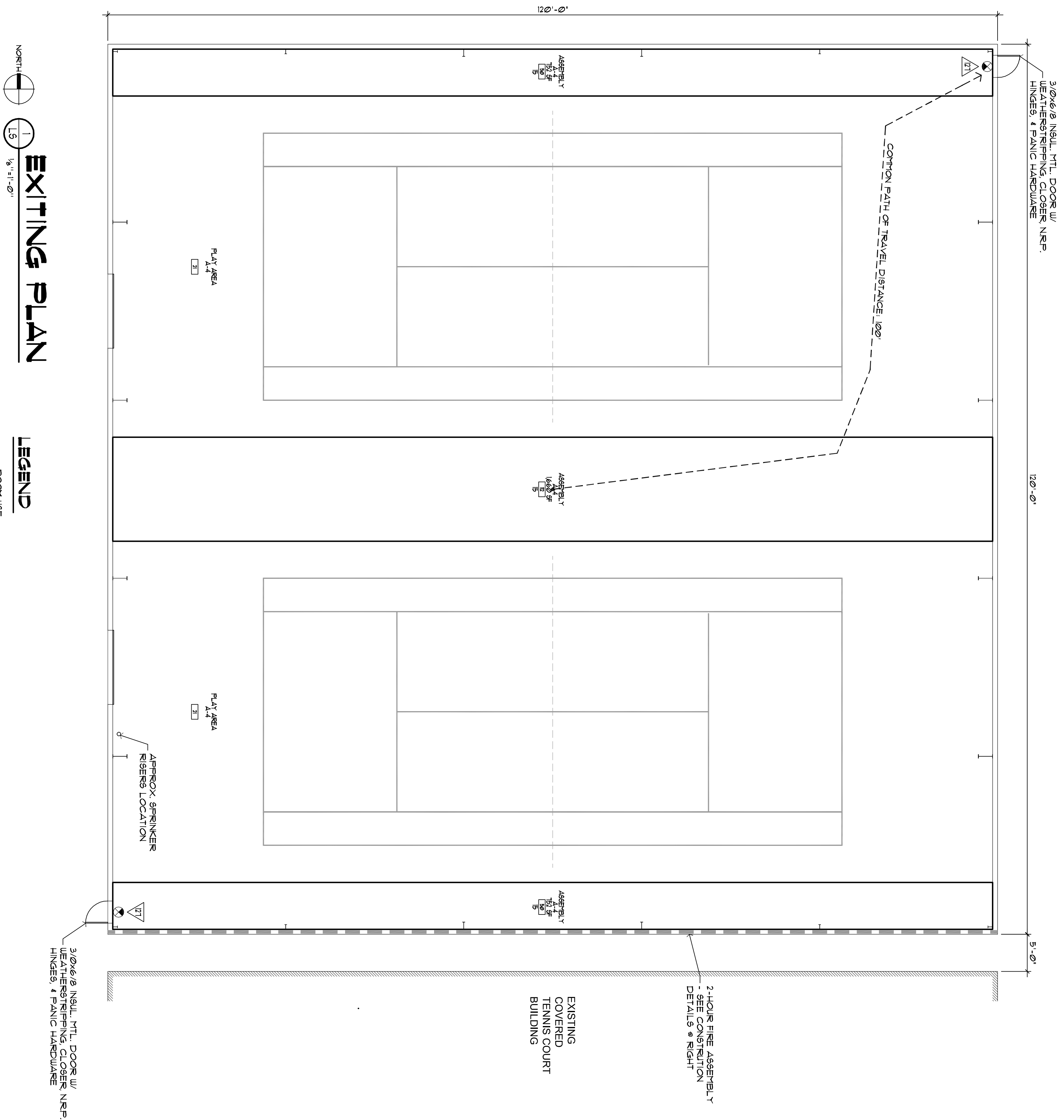
REGISTERED PROFESSIONAL ENGINEER
 96640PE
 Coleman D. Larsen
 OREGON
 NOV. 10, 2020
 COLEMAN D. LARSEN
 1/5/23
 EXPIRES: 12/31/2024

REVISION	DATE	DESCRIPTION
A	1/05/23	Issued For Permits Only

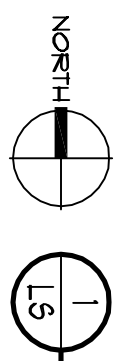
PROJ:	New Tennis Building Wilsonville, OR 97070
TITLE:	Endwall Framing
DEALER:	Haworth Construction

pbs
 PACIFIC BUILDING SYSTEMS
 MANUFACTURED BY TRUSS-T STRUCTURES, INC.
 2100 N. PACIFIC HWY. WOODBURN, OREGON 97071 PHONE 503/981-9581

DATE:	12/26/22
DWG BY:	NM
CHECKED BY:	
PAGE:	E6 OF E7
JOB ID:	22-8819



EXITING PLAN



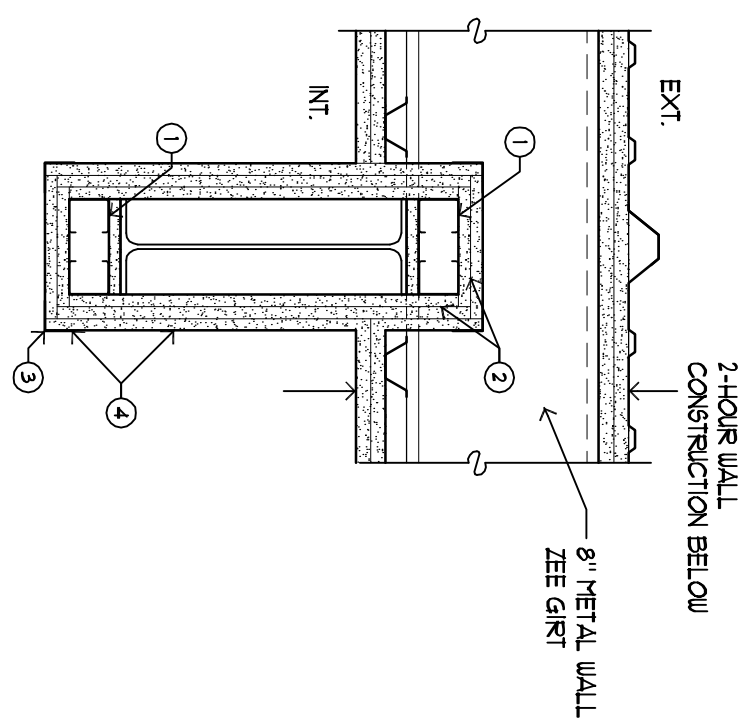
LEGEND

- ROOM USE
- OCCUPANCY GROUP CLASSIFICATION
- FLOOR AREA
- OCCUPANT LOAD
- OCCUPANT LOAD FACTOR
- NUMBER OF OCCUPANTS EXITING
- SINGLE SIDED EXIT SIGN

PROVIDE REQUIRED LIGHTING LEVELS ALONG ALL EXIT PATHS TO PUBLIC WAYS

CODE SUMMARY

- SECTION I - GOVERNING CODE
2022 OREGON STRUCTURAL SPECIALTY CODE
- SECTION II - BUILDING OCCUPANCY DATA
- OCCUPANCY TYPE: A4
 - OCCUPANT LOAD: 246 (COURT AREA BASED ON 4 PLAYERS, 11 JUDGES, AND 6 BALL RETRIEVERS)
- SECTION III - BUILDING CONSTRUCTION DATA
- ALLOWABLE BUILDING HEIGHT: <39' (ACTUAL BUILDING HEIGHT)
 - ALLOWABLE NUMBER OF STORES: 3 (ACTUAL NUMBER OF STORES: 1 AND 6 BALL RETRIEVERS)
 - ALLOWABLE AREA: 38,000 S.F. (ACTUAL AREA: 14,400 S.F.)



- ANSI/UL 263 DESIGN NO. X574
- 3/8 GA. 1/8" DEEP WITH 1/8" LEGS AND 1/4" SPACING F. ANGERS STUDS CUT 1/4" TO 1/8" LESS IN LENGTH THAN COLUMN HEIGHT
 - RESISTOR AND SHEATHING SHALL BE APPLIED TO EACH SIDE OF ATTACHMENT STUDS AND BEADS SHALL BE APPLIED TO EACH SIDE OF ATTACHMENT STUDS
 - ATTACHED WITH 8" x 1" LONG TYPE S SELF-DRILLING SELF-TAPPING STUDD HEAD SCREWS 2" O.C. FOR SECOND LAYER OVER THE WEB AREA USE 1/4" LONG SCREWS FOR THIRD LAYER OVER THE WEB AREA USE 2 1/2" LONG SCREWS
 - 28 GA. STEEL CORNER BEADS W/ 1/4" LONG LEGS ATTACHED TO WALLBOARDS W/ TYPE 44 GYPSUM WALLBOARD NAILS SPACED VERTICALLY 2" O.C.
 - JOINT COMPOUND MINIMUM 1/8" THICK APPLIED OVER CORNER BEADS & JOINTS

2-HOUR SIDE WALL COLUMN PROTECTION

SCALE: 1/2" = 1'-0"

ANSI/UL 263 DESIGN 2 HOUR FIRE WALL

GYPSUM WALLBOARD, GYPSUM SHEATHING, RIGID FURRING CHANNELS, STEEL GIRTS, STEEL WALL PANELS

EXTERIOR SIDE: First layer 5/8" Type X gypsum sheathing applied at right angles to girts with 1-1/4" long self-drilling bugle-head sheet steel type gypsum board screws spaced 8" o.c. horizontally. Second layer attached to girts using 1-5/8" long bugle-head sheet steel type gypsum board screws spaced 8" o.c. horizontally. Horizontal or vertical joints of gypsum board are offset 24" if 2 successive layers are applied in the same direction. Face layer minimum 26 gage steel exterior wall panels applied at right angles to girts with 2" (min) long, No. 12-14 self-drilling screws 12" o.c. Joints offset 6" from gypsum sheathing joints. Vertical raised rib profiles of adjacent panels are overlapped approximately 3" and attached to each other with 7/8" long (14-14 (min)) self-drilling screws (slit screws) 24" o.c. (max) along the lap.

INTERIOR SIDE: Base layer 5/8" Type X gypsum wallboard applied parallel or at right angles to rigid furring channels 24" o.c. with 1" Type S drywall screws 24" o.c. Hat shaped furring channels, minimum 26 MSG gage, steel, approximately 2-5/8" wide, 7/8" deep, spaced 24" o.c. attached at right angles to girts with two 3/8" long, Type S-12 painted screws at each girt. Second layer 5/8" Type X gypsum wallboard applied parallel or at right angles to channels with 1-5/8" Type S drywall screws 12" o.c. Joints offset 24" from base layer joints. Joints offset 24" from second layer joints.

50% SCALE IF 11 X 17

PROJECT NO. 2376

6 JULY 2023

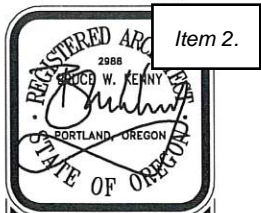
LS

CHARBONNEAU TENNIS COURT BUILDING
32020 SW CHARBONNEAU DRIVE, WILSONVILLE, OR 97070

CODE SUMMARY & EXITING PLAN

ARCHITEER ARCHITECTURE & ENGINEERING, LLC
9318 NORTH MOHAWK AVENUE, PORTLAND, OREGON 97205
MOBILE: 503-435-9133 architeer@yahoo.com

REGISTERED ARCHITECT
2025
DANIEL W. KENNEDY
STATE OF OREGON

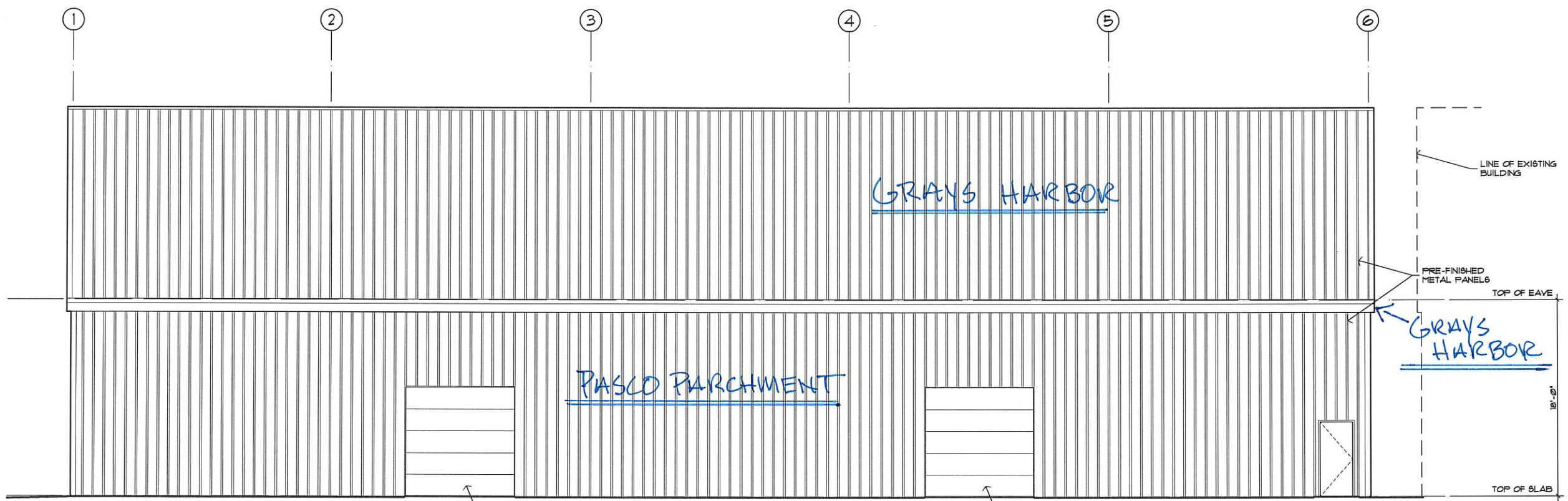


ARCHITECT
ARCHITECTURE & ENGINEERING, LLC
9516 NORTH MONMOUTH AVENUE, PORTLAND, OREGON 97205
MOBILE: 503-455-9133 architectee@yahoo.com

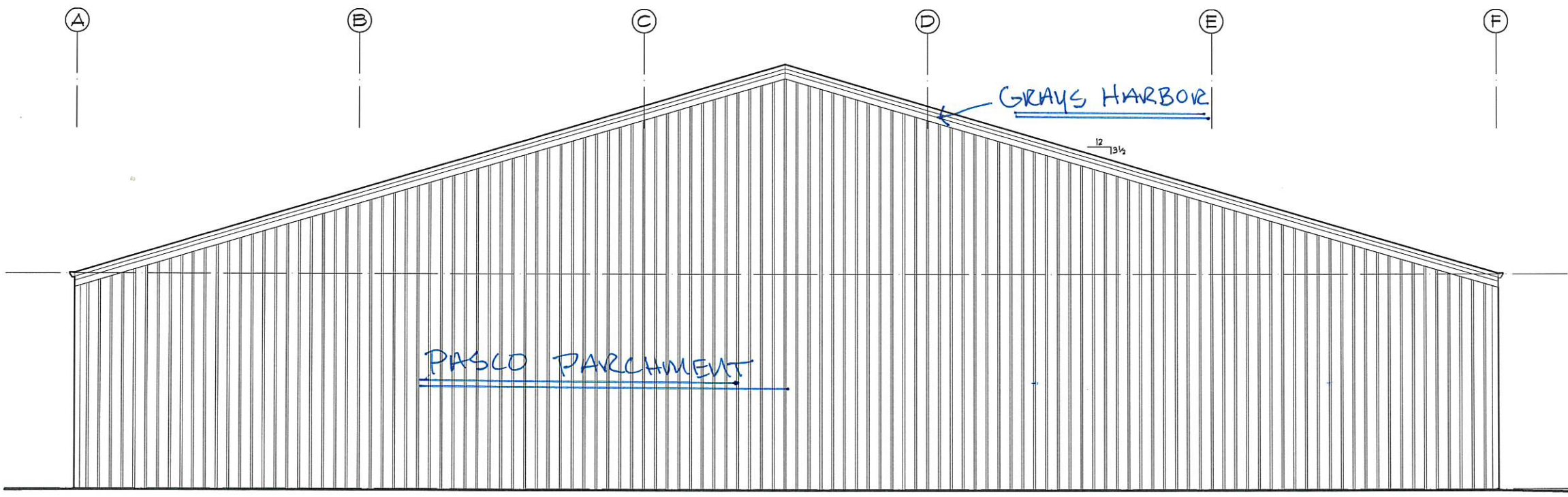
CHARBONNEAU TENNIS COURT BUILDING
32020 SW CHARBONNEAU DRIVE, WILSONVILLE, OR 97070

EXTERIOR ELEVATIONS

6 JULY 2023
PROJECT NO. 2326



1 WEST ELEVATION
EL 3/16"=1'-0" EAST SIMILAR



2 NORTH ELEVATION
EL 3/16"=1'-0" WEST SIMILAR



*MT. HOOD WHITE	PASCO PARCHMENT	SILVERTON STONE	BENTON BEIGE
SMITH ROCK HICKORY	JACKSON COPPER	OCHOCO BROWN	BAKER BROWN
ASHLAND GRAY	GRAYS HARBOR	GILLIAM GREEN	WILLAMETTE GREEN
WASHINGTON EVERGREEN	DESCHUTES BLUE	REDMOND RED	BLACK

STANDING SEAM COLORS SOFFIT COLORS*

SLATE GRAY	DARK BRONZE	MT. HOOD WHITE

Standard Frame Colors

BLACK	JOHN DEERE GREEN	RED OXIDE	GREY

IMPORTANT DISCLAIMER

This color chart is for reference only and should not be used for final color matching. Colors and Shades may vary from actual colors due to color settings and resolution of your computer screen and printer output. Contact PBS for actual color charts.





2100 N. PACIFIC HWY. • WOODBURN, OR 97071 • PHONE: (503) 981-9581 • www.pbsbuildings.com

Materials

Pacific Building Systems panels are pre-formed from steel conforming to ASTM A-653 Grade 33 or higher for Galvalume™ or ASTM A-924 for Galvanized G90. The Galvalume™ sheet coating consists of an alloy of nominally 55% aluminum, 1.6% silicone and the balance zinc by weight.

Duratec

A very high quality paint system that combines durability and reflexivity with excellent value.

Technical Data:

Exterior paint finish includes 0.2 mils of oven-cured epoxy, or equivalent, primer and 0.8 mils of oven-cured specialty formulated silicone protected polyester color finish; totaling a nominal 1.0 mils of cured film thickness. Interior finish consists of 0.15 mil epoxy primer, or equivalent, and 0.35 mils of off-white backer coating.

1. Accelerated Weathering Resistance

After 2000 hours exposure per ASTM D-822-89/G-23-93, Method II, the finish coat will not chalk, blister or lose adhesion; color change will not exceed 5 NBS units per ASTM D-2244-93; and finish coat will not chalk in excess of a #8 per ASTM D-659.

2. Humidity Resistance

After 1200 hours exposure to 100% humidity at 100°F +/- 5°F, per Federal Test Method Standard 141, Method 6201 or ASTM D-2247-92, test samples show no blistering cracking peeling, loss of gloss or finish softening.

3. Salt Spray Resistance

After 1000 hours exposure to 5% Neutral Salt Spray per test procedure ASTM 8-117-90, diagonally scored samples show no blistering and no loss of adhesion greater than 1/8 inch from the score line when taped one hour after removal from the salt spray test cabinet.

4. Formability (Flexibility) Test

Factory finished .017 Grade D galvanized or equivalent metal, subjected to a 180 degree bend over a 1/8 inch mandrel, show no adhesion loss when taped with Scotch #610 cellophane tape.

5. Hardness

Minimum 'F' finish coat pencil hardness, when tested with Eagle Turquoise pencils per NCCA Technical Bulletin 11-12 or ASTM D-3363-92a.

6. Abrasion Resistance

Coating system shall withstand 30 liters of falling sand before appearance of base metal per ASTM D-968.

7. Specular Gloss

Determined per ASTM D-523-89 specular gloss shall range between 25 to 40% on a 60 degree gloss meter.

8. Acid Resistance

No significant color change after 24 hours exposure to 10% solutions of hydrochloric and sulfuric acids per ASTM D-1308-87 (1993) Procedure 6.2 (spot test).

9. Impact Resistance

When tested in accordance with ASTM D-2794-93, no cracking or loss of adhesion after direct and reverse impact of 80" pound and 5/8" steel ball on a Garder Impact Tester.

Warranty

Warranties regarding chalking, fading and film integrity for Pacific Building Systems finishes are available upon request. Warranty terms, however, can be affected by factors such as environment and particular product application.

It is required, the customer must notify Pacific Building Systems in writing at the time the purchase order is issued. Specific warranty information should be obtained from a Pacific Building Systems representative.

FOUNDATION NOTES

1. Design Information and Loads

- A. Foundation design in accordance with 2019 Oregon Structural Specialty Code using the reactions provided by the metal building manufacturer for the following design criteria.
- B. Ground Snow Load 9 psf
- Roof Snow Load 20 psf
- C. Roof Collateral Load 6 psf
- D. Wind Speed 98 mph
- Exposure C
- E. S_{ps} 0.636
- F. SDC D
- G. Frost Depth 1'-6"

2. Earthwork

- A. Foundation Design Values (assumed)
 - i. Allowable Soil Bearing Pressure - 1500 psf
 - ii. Coefficient of Friction - 0.25
 - iii. Passive Earth Pressure - 200 psf/ft of depth
- B. The building pad area shall be stripped of all frozen soil, debris, vegetation, and topsoil. All fill soils and any remaining loose natural soils shall be excavated to expose suitable natural soils.
- C. Proof roll the entire building pad area to locate and remove all soft spots. Replace with compacted structural fill.
- D. Place all footings and slabs on undisturbed natural soil or on properly compacted structural fill. Contractor shall verify that soil under footings is suitable to support footings.
- E. Structural Fill: Structural fill should consist of well-graded sandy gravels with a maximum particle size of 3 inches and 5 to 15 percent fines (materials passing the No. 200 sieve). The liquid limit of fines should not exceed 35 and the plasticity index should be below 15. All fill soils should be free from topsoils, highly organic material, frozen soil, and other deleterious materials. Structural fill should be placed in maximum 8-inch thick loose lifts at a moisture content within 2 percent of optimum and compacted to at least 95 percent of modified proctor density (ASTM D1557) under the building and 90 percent under concrete flatwork.
- F. It is the responsibility of the contractor to ensure that the depth of the bottom of the foundation is far enough below the adjacent grade to ensure adequate frost protection.

3. Concrete and Reinforcement

- A. Material Standards
 - i. Concrete
 - a. Footings: Exposure Classes F0, S0, W0, C0
 $f'_c = 3000$ p.s.i., max. w/cm ratio = 0.55
 - b. Exterior Walls: Exposure Classes F1, S0, W0, C1
 $f'_c = 3500$ p.s.i., max. w/cm ratio = 0.55
 - c. Interior Walls: Exposure Classes F0, S0, W0, C0
 $f'_c = 3000$ p.s.i., max. w/cm ratio = N.A.
 - d. Interior Slabs: Exposure Classes F0, S0, W0, C0
 $f'_c = 3500$ p.s.i., max. w/cm ratio = 0.55
 - e. Air content for Exposures F1-F3 must meet the requirements of Table 19.3.3.1 of ACI 318-14. Air-entraining admixtures shall conform to ASTM C260
 - f. The cement type for Exposures S1-S3 must meet the requirements of Table 19.3.2.1 of ACI 318-14. Cement shall conform to ASTM C150
 - g. Calcium Chloride admixture shall not be used in Exposures S2 and S3
 - h. Normal weight aggregates - ASTM C33
 - ii. Reinforcing
 - a. Rebar - ASTM A615 Grade 60 ($F_y = 60$ ksi)
 - b. Welded wire - ASTM A1064
 - c. Epoxy/Adhesive - Simpson SET-XP (ICC-ES ESR-2508), Hilti RE-500V3 (ICC-ES ELC-3814), or Dewalt Pure110+ (ICC-ES ESR-3298) unless noted otherwise in the drawings.
 - iii. Anchor Rods/Bolts
 - a. All anchor rods shall be cast-in-place headed anchor rods. Use of post-installed (epoxy, adhesive, expansion, screw, etc.) anchors is not allowed without written permission from MVE or unless specifically noted in the drawings.
 - b. Steel column anchor rods/bolts - ASTM F1554 Grade 36 with ASTM A563 heavy hex nuts and hardened washers (unless noted otherwise)
 - c. Wood framing anchors - ASTM A307 with A36 plate washers
 - d. Headed stud anchors (HSA) - ASTM A108
 - e. Deformed bar anchors (DBA) - ASTM A496
 - f. Screw Anchors for jamps as indicated in the typical anchor rod schedule - Simpson Titen HD (ICC-ES ESR-2713), Hilti Kwik HUS-TZ (ICC-ES ESR-3027), or Dewalt Screwbolt+ (ICC-ES ESR-2526)
 - g. Use of hooked anchor rods/bolts is limited under the ACI and the IBC. Headed anchor rods/bolts must be used where indicated in the details.
 - h. The symbols \odot A.R./ \odot A.B. as shown in the drawings indicate the center line of the anchor rod/bolt pattern, not the center line of any individual anchor rod/bolt.

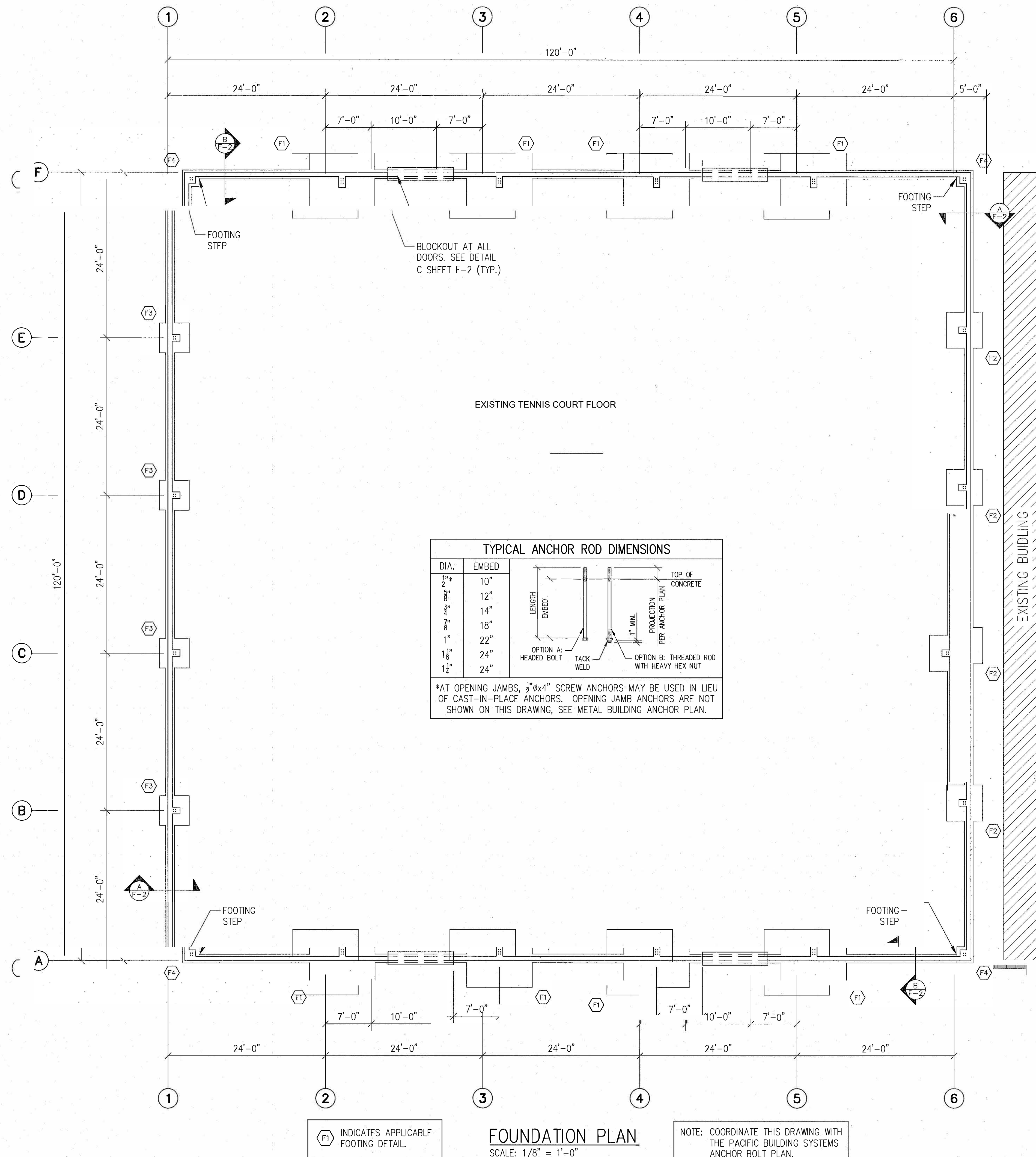
- B. Detail reinforcing to comply with ACI 315 "Manual of Standard Practice for Detailing Reinforcing Concrete Structures" and the Concrete Reinforcing Steel Institute (CRSI) recommendations.
 - i. Minimum clear concrete cover for reinforcement shall be as follows unless noted otherwise:
 - a. Concrete cast directly against and permanently exposed to earth - 3"
 - b. Concrete exposed to weather or earth:
 - 1. #5 bars or smaller - 1 1/2"
 - 2. #6 bars or larger - 2"
 - c. Concrete not exposed to weather or in contact with the ground - 3/4"
 - d. Slabs on grade - as shown in details, 3/4" min. from top of slabs not exposed to weather
 - ii. Lap Splice Lengths with 1 1/2" minimum clear cover
 - a. $f'_c = 2500-3500$ p.s.i.
 - 1. #6 and smaller - 49 bar diameters
 - 2. #7 and larger - 76 bar diameters
 - b. $f'_c = 4000$ p.s.i. or greater
 - 1. #6 and smaller - 38 bar diameters
 - 2. #7 and larger - 60 bar diameters
 - c. Increase lap splice lengths by 50% where epoxy coated bars are used.
 - iii. Stagger splices in walls so that no two adjacent bars are spliced in the same location, unless shown otherwise.
 - iv. Make all bars continuous around corners or provide corner bars of equal size and spacing.
 - v. Where 12 inches or less of fresh concrete is placed below horizontal reinforcing lap splice length may be reduced by 30%.
 - vi. Vertical bars in walls, grade beams, and piers to terminate in footings with ACI standard hooks (12 bar diameters) to within 4" of the bottom of the footing unless noted otherwise.
 - vii. Horizontal wall reinforcing shall terminate at the ends of walls with a 90 degree hook plus a 6 bar diameter extension, unless shown otherwise.
 - viii. Horizontal wall reinforcing shall be continuous through construction and control joints.
 - ix. Splices in horizontal reinforcement shall be staggered. Splices in two curtains (where used) shall not occur in the same location.
 - x. Use chairs or other support devices as required for proper clearance.
 - xi. Rebar hairpins shall be centered in slabs and shall be wire tied to the slab reinforcing (if any). Rebar hairpins shall be continuous through walls and piers; lap splices in hairpins may only occur in the floor slab unless noted otherwise.
- C. Control joints in slabs on grade are recommended to control cracking. See plans for control joint spacing and details.
- D. Slabs and grade beams shall not have joints in a horizontal plane. All reinforcement shall be continuous through all construction joints.
- E. Floor slab thickness and reinforcing shown in these drawings are adequate to support typical uniform loads only. Mountain View Engineering has not designed the slab for any specific concentrated forces such as those from vehicles, storage racks, or heavy equipment (unless noted otherwise).
- F. Welding of rebar is not allowed unless specifically indicated in the drawings. All embedments, reinforcing, and dowels shall be securely tied to framework or to adjacent reinforcing prior to placement of the concrete. Tack welding of rebar joints in grade beams, walls, or cages is not allowed. Where welding of rebar is shown in the drawings, all rebar to be welded shall be ASTM A706 Grade 60.

4. Special Inspections

- A. Concrete
 - i. Spot Footings - Not required (IBC 1705.3 Exception 1)
 - ii. Continuous Ftgs. - Not required (IBC 1705.3 Exception 2.3)
 - iii. Slabs - Not required (IBC 1705.3 Exception 3)
 - iv. Grade Beams - Not required (IBC 1705.3 Exception 4)
 - v. Walls - Not required (IBC 1705.3 Exception 4)
 - vi. Anchor rods/bolts - Required (IBC Table 1705.3) Special inspection may be waived subject to the approval of the building official.
- B. Steel Reinforcement
 - i. Placement - Third party special inspection of reinforcing placement need only be performed where specifically required by the building official.
 - ii. Welding - Special inspection of rebar welding is required (if any is used).

5. Miscellaneous

- A. The contractor shall notify engineer of any variations in dimensions.
- B. The engineer is not responsible for any deviations from these plans unless such changes are authorized in writing by the engineer.



\odot F1 INDICATES APPLICABLE FOOTING DETAIL.

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

NOTE: COORDINATE THIS DRAWING WITH THE PACIFIC BUILDING SYSTEMS ANCHOR BOLT PLAN.

Item 2.

MOUNTAIN VIEW ENGINEERING, INC.

Structural Engineering Consulting

345 North Main Street Ste. A, Bingham City, Utah 84302 (435) 734-9700 Fax (435) 734-9519

SHEET TITLE: **FOUNDATION PLAN**

JOB NAME: **NEW TENNIS BUILDING**

LOCATION: **WILSONVILLE, OREGON**

CONTRACTOR: -

PLAN ISSUE DATES

DATE	BY	DESCRIPTION
1-18-23	J.S.	FOR PERMIT

JAN 18 2023

REGISTERED PROFESSIONAL ENGINEER

BRAD WALLACE

EXPIRES: 06-30-2024

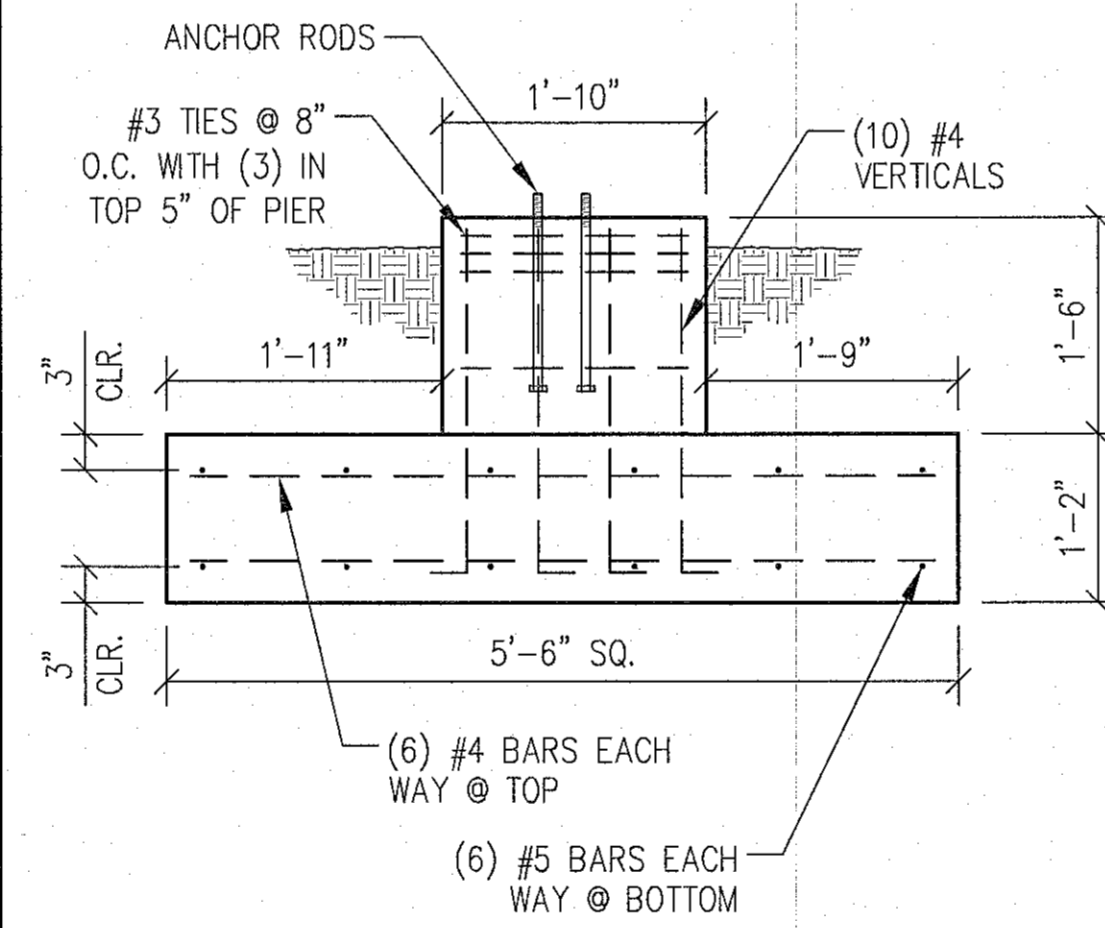
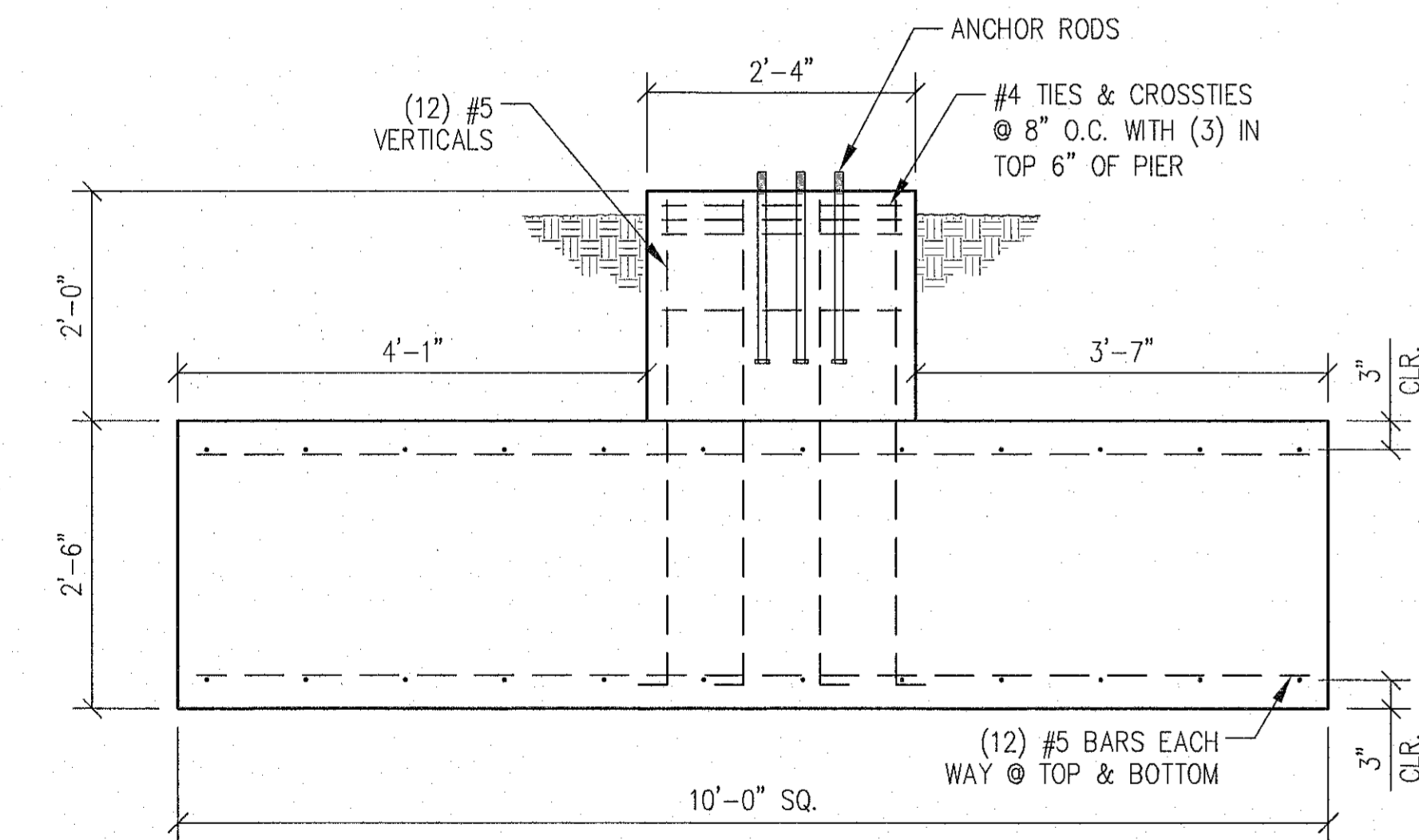
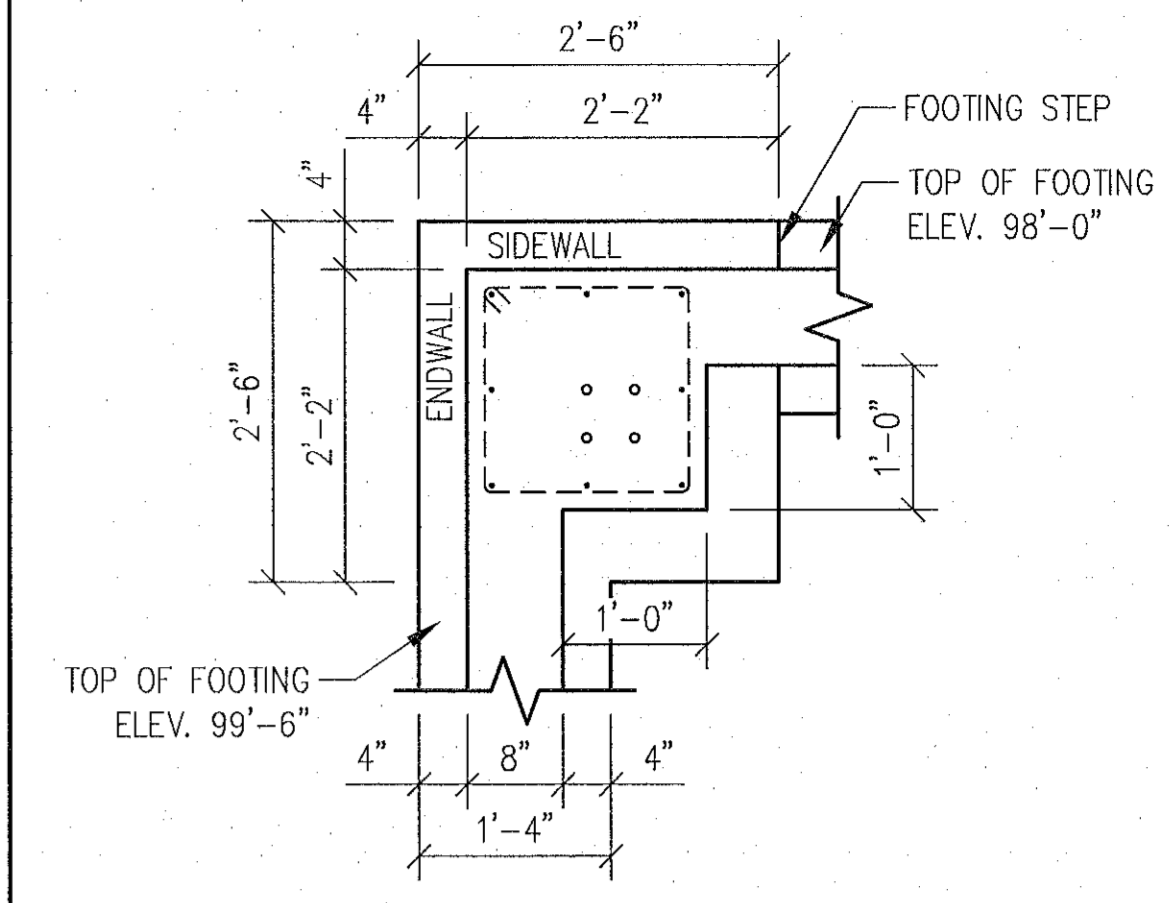
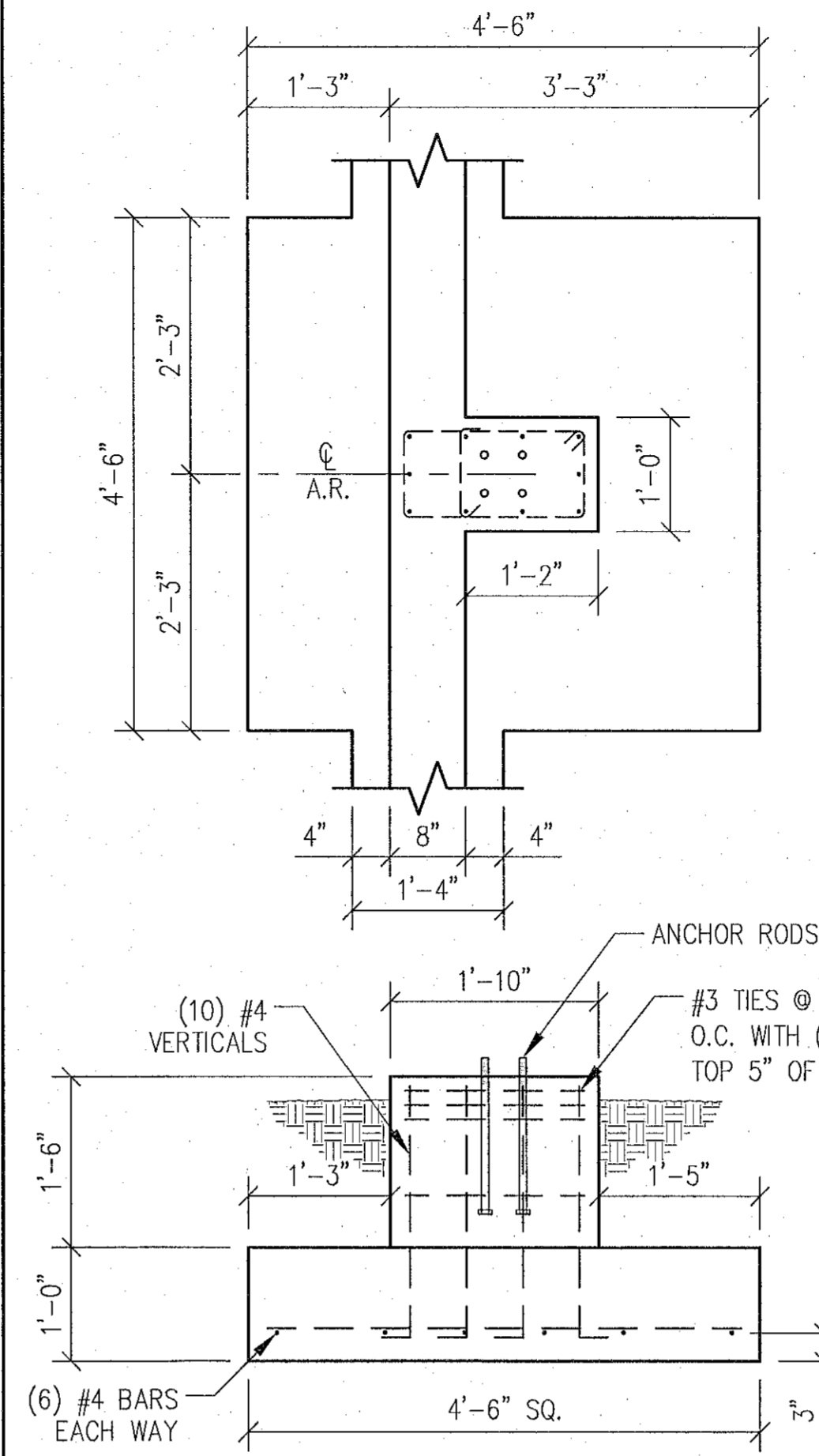
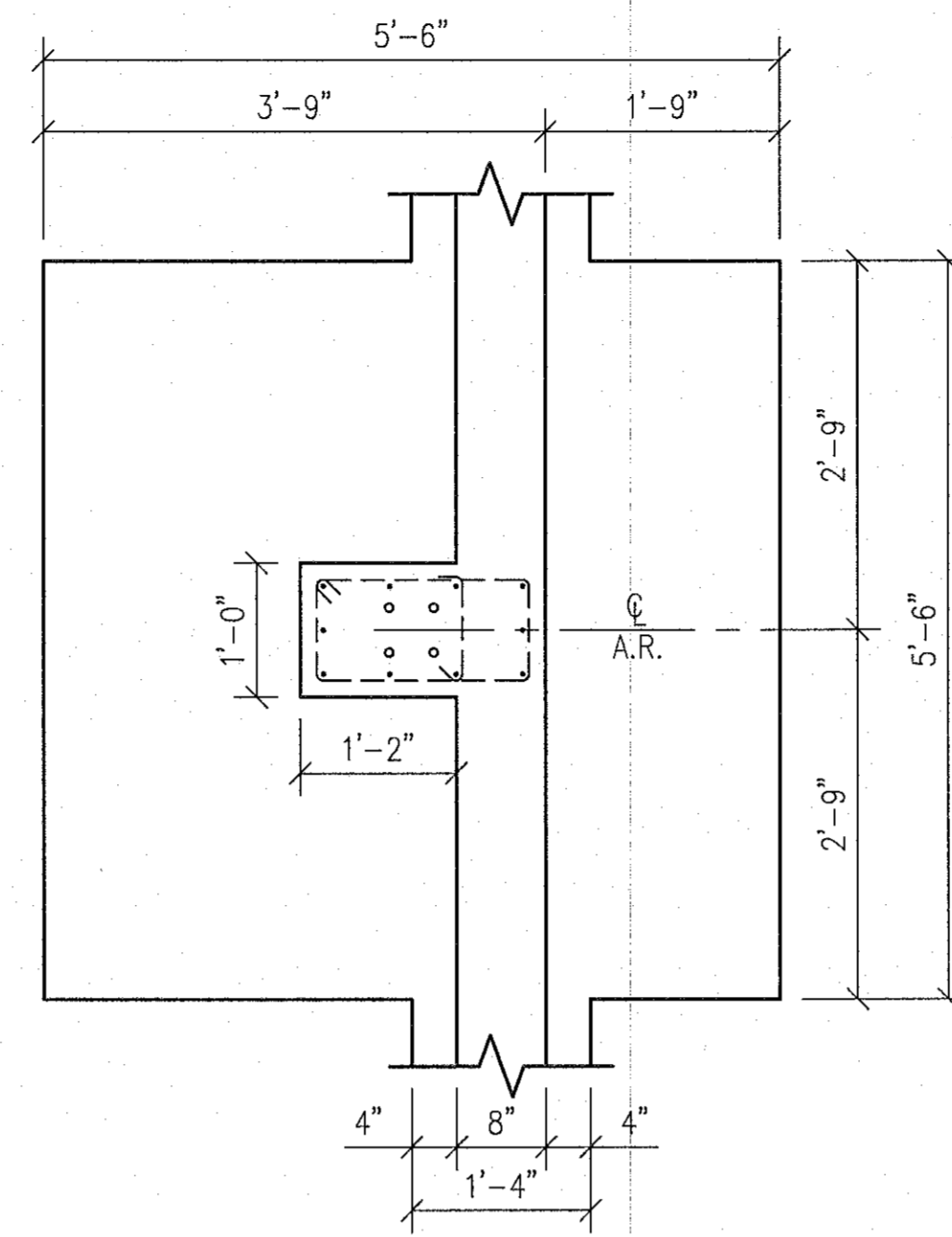
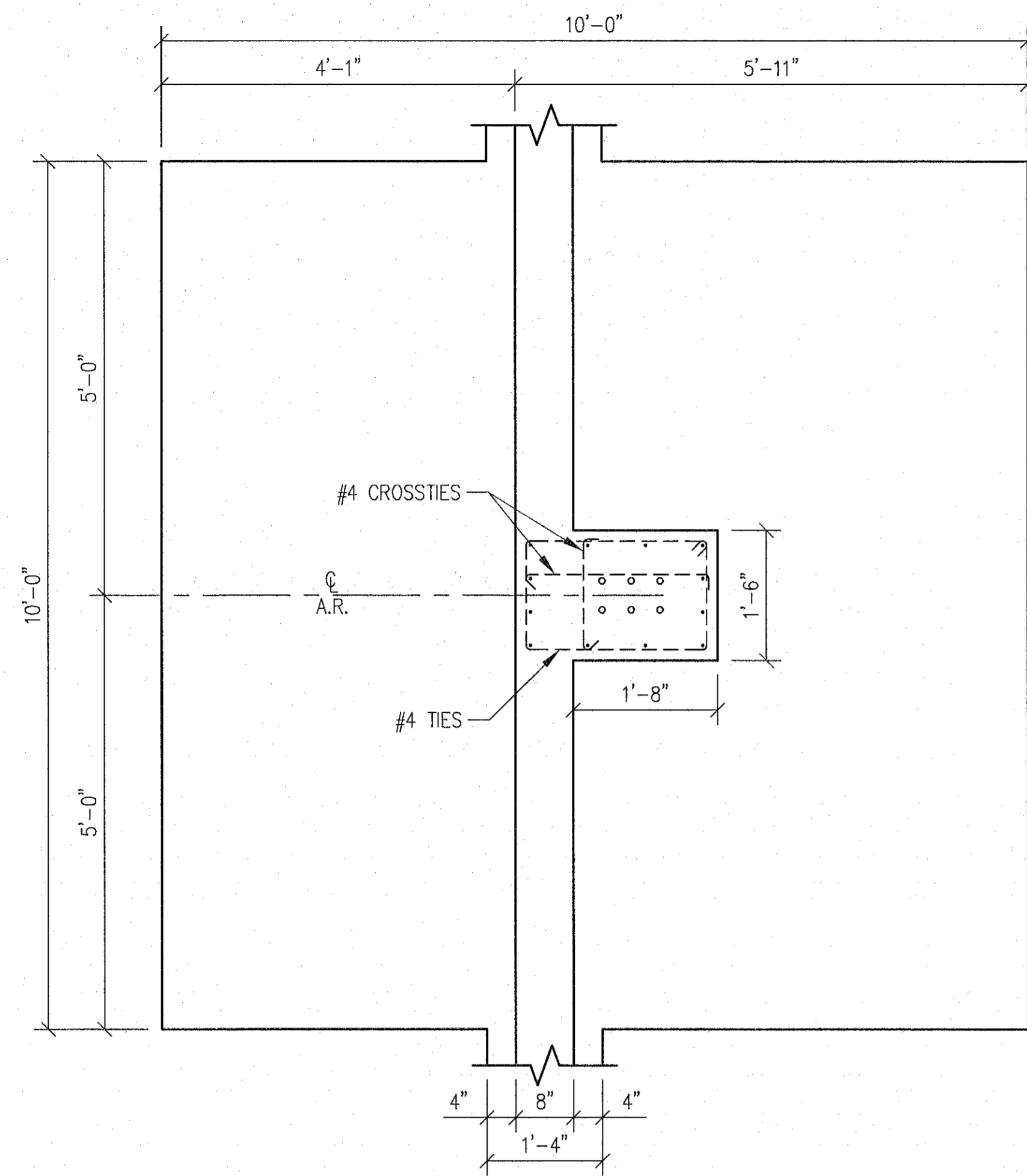
SHEET NUMBER:

F-1

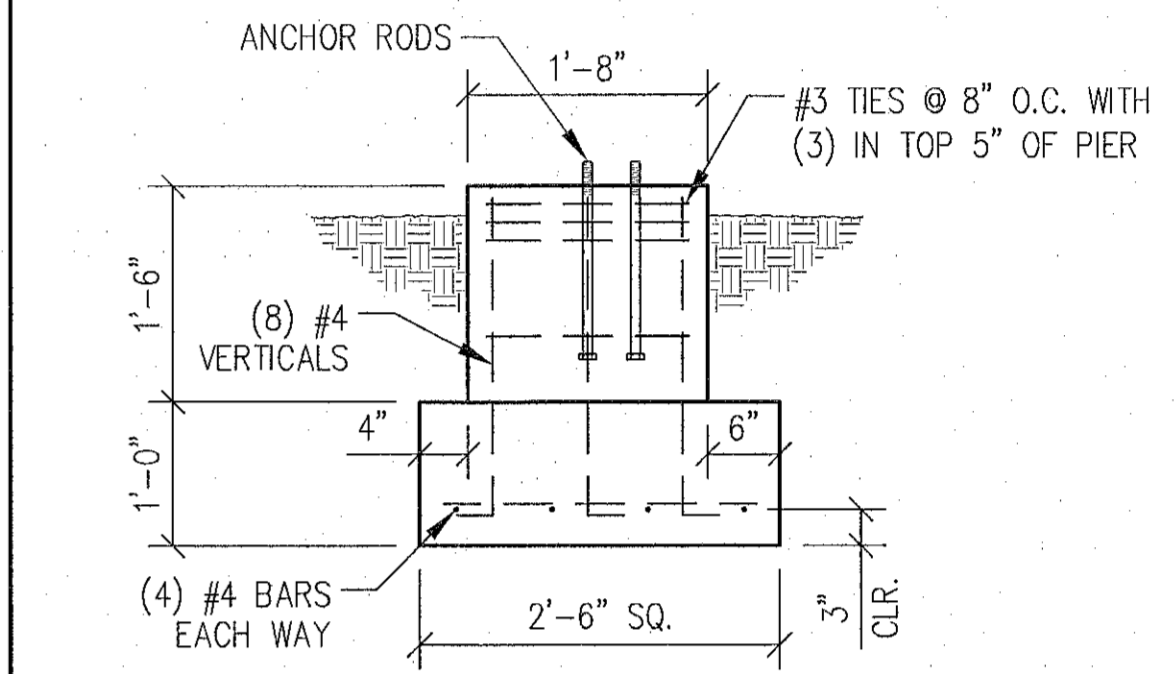
DRAWN BY: JSCOTT

ENGINEER: JLARSEN

MVE JOB NUMBER: **23-0054**



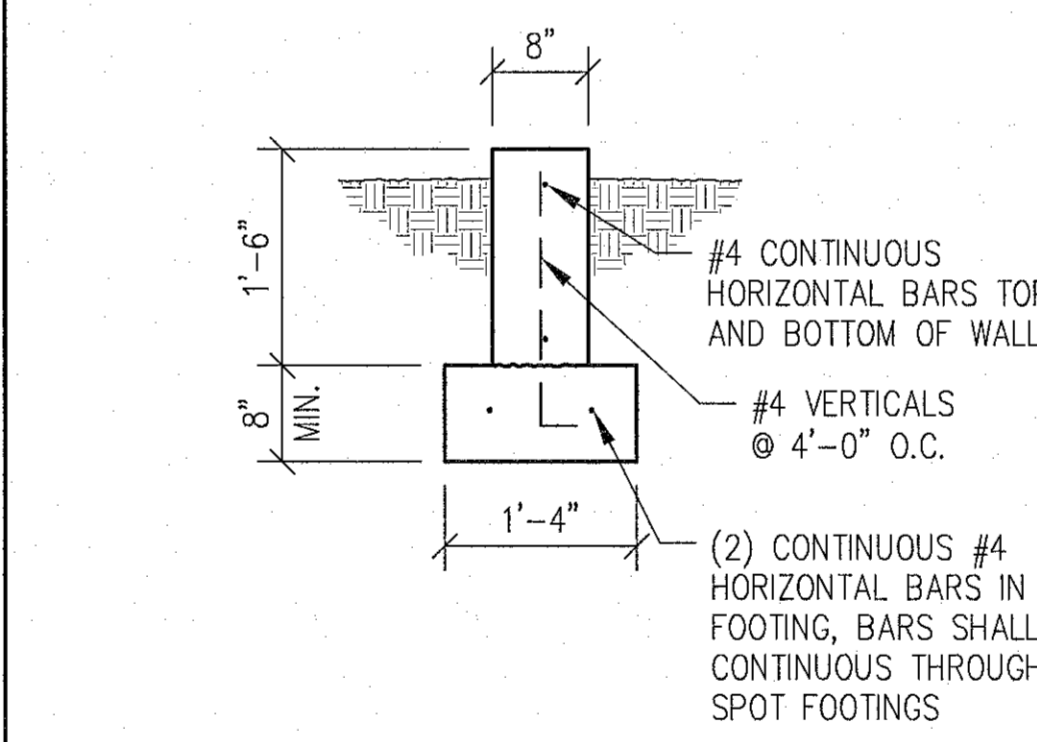
F3 ENDWALL FOOTING DETAIL
3/4"=1'-0"



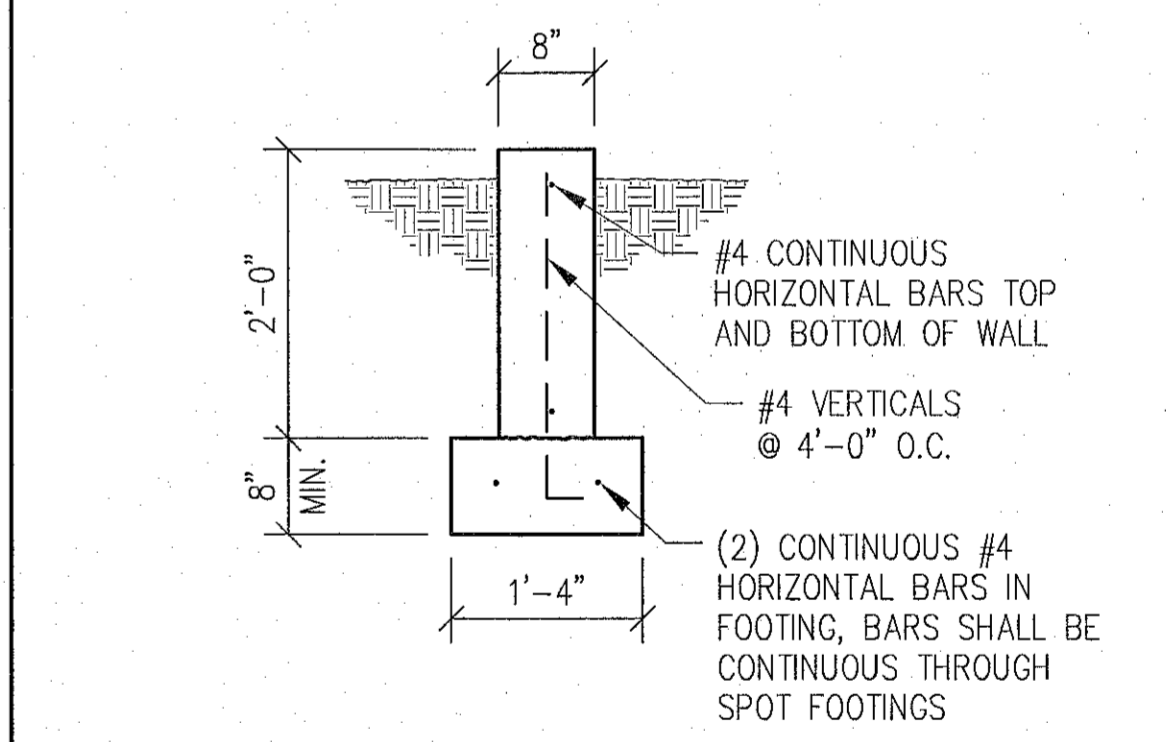
F4 CORNER FOOTING DETAIL
3/4"=1'-0"

F1 SIDEWALL FOOTING DETAIL
3/4"=1'-0"

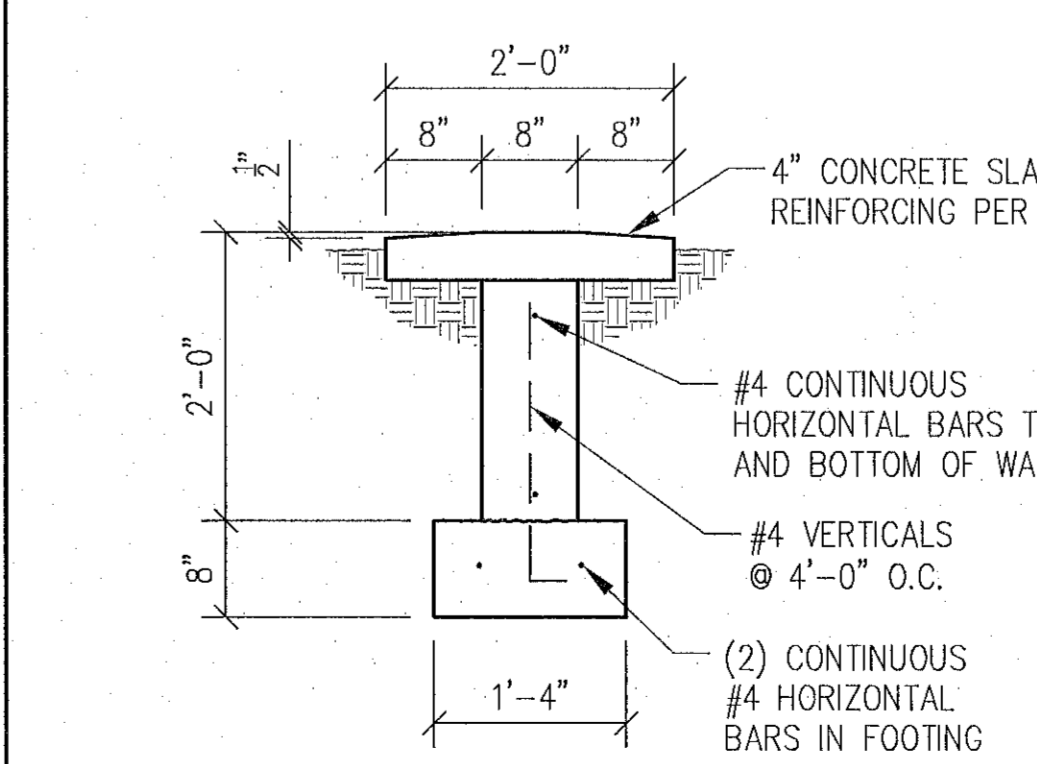
F2 ENDWALL FOOTING DETAIL
3/4"=1'-0"



A PERIMETER GRADE BEAM DETAIL
3/4"=1'-0"



B PERIMETER GRADE BEAM DETAIL
3/4"=1'-0"



C BLOCKOUT AT DOORS
3/4"=1'-0"

Item 2

MOUNTAIN VIEW ENGINEERING, INC.
Structural Engineering
345 North Main Street, Ste. A, Brigham City, Utah 84302 (435) 734-9700 Fax (435) 734-9519
Design

SHEET TITLE: **FOUNDATION DETAILS**
JOB NAME: **NEW TENNIS BUILDING**
LOCATION: **WILSONVILLE, OREGON**
CONTRACTOR: -

PLAN	ISSUE DATES	BY	DESCRIPTION
DATE:	1-18-23	N.H.	FOR PERMIT

JAN 18 2023
STRUCTURAL REGISTERED PROFESSIONAL ENGINEER
85467PE
BRAD WALLACE
EXPIRES: 06-30-2024

SHEET NUMBER:
F-2

DRAWN BY: J.SCOTT
ENGINEER: J.LARSEN
MVE JOB NUMBER: **23-0054**

GENERAL NOTES:

- PRODUCT CERTIFICATIONS**
APPROVED FABRICATOR OF PREFABRICATED BUILDINGS. REF. IAS REPORT NO. FA-405
- MATERIALS SPECIFICATION**

ASTM DESIGNATION	YIELD STRENGTH
FLAT BAR..... A-572	FY = 50 KSI MIN
STEEL PLATE..... A-572	FY = 50 KSI MIN
HOT-ROLLED MILL SHAPES..... A-992	FY = 50 KSI MIN
CONNECTION PLATES..... A-572	FY = 50 KSI MIN
BRACE RODS..... A-36	FY = 36 KSI MIN
COLD-FORMED LIGHT GAGE SHAPES..... A-570	FY = 55 KSI
ROOF AND WALL SHEETING (R PANEL)..... A-792-94	FY = 80 KSI (GRADE E)
ROOF SHEETING (STANDING SEAM)..... A-446-76	FY = 50 KSI (GRADE D)
BOLTS TYP..... A-325	
1/2" BOLTS..... GRADE 5	
- SECONDARY STRUCTURAL COATING**
FORMED FROM GALVANIZED PRODUCTS (G60)
- BUILDER/CONTRACTOR OR A/E FIRM RESPONSIBILITIES**

PACIFIC BUILDING SYSTEMS STANDARD PRODUCT SPECIFICATIONS FOR DESIGN, FABRICATION, QUALITY CRITERIA, STANDARDS AND TOLERANCES SHALL GOVERN THE WORK, UNLESS STIPULATED OTHERWISE IN THE CONTRACT DOCUMENTS.

IN CASE OF DISCREPANCIES BETWEEN PACIFIC BUILDING SYSTEMS STRUCTURAL PLANS AND PLANS FOR OTHER TRADES, THE PACIFIC BUILDING SYSTEMS PLANS SHALL GOVERN.

IT IS THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR TO OBTAIN APPROPRIATE APPROVALS AND NECESSARY PERMITS FROM CITY, COUNTY, STATE, OR FEDERAL AGENCIES, AS REQUIRED.

ACCEPTANCE OF THE PACIFIC BUILDING SYSTEMS INTERPRETATION OF THE CONTRACT.

ONCE THE BUILDER/CONTRACTOR OR A/E FIRM HAS SIGNED PACIFIC BUILDING SYSTEMS APPROVAL PACKAGE, CHANGES FROM THE CONTRACT BY THE BUILDER WILL BE BILLED TO THE BUILDER/ CONTRACTOR FOR MATERIAL, ENGINEERING, AND HANDLING FEES. SUCH CHANGES MAY CAUSE THE PROJECT TO BE MOVED FROM THE FABRICATION AND/OR SHIPPING SCHEDULE. A PENALTY FEE MAY BE CHARGED IF THE PROJECT MUST BE MOVED FROM THE FABRICATION AND/OR SHIPPING SCHEDULE, AS LONG AS PACIFIC BUILDING SYSTEMS DESIGN AND DETAILING APPROACH COMPLIES WITH THE CONTRACT.

THE BUILDER/CONTRACTOR OR A/E FIRM IS RESPONSIBLE FOR THE OVERALL PROJECT COORDINATION. ALL INTERFACE AND COMPATIBILITY CONCERNING ANY MATERIALS NOT FURNISHED BY PACIFIC BUILDING SYSTEMS ARE TO BE CONSIDERED AND COORDINATED BY THE BUILDER/CONTRACTOR OR A/E FIRM. THESE PACIFIC BUILDING SYSTEMS ASSUMPTIONS SHALL GOVERN UNLESS SPECIFIC DESIGN CRITERIA CONCERNING THIS INTERFACE BETWEEN MATERIALS IS FURNISHED AS PART OF THE CONTRACT.

THE BUILDER/CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL OTHER PROJECT PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE REQUIREMENTS OF ANY GOVERNING BUILDING AUTHORITIES.

SUPPLYING SEALED ENGINEERING DESIGN DATA AND DRAWINGS FOR THE PACIFIC BUILDING SYSTEMS BUILDING DOES NOT IMPLY OR CONSTITUTE AN AGREEMENT THAT PACIFIC BUILDING SYSTEMS OR ITS DESIGN ENGINEER IS ACTING AS THE ENGINEER OF RECORD OR DESIGN PROFESSIONAL FOR THE CONSTRUCTION PROJECT. THESE DRAWINGS AND DESIGN DATA ARE SEALED AS TO THE STRUCTURAL SYSTEM FURNISHED BY PACIFIC BUILDING SYSTEMS IN COMPLIANCE WITH ALL REQUIREMENTS OF THE CONTRACT.

THE BUILDER/CONTRACTOR IS RESPONSIBLE FOR SETTING OF ANCHOR BOLTS AND ERECTION OF STEEL BUILDING COMPONENTS IN ACCORDANCE WITH PACIFIC BUILDING SYSTEMS "FOR CONSTRUCTION" DRAWINGS, TEMPORARY SUPPORTS OR BRACING REQUIRED FOR THE BUILDING ERECTION WILL BE THE RESPONSIBILITY OF THE ERECTOR TO DETERMINE, FURNISH, AND INSTALL.

- A-325 BOLT TIGHTENING REQUIREMENTS**
HIGH STRENGTH A-325 BOLTS SHALL BE TIGHTENED BY THE TURN-OF-THE-NUT METHOD IN ACCORDANCE WITH THE LATEST EDITION, AISC SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A-325 OR A-490 BOLTS. WASHERS ARE NOT REQUIRED WHEN A-325 BOLTS ARE TIGHTENED BY THE TURN-OF-THE-NUT METHOD.

TABLE -NUT ROTATION FROM SNUG-TIGHT CONDITION

BOLT LENGTH (UNDERSIDE OF HEAD TO EDGE OF BOLT)	DISPOSITION OF OUTER FACE OF BOLTED PARTS		
	BOTH FACES NORMAL TO BOLT AXIS	ONE FACE NORMAL TO BOLT AXIS AND OTHER SLOPED NOT MORE THAN 1:20 (BEVELED WASHER NOT USED)	BOTH FACES SLOPED NOT MORE THAN 1:20 FROM NORMAL TO THE BOLT AXIS (BEVELED WASHER NOT USED)
UP TO AND INCLUDING 4 DIAMETERS	1/3 TURN	1/2 TURN	2/3 TURN
OVER 4 DIAMETERS BUT NOT EXCEEDING 8 DIAMETERS	1/2 TURN	2/3 TURN	5/6 TURN

FOR BOLTS INSTALLED BY 1/2 TURN AND LESS, THE TOLERANCE SHALL BE PLUS OR MINUS 30 DEGREES.
FOR BOLTS INSTALLED BY 2/3 TURN AND MORE, THE TOLERANCE SHALL BE PLUS OR MINUS 45 DEGREES.

BUILDING INFORMATION

JOB NUMBER: 22-8819
 CUSTOMER: Haworth Construction
 PROJECT: New Tennis Building
 LOCATION: Wilsonville, OR 97070

LOADING INFORMATION

RISK CATEGORY: II - Standard Occupancy
 BLDG. CODE: OSSC19 (IBC 18)
 CLOSED/OPEN: Closed
 EXPOSURE: C
 WIND SPEED: 98 MPH
 COLLATERAL LOAD: 6.00 PSF
 DEAD LOAD: 2.50 PSF + FRAME WT
 LIVE LOAD: 20.00 PSF
 ROOF SNOW LOAD: 20.00 PSF
 GROUND SNOW LOAD: 9.00 PSF
 SNOW IMPORTANCE (Is): 1.00

EARTHQUAKE DESIGN DATA

SEISMIC DESIGN CATEGORY: D
 SEISMIC IMPORTANCE FACTOR: 1.00
 MAPPED SPECTRAL RESPONSE ACCELERATIONS

S_s 0.811 %g	S_{MS} 0.973 %g
S_1 0.379 %g	S_{M1} 0.728 %g

 SPECTRAL RESPONSE COEFFICIENTS

S_{DS} 0.636 %g	S_{D1} 0.485 %g
-------------------	-------------------

NOTE: IT IS THE CUSTOMER'S RESPONSIBILITY TO VERIFY ALL THE DESIGN CRITERIA

MAIN BUILDING

DESCRIPTION: 120'-0" x 120'-0" x 18'-0"
 SLOPE: 3.5:12
 STEEL COLOR: GREY
 BASE COND: Base Channel

SHEETING TYPE AND COLOR

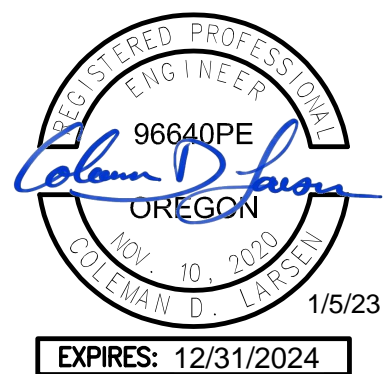
ROOF: SSQ-275 Standing Seam, Gauge: 24,
Color: Grays Harbor w/ High Clip
 WALL: PBR, Gauge: 26, Color: Parchment
 EAVE SOFFIT: None
 GABLE SOFFIT: None
 SW LINER: None
 EW LINER: None
 GABLE TRIM: Grays Harbor
 EAVE TRIM: Grays Harbor
 GUTTER TRIM: Grays Harbor
 CORNER TRIM: Parchment
 JAMB TRIM: Grays Harbor
 DOWNSPOUT: Parchment
 BASE TRIM: Parchment

INSULATION

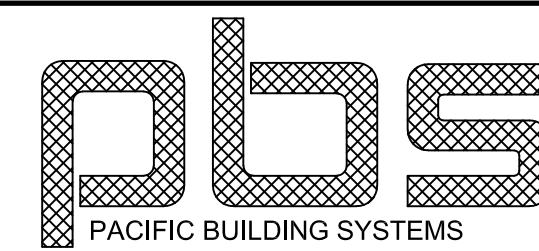
ROOF: Banded Liner (R-36) w/ 5/8" Thermal Block
 WALLS: Banded Liner (R-25) w/ Thermal Tape

ACCESSORIES * See Contract for Specifics

Banded Liner Support Kit

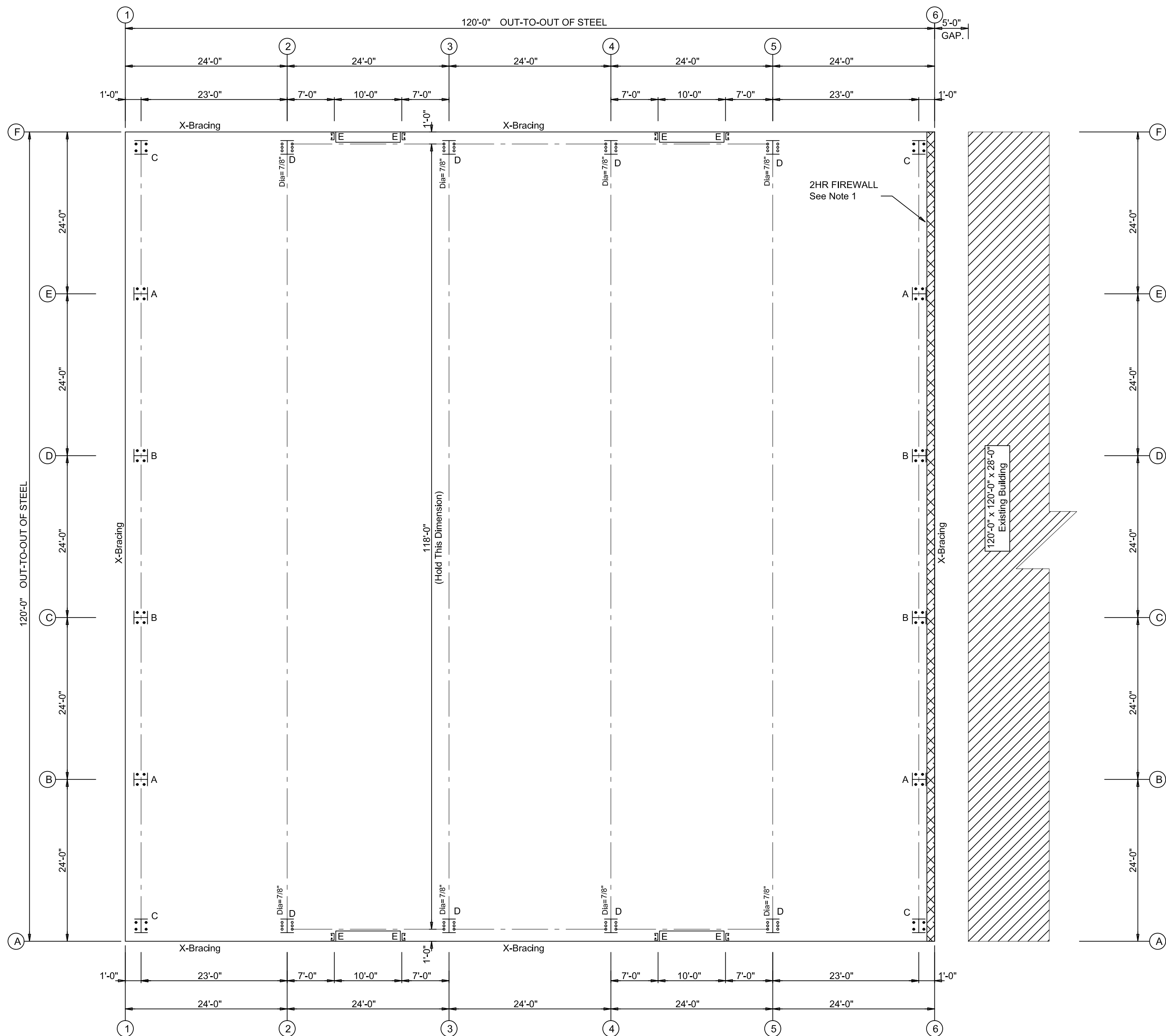


REVISION	DATE	PROJ:	NEW TENNIS BUILDING WILSONVILLE, OR 97070
A	Issued For Permits Only 1/05/23 NM	TITLE:	Drawing Cover Sheet
		DEALER:	Haworth Construction
<small>THIS DRAWING INCLUDING DESIGN PRINCIPLES, IS THE PROPERTY OF TRUSS-T STRUCTURES, INC. AND SHALL NOT BE REPRODUCED, COPIED OR LOANED IN PART OR IN WHOLE WITHOUT WRITTEN PERMISSION. IT IS NOT TO BE USED IN ANY MANNER THAT MAY CONSTITUTE A DETRIMENT DIRECTLY OR INDIRECTLY TO TRUSS-T STRUCTURES, INC.</small>			



2100 N. PACIFIC HWY. WOODBURN, OREGON 97071 PHONE 503 / 981-9581

DATE: 12/26/22
 DWG BY: NM
 CHECKED BY:
 PAGE: CS1 OF CS1
 JOB ID: 22-8819

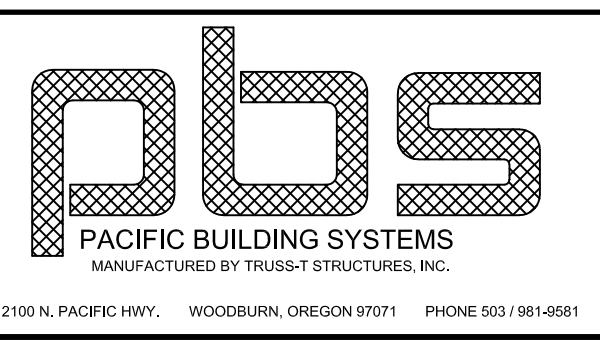


ANCHOR BOLT PLAN
NOTE: All Base Plates @ 100'-0" (U.N.)

- Notes:
1. 2 hour firewall (by others) at the right endwall not to exceed 20 psf. Firewall design and material by others.
 2. Pier footing foundation design included in this contract. Foundation design excludes: retaining wall, stem wall, and/or pits..
 3. PBS is not responsible for retrofitting / evaluation of the structural integrity of the existing building due to extra loads such as snow drift caused by this building addition.



REVISION	DATE	PROJ:
A	Issued For Permits Only 1/05/23 NM	New Tennis Building Wilsonville, OR 97070
		TITLE: Anchor Bolt Plan
		DEALER: Haworth Construction



DATE: 12/26/22
DWG BY: NM
CHECKED BY:
PAGE: F1 OF F2
JOB ID: 22-8819

DETAIL A

Dia= 3/4"

See Plan

DETAIL B

Dia= 3/4"

See Plan

DETAIL C

Dia= 3/4"

EW

DETAIL D

Dia= 7/8"

See Plan

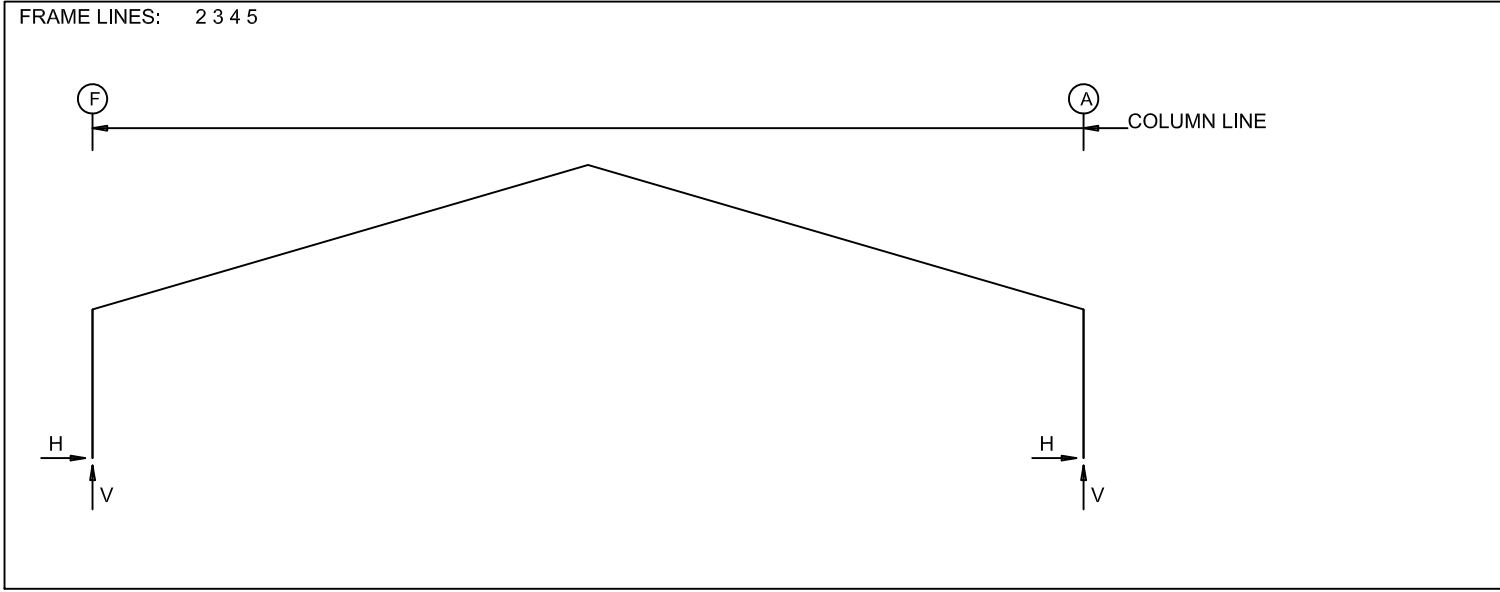
DETAIL E

Dia= 1/2"

See Plan

SUGGESTED DETAIL @ O.H. DOOR AT 8" WALLS

(2) 1/2" ANCHOR BOLTS EACH SIDE OF DOOR (BY OTHERS)



RIGID FRAME: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

Frm Line	Col Line	Load Id	Column_Reactions(k)				Bolt(in) Qty	Base_Plate(in)			Grout (in)	
			Hmax	Vmax	Hmin	Vmin		Width	Length	Thick		
2*	F	1	39.5	46.5	3	-9.3	6	0.875	8.000	18.00	0.500	0.0
2*	A	4	9.3	-9.7	1	-39.5	6	0.875	8.000	18.00	0.500	0.0
2*	Frame lines: 2 3 4 5											

RIGID FRAME: BASIC COLUMN REACTIONS (k)

Frame Line	Column Line	---Dead---		---Collateral---		---Live---		---Snow---		---Snow_Drift---		---Wind_Left1---	
		Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert
2*	F	5.1	6.6	7.8	9.0	24.9	28.8	24.9	28.8	1.7	2.0	-20.6	-22.7
2*	A	-5.1	6.6	-7.8	9.0	-24.9	28.8	-24.9	28.8	-1.7	2.0	9.8	-18.2

Frame Line	Column Line	-Wind_Right1-		-Wind_Left2-		-Wind_Right2-		-Wind_Long1-		-Wind_Long2-		-Seismic_Left	
		Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert
2*	F	-9.8	-18.2	-15.4	-12.5	-4.6	-7.9	-11.7	-26.3	-14.4	-22.8	-3.9	-1.0
2*	A	20.6	-22.7	4.6	-7.9	15.4	-12.5	14.4	-22.8	11.7	-26.3	-3.9	1.0

Frame Line	Column Line	Seismic_Right		-Seismic_Long		F1UNB_SL_L-		F1UNB_SL_R-	
		Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert
2*	F	3.9	1.0	0.0	-9.1	18.7	25.8	18.7	15.4
2*	A	3.9	-1.0	0.0	-9.1	-18.7	15.4	-18.7	25.8

2* Frame lines: 2 3 4 5

ENDWALL COLUMN: BASIC COLUMN REACTIONS (k)

Frm Line	Col Line	Dead Vert	Collat Vert	Live Vert	Snow Vert	Wind_Left1		Wind_Right1		Wind_Left2		Wind_Right2	
						Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
1	F	0.6	0.8	2.4	2.4	0.0	-2.5	0.0	-3.0	0.0	-1.2	0.0	-1.7
1	E	1.4	2.1	6.7	6.7	0.0	-9.3	0.0	-6.2	0.0	-6.5	0.0	-3.4
1	D	1.5	1.9	6.0	6.0	-4.1	-10.3	0.0	2.0	-4.1	-9.1	0.0	3.3
1	C	1.5	1.9	6.0	6.0	0.0	2.0	4.1	-10.3	0.0	3.3	4.1	-9.1
1	B	1.4	2.1	6.7	6.7	0.0	-6.2	0.0	-3.0	0.0	-3.4	0.0	-6.5
1	A	0.6	0.8	2.4	2.4	0.0	-3.0	0.0	-2.5	0.0	-1.7	0.0	-1.2

Frm Line	Col Line	Wind_Press		Wind_Suct		Wind_Long1		Wind_Long2		Seis_Left		Seis_Right		Seis_Long	
		Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
1	F	-8.3	-4.3	2.2	4.3	0.0	-3.6	0.0	-2.2	0.1	0.1	-0.2	-0.2	-13.6	-9.1
1	E	-5.2	0.0	5.7	0.0	0.0	-9.3	0.0	-5.4	0.0	0.7	0.0	-0.2	0.4	0.0
1	D	-6.8	0.0	7.6	0.0	0.0	-2.5	-2.3	-6.2	-6.5	-9.0	0.0	8.6	0.5	0.0
1	C	-6.8	0.0	7.6	0.0	2.3	-6.2	0.0	-2.5	0.0	8.6	6.5	-9.0	0.5	0.0
1	B	-5.2	0.0	5.7	0.0	0.0	-5.4	0.0	-9.3	0.0	-0.2	0.0	0.7	0.4	0.0
1	A	-8.3	-4.3	2.2	4.3	0.0	-3.6	0.0	-2.2	0.1	-0.2	0.1	-0.2	-13.6	-9.1

Frm Line	Col Line	E1UNB_SL_L-		E1UNB_SL_R-	
		Horz	Vert	Horz	Vert
1	F	0.0	2.4	0.0	0.8
1	E	0.0	6.5	0.0	1.8
1	D	0.0	7.2	0.0	2.8
1	C	0.0	2.8	0.0	7.2
1	B	0.0	1.8	0.0	6.5
1	A	0.0	0.8	0.0	2.4

Frm Line	Col Line	Dead Vert	Collat Vert	Live Vert	Snow Vert	Snow Drift Vert	Wind_Left1		Wind_Right1		Wind_Left2		Wind_Right2	
							Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
6	A	0.6	0.8	2.4	2.4	2.2	0.0	-2.5	0.0	-3.0	0.0	-1.2	0.0	-1.7
6	B	1.5	2.1	6.7	6.7	6.0	0.0	-9.3	0.0	-6.2	0.0	-6.5	0.0	-3.4
6	C	1.5	1.9	6.0	6.0	5.4	-4.1	-10.3	0.0	2.0	-4.1	-9.0	0.0	3.3
6	D	1.5	1.9	6.0	6.0	5.4	0.0	2.0	4.1	-10.3	0.0	3.3	4.1	-9.0
6	E	1.5	2.1	6.7	6.7	6.0	0.0	-6.2	0.0	-9.3	0.0	-3.4	0.0	-6.5
6	F	0.6	0.8	2.4	2.4	2.2	0.0	-3.0	0.0	-2.5	0.0	-1.7	0.0	-1.2

Frm Line	Col Line	Wind Press Horz	Wind Suct Vert	Wind_Long1		Wind_Long2		Seis_Left		Seis_Right		Seis_Long		E2UNB_SL_L-	
				Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
6	A	-1.8	2.2	0.0	-3.6	0.0	-2.2	0.6	0.3	0.6	-0.4	0.0	0.0	0.0	2.4
6	B	-5.2	5.7	0.0	-9.3	0.0	-5.4	0.0	1.5	0.0	-0.5	1.8	0.0	0.0	6.5
6	C	-6.8	7.5	0.0	-2.5	-2.3	-6.2	-14.8	-20.4	0.0	19.6	2.3	0.0	0.0	7.2
6	D	-6.8	7.5	2.3	-6.2	0.0	-2.5	0.0	19.6	14.8	-20.4	2.3	0.0	0.0	2.8
6	E	-5.2	5.7	0.0	-5.4	0.0	-9.3	0.0	-0.5	0.0	1.5	1.8	0.0	0.0	1.8
6	F	-1.8	2.2	0.0	-2.2	0.0	-3.6	0.6	-0.4	0.6	0.3	0.0	0.0	0.0	0.8

Frm Line	Col Line	E2UNB_SL_R-	
		Horz	Vert
6	A	0.0	0.8
6	B	0.0	1.8
6	C	0.0	2.8
6	D	0.0	7.2
6	E	0.0	6.5
6	F	0.0	2.4

ENDWALL COLUMN: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

Frm Line	Col Line	Column_Reactions(k)				Bolt(in) Qty	Base_Plate(in)			Grout (in)			
		Load Id	Hmax	Vmax	Hmin		Width	Length	Thick				
1	F	13	1.3	0.8	12	-9.5	-6.1	4	0.750	6.000	8.500	0.375	0.0
1	E	13	3.4	-4.7	14	-3.1	-4.7	4	0.750	6.000	8.500	0.375	0.0
1	D	15	4.5	-5.3	16	-4.1	-2.8	4	0.750	6.000	12.50	0.375	0.0
1	C	18	4.5	-5.3	14	-4.1	-2.8	4	0.750	6.000	12.50	0.375	0.0
1	B	20	3.4	-4.7	16	-3.1	-4.7	4	0.750	6.000	8.500	0.375	0.0
1	A	20	1.3	0.8	12	-9.5	-6.1	4	0.750	6.000	8.500	0.375	0.0
6	A	13	1.3	-1.8	14	-1.1	-1.8	4	0.750	6.000	8.500	0.375	0.0
6	B	13	3.4	-4.7	14	-3.1	-4.7	4	0.750	6.000	8.500	0.375	0.0
6	C	15	4.5	-5.3	16	-4.1	-2.8	4	0.750	6.000	12.50	0.500	0.0
6	D	18	4.5	-5.3	14	-4.1	-2.8	4	0.750	6.000	12.50	0.500	0.0
6	E	20	3.4	-4.7	16	-3.1	-4.7	4	0.750	6.000	8.500	0.375	0.0
6	F	20	1.3	-1.8	16	-1.1	-1.8	4	0.750	6.000	8.500	0.375	0.0

NOTES FOR REACTIONS

- All loading conditions are examined and only maximum/minimum H or V and the corresponding H or V are reported.
- Positive reactions are as shown in the sketch. Foundation loads are in opposite directions.
- Bracing reactions are in the plane of the brace with the H pointing away from the braced bay. The vertical reaction is downward.
- Building reactions are based on the following building data:

Width (ft)	= 120'-0"
Length (ft)	= 120'-0"
Eave Height (ft)	= 18'-0" / 18'-0"
Roof Slope (rise/12)	= 3.5/12
Dead Load (psf)	= 2.50
Collateral Load (psf)	= 6.00
Live Load (psf)	= 20.00
Roof Snow Load (psf)	= 20.00
Ground Snow Load (psf)	= 9.00
Wind Speed (mph)	= 98
Wind Code	= OSSC-19 (IBC 18)
Exposure	= C
Closed/Open	= Closed
Importance Seismic	= 1.00
Importance Snow (Is)	= 1.00
Seismic Zone	= D
Seismic Coeff (Fa/Ss)	= 0.973

- Loading conditions are:
 - 1 Dead+Collateral+Snow+Snow_Drift
 - 2 Dead+Collateral+Snow+Slide_Snow
 - 3 0.6Dead+0.6Wind_Left1
 - 4 0.6Dead+0.6Wind_Right1
 - 5 0.6Dead+0.6Wind_Long1L
 - 6 0.6Dead+0.6Wind_Long2L
 - 7 1.09Dead+1.09Collateral+0.7Seismic_Left
 - 8 1.09Dead+1.09Collateral+0.7Seismic_Right
 - 9 1.09Dead+1.09Collateral+0.7Seismic_LongR
 - 10 0.51Dead+0.7Seismic_Left
 - 11 0.51Dead+0.7Seismic_Right
 - 12 0.51Dead+0.7Seismic_LongL
 - 13 0.6Dead+0.6Wind_Suction+0.6Wind_Long1L
 - 14 0.6Dead+0.6Wind_Pressure+0.6Wind_Long1L
 - 15 0.6Dead+0.6Wind_Left1+0.6Wind_Suction
 - 16 0.6Dead+0.6Wind_Pressure+0.6Wind_Long2L
 - 17 Dead+Collateral+E1UNB_SL_L
 - 18 0.6Dead+0.6Wind_Right1+0.6Wind_Suction
 - 19 Dead+Collateral+E1UNB_SL_R
 - 20 0.6Dead+0.6Wind_Suction+0.6Wind_Long2L
- Reaction values:
 - Seismic: V (Base Shear)

BUILDING BRACING REACTIONS (See Note 6)

Loc	Wall Line	Col Line	Reactions(k)				Panel Shear (lb/ft)	
			Horz	Vert	Horz	Vert	Wind	Sels
L_EW	1	D,C	4.1	5.1	6.5	8.1		
F_SW	A	1,2	6.4	4.3	13.6	9.1		
		3,4	6.4	4.3	13.6	9.1		
R_EW	6	C,D	4.1	5.1	14.8	18.5		
B_SW	F	4,3	6.4	4.3	13.6	9.1		
		2,1	6.4	4.3	13.6	9.1		

ANCHOR BOLT SUMMARY

Qty	Locate	Dia (in)	Type	Proj (in)
16	Jamb	1/2"	A36	1.50
48	Endwall	3/4"	A36	2.00
48	Frame	7/8"	A36	2.50



REVISION	DATE	PROJ:	DATE:
A Issued For Permits Only	1/05/23	New Tennis Building Wilsonville, OR 97070	12/26/22
		TITLE: Anchor Bolt Reactions	DWG BY: NM
		DEALER: Haworth Construction	CHECKED BY:

THIS DRAWING INCLUDING DESIGN PRINCIPLES, IS THE PROPERTY OF TRUSS-T STRUCTURES, INC. AND SHALL NOT BE REPRODUCED, COPIED OR LOANED IN PART OR IN WHOLE WITHOUT WRITTEN PERMISSION. IT IS NOT TO BE USED IN ANY MANNER THAT MAY CONSTITUTE A DETRIMENT DIRECTLY OR INDIRECTLY TO TRUSS-T STRUCTURES, INC.

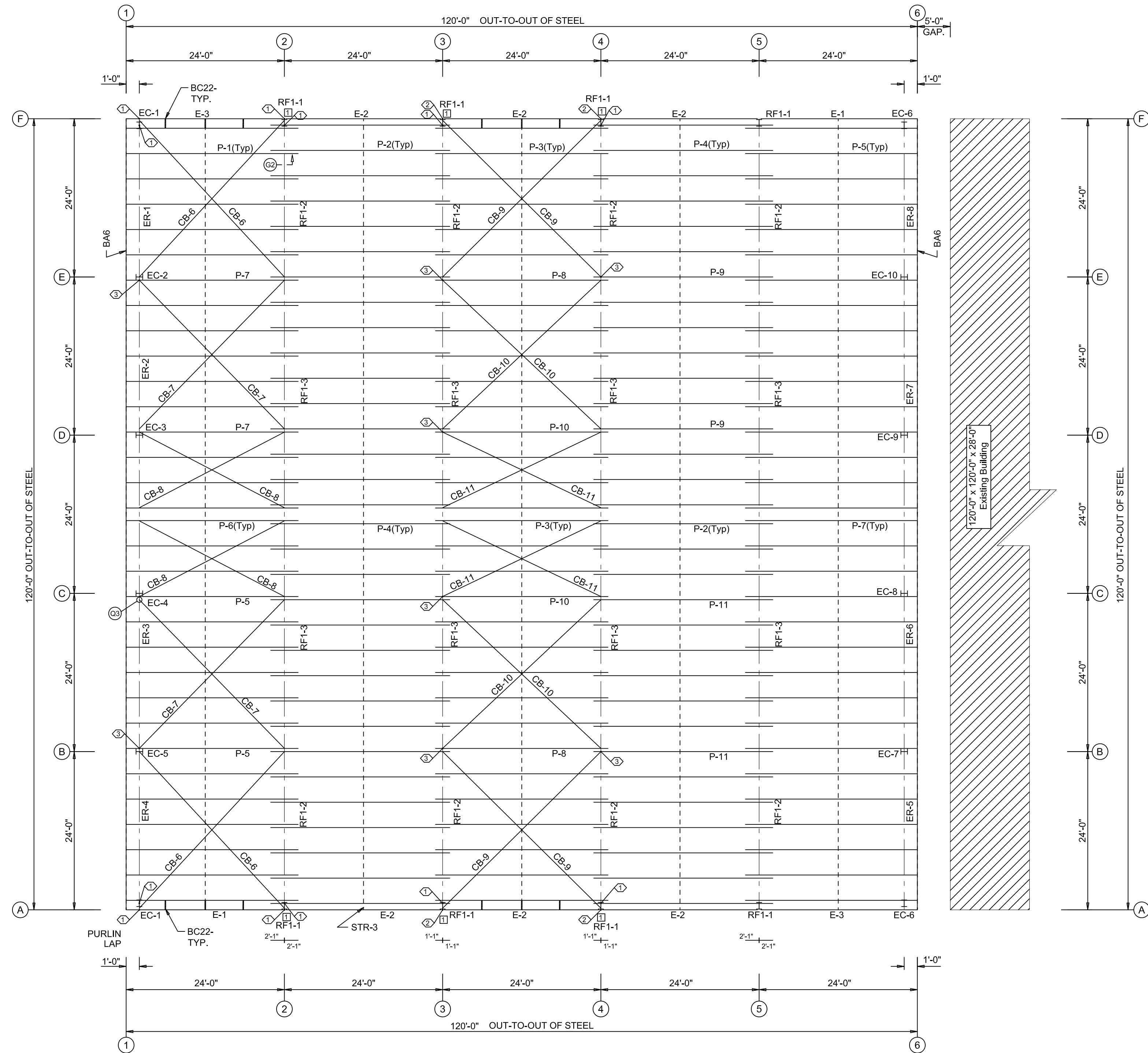


DATE: 12/26/22
 DWG BY: NM
 CHECKED BY:
 PAGE: F2 OF F2
 JOB ID: 22-8819

SPECIAL BOLTS					
ROOF PLAN					
ID	QUAN	TYPE	DIA	LENGTH	WASH
1	4	GR 5	1/2"	1 1/4"	1
2	4	GR 5	1/2"	1 1/4"	2
3	2	GR 5	1/2"	1 1/4"	2

MEMBER TABLE	
ROOF PLAN	
MARK	PART
P-1	10Z14
P-2	10Z16
P-3	10Z16
P-4	10Z16
P-5	10Z12
P-6	10Z14
P-7	10Z12
P-8	10Z12
P-9	10Z14
P-10	10Z14
P-11	10Z14
E-1	10GS14-3
E-2	10GS14-3
E-3	10GS14-3
CB-6	7/8 ROD
CB-7	5/8 ROD
CB-8	1/2 ROD
CB-9	7/8 ROD
CB-10	5/8 ROD
CB-11	1/2 ROD

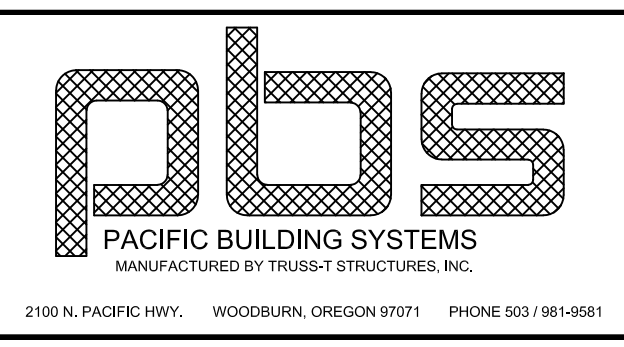
CONNECTION PLATES	
ROOF PLAN	
ID	MARK/PART
1	ESP-3



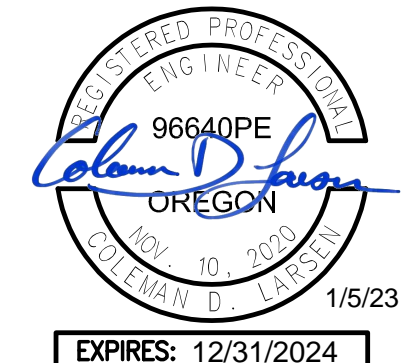
ROOF FRAMING PLAN

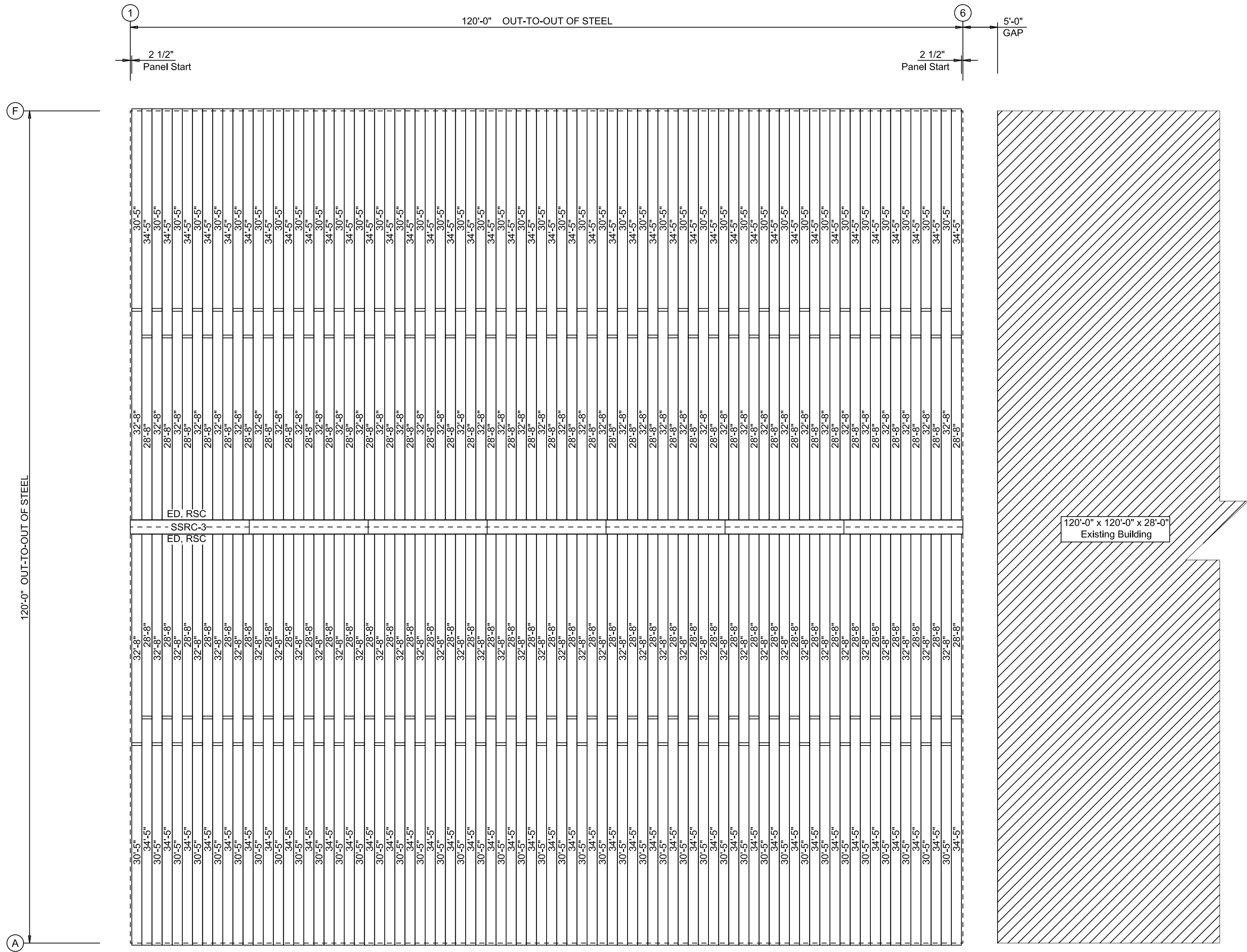
REVISION	DATE
A Issued For Permits Only	1/05/23 NM

PROJ: New Tennis Building
 Wilsonville, OR 97070
 TITLE: Roof Framing
 DEALER: Haworth Construction



DATE: 12/26/22
 DWG BY: NM
 CHECKED BY:
 PAGE: E1 OF E7
 JOB ID: 22-8819





ROOF SHEETING PLAN

PANELS: 24 Ga. SSQ-275 - Grays Harbor



REVISION	DATE
A Issued For Permits Only	1/05/23 NM

PROJ:	New Tennis Building Wilsonville, OR 97070
TITLE:	Roof Sheeting
DEALER:	Haworth Construction

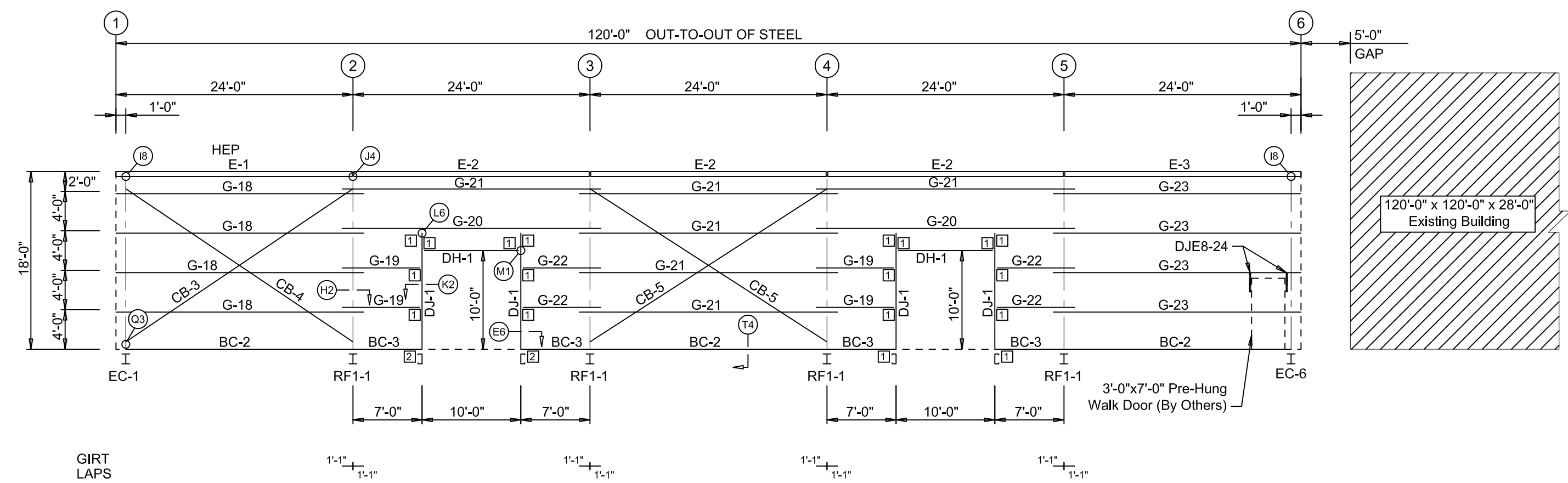
PACIFIC BUILDING SYSTEMS
MANUFACTURED BY TRUSS-T STRUCTURES, INC.
2100 N. PACIFIC HWY. WOODBURN, OREGON 97071 PHONE 503/981-9581

DATE:	12/26/22
DWG BY:	NM
CHECKED BY:	
PAGE:	E2 OF E7
JOB ID:	22-8819

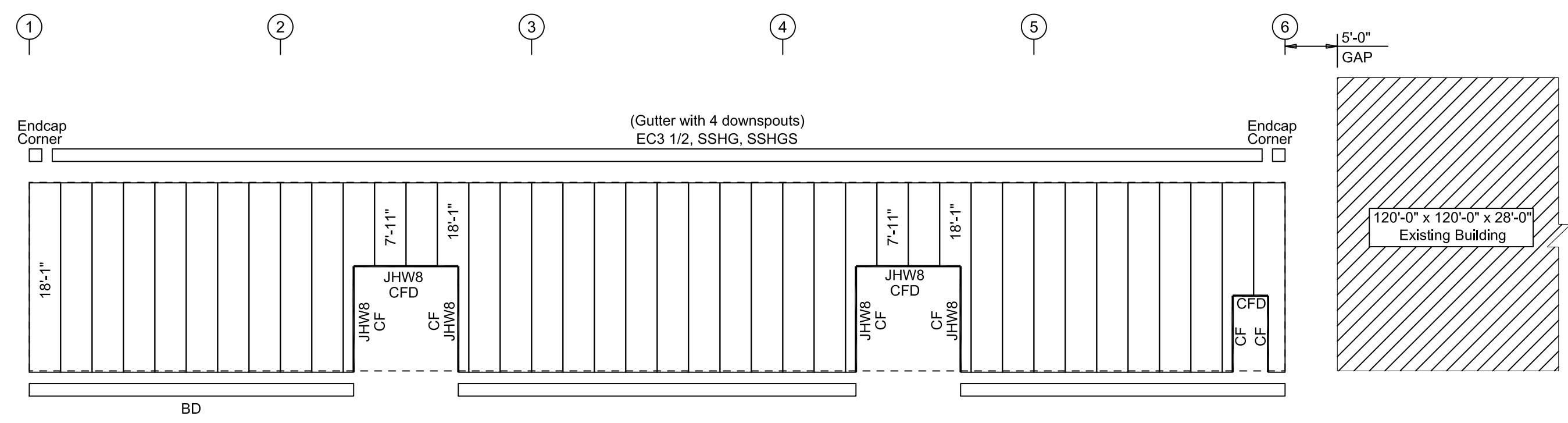
Note:
1. Weight included in collateral loading for fire sprinklers by others.

MEMBER TABLE	
FRAME LINE A	
MARK	PART
DJ-1	8C16
DH-1	8C16
E-1	10GS14-3
E-2	10GS14-3
E-3	10GS14-3
G-18	8Z16
G-19	8Z16
G-20	8Z16
G-21	8Z16
G-22	8Z16
G-23	8Z16
BC-2	8C16
BC-3	8C16
CB-3	1 ROD
CB-4	1 ROD
CB-5	1 ROD

CONNECTION PLATES	
FRAME LINE A	
ID	MARK/PART
1	AL-1



SIDEWALL FRAMING: FRAME LINE A



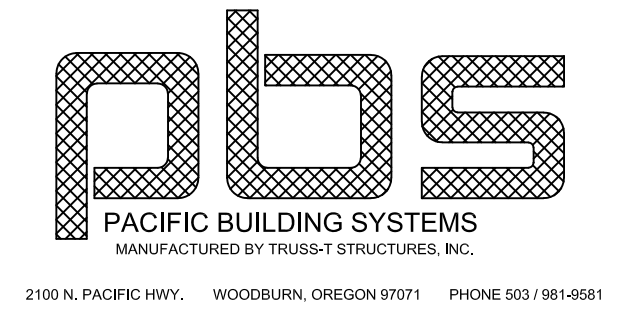
SIDEWALL SHEETING & TRIM: FRAME LINE A

PANELS: 26 Ga. PBR - Parchment

Note:
1. Liner by others on walls not to exceed 5 psf.



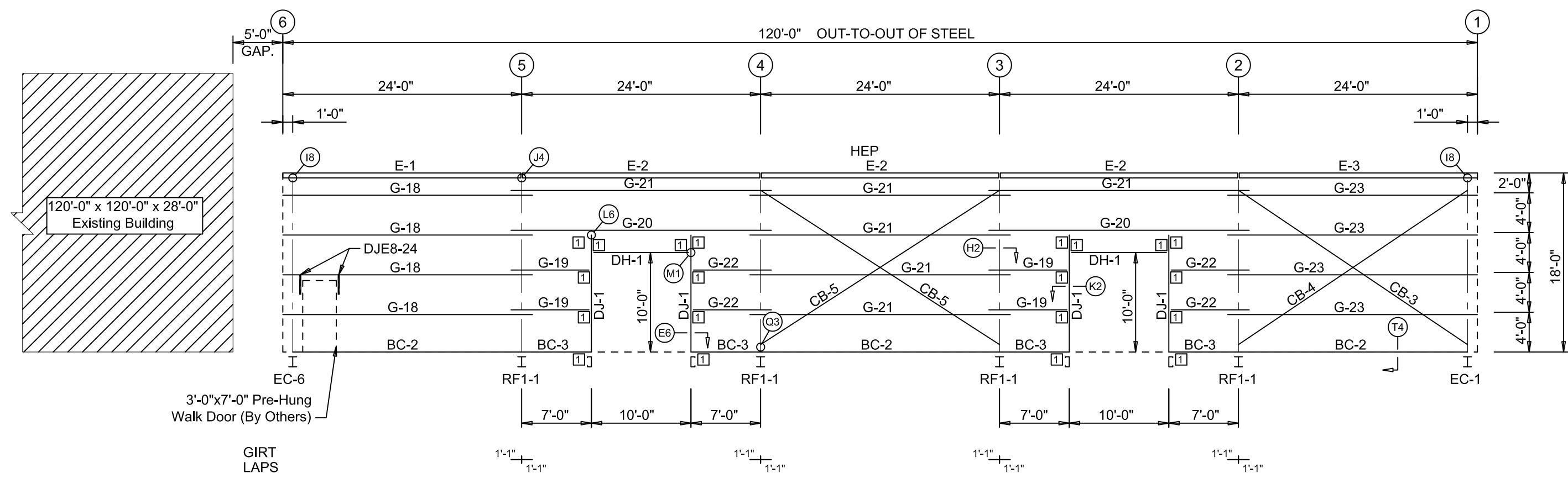
REVISION	DATE	PROJ:	DATE:
A	Issued For Permits Only	New Tennis Building Wilsonville, OR 97070	1/05/23 NM
		TITLE:	
		DEALER:	



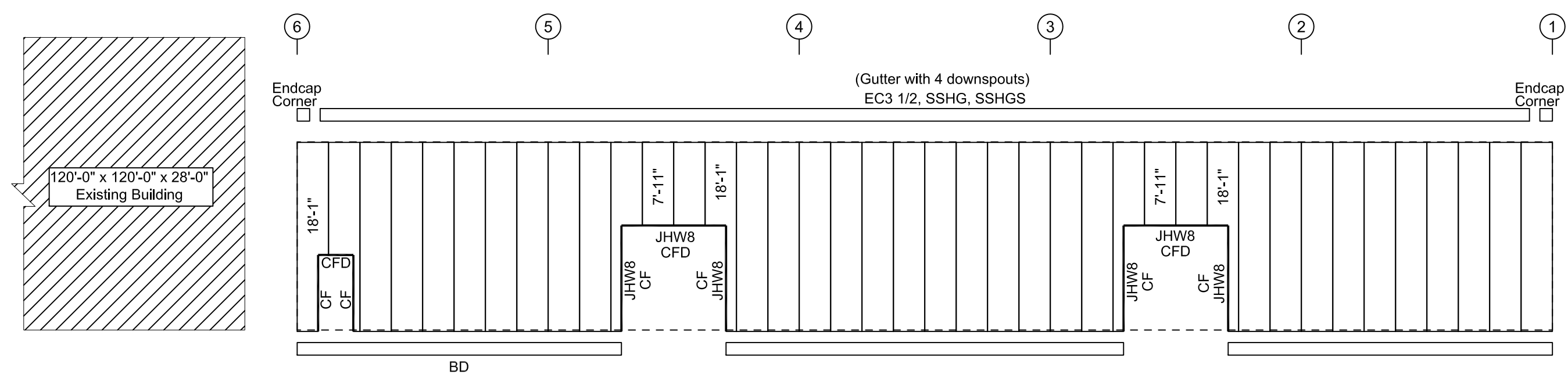
DATE: 12/26/22
DWG BY: NM
CHECKED BY:
PAGE: E3 OF E7
JOB ID: 22-8819

MEMBER TABLE	
FRAME LINE F	
MARK	PART
DJ-1	8C16
DH-1	8C16
E-1	10GS14-3
E-2	10GS14-3
E-3	10GS14-3
G-18	8Z16
G-19	8Z16
G-20	8Z16
G-21	8Z16
G-22	8Z16
G-23	8Z16
BC-2	8C16
BC-3	8C16
CB-3	1 ROD
CB-4	1 ROD
CB-5	1 ROD

CONNECTION PLATES	
FRAME LINE F	
ID	MARK/PART
1	AL-1



SIDEWALL FRAMING: FRAME LINE F



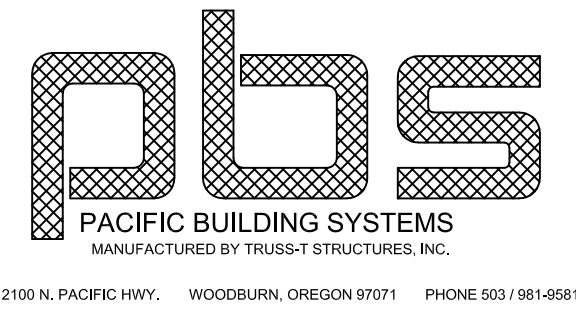
SIDEWALL SHEETING & TRIM: FRAME LINE F

PANELS: 26 Ga. PBR - Parchment

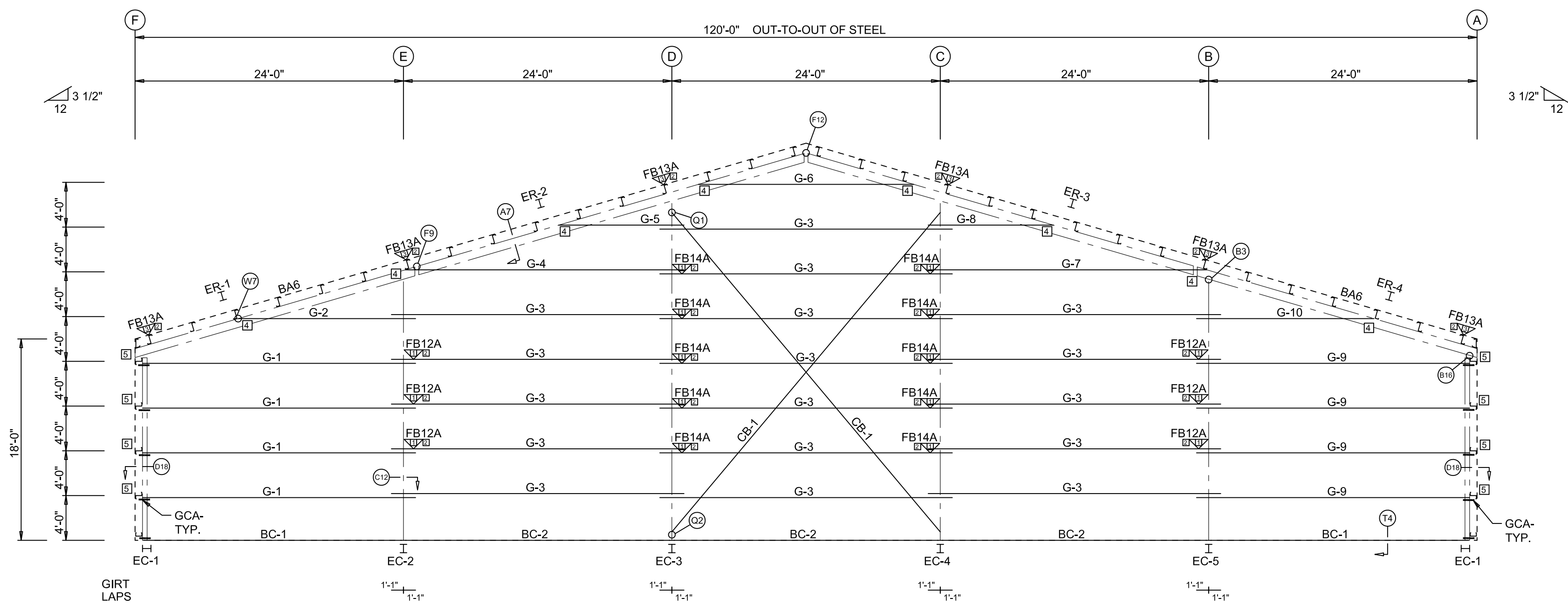
Note:
1. Liner by others on walls not to exceed 5 psf.



REVISION	DATE	PROJ:	DATE:
A	Issued For Permits Only	New Tennis Building Wilsonville, OR 97070	1/05/23 NM
		TITLE:	
		DEALER:	



DATE: 12/26/22
DWG BY: NM
CHECKED BY:
PAGE: E4 OF E7
JOB ID: 22-8819



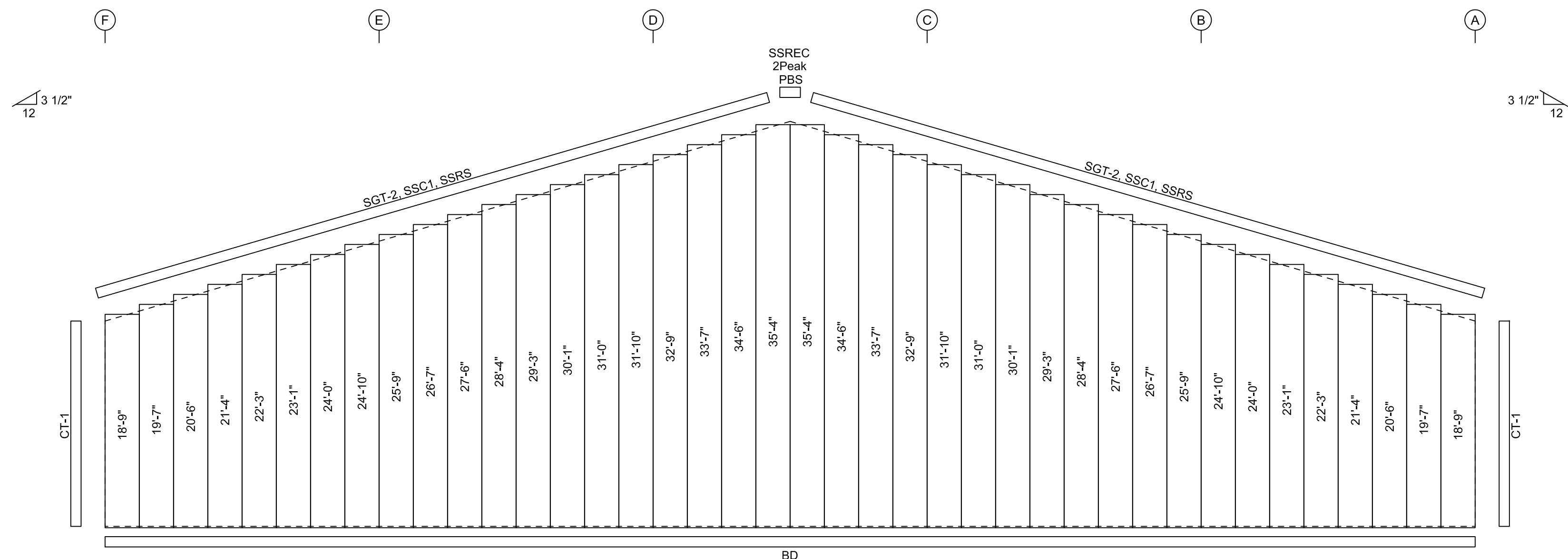
ENDWALL FRAMING: FRAME LINE 1

BOLT TABLE FRAME LINE 1				
LOCATION	QUAN	TYPE	DIA	LENGTH
ER-1/ER-2	8	A325	3/4"	1 3/4"
ER-2/ER-3	4	A325	3/4"	2"
ER-3/ER-4	8	A325	3/4"	1 3/4"
Columns/Raf	4	A325	5/8"	2 1/4"

FLANGE BRACE TABLE FRAME LINE 1		
ID	MARK	LENGTH
1	FB13A	1'-1"
2	FB12A	1'-0"
3	FB14A	1'-2"

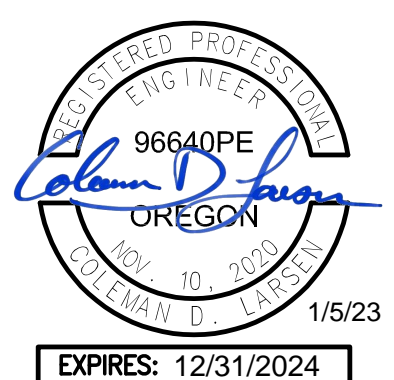
CONNECTION PLATES FRAME LINE 1	
ID	MARK/PART
1	FBP-8S
2	FBP-1
3	FBP-10S
4	AL-8
5	PL-8G

MEMBER TABLE FRAME LINE 1	
MARK	PART
EC-1	W8X10
EC-2	W8X10
EC-3	W12X14
EC-4	W12X14
EC-5	W8X10
ER-1	W10X12
ER-2	W10X12
ER-3	W10X12
ER-4	W10X12
G-1	8Z16
G-2	8Z16
G-3	8Z16
G-4	8Z16
G-5	8Z16
G-6	8Z16
G-7	8Z16
G-8	8Z16
G-9	8Z16
G-10	8Z16
BC-1	8C16
BC-2	8C16
CB-1	1/2 Cab



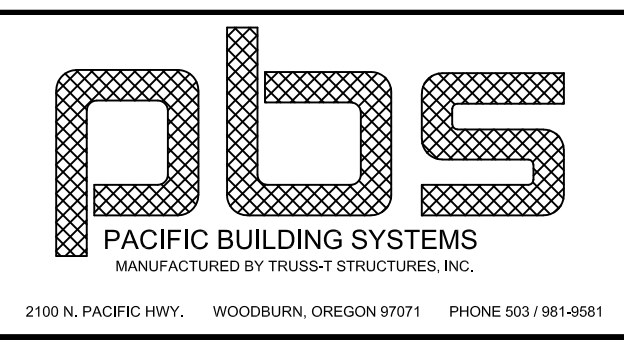
ENDWALL SHEETING & TRIM: FRAME LINE 1

PANELS: 26 Ga. PBR - Parchment

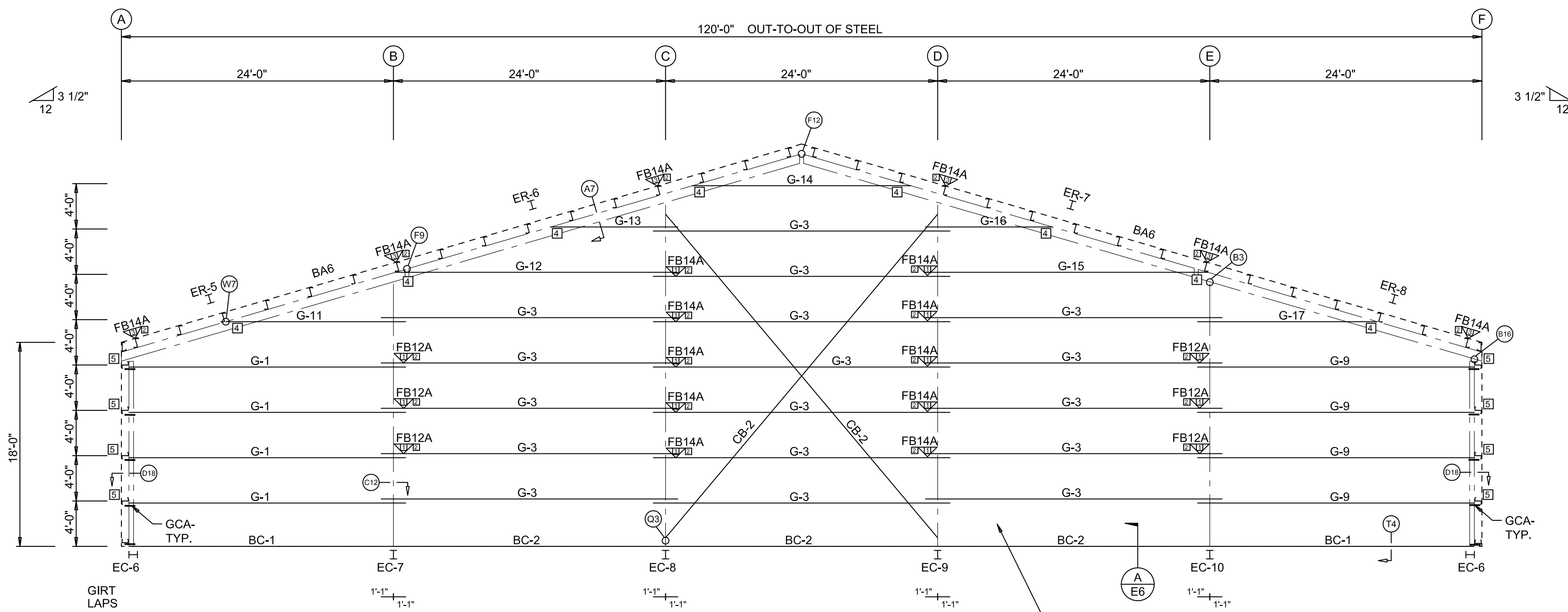


Note:
1. Liner by others on walls not to exceed 5 psf.

REVISION	DATE	PROJ:	DATE:
A	1/05/23	New Tennis Building Wilsonville, OR 97070	NM
		TITLE: Endwall Framing	
		DEALER: Haworth Construction	



DATE: 12/26/22
DWG BY: NM
CHECKED BY:
PAGE: E5 OF E7
JOB ID: 22-8819



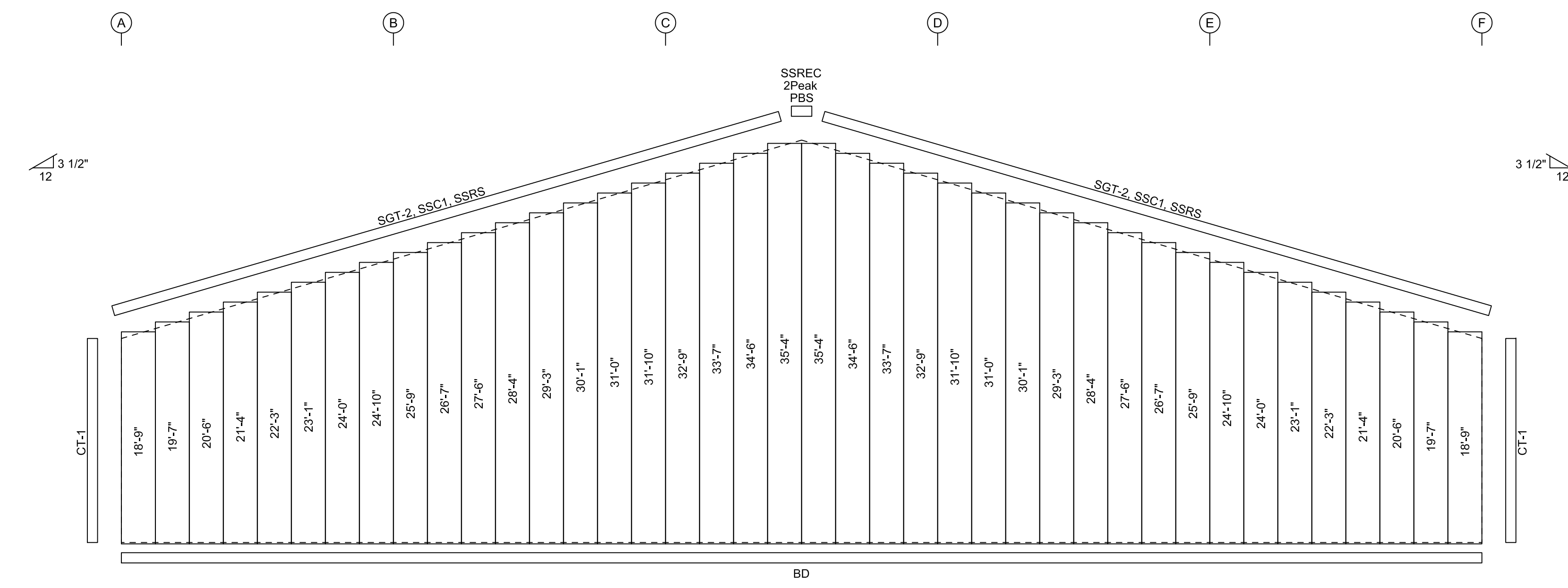
ENDWALL FRAMING: FRAME LINE 6
2 Hour Firewall (By Others) Not To Exceed 20 PSF

BOLT TABLE FRAME LINE 6				
LOCATION	QUAN	TYPE	DIA	LENGTH
ER-5/ER-6	8	A325	3/4"	2"
ER-6/ER-7	4	A325	3/4"	2"
ER-7/ER-8	8	A325	3/4"	2"
Columns/Raf	4	A325	5/8"	2 1/4"

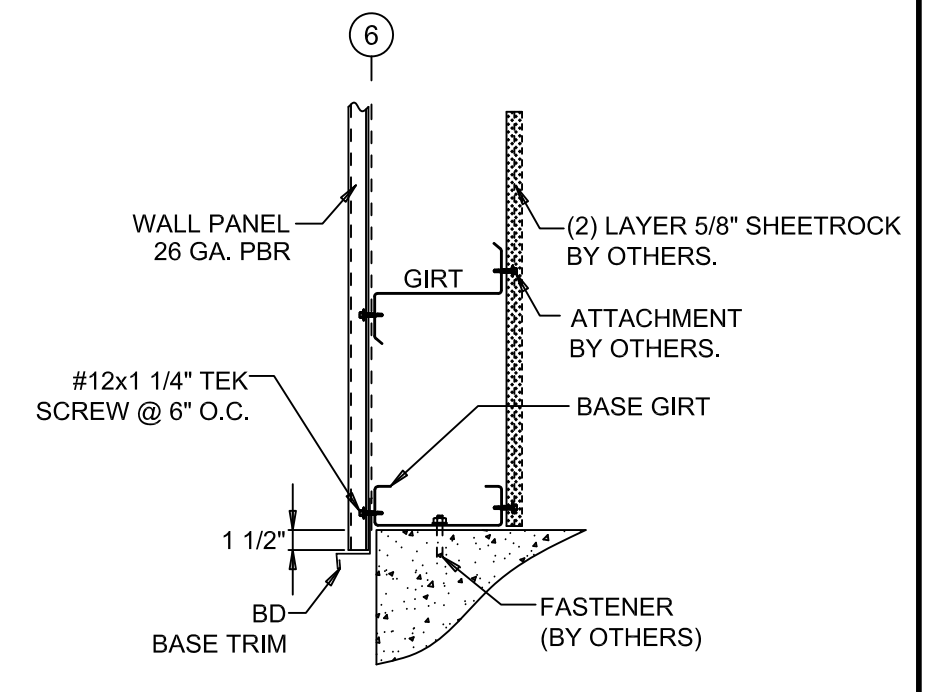
FLANGE BRACE TABLE FRAME LINE 6		
ID	MARK	LENGTH
1	FB14A	1'-2"
2	FB12A	1'-0"
3	FB14A	1'-2"

CONNECTION PLATES FRAME LINE 6	
ID	MARK/PART
1	FBP-8S
2	FBP-1
3	FBP-10S
4	AL-8
5	PL-8G

MEMBER TABLE FRAME LINE 6	
MARK	PART
EC-6	W8X10
EC-7	W8X10
EC-8	W12X14
EC-9	W12X14
EC-10	W8X10
ER-5	W12X14
ER-6	W12X14
ER-7	W12X14
ER-8	W12X14
G-1	8Z16
G-3	8Z16
G-9	8Z16
G-11	8Z16
G-12	8Z16
G-13	8Z16
G-14	8Z16
G-15	8Z16
G-16	8Z16
G-17	8Z16
BC-1	8C16
BC-2	8C16
CB-2	1 1/4" ROD



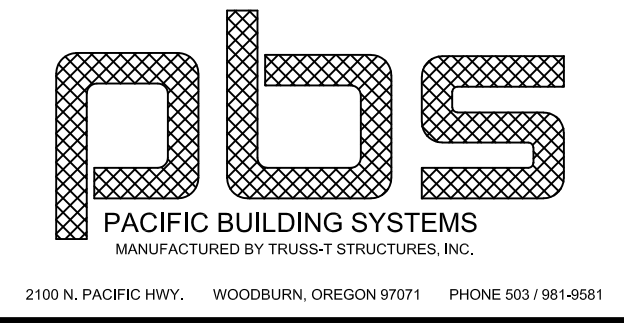
ENDWALL SHEETING & TRIM: FRAME LINE 6
PANELS: 26 Ga. PBR - Parchment



A 2 HOUR FIRE WALL DETAIL
E6



REVISION	DATE	PROJ:	DATE:
A	Issued For Permits Only	New Tennis Building Wilsonville, OR 97070	1/05/23 NM
		TITLE:	
		DEALER:	



DATE: 12/26/22
DWG BY: NM
CHECKED BY:
PAGE: E6 OF E7
JOB ID: 22-8819

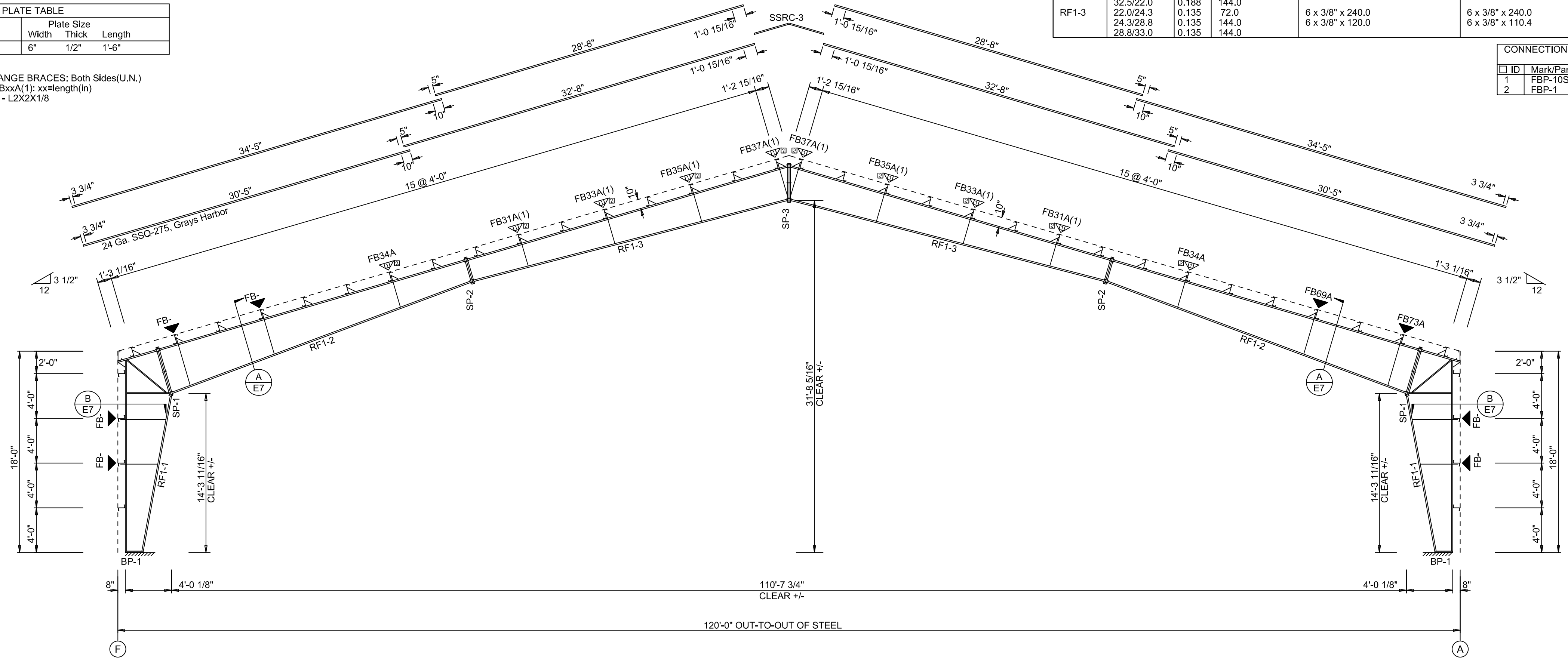
SPLICE PLATE & BOLT TABLE										
Mark	Qty	Top	Bot	Int	Type	Dia	Length	Width	Thick	Length
SP-1	4	4	2	0	A325	1"	2 3/4"	6"	3/4"	4'-8 1/2"
SP-2	4	4	0	0	A325	3/4"	1 3/4"	6"	3/8"	2'-5 3/4"
SP-3	4	4	2	0	A325	3/4"	1 3/4"	6"	3/8"	3'-6"

BASE PLATE TABLE			
Col Mark	Plate Size	Width	Length
BP-1	6"	1/2"	1'-6"

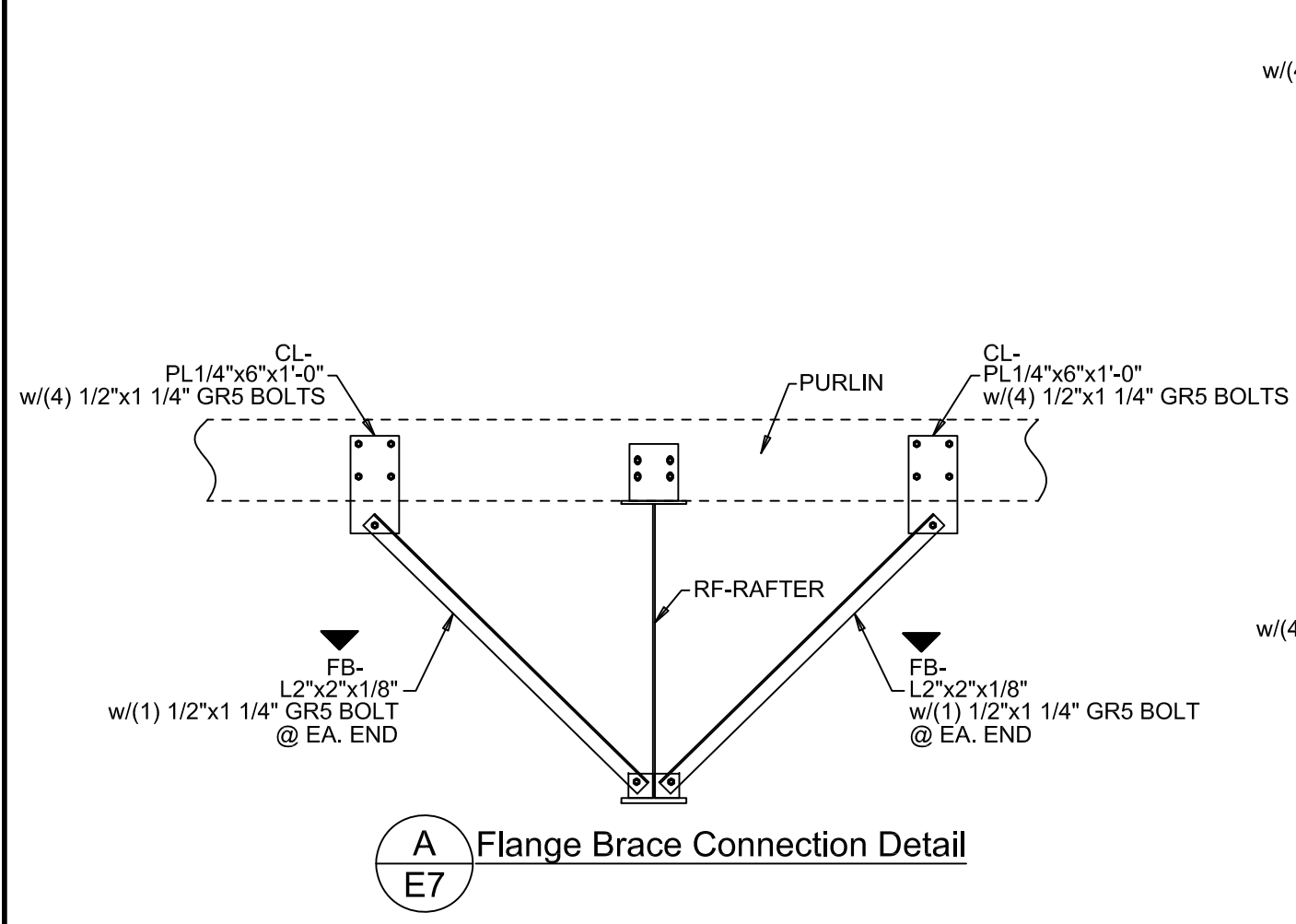
FLANGE BRACES: Both Sides(U.N.)
 FBxA(1): xx=length(in)
 A - L2X2X1/8

MEMBER TABLE					
Mark	Web Depth		Web Plate		Outside Flange W x Thk x Length
	Start	End	Thick	Length	
RF1-1	16.0	29.5	0.188	72.6	6 x 3/8" x 207.0
	29.5	47.0	0.188	144.0	6 x 3/8" x 41.9
RF1-2	47.0	42.9	0.188	57.0	6 x 3/8" x 240.0
	42.9	32.5	0.188	144.0	6 x 3/8" x 105.0
RF1-3	32.5	22.0	0.188	144.0	6 x 3/8" x 240.0
	22.0	24.3	0.135	72.0	6 x 3/8" x 240.0
	24.3	28.8	0.135	144.0	6 x 3/8" x 120.0
	28.8	33.0	0.135	144.0	6 x 3/8" x 110.4

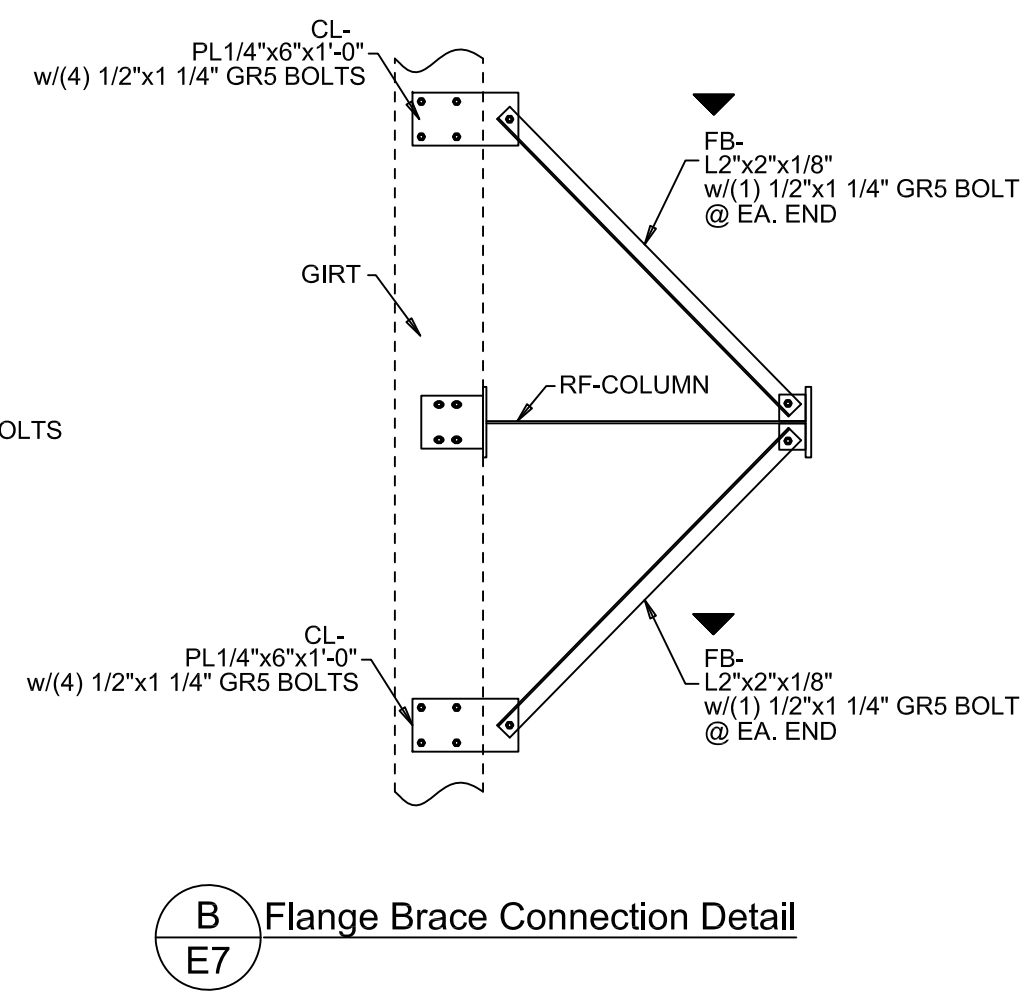
CONNECTION PLATES	
ID	Mark/Part
1	FBP-10S
2	FBP-1



RIGID FRAME ELEVATION: FRAME LINE 2 3 4 5



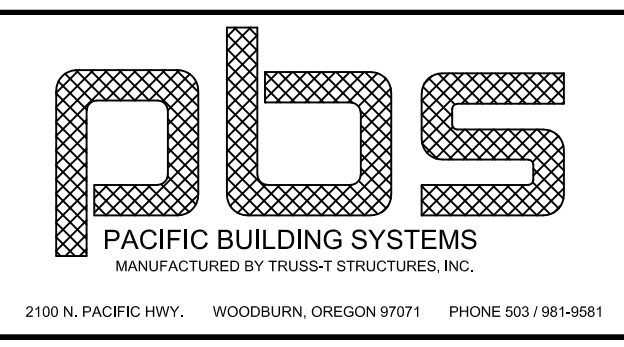
A Flange Brace Connection Detail
E7



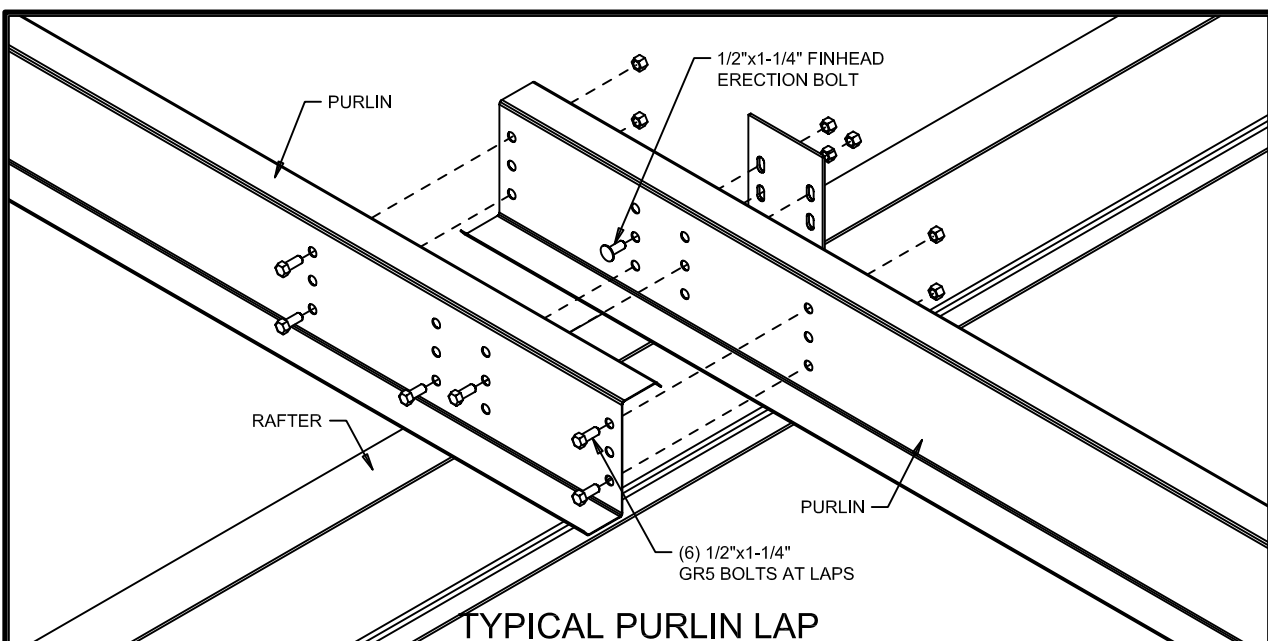
B Flange Brace Connection Detail
E7



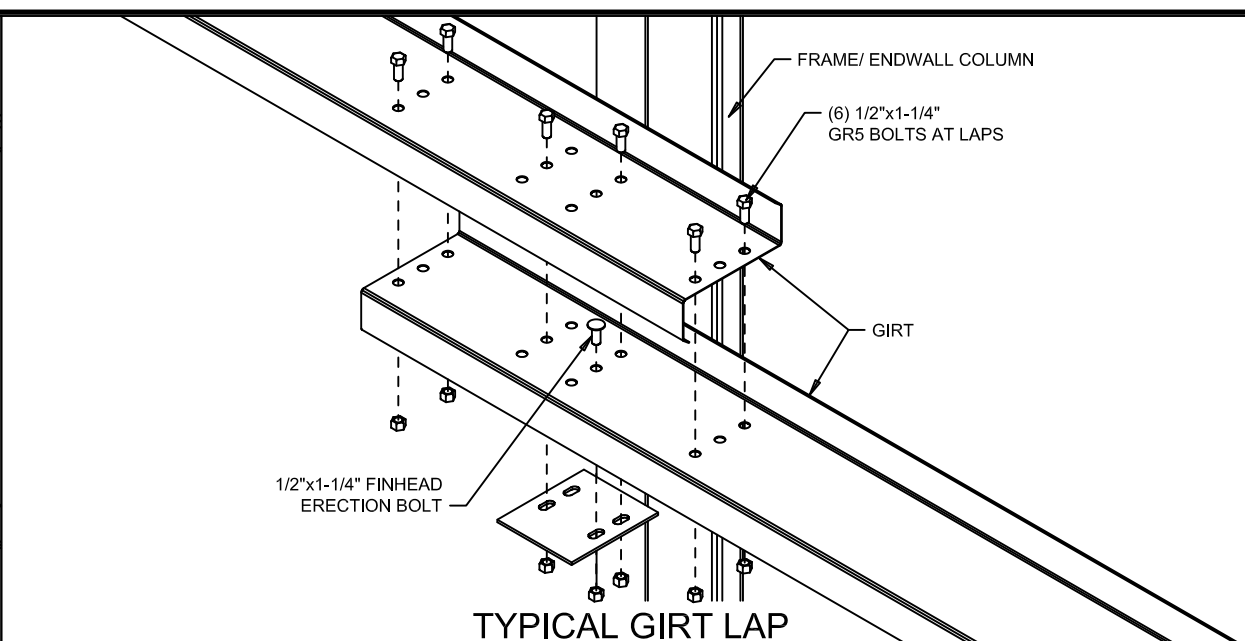
REVISION	DATE	PROJ:	DATE:
A	1/05/23	New Tennis Building Wilsonville, OR 97070	1/05/23
		Rigid Frame Elevation	NM
		Haworth Construction	



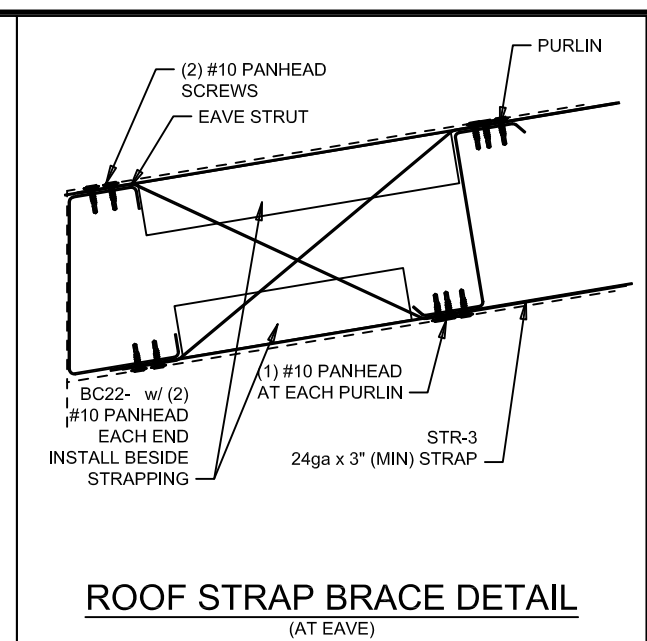
DATE: 12/26/22
DWG BY: NM
CHECKED BY:
PAGE: E7 OF E7
JOB ID: 22-8819



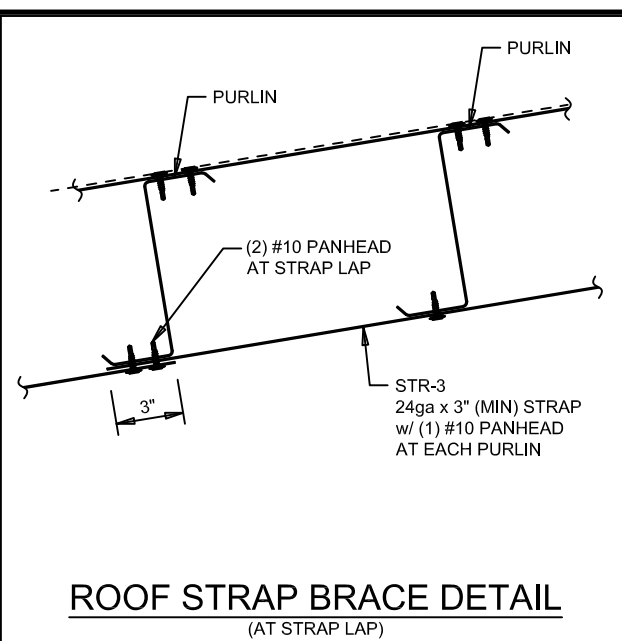
TYPICAL PURLIN LAP



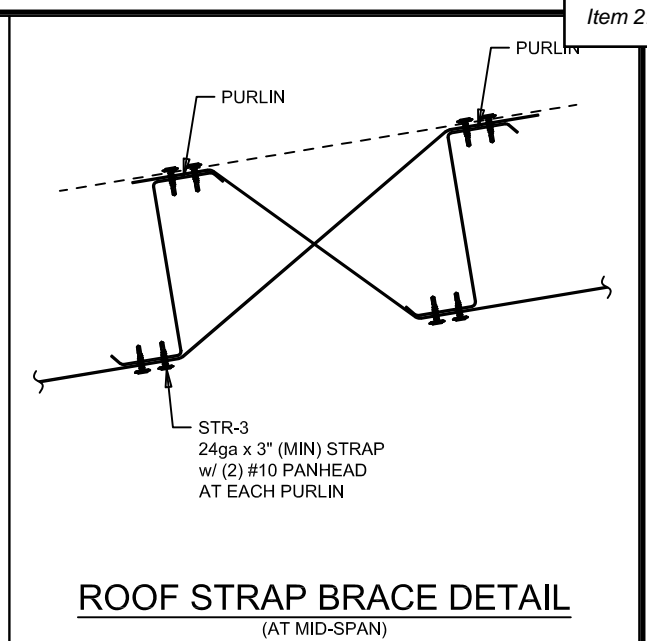
TYPICAL GIRT LAP



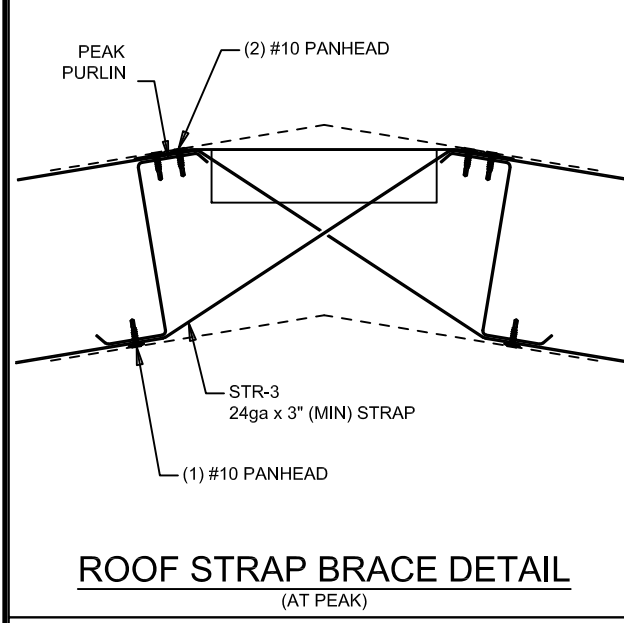
ROOF STRAP BRACE DETAIL (AT EAVE)



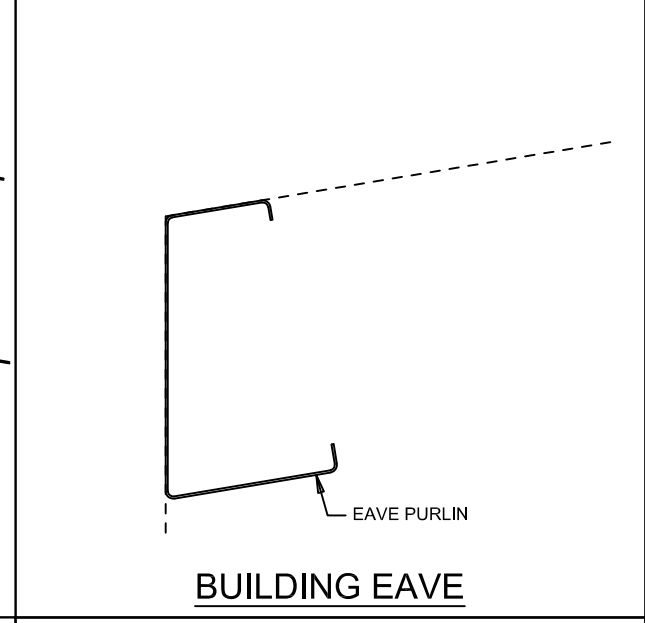
ROOF STRAP BRACE DETAIL (AT STRAP LAP)



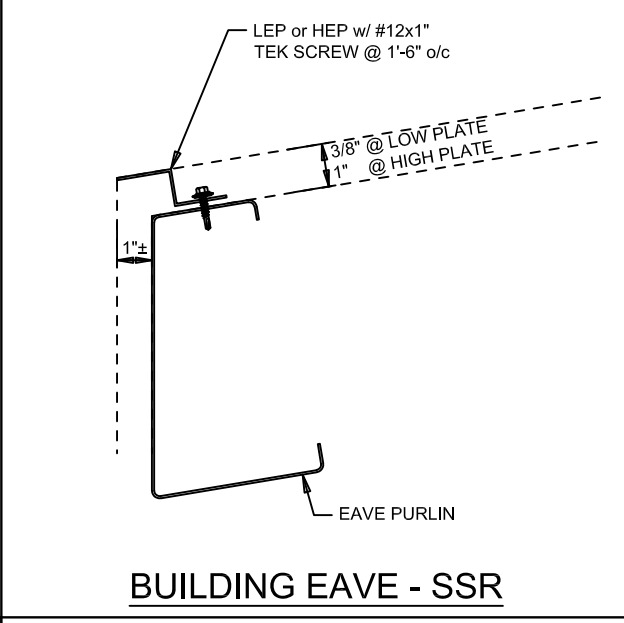
ROOF STRAP BRACE DETAIL (AT MID-SPAN)



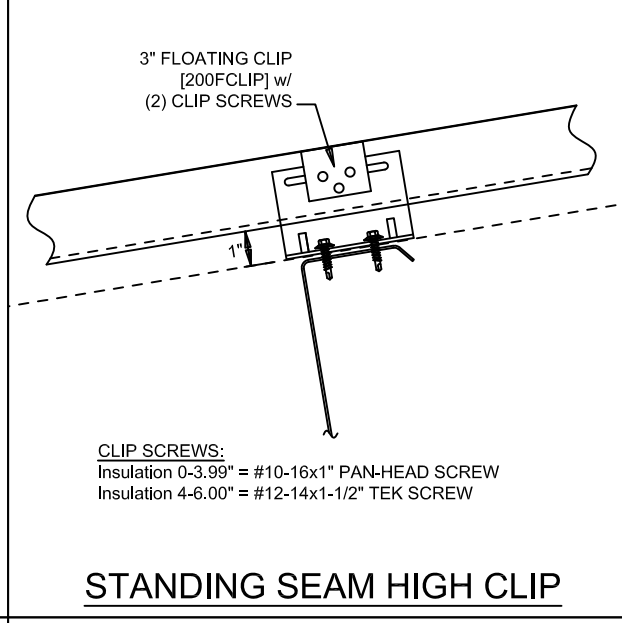
ROOF STRAP BRACE DETAIL (AT PEAK)



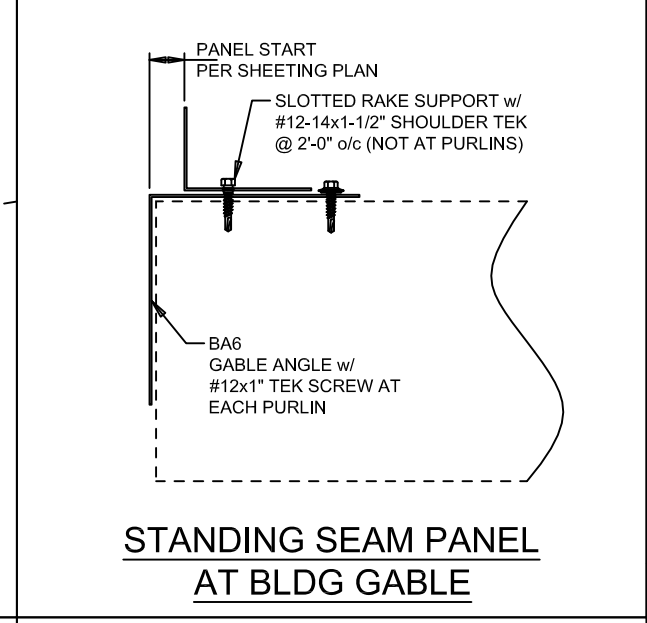
BUILDING EAVE



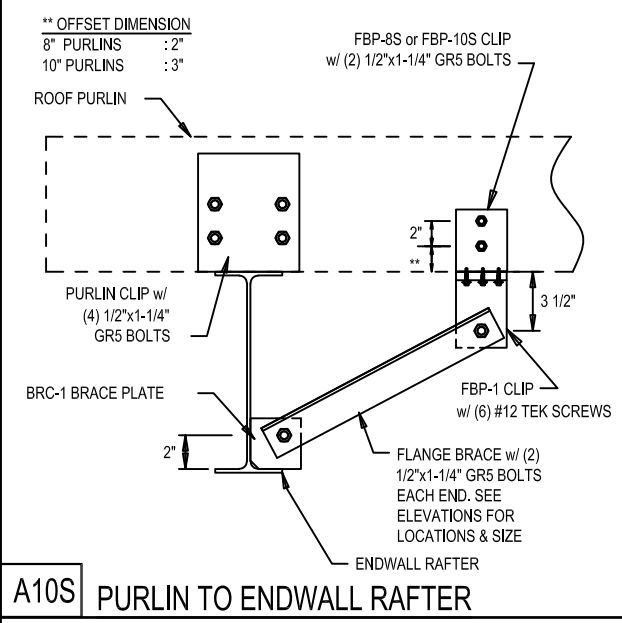
BUILDING EAVE - SSR



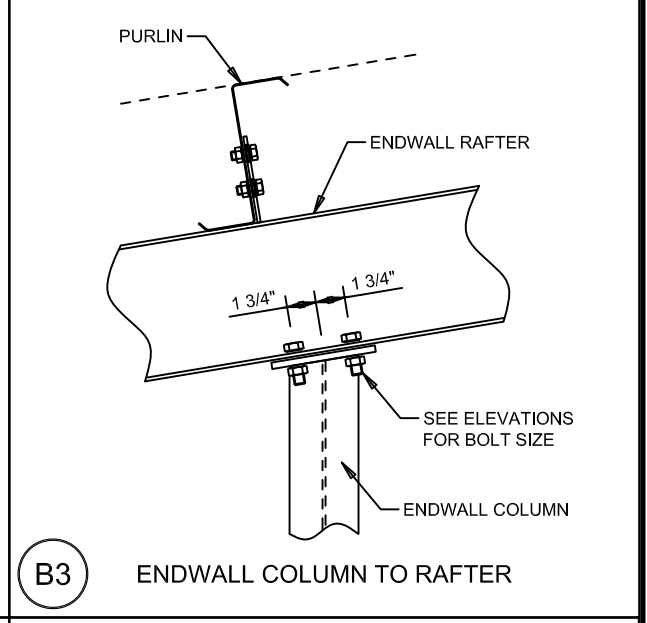
STANDING SEAM HIGH CLIP



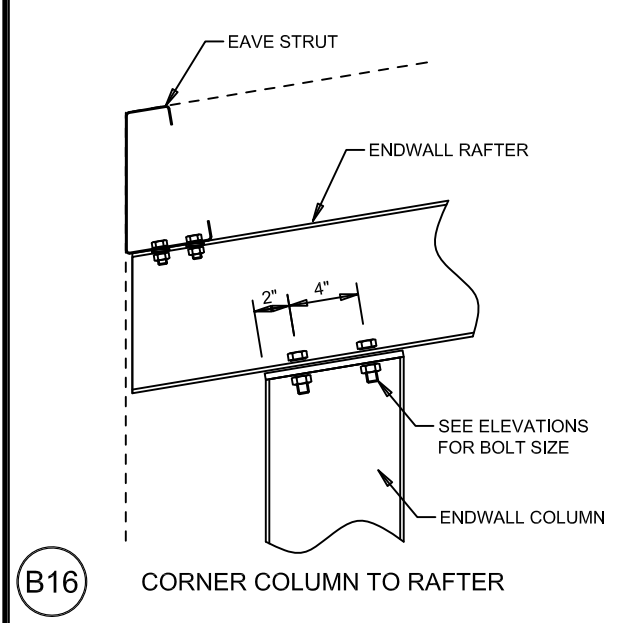
STANDING SEAM PANEL AT BLDG GABLE



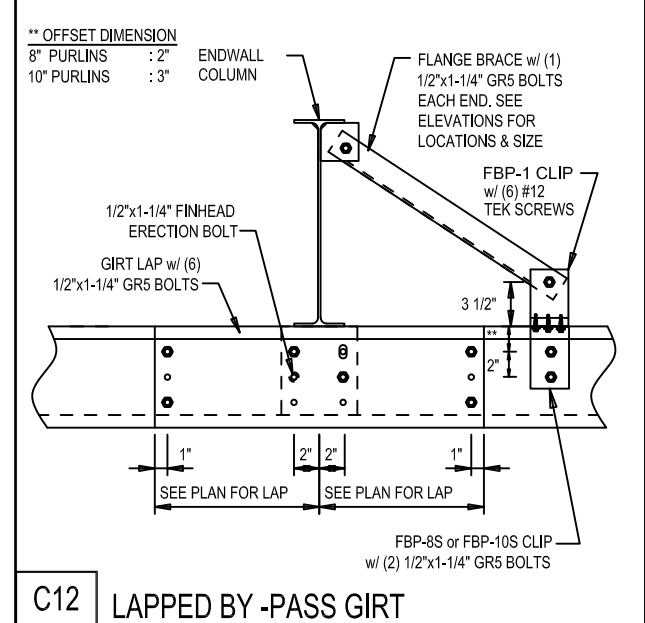
A10S PURLIN TO ENDWALL RAFTER



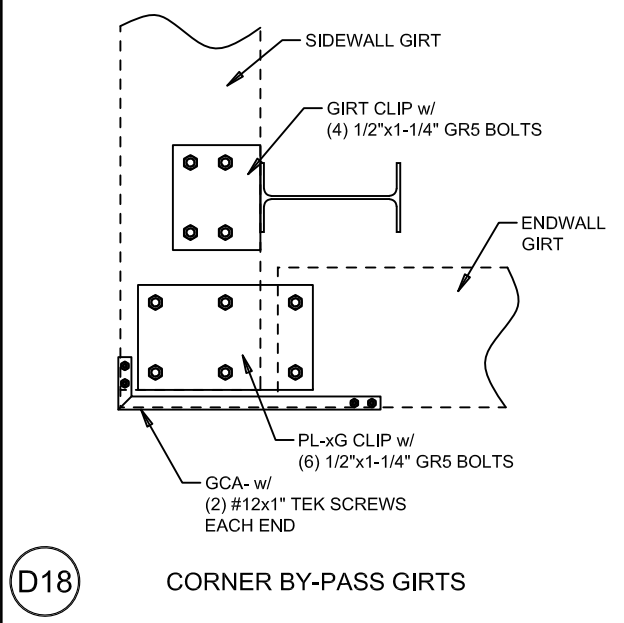
B3 ENDWALL COLUMN TO RAFTER



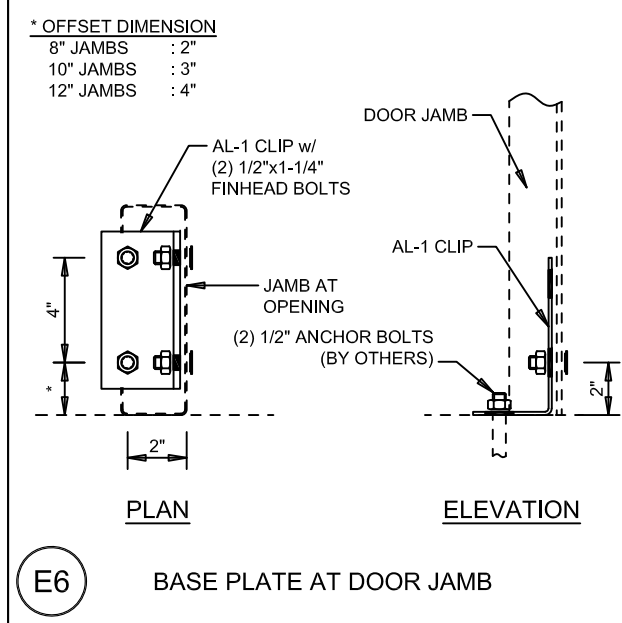
B16 CORNER COLUMN TO RAFTER



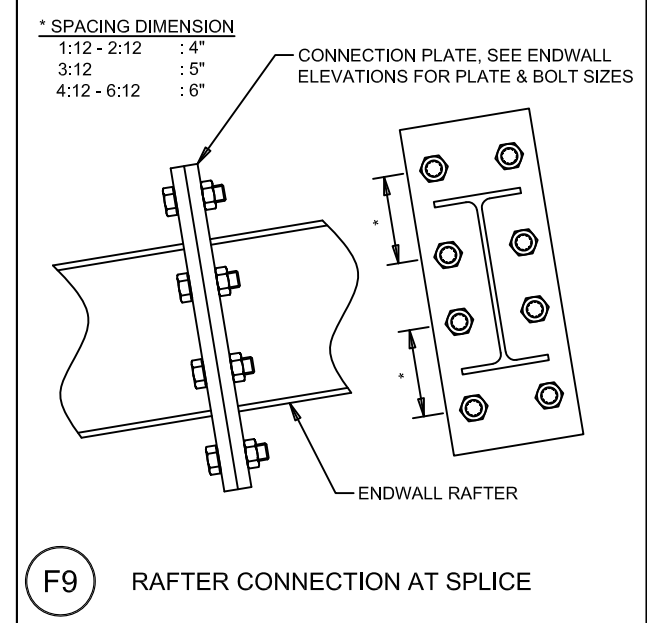
C12 LAPPED BY-PASS GIRT



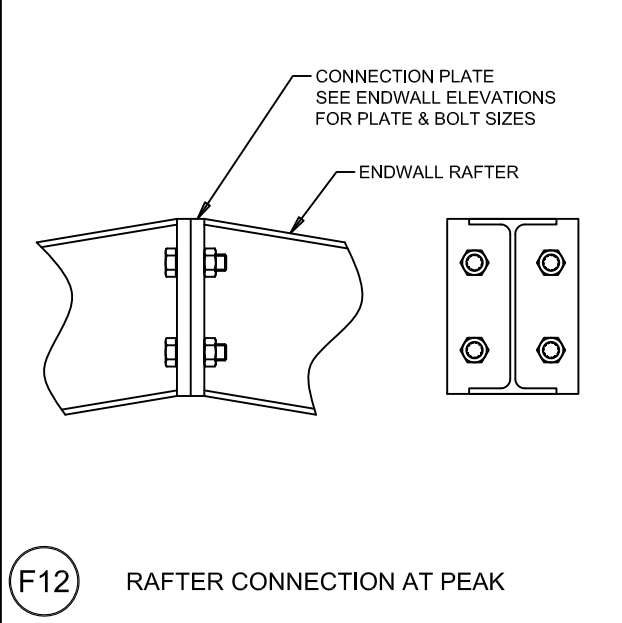
D18 CORNER BY-PASS GIRTS



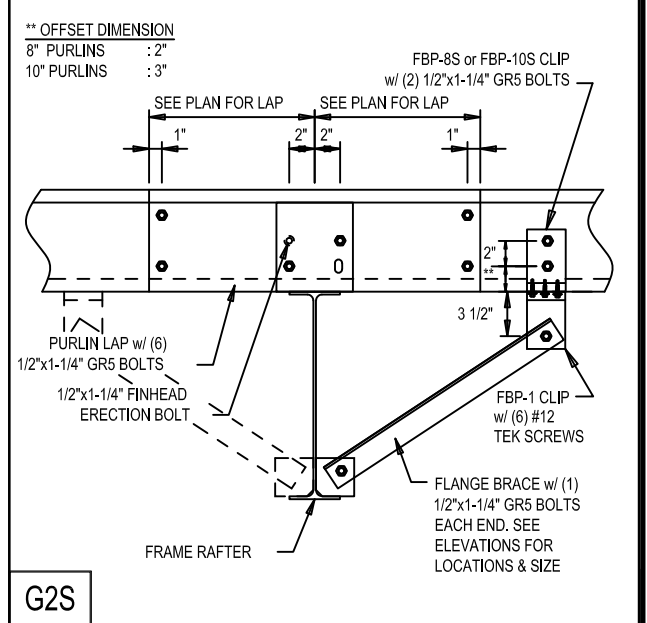
E6 BASE PLATE AT DOOR JAMB



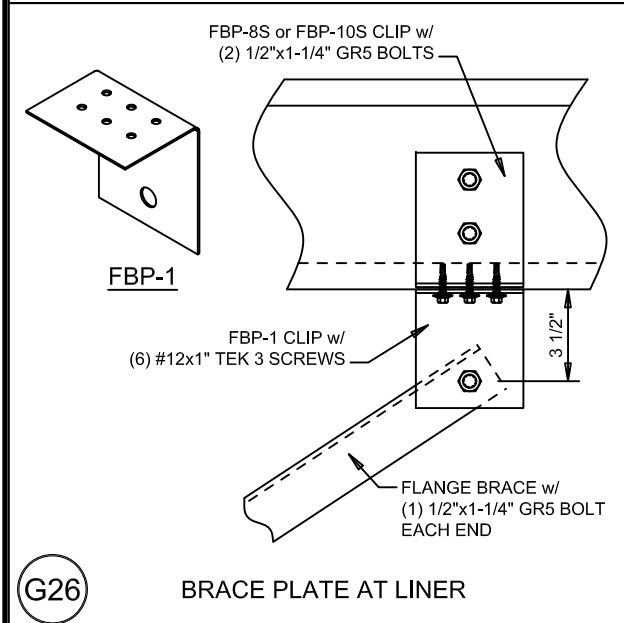
F9 RAFTER CONNECTION AT SPLICE



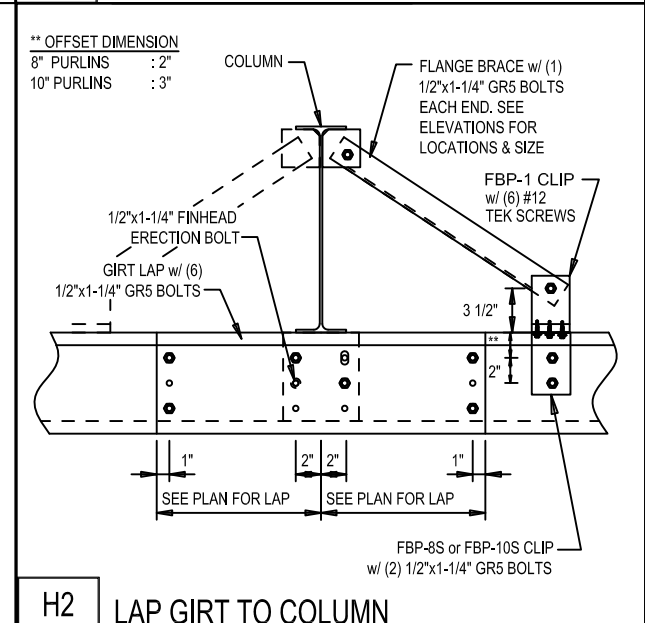
F12 RAFTER CONNECTION AT PEAK



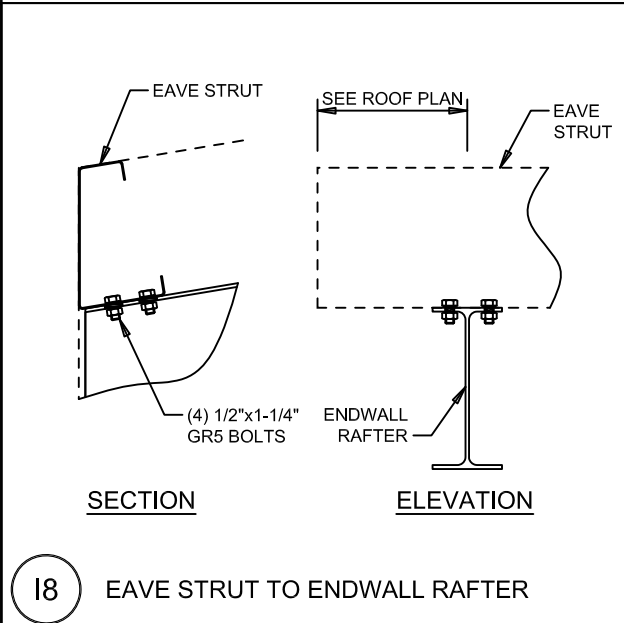
G2S



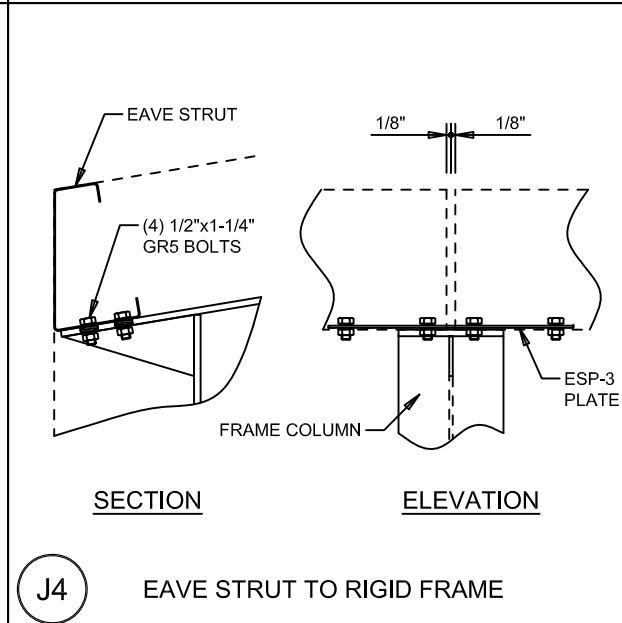
G26 BRACE PLATE AT LINER



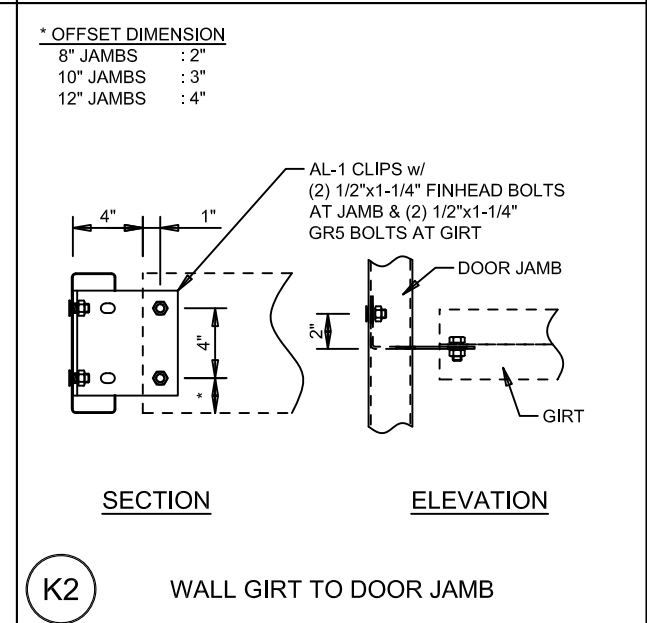
H2 LAP GIRT TO COLUMN



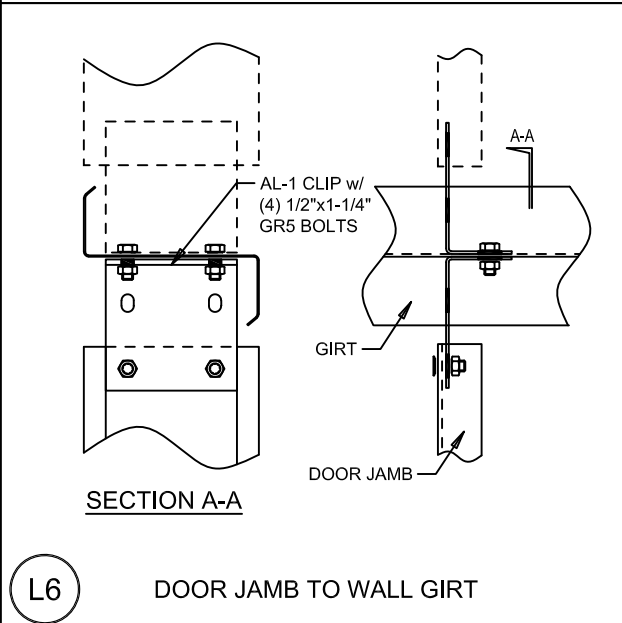
I8 EAVE STRUT TO ENDWALL RAFTER



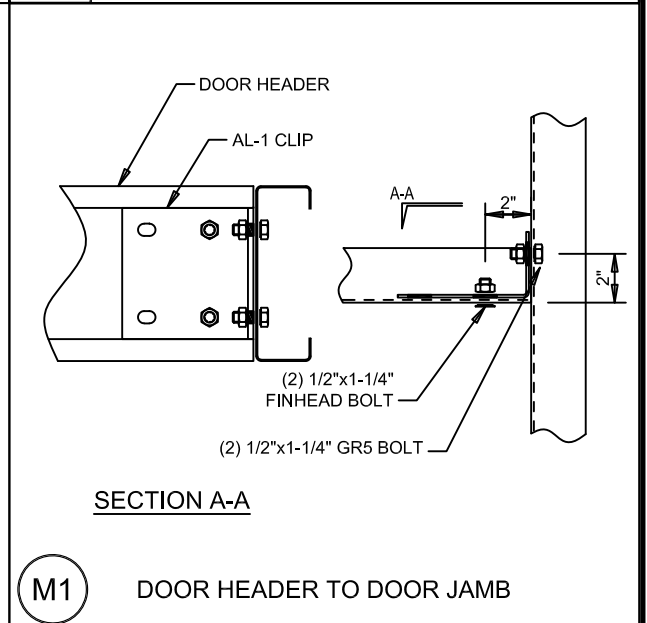
J4 EAVE STRUT TO RIGID FRAME



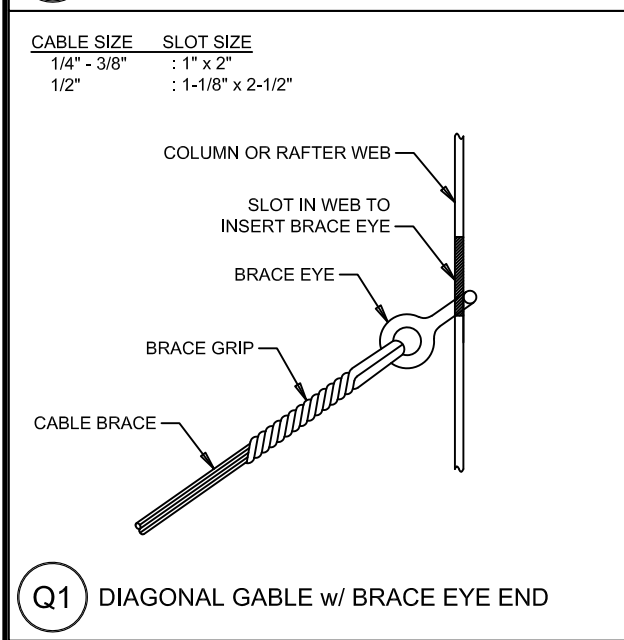
K2 WALL GIRT TO DOOR JAMB



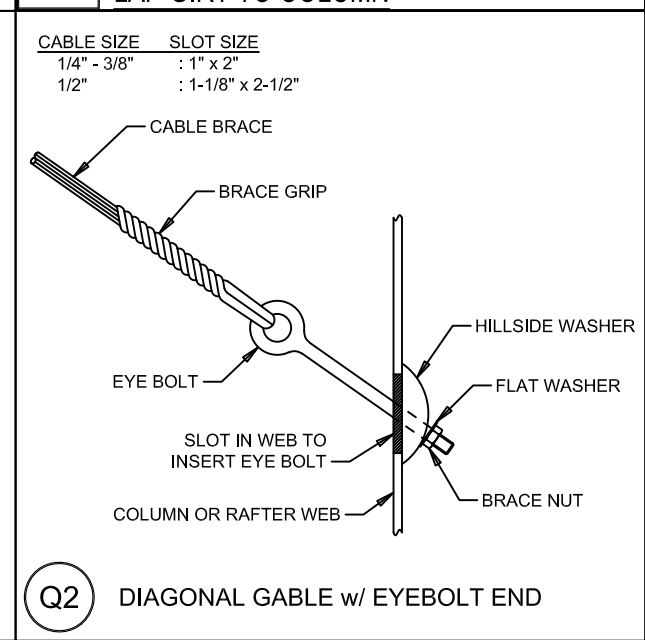
L6 DOOR JAMB TO WALL GIRT



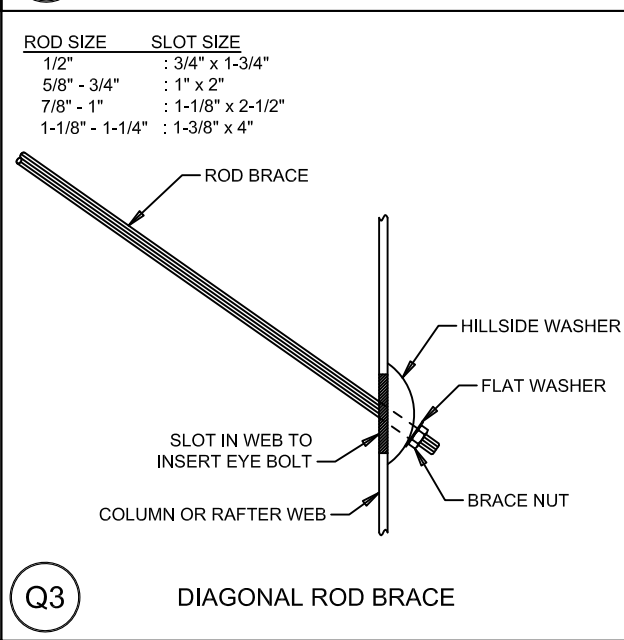
M1 DOOR HEADER TO DOOR JAMB



Q1 DIAGONAL GABLE w/ BRACE EYE END



Q2 DIAGONAL GABLE w/ EYEBOLT END

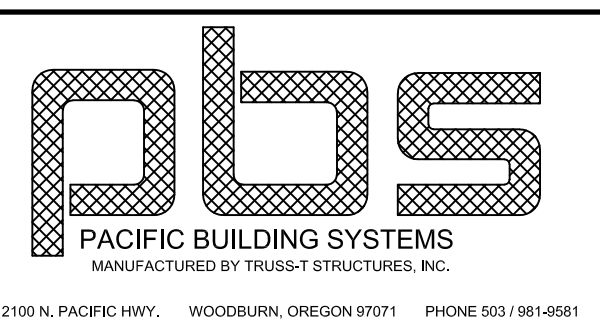


Q3 DIAGONAL ROD BRACE

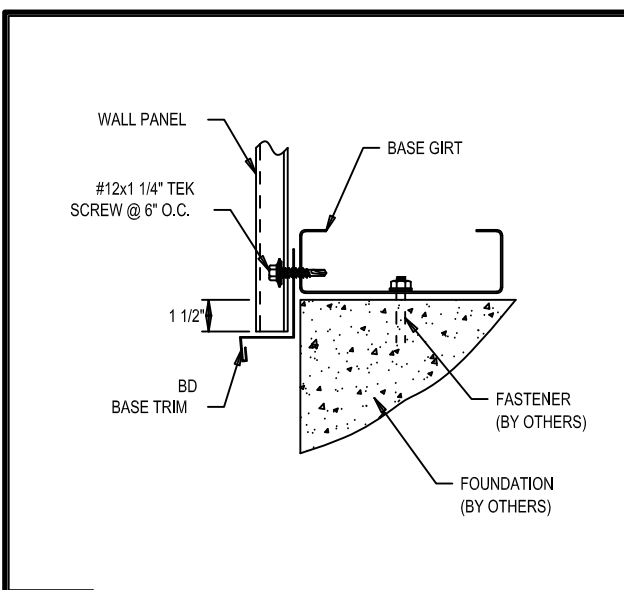


REVISION	DATE
A Issued For Permits Only	1/05/23 NM

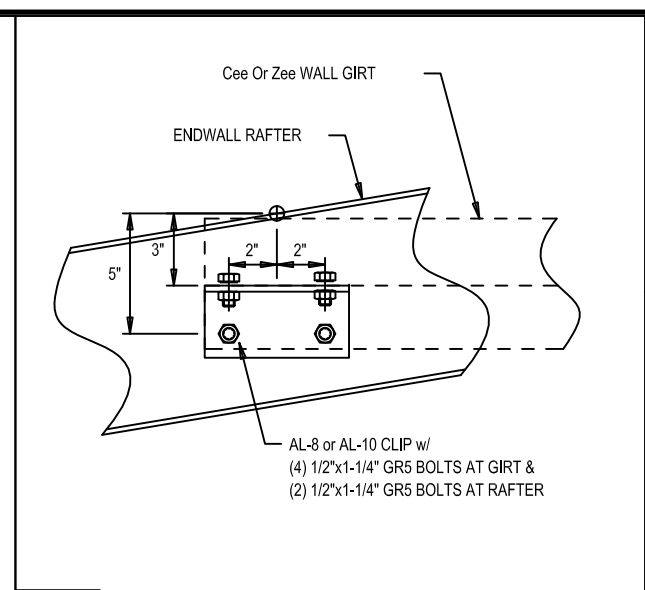
PROJ: New Tennis Building
Wilsonville, OR 97070
TITLE: Detail Drawings
DEALER: Haworth Construction



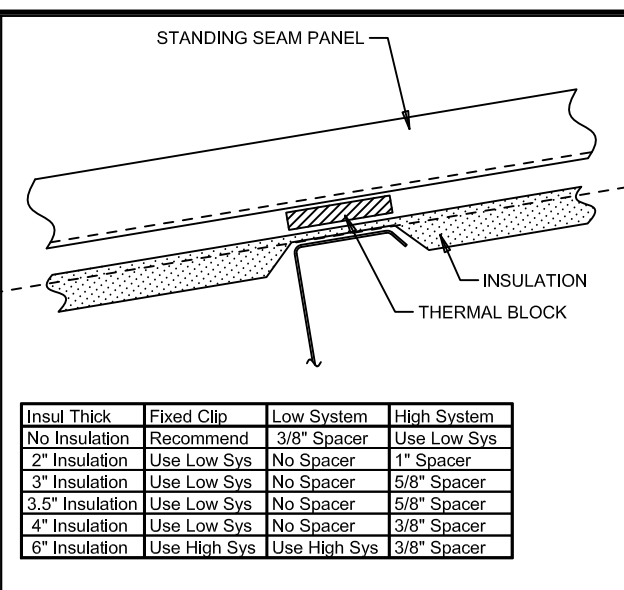
DATE: 12/26/22
DWG BY: NM
CHECKED BY:
PAGE: D1 OF D2
JOB ID: 22-8819



T4 BASE TRIM DETAIL

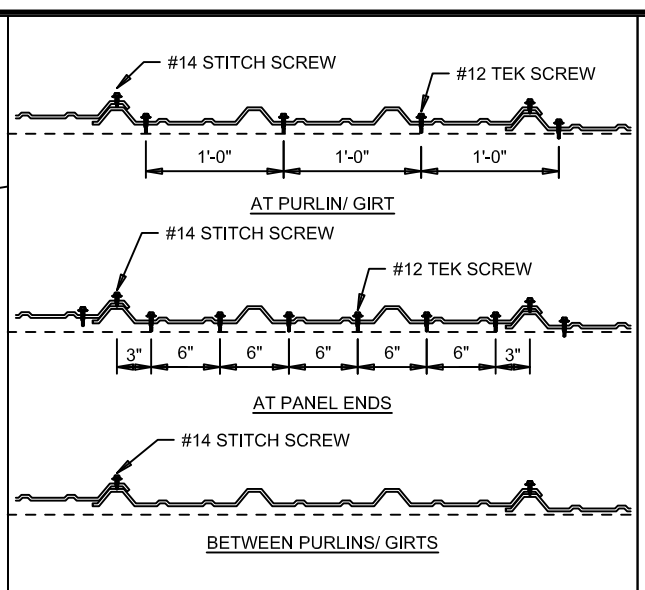


W7 ENDWALL GIRTS TO RAFTER

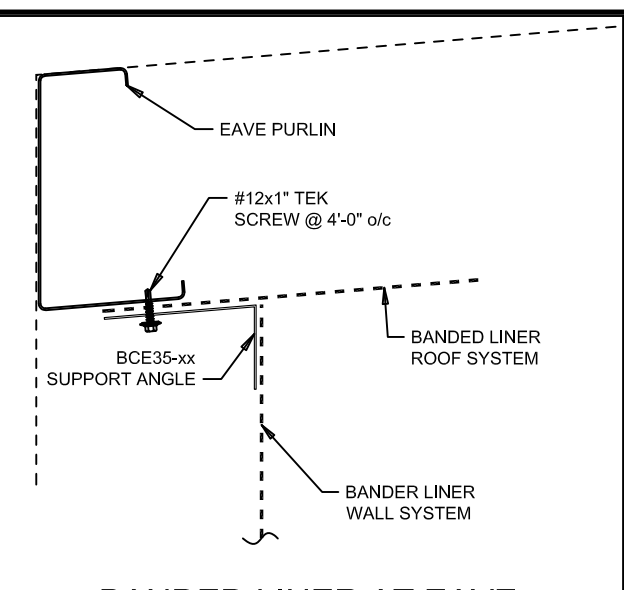


STANDING SEAM THERMAL BLOCK

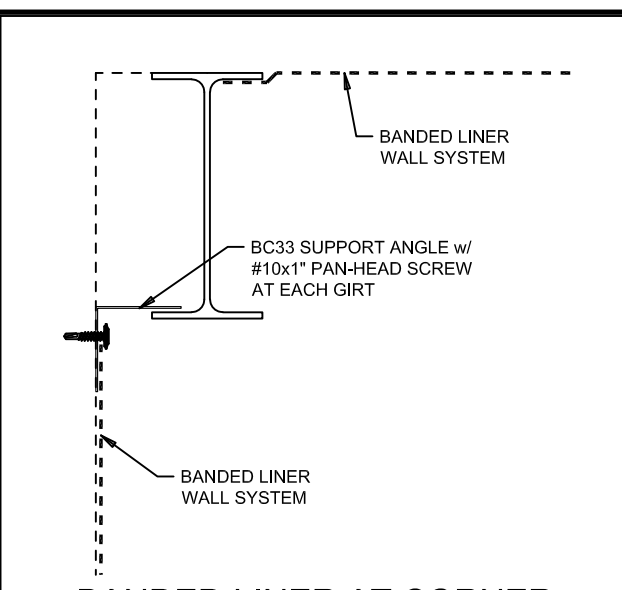
Insul Thick	Fixed Clip	Low System	High System
No Insulation	Recommend	3/8" Spacer	Use Low Sys
2" Insulation	Use Low Sys	No Spacer	1" Spacer
3" Insulation	Use Low Sys	No Spacer	5/8" Spacer
3.5" Insulation	Use Low Sys	No Spacer	5/8" Spacer
4" Insulation	Use Low Sys	No Spacer	3/8" Spacer
6" Insulation	Use High Sys	Use High Sys	3/8" Spacer



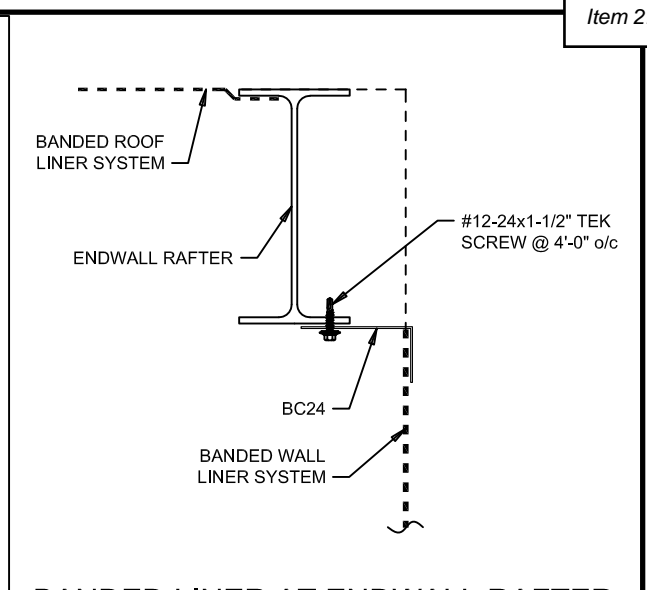
PBR PANEL SCREWS



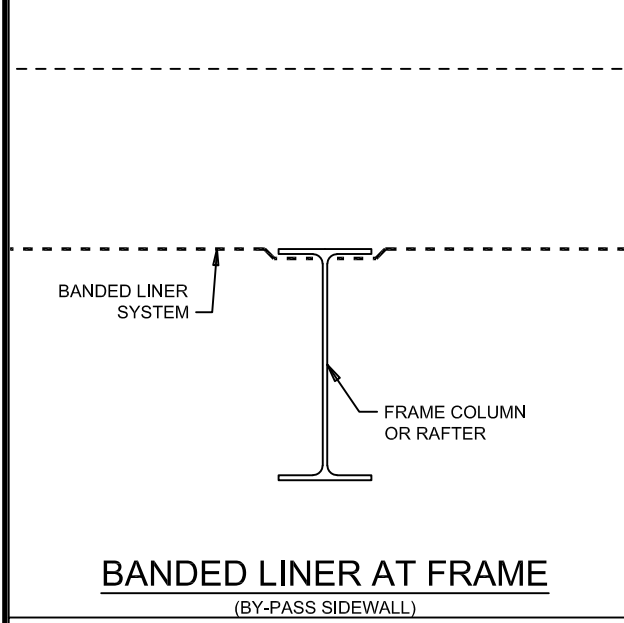
BANDED LINER AT EAVE
(1:12 - 4:12 8" GIRTS)



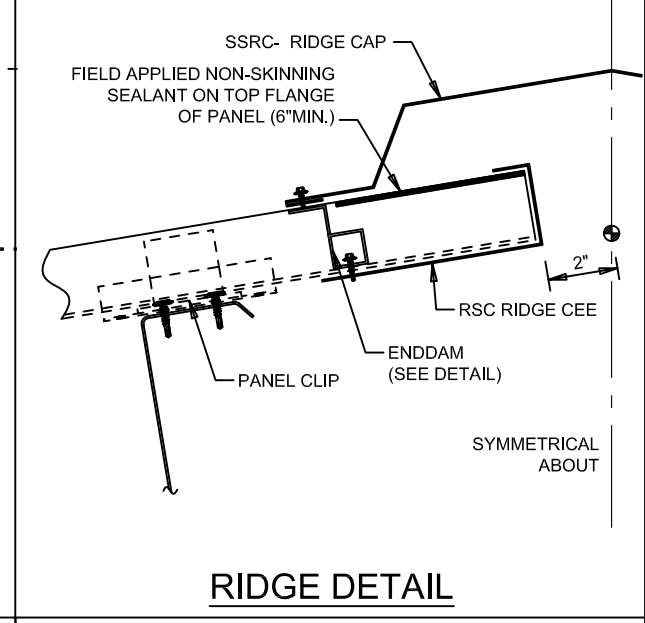
BANDED LINER AT CORNER
(BY-PASS GIRTS)



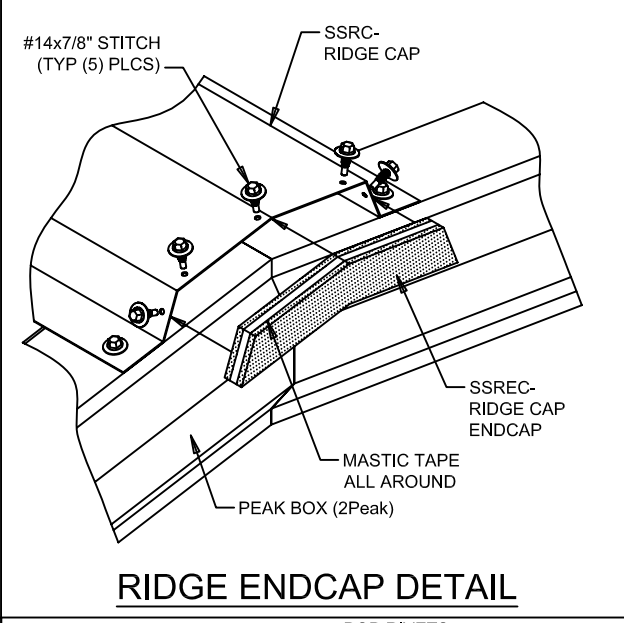
BANDED LINER AT ENDWALL RAFTER
(BY-PASS ENDWALL)



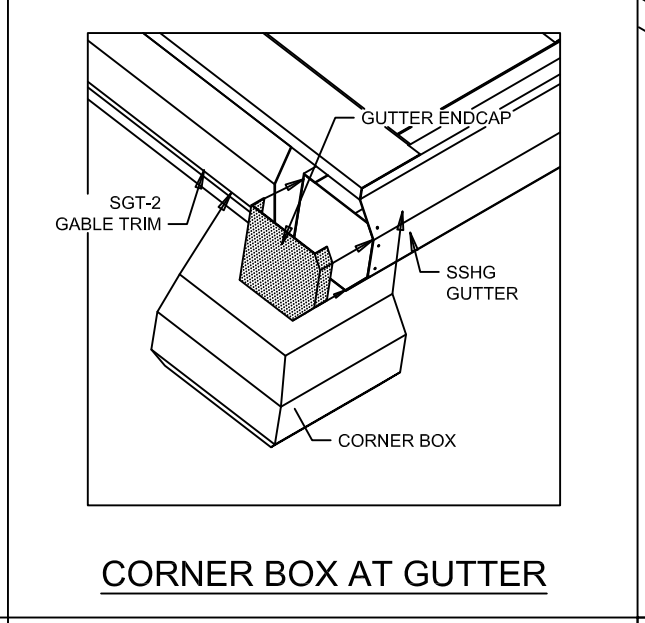
BANDED LINER AT FRAME
(BY-PASS SIDEWALL)



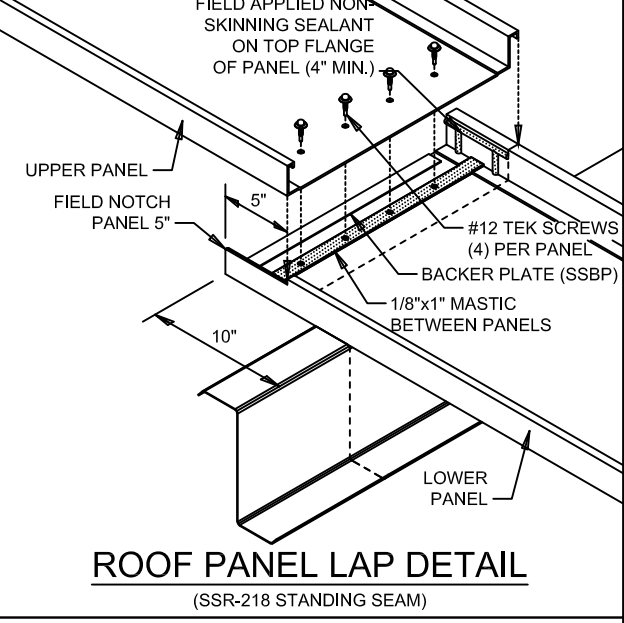
RIDGE DETAIL



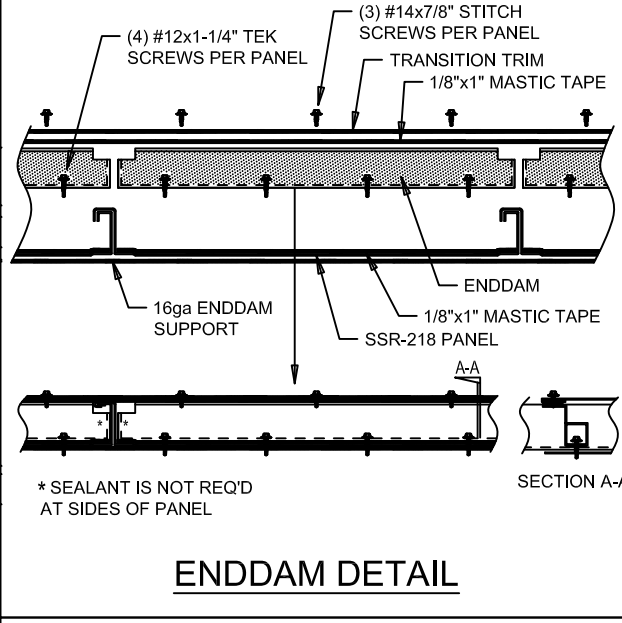
RIDGE ENDCAP DETAIL



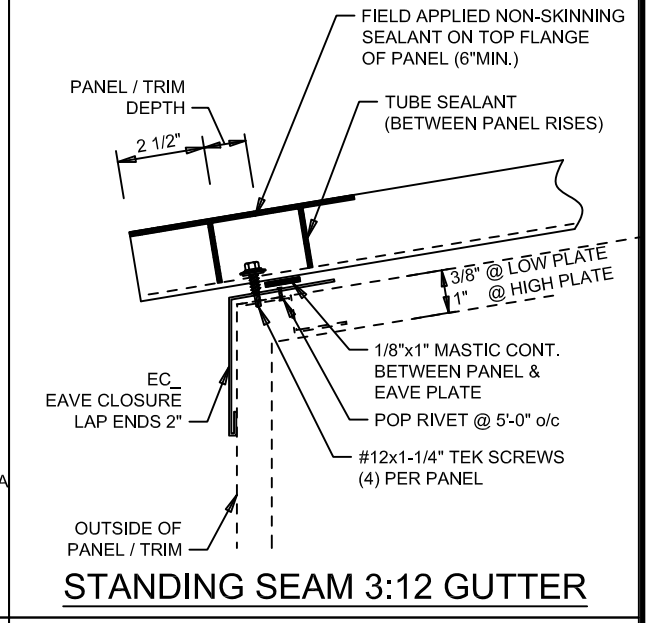
CORNER BOX AT GUTTER



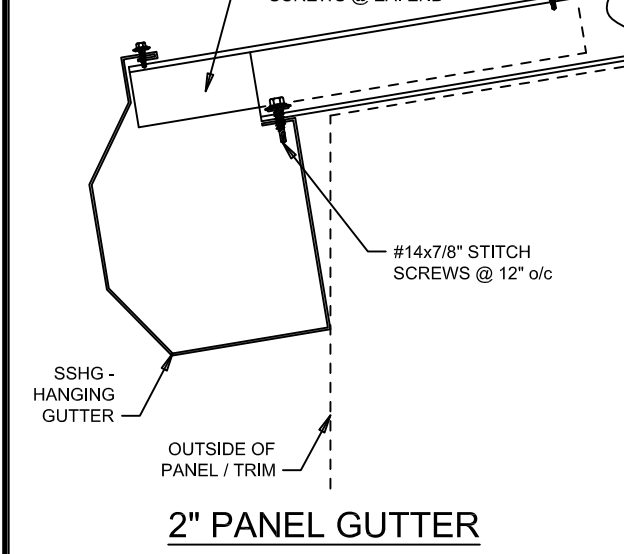
ROOF PANEL LAP DETAIL
(SSR-218 STANDING SEAM)



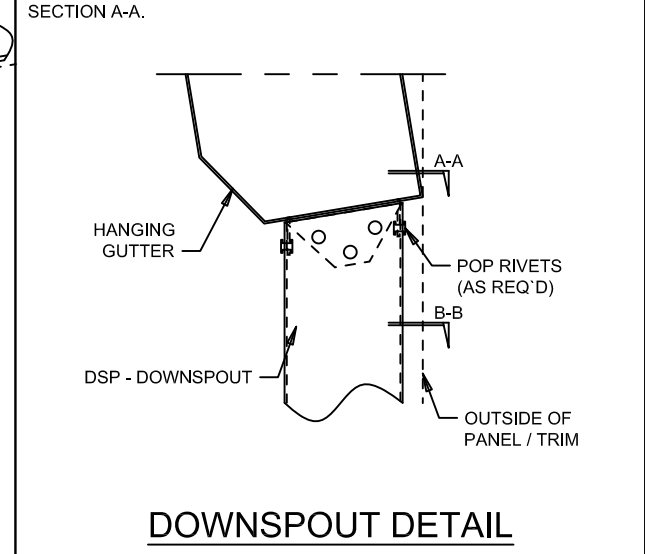
ENDDAM DETAIL



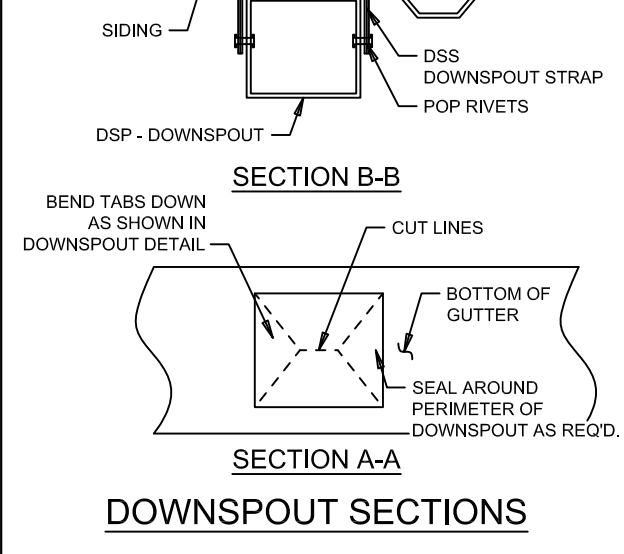
STANDING SEAM 3:12 GUTTER



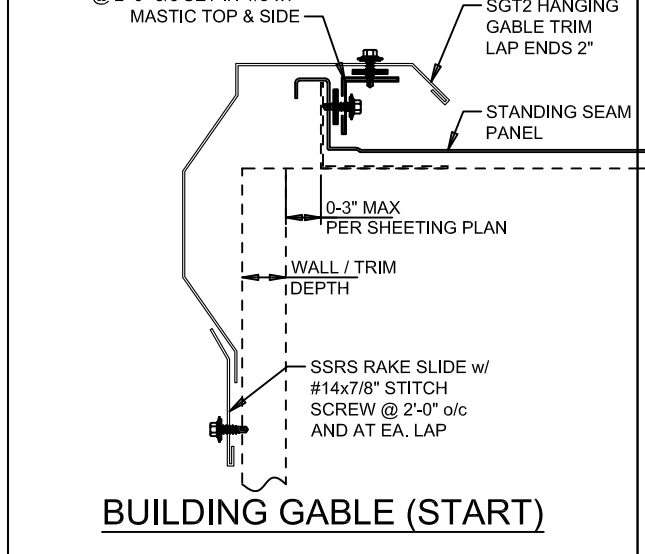
2" PANEL GUTTER



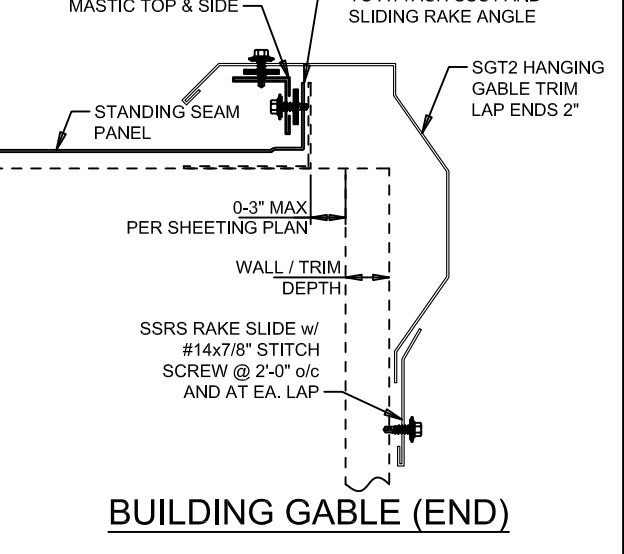
DOWNSPOUT DETAIL



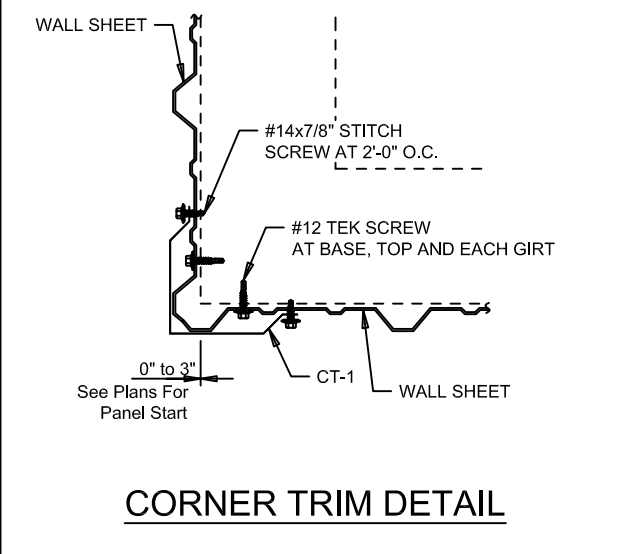
DOWNSPOUT SECTIONS



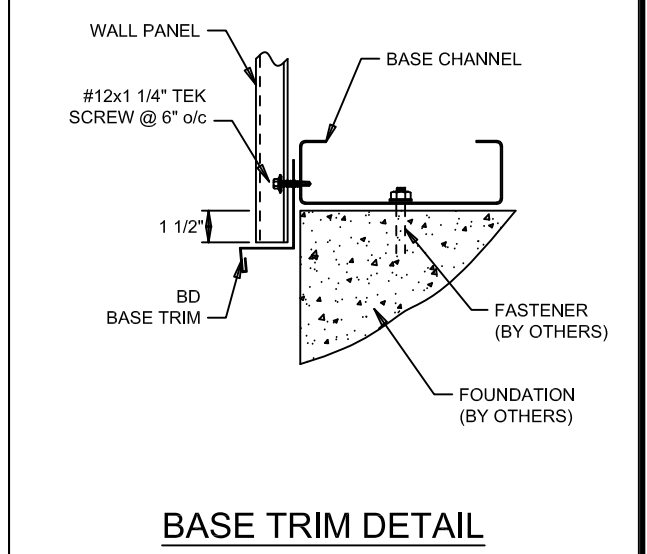
BUILDING GABLE (START)



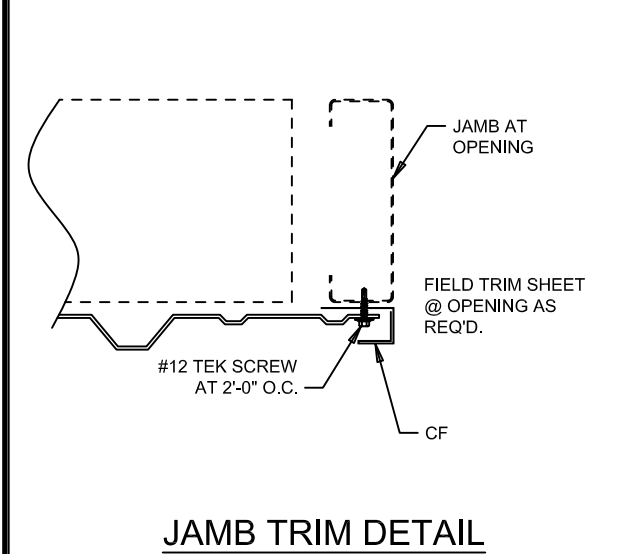
BUILDING GABLE (END)



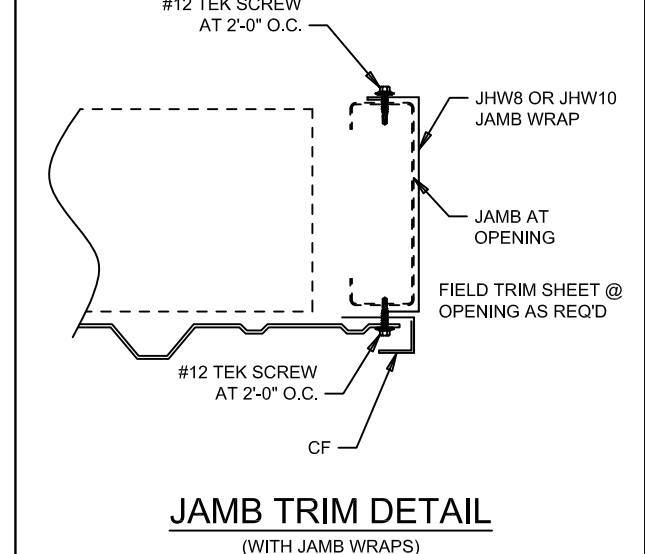
CORNER TRIM DETAIL



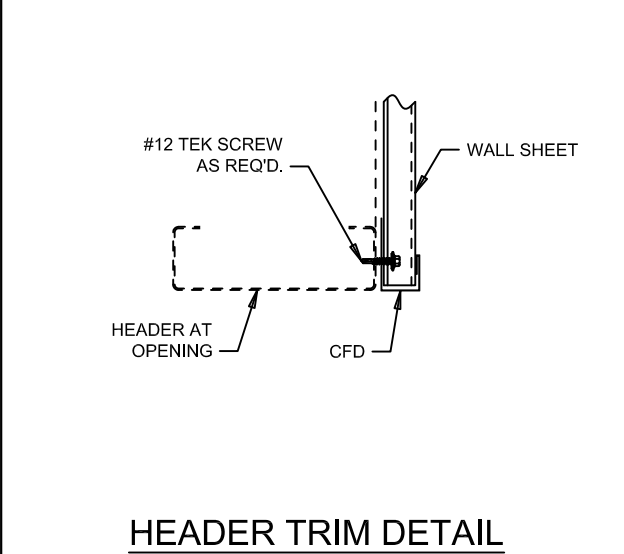
BASE TRIM DETAIL



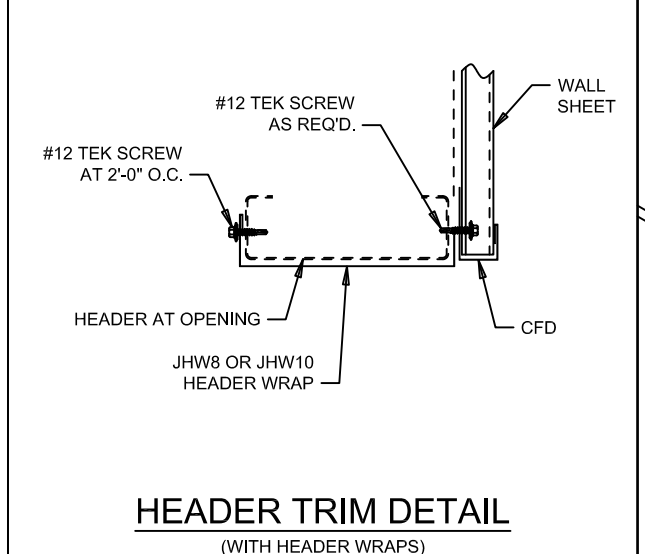
JAMB TRIM DETAIL



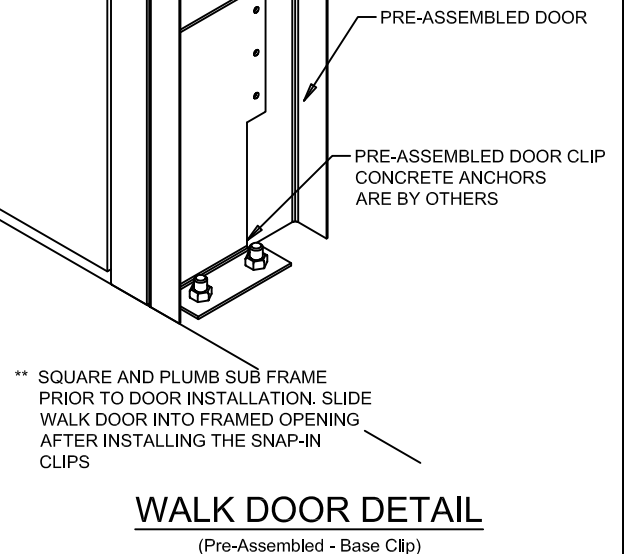
JAMB TRIM DETAIL
(WITH JAMB WRAPS)



HEADER TRIM DETAIL



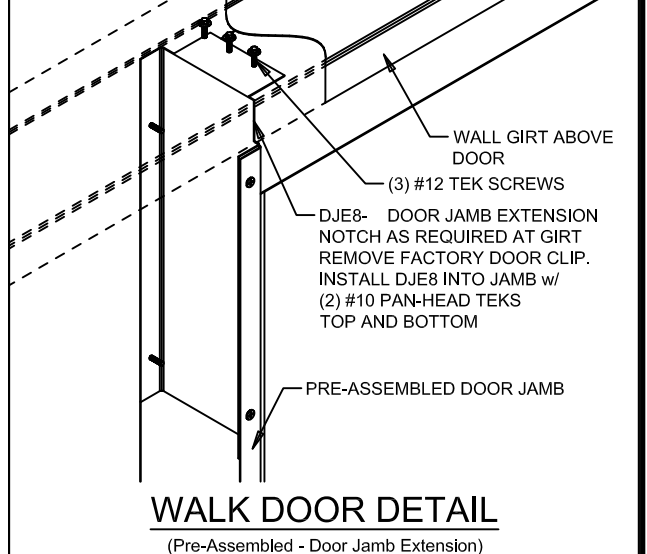
HEADER TRIM DETAIL
(WITH HEADER WRAPS)



WALK DOOR DETAIL
(Pre-Assembled - Base Clip)



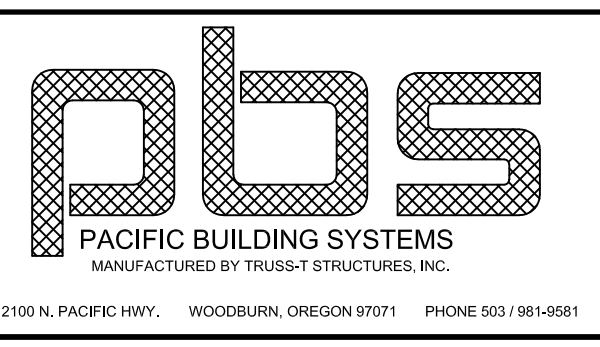
WALK DOOR DETAIL
(Pre-Assembled - Girt Attachment)



WALK DOOR DETAIL
(Pre-Assembled - Door Jamb Extension)



REVISION	DATE	PROJ:	DATE:
A	Issued For Permits Only	New Tennis Building Wilsonville, OR 97070	1/05/23 NM
		TITLE: Detail Drawings	
		DEALER: Haworth Construction	



DATE: 12/26/22
DWG BY: NM
CHECKED BY:
PAGE: D2 OF D2
JOB ID: 22-8819

DRAWINGS FOR:

CHARBONNEAU UNIT 4 32020 SW CHARBONNEAU DR WILSONVILLE, OR 97070

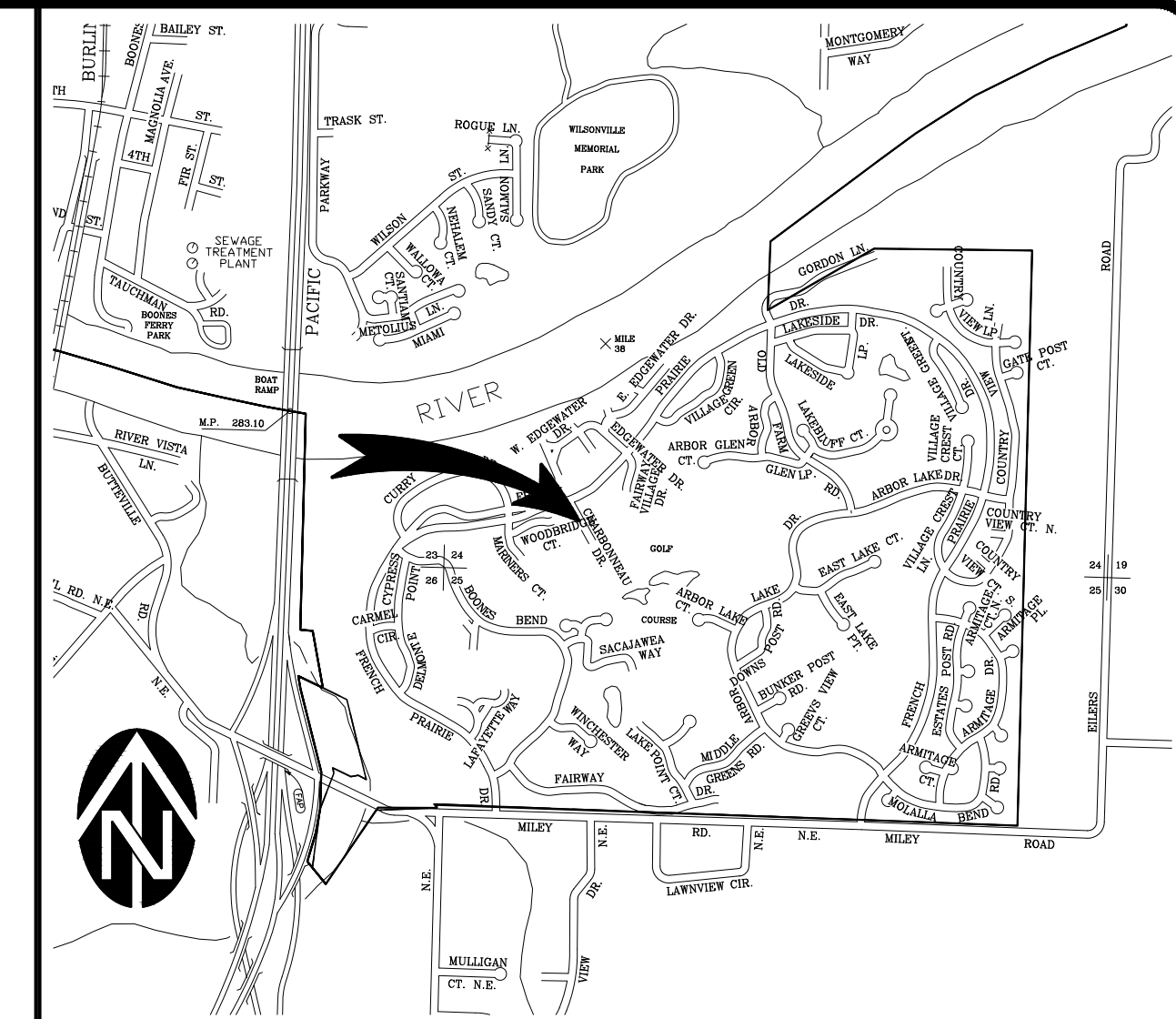
FOR:

HAWORTH, INC. 13500 OR-99W MCMINNVILLE, OR 97128

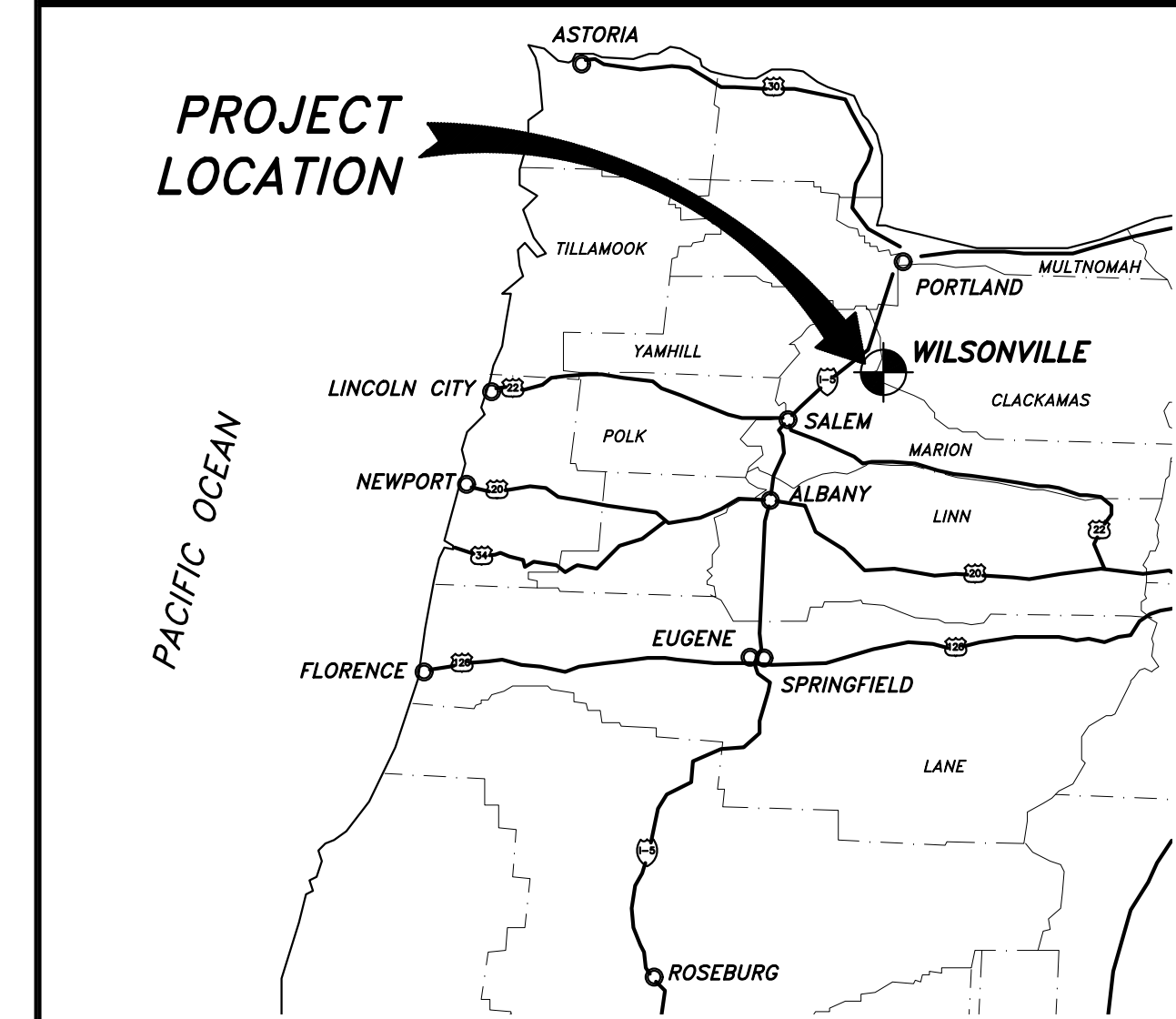
PROJECT LOCATION
TAX LOT #31W24CD80000,
SECTION #24, T3S, R.1W, W.M.



Know what's below.
Call before you dig.



VICINITY MAP



LOCATION MAP

SHEET INDEX

#	TITLE
C0.0	COVER, INDEX, & VICINITY MAPS
C1.0	EXISTING CONDITIONS, DEMOLITION, & EROSION CONTROL PLAN
C1.1	POST-DEVELOPMENT EROSION CONTROL PLAN
C1.2	EROSION CONTROL NOTES
C1.3	EROSION CONTROL NOTES
C1.4	EROSION CONTROL DETAILS
C2.0	FIRE SERVICE PLAN
C3.0	RAIN DRAIN PLAN
C4.0	CONSTRUCTION NOTES
C5.0	CONSTRUCTION DETAILS
C5.1	CONSTRUCTION DETAILS

BENCHMARK

ELEVATION DATUM IS BASED ON A 2-1/2" DIAMETER BRASS CAP INSCRIBED RYDELL P.L.S. 1497
ELEVATION 125.72', SET IN THE PLAT OF "FAIRWAY VILLAGE CONDOMINIUM" (PLAT NO. 2655). ELEV. = 125.72'.
SAID PLAT STATES THAT IT IS BASED ON U.S.G.S. THE PLAT SHOWS NO DATUM AND SO DETERMINED
TO BE UNKNOWN.

CONTOUR INTERVAL = 1.0'

THE UNDERGROUND UTILITY LINES ARE FROM FIELD SURFACE LOCATIONS ONLY,
HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND
FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED.

THE UNDERGROUND STORM LINES AND WATER LINE WERE LOCATED BY RUSH
LOCATES, LLC

GENERAL LEGEND

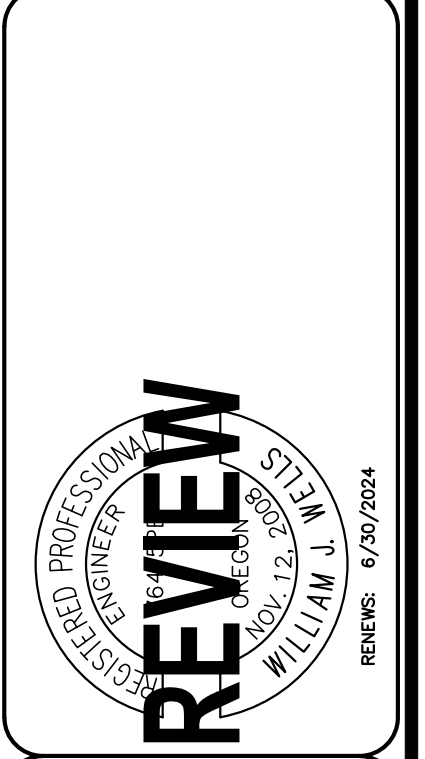
ITEM	PROPOSED	EXISTING	ITEM	PROPOSED	EXISTING
SANITARY SEWER	—SS—	—SS—	POWER POLE	○	○
STORM DRAIN	—SD—	—SD—	POWER POLE W/ANCHOR	○→	○→
WATER	—W—	—W—	POLE W/LUMINARE	○*	○*
GAS	—G—	—G—	LIGHT POLE	⊙	⊙
TELEPHONE	—T—	—T—	SIGN POST	⊥	⊥
POWER	—P—	—P—	MAILBOX	⊥	⊥
FENCE	—X—X—	—X—X—	HEDGE OR BRUSH	☁	☁
BARRICADE	☐	☐	TREES	🌳	🌳
TELEPHONE MANHOLE	⊙	⊙	STREET OR ALLEY RIGHT OF WAY	—R/W—	—R/W—
TELEPHONE PEDESTAL	⊙	⊙	PLATTED LOT LINE	—	—
SANITARY SEWER MANHOLE	⊙	⊙	OWNERSHIP LINE	—	—
STORM DRAIN MANHOLE	⊙	⊙	EASEMENT OR TEMPORARY RIGHT OF WAY	—	—
CATCH BASIN	☐	☐	PROJECT CENTERLINE AND	—	—
FIRE HYDRANT AND VALVE	⊙	⊙			
WATER METER	⊙	⊙			
WATER VALVE	⊙	⊙			

LEGEND

- — — — — BOUNDARY LINE
- — — — — EXISTING LOT LINE
- — — — — COMMUNICATION LINE
- X — X — X — FENCE LINE (AS NOTED)
- 131 — — — — EXISTING 1' CONTOUR
- 130 — — — — EXISTING 5' CONTOUR
- ☀ # CONIFEROUS TREE (DBH)
- 🌳 # DECIDUOUS TREE (DBH)
- ⊙ SANITARY MANHOLE
- ⊙ CLEANOUT
- ⊙ DOWNSPOUT TO PIPE
- ⊙ CATCH BASIN/DRAIN INLET
- ⊙ FIRE HYDRANT ASSEMBLY
- ⊙ IRRIGATION VALVE
- ⊙ WATER METER
- ⊙ GAS METER
- ⊙ SIGN
- ⊙ ELECTRIC METER
- ⊙ ELECTRIC PEDESTAL
- ⊙ LIGHT POLE
- ⊙ TELECOMM PEDESTAL
- ☐ EXISTING CONCRETE
- ☐ EXISTING ASPHALT PAVEMENT
- ☐ EXISTING BUILDING FOOTPRINT
- ⊙ SPOT ELEVATION

X131.0

NO.	DATE	DESCRIPTION	BY
1	03/2023		

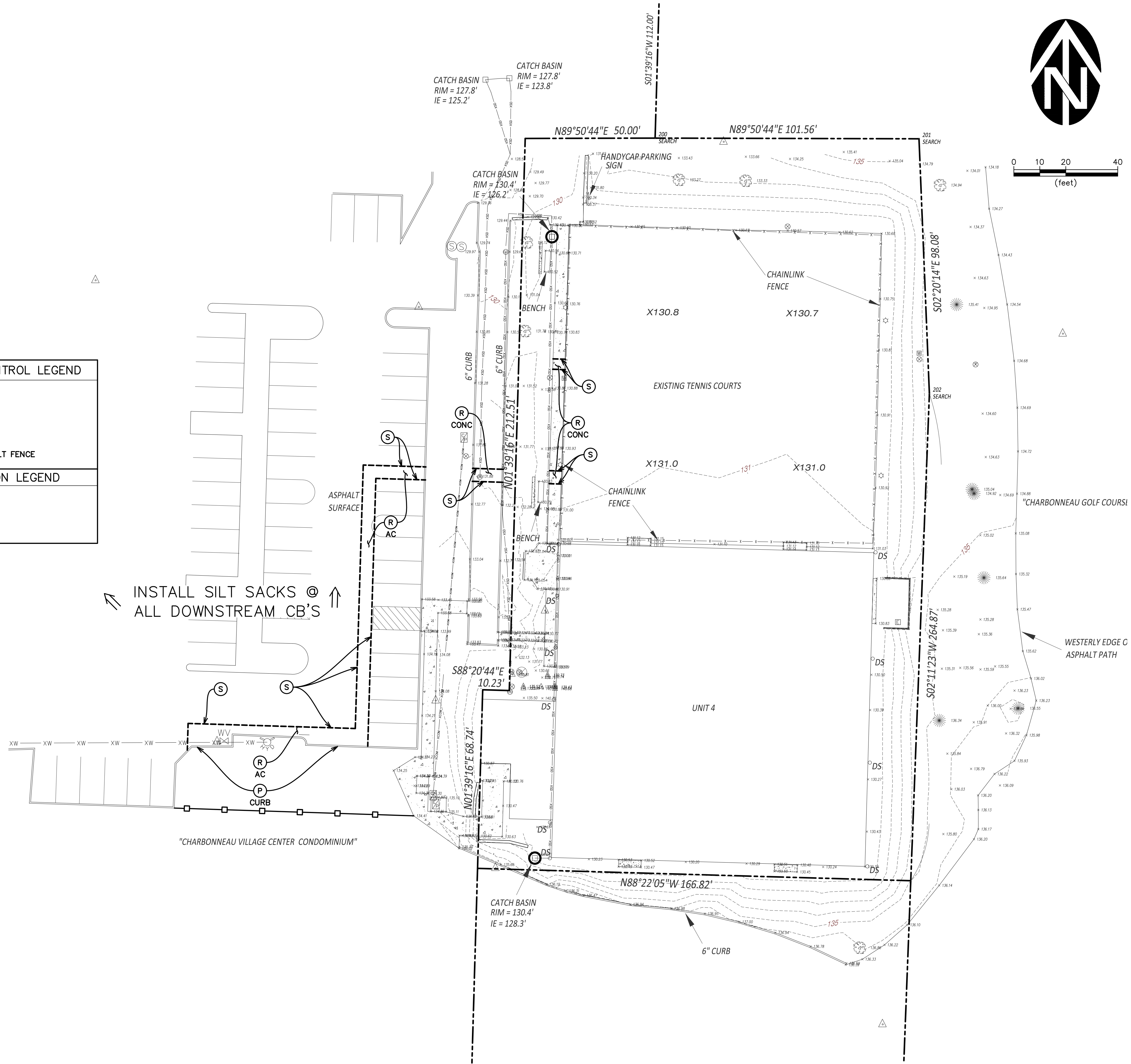


WESTTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3986
E-mail: westtech@westtech-eng.com

HAWORTH, INC.
CHARBONNEAU UNIT 4
COVER, INDEX, & VICINITY
MAPS

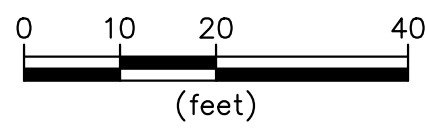
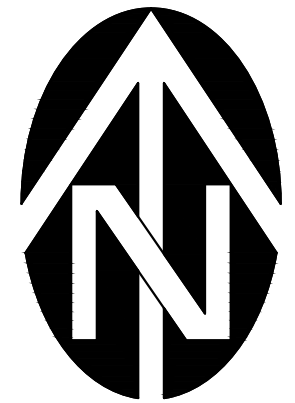
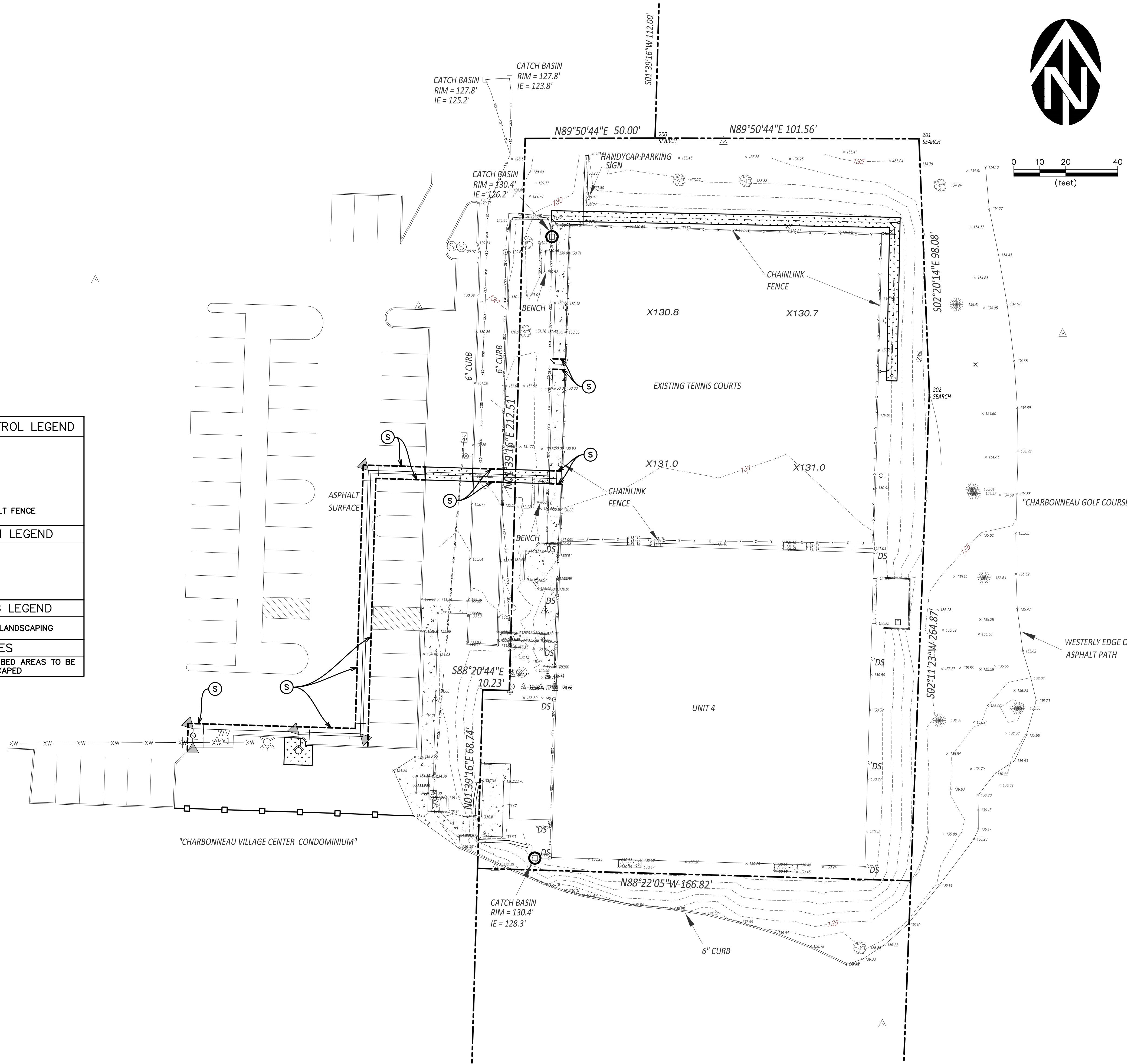
DRAWING
CO.0
JOB NUMBER
3407.0000.0

EROSION CONTROL LEGEND	
	SILT SACK
	BIO-BAGS
	ORANGE SILT FENCE
DEMOLITION LEGEND	
	PROTECT
	SAWCUT
	REMOVE



<p>VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON SCALES ACCURACLY</p> <p>DSN. JW DRN. AK CKD. JW</p> <p>DATE: 03/2023</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	BY	1			
NO.	DATE	DESCRIPTION	BY						
1									
<p>WESTTECH ENGINEERING, INC. CONSULTING ENGINEERS AND PLANNERS</p> <p>3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302 Phone: (503) 585-2474 Fax: (503) 585-3966 E-mail: westtech@westtech-eng.com</p>									
<p>HAWORTH, INC.</p> <p>CHARBONNEAU UNIT 4</p> <p>EXISTING CONDITIONS, DEMOLITION, & EROSION CONTROL PLAN</p>									
<p>DRAWING C1.0</p>									
<p>JOB NUMBER 3407.0000.0</p>									

EROSION CONTROL LEGEND	
	SILT SACK
	BIO-BAGS
	ORANGE SILT FENCE
DEMOLITION LEGEND	
	PROTECT
	SAWCUT
	REMOVE
SURFACING LEGEND	
	REPLACED LANDSCAPING
NOTES	
1. ALL DISTURBED AREAS TO BE RE-LANDSCAPED	



NO.	DATE	DESCRIPTION	BY
1	03/20/2023		

VERIFY SCALE
 BAR IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON SCALES ACCORDINGLY

DSN. JW
 DRN. AK
 CKD. JW
 DATE: 03/20/2023

REVIEW
 PROFESSIONAL ENGINEER
 WILLIAM J. WELLS
 REG. NO. 12,345
 REVIEWS: 6/20/2024

WE
WESTTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 565-2474 Fax: (503) 585-3966
 E-mail: westtech@westtech-eng.com

HAWORTH, INC.
 CHARBONNEAU UNIT 4
POST-DEVELOPMENT EROSION CONTROL PLAN

DRAWING
C1.1

JOB NUMBER
3407.0000.0

DEQ EROSION CONTROL STANDARD NOTES:

1. Include a list of all personnel (by name and position) that are responsible for the design, installation and maintenance of stormwater control measures (e.g. ESCP developer, BMP installer (see Section 4.10), as well as their individual responsibilities. (Section 4.4.c.ii)
2. Visual monitoring inspection reports must be made in accordance with DEQ 1200-C permit requirements. (Section 6.5)
3. Inspection logs must be kept in accordance with DEQ's 1200-C permit requirements. (Section 6.5.a)
4. Retain a copy of the ESCP and all revisions on site and make it available on request to DEQ, Agent, or the local municipality. (Section 4.7)
5. The permit registrant must implement the ESCP. Failure to implement any of the control measures or practices described in the ESCP is a violation of the permit. (Sections 4 and 4.11)
6. The ESCP must be accurate and reflect site conditions. (Section 4.8)
7. Submission of all ESCP revisions is not required. Submittal of the ESCP revisions is only under specific conditions. Submit all necessary revision to DEQ or Agent within 10 days. (Section 4.9)
8. Sequence clearing and grading to the maximum extent practical to prevent exposed inactive areas from becoming a source of erosion. (Section 2.2.2)
9. Create smooth surfaces between soil surface and erosion and sediment controls to prevent stormwater from bypassing controls and ponding. (section 2.2.3)
10. Identify, mark, and protect (by construction fencing or other means) critical riparian areas and vegetation including important trees and associated rooting zones, and vegetation areas to be preserved. Identify vegetative buffer zones between the site and sensitive areas (e.g., wetlands), and other areas to be preserved, especially in perimeter areas. (Section 2.2.1)
11. Preserve existing vegetation when practical and re-vegetate open areas. Re-vegetate open areas when practicable before and after grading or construction. Identify the type of vegetative seed mix used. (Section 2.2.5)
12. Maintain and delineate any existing natural buffer within the 50-foot of waters of the state. (Section 2.2.4)
13. Install perimeter sediment control, including storm drain inlet protection as well as all sediment basins, traps, and barriers prior to land disturbance. (Sections 2.1.3)
14. Control both peak flow rates and total stormwater volume, to minimize erosion at outlets and downstream channels and streambanks. (Sections 2.1.1. and 2.2.16)
15. Control sediment as needed along the site perimeter and at all operational internal storm drain inlets at all times during construction, both internally and at the site boundary. (Sections 2.2.6 and 2.2.13)
16. Establish concrete truck and other concrete equipment washout areas before beginning concrete work. (Section 2.2.14)
17. Apply temporary and/or permanent soil stabilization measures immediately on all disturbed areas as grading progresses. Temporary or permanent stabilizations measures are not required for areas that are intended to be left unvegetated, such as dirt access roads or utility pole pads. (Sections 2.2.20 and 2.2.21)
18. Establish material and waste storage areas, and other non-stormwater controls. (Section 2.3.7)
19. Keep waste container lids closed when not in use and close lids at the end of the business day for those containers that are actively used throughout the day. For waste containers that do not have lids, provide either (1) cover (e.g., a tarp, plastic sheeting, temporary roof) to prevent exposure of wastes to precipitation, or (2) a similarly effective means designed to prevent the discharge of pollutants (e.g., secondary containment). (Section 2.3.7)
20. Prevent tracking of sediment onto public or private roads using BMPs such as: construction entrance, graveled (or paved) exits and parking areas, gravel all unpaved roads located onsite, or use an exit tire wash. These BMPs must be in place prior to land-disturbing activities. (Section 2.2.7)
21. When trucking saturated soils from the site, either use water-tight trucks or drain loads on site. (Section 2.2.7.f)
22. Control prohibited discharges from leaving the construction site, i.e., concrete wash-out, wastewater from cleanout of stucco, paint and curing compounds. (Sections 1.5 and 2.3.9)
23. Ensure that steep slope areas where construction activities are not occurring are not disturbed. (Section 2.2.10)
24. Prevent soil compaction in areas where post-construction infiltration facilities are to be installed. (Section 2.2.12)
25. Use BMPs to prevent or minimize stormwater exposure to pollutants from spills; vehicle and equipment fueling, maintenance, and storage; other cleaning and maintenance activities; and waste handling activities. These pollutants include fuel, hydraulic fluid, and other oils from vehicles and machinery, as well as debris, fertilizer, pesticides and herbicides, paints, solvents, curing compounds and adhesives from construction operations.(Sections 2.2.15 and 2.3)
26. Provide plans for sedimentation basins that have been designed per Section 2.2.17 and stamped by an Oregon Professional Engineer. (See Section 2.2.17.a)
27. If engineered soils are used on site, a sedimentation basin/impoundment must be installed. (See Sections 2.2.17 and 2.2.18)
28. Provide a dewatering plan for accumulated water from precipitation and uncontaminated groundwater seepage due to shallow excavation activities. (See Section 2.4)
29. Implement the following BMPs when applicable: written spill prevention and response procedures, employee training on spill prevention and proper disposal procedures, spill kits in all vehicles, regular maintenance schedule for vehicles and machinery, material delivery and storage controls, training and signage, and covered storage areas for waste and supplies. (Section 2.3)
30. Use water, soil-binding agent or other dust control technique as needed to avoid wind-blown soil. (Section 2.2.9)
31. The application rate of fertilizers used to reestablish vegetation must follow manufacturer's recommendations to minimize nutrient releases to surface waters. Exercise caution when using time-release fertilizers within any waterway riparian zone. (Section 2.3.5)
32. If an active treatment system (for example, electro-coagulation, flocculation, filtration, etc.) for sediment or other pollutant removal is employed, submit an operation and maintenance plan (including system schematic, location of system, location of inlet, location of discharge, discharge dispersion device design, and a sampling plan and frequency) before operating the treatment system. Obtain Environmental Management Plan approval from DEQ before operating the treatment system. Operate and maintain the treatment system according to manufacturer's specifications. (Section 1.2.9)
33. Temporarily stabilize soils at the end of the shift before holidays and weekends, if needed. The registrant is responsible for ensuring that soils are stable during rain events at all times of the year. (Section 2.2)
34. As needed based on weather conditions, at the end of each workday soil stockpiles must be stabilized or covered, or other BMPs must be implemented to prevent discharges to surface waters or conveyance systems leading to surface waters. (Section 2.2.8)
35. Sediment fence: remove trapped sediment before it reaches one third of the above ground fence height and before fence removal. (Section 2.1.5.b)
36. Other sediment barriers (such as biobags): remove sediment before it reaches two inches depth above ground height and before BMP removal. (Section 2.1.5.c)
37. Catch basins: clean before retention capacity has been reduced by fifty percent. Sediment basins and sediment traps: remove trapped sediments before design capacity has been reduced by fifty percent and at completion of project. (Section 2.1.5.d)
38. Within 24 hours, significant sediment that has left the construction site, must be remediated. Investigate the cause of the sediment release and implement steps to prevent a recurrence of the discharge within the same 24 hours. Any in-stream clean-up of sediment shall be performed according to the Oregon Department of State Lands required timeframe. (Section 2.2.19.a)
39. The intentional washing of sediment into storm sewers or drainage ways must not occur. Vacuuming or dry sweeping and material pickup must be used to cleanup released sediments. (Section 2.2.19)
40. Document any portion(s) of the site where land disturbing activities have permanently ceased or will be temporarily inactive for 14 or more calendar days. (Section 6.5.f.)
41. Provide temporary stabilization for that portion of the site where construction activities cease for 14 days or more with a covering of blown straw and a tackifier, loose straw, or an adequate covering of compost mulch until work resumes on that portion of the site. (Section 2.2.20)
42. Do not remove temporary sediment control practices until permanent vegetation or other cover of exposed areas is established. Once construction is complete and the site is stabilized, all temporary erosion controls and retained soils must be removed and disposed of properly, unless needed for long term use following termination of permit coverage. (Section 2.2.21)

Rev. 12/15/20
By: Blair Edwards

YEAR: MONTH:	'23 06	'23 07	'23 08	'23 09	'23 10	'23 11	'23 12	'24 01	'24 02	'24 03	'24 04	'24 05
CLEARING	X	X										
EXCAVATION	X	X										
GRADING	X	X	X	X	X							
CONSTRUCTION	X	X	X	X	X	X	X	X				
SEDIMENT CONTROLS:												
Silt Fencing	X	X	X	X	X	X	X	X				
Sediment Traps	X	X	X	X	X	X	X	X				
Sediment Basins												
Storm Inlet Protection												
Drainage Swales												
Check Dams												
Contour Furrows												
Terracing												
Pipe Slope Drains												
Rock Outlet Protection												
Gravel Construction Entrance	X	X	X	X	X	X	X	X				
Grass-lined Channel (Turf Reinforcement Mats)												
Protection of trees with construction fences												
Temporary Seeding and Planting												
Permanent Seeding and Planting												
Other:												

CONTROL MEASURE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5
Silt Fencing	X	X	X	X	
Construction Entrance	X	X			
Sediment Traps			X	X	
Storm Inlet Protection			X	X	
Concrete Washout					
Rock Outlet Protection			X	X	X
Permanent Seeding and Planting					X

Phase 1: Prior to Ground Disturbance
Phase 2: After Completion of Rough Grading
Phase 3: After Installation of Storm Facilities
Phase 4: After Paving & Construction
Phase 5: After Project Completion and Cleanup

BMP Rationale
A comprehensive list of available Best Management Practices (BMP) options based on DEQ's 1200-C Permit Application and ESCP Guidance Document has been reviewed to complete this Erosion and Sediment Control Plan. Some of the above listed BMPs were not chosen because they were determined to not effectively manage erosion prevention and sediment control for this project based on specific site conditions, including soil conditions, topographic constraints, accessibility to the site, and other related conditions. As the project progresses and there is a need to revise the ESCP, an Action Plan will be submitted.

SOIL TYPE(S): PER CLACKAMAS CO. SOIL SURVEY THE SITE SOILS INCLUDE "QUATAMA LOAM, 0-3% SLOPES".
EROSION HAZARD: PER CLACKAMAS CO. SOIL SURVEY EROSION HAZARD IS "SLIGHT".
SITE AREA: 1.03 Ac
DISTURBANCE AREA: 0.05 Ac

INSPECTION FREQUENCY FOR BMP

Site Condition	Minimum Frequency
1. Active period	On initial date that land disturbance activities commence. Within 24 hours of any storm event, including runoff from snow melt, that results in discharge from the site. At least once every 14 days, regardless of whether stormwater runoff is occurring.
2. Inactive periods greater than fourteen (14) consecutive calendar days	The Inspector may reduce the frequency of inspections in any area of the site where the stabilization steps in Section 2.2.20 have been completed to twice per month for the first month, no less than 14 calendar days apart, then once per month.
3. Periods during which the site is inaccessible due to inclement weather	If safe, accessible and practical, inspections must occur daily at a relevant discharge point or downstream location of the receiving waterbody.
4. Periods during which construction activities are suspended and runoff is unlikely due to frozen conditions.	Visual monitoring inspections may be temporarily suspended. Immediately resume monitoring upon thawing, or when weather conditions make discharges likely.
5. Periods during which construction activities are conducted and runoff is unlikely during frozen conditions.	Visual monitoring inspections may be reduced to once a month. Immediately resume monitoring upon thawing, or when weather conditions make discharges likely.

Spill Prevention Procedures and Response

- Spill prevention is an important factor in the successful operation of a storm water injection management system. All contractor employees will be trained on this plan so that they are certain of the location of materials, who to notify in case of a spill, and how to initially contain the spill of hazardous materials. Contractor employees shall never dispose waste materials into the storm water collection/treatment system. Contractor employees will be observant of other potential contamination occurrences. All contractor employees will review this plan especially with regards to the detailed spill response steps.
- This data will be posted in an accessible area at the site.

What to do in case of a spill

1. Spill kit to be located near the job trailer or another conspicuous location and clearly marked.
2. Get the spill kit.
 - a. If possible, determine visually what types of fluids have been spilled.
 - b. Put on gloves and glasses or any other necessary Personal Protective Equipment (PPE).
 - c. Get the absorbent material provided in the kit and the drain block cover.
 - d. Place the absorbent materials in the path of the spill.
 - e. Remove any debris from the vicinity of the inlet where the spill is draining.
 - f. Unroll the drain block cover and place it snugly over the inlet.
 - g. Verify that the cover has full contact with the rim of the inlet.
 - h. Use snakes, pillow or pigs to completely contain the area.
3. Notify the following personnel immediately:
 - a. Owner's Representative: Troy Croft, Phone: 503-375-7168.
 - b. When a spill includes any of the below, notify the Oregon Emergency Response System as soon as the Owner's Representative has knowledge of the release. Oregon Emergency Response System Phone: 1-800-452-0311
 - i. Any amount of oil to waters of the state;
 - ii. Oil spills on land in excess of 42 gallons;
 - iii. Hazardous materials that are equal to, or greater than, the quantity listed in the Code of Federal Regulations, 40 CFR Part 302 (List of Hazardous Substances and Reportable Quantities), and amendments adopted before July 1, 2002

NOTE: Only dry cleanup methods will be employed to clean up spills (i.e., no use of water to wash spilled materials from pavement will be conducted). All spill cleanups shall be conducted in accordance with applicable regulations.

Responsible Personnel

In case of spill contact the General Contractor and Owner's Representative immediately. The General Contractor will be responsible for either managing the spill clean up for minor spills or contacting/retaining a company for the cleanup of major spills.

Waste Management Procedures

Activities performed onsite shall implement the following to eliminate the discharge of waste:

1. Locate activities that include waste products away from waters of the state and stormwater inlets or conveyances so that stormwater coming into contact with these activities cannot reach waters of the state;
2. Ensure adequate supplies are available at all times to handle spills, leaks, and disposal of liquids, and provide secondary containment (e.g. spill berms, decks, spill containment pallets);
3. Have a spill kit available on site and ensure personnel are available to respond expeditiously in the event of a leak or spill;
4. Clean up spills or contaminated surfaces immediately using dry clean up measures (do not clean contaminated surfaces by hosing the area down), and eliminate the source of the spill to prevent a discharge or a continuation of an ongoing discharge; and
5. Store materials in a covered area (e.g., plastic sheeting, temporary roofs), or in secondary containment to prevent the exposure of these containers to precipitation or stormwater runoff, or a similarly effective means designed to prevent the discharge of pollutants from these areas.
6. Building Materials & Building Products: Minimize material exposure in cases where the exposure to precipitation or to stormwater will result in a discharge of pollutants (e.g. elevate materials from soil to prevent leaching of pollutants).

Fertilizers, pesticides, herbicides, & insecticides

Comply with all application and disposal requirements included on the registered pesticide, herbicide, insecticide, and fertilizer label. When applying fertilizers, registrants must:

1. Apply at a rate and in amounts consistent with manufacturer's specifications;
2. Apply at the appropriate time of year for the location, and preferably timed to coincide as closely as possible to the period of maximum vegetation uptake and growth;
3. Avoid applying before heavy rains that could cause excess nutrients to be discharged;
4. Never apply to frozen ground;
5. Never apply to stormwater conveyance channels; and
6. Follow all other federal, state, and local requirements regarding fertilizer application.

Authorized non-stormwater discharges anticipated for the proposed project:

1. Landscape irrigation
2. Dust control water
3. Water line flushing (potable)

Potential pollutant-generating activities anticipated for the proposed project including an inventory of pollutants for each activity:

1. Mass Grading, Street & Utility Construction
 - a.Sediment
 - b.Vehicle and machinery related pollutants (Fuels, hydraulic fluid, oils)
2. Vertical Construction
 - a.Paints, caulks, sealants, solvents
 - b.Fluorescent light ballasts
 - c.Sediment
 - d.Vehicle and machinery related pollutants (Fuels, hydraulic fluid, oils)
3. Landscaping & Irrigation
 - a.Fertilizers
 - b.Pesticides, Herbicides, Insecticides

NO.	DATE	DESCRIPTION	BY
1	03/20/2023		

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON SCALES ACCURACLY

DSN. JW
DRN. AK
CKD. JW

DATE: 03/20/2023

REVIEW

WILLIAM J. KELLS
REGISTERED PROFESSIONAL ENGINEER
STATE OF OREGON
LICENSE NO. 12345

REVISIONS: 6/20/2024

WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3966
E-mail: westech@westech-eng.com

HAWORTH, INC.
CHARBONNEAU UNIT 4

EROSION CONTROL NOTES

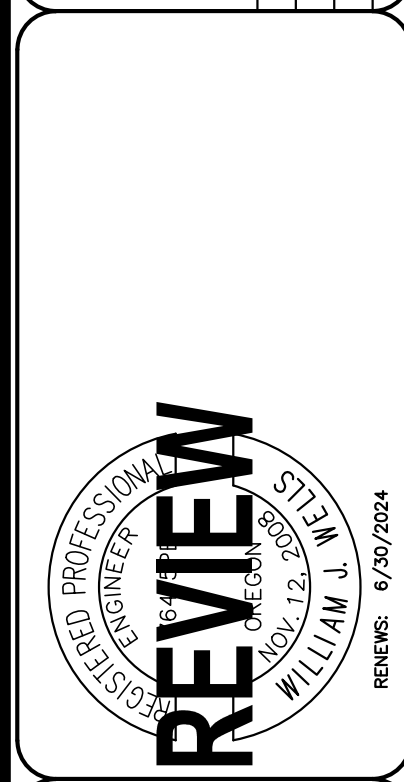
DRAWING
C1.2

JOB NUMBER
3407.0000.0

SUPPLEMENTAL WESTECH NOTES:

- Erosion control measures shall be maintained in such a manner as to ensure that sediment and sediment-laden water does not enter the drainage system, roadways, or violate applicable water quality standards.
- The erosion control construction, maintenance, replacement and upgrading of the erosion control facilities is the responsibility of the Contractor until all construction is completed and approved, and permanent erosion control (i.e. vegetation/landscaping) is established on all disturbed areas.
- All recommended erosion control procedures are dependent on construction methods, staging, site conditions, weather and scheduling. During the construction period, erosion control facilities shall be upgraded as necessary due to unexpected storm events and to ensure that sediment and sediment laden water does not leave the site.
- The Contractor is responsible for control of sediment transport within project limits. If an installed erosion control system does not adequately contain sediment on site, then the erosion control measures shall be adjusted or supplemented by the Contractor as necessary to ensure that sediment laden water does not leave the site. Additional measures shall be provided as required to ensure that all paved areas are kept clean for the duration of the project. Additional interim measures will include, at a minimum, installation of silt fences in accordance with the details shown on the drawings. These measures shall be installed along all exposed embankments and cut slopes to prevent sediment transport.
- All existing and newly constructed storm inlets and drains shall be protected until pavement surfaces are completed and/or vegetation is established.
- Erosion control facilities and sediment fences on active sites shall be inspected by the Contractor at least daily during any period with measurable precipitation. Any required repairs or maintenance shall be completed immediately. The erosion control facilities on inactive sites shall be inspected and maintained by the Contractor a minimum of once a month or within 24 hours following the start of a storm event.
- All catch basins and conveyance lines shall be cleaned prior to paving. The cleaning operation shall not flush sediment-laden water into the downstream system. The Contractor shall remove all accumulated sediment from all impacted catch basins and storm pipes prior to acceptance by the Owner.
- The Contractor is solely responsible for protection of all adjacent property and downstream facilities from erosion and siltation during project construction. Any damage resulting from such erosion and siltation shall be corrected at the sole expense of the Contractor.
- Locate any portable toilets away from waters of the state and stormwater inlets or conveyances. Position portable toilets so they are secure and will not be tipped or knocked over.
- The Contractor shall provide site watering as necessary to prevent wind erosion of fine-grained soils.
- Unless otherwise indicated on the drawings, all temporary erosion control facilities, including sediment fences, silt sacks, bio-bags, etc. shall be removed by the Contractor within 30 days after permanent landscaping/vegetation is established.
- Sediment fences shall be constructed of continuous filter fabric to avoid use of joints. When joints are necessary, filter cloth shall be spliced together only at a support post, with a minimum 6-inch overlap, and both ends securely fastened to a post.
- Sediment fence shall be installed per drawing details. Sediment fences shall have adequate support to contain all silt and sediment captured.
- The standard strength filter fabric shall be fastened securely to stitched loops installed on the upslope side of the posts, and 6 inches of the fabric shall be extended into the trench. The fabric shall not extend more than 30 inches above the original ground surface. Filter fabric shall not be stapled to existing trees.
- Bio-filter bags shall be clean 100 percent wood product waste. Bags shall be 18-inch x 18-inch x 30-inch, weigh approximately 45 lbs., and be contained in a bag made of 1/2-inch plastic mesh.
- Sediment barriers shall be maintained until the up-slope area has been permanently stabilized. At no time shall more than 10-inches of sediment be allowed to accumulate behind sediment fences. No more than 2 inches of sediment shall be allowed to accumulate behind bio-filter bags. Sediment shall be removed prior to reaching the above stated depths. New sediment barriers shall be installed uphill as required to control sediment transport.
- Stabilized construction entrances shall be installed at the beginning of construction and maintained for the duration of the project. Additional measures may be required to ensure that all paved areas are kept clean for the duration of the project.
- The Contractor shall verify that all trucks are well sealed when transporting saturated soils from the site. Water drippage from trucks transporting saturated soils must be reduced to less than 1 gallon per hour prior to leaving the site.
- The entrance shall be maintained in a condition that will prevent tracking or flow of mud onto the public right-of-way or approved access point. The entrance may require periodic top dressing as conditions demand, and repair and/or cleanout of any structures used to trap sediment.
- All materials spilled, dropped, washed, or tracked from vehicles onto roadways or into storm drains must be removed immediately, and the Contractor shall provide protection of downstream inlets and catch basins to ensure sediment laden water does not enter the storm drain system.
- Temporary grass cover measures must be fully established by October 15th, or other cover measures (ie. erosion control blankets with anchors, 3-inches minimum of straw mulch, 6 mil HDPE plastic sheet, etc.) shall be in place over all disturbed soil areas until April 30th. To establish an adequate grass stand for controlling erosion by October 15th, it is recommended that seeding and mulching occur by September 1st. Straw mulch, if used, shall not leave any bare ground visible through the straw.
- Minimum wet weather slope protection. For slopes steeper than 3H:1V but less than 2H:1V, use Tensor/North American Green Type S150 erosion control blanket. For slopes 2H:1V or steeper, use Tensor/North American Green Type SC150 erosion control blanket. Use a minimum of 2-inches straw mulch or Tensor/North American Green Type S150 for slopes flatter than 3H:1V. Slope protection shall be placed on all disturbed areas immediately after completion of each section of construction activity, until the erosion control seeding has been established. As an option during temporary or seasonal work stoppages, a 6-mil HDPE plastic sheet may be placed on exposed slopes. The plastic sheet shall be provided with an anchor trench at the top and bottom of the slope, and shall be sandbagged on the slopes as required to prevent damage or displacement by wind.
- Permanent erosion control vegetation on all embankments and disturbed areas shall be re-established as soon as construction is completed.
- Soil preparation. Topsoil should be prepared according to landscape plans, if available, or recommendations of grass seed supplier. It is recommended that slopes be textured before seeding by rack walking (ie. driving a crawling tractor up and down the slopes to leave a pattern of cleat imprints parallel to slope contours) or other method to provide stable areas for seeds to rest.
- When used, hydromulch shall be applied with grass seed at a rate of 2000 lbs. per acre between April 30 and June 10, or between September 1 and October 1. On slopes steeper than 10 percent, hydroseed and mulch shall be applied with a bonding agent (tackifier). Application rate and methodology to be in accordance with seed supplier recommendations.
- When used in lieu of hydromulch, dry, loose, weed free straw used as mulch shall be applied at a rate of 4000 lbs. per acre (double the hydromulch application requirement). Anchor straw by working in by hand or with equipment (rollers, cleat trackers, etc.). Mulch shall be spread uniformly immediately following seeding.
- When conditions are not favorable to germination and establishment of the grass seed, the Contractor shall irrigate the seeded and mulched areas as required to establish the grass cover.
- Seeding. Recommended erosion control grass seed mix is as follows. Dwarf grass mix (low height, low maintenance) consisting of dwarf perennial ryegrass (80 % by weight), creeping red fescue (20 % by weight). Application rate shall be 100 lbs. per acre minimum.
- Grass seed shall be fertilized at a rate of 10 lbs. per 1000 S.F with 16- 16-16 slow release type fertilizer. Development areas within 50 feet of water bodies and wetlands must use a non-phosphorous fertilizer.
- Prior to starting construction contractor shall acquire the services of a DEQ Certified Erosion and Sediment Control Inspector and shall submit an "Action Plan" to DEQ identifying their names, contact information, training and experience as required in Schedule A.6.b.i-ii of the 1200-C Permit
- Contractor shall submit "Notice of Termination" to DEQ to end the 1200-C permit coverage once all soil disturbance activities have been completed and final stabilization of exposed soils has occurred.

NO.	DATE	DESCRIPTION	BY
1	03/2023		



WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3986
E-mail: westech@westech-eng.com

HAWORTH, INC.
CHARBONNEAU UNIT 4

EROSION CONTROL NOTES

DRAWING
C1.3

JOB NUMBER
3407.0000.0

4/6/2023, 2:22:36 PM C:\Users\CAD\Desktop\Work (PC)\Projects\Haworth_Troy\Charbonneau Unit 4\Civil\Plots\C1.2 - Erosion Control Notes & Details.dwg (C1.3 tab)

EXIST. PUBLIC ROAD OR APPROVED ACCESS POINT

25' MIN RADIUS (TYP)

50' MIN

1% MIN

25' MIN

GRADE 25' MINIMUM OF CONSTRUCTION ENTRANCE TO DRAIN AWAY FROM STREET. GRADE ADJACENT AREAS TO DRAIN AWAY FROM TEMPORARY CONSTRUCTION ENTRANCE.

PLACE 3"-6" GRANULAR MATERIAL OVER 8-OUNCE NON-WOVEN GEOTEXTILE FABRIC AS FOLLOWS:

DRY WEATHER ACCESS
14-INCH MIN. DEPTH OVER COMPACTED SUBGRADE & FABRIC

WET WEATHER ACCESS
24-INCH MIN. DEPTH OVER UNDISTURBED SUBGRADE & FABRIC

FULL WIDTH OF PROPOSED STREET OR ACCESS (25' MINIMUM)

CONSTRUCTION NOTES:

1. THE AREA OF THE CONSTRUCTION ENTRANCE SHALL BE STRIPPED OF ALL TOPSOIL, VEGETATION, ROOTS, AND OTHER NON-COMPACTABLE MATERIAL.
2. SUBGRADE SHALL BE COMPACTED AND PROOFROLLED PRIOR TO PLACEMENT OF GRANULAR MATERIAL. FAILURE TO PASS PROOFROLL WILL REQUIRE USE OF WET WEATHER SECTION.
3. FAILURE OR PUMPING OF THE DRY WEATHER SECTION WILL REQUIRE REMOVAL OF THE GRANULAR MATERIAL AND INSTALLATION OF THE WET WEATHER SECTION.

MAINTENANCE NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 3"-6" INCH STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN-OUT OF STRUCTURES USED TO TRAP SEDIMENT.
2. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
3. ALL TRUCKS TRANSPORTING SATURATED SOILS SHALL BE WELL SEALED. WATER DRIPPAGE FROM TRUCKS MUST BE REDUCED TO 1 GALLON PER HOUR PRIOR TO LEAVING THE SITE.

LAST REVISION DATE:	JO #	STANDARD
MAY 2013		
TEMPORARY CONSTRUCTION ENTRANCE		
(NTS)		
WESTECH ENG.	DETAIL NO.	6100

SILT FENCE NOTES:

1. BURY BOTTOM OF FILTER FABRIC 6" VERTICALLY BELOW FINISHED GRADE.
2. TRENCH TO BE DUG WITH DITCH-WITCH, BY HAND OR OTHER METHOD AS REQUIRED TO MINIMIZE WIDTH.
3. BACKFILL & COMPACT NATIVE SOIL IN TRENCH AFTER FENCE INSTALLATION.
4. STITCHED LOOPS TO BE INSTALLED TO THE UPHILL SIDE OF THE FENCE.

TOP VIEW

ANGLE BOTH ENDS OF FILTER FABRIC FENCE TO ASSURE SOIL IS TRAPPED.

INTERLOCK 2"x2" POSTS AND ATTACH.

USE STITCHED LOOPS OVER 2"x2" POSTS.

BACKFILLED TRENCH

6" MAXIMUM TRENCH WIDTH

FRONT VIEW

18" x 2'-6"

6" MAX. SPACING

SIDE VIEW

18" x 2'-6"

6" MAXIMUM TRENCH WIDTH

MAINTENANCE NOTES:

1. SEDIMENT BARRIERS SHALL BE MAINTAINED UNTIL UP-SLOPE AREA IS PERMANENTLY STABILIZED.
2. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE BEHIND SEDIMENT FENCES OR BIOFILTER BAGS.
3. NEW SEDIMENT BARRIERS SHALL BE INSTALLED UPHILL AS REQUIRED TO CONTROL SEDIMENT TRANSPORT.

LAST REVISION DATE:	JO #	STANDARD
APRIL 2014		
SEDIMENT BARRIERS		
(NTS)		
WESTECH ENG.	DETAIL NO.	6110

POTENTIAL SEDIMENT TRAPPING

WOOD STAKE 1"x1"x24"

RICE OR COCONUT STRAW ROLLS, 8"ø - 10"ø

3'-5"

12" MIN.

PROFILE

PLACE STRAW WATTLES PARALLEL TO SLOPE CONTOURS

SECTION

STAKE SPACING 4" MAX.

TIGHTLY ADJUT ADJACENT WATTLES

STAGGER JOINTS

BARRIER SPACING FOR GENERAL APPLICATION

SLOPE RATIO	MAXIMUM SPACING ON SLOPE BETWEEN WATTLES
10.0% OR FLATTER	50' O.C.
10.1% TO 20.0%	25' O.C.
20.1% TO 30.0%	10' O.C.
30.1% OR STEEPER	5' O.C.

NOTES:

1. ALL MATERIAL SHALL CONFORM TO OSSC (ODOT/APWA) SPECIFICATIONS, CURRENT EDITION.
2. SEDIMENT BARRIERS SHALL BE MAINTAINED UNTIL UP-SLOPE AREA IS PERMANENTLY STABILIZED.
3. AT NO TIME SHALL SEDIMENT BE ALLOWED TO ACCUMULATE ABOVE THE TOP OF THE STRAW WATTLE.
4. NEW SEDIMENT BARRIERS SHALL BE INSTALLED UPHILL AS REQUIRED TO CONTROL SEDIMENT TRANSPORT.

LAST REVISION DATE:	JO #	STANDARD
JUNE 2015		
STRAW WATTLE SEDIMENT BARRIER		
(NTS)		
WESTECH ENG.	DETAIL NO.	6120

PLASTIC SHEETING.

MINIMUM 12" OVERLAP OF SEAMS.

BARRIER REQUIRED @ TOE OF SLOPE.

NOTES:

1. MINIMUM 12" OVERLAP OF ALL SEAMS REQUIRED.
2. SEDIMENT BARRIER REQUIRED @ TOE OF STOCK PILE.
3. COVERING MAINTAINED TIGHTLY IN PLACE BY USING SANDBAGS OR TIRES ON ROPES WITH A MAXIMUM 10' GRID SPACING IN ALL DIRECTIONS.
4. PLASTIC SHEETING TO EXTEND A MINIMUM OF 12" PAST THE BOTTOM OF THE PILE ONTO SURROUNDING GRADE ON ALL SIDES.

LAST REVISION DATE:	JO #	STANDARD
JAN 2019		
STOCKPILE DETAIL		
(NTS)		
WESTECH ENG.	DETAIL NO.	6170

MAY BE USED SHORT TERM W/UTILITY WORK AND WITH PHASING OF DEVELOPMENT.

CURB INLET C.B.

AREA DRAIN

DITCH INLET C.B.

BIO-FILTER BAGS

PLAN

SECTION A-A

4'-6"

MAINTENANCE NOTES:

1. SEDIMENT BARRIERS SHALL BE MAINTAINED UNTIL UP-SLOPE AREA IS PERMANENTLY STABILIZED.
2. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE BEHIND SEDIMENT FENCES OR BIOFILTER BAGS.
3. NEW SEDIMENT BARRIERS SHALL BE INSTALLED UPHILL AS REQUIRED TO CONTROL SEDIMENT TRANSPORT.

LAST REVISION DATE:	JO #	STANDARD
APRIL 2014		
INLET SEDIMENT CONTROL		
(NTS)		
WESTECH ENG.	DETAIL NO.	6130

DISTANCE VARIES SEE PLAN (100' MAX)

FLOW

PLAN VIEW

BAGS SHALL BE STAKED USING (2) 1"x2"x3" WOOD STAKES PER BAG OR APPROVED EQUAL.

6" OVERLAP (TYP.)

PT. 'A'

PT. 'B'

SECTION A-A

MAINTENANCE NOTES:

1. SEDIMENT BARRIERS SHALL BE MAINTAINED UNTIL UP-SLOPE AREA IS PERMANENTLY STABILIZED.
2. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE BEHIND BIOFILTER BAGS.
3. NEW SEDIMENT BARRIERS SHALL BE INSTALLED UPHILL AS REQUIRED TO CONTROL SEDIMENT TRANSPORT.
4. PT. 'A' SHALL BE 6" MIN. HIGHER THAN PT. 'B'.

LAST REVISION DATE:	JO #	STANDARD
APRIL 2014		
DITCH AND SWALE EROSION PROTECTION		
(NTS)		
WESTECH ENG.	DETAIL NO.	6140

CURB & GUTTER

DUMP STRAPS

STANDARD METAL GRATE

1" REBAR FOR BAG REMOVAL FROM INLET

CATCH BASIN WIDTH

MATCH

CATCH BASIN

SILT SACK

EXPANSION RESTRAINT

2" X 2" X 3/4" RUBBER BLOCK

1/4" NYLON ROPE

18" MIN. SUMP

DEPTH TO BE FROM TOP OF CATCH BASIN TO INVERT ELEVATION.

INSTALLATION DETAIL

BAG DETAIL

NOTES:

1. EMPTY SILT SACK AS NECESSARY.
2. SILT SACK SEDIMENT CONTROL DEVICE AS MANUFACTURED BY ACF ENVIRONMENTAL AND SUPPLIED BY ACF WEST (503) 771-5115 OR APPROVED EQUAL.

LAST REVISION DATE:	JO #	STANDARD
OCT 2002		
SILT SACK INLET DETAIL		
(NTS)		
WESTECH ENG.	DETAIL NO.	6150

PLASTIC LINER OVER BERM

EARTHEN BERM

GRAVEL FILLED BAG*

ORIGINAL GROUND

2' NOMINAL

ORIGINAL GROUND & TOP OF CUT

5% MIN 8% MAX

PLASTIC LINER

GRAVEL VEHICLE TRACKING PAD MIN 12" THICK

SECTION B-B

SECTION A-A

NOTE * PLASTIC LINER SHALL BE ANCHORED WITH GRAVEL-FILLED BAGS.

VEHICLE TRACKING PAD SHALL BE SLOPED 5% TOWARDS THE CWA.

CWA INSTALLATION NOTES:

1. SEE DRAWINGS FOR CWA INSTALLATION LOCATION.
2. DO NOT LEAVE WASHOUT AREA WITHIN 5' OF ANY STORM DRAIN INLET, CATCH, OR NATURAL WATER BODY.
3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.

CWA MAINTENANCE NOTES:

1. INSPECT BMP'S EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION.
2. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS ACCUMULATED IN PIT SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 18".
3. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE, AND ALL OTHER DEBRIS IN THE PIT SHALL BE REMOVED FROM THE JOB SITE.
4. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
5. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED, AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

LAST REVISION DATE:	JO #	STANDARD
APR 2021		
TEMPORARY CONCRETE WASHOUT AREA (CWA) w/ PLASTIC LINER		
(NTS)		
WESTECH ENG.	DETAIL NO.	WE616

VERIFY SCALE	1"
BAR IS ONE INCH ON ORIGINAL DRAWING	
IF NOT ONE INCH ON SCALES ACCURACLY	
DSN.	JW
DRN.	AK
CKD.	JW
DATE	03/2023
NO.	1
DESCRIPTION	REVISIONS

REVIEW

WILLIAM J. KELLS

REGISTERED PROFESSIONAL ENGINEER

STATE OF OREGON

LICENSE NO. 12585

REVISIONS: 6/20/2024

HAWORTH, INC.

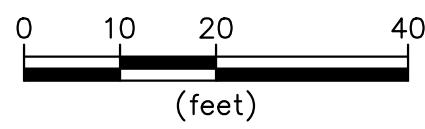
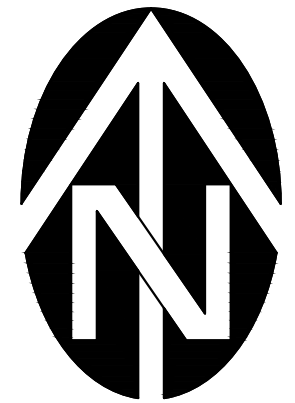
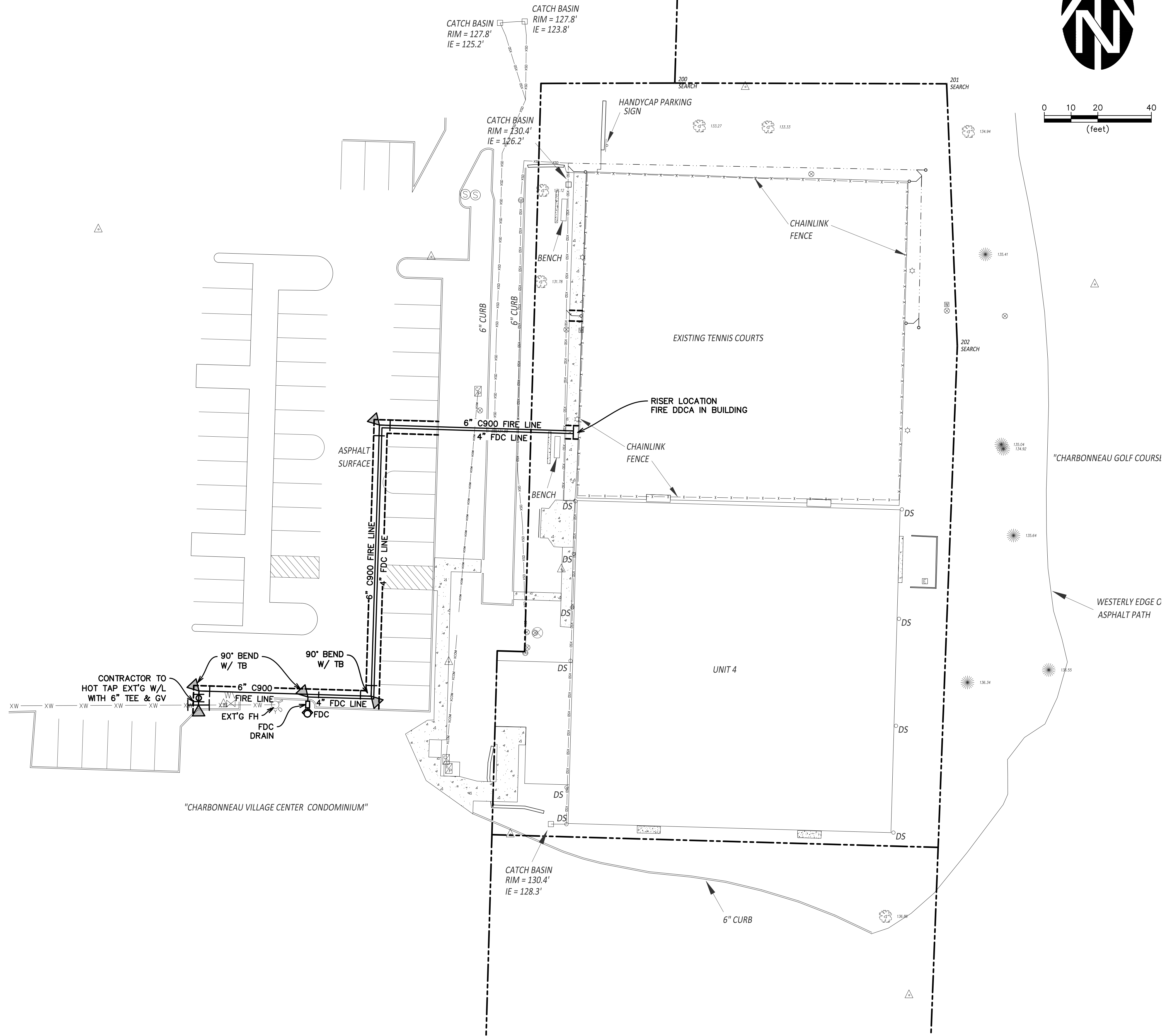
CHARBONNEAU UNIT 4

EROSION CONTROL DETAILS

DRAWING C1.4

JOB NUMBER 3407.0000.0

4/6/2023, 2:25:41 PM C:\Users\CAD\Desktop\Work (PC)\Projects\Haworth, Troy\Charbonneau Unit 4\Civil\Plots\C1.2 - Erosion Control Notes & Details.dwg, (C1.4 tab)



NO.	DATE	DESCRIPTION	BY
1	03/2023		

VERIFY SCALE
 THIS IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON SCALES ACCURACLY

DSN. JW
 DRN. AK
 CKD. JW

DATE: 03/2023

WE
 WESTTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS

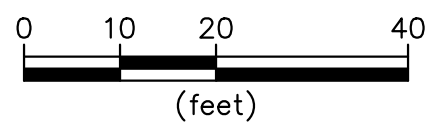
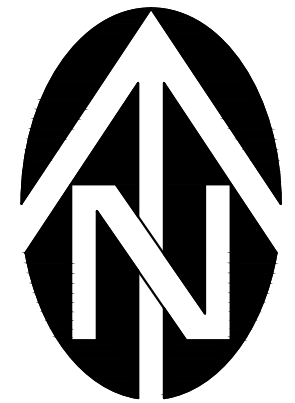
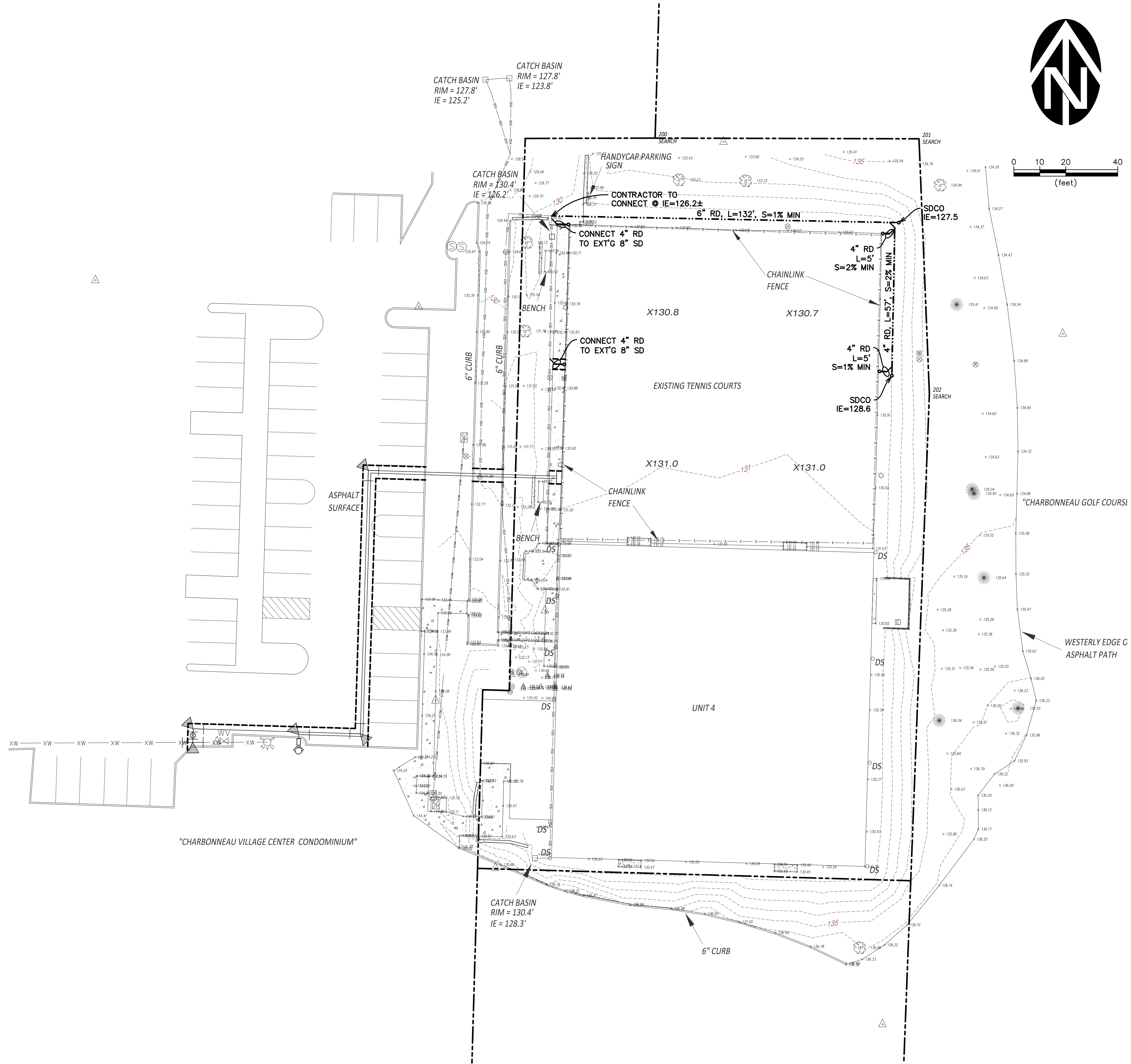
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 565-2474 Fax: (503) 565-3966
 E-mail: westtech@westtech-eng.com

HAWORTH, INC.
 CHARBONNEAU UNIT 4

FIRE SERVICE PLAN

DRAWING
C2.0

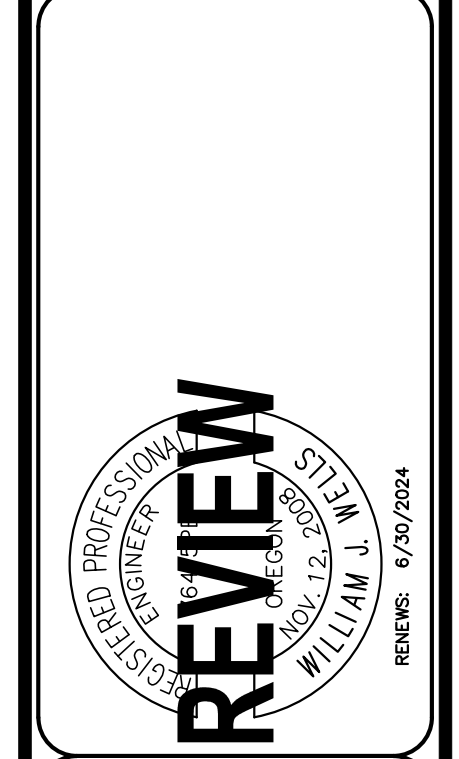
JOB NUMBER
 3407.0000.0



NO.	DATE	DESCRIPTION	BY
1	03/20/2023		

VERIFY SCALE
 BAR IS ONE INCH ON
 ORIGINAL DRAWING
 IF NOT ONE INCH ON
 SCALES ACCURACELY

DSN. JW
 DRN. AK
 CKD. JW
 DATE: 03/20/2023



WESTTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 565-2474 Fax: (503) 585-3966
 E-mail: westtech@westtech-eng.com

HAWORTH, INC.
 CHARBONNEAU UNIT 4

RAIN DRAIN PLAN

DRAWING
C3.0

JOB NUMBER
 3407.0000.0

GENERAL NOTES

- 1. Contractor shall procure and conform to all construction permits required by the City and County.
2. Owner to pay all project permit costs, including but not limited to utility tapping, TV, and chlorination costs.
3. Oregon law requires the Contractor to follow rules adopted by the Oregon Utility Notification Center.
4. Contractor to notify City, County and all utility companies a minimum of 48 business hours (2 business days) prior to start of construction...

- 25. Compact granular base rock to 92% of the maximum dry density per AASHTO T-180 test method (Modified Proctor).
26. A.C. pavement shall conform to OSSC (ODOT/APWA) 00745 (Hot Mixed Asphalt Concrete Pavement) for standard duty mix.
27. Pavement surface shall be a smooth, well-sealed, tight mat without depressions or bird baths.
28. HMA mixtures shall be placed only when the surface is dry and weather conditions are such that proper handling, finishing and compaction can be accomplished.
29. Contractor shall protect new pavement against traffic as required, until it has cooled sufficiently to avoid tracking.
30. For parking lots or private access drives, the final lift of AC pavement shall not be placed until after the building is fully enclosed and weatherproof...

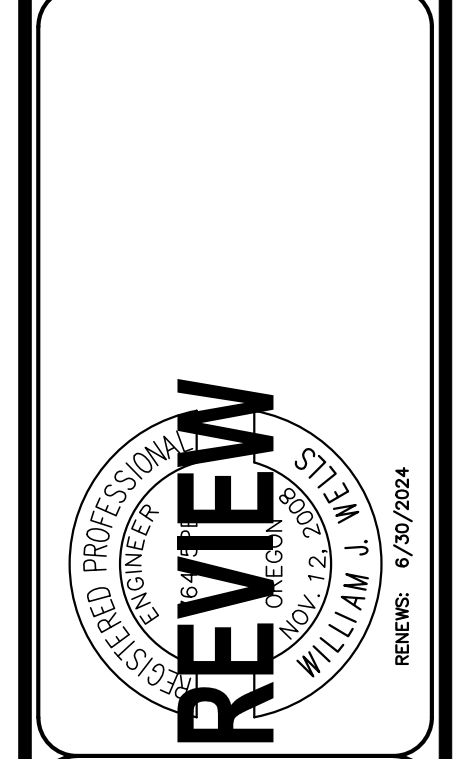
- 53. No trenches in sidewalks, roads, or driveways shall be left in an open condition overnight.
54. Before mandrel testing, or final acceptance of gravity pipelines, all trench compaction shall be completed and all sewers and storm drains flushed & cleaned to remove all mud, debris & foreign material from the pipelines, manholes and/or catch basins.
55. Where future extensions are shown upstream of new manholes (sewer or storm), catch basins or junction boxes, pipe stubs (with gasketed caps) shall be installed at design grades to a point 2' minimum outside of the structure.
WATER SYSTEM:
56. City forces to operate all valves, including fire hydrants, on existing public mains.
57. All water mains shall be Class 52 ductile iron or C-900 PVC (DR 18).
58. All fittings 4-inches through 24-inches in diameter shall be ductile iron fittings in conformance with AWWA C-153 or AWWA C-110.
59. All water mains to be installed with a minimum 36 inch cover to finish grade unless otherwise noted or directed.
60. Unless otherwise shown or approved by the Engineer, all valves shall be flame connected to adjacent tees or crosses.
61. Thrust restraint shall be provided on all bends, tees and other direction changes per Approving Agency requirements and as specified or shown on the drawings.
62. Domestic and fire backflow prevention devices and vaults shall conform to requirements of public and/or private agencies having jurisdiction.
63. Contractor shall provide all necessary equipment and materials (including plugs, blowoffs, valves, service taps, etc.) required to flush, test and disinfect waterlines per the Approving Agency requirements.
64. The work shall be performed in a manner designated to maintain water service to buildings supplied from the existing waterlines.
65. Where new waterlines cross below or within 18-inches vertical separation above a sewer main or sewer service lateral, center one full length of waterline pipe at point of crossing the sewer line or sewer lateral.
66. All waterlines, services and appurtenances shall be pressure tested for leakage. All testing shall conform to requirements as outlined in the specifications, Approving Agency standards and/or testing forms.
67. After the pressure test and prior to disinfecting, the water lines shall be thoroughly flushed through hydrants, blow offs or by other approved means.
68. Disinfection & Bacteriological Testing. All water mains and service lines shall be chlorine disinfected per Approving Agency requirements, AWWA C-651 or OAR 333-061 (25 mg/L minimum chlorine solution, 24 hours contact time), whichever is more stringent.
69. Disinfection of Connections. For connections which cannot be disinfected with the waterline mainlines as noted above, all fittings, valves and appurtenances, including tool surfaces which will come in contact with potable water, shall be thoroughly cleaned by washing with potable water and then swabbed or sprayed with a one percent (1%) hypochlorite solution (10,000 mg/L) in accordance with the requirements of AWWA C-651 and OAR 333-061.
STORM DRAIN SYSTEM:
70. Storm sewer pipe materials shall conform to the construction drawings and Approving Agency's requirements. Unless otherwise noted or shown on the drawings, storm sewer pipe materials with watertight joints shall conform to the attached "Storm Pipe Table".
71. Contractor shall designate the pipe material actually installed on the field record drawings and provide this information for inclusion on the as-built drawings.
72. Catch basins and junction boxes shall be set square with buildings or with the edge of the parking lot or street wherein they lie.
73. Unless otherwise approved by the Engineer, all storm drain connections shall be by manufactured tees or saddles.
74. Unless otherwise shown on the drawings, all storm pipe inlets & outfalls shall be beveled flush to match the slope wherein they lie.
75. Sweep (deflect) storm sewer pipe into catch basins and manholes as required.
76. Unless otherwise shown or directed, install storm sewer pipe in accordance with manufacturer installation guidelines.
77. After manhole channeling and prior to mandrel testing or final acceptance, flush and clean all sewers, and remove all foreign material from the mainlines, manholes and catch basins.
78. Mandrel Testing. Contractor shall conduct deflection test of flexible storm sewer pipes by pulling an approved mandrel through the completed pipeline following trench compaction.
79. Prior to acceptance, the Owner's Representative may lamp storm lines upstream & downstream of structures to verify that the pipes are clean and there is no grout or concrete in the mainlines, and that there are no observable bellies in the line.
80. Unless otherwise shown on the drawings or approved by jurisdiction having authority, all new franchise and private utilities (power, cable TV, telephone, gas, data, communication, control, alarms, etc.) shall be installed underground.
81. Contractor shall coordinate with gas, power, telephone, and cable TV Company for location of conduits in common trenches, as well as location or relocation of vaults, pedestals, etc.
82. Unless otherwise approved by the Approving Agency, installation of private utilities (including either franchise utilities or private water, sewer or storm services) in a common trench with or within 3 feet horizontally of and paralleling public water, sanitary sewer or storm drains is prohibited.
83. Power, telephone and TV trenching and conduits shall be installed per utility company requirements with pull wire.
84. Contractor shall notify and coordinate with franchise utilities for removal or relocation of power poles, vaults, pedestals, manholes, etc. to avoid conflict with Public utility structures, fire hydrants, meters, sewer or storm laterals, etc.

STORM PIPE TABLE
Cover Depth 6" - 18" Diameter
Less than 2' Cover Class 50 ductile iron pipe with bell and spigot joints and rubber gasket.
2' to 2-1/2' Cover Pipe specified for lesser cover depths -or- Class 3, ASTM C-14 non-reinforced concrete pipe with bell and spigot joints & rubber gaskets, ASTM 150 Type II cement.
2-1/2' to 15' Cover Pipe specified for lesser cover depths -or- PVC pipe conforming to AWWA C900 DR 18 (6"-12") or AWWA C-905 (14"-18") with bell and spigot joints and rubber gasket.
More than 15' Cover See construction drawings.

REQUIRED TESTING AND FREQUENCY TABLE
Party Responsible for payment
Contractor to notify Owner's Representative prior to all testing, to allow Owner's Representative to be present if desired.
Streets, Fire Lanes, Common Driveways, Parking Lots, Pads, Fills, etc.
Subgrade 1 Test/4000 S.F./Lift (4 min), locations acceptable to approving agency (typically alternate sides of road or access aisles)
Engineered Fills 1 Test/4000 S.F./Lift (4 min), locations acceptable to approving agency
Baserock 1 Test/4000 S.F./Lift (4 min), locations acceptable to approving agency (typically alternate sides of road or access aisles)
Asphalt 1 Test/6000 S.F./Lift (4 min), locations acceptable to AA (typ. alternate as above)
Piped Utilities, All
Trench Backfill 1 Test/200 Foot Trench/Lift (4 min)
Trench AC Restoration 1 Test/300 Foot Trench (4 min)

Storm
Mandrel 95% of actual inside diameter
Concrete, Block, etc.
Slump, Air & Cylinders for structural & reinforced concrete, equipment slabs, curbs, sidewalks & PCC pavements.
Note 1: "Others" refers to Owner's authorized Representative or Approving Agency as applicable.
Note 2: Testing must be performed by an approved independent testing laboratory.
Note 3: In addition to in-place density testing, the subgrade and base rock shall be proof-rolled with a loaded 10 yard dump truck provided by the Contractor.
Note 4: To be witnessed by the Owner's Representative or approving agency. The Contractor shall perform pretests prior to scheduling witnessed waterline or sanitary sewer pressure tests, or pipeline mandrel test.

VERIFICATION SCALE
DATE: 03/20/23
NO. 1
DATE

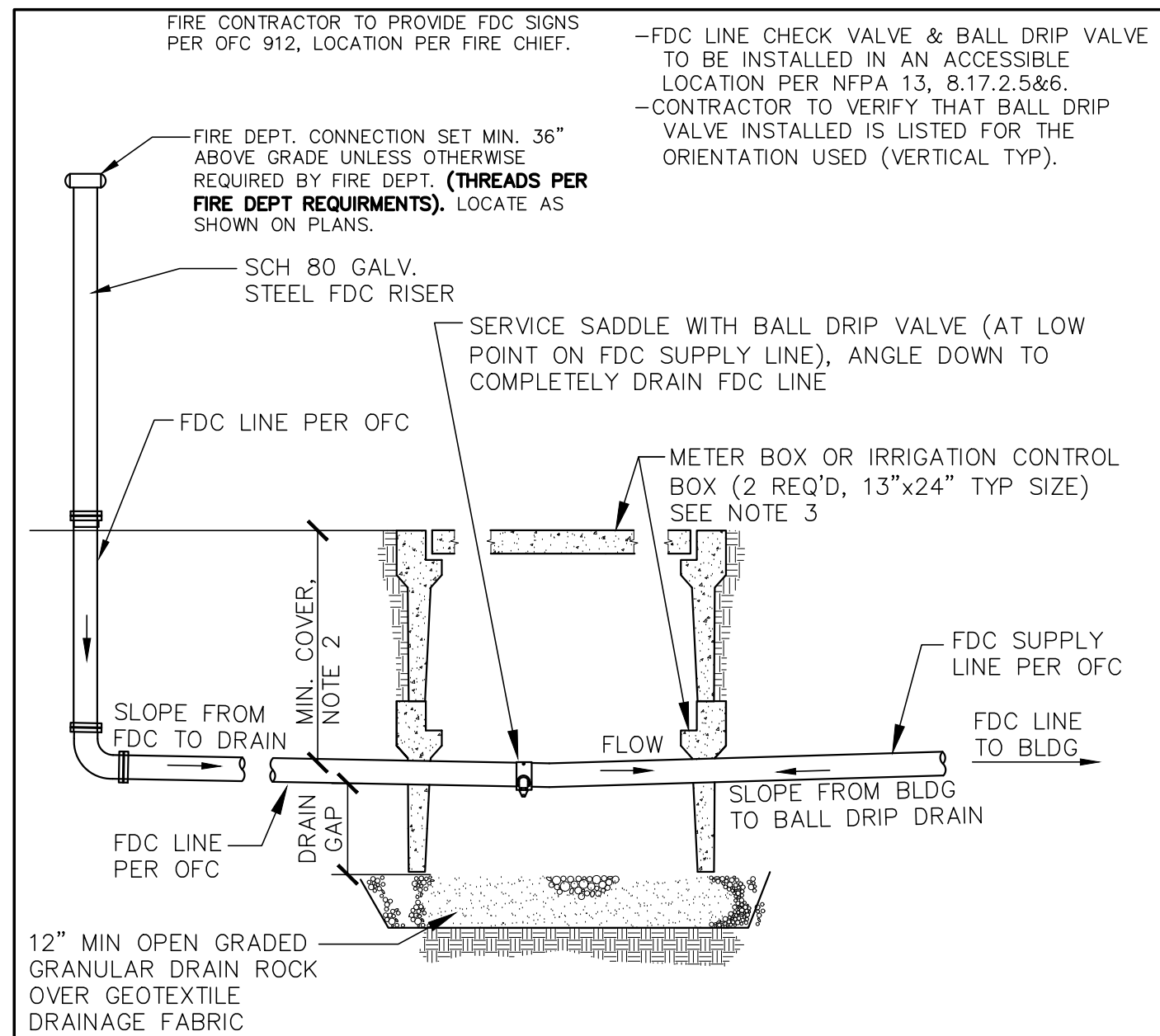


WESTTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3986
E-mail: westtech@westtech-eng.com

HAWORTH, INC.
CHARBONNEAU UNIT 4
CONSTRUCTION NOTES

DRAWING C4.0
JOB NUMBER 3407.0000.0

4/6/2023 2:28:10 PM C:\Users\CAD\Desktop\Work (FC)\Projects\Haworth_Toy\Charbonneau Unit 4\Civil\Plots\C4.0 - Construction Notes.dwg. (C4.0 tab)



- NOTES:**
1. INSTALL BALL-DRIP DRAIN VALVE & BOX AT LOW POINT IN FDC LINE PROFILE (IE. BALL DRIP VALVE SHALL BE CONFIGURED TO DRAIN ENTIRE FDC PIPE BETWEEN FDC RISER & BUILDING WHEN FDC IS NOT IN USE).
 2. CONFIGURATION SHOWN IS BASED ON FDC LINE CHECK VALVE INSIDE BUILDING (IE. FDC LINE "DRY" WHEN NOT IN USE).
 3. UNLESS OTHERWISE REQUIRED TO ADDRESS UTILITY CONFLICTS OR OTHER ISSUES, COVER DEPTH FOR "DRY" FDC LINE SHALL BE 12" MIN AT ALL LOCATIONS.
 4. BALL DRIP VALVE SHALL BE ACCESSIBLE IN BOX FOR INSPECTION & MAINTENANCE AS SHOWN (PROVIDE LARGER BOXES AS NECESSARY TO ACCOMPLISH THIS).
 5. THIS DETAIL DOES NOT SUPERCEDE REQUIREMENTS UNDER THE OREGON FIRE CODE, NFPA STANDARDS OR DIRECTION FROM FIRE CHIEF.

-FDC LINE CHECK VALVE & BALL DRIP VALVE TO BE INSTALLED IN AN ACCESSIBLE LOCATION PER NFPA 13, 8.17.2.5&6.
 -CONTRACTOR TO VERIFY THAT BALL DRIP VALVE INSTALLED IS LISTED FOR THE ORIENTATION USED (VERTICAL TYP).

LAST REVISION DATE:	JO #
FEB 2020	STANDARD
FDC LINE BALL DRIP DRAIN VALVE (CHECK VALVE IN BLDG) OPEN BOTTOM DRAIN STRUCT	
(NTS)	
WESTECH ENG.	DETAIL NO. 5620

<p>HAWORTH, INC. CHARBONNEAU UNIT 4</p> <p style="font-size: 2em; font-weight: bold;">CONSTRUCTION DETAILS</p> <p>DRAWING C5.1</p> <p>JOB NUMBER 3407.0000.0</p>	 <p>WESTECH ENGINEERING, INC. CONSULTING ENGINEERS AND PLANNERS</p> <p>3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302 Phone: (503) 585-2474 Fax: (503) 585-3966 E-mail: westech@westech-eng.com</p>								
<p>VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON SCALES ACCORDINGLY</p> <p>DSN. JW DRN. AK CKD. JW</p> <p>DATE: 03/2023</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 5%;">NO.</th> <th style="width: 15%;">DATE</th> <th style="width: 40%;">DESCRIPTION</th> <th style="width: 40%;">BY</th> </tr> <tr> <td style="text-align: center;">1</td> <td></td> <td></td> <td></td> </tr> </table>	NO.	DATE	DESCRIPTION	BY	1			
NO.	DATE	DESCRIPTION	BY						
1									

Engineering Conditions and Requirements for Proposed Development

From: Amy Pepper, PE Development Engineering Manager
To: Sarah Pearlman, Assistant Planner
Date: August 30, 2023
Proposal: Charbonneau Tennis Court Buildings for the Charbonneau Country Club

Engineering Division Conditions:

Request: DB23-0005 Preliminary Development Plan

PFA 1.	Public Works Plans and Public Improvements shall conform to the “Public Works Plan Submittal Requirements and Other Engineering Requirements” in Exhibit C1.
PFA 2.	Prior to the Issuance of the any permits: Applicant shall apply for City of Wilsonville Erosion Control. The erosion control permit shall be issued and erosion control measures shall be installed, inspected and approved prior to any onsite work occurring.
PFA 3.	It appears that more than 5,000 square feet of impervious area will be redeveloped. Prior to the Issuance of Public Works Permit: A stormwater report shall be submitted for review and approval if more than 5,000 square feet of impervious area will be redeveloped. The stormwater report shall include information and calculations to demonstrate how the proposed development meets the treatment and flow control requirements. A site plan showing how stormwater will be managed shall be submitted with the Public Works Permit application. Prior to Final Approval of the Public Works Permit: Storm facilities shall be constructed, inspected and approved by the City. The applicant shall record a Stormwater Access Easement for the storm facility, if a facility is needed.
PFA 4.	Prior to the Issuance of the Public Works Permit: A site plan shall be submitted showing the proposed connection to the public water main for the new fire service connection.

Exhibit C1
Public Works Plan Submittal Requirements
and Other Engineering Requirements

1. All construction or improvements to public works facilities shall be in conformance to the City of Wilsonville Public Works Standards - 2017.
2. Applicant shall submit insurance requirements to the City of Wilsonville in the following amounts:

Coverage (<i>Aggregate, accept where noted</i>)	Limit
<u>Commercial General Liability:</u>	
▪ General Aggregate (per project)	\$3,000,000
▪ General Aggregate (per occurrence)	\$2,000,000
▪ Fire Damage (any one fire)	\$50,000
▪ Medical Expense (any one person)	\$10,000
<u>Business Automobile Liability Insurance:</u>	
▪ Each Occurrence	\$1,000,000
▪ Aggregate	\$2,000,000
<u>Workers Compensation Insurance</u>	\$500,000

3. No construction of, or connection to, any existing or proposed public utility/improvements will be permitted until all plans are approved by Staff, all fees have been paid, all necessary permits, right-of-way and easements have been obtained and Staff is notified a minimum of 24 hours in advance.
4. All public utility/improvement plans submitted for review shall be based upon a 22" x 34" format and shall be prepared in accordance with the City of Wilsonville Public Work's Standards.
5. Plans submitted for review shall meet the following general criteria:
 - a. Utility improvements that shall be maintained by the public and are not contained within a public right-of-way shall be provided a maintenance access acceptable to the City. The public utility improvements shall be centered in a minimum 15-ft. wide public easement for single utilities and a minimum 20-ft wide public easement for two parallel utilities and shall be conveyed to the City on its dedication forms.
 - b. Design of any public utility improvements shall be approved at the time of the issuance of a Public Works Permit. Private utility improvements are subject to review and approval by the City Building Department.
 - c. In the plan set for the PW Permit, existing utilities and features, and proposed new private utilities shall be shown in a lighter, grey print. Proposed public improvements shall be shown in bolder, black print.

- d. All elevations on design plans and record drawings shall be based on NAVD 88 Datum.
 - e. All proposed on and off-site public/private utility improvements shall comply with the State of Oregon and the City of Wilsonville requirements and any other applicable codes.
 - f. Design plans shall identify locations for street lighting, gas service, power lines, telephone poles, cable television, mailboxes and any other public or private utility within the general construction area.
 - g. As per City of Wilsonville Ordinance No. 615, all new gas, telephone, cable, fiber-optic and electric improvements etc. shall be installed underground. Existing overhead utilities shall be undergrounded wherever reasonably possible.
 - h. Any final site landscaping and signing shall not impede any proposed or existing driveway or interior maneuvering sight distance.
 - i. Erosion Control Plan that conforms to City of Wilsonville City Code Section 8.317.
 - j. Existing/proposed right-of-way, easements and adjacent driveways shall be identified.
 - k. All engineering plans shall be printed to PDF, combined to a single file, stamped and digitally signed by a Professional Engineer registered in the State of Oregon.
 - l. All plans submitted for review shall be in sets of a digitally signed PDF and three printed sets.
6. Submit plans in the following general format and order for all public works construction to be maintained by the City:
- a. Cover sheet
 - b. City of Wilsonville construction note sheet
 - c. Land Use Conditions of Approval sheet
 - d. General construction note sheet
 - e. Existing conditions plan.
 - f. Erosion control and tree protection plan.
 - g. Site plan. Include property line boundaries, water quality pond boundaries, sidewalk improvements, right-of-way (existing/proposed), easements (existing/proposed), and sidewalk and road connections to adjoining properties.
 - h. Grading plan, with 1-foot contours.
 - i. Composite utility plan; identify storm, sanitary, and water lines; identify storm and sanitary manholes.
 - j. Detailed plans; show plan view and either profile view or provide i.e.'s at all utility crossings; include laterals in profile view or provide table with i.e.'s at crossings; vertical scale 1"= 5', horizontal scale 1"= 20' or 1"= 30'.
 - k. Street plans.
 - l. Storm sewer/drainage plans; number all lines, manholes, catch basins, and cleanouts for easier reference.
 - m. Stormwater LID facilities (Low Impact Development): provide plan and profile views of all LID facilities.
 - n. Water and sanitary sewer plans; plan; number all lines, manholes, and cleanouts for easier reference.

- o. Where depth of water mains are designed deeper than the 3-foot minimum (to clear other pipe lines or obstructions), the design engineer shall add the required depth information to the plan sheets.
 - p. Detailed plan for water quality facility (both plan and profile views), including water quality orifice diameter and manhole rim elevations. Provide detail of inlet structure and energy dissipation device. Provide details of drain inlets, structures, and piping for outfall structure. Note that although storm water facilities are typically privately maintained they will be inspected by engineering, and the plans must be part of the Public Works Permit set.
 - q. Composite franchise utility plan.
 - r. City of Wilsonville detail drawings.
 - s. Illumination plan.
 - t. Striping and signage plan.
 - u. Landscape plan.
7. Design engineer shall coordinate with the City in numbering the sanitary and stormwater sewer systems to reflect the City's numbering system. Video testing and sanitary manhole testing will refer to City's numbering system.
8. The applicant shall install, operate and maintain adequate erosion control measures in conformance with City Code Section 8.317 during the construction of any public/private utility and building improvements until such time as approved permanent vegetative materials have been installed.
9. Applicant shall work with City Engineering before disturbing any soil on the respective site. If 5 or more acres of the site will be disturbed applicant shall obtain a 1200-C permit from the Oregon Department of Environmental Quality. If 1 to less than 5 acres of the site will be disturbed a 1200-CN permit from the City of Wilsonville is required.
10. The applicant shall be in conformance with all stormwater and flow control requirements for the proposed development per the Public Works Standards.
11. A storm water analysis prepared by a Professional Engineer registered in the State of Oregon shall be submitted for review and approval by the City.
12. The applicant shall be in conformance with all water quality requirements for the proposed development per the Public Works Standards. If a mechanical water quality system is used, prior to City acceptance of the project the applicant shall provide a letter from the system manufacturer stating that the system was installed per specifications and is functioning as designed.
13. Storm water quality facilities shall have approved landscape planted and approved by the City of Wilsonville prior to paving.

14. The applicant shall contact the Oregon Water Resources Department and inform them of any existing wells located on the subject site. Any existing well shall be limited to irrigation purposes only. Proper separation, in conformance with applicable State standards, shall be maintained between irrigation systems, public water systems, and public sanitary systems. Should the project abandon any existing wells, they shall be properly abandoned in conformance with State standards.
15. All survey monuments on the subject site, or that may be subject to disturbance within the construction area, or the construction of any off-site improvements shall be adequately referenced and protected prior to commencement of any construction activity. If the survey monuments are disturbed, moved, relocated or destroyed as a result of any construction, the project shall, at its cost, retain the services of a registered professional land surveyor in the State of Oregon to restore the monument to its original condition and file the necessary surveys as required by Oregon State law. A copy of any recorded survey shall be submitted to Staff.
16. Streetlights shall be in compliance with City dark sky, LED, and PGE Option C requirements.
17. Sidewalks, crosswalks and pedestrian linkages in the public right-of-way shall be in compliance with the requirements of the U.S. Access Board.
18. No surcharging of sanitary or storm water manholes is allowed.
19. The project shall connect to an existing manhole or install a manhole at each connection point to the public storm system and sanitary sewer system.
20. A City approved energy dissipation device shall be installed at all proposed storm system outfalls. Storm outfall facilities shall be designed and constructed in conformance with the Public Works Standards.
21. The applicant shall provide a 'stamped' engineering plan and supporting information that shows the proposed street light locations meet the appropriate AASHTO lighting standards for all proposed streets and pedestrian alleyways.
22. All required pavement markings, in conformance with the Transportation Systems Plan and the Bike and Pedestrian Master Plan, shall be completed in conjunction with any conditioned street improvements.
23. Street and traffic signs shall have a hi-intensity prismatic finish meeting ASTM 4956 Spec Type 4 standards.
24. The applicant shall provide adequate sight distance at all project driveways by driveway placement or vegetation control. Specific designs to be submitted and approved by the City Engineer. Coordinate and align proposed driveways with driveways on the opposite side of the proposed project site.

25. The applicant shall provide adequate sight distance at all project street intersections, alley intersections and commercial driveways by properly designing intersection alignments, establishing set-backs, driveway placement and/or vegetation control. Coordinate and align proposed streets, alleys and commercial driveways with existing streets, alleys and commercial driveways located on the opposite side of the proposed project site existing roadways. Specific designs shall be approved by a Professional Engineer registered in the State of Oregon. As part of project acceptance by the City the Applicant shall have the sight distance at all project intersections, alley intersections and commercial driveways verified and approved by a Professional Engineer registered in the State of Oregon, with the approval(s) submitted to the City (on City approved forms).
26. Access requirements, including sight distance, shall conform to the City's Transportation Systems Plan (TSP) or as approved by the City Engineer. Landscaping plantings shall be low enough to provide adequate sight distance at all street intersections and alley/street intersections.
27. Applicant shall design interior streets and alleys to meet specifications of Tualatin Valley Fire & Rescue and Allied Waste Management (United Disposal) for access and use of their vehicles.
28. The applicant shall provide the City with a Stormwater Maintenance and Access Easement Agreement (on City approved forms) for City inspection of those portions of the storm system to be privately maintained. Applicant shall provide City with a map exhibit showing the location of all stormwater facilities which will be maintained by the Applicant or designee. Stormwater LID facilities may be located within the public right-of-way upon approval of the City Engineer. Applicant shall maintain all LID storm water components and private conventional storm water facilities; maintenance shall transfer to the respective homeowners association when it is formed.
29. The applicant shall "loop" proposed waterlines by connecting to the existing City waterlines where applicable.
30. Applicant shall provide a minimum 6-foot Public Utility Easement on lot frontages to all public right-of-ways. An 8-foot PUE shall be provided along Collectors. A 10-ft PUE shall be provided along Minor and Major Arterials.
31. For any new public easements created with the project the Applicant shall be required to produce the specific survey exhibits establishing the easement and shall provide the City with the appropriate Easement document (on City approved forms).
32. Mylar Record Drawings:

At the completion of the installation of any required public improvements, and before a 'punch list' inspection is scheduled, the Engineer shall perform a record survey. Said survey

shall be the basis for the preparation of 'record drawings' which will serve as the physical record of those changes made to the plans and/or specifications, originally approved by Staff, that occurred during construction. Using the record survey as a guide, the appropriate changes will be made to the construction plans and/or specifications and a complete revised 'set' shall be submitted. The 'set' shall consist of drawings on 3 mil. Mylar and an electronic copy in AutoCAD, current version, and a digitally signed PDF.

From: [MARK OHLSON](#)
To: [Pearlman, Sarah](#)
Subject: New tennis building
Date: Thursday, September 7, 2023 1:41:14 PM

[This email originated outside of the City of Wilsonville]

Please accept my comment for the cancellation of the proposed design. From the west elevation, where it will be mostly seen it looks like a box devoid of any exterior trim or features to improve the plain box design. It looks like the side view of a big box retail store, NOT AT ALL IN KEEPING WITH THE VILLAGE FEEL. I object to the proposed design.
Mark Ohlson
32070 SW Charbonneau Drive
503 694 8234

MONDAY, SEPTEMBER 25, 2023
6:30 PM

Public Hearing:

3. **Resolution No. 421. 6753 SW Montgomery Way SRIR and SROZ.** The applicant is requesting approval of an Abbreviated Significant Resource Impact Report (SRIR) and Significant Resource Overlay Zone (SROZ) large lot exception for construction of a residence at 6753 SW Montgomery Way.

Case Files:

DB23-0006 6753 SW Montgomery Way

-Abbreviated SRIR (SRIR23-0001)

-SROZ Large Lot Exception (SROZ23-0001)

**DEVELOPMENT REVIEW BOARD
RESOLUTION NO. 421**

A RESOLUTION ADOPTING FINDINGS AND CONDITIONS OF APPROVAL, APPROVING AN ABBREVIATED SIGNIFICANT RESOURCE IMPACT REPORT (SRIR) AND SIGNIFICANT RESOURCE OVERLAY ZONE (SROZ) LARGE LOT EXCEPTION FOR CONSTRUCTION OF A RESIDENCE AT 6753 SW MONTGOMERY WAY.

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted by property owners Natalya and Joseph Oreste in accordance with the procedures set forth in Section 4.008 of the Wilsonville Code, and

WHEREAS, the subject site is located at 6753 SW Montgomery Way on Tax Lot 1200, Section 24A, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, and

WHEREAS, the Planning Staff has prepared the staff report on the above-captioned subject dated September 18, 2023, and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board Panel B at a scheduled meeting conducted on September 25, 2023, at which time exhibits, together with findings and public testimony were entered into the public record, and

WHEREAS, the Development Review Board considered the subject and the recommendations contained in the staff report, and

WHEREAS, interested parties, if any, have had an opportunity to be heard on the subject.

NOW, THEREFORE, BE IT RESOLVED that the Development Review Board of the City of Wilsonville does hereby adopt the staff report dated September 18, 2023, attached hereto as Exhibit A1, with findings and recommendations contained therein, and authorizes the Planning Director to issue permits consistent with said recommendations for:

DB23-0006 Abbreviated SRIR and SROZ Large Lot Exception.

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 25th day of September 2023, and filed with the Planning Administrative Assistant on _____. This resolution is final on the 15th calendar day after the postmarked date of the written notice of decision per *WC Sec 4.022(.09)* unless appealed per *WC Sec 4.022(.02)* or called up for review by the council in accordance with *WC Sec 4.022(.03)*.

Rachelle Barrett, Chair - Panel B
Wilsonville Development Review Board

Attest:

Shelley White, Planning Administrative Assistant



Exhibit A1
Staff Report
Wilsonville Planning Division
6753 SW Montgomery Way SRIR SROZ

Development Review Board Panel 'B'
Quasi-Judicial Public Hearing

Hearing Date: September 25, 2023
Date of Report: September 18, 2023

Application No.: DB23-0006 Abbreviated SRIR Review and SROZ Large Lot Exception

Request/Summary: The requests before the Development Review Board include an Abbreviated Significant Resource Impact Report (SRIR) Review and Significant Resource Overlay Zone (SROZ) Large Lot Exception to construct a residence on a property located entirely within the SROZ.

Location: 6753 SW Montgomery Way. The property is specifically known as Tax Lot 1200, Section 24A, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon.

Owner/Applicant: Natalya and Joseph Oreste

Comprehensive Plan Designation: Residential 0-1 du/ac

Zone Map Classification: Future Development Agricultural–Holding (FDA-H)

Staff Reviewers: Cindy Luxhoj AICP, Associate Planner
Amy Pepper, PE, Development Engineering Manager
Kerry Rappold, Natural Resources Program Manager

Staff Recommendation: Approve with conditions the Abbreviated SRIR and SROZ Large Lot Exception.

Applicable Review Criteria:

<u>Development Code:</u>	
Section 4.008	Application Procedures-In General
Section 4.009	Who May Initiate Application
Section 4.010	How to Apply
Section 4.011	How Applications are Processed
Section 4.014	Burden of Proof
Section 4.031	Authority of the Development Review Board
Subsection 4.035 (.04)	Site Development Permit Application
Subsection 4.035 (.05)	Complete Submittal Requirement
Section 4.110	Zones
Section 4.113	Standards Applying to Residential Development in All Zones
Section 4.120	Residential Agricultural – Holding (RA-H) Zone
Sections 4.139.00 through 4.139.11	Significant Resource Overlay Zone (SROZ) Regulations
Section 4.171	Protection of Natural Features and Other Resources
Section 4.172	Flood Plain Regulations
Sections 4.600-4.640.20	Tree Preservation and Protection
<u>Other Documents:</u>	
Wilsonville Comprehensive Plan	

Vicinity Map:

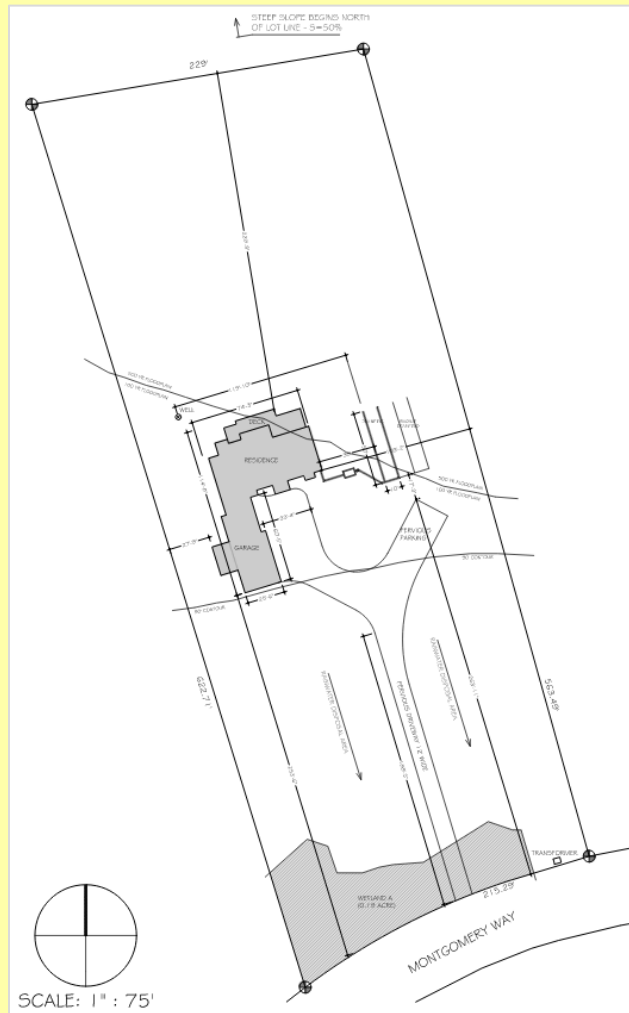


Background:

The subject property is Lot 12 in the River Estates II subdivision, which was approved in 1971. The property is designated 0-1 dwelling unit per acre in the Comprehensive Plan and is in the Future Development Agricultural–Holding (FDA-H) zone. Although 14 of the 15 lots in River Estates II have been developed with residences, Lot 12 is undeveloped vacant land that is located completely within the Significant Resource Overlay Zone (SROZ), with roughly the southern half in the 100-year floodplain.

As shown in the generalized site plan below, the applicant proposes to build a residence roughly in the center of the subject property. Although most of the development area is within the 100-year floodplain, the location for the residence was chosen by the applicant in consultation with the City to minimize impacts on the SROZ and minimize tree removal. Extension of City utilities to the site is not required and the residence will use a domestic well and septic system. Access to the residence will be provided by a driveway from SW Montgomery Way.

Generalized Site Plan



The subject property is 2.98 acres (129,808 square feet). Approximate area of disturbance within the SROZ that would be needed to build the residence and other site improvements, as shown in the table below, is 12,636 square feet (9.73% of the property).

Building or Improvement	Approximate Area/Size (square feet)
House, including Garage	4,949 sf
Driveway (pervious pavement)	7,493 sf
Alternative Septic System	194 sf
Total	12,636 sf

In general practice, construction of a residence on a residentially zoned lot in the City does not require DRB review. However, because the subject property is entirely within the SROZ, an Abbreviated Significant Resource Impact Report (SRIR) is required. The Abbreviated SRIR provides a user-friendly process for the applicant, whereby City staff assist the applicant with the required information. Further, the subject property is eligible for a Large Lot Exception to the SROZ standards, per Section 4.139.10 of the Wilsonville Code, because it is greater than one (1) acre in size and at least 85% of the lot is located within the SROZ. The Large Lot Exception requires DRB review through a quasi-judicial hearing process.

Summary:

Abbreviated SRIR and SROZ Large Lot Exception (SRIR23-0001; SROZ23-0001)

Staff notes that DRB review of the request is limited to the Abbreviated SRIR and SROZ Large Lot Exception. No other aspects of the application, such as design of the proposed residence, location on the property, well siting and septic system placement, tree removal, and other site improvements, are subject to DRB review.

The applicant requests approval of an Abbreviated SRIR and SROZ Large Lot Exception to construct a residence on a parcel located entirely within the SROZ. Impacts to the SROZ are necessary for construction of the residence. The subject property, due to its size of 2.98 acres, is eligible for a Large Lot Exception to the SROZ provisions for otherwise unbuildable parcels.

Public Comments and Responses:

The City received two (2) public comments about the proposed project.

The first comment (Exhibit D1) is from a nearby property owner who desires to make the applicant aware of the location of their well in relation to the applicant's property so it is not impacted during construction of the proposed residence. The second comment (Exhibit D2) is from another nearby property owner expressing concerns about construction activities and their potential impact on properties in the area and access to the property in the event of fire.

These public comments have been forwarded to the applicant so that they may respond to the concerns at the Development Review Board public hearing.

Discussion Points:

Residential Construction within the SROZ

Per Section 4.139.02 of the Wilsonville Code, the SROZ Ordinance regulations apply to the portion of any lot or development site located within the SROZ and its associated Impact Areas. Construction of a new single-family dwelling is exempt unless the building encroaches into the Impact Area and/or SROZ (Subsection 4.139.04 (.17)), and an Abbreviated SRIR is required if the proposed building encroaches into the SROZ. In general practice, a request to construct a new

Development Review Board Panel 'B' Staff Report September 25, 2023

Exhibit A1

6753 SW Montgomery Way SRIR and SROZ Large Lot Exception

DB23-0006

Page 5 of 14

dwelling on a lot with limited buildable land would be processed as a Class 2 Administrative Review. However, because the applicant has requested a Large Lot Exception and the subject property is eligible due to its size, DRB review through a quasi-judicial hearing process is required (Subsection 4.139.10 (.01) B.).

Utilities and Services

The subject property is over 300 feet from a public sewer and, therefore, is not required to connect to this City utility. The applicant proposes to use a private septic drain field with an alternative design to minimize impacts to the SROZ and has obtained the required County and City approvals. The septic system would be located east of the proposed residence and require 194 square feet of improvement of which the drain field would comprise roughly 110 square feet.

New wells for domestic water supply within the City are prohibited unless it is unreasonable to require connection to existing services due to a significant physical barrier. Application to place a new well must be approved by the Oregon State Water Resources Department, Tualatin Valley Fire & Rescue, and the City's Community Development Director. The subject property is over 300 feet from a public water source and the applicant applied for and obtained approval from the required authorities for a proposed new well. The well would be located northwest of the proposed residence.

Tree Removal and Preservation

Development Review Board review of tree removal is not required for the development of the proposed residence; however, the Arborist Report provided by the applicant is included as an Exhibit to this staff report because it is one component of the Abbreviated SRIR. A Type B (Class 2) Tree Removal permit is required and this permit request is being reviewed concurrently by staff. A decision on the Type B permit will not be issued until after the DRB has reviewed this request for an Abbreviated SRIR and SROZ Large Lot Exception and rendered a decision.

Conclusion and Conditions of Approval:

Staff has reviewed the applicant’s analysis of compliance with the applicable criteria. The Staff Report adopts the applicant’s responses as Findings of Fact except as noted in the Findings. Based on the Findings of Fact and information included in this Staff Report, and information received from a duly advertised public hearing, staff recommends that the Development Review Board approve the proposed application (DB23-0006) with the following conditions:

Planning Division Conditions:

Request: SRIR23-0001 and SROZ23-0001 Abbreviated SRIR and SROZ Large Lot Exception

There are no Planning Division Conditions of Approval for this Request. Natural Resource Conditions of Approval are listed below and in Exhibit C2 of this report.

The following Conditions of Approval are provided by the Engineering, Natural Resources, or Building Divisions of the City’s Community Development Department or Tualatin Valley Fire and Rescue, all of which have authority over development approval. A number of these Conditions of Approval are not related to land use regulations under the authority of the Development Review Board or Planning Director. Only those Conditions of Approval related to criteria in Chapter 4 of Wilsonville Code and the Comprehensive Plan, including but not limited to those related to traffic level of service, site vision clearance, recording of plats, and concurrency, are subject to the Land Use review and appeal process defined in Wilsonville Code and Oregon Revised Statutes and Administrative Rules. Other Conditions of Approval are based on City Code chapters other than Chapter 4, state law, federal law, or other agency rules and regulations. Questions or requests about the applicability, appeal, exemption or non-compliance related to these other Conditions of Approval should be directed to the City Department, Division, or non-City agency with authority over the relevant portion of the development approval.

Engineering Division Conditions:

PFA 1.	Public Works Plans and Public Improvements shall conform to the “Public Works Plan Submittal Requirements and Other Engineering Requirements” in Exhibit C1.
PFA 2.	<u>Prior to the Issuance of the Any Permits:</u> Applicant shall apply for City of Wilsonville Erosion Control. The erosion control permit shall be issued and erosion control measures shall be installed, inspected and approved prior to any onsite work occurring.
PFA 3.	<u>Prior to the Issuance of the Building Permit:</u> A stormwater report shall be submitted for review and approval. The stormwater report shall include information and calculations to demonstrate how the proposed development meets the treatment and flow control requirements, including any pervious area reduction strategies. A pavement design report shall be submitted for any pervious pavement proposed. <u>Prior to Final Approval of the Building Permit:</u> The applicant shall record a Stormwater Access Easement for any storm facilities, including pervious pavement.

Natural Resources Division Conditions:

NR 1. Natural Resource Division Requirements and Advisories listed in Exhibit C2 apply to the proposed development.

Building Division Conditions:

BD 1. **Prior to Submittal for Building Permit:** Construction in the flood plain shall comply with the Oregon Residential Specialty Code Sections R106.1.4 and R322. Applicant must consider and address in their design several critical design elements as outlined in these sections. Applicant is advised to contact the City Building Division Plans Examiner for additional information on construction in the flood plain prior to completing the design for permit submittal.

Master Exhibit List:

The entry of the following exhibits into the public record by the Development Review Board confirms its consideration of the application as submitted. The exhibit list below includes exhibits for Planning Case File DB23-0006. The Exhibit list below reflects the electronic record posted on the City's website and retained as part of the City's permanent electronic record. Any inconsistencies between printed or other electronic versions of the same Exhibits are inadvertent and the version on the City's website and retained as part of the City's permanent electronic record shall be controlling for all purposes.

Planning Staff Materials

- A1. Staff Report and Findings (this document)
- A2. Staff's Presentation Slides for Public Hearing (*to be presented at Public Hearing*)

Materials from Applicant

- B1. Applicant's Narrative and Materials**
Application
Applicant's Narrative and Exhibits
- B2. Applicant's Drawings and Plans**
- B3. Applicant's Response to Incomplete Notice Dated July 26, 2023**

Development Review Team Correspondence

- C1. Public Works Plan Submittal and Other Engineering Requirements
- C2. Natural Resources Findings and Requirements

Other Correspondence/Public Comments

- D1. Danton Mendell Comment Dated September 13, 2023
- D2. Molly and John Herrmann Comment Dated September 15, 2023

Procedural Statements and Background Information:

- 1. The statutory 120-day time limit applies to this application. The application was received on May 11, 2023. Staff conducted a completeness review within the statutorily allowed 30-day review period and found the application to be incomplete on June 9, 2023. The applicant submitted additional material on July 20 and 25, 2023. Staff conducted a completeness review within the statutorily allowed 30-day review period and deemed the application complete on August 18, 2023. The City must render a final decision for the request, including any appeals, by December 16, 2023.
- 2. Surrounding land uses are as follows:

Compass Direction	Zone:	Existing Use:
North	PDR 2	Residential
East	FDA-H	Residential
South	FDA-H	Residential
West	FDA-H	Residential

- 3. Previous City Planning Approvals: None
- 4. The applicant has complied with Sections 4.013-4.031 of the Wilsonville Code, said sections pertaining to review procedures and submittal requirements. The required public notices have been sent and all proper notification procedures have been satisfied.

Findings:

NOTE: Pursuant to Section 4.014 the burden of proving that the necessary findings of fact can be made for approval of any land use or development application rests with the applicant in the case.

General Information

Application Procedures-In General Section 4.008

The City's processing of the application is in accordance with the applicable general procedures of this Section.

Initiating Application Section 4.009

The owners of all property included in the application initiated the application and signed the application form.

Pre-Application Conference Subsection 4.010 (.02)

The City held a pre-application conference on March 3, 2022 (PRE22-0003) in accordance with this subsection.

Lien Payment before Approval Subsection 4.011 (.02) B.

No applicable liens exist for the subject property. The application can thus move forward.

General Submission Requirements Subsection 4.035 (.04) A.

The applicant has provided all of the applicable general submission requirements contained in this subsection.

Zoning-Generally and Residential Agricultural–Holding (RA-H) Zone Sections 4.110, 4.113 and 4.120

This proposed development is in conformity with the applicable zoning district, FDA-H, and general development regulations listed in Sections 4.150 through 4.199, as appropriate, have been applied in accordance with this Section.

Protection of Natural Features and Other Resources Section 4.171

The subject property is undeveloped, heavily forested with species such as bigleaf maple, western red cedar, Douglas-fir, and grand fir, and entirely within the SROZ. The applicant's narrative

recognizes that the site contains significant natural features, trees, and other natural resources in need of protection. Their goal, as stated in the narrative, “is to protect as much of the natural beauty of this property as possible.” There “is a narrow band on the property with a lower water table” and the applicant proposes to place the residence and septic system “along this narrow band of drier soil”. The residence is proposed to be located above the 90 foot contour as required by the CC&Rs for the River Estates II subdivision. As described by the applicant, the proposed location for the septic system is the “only area on the entire property that meets the septic criteria set forth by Clackamas County”. Proposed improvements seek to minimize tree removal and limit the disturbance of soils to the extent possible. The applicant has not indicated the presence of historic, cultural resources, or other resources on the subject property in need of protection nor has any other evidence been presented indicating their presence.

Flood Plain Regulations

Section 4.172

Roughly the southern half of the subject property is located in the 100-year flood plain. Most of the proposed residence and other improvements are located within the designated 100-year flood plain area and building design and construction must comply with the Oregon Residential Specialty Code Sections R106.1.4 and R322. A condition of approval ensures compliance at the time of Building permit submittal.

Tree Removal and Preservation

Sections 4.600-4.640.20

Construction of the proposed residence will require removal of trees within the SROZ. Development Review Board review of tree removal is not required for the proposed residential development; however, the Arborist Report provided by the applicant is included as an Exhibit to this staff report because it is one component of the Abbreviated SRIR. A Type B (Class 2) Tree Removal permit is required and this permit request is being reviewed concurrently by staff. A decision on the Type B permit will not be issued until after the DRB has reviewed this request for an Abbreviated SRIR and SROZ Large Lot Exception and rendered a decision.

Request: SRIR23-0001 and SROZ23-0001 Abbreviated SRIR and SROZ Large Lot Exception

As described in the Findings below, the request meets the applicable criteria or will by Conditions of Approval.

Findings of Fact:

1. Pursuant to Section 4.139.10.01(B) - Large Lot Exception, the applicant may propose to develop a lot, located primarily within the Significant Resource Overlay Zone (SROZ), through a Development Review Board (DRB) quasi-judicial process.

2. The property is located within a mixed coniferous-deciduous forest (Site ID Number 2.20U) comprised of Douglas fir, western red cedar, red alder, big leaf maple, and a variety of native understory and shrub species, such as Indian plum, trailing blackberry, snowberry, and fringe cup. A wetland, 0.19 acre in size and located in the southwest corner of the property, was delineated by a consultant. The wetland is comprised of Oregon ash, Pacific ninebark, red-osier dogwood, and slough sedge. The wetland was not identified in the City's Natural Resources Inventory and does not qualify as locally significant due to its size (i.e., less than 0.5 acre). However, the wetland may be considered jurisdictional and subject to regulation by the Oregon Department of State Lands.
3. The SROZ ordinance prescribes regulations for development within the SROZ and its associated 25-foot Impact Area. Setbacks from significant natural resources implement the requirements of Metro Title 3 Water Quality Resource Areas, Metro Title 13 Nature in Neighborhoods, and Statewide Planning Goal 5. Secondary Protected Water Features, with drainage areas between 50 and 100 acres and adjacent slopes of less than 25% are assigned a vegetated corridor width of 15 feet. All significant natural resources have a 25-foot Impact Area. Development or other alteration activities may be permitted within the SROZ and its associated 25 foot Impact Area through the review of a Significant Resource Impact Report (SRIR).
4. Pursuant to the City's SROZ ordinance, development is only allowed within the Area of Limited Conflicting Use (ALCU). The ALCU is located between the riparian corridor boundary, riparian impact area or the Metro Title 3 Water Quality Resource Area boundary, whichever is furthest from the wetland or stream, and the outside edge of the SROZ, or an isolated significant wildlife habitat (upland forest) resource site.

Description of Request

The applicant is requesting approval of a SROZ exception for development that is located within the SROZ and its associated 25-foot Impact Area.

Summary of Issues

The proposed development will encroach into the SROZ and its associated 25-foot Impact Area. The impacts to the SROZ are necessary for the construction of a single-family residence.

Section 4.139.10 Development Review Board (DRB) Process

The following actions require review through a Development Review Board quasi-judicial process. Nothing contained herein shall be deemed to require a hearing body to approve a request for a permit under this Section.

Large Lot Exception Criteria - Greater than One Acre in Size
Subsection 4.139.10 (.01) B. 1.

A1. The subject property is 2.78 acres.

Large Lot Exception Criteria – At Least 85% of Lot in SROZ Based on Surveyed Resource and Property Line Boundaries
Subsection 4.139.10 (.01) B. 2.

A2. The subject property is entirely within the SROZ.

Large Lot Exception Criteria – Maximum 10% of Area in SROZ may be Excepted and Used for Development Purposes
Subsection 4.139.10 (.01) B. 3.

A3. Based on the size of the property, up to 12,980 square feet may be used for development purposes. The proposed development, including the residence, septic system and driveway, will not exceed 10 percent (10%) of the area located within the SROZ.

Large Lot Exception Criteria – Reduction of SROZ does not Reduce Values Listed on City of Wilsonville Natural Resource Function Rating Matrix for Resource Site
Subsection 4.139.10 (.01) B. 4.

A4. An Abbreviated SRIR, prepared by the applicant, demonstrated a reduction of the SROZ does not reduce the values associated with the significant resource area. The SRIR included the applicant's arborist report, wetland delineation, site development application, and mitigation plan.

Large Lot Exception Criteria – Proposal Sited in Location that Avoids or Minimizes Impacts to Significant Resource to Greatest Extent Possible
Subsection 4.139.10 (.01) B. 5.

A5. The applicant has selected a location with fewer trees and outside an elevated water table, which minimizes impacts to the significant resource to the greatest extent possible. To offset the impacts of the proposed developed, the applicant's mitigation plan for the property includes the removal of invasive plant species, the placement of large woody debris, and the planting of native trees and shrubs.

Large Lot Exception Criteria – "Lot" Refers to Existing Legally Created Lot of Record as of Date of Adoption of SROZ
Subsection 4.139.10 (.01) B. 6.

A6. The lot was legally created, as part of the River Estates II subdivision, in April 1971 and predates the adoption of the SROZ in June 2001.

Updated 1/11/2019 all previous version of this form are obsolete



29799 SW Town Center Loop E, Wilsonville, OR 97070
Phone: 503.682.4960 Fax: 503.682.7025
Web: www.ci.wilsonville.or.us

Planning Division
Development Permit Application

Item 3.

Final action on development application or zone change is required within 120 days per ORS 227.175 or as otherwise required by state or federal law for specific application types.

A pre application conference may be required.

The City will not accept applications for wireless communication facilities or similar facilities without a completed copy of a Wireless Facility Review Worksheet.

The City will not schedule incomplete applications for public hearing or send administrative public notice until all of the required materials are submitted.

Applicant:

Name: Joseph and Natalya Oreste
Company:
Mailing Address: 3615 SE Willamette Ave
City, State, Zip: Milwaukie, OR 97222
Phone: 503-888-1538 Fax:
E-mail: nyoreste@gmail.com

Authorized Representative:

Name:
Company:
Mailing Address:
City, State, Zip:
Phone: Fax:
E-mail:

Property Owner:

Name: Joseph and Natalya Oreste
Company:
Mailing Address: 3615 SE Willamette Ave
City, State, Zip: Milwaukie, OR 97222
Phone: 503-888-1538 Fax:
E-mail: nyoreste@gmail.com

Property Owner's Signature:

DocuSigned by: Natalya Oreste
14B56EA2AF4C43B
Printed Name: Natalya Oreste Date: 5/10/2023

Applicant's Signature: (if different from Property Owner)

Printed Name: Date:

Site Location and Description:

Project Address if Available: 6753 SW Montgomery Way, Wilsonville, OR 97070 Suite/Unit
Project Location: Parcel #00821597
Tax Map #(s): 31W24A Tax Lot #(s): 01200 County: Washington Clackamas

Request:

Development Review Board (Master Plan), Abbreviated SROZ Map Verification, Abbreviated SRIR Review and Large Lot Exception

Project Type: Class I Class II Class III

Residential Commercial Industrial Other:

Application Type(s):

- Annexation Appeal Comp Plan Map Amend Parks Plan Review
Final Plat Major Partition Minor Partition Request to Modify
Plan Amendment Planned Development Preliminary Plat Conditions
Request for Special Meeting Request for Time Extension Signs Site Design Review
SROZ/SRIR Review Staff Interpretation Stage I Master Plan Stage II Final Plan
Type C Tree Removal Plan Tree Permit (B or C) Temporary Use Variance
Villebois SAP Villebois PDP Villebois FDP Other (describe)
Zone Map Amendment Waiver(s) Conditional Use



Narrative

Build 3926 square foot single family residence. All new construction on previously undeveloped wooded, 2.98 acre residential lot. Utilities include a proposed water well, proposed septic system, connection to existing electric and natural gas. Minimal disturbance to the wooded areas during construction and necessary mitigation to riparian habitat will be conducted as provided in the Special Resource Impact Report.

Narrative

6753 SW Montgomery Way is a 2.98 acre lot in the existing River Estates II subdivision of Wilsonville. The lot is zoned as RA-H and is in the Significant Resource Overlay Zone (SROZ). We are proposing to build a single-family home with an attached in-law suite. The residence, which includes the residence, garage, deck, total to an estimated 4949 square feet of impervious improvement. A driveway of 7493 square feet will be constructed of pervious asphalt to employ habitat-friendly development practices. A wetland was identified across the frontage of the property and delineated by Pacific Habitat Services, Inc. (See attached wetland delineation report). The wetland is also shown on the site plan and shows where the driveway will cross the wetland. The 100 year and 500 year floodplain is also shown on the site plan as well as the 90 foot contour.

In preparation of the Decision Review Board Process Section 4.139.00 through 4.139.10 as applicable were considered. Specifically, 4.139.10(.01)(B) Large Lot Exception: The lot is greater than 1 acre, at least 85 percent of the lot is located within the SROZ based on surveyed resource and property line boundaries, no more than ten percent of the area located within the SROZ on the property may be excepted and used for development purposes. Through the review of an SRIR, it is determined that a reduction of the SROZ does not reduce the values listed on the City of Wilsonville Natural Resource Function Rating Matrix for the resource site. The proposal is sited in a location that avoids or minimizes impacts to the significant resource to the greatest extent possible.

DEVELOPED AREA: 12,636 SQFT (4949+7493+194)

Developed area includes the residence, driveway and trenching for the septic system tank and drain lines:

- residence (impervious improvement):**4949 sqft**
- driveway (pervious improvement):**7493 sqft**
- septic system (pervious improvement) total square feet: **194 sqft**
 - one foot wide trenching from house to tank: 21sqft
 - tank 8ft x 5ft= 40 sqft
 - one foot wide trenching from tank to drain field: 23 sqft
 - drain Field: two 50 foot long by 1ft wide trenches = 110 sqft

Lot size: 2.98 acres or **129,808 sqft**
10% of 129,808 = **12,980 sqft**

A licensed soils professional was retained to determine suitable locations for a septic system and residence. Requirements set forth by Covenants Conditions and Restrictions (CCR's), Special Resource Overlay ZONE (SROZ), existing wetland, septic, and well were considered to determine a suitable site plan for the residence, driveway, septic and well.

The soils were studied at multiple locations on the property. The proposed location for the septic system is the only area that meets the criteria set forth by Clackamas County (See attached septic approval report provided by Clackamas County). The location of the residence was determined to be soil with the best drainage and lowest water table. Other contributing factors for the siting of the residence include CCR's for the site which require the living spaces to be located above the 90 foot contour (See Site Plan for the location of the 90 foot contour).

Tualatin Valley Fire and Rescue provided documentation describing New Construction Fire Code Applications Guide for One- and Two-Family Dwellings and Townhouses. The section for driveways longer than 150 feet was reviewed as well as all of the provided solutions. The 60 ft. Y was chosen and accepted by Tualatin Valley Fire and Rescue (See attached approval from Tualatin Valley Fire & Rescue). This meets the ingress and egress standards for emergency vehicles as well as commercial deliveries and our own RV and trailer use requirements.

OAR 690-210-0030 Placement of Water Supply Wells was reviewed for well placement and maintenance requirements and aligns with current well placements of adjacent properties as well as ingress and egress for future maintenance.

A licensed arborist was retained to determine a tree mitigation and replanting plan that both preserves existing vegetation and provides replantings of primary, midstory and understory for future restoration (See Tree Mitigation Plan).

Wetland Delineation

6753 SW Montgomery Way

Wilsonville, Oregon

Township	Range	Section	Tax Lot
3 South	1 West	24A	1200 & portion of the SW Montgomery Way right-of-way

Prepared for
Joseph and Natalya Oreste
nyoreste@gmail.com
3615 SE Willamette Avenue
Milwaukie OR 97222

Prepared by
Shawn Eisner; Amy Hawkins, PWS;
Craig Tumer, PWS, John van Staveren, SPWS
Pacific Habitat Services, Inc.
Wilsonville, Oregon 97070
(503) 570-0800

PHS Project Number: 7496
June 27, 2023



TABLE OF CONTENTS

	<u>Page</u>
I. INTRODUCTION.....	1
II. RESULTS AND DISCUSSION	1
A. Landscape Setting and Land Use.....	1
B. Site Alterations.....	1
C. Precipitation Data and Analysis.....	2
D. Methods	2
E. Description of All Wetlands and Other Non-Wetland Waters	3
F. Deviation from Local Wetland or National Wetland Inventories.....	3
G. Mapping Method.....	4
H. Additional Information	4
I. Results and Conclusions	4
J. Disclaimer.....	4
III. REFERENCES.....	5
APPENDIX A: Figures	
Figure 1: Vicinity Map (USGS)	
Figure 2: Tax Lot Map	
Figure 3: Wetland Inventory Map (Local)	
Figure 4: Soil Survey Map	
Figure 5: Aerial Photo	
Figure 6: Potentially Jurisdictional Wetland (Wetland Delineation Map)	
APPENDIX B: Wetland Delineation Data Sheets	
APPENDIX C: Site photos (ground level)	

I. INTRODUCTION

Pacific Habitat Services, Inc. (PHS) conducted a wetland delineation for the property located at 6753 SW Montgomery Way in Wilsonville, Oregon (Township 3 South, Range 1 West, Section 24A, Tax lot 1200 & a portion of the SW Montgomery Way right-of-way). This report presents the results of PHS's wetland delineation within the study area. Figures, including a map depicting the location of wetlands within the study area, are in Appendix A. Data sheets documenting on-site conditions are in Appendix B. Ground-level photos of the site are in Appendix C.

II. RESULTS AND DISCUSSION

A. Landscape Setting and Land Use

The study area is located north of SW Montgomery Way. Montgomery Way parallels the Willamette River, with the south end of the study area located about 425 feet from the river. Bounded by SW Montgomery Way to the south, the site is bordered to the east and west by single-family home sites. Additional residential development is located to the north, though those homes are separated from the site by an undeveloped, forested parcel. Land use in the vicinity is characterized by low density residential; generally large homes on small acreages (1 to 5 acres). Most parcels include home sites, with the balance of each property remaining forested; or on the largest parcels, often including grazing land.

The study area is forested and consists of gently sloping topography, with the highest elevations located in the northern portion of the site. The lowest elevations are in the southern portion of the study area; right along Montgomery Way.

As stated above, most of the site is forested, and dominant vegetation includes Douglas fir (*Pseudotsuga menziesii*, FACU), big leaf maple (*Acer macrophyllum*, FACU), Indian plum (*Oemleria cerasiformis*, FACU), beaked hazelnut (*Corylus cornuta*, FACU), English holly (*Ilex aquifolium*, FACU), snowberry (*Symphoricarpos albus*, FACU), trailing blackberry (*Rubus ursinus*, FACU), sedge (*Carex* sp.), sticky willy (*Galium aparine*, FACU) and fringe cup (*Tellima grandiflora*, FACU).

The study area is within the Coffee Lake Creek-Willamette River (170900070402) hydrologic unit. A wetland (described below in Section E) is in the southern portion of the study area.

B. Site Alterations

The Google Earth historical photos of the study area from 1994 (the earliest available) through 2023 area show very little change within the study area. The density of single family homes in the surrounding area has increased over the decades, starting in the early 2000s.

No recent fill material or deposits were observed within the study area.

C. Precipitation Data and Analysis

PHS performed the wetland delineation and data collection on July 29, 2022.

For climate analysis, PHS used the Direct Antecedent Rainfall Analysis Method (DAREM) for all field dates. DAREM categorizes rainfall of prior periods as, 1) drier than normal (sum is 6-9); 2) normal (sum is 10-14) and; 3) wetter than normal (sum is 15-18). The weighted average, as shown in Table 1, is then applied for the wetland hydrology assessment. The Oregon City, OR Station and WETS table was used for the analysis. Recorded precipitation for the water year, beginning on October 1, 2021, and through June 30, 2022, was 40.53 inches, which is 96 percent of normal (42.11 inches).

The weighted average precipitation for the three months preceding the July fieldwork was wetter than normal. No precipitation was recorded in the two weeks preceding the day of the July 29 fieldwork and no precipitation was recorded on that day.

Table 1: Comparison of recorded monthly precipitation at the Oregon City, OR Weather Station to the WETS Tables, prior to July 2022 wetland delineation field work.

Prior Month Name	WETS ¹ Rainfall Percentile (inches)		Measured Rainfall ² (inches)	Condition*:	Condition Value	Month weight	Multiply Previous two columns
	30th	70th		Dry, Wet, Normal	(1=dry, 2=normal, or 3=wet)		
April	2.7	4.52	4.73	Wet	3	1	3
May	1.2	2.8	2.00	Normal	2	2	4
June	0.94	1.82	3.64	Wet	3	3	9
Sum							16

¹ WETS Table for the Oregon City OR Weather Station; Source: (<http://agacis.rcc-acis.org/?fips=41005>)

² Observed precipitation is the precipitation recorded at the Oregon City OR Weather Station. Source: (<https://www.nrcs.usda.gov/wps/portal/nrcs/main/national/technical/fotg/>)

*1) drier than normal (sum is 6-9), 2) normal (sum is 10-14), 3) wetter than normal (sum is 15-18)

D. Methods

Wetland Methodology

PHS delineated the limits of the wetland within the study area on July 29, 2022, based on the presence of wetland hydrology, hydric soils, and hydrophytic vegetation, in accordance with the Routine On-site Determination, as described in the *Corps of Engineers Wetland Delineation Manual, Wetlands Research Program Technical Report Y-87-1* (“The 1987 Manual”) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region*.

The entire study area was investigated for the presence of wetlands or other waters. One wetland was delineated within the study area. Wetland A was delineated based on topographic changes as well as changes from FAC and drier vegetation to FAC and wetter vegetation. As Oregon ash (*Fraxinus latifolia*, FACW) was common across the south end of the site, the transition from a

hydrophytic community was represented more typically by the shrub and ground cover species; such as Pacific ninebark (*Physocarpus capitatus*, FACW), red-osier dogwood (*Cornus albus*, FACW), and slough sedge (*Carex obnupta*, OBL) to beaked hazelnut, trailing blackberry, Indian plum, and western fringe cup. Though snowberry was present even in the wetland, its percent cover was generally much higher in upland areas.

A reconnaissance was conducted on March 22, 2022. During this site visit, a shallow water table (within the upper 12 inches of the soil profile) throughout the wetland was observed. This information was used during the delineation to assist in the delineation of the boundaries of Wetland A. As the water table typically recedes below 24 inches in seasonal wetlands within the Willamette Valley during mid-summer, wetland hydrology indicators did not include observations of a water table or saturation in soils pits. Hydrology indicators that were used in making wetland hydrology determinations included surface soil cracks, geomorphic position, and the FAC-neutral test.

The vegetation throughout the study area generally consists of mature trees and shrubs. PHS did not take additional data in areas that are topographically higher than the wetlands (other than data needed to verify the wetland/upland boundary). The upland areas across the remainder of the site do not exhibit surface indicators of wetlands (i.e., ponded surface water, geomorphic position, or stunted/stressed vegetation, FACW or wetter vegetation, etc.).

E. Description of all Wetlands and Other Non-Wetland Waters

PHS identified and delineated one wetland within the study area. A description of the delineated resource is provided below.

Wetland A

Wetland A (8,327 square feet/ 0.19 acre) was identified within the southern portion of the study area, and has Cowardin classification of palustrine, forested, broad-leaved deciduous, seasonally saturated (PFO1Y), and an Hydrogeomorphic (HGM) classification of Slope. Hydrologic inputs include groundwater, as well as precipitation and runoff from the adjacent landscape.

The soils within Wetland A met the criteria for redox dark surface (F6). As stated above, a shallow water table was observed within the wetland on the March 2022 site reconnaissance, therefore, soils were presumed to be saturated for at least two weeks during the early growing season, and as such, meet hydric soil criteria.

Wetland A is dominated by Oregon ash, Pacific ninebark, red-osier dogwood, and slough sedge. Sample Points 1 and 3 characterize Wetland A and Sample Points 2 and 4 characterize the adjacent upland areas. Wetland A continues off site to the southwest.

F. Deviation from Local Wetland or National Wetland Inventories

The Local Wetland Inventory (LWI) maps a large wetland and intermittent stream on tax lots to the west of the study area. The wetland areas continue south of Montgomery Way just west of the site and there are no wetlands or waterways mapped on this parcel. The onsite wetland delineated by PHS appears to be part of the offsite wetland shown on the LWI.

The small size of the wetland, in concert with dense understory vegetation, would make the delineated wetland difficult to identify solely from offsite means, as was the case for the LWI.

G. Mapping Method

PHS flagged the limits of the wetland within the study area with blue pin flags; lime green tape was used for sample point locations. Weddle Surveying then performed a professional land survey of the delineated boundaries. The accuracy of the survey and sample points 1-4 is sub-centimeter.

H. Additional Information

The offsite wetlands and the tributary are not mapped as locally significant by the City of Wilsonville (City); however, this area is within the City's Significant Resource Overlay Zone (SROZ).

The Willamette River is approximately 425 feet south of the study area and is mapped Essential Salmonid Habitat (ESH).

I. Results and Conclusions

PHS delineated one wetland totaling 8,327 square feet /0.19 acres within the study area. The Cowardin and HGM classification for Wetland A is stated Section E.

J. Required Disclaimer

This report documents the investigation, best professional judgment and conclusions of the investigators. It is correct and complete to the best of our knowledge. It should be considered a Preliminary Jurisdictional Determination of wetlands and other waters and used at your own risk unless it has been reviewed and approved in writing by the Oregon Department of State Lands in accordance with OAR 141-090-0005 through 141-090-0055.

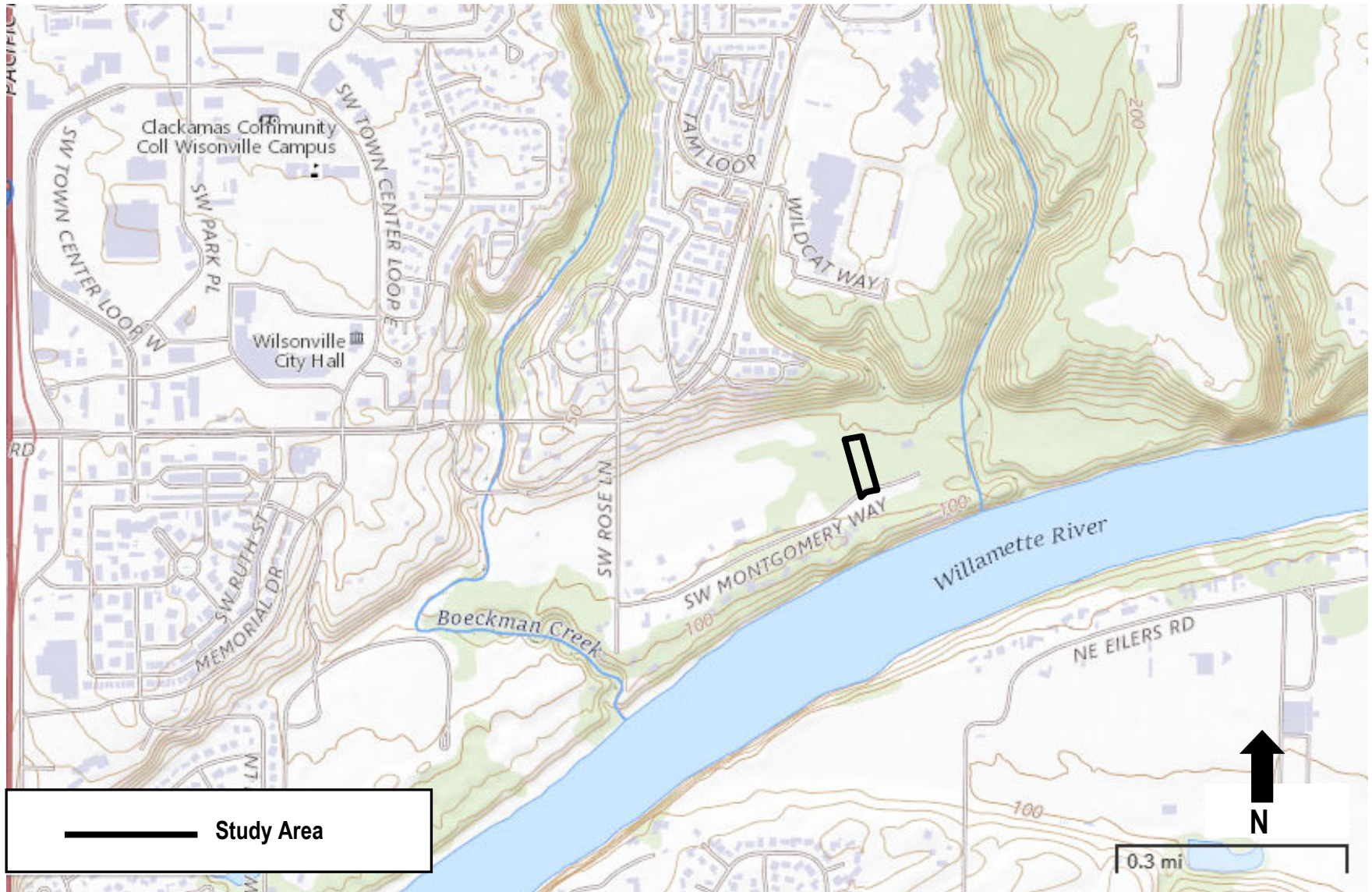
III. REFERENCES

- Adamus, P.R. and D. Field. 2001 *Guidebook for Hydrogeomorphic (HGM)-based Assessment of Oregon Wetland and Riparian Sites. Willamette Valley Ecoregion, Riverine Impounding and Slopes/Flats Subclasses*. Oregon Division of State Lands, Salem, OR.
- Fishman Environmental Services, 1999. *City of Wilsonville Local Wetlands Inventory and Riparian Corridor Inventory Southeast*
- Google Earth Map. aerial photograph (May 2023).
- Munsell Color, 2009. *Munsell Soil Color Charts*. Gretag-Macbeth, New Windsor, New York.
- Natural Resources Conservation Services (NRCS) monthly rainfall data for Oregon City, OR. <https://efotg.sc.egov.usda.gov/>
- Natural Resources Conservation Services (NRCS) WETS table for Oregon City, OR. <http://agacis.rcc-acis.org/?fips=41005>
- Oregon Department of State Lands, 2009. Oregon Revised Statutes (ORS), *Chapter 196 — Columbia River Gorge; Ocean Resource Planning; Wetlands; Removal and Fill*. Section 196.800 Definitions for ORS 196.600 - 196.905
- ORMAP tax maps, 2023. <http://www.ormap.org/>
- US Army Corps of Engineers. 2020. *Corps Antecedent Precipitation Tool, Version 1.0*. (<https://www.usace.army.mil/Missions/Civil-Works/Regulatory-Program-and-Permits/techbio/>)
- US Army Corps of Engineers, Environmental Laboratory, 1987. *Corps of Engineers Wetland Delineation Manual. Technical Report Y-87-1*.
- US Army Corps of Engineers, Environmental Laboratory, 2010. *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)*.
- U.S. Army Corps of Engineers 2020. *National Wetland Plant List, version 3.5*. https://wetland-plants.sec.usace.army.mil/nwpl_static/v34/home/home.html
- US Department of Agriculture, NRCS Web Soil Mapper, 2023. *Soil Survey of Clackamas County, Oregon*. <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>
- US Geologic Survey, 2023. *7.5-minute topographic map, Wilsonville, Oregon quadrangle*. <https://viewer.nationalmap.gov/basic/?basemap=b1&category=ustopo&title=US%20Topo%20Download>

Appendix A

Figures





Study Area

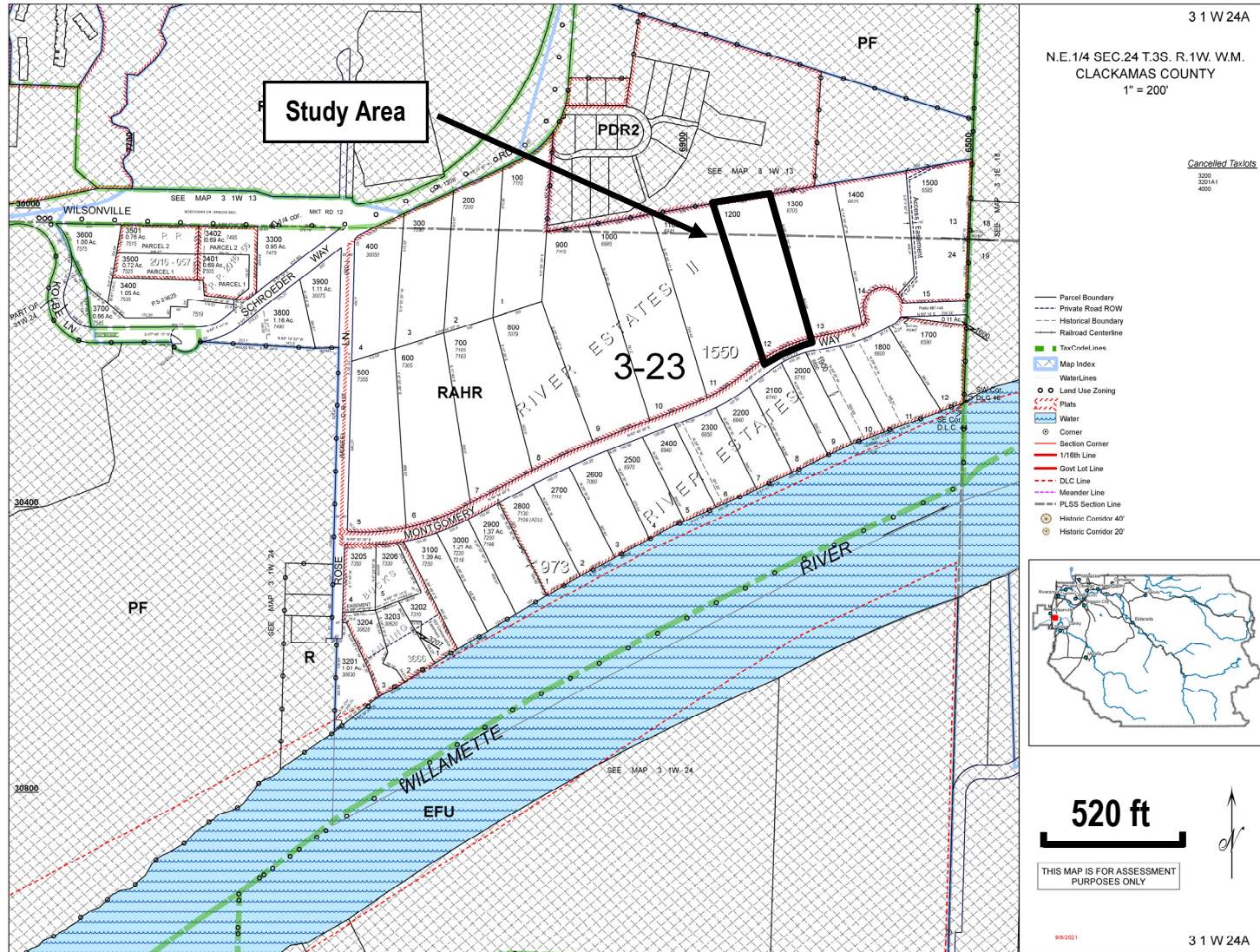
Project #7694
6/7/2023



Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180
Wilsonville, OR 97070

General Location and Topography
6753 SW Montgomery Way - Wilsonville, Oregon
United States Geological Survey (USGS) Canby, Oregon 7.5 quadrangle, 2020
(viewer.nationalmap.gov/basic)

FIGURE
1



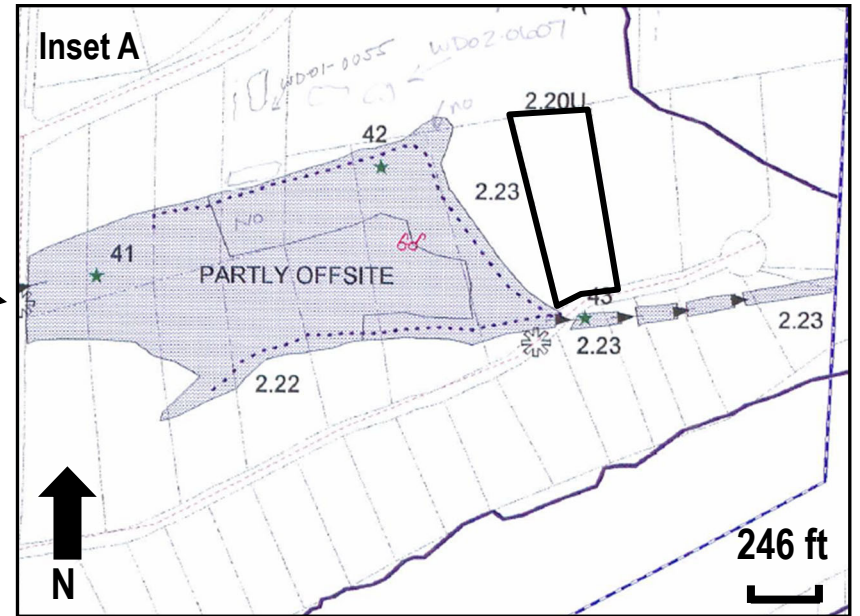
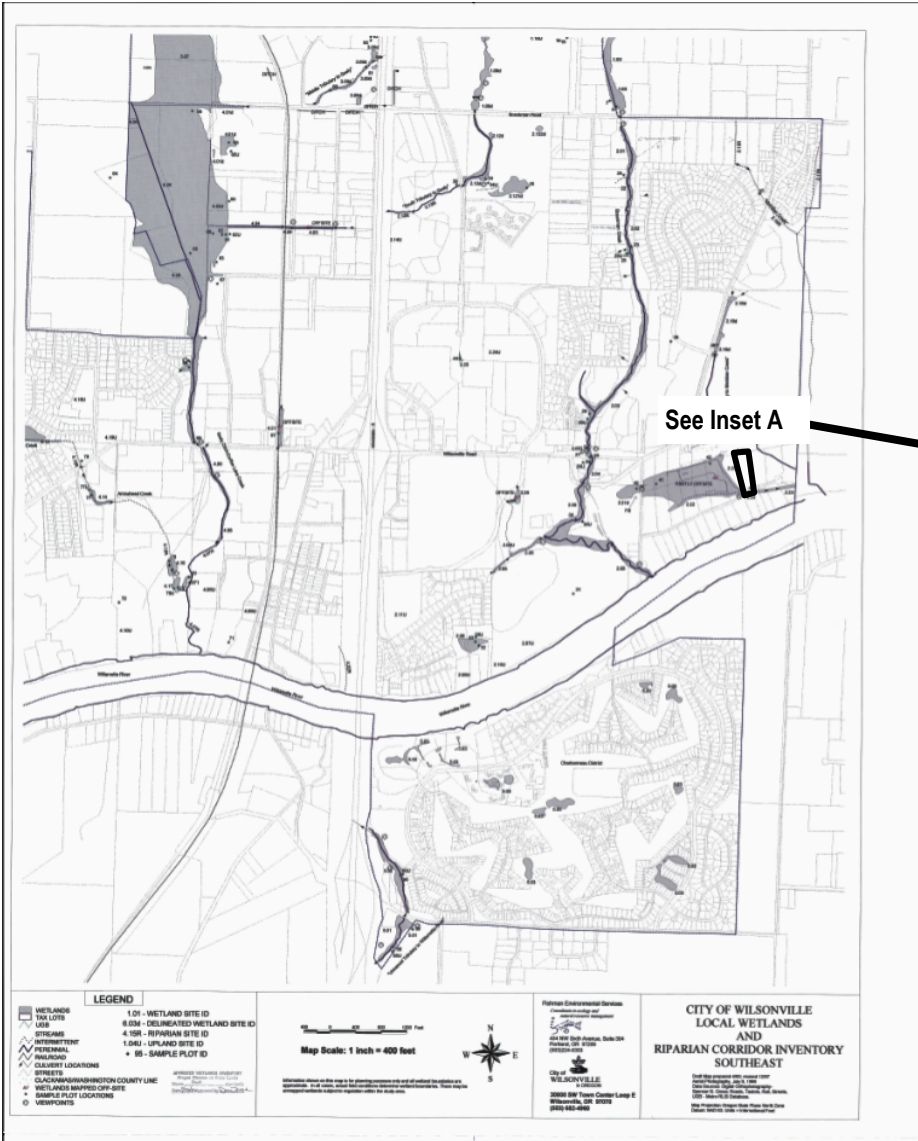
Project #7496
6/7/2023



Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180
Wilsonville, OR 97070

Tax Lot Map
6753 SW Montgomery Way - Wilsonville, Oregon
The Oregon Map (ormap.net)

FIGURE
2



Study Area

Project #7496
6/7/2023



Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180
Wilsonville, OR 97070

Local Wetlands Inventory
6753 SW Montgomery Way - Wilsonville, Oregon
Fishman Environmental Services, Inc., 1999

FIGURE
3



Project #7496
6/7/2023



Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180
Wilsonville, OR 97070

Soils
6753 SW Montgomery Way - Wilsonville, Oregon
Natural Resources Conservation Services, Web Soil Survey, 2019
(websoilsurvey.sc.egov.usda.gov)

FIGURE
4



Project #7496
6/7/2023

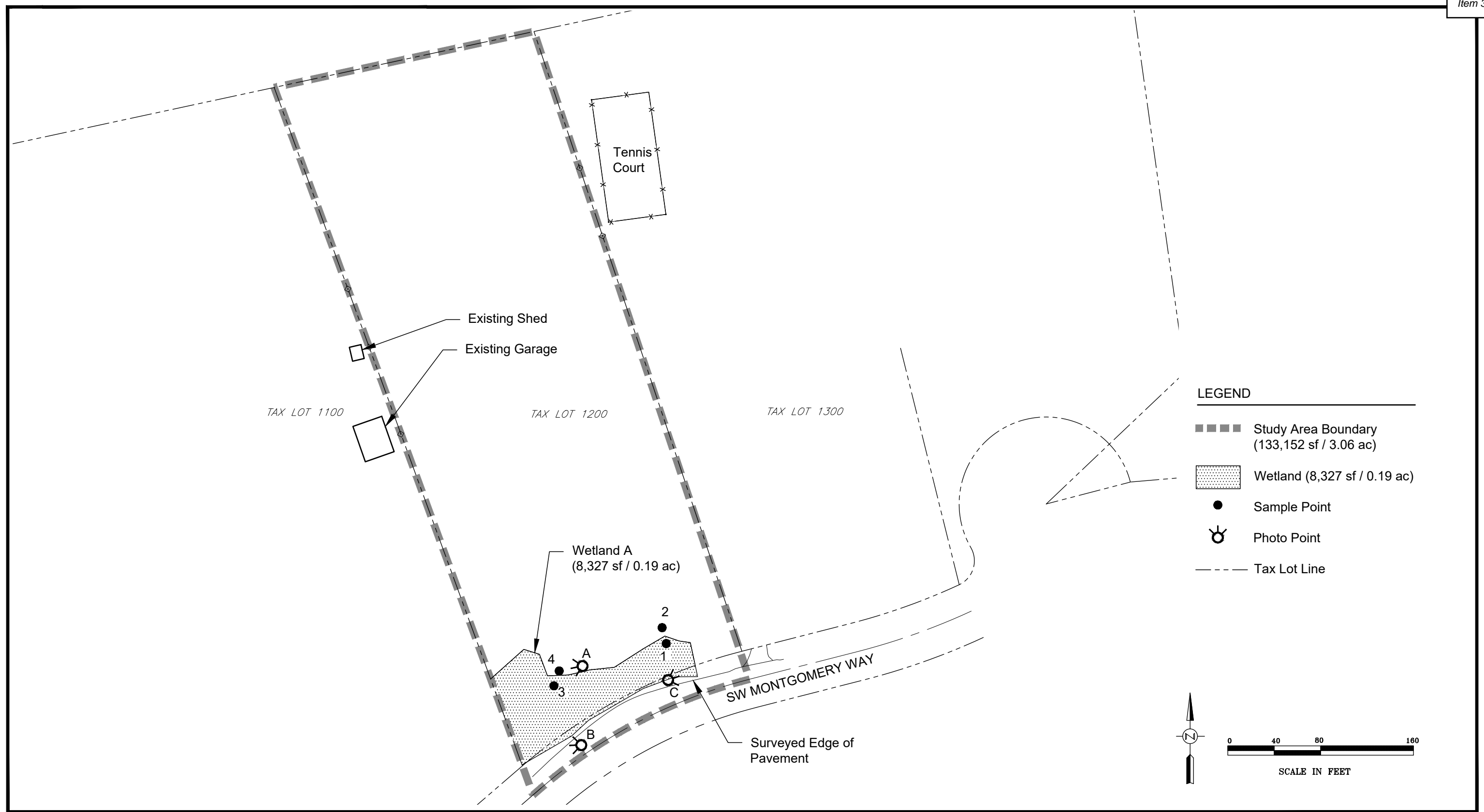


Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180
Wilsonville, OR 97070

Aerial Photo (May 2023)
6753 SW Montgomery Way - Wilsonville, Oregon
Google Earth, 2023

FIGURE

5



Survey provided by Weddle Surveying, Inc.
Survey and Sample point accuracy is sub-centimeter.

Wetland Delineation
6753 SW Montgomery Way - Wilsonville, Oregon

FIGURE
6

6-22-2023

Appendix B

Wetland Determination Data Sheets



WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

PHS # **7496**

Item 3.

Project/Site: Montgomery Way City/County: Wilsonville/Clackamas Sampling Date: 7/29/2022

Applicant/Owner: Joseph and Natalya Oreste State: OR Sampling Point: 1

Investigator(s): SE/CT Section, Township, Range: Section 24, Township 3S, Range 1W

Landform (hillslope, terrace, etc.): Slope Local relief (concave, convex, none): Concave Slope (%): 1

Subregion (LRR): LRR A Lat: 45.3021 Long: -122.7463 Datum: WGS84

Soil Map Unit Name: Wapato Silty Clay Loam NWI Classification: PFO1C

Are climatic/hydrologic conditions on the site typical for this time of year? Yes No (if no, explain in Remarks)

Are vegetation Soil or Hydrology significantly disturbed? Are "Normal Circumstances" present? (Y/N) Y

Are vegetation Soil or Hydrology naturally problematic? If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Is Sampled Area within a Wetland?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Hydric Soil Present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>			
Wetland Hydrology Present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>			

Remarks:
The weighted average precipitation for the three months preceding the September fieldwork was wetter than normal, using the Direct Antecedent Rainfall Analysis Method (DAREM) for analysis.

VEGETATION - Use scientific names of plants.

	absolute % cover	Dominant Species?	Indicator Status
Tree Stratum (plot size: <u>30</u>)			
1 <u><i>Fraxinus latifolia</i></u>	<u>50</u>	<u>X</u>	<u>FACW</u>
2 _____			
3 _____			
4 _____			
	<u>50</u>	= Total Cover	
Sapling/Shrub Stratum (plot size: <u>15</u>)			
1 <u><i>Corylus cornuta</i></u>	<u>25</u>	<u>X</u>	<u>FACU</u>
2 <u><i>Cornus alba</i></u>	<u>20</u>	<u>X</u>	<u>FACW</u>
3 <u><i>Symphoricarpos albus</i></u>	<u>5</u>		<u>FACU</u>
4 <u><i>Rubus ursinus</i></u>	<u>5</u>		<u>FACU</u>
5 _____			
	<u>55</u>	= Total Cover	
Herb Stratum (plot size: <u>5</u>)			
1 <u><i>Carex obnupta</i></u>	<u>80</u>	<u>X</u>	<u>OBL</u>
2 <u><i>Carex sp</i></u>	<u>10</u>		<u>(FAC)</u>
3 _____			
4 _____			
5 _____			
6 _____			
7 _____			
8 _____			
	<u>90</u>	= Total Cover	
Woody Vine Stratum (plot size: _____)			
1 _____			
2 _____			
	<u>0</u>	= Total Cover	
% Bare Ground in Herb Stratum _____			

Dominance Test worksheet:

Number of Dominant Species
 That are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species
 That are OBL, FACW, or FAC: 60% (A/B)

Prevalence Index Worksheet:

Total % Cover of	Multiply by:	
OBL Species _____	x 1 =	<u>0</u>
FACW species _____	x 2 =	<u>0</u>
FAC Species _____	x 3 =	<u>0</u>
FACU Species _____	x 4 =	<u>0</u>
UPL Species _____	x 5 =	<u>0</u>
Column Totals <u>0</u> (A)		<u>0</u> (B)

Prevalence Index =B/A = #DIV/0!

Hydrophytic Vegetation Indicators:

X 1- Rapid Test for Hydrophytic Vegetation

X 2- Dominance Test is >50%

_____ 3-Prevalence Index is ≤ 3.0¹

_____ 4-Morphological Adaptations¹ (provide supporting data in Remarks or on a separate sheet)

_____ 5- Wetland Non-Vascular Plants¹

_____ Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No _____

Remarks:

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-8	7.5YR 3/2	100					Silt Loam	
8-18	7.5YR 3/2	95	7.5YR 4/4	5	C	M	Silty Clay Loam	Fine

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

Indicators for Problematic Hydric Soils³:

<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> 2 cm Muck (A10)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (TF2)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Other (explain in Remarks)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input checked="" type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox Depressions (F8)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____
 Depth (inches): _____

Hydric Soil Present? Yes No

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

Secondary Indicators (2 or more required)

<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water stained Leaves (B9) (Except MLRA 1, 2, 4A, and 4B)	<input type="checkbox"/> Water stained Leaves (B9) (MLRA1, 2, 4A, and 4B)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Plowed Soils (C6)	<input checked="" type="checkbox"/> Fac-Neutral Test (D5)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)	<input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)
<input checked="" type="checkbox"/> Surface Soil Cracks (B6)	<input checked="" type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Frost-Heave Hummocks (D7)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)		
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		

Field Observations:

Surface Water Present? Yes No Depth (inches): _____
 Water Table Present? Yes No Depth (inches): >18
 Saturation Present? (includes capillary fringe) Yes No Depth (inches): >18

Wetland Hydrology Present? Yes No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Wetland hydrology, saturation within 12 inches of the surface observed during March 2022 reconnaissance site visit.

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Table with columns: Depth (Inches), Matrix (Color (moist), %), Redox Features (Color (moist), %, Type, Loc), Texture, Remarks. Rows include 0-10 and 10-18 depth intervals.

1Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.

2Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

Indicators for Problematic Hydric Soils3:

Table listing various soil indicators such as Histosol (A1), Sandy Redox (S5), 2 cm Muck (A10), etc., with checkboxes for presence.

3Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____
Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

Secondary Indicators (2 or more required)

Table listing primary and secondary hydrology indicators such as Surface Water (A1), High Water Table (A2), Water stained Leaves (B9), etc., with checkboxes.

Field Observations:

Surface Water Present? Yes _____ No X
Water Table Present? Yes _____ No X
Saturation Present? Yes _____ No X

Wetland Hydrology Present?

Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

PHS # 7496
WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Item 3.

Project/Site: Montgomery Way City/County: Wilsonville/Clackamas Sampling Date: 7/29/2022
 Applicant/Owner: Joseph and Natalya Oreste State: OR Sampling Point: 3
 Investigator(s): SE/CT Section, Township, Range: Section 24, Township 3S, Range 1W
 Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): Concave Slope (%): 1
 Subregion (LRR): LRR A Lat: 45.3020 Long: -122.7467 Datum: WGS84
 Soil Map Unit Name: Wapato Silty Clay Loam NWI Classification: PFO1C
 Are climatic/hydrologic conditions on the site typical for this time of year? Yes No (if no, explain in Remarks)
 Are vegetation Soil or Hydrology significantly disturbed? Are "Normal Circumstances" present? (Y/N) Y
 Are vegetation Soil or Hydrology naturally problematic? If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Is Sampled Area within a Wetland?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Hydric Soil Present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>			
Wetland Hydrology Present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>			

Remarks:
 The weighted average precipitation for the three months preceding the September fieldwork was wetter than normal, using the Direct Antecedent Rainfall Analysis Method (DAREM) for analysis.

VEGETATION - Use scientific names of plants.

	absolute % cover	Dominant Species?	Indicator Status
Tree Stratum (plot size: <u>30</u>)			
1 <u>Fraxinus latifolia</u>	<u>90</u>	<u>X</u>	<u>FACW</u>
2 _____			
3 _____			
4 _____			
	<u>90</u>	= Total Cover	
Sapling/Shrub Stratum (plot size: <u>15</u>)			
1 <u>Physocarpus capitatus</u>	<u>80</u>	<u>X</u>	<u>FACW</u>
2 <u>Symphoricarpos albus</u>	<u>15</u>		<u>FACU</u>
3 <u>Rubus ursinus</u>	<u>10</u>		<u>FACU</u>
4 _____			
5 _____			
	<u>105</u>	= Total Cover	
Herb Stratum (plot size: <u>5</u>)			
1 <u>Carex obnupta</u>	<u>25</u>	<u>X</u>	<u>OBL</u>
2 <u>Geranium sp</u>	<u>3</u>		<u>(FAC)</u>
3 _____			
4 _____			
5 _____			
6 _____			
7 _____			
8 _____			
	<u>28</u>	= Total Cover	
Woody Vine Stratum (plot size: <u>5</u>)			
1 _____			
2 _____			
	<u>0</u>	= Total Cover	
% Bare Ground in Herb Stratum <u>20</u>			

Dominance Test worksheet:

Number of Dominant Species
 That are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species
 That are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index Worksheet:

Total % Cover of	Multiply by:	
OBL Species	x 1 =	<u>0</u>
FACW species	x 2 =	<u>0</u>
FAC Species	x 3 =	<u>0</u>
FACU Species	x 4 =	<u>0</u>
UPL Species	x 5 =	<u>0</u>
Column Totals	<u>0</u> (A)	<u>0</u> (B)

Prevalence Index =B/A = #DIV/0!

Hydrophytic Vegetation Indicators:

X 1- Rapid Test for Hydrophytic Vegetation
X 2- Dominance Test is >50%
 _____ 3-Prevalence Index is ≤ 3.0¹
 _____ 4-Morphological Adaptations¹ (provide supporting data in Remarks or on a separate sheet)
 _____ 5- Wetland Non-Vascular Plants¹
 _____ Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes No

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-10	10YR 2/1	100					Silty Clay Loam	
10-16	2.5Y 2.5/1	100					Silty Clay Loam	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

Indicators for Problematic Hydric Soils³:

<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> 2 cm Muck (A10)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (TF2)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input checked="" type="checkbox"/> Other (explain in Remarks)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox Depressions (F8)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____
 Depth (inches): _____

Hydric Soil Present? Yes No

Remarks:
Vegetation and wetland hydrology present. Prior reconnaissance of this site in March 2022 revealed presence of shallow water table during the early spring. Saturation for at least 2 weeks during the growing season is present. Hydric soil criteria met.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)		Secondary Indicators (2 or more required)
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water stained Leaves (B9) (Except MLRA 1, 2, 4A, and 4B)	<input type="checkbox"/> Water stained Leaves (B9) (MLRA1, 2, 4A, and 4B)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	<input checked="" type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Plowed Soils (C6)	<input checked="" type="checkbox"/> Fac-Neutral Test (D5)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)	<input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input checked="" type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Frost-Heave Hummocks (D7)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)		
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		

Field Observations:

Surface Water Present? Yes No Depth (inches): _____
 Water Table Present? Yes No Depth (inches): >16
 Saturation Present? (includes capillary fringe) Yes No Depth (inches): >16

Wetland Hydrology Present?
 Yes No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Prior visit to the site in March 22, 2022 revealed a shallow water table in this wetland.

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-10	10YR 2/2	100					Silty Clay Loam	
10-16	10YR 3/1	100					Clay Loam	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

Indicators for Problematic Hydric Soils³:

<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> 2 cm Muck (A10)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (TF2)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Other (explain in Remarks)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox Depressions (F8)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____
Depth (inches): _____

Hydric Soil Present? Yes _____ No **X**

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

Secondary Indicators (2 or more required)

<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water stained Leaves (B9) (Except MLRA 1, 2, 4A, and 4B)	<input type="checkbox"/> Water stained Leaves (B9) (MLRA1, 2, 4A, and 4B)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Plowed Soils (C6)	<input type="checkbox"/> Fac-Neutral Test (D5)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)	<input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Frost-Heave Hummocks (D7)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)		
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		

Field Observations:

Surface Water Present? Yes _____ No **X** Depth (inches): _____
Water Table Present? Yes _____ No **X** Depth (inches): **>16**
Saturation Present? Yes _____ No **X** Depth (inches): **>16**
(includes capillary fringe)

Wetland Hydrology Present? Yes _____ No **X**

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Appendix C

Site Photos





Photo A:

Looking west along the northern wetland boundary. The pink flag is upland sample point SP-4.

Photo B:

Looking northwest across the west end of the wetland. The driveway in the background is just beyond the study area.



Project #7496
6/16/2023



Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180
Wilsonville, OR 97070

Photo documentation - Photos taken July 29, 2022

6753 SW Montgomery Way

Wilsonville, Oregon



Photo C:

Looking east near the east end of the study area. The wetland begins just north of the street surface.

Project #7496
6/6/2023



Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180
Wilsonville, OR 97070

Photo documentation - Photos taken July 29, 2022

6753 SW Montgomery Way

Wilsonville, Oregon



Lou Phemister
ASCA Registered Consulting Arborist #590
(573) 999-3886 / loupphemister@outlook.com

ARBORIST REPORT

Tree Inventory for Tree Removal & Protection Plan

DATE: 05-01-2023

PROPERTY ADDRESS: Tax Lot 01200, 6753 SW Montgomery Way, Wilsonville OR 97070

CLIENT REFERENCE: Natalya and Joseph Oreste

PROJECT DESCRIPTION: Tree Inventory to meet the regulatory requirements of the City of Wilsonville.

Introduction

A portion of the above referenced lot was surveyed and inventoried for all tree species 6-inches DBH and over. The areal extent of the survey was approximately 120-ft x 120-ft. The clients had marked out the location of a proposed development footprint with yellow tape and stakes (see Figure 1). There was also an existing trail from the right-of-way to the future homesite allowing vehicle access; this may approximate to the future driveway location. All trees within and adjacent to these points of reference were inventoried and tagged.

The tree inventory was completed on March 31st and April 24th 2023. Detail of the survey is provided in Table 1 and locations are provided in Figure 1. All of the surveyed trees are tagged in the field with aluminum tree tags with identification numbers. Tree locations are not geo-located and are estimated based on the above mentioned reference points.

During the April 24th inventory the property owners asked the consultant to provide information and approximate locations of all trees not adjacent to the proposed development that were either dead, dying or dangerous and that were able to be recommended for removal. These trees were tagged in the field and are detailed in Table 2 and Figure 2 of this report.

This is a semi-natural area with no invasive tree species noted and multiple large ‘high value’ native evergreens; Douglas fir and Western red cedar predominate. There are no visible signs of the serious diseases that can affect these two species. Dead, dying and declining trees appear mostly related to natural factors such as age and competitive stress, however the Big-leaf maple trees at the south end of the property, and adjacent to the driveway, appear to be subject to changing hydrological conditions affecting the site. These trees have significantly declining crown structure and are growing within saturated soils; these soil conditions are not suitable for this species and it is assumed that the root zone conditions are relatively recent.

Tree Removal and Tree Preservation related to Development

Because the footprints of the Residence, Well, Drain field and Driveway have not been precisely defined the following Tree Removal/ Preservation and Tree Protection information can be provided.

Tree Removal

Given the locational data provided in Figure 1 and Table1 the following 59 trees may require removal either because of their location, condition, future life expectancy or their unsuitability for preservation within proximity of a residence:

Trees: 4, 11, 12, 13, 16, 20, 22, 24, 25, 28, 30, 31, 32, 34, 35, 36, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 64, 67, 69, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 88, 89, 93, 94.

Of the above trees 59 trees: 7 are Dead; 5 are Dying; and 12 are considered in ‘Poor’ condition.

Other trees adjacent to the footprint of the proposed development may also need to be removed due to the depth and/or proximity of excavation. When the exact location and depth of excavation are know a further assessment should be completed by a qualified arborist. Assessments should be completed when an excavation is within the following parameters for any tree: 1-foot radial distance for every 1-inch of trunk diameter (diameter measured at 4.5-ft from grade).

Tree Preservation:

The following 20 trees can be considered as ‘High’ value trees due to their size, species, condition and position within the tree canopy. Given their location, it may be possible to design the project around preserving these trees.

Trees 1, 2, 3, 6, 8, 14, 15, 17, 18, 23, 26, 27, 37, 66 ,92, 101, 107, 109,111, 115.

Tree Protection Notes:

1. A currently qualified ISA Certified Arborist should provide a Tree Protection Plan for any tree 12-inches DBH and over required to be preserved tree where any disturbance comes within 20-ft of that tree. Disturbance is taken to mean the following: excavation below existing grade, placement of fill, construction workspace for equipment or vehicles, staging and storage of materials.
2. Tree Removal should be completed under the supervision of an ISA Certified Arborist. Unmanaged tree removal can severely damage or de-stabilize trees to remain on the site. Tree Pruning by a similarly qualified arborist will ensure that the health and longevity of a preserved tree is maintained to the maximum extent possible.

Recommended Tree Removals unrelated to Development

There are 15 trees recommended for removal solely due to their condition. These trees were classified as Dead, Dying or Dangerous by the consultant. Details and explanations for these classifications are given within Table 2 below. The approximate locations of the trees within the property are shown in Figure 2. The trees have been tagged with aluminum tree tags numbered per Table 1 below.

Figure 1. Tree Locations (all trees 6-inches DBH and over – see Table 1 for location info)

Item 3.

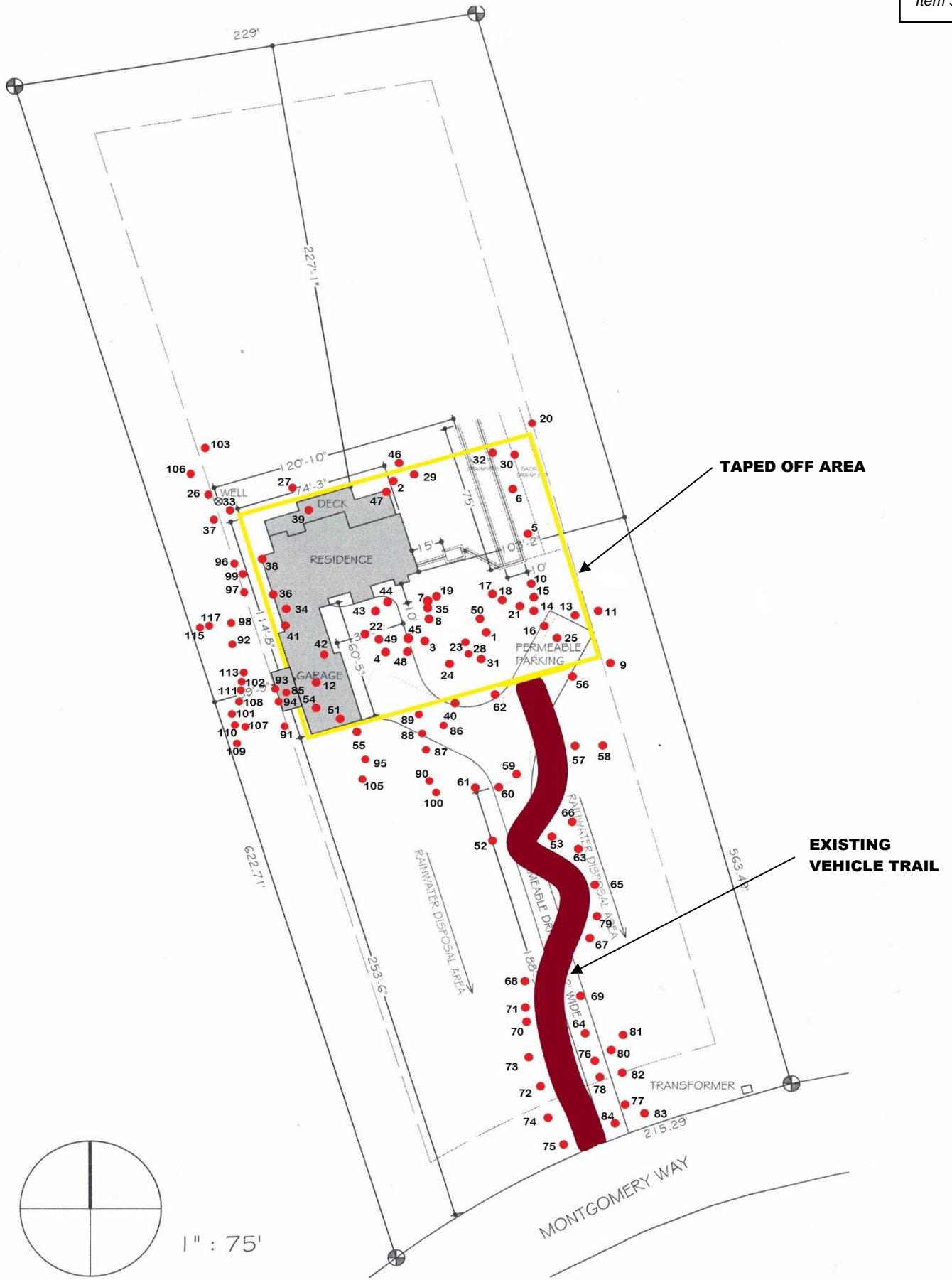


Figure 2. Tree Locations (Dead Dying and Dangerous Trees – see Table 2 for location info)

Item 3.

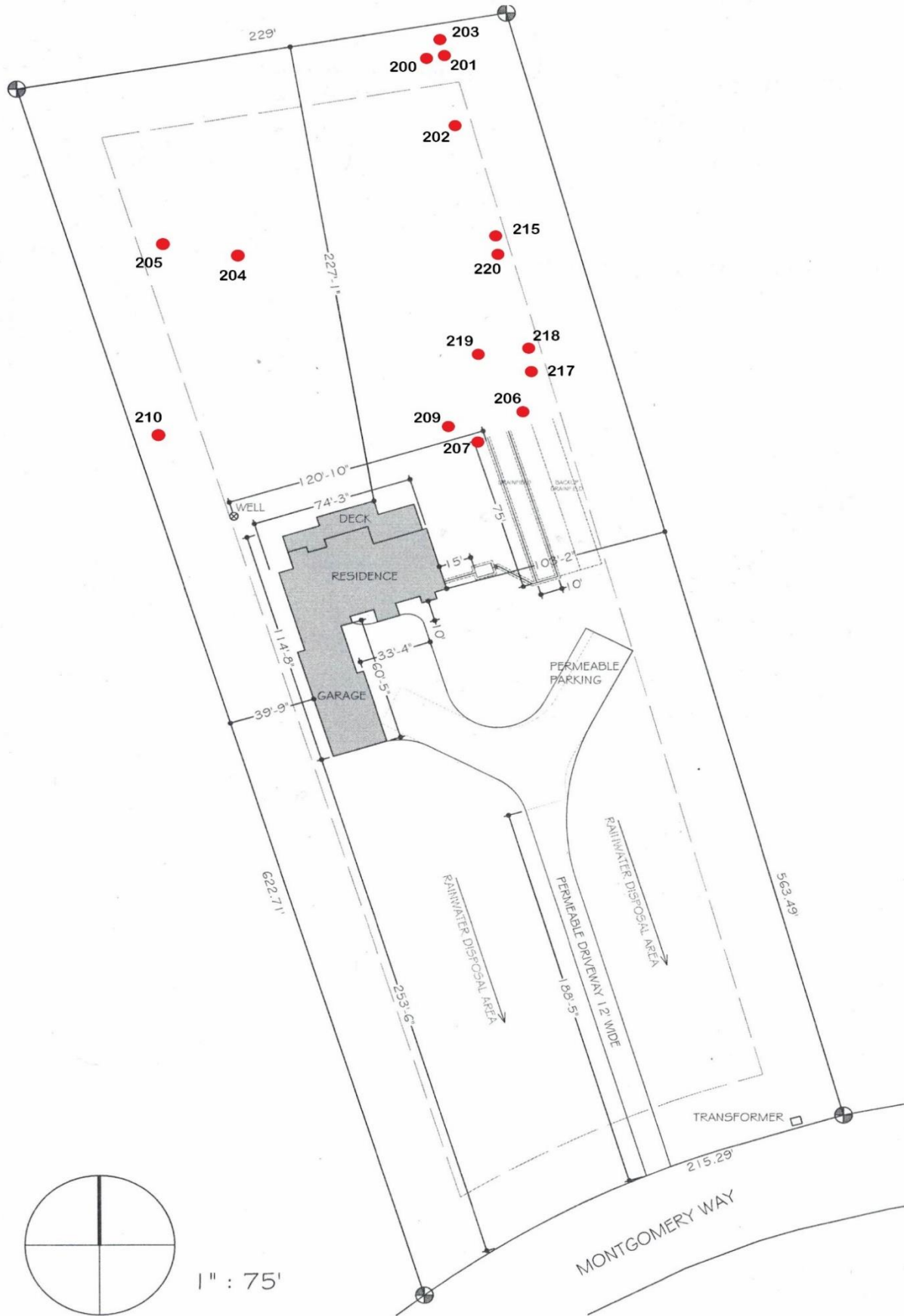


Table 1. Tree Survey of March 31 &- April 24, 2023, all trees 6-inches DBH and over within area shown in Fig 1.

ID	Tree Species	DBH	Condition	Tree Condition Notes	Location	Actions
1	Douglas fir <i>Pseudotsuga menziesii</i>	22	Good	Slender crown form. Good vigor and vitality	40-ft i/s T	
2	Douglas fir <i>Pseudotsuga menziesii</i>	35	Good/Fair	Fully mature tree. Codominant in canopy. Mounded basal area	10-ft i/s T	
3	Douglas fir <i>Pseudotsuga menziesii</i>	14	Good	Canopy codominant. Good vigor	Central	
4	Western red cedar <i>Thuja plicata</i>	45	Good	Large fully mature tree. Canopy dominant. No defects noted	20-ft i/s T	
5	Red alder <i>Alnus rubra</i>	15	Good/Fair	Canopy codominant. Crown remains in adequate condition.	16-ft i/s T	
6	Douglas fir <i>Pseudotsuga menziesii</i>	34	Good	Canopy dominant. Good vigor	15-ft i/s T	
7	Big leaf maple <i>Acer macrophyllum</i>	6	Dead	No living tissue remains	Central	
8	Douglas fir <i>Pseudotsuga menziesii</i>	30	Good	Canopy dominant but with reduced crown structure	Central	
9	Big leaf maple <i>Acer macrophhlum</i>	18	Good/Fair	Early maturity. Reduced crown size	6-ft o/s SE co	
10	Red alder <i>Alnus rubra</i>	18	Good/Fair	Stem lean. Crown in adequate condition. Lean is away from homesite	19-ft i/s T	
11	Red alder <i>Alnus rubra</i>	21	Fair	Fully mature tree. Crown decline is starting	1-ft o/s T	
12	Oregon ash <i>Fraxinus latifolia</i>	26	Good	Narrow crown form, space shared with T55. Tree 12-ft from T54	18-ft i/s W side T	
13	Red alder <i>Alnus rubra</i>	14	Poor	Heavily damaged crown. Crown heavily reduced	5-ft i/s T	
14	Douglas fir <i>Pseudotsuga menziesii</i>	30	Good	Fully mature tree. Crown partially asymmetric	16-ft i/s T	
15	Douglas fir <i>Pseudotsuga menziesii</i>	12	Good	Tree in good condition but subordinate within canopy	18-ft i/s T	
16	Western red cedar <i>Thuja plicata</i>	6	Good	Young tree with complete crown. Heavily shaded within canopy	30-ft i/s T	
17	Douglas fir <i>Pseudotsuga menziesii</i>	19	Good	Canopy dominant tree. No defects noted	35-ft i/s T	
18	Douglas fir <i>Pseudotsuga menziesii</i>	32	Good	Canopy dominant tree. No defects noted	20-ft i/s T	

ID	Tree Species	DBH	Condition	Tree Condition Notes	Location	Actions
19	Red alder <i>Alnus rubra</i>	7	Fair	Tree highly suppressed within canopy	Central	
20	Douglas fir <i>Pseudotsuga menziesii</i>	22	Dying	Stem and crown decline. Heavy show of Phellinus pini conks. REMOVE	4-ft o/s NE co	
21	Big leaf maple <i>Acer macrophyllum</i>	20	Good	Stem leans but stem and crown structure is sound	20-ft i/s T	
22	Big leaf maple <i>Acer macrophyllum</i>	9	Good/Fair	Narrow crown with weak structure. Tree partially suppressed	Central	
23	Douglas fir <i>Pseudotsuga menziesii</i>	26	Good	Mature tree, no defects noted. Crown asymmetric and shaded to N	40-ft i/s S side T	
24	Red alder <i>Alnus rubra</i>	9	Poor	Stem leans heavily to S. Heavy ivy load on stem. REMOVE	18-ft i/s T	
25	Red alder <i>Alnus rubra</i>	12	Poor	Weak crown form. Stem structure has defect	12-ft fr S side T	
26	Western red cedar <i>Thuja plicata</i>	34	Good	Fully mature specimen. Strong crown development	10-ft o/s NW co	
27	Douglas fir <i>Pseudotsuga menziesii</i>	28	Good	Early maturity. Canopy dominant. No defects noted	8-ft o/s T	
28	Red alder <i>Alnus rubra</i>	8	Dead	No remaining crown	25-ft o/s T	
29	Big leaf maple <i>Acer macrophyllum</i>	18	Good/Fair	Partially spressed within canopy. Low vigor	8-ft i/s T	
30	Red alder <i>Alnus rubra</i>	19	Dying	Minimal crown remains in declining tree. REMOVE	3-ft i/s T	
31	Red alder <i>Alnus rubra</i>	15	Dead	No crown remains	14-ft i/s T	
32	Red alder <i>Alnus rubra</i>	14	Fair/Good	Stem leans inward to homesite, but no hazard	At T line	
33	Western red cedar <i>Thuja plicata</i>	12	Good/Fair	Subdominant to Tree 26. Low foliage density	4-ft o/s NW co	
34	Big leaf maple <i>Acer macrophhlum</i>	18	Poor	Subdominant in canopy. Tree in decline.	10-ft i/s T	
35	Big leaf maple <i>Acer macrophyllum</i>	13	Fair	Tree strongly suppressed	Central	
36	Douglas fir <i>Pseudotsuga menziesii</i>	31	Good	Mature canopy dominant tree. Full crown development	At W side T	
37	Douglas fir <i>Pseudotsuga menziesii</i>	30	Good	Mature canopy dominant tree. Full crown development	37-ft o/s NW co	
38	Big leaf maple <i>Acer macrophyllum</i>	6	Dead	Tree suppression complete	At W T line	

ID	Tree Species	DBH	Condition	Tree Condition Notes	Location	Actions
39	Big leaf maple <i>Acer macrophyllum</i>	21	Good/Fair	Mature tree with branch break-outs	10-ft i/s T	
40	Big leaf maple <i>Acer macrophyllum</i>	25	Good/Fair	Mature tree. Stable structure despite twin stems	3-ft o/s T	
41	Big leaf maple <i>Acer macrophyllum</i>	6	Poor	Weak crown structure. Dying upper crown	8-ft i/s W T line	
42	Big leaf maple <i>Acer macrophyllum</i>	27	Good/Fair	Mature specimen on mounded base. Some branch break-outs	40-ft fr W T line	
43	Douglas fir <i>Pseudotsuga menziesii</i>	31	Good	Fully mature tree. Canopy dominant with full spreading crown	Central	
44	Western red cedar <i>Thuja plicata</i>	6	Fair	Young tree. Weak crown structure and suppressed	Central	
45	Western red cedar <i>Thuja plicata</i>	6	Good/Fair	Young tree. Partially suppressed within canopy	Central	
46	Douglas fir <i>Pseudotsuga menziesii</i>	12	Dead	Leaning away from homesite, can reduce ht to maintain as habitat	1-ft o/s T line	
47	Western red cedar <i>Thuja plicata</i>	38	Good	Mature tree. Full spreading upright crown	12-ft i/s T line	
48	Western red cedar <i>Thuja plicata</i>	9	Good/Fair	Partly suppressed. Leaning stem	25-ft i/s T line	
49	Douglas fir <i>Pseudotsuga menziesii</i>	15	Good/Fair	Reduced crown structure. High 'live crown ratio'	10-ft N of T4	
50	Big leaf maple <i>Acer macrophyllum</i>	6	Poor	Leaning stem. Canopy subdominant, suppressed.	40-ft 1/s T line	
51	Big leaf maple <i>Acer macrophyllum</i>	7	Poor	Suppressed. Minimal crown structure	3-ft i/s T line	
52	Big leaf maple <i>Acer macrophyllum</i>	7	Fair/Good	Narrow partially developed crown structure	Adjacent to vehicle trail	
53	Douglas fir <i>Pseudotsuga menziesii</i>	18	Fair	Damaged surface roots. Reduced crown structure. No fail hazard.	Adjacent to vehicle trail	
54	Douglas fir <i>Pseudotsuga menziesii</i>	26	Fair/Good	Small crown form. Mounded basal area	15-ft fr W T line	
55	Big leaf maple <i>Acer macrophyllum</i>	14	Good/Fair	Canopy codominant. Low vigor	4-ft o/s T line	
56	Big leaf maple <i>Acer macrophyllum</i>	19	Fair/Good	Mature tree with reduced crown structure	8-ft o/s T line	
57	Big leaf maple <i>Acer macrophyllum</i>	6	Dead	Tree leaning heavily and supported within adjacent tree. No sig hazard	Adjacent to vehicle trail	
58	Big leaf maple <i>Acer macrophyllum</i>	20	Fair/Good	Fully mature tree. Crown form reduced through declining vigor	Adjacent to vehicle trail	

ID	Tree Species	DBH	Condition	Tree Condition Notes	Location	Actions
59	Western red cedar <i>Thuja plicata</i>	20	Fair/Good	Thin crown structure. Disturbed root zone.	Adjacent to vehicle trail	
60	Big leaf maple <i>Acer macrophyllum</i>	10	Fair	Tree partially suppressed. Stem break out from base of tree	Adjacent to vehicle trail	
61	Big leaf maple <i>Acer macrophyllum</i>	24	Fair	Upper crown lost, but basal area appears sound.	Adjacent to vehicle trail	
62	Big leaf maple <i>Acer macrophyllum</i>	15	Good/Fair	Tree in early maturity. Low vigor	6-ft o/s T line	
63	Big leaf maple <i>Acer macrophyllum</i>	10	Good/Fair	Semi-mature tree. Low vigor	Adjacent to vehicle trail	
64	Big leaf maple <i>Acer macrophyllum</i>	10	Good/Fair	Thin branch structure, but upright form.	Adjacent to vehicle trail	
65	Big leaf maple <i>Acer macrophyllum</i>	13	Good	Weak crown structure. Small crown with upper crown damage	Adjacent to vehicle trail	
66	Douglas fir <i>Pseudotsuga menziesii</i>	30	Good	Mature, canopy dominant tree. No defects noted	Adjacent to vehicle trail	
67	Big leaf maple <i>Acer macrophyllum</i>	8	Fair	Leaning stem	Adjacent to vehicle trail	
68	Douglas fir <i>Pseudotsuga menziesii</i>	37	Good/Fair	Fully mature. Large partially damaged crown	Adjacent to vehicle trail	
69	Big leaf maple <i>Acer macrophyllum</i>	9	Good	Semi-mature. Developing crown structure	Adjacent to vehicle trail	
70	Western red cedar <i>Thuja plicata</i>	10	Good/Fair	Low foliage density, but good branch structure	Adjacent to vehicle trail	
71	Big leaf maple <i>Acer macrophyllum</i>	11	Good/Fair	Leaning stem, but strong crown structure	Adjacent to vehicle trail	
72	Big leaf maple <i>Acer macrophyllum</i>	9	Fair	Small and suppressed crown form	Adjacent to vehicle trail	
73	Oregon ash <i>Fraxinus latifolia</i>	24	Fair/Good	Codominant leaders from 40-ft. Storm damaged upper crown.	Adjacent to vehicle trail	
74	Big leaf maple <i>Acer macrophyllum</i>	16	Fair	Storm damage and decline in upper crown	Adjacent to vehicle trail	
75	Big leaf maple <i>Acer macrophyllum</i>	17	Fair	Storm damage and decline to upper crown.	Adjacent to vehicle trail	
76	Big leaf maple <i>Acer macrophyllum</i>	14	Poor	Crown weakened from multiple branch break outs	Adjacent to vehicle trail	
77	Big leaf maple <i>Acer macrophyllum</i>	10	Dead	Functionally dead. No remaining crown structure	Adjacent to vehicle trail	
78	Big leaf maple <i>Acer macrophyllum</i>	18	Poor	Damaged and declining crown	Adjacent to vehicle trail	

ID	Tree Species	DBH	Condition	Tree Condition Notes	Location	Actions
79	Big leaf maple <i>Acer macrophyllum</i>	6	Dying	Small & suppressed tree. Tree supported by adjacent tree	Adjacent to vehicle trail	
80	Big leaf maple <i>Acer macrophyllum</i>	14	Poor	Narrow, declining crown	Adjacent to vehicle trail	
81	Big leaf maple <i>Acer macrophyllum</i>	10	Dying	Suppressed. Minimal crown remains	Adjacent to vehicle trail	
82	Big leaf maple <i>Acer macrophyllum</i>	17	Poor	Narrow crown form. Weak structure	Adjacent to vehicle trail	
83	Big leaf maple <i>Acer macrophyllum</i>	18	Poor	Significant storm damage to crown. Standing water	Adjacent to vehicle trail	
84	Big leaf maple <i>Acer macrophyllum</i>	18	Dead	Functionally dead, no crown. Saturated soils	Adjacent to vehicle trail	
85	Douglas fir <i>Pseudotsuga menziesii</i>	11	Good	Narrow but healthy crown	8-ft from T	
86	Big leaf maple <i>Acer macrophyllum</i>	14	Dying	Damaged base and weak structure. Likely to fail in near/medium term	10-ft from T	
87	Big leaf maple <i>Acer macrophyllum</i>	12	Good/Fair	Strong crown development, but some damage due to adj failures	17-ft from T	
88	Western red cedar <i>Thuja plicata</i>	13	Good/Fair	Exposed surface roots, but firmly secured. No significant defects	11-ft from T	
89	Western red cedar <i>Thuja plicata</i>	9	Good/Fair	Thin crown form. Base sound. No significant defects	8-ft from T	
90	Big leaf maple <i>Acer macrophyllum</i>	11	Good/Fair	Small narrow crown. No significant defects	18-20-ft from T61	
91	Big leaf maple <i>Acer macrophyllum</i>	7	Good	Young tree. Regrowth from crown damage	10-ft from T	
92	Douglas fir <i>Pseudotsuga menziesii</i>	30	Good	Mature tree on slight mound. Thin crown density. No defects	17-ft from T	
93	Douglas fir <i>Pseudotsuga menziesii</i>	18	Good	Canopy codominant. Narrow crown form. No defects noted	12-ft from T	
94	Big leaf maple <i>Acer macrophyllum</i>	6	Good/Fair	Subdominant in canopy. No significant defects	10-ft from T	
95	Big leaf maple <i>Acer macrophyllum</i>	9	Fair/Good	Thin and damaged crown. Stable structure	15-ft from T	
96	Big leaf maple <i>Acer macrophyllum</i>	7	Fair	Low vigor. Suppressed crown	15-ft from T	
97	Douglas fir <i>Pseudotsuga menziesii</i>	10	Good/Fair	Subdominant in canopy. Healthy but thin crown	12-ft from T	
98	Big leaf maple <i>Acer macrophyllum</i>	8	Good/Fair	Subdominant in canopy. Crown healthy	15-ft from T	

ID	Tree Species	DBH	Condition	Tree Condition Notes	Location	Actions
99	Big leaf maple <i>Acer macrophyllum</i>	12	Fair	Crown fully overtopped, but appears healthy – decline possible	10-ft from T	
100	Big leaf maple <i>Acer macrophyllum</i>	7	Good/Fair	Small narrow crown. No significant defects	18-20-ft from T61	
101	Douglas fir <i>Pseudotsuga menziesii</i>	23	Good	Narrow crown form. No defects noted	10-ft from PL	
102	Douglas fir <i>Pseudotsuga menziesii</i>	14	Good/Fair	Canopy codominant. Less than 1-ft from adj tree. Row of 3	18-ft from PL	
103	Red alder <i>Alnus rubra</i>	26	Dying	Twin stem tree. Large leaning stems failure may affect developed area		
104	Big leaf maple <i>Acer macrophyllum</i>	7	Fair/Good	Low spreading crown. Part suppressed. No defects	12-ft from PL	
105	Big leaf maple <i>Acer macrophyllum</i>	13	Good/Fair	Upright and strong crown form. Tree stable	30-ft approx from T	
106	Douglas fir <i>Pseudotsuga menziesii</i>	9	Good/Fair	Thin crown structure. May be influenced by well excavation	10-ft from T26	
107	Douglas fir <i>Pseudotsuga menziesii</i>	27	Good	Canopy dominant. High crown but complete. No defects	18-ft from PL	
108	Douglas fir <i>Pseudotsuga menziesii</i>	11	Dead	Complete death. Likely competitive stress	12-ft from PL	
109	Douglas fir <i>Pseudotsuga menziesii</i>	21	Good	Canopy codominant. No defects noted	At PL	
110	Big leaf maple <i>Acer macrophyllum</i>	8	Good/Fair	Partially suppressed. Good vigor. No defects noted	18-ft from PL	
111	Douglas fir <i>Pseudotsuga menziesii</i>	15	Good	Codominant in canopy. No sig defects. Less than 1-ft from adj tree	18-ft from PL	
113	Douglas fir <i>Pseudotsuga menziesii</i>	11	Fair/Good	Suppressed but healthy crown. 1-ft from adj tree. Line of 3	15-ft from PL	
115	Douglas fir <i>Pseudotsuga menziesii</i>	22	Good	Canopy dominant. On raised mounded area	6-ft from PL	
117	Big leaf maple <i>Acer macrophyllum</i>	6	Good/Fair	Spreading, part-suppressed crown. No sig defects	10-ft from PL	

Table Notes: DBH: Diameter of tree at 4.5-ft from grade
 Location abbreviations: i/s – inside; o/s – outside; PL – estimated property line; T – Tape placed on-site;
 Trail – existing vehicle trail

Table 2. List of Dead, Dying or Dangerous Trees - April 24th, 2023.

ID	Tree Species	DBH	Condition	Tree Condition Notes	Location	Actions
200	Douglas fir <i>Pseudotsuga menziesii</i>	11	Dead	Crown fully dead. Competitive stress is likely cause.	Rear Yard area	REMOVE
201	Western red cedar <i>Thuja plicata</i>	11	Dead	Crown fully dead. Competitive stress is likely cause.	Rear Yard area	REMOVE
202	Red alder <i>Alnus rubra</i>	12	Dying	Crown dieback. Heavy stem lean allied to girdling roots	Rear Yard area	REMOVE
203	Big leaf maple <i>Acer macrophyllum</i>	27	Dangerous	Fully mature tree in gradual decline. Tree partially uprooted with stem lean	Rear Yard area	REMOVE
204	Red alder <i>Alnus rubra</i>	14	Dying	Severe dieback and root damage. Failure likely.	Rear Yard area	REMOVE
205	Red alder <i>Alnus rubra</i>	18	Dying	Crown in steep decline. Failure likely in short term	Rear Yard area	REMOVE
206	Western red cedar <i>Thuja plicata</i>	28	Dying	20% of expected foliage remains. Die-back spread thru crown. Cause either temperature or competitive stress	Rear Yard area	REMOVE
207	Red alder <i>Alnus rubra</i>	16	Dead	Stem remains, crown failed and absent	Rear Yard area	REMOVE
209	Red alder <i>Alnus rubra</i>	15	Dangerous	Damaged and declining crown. Heavy lean over adjacent property	Rear Yard area	REMOVE
210	Red alder <i>Alnus rubra</i>	26	Dangerous	Damaged and declining crown. Heavy lean over adjacent property	Rear Yard area	REMOVE
215	Red alder <i>Alnus rubra</i>	15	Dead	Fully dead. No living tissue	Rear Yard area	REMOVE
217	Red alder <i>Alnus rubra</i>	8	Dying	Suppressed tree with partially broken stems	Rear Yard area	REMOVE
218	Red alder <i>Alnus rubra</i>	15	Dead	Crown has failed. No living tissue	Rear Yard area	REMOVE
219	Red alder <i>Alnus rubra</i>	8	Dying	Stem partially broken. Decline will continue	Rear Yard area	REMOVE
220	Red alder <i>Alnus rubra</i>	18	Dying	Crown in steep decline and damaged by adjacent tree failures	Rear Yard area	REMOVE

Joseph and Natalya Oreste
 503-888-1538
nyoreste@gmail.com

Supporting Documentation:
 Attached Arborist Report
https://library.municode.com/or/wilsonville/codes/code_of_ordinances?nodeId=CH4PLLADE_TRPRPR_S4.610.30TYBPE

Re: Tree removal mitigation plan for SROZ and Type B tree removal permit application for 6753 SW Montgomery Way, Wilsonville, OR 97070

The arborist report dated May 1, 2023 identified 59 trees for removal of which 7 are dead, 5 are dying and 12 are considered in poor condition.

The arborist inventory for development removal includes 59 trees due to their location, condition, future life expectancy, or their unsuitability for preservation within proximity of the residence, driveway, septic field and well (32 big leaf maples, 9 western red cedars, 9 douglas firs, 8 red alder, 1 oregon ash). Of the 52 live trees, the conditions range from poor to good (5 dying, 7 fair, 6 fair/good, 9 good, 13 good/fair, 12 poor). The sizes of the live trees range from 6” DBH to 34” DBH (20 are 6-12” DBH, 17 are 13-18” DBH, 8 are 19-24” DBH, 4 are 25-30” DBH, 4 are 31” + DBH). 18 additional trees were identified as dead, dying or dangerous in the rear section of the property (see arborist report trees numbered 200-220). An additional 33 trees were identified for removal due to proximity of the residence, driveway, septic field and well.

In planning for mitigation, three calculation methods were reviewed and considered:

SROZ Option A – 4.139.07(.02)(E)(1)(a)

The mitigation requirement shall be calculated based on the number and size of trees that are removed from the site. Trees that are removed from the site shall be replaced as shown in Table NR – 3. Conifers shall be replaced with conifers. Bare ground shall be planted or seeded with native grasses or herbs.

Table NR – 3: Tree Replacement Requirements			
Size of Tree to be Removed (inches in diameter at breast height)	Number of live trees to be Removed	Number of Trees and Shrubs to be Planted	Number of Trees and Shrubs to be Replanted
6 to 12	36	2 trees and 3 shrubs	72 trees and 108 shrubs
13 to 18	28	3 trees and 6 shrubs	84 trees and 168 shrubs
19 to 24	13	5 trees and 12 shrubs	65 trees and 156 shrubs
25 to 30	14	7 trees and 18 shrubs	98 trees and 252 shrubs
over 30	9	10 trees and 30 shrubs	90 trees and 270 shrubs
	100	Total	409 trees and 954 shrubs

Based on Mitigation Standards 4.139.07(.02)(E)(1)(a), the quantity of replacement trees and shrubs is 409 trees and 954 shrubs.

SROZ Option B – 4.139.07(.02)(E)(1)(b)

The mitigation requirement shall be calculated based on the size of the disturbance within the Significant Resource Overlay Zone. Native trees and shrubs shall be planted at a rate of five (5) trees and twenty-five (25) shrubs per every 500 square feet of disturbance area... Bare ground shall be planted or seeded with native grasses or herbs.

Size of Disturbance	12,933 ft ² / 500	25.87
Number of Trees per 500 ft²	5 * 25.87	129
Number of Shrubs per 500 ft²	25 * 25.87	647

The total area of disturbance for the home, driveway, and septic drain field on the lot is 12,933 square feet of the 2.98-acre lot. Based on this size of disturbance, SROZ Option B – 4.139.07(.02)(E)(1)(b) would require installation of 129 trees and 647 shrubs.

Type B Tree Removal Permit – 4.620.00 (.02)

The permit grantee shall replace removed trees on a basis of one (1) tree replanted for each tree removed.

Pricing for one-for-one replacement of like-valued trees with installation per the Type B tree removal permit process in accordance with Subsections 4.610.30 (.02) F and 4.620.00 (.02) was determined by type of tree and size of DBH at time of removal.

ID	Tree	DBH	Condition	Replacement Size	Price of Tree*	Installation**
2	Douglas Fir	35	Good/Fair	45 Gal	\$185	\$60
3	Douglas Fir	14	Good	5 gal	\$18	\$60
4	Western Red Cedar	45	Good	7-8' B&B	\$85	\$60
5	Red Alder	15	Good/Fair	10 gal 1-1.25"	\$65	\$60
6	Douglas Fir	34	Good	45 Gal	\$185	\$60
7	Big Leaf Maple	6	Dead			
8	Douglas Fir	30	Good	45 Gal	\$185	\$60
10	Red Alder	18	Good/Fair	10 gal 1-1.25"	\$65	\$60
11	Red Alder	21	Fair	15 gal 1.5-1.75"	\$95	\$60
12	Oregon Ash	26	Good	B & B 1.75" cal.	\$125	\$60

13	Red Alder	14	Poor	10 gal 1-1.25"	\$65	\$60
14	Douglas Fir	30	Good	45 Gal	\$185	\$60
15	Douglas Fir	12	Good	5 gal	\$18	\$60
16	Western Red Cedar	6	Good	5 gal 4'	\$18	\$60
17	Douglas Fir	19	Good	5 gal	\$18	\$60
18	Douglas Fir	32	Good	45 Gal	\$185	\$60
19	Red Alder	7	Fair	5 gal 4'	\$18	
20	Douglas Fir	22	Dying			
21	Big Leaf Maple	20	Good	25 gal	\$125	\$60
22	Big Leaf Maple	9	Good/Fair	7 gal	\$45	\$60
24	Red Alder	9	Poor	5 gal 4'	\$18	\$60
25	Red Alder	12	Poor	10 gal 1-1.25"	\$65	\$60
26	Western Red Cedar	34	Good	7-8' B&B	\$85	\$60
27	Douglas Fir	28	Good	20 gal 6-8'	\$95	\$60
28	Red Alder	8	Dead			
29	Big Leaf Maple	18	Good/Fair	15gal	\$75	\$60
30	Red Alder	19	Dying			
31	Red Alder	15	Dead			
32	Red Alder	14	Fair/Good	10 gal 1-1.25"	\$65	\$60
33	Western Red Cedar	12	Good/Fair	5-6' B&B	\$40	\$60
34	Big Leaf Maple	18	Poor	15gal	\$75	\$60
35	Big Leaf Maple	13	Fair	15gal	\$75	\$60
36	Douglas Fir	31	Good	45 Gal	\$185	\$60
37	Douglas Fir	30	Good	45 Gal	\$185	\$60
38	Big Leaf Maple	6	Dead			

39	Big Leaf Maple	21	Good/Fair	25 gal	\$125	\$60
40	Big Leaf Maple	25	Good/Fair	25 gal	\$125	\$60
41	Big Leaf Maple	6	Poor	7 gal	\$45	\$60
42	Big Leaf Maple	27	Good/Fair	25 gal	\$125	\$60
43	Douglas Fir	31	Good	45 Gal	\$185	\$60
44	Western Red Cedar	6	Fair	5 gal 4'	\$18	\$60
45	Western Red Cedar	6	Good/Fair	5 gal 4'	\$18	\$60
46	Douglas Fir	12	Dead			
47	Western Red Cedar	38	Good	7-8' B&B	\$85	\$60
48	Western Red Cedar	9	Good/Fair	5 gal 4'	\$18	\$60
49	Douglas Fir	15	Good/Fair	5 gal	\$18	\$60
50	Big Leaf Maple	6	Poor	7 gal	\$45	\$60
51	Big Leaf Maple	7	Poor	7 gal	\$45	\$60
52	Big Leaf Maple	7	Fair/Good	7 gal	\$45	\$60
53	Douglas Fir	18	Fair	5 gal	\$18	\$60
54	Douglas Fir	26	Fair/Good	20 gal 6-8'	\$95	\$60
55	Big Leaf Maple	14	Good/Fair	15gal	\$75	\$60
56	Big Leaf Maple	19	Fair/Good	15gal	\$75	\$30
57	Big Leaf Maple	6	Dead			
58	Big Leaf Maple	20	Fair/Good	25 gal	\$125	\$60

59	Western Red Cedar	20	Fair/Good	6-7' B&B	\$65	\$60
60	Big Leaf Maple	10	Fair	7 gal	\$45	\$60
61	Big Leaf Maple	24	Fair	25 gal	\$125	\$60
62	Big Leaf Maple	15	Good/Fair	15gal	\$75	\$60
64	Big Leaf Maple	10	Good/Fair	7 gal	\$45	\$60
67	Big Leaf Maple	8	Fair	7 gal	\$45	\$60
68	Douglas Fir	37	Good/Fair	45 Gal	\$185	\$60
69	Big Leaf Maple	9	Good	7 gal	\$45	\$60
75	Big Leaf Maple	17	Fair	15gal	\$75	\$60
76	Big Leaf Maple	14	Poor	15gal	\$75	\$60
77	Big Leaf Maple	10	Dead			
78	Big Leaf Maple	18	Poor	15gal	\$75	\$60
79	Big Leaf Maple	6	Dying			
80	Big Leaf Maple	14	Poor	15gal	\$75	\$60
81	Big Leaf Maple	10	Dying			
82	Big Leaf Maple	17	Poor	15gal	\$75	\$60
83	Big Leaf Maple	18	Poor	15gal	\$75	\$60
84	Big Leaf Maple	18	Poor	15gal	\$75	\$60
85	Douglas Fir	11	Good	5 gal	\$18	\$60

86	Big Leaf Maple	14	Dying			
87	Big Leaf Maple	12	Good/Fair	15gal	\$75	\$60
88	Western Red Cedar	13	Good/Fair	5-6' B&B	\$40	\$60
89	Western Red Cedar	9	Good/Fair	5 gal 4'	\$18	\$60
91	Big Leaf Maple	7	Good	7 gal	\$45	\$60
92	Douglas Fir	30	Good	45 Gal	\$185	\$60
93	Douglas Fir	18	Good	5 gal	\$18	\$60
94	Big Leaf Maple	6	Good/Fair	7 gal	\$45	\$60
95	Big Leaf Maple	9	Fair/Good	7 gal	\$45	\$60
96	Big Leaf Maple	7	Fair	7 gal	\$45	\$60
97	Douglas Fir	10	Good/Fair	5 gal	\$18	\$60
98	Big Leaf Maple	8	Good/Fair	7 gal	\$45	\$60
99	Big Leaf Maple	12	Fair	15gal	\$75	\$60
101	Douglas Fir	23	Good	20 gal 6-8'	\$95	\$60
102	Douglas Fir	14	Good/Fair	5 gal	\$18	\$60
103	Red Alder	26	Dying			
106	Douglas Fir	9	Good/Fair	5 gal	\$18	\$60
107	Douglas Fir	27	Good	20 gal 6-8'	\$95	\$60
108	Douglas Fir	11	Dead			
111	Douglas Fir	15	Good	5 gal	\$18	\$60
113	Douglas Fir	11	Fair/Good	5 gal	\$18	\$60
200	Douglas Fir	11	Dead			
201	Western Red Cedar	11	Dead			
202	Red Alder	12	Dying			
203	Big Leaf Maple	27	Dangerous			
204	Red Alder	14	Dying			
205	Red Alder	18	Dying			
206	Western Red Cedar	28	Dying			

207	Red Alder	16	Dead			
209	Red Alder	15	Dangerous			
210	Red Alder	26	Dangerous			
215	Red Alder	15	Dead			
217	Red Alder	8	Dying			
218	Red Alder	15	Dead			
219	Red Alder	8	Dying			
220	Red Alder	18	Dying			
				Sub Total:	\$6,022	\$4,770
				Grand Total:	\$10,792	

Prices were obtained from https://www.thenurseryoutlet.us/_files/ugd/782e45_e8f1b902b8ef4066add0b8b1b669576e.pdf

**Installation costs from Dennis' 7 Dees Landscaping & Garden Centers of \$60/person/hour for labor and based on one hour labor for trees of 5 gallons or larger.

Proposed Mitigation Plan

Due to the current density of the 2.98-acre lot, it would be harmful to the property to plant the quantity of trees and shrubs required of any of the three mitigation options detailed above. Further, too many large trees around the homesite could also negatively impact the structure of the home, be potential fall hazards during storms, and become a fire hazard.

For the sake of the existing plants and trees on the lot, in addition to the health and survival rate of replacements to be installed over the year following construction, the following mitigation plan is proposed.

Mitigation will address both the site of construction and the full lot to include:

1. Removal of noxious vegetation from the entire 2.98-acre lot (english holly and ivy)
2. Placement of downed woody debris spread throughout the 2.98-acre lot
3. Planting overstory of grand fir, western red cedar, and big leaf maple along front and back areas and spread throughout the full lot as space allows
4. Planting of appropriate trees, grasses, plants appropriate to the wetland designation
5. Planting midstory of elderberry, vine maples, and indian plum along front and side yard areas and over septic drain field
6. Planting understory of snowberry, oregon grape, and thimble berry along front and side yard areas and over septic drain field
7. Seeding of native grass on the bare ground of backyard area

Replacement trees and shrubs will all be at least one-gallon in size and at least twelve inches in height per Mitigation Standards 4.139.07(.02)(E)(2). Understory will consist of at least three different species (snowberry, oregon grape, and thimble berry); mid-story will consist of at least three different species

(elderberry, vine maples, and indian plum); and overstory will consist of three different conifers (grand fir, western red cedar, and big leaf maple). Mulching will be applied around all new plantings and browse protection will be installed and maintained for a minimum of two years.

In addition to removal of noxious species on the entire 2.98-acre lot, placement of downed woody debris throughout the lot, and seeding of native grass on bare ground, we propose planting a minimum of 10 overstory trees, 20 midstory plants, and 30 understory plants in the front, back, and side yard areas, over the septic drain field, and spread throughout the full lot as space allows. Twenty nine dead, dying, dangerous trees will be removed as part of the mitigation and cleanup plan.

Costs of this mitigation plan breaks down as follows:

Removal of dead, dying and dangerous trees	Labor to cut and remove 29 trees	TBD	TBD
Removal of noxious vegetation from the entire 2.98-acre lot and placement of downed woody debris spread throughout the 2.98-acre lot	Labor for removing identified noxious species and spreading downed woody debris	\$50/hour * 2 people * 48 hours	\$4800
Planting overstory of grand fir, western red cedar, and big leaf maple along front and side yard areas and spread throughout the full lot as space allows	Delivery and installation of 15 trees of 2" caliper size or greater (Price based on 2" Big Leaf Maple from Plant Oregon)	\$199/tree, \$60/person/hour labor for installation, \$45/truckload delivery \$199 * 15 = \$2985 trees \$60 * 15 hours = \$900 labor	\$3885
Planting midstory of elderberry, vine maples, and indian plum along front and side yard areas and over septic drain field	Delivery of 30 midstory plants to be planted by us (Price based on 3-gallon Vine Maple)	\$27/plant \$27 * 30 = \$810 midstory \$60 * 30 hours = \$1800 labor	\$2610
Planting understory of snowberry, oregon grape, and thimble berry along front and side yard areas and over septic drain field	Delivery of 45 understory plants to be planted by us (Price based on 3-gallon Snowberry)	\$21/plant \$21 * 45 = \$945 plants \$60 * 45 hours = \$2700 labor	\$3645
Seeding native grass on the bare ground of backyard area	Tall fescue grass seed, 20lb. bag	\$55/bag \$60 * 2 = \$120 labor	\$175
		TOTAL	\$15,115

Conclusion

The cost of the proposed mitigation plan (\$15,115) + TBD cost for removal of dead, dying, dangerous trees is comparable to the total cost of the Type B Tree Removal Permit mitigation requirements (\$10,792). It also meets the intent of the SROZ replacement calculation options without causing additional harm to the existing property and vegetation.

As previously stated, the current density of the lot is substantial and should be protected. The quantity of new plantings should not interfere with existing vegetation or cause hazards to the home or other trees on the lot. This mitigation plan is in the best interest of the health and survival rate of both replacements and the current landscape.

FIRE CODE / LAND USE / BUILDING REVIEW APPLICATION



North Operating Center
11945 SW 70th Avenue
Tigard, OR 97223
Phone: 503-649-8577

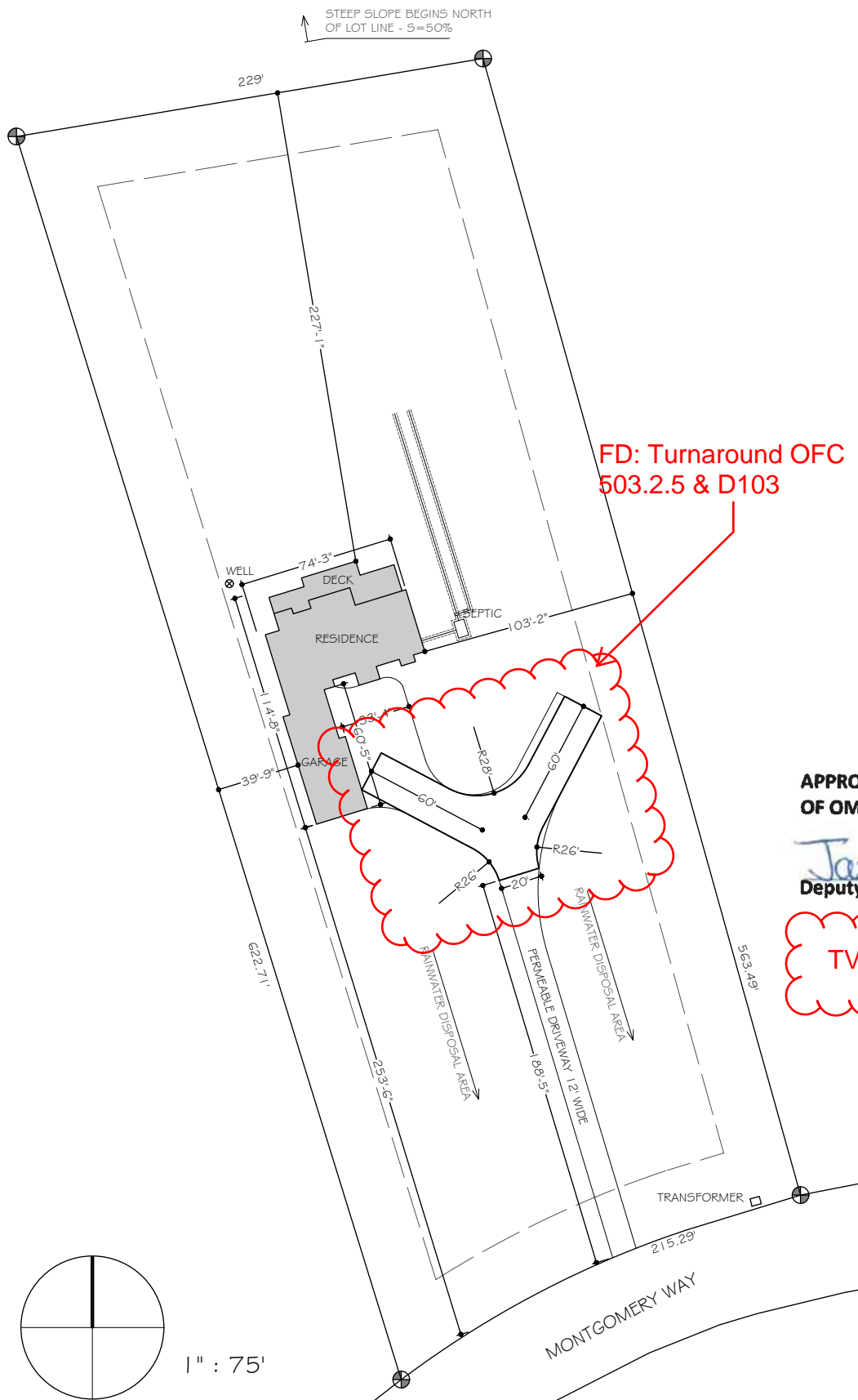
South Operating Center
8445 SW Elligsen Rd
Wilsonville, OR 97070
Phone: 503-649-8577

REV 6-30-20

Project Information
Applicant Name: Joseph and Natalya Oreste
Address: 3615 SE Willamette Ave Milwaukie, OR 97222
Phone: 503-888-1538
Email: nyoreste@gmail.com
Site Address: 6753 SW Montgomery Way
City: Wilsonville, OR 97070
Map & Tax Lot #: 3S-1W-24-NE & 00821597
Business Name:
Land Use/Building Jurisdiction: Wilsonville, Clackamas Co
Land Use/ Building Permit #
Choose from: Beaverton, Tigard, Newberg, Tualatin, North Plains, West Linn, Wilsonville, Sherwood, Rivergrove, Durham, King City, Washington County, Clackamas County, Multnomah County, Yamhill County
Project Description
Build 3926 square foot single family residence. All new construction on previously undeveloped, wooded, 2.98 acre lot. Utilities include proposed water well, septic system, electric and natural gas.
DocuSigned by: Natalya Oreste

Permit/Review Type (check one):
[X] Land Use / Building Review - Service Provider Permit
[] Emergency Radio Responder Coverage Install/Test
[] LPG Tank (Greater than 2,000 gallons)
[] Flammable or Combustible Liquid Tank Installation (Greater than 1,000 gallons)
* Exception: Underground Storage Tanks (UST) are deferred to DEQ for regulation.
[] Explosives Blasting (Blasting plan is required)
[] Exterior Toxic, Pyrophoric or Corrosive Gas Installation (in excess of 810 cu.ft.)
[] Tents or Temporary Membrane Structures (in excess of 10,000 square feet)
[] Temporary Haunted House or similar
[] OLCC Cannabis Extraction License Review
[] Ceremonial Fire or Bonfire (For gathering, ceremony or other assembly)
For Fire Marshal's Office Use Only
TVFR Permit #: 2022-0040
Permit Type: SPP-COW
Submittal Date: 4/4/2022
Assigned To: OFM Am
Due Date: NA
Fees Due:
Fees Paid:

Approval/Inspection Conditions (For Fire Marshal's Office Use Only)
This section is for application approval only
Fire Marshal or Designee: [Signature] Date: 4/4/22
Conditions: see approved site plan. An approved turnaround is required.
See Attached Conditions: [] Yes [] No
Site Inspection Required: [X] Yes [] No
This section used when site inspection is required
Inspection Comments:
Final TVFR Approval Signature & Emp ID Date

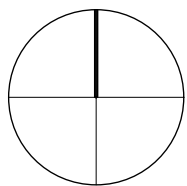


APPROVED PLANS

APPROVAL OF PLANS IS NOT AN APPROVAL OF OMISSIONS OR OVERSIGHTS.

Jason Am...
 Deputy Fire Marshal II

TVF&R Permit # 2022-0040



1" : 75'



DAN JOHNSON
DIRECTOR

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT
DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD OREGON CITY, OR 97045

April 10, 2023

Tyler Fuhriman
tyler@fuhrimanconsulting.com

IMPORTANT DOCUMENT – PLEASE READ CAREFULLY
This is not a septic construction permit.

Site: Township 3S Range 1W Section 24A Tax Lot 1200
6753 SW Montgomery Way

Application Number: SE050722

Results: Approved

To whom it may concern:

Onsite Wastewater Systems program staff have completed an evaluation at the property referenced above. The site that was prepared for this evaluation was found suitable for an Onsite Wastewater treatment system. A detailed report of this investigation is enclosed. Current minimum design standards for a FOUR bedroom single family residence are also included. This office can provide updated standards (fees may apply) for alternative developments or updated minimum standards as required by rule.

If you have any questions, feel free to contact me at 503-793-5011.

Sincerely,

Aaron Dennis, WWS
Soil Scientist, Senior

- Enclosures:
General Site Evaluation Information
Field Sheet
Construction Detail Sheet
Minimum Setback Requirements

CC:

phone: 503-742-4740

fax: 503-742-4550

www.clackamas.us/septic

General Site Evaluation Information

Please note that this approval is site specific to the area tested and does not address the feasibility of locating the system elsewhere on the property. The enclosed diagram indicates the limited area that appears suitable for this type of system. Please refer to the enclosed diagram for specifics concerning the dimensions and/or special conditions of the approved site.

Site evaluation report review. An applicant may request the Oregon Department of Environmental Quality to review a site evaluation report issued by an agent. The application for review must be submitted to the department in writing within 60 days after the site evaluation report issue date and must include the site evaluation review fee in OAR 340-071-0140(2). The department will review and approve or disapprove the site evaluation report.

This approval will remain valid until the system is installed and approved. Technical rule changes which take place after the date of this letter will not invalidate this approval, except that construction standards may be changed to meet codes applicable at the time of permit issuance. However, if conditions on this or adjacent properties are changed in any manner which would prohibit issuance of a permit because of a conflict with the applicable State rules, this approval will then be considered null and void. **Modifications to the approval area including logging, filling, cutting, or grading may render this approval invalid.** Check with this Department before conducting any of this work in the approval area.

The approval of this property and the conditions set forth in this letter in no way waives requirements as may be set by the zoning of the area. A permit to construct a system on this property will be subject to the review and approval of the County Planning Department. This Approval in no way waives any requirements set forth by other government agencies.

Minimum design requirements for an onsite wastewater treatment system

Work in the vicinity of the absorption area shall begin when unsaturated soils conditions are found to a depth of at least six inches below the bottom of the absorption facility

Tank:

- The multi-compartment dosing tank will have a minimum liquid capacity of 1,500 gallons, and shall be equipped with TWO watertight riser(s) to the surface. (SEE NOTE 2)
 - a. You may use a 1,000 gallon septic tank with a 500 gallon dosing tank, both equipped with watertight riser(s) to the surface.
 - b. An effluent lift pump may be required as part of this system.

Pretreatment:

- Your site requires installation of a pretreatment unit. Construction details must be included in the system design plans, along with any applicable standards found in this letter and OAR 340-071-290; 340-071-295; 340-071-0302 &/or 340-071-0345, Complete design plans must be submitted for review and approved before permit issuance.
 - a. Plans must include an operation and maintenance agreement in accordance with OAR 340-071-0130 (23)
 - b. Gravelless absorption method. A minimum of 150 lineal feet of gravelless half pipe absorption trench is required with a maximum trench depth of 17 inches and a minimum trench depth of 12 inches. Trenches shall be constructed 1-2 foot wide on 10 foot minimum centers. Please reference OAR 340-071-0290(6) for comprehensive construction details

Drainfield:

A capping fill absorption trench following Pretreatment is one option for this site. Please reference enclosed site map and OAR 340-071-0265 for comprehensive construction details. (SEE NOTE 1)

Conditions:

- Keep traffic, such as vehicles, heavy equipment, or livestock off the drainfield and replacement area.
- No part of the system can be installed within any utilities, right of way, or access easement.
- Maximum number of bedrooms shall be FOUR.
- A replacement system layout meeting the minimum standards contained herein is required See attached field site map for approval area locations
- Minimum lot size is as platted

NOTE 1: SOME ALTERNATIVE DRAIN MEDIA PRODUCTS ALLOW FOR DIFFERENT CONSTRUCTION STANDARDS. CONSULT INSTALLERS GUIDE OR THIS OFFICE WITH QUESTIONS

NOTE 2: SOME SYSTEMS MAY REQUIRE A DIFFERENT TANK SIZE THAN INDICATED CONSULT INSTALLERS GUIDE OR THIS OFFICE WITH QUESTIONS

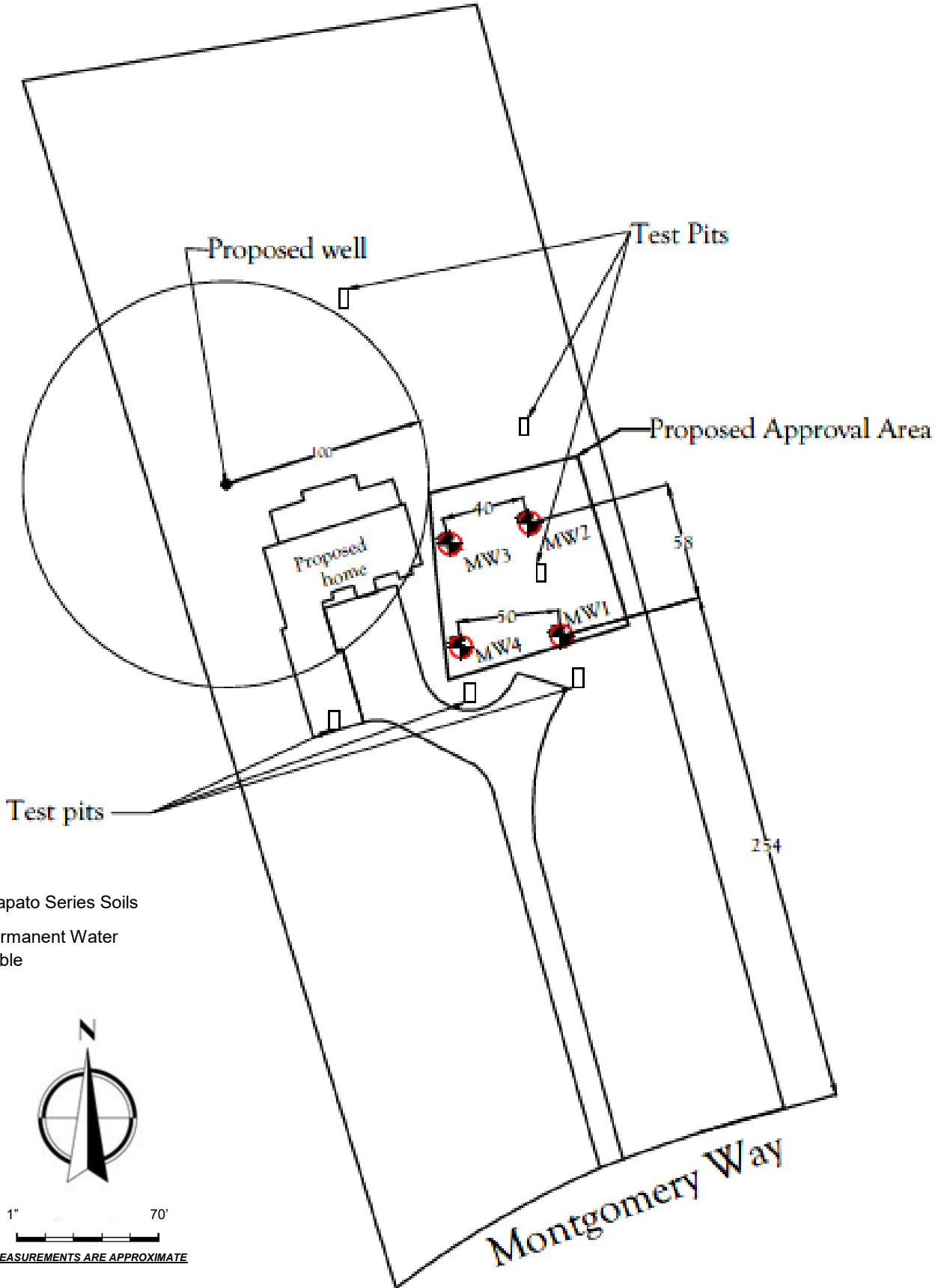
TABLE 1
OAR 340-071-0220
MINIMUM SEPARATION DISTANCES

Items Requiring Setback	From Subsurface Absorption Area Including Replacement Area	From Septic Tank and Other Treatment Units, Effluent Sewer and Distribution Units
1. Groundwater Supplies and Wells.	*100'	50'
2. Springs: <ul style="list-style-type: none"> • Upgradient. • Downgradient. 	50' 100'	50' 50'
**3. Surface Public Waters: <ul style="list-style-type: none"> • Year round. • Seasonal. 	100' 50'	50' 50'
4. Intermittent Streams: <ul style="list-style-type: none"> • Piped (watertight not less than 20' from any part of the onsite system). • Unpiped. 	20' 50'	20' 50'
5. Groundwater Interceptors: <ul style="list-style-type: none"> • On a slope of 3% or less. • On a slope greater than 3%: <ul style="list-style-type: none"> • Upgradient. • Downgradient. 	20' 10' 50'	10' 5' 10'
6. Irrigation Canals: <ul style="list-style-type: none"> • Lined (watertight canal). • Unlined: <ul style="list-style-type: none"> • Upgradient. • Downgradient. 	25' 25' 50'	25' 25' 50'
7. Manmade Cuts Down Gradient in Excess of 30 Inches (top of downslope cut): <ul style="list-style-type: none"> • Which Intersect Layers that Limit Effective Soil Depth Within 48 Inches of Surface. • Which Do Not Intersect Layers that Limit Effective Soil Depth. 	50' 25'	25' 10'
8. Downgradient Escarpments: <ul style="list-style-type: none"> • Which Intersect Layers that Limit Effective Soil Depth. • Which Do Not Intersect Layers that Limit Effective Soil Depth. 	50' 25'	10' 10'
9. Property Lines.	10'	5'
10. Water Lines.	10'	10'
11. Foundation Lines of any Building, Including Garages and Out Buildings.	10'	5'
12. Underground Utilities.	10'	—
* 50-foot setback for wells constructed with special standards granted by WRD.		
**This does not prevent stream crossings of pressure effluent sewers.		

Owner Ramsey SEQ 50722

Township 3S Range 1W Section 24A Tax Lot 1200 Acreage 2.98

Soil Scientist Aaron Dennis, WWS Weather _____ Date 10 April 2023



Approved for ATT/ISF Standard 2 Denied due to _____

Proposed Facility FOUR bedroom SFR Septic/Dosing/Holding Tank Capacity 1000/500 gallons

Leach lines per 150gpd 50 lineal feet Total required 150' Drain field Distribution Capping Fill or Pressure*

Burial Depth 17 Max 12 Min Groundwater Interceptor _____ Depth _____ Gravel Water Supply Proposed Well

Comments: Approval based on winter recheck of lot from December 2022 through March 2023 in the labeled "Proposed Approval Area"

*Pressure Distribution via Gravelless Absorption Method per OAR 340-071-0290 (6)

Test Pit 1

Slope:

N:

W:

Item 3.

Depth	Texture	Color	Redox/Conc	Consistency (Moist)	Structure	Roots	H2O, ESD, Conditions associated with saturation, etc.

Test Pit 2

Slope:

N:

W:

Test Pit 3

Slope:

N:

W:

Test Pit 4

Slope:

N:

W:

Test Pit 5

Slope:

N:

W:

Test Pit 6

Slope:

N:

W:

Response to the incomplete submitted application number: DB23-0006 6753 SW Montgomery Way SRIR SROZ based on the applicable provisions of ORS 227.178(2) and Subsection 4.035(.05) Wilsonville Code (“WC”), due to the following missing items:

1. Wetland delineation and local significance determination to ensure no proposed development is within the wetland(s). Show wetland(s), floodplain (100-year and 500- year), and other natural features such as streams or drainages, if applicable, on site plan to understand their relationship to proposed development.

A wetland was identified across the frontage of the property and delineated by Pacific Habitat Services, Inc. (See attached wetland delineation report). The classification of wetland allows a driveway to cross through it. The wetland is also shown on the newly submitted site plan and shows where the driveway will cross the wetland. The 100 year and 500 year floodplain is also shown on the site plan as well as the 90 foot contour.

PHS identified and delineated one wetland within the study area:

Wetland A (8,327 square feet/ 0.19 acre) was identified within the southern portion of the study area, and has Cowardin classification of palustrine, forested, broad-leaved deciduous, seasonally saturated (PFO1Y), and an Hydrogeomorphic (HGM) classification of Slope. Hydrologic inputs include groundwater, as well as precipitation and runoff from the adjacent landscape.

2. Abbreviated SRIR and findings addressing the SROZ ordinance (Section 4.139.00 through 4.139.10, as applicable) and large lot exception criteria, and calculations demonstrating that no more than 10% of the area located within the SROZ on the property is proposed to be used for development purposes.

Large Lot Exception

Section 4.139.10(.01)(B) Large Lot Exception states that an exception to the standards of this Section may be authorized where the following conditions apply:

-The lot is greater than one acre in size.

The lot at 6753 SW Montgomery Way is 2.98 acres.

-At least 85 percent of the lot is located within the SROZ based on surveyed resource and property line.

The lot at 6753 SW Montgomery Way is entirely in the SROZ.

-No more than 10 percent of the area located within the SROZ on the property may be excepted and used for development purposes.

The lot size is 2.98 acres or 129,808 square feet

10% of 129,808 = 12,980 square feet

PROPOSED DEVELOPED AREA: 12,636 square feet (4949+7493+194)

Developed area includes the residence, driveway and trenching for the septic system tank and drain lines:

- residence (impervious improvement): **4949** square feet

- driveway (pervious improvement): **7493** square feet
- septic system (pervious improvement) total square feet: **194** square feet
 - one foot wide trenching from house to tank: 21 square feet
 - tank 8ft x 5ft= 40 square feet
 - one foot wide trenching from tank to drain field: 23 square feet
 - drain field: two 50 foot long by 1ft wide trenches = 110 square feet

-The proposed development is sited in a location that avoids or minimizes impacts to the significant resource to the greatest extent possible.

The proposed site location minimizes impacts to the significant resource to the greatest extent possible. Our goal is to protect as much of the natural beauty of this property as possible. The soils were studied at multiple locations on the property by licensed professionals. There is a narrow band on the property with a lower water table. The residence and septic were sited along this narrow band of dryer soil. The proposed location for the septic system is the only area on the entire property that meets the septic criteria set forth by Clackamas County (See attached septic approval report). Other contributing factors for the siting of the residence include CC&R's for the site that require living spaces to be located above the 90 foot contour (See Site Plan for the location of the 90 foot contour). OAR 690-210-0030 Placement of Water Supply Wells was reviewed for well placement, which aligns with current well placements of adjacent properties. Ingress and egress requirements for future well maintenance were also considered.

3. Identification of trees proposed for preservation, as listed in Arborist Report, on Figure 1, Tree Locations. Provide findings demonstrating how removal of native vegetation within City of Wilsonville Page 2 the SROZ is minimized and design alternatives were considered to prioritize and preserve significant large mature trees, such as Tree #4 (45-inch Western red cedar) and Tree #47 (38-inch Western Red Cedar).

The soils were studied at multiple locations on the property by licensed professionals. The proposed location for the septic system is the only area that meets the criteria set forth by Clackamas County (See attached septic approval report provided by Clackamas County). The location of the residence was determined to be soil with the best drainage and lowest water table. Other contributing factors for the siting of the residence include CC&R's for the site that require living spaces to be located above the 90 foot contour (See Site Plan for the location of the 90 foot contour). OAR 690-210-0030 Placement of Water Supply Wells was reviewed for well placement, which aligns with current well placements of adjacent properties. Ingress and egress maintenance requirements for future maintenance were also considered. A licensed arborist was retained to determine a tree mitigation and replanting plan that both preserves existing trees to the greatest extent possible and provides a plan for replanting of primary, midstory and understory for future restoration (See Tree Mitigation Plan). Tree #4 is located in the middle of the proposed driveway and too close to the garage to preserve. Tree #47 is located at the northeast corner of the proposed residence and is too close to the residence to preserve. The two trees in question were marked for removal as shown on the arborist's report.

4. Sufficient information to determine if the proposed residence is greater than 5,000 square feet of impervious area and whether the driveway and parking area are proposed to be pervious or impervious (staff notes that gravel is considered an impervious surface). A Stormwater Report showing how the project meets the City's stormwater management requirements must be included in the submitted materials if the proposed amount of impervious area triggers the City's stormwater management requirements.

The proposed residence will be less than 5,000 square feet of impervious improvement. The total impervious improvement is 4949 sqft. The driveway will be constructed of pervious asphalt or approved alternative.

5. Sufficient information to determine whether a residential fire sprinkler system was considered as a feasible alternative in lieu of a turnaround, as shown on the submitted site plan, in order to minimize area impacted pursuant to Subsection 4.139.10 (.01) B. 5. Staff notes that the City Building Official contacted TVF&R regarding whether they would accept a sprinkler system in lieu of the proposed turnaround and the fire district responded that this would be an acceptable alternative. Universal Alternate Construction Standards (UACS) review would be required if a sprinkler system is proposed.

Tualatin Valley Fire and Rescue provided documentation "New Construction Fire Code Applications Guide for One- and Two-Family Dwellings and Townhouses". The section for driveways longer than 150 feet was reviewed as well as all of the provided solutions, including residential fire sprinkler systems. We chose the 60 ft. Y turnaround, which was approved by Tualatin Valley Fire and Rescue (See attached approval from Tualatin Valley Fire & Rescue). This meets the ingress and egress standards for emergency vehicles as well as commercial deliveries and our own RV and trailer use requirements.

Exhibit C1
Public Works Plan Submittal Requirements
and Other Engineering Requirements

1. All construction or improvements to public works facilities shall be in conformance to the City of Wilsonville Public Works Standards - 2017.
2. Applicant shall submit insurance requirements to the City of Wilsonville in the following amounts:

Coverage (<i>Aggregate, accept where noted</i>)	Limit
Commercial General Liability:	
▪ General Aggregate (per project)	\$3,000,000
▪ General Aggregate (per occurrence)	\$2,000,000
▪ Fire Damage (any one fire)	\$50,000
▪ Medical Expense (any one person)	\$10,000
Business Automobile Liability Insurance:	
▪ Each Occurrence	\$1,000,000
▪ Aggregate	\$2,000,000
Workers Compensation Insurance	\$500,000

3. No construction of, or connection to, any existing or proposed public utility/improvements will be permitted until all plans are approved by Staff, all fees have been paid, all necessary permits, right-of-way and easements have been obtained and Staff is notified a minimum of 24 hours in advance.
4. All public utility/improvement plans submitted for review shall be based upon a 22" x 34" format and shall be prepared in accordance with the City of Wilsonville Public Work's Standards.
5. Plans submitted for review shall meet the following general criteria:
 - a. Utility improvements that shall be maintained by the public and are not contained within a public right-of-way shall be provided a maintenance access acceptable to the City. The public utility improvements shall be centered in a minimum 15-ft. wide public easement for single utilities and a minimum 20-ft wide public easement for two parallel utilities and shall be conveyed to the City on its dedication forms.
 - b. Design of any public utility improvements shall be approved at the time of the issuance of a Public Works Permit. Private utility improvements are subject to review and approval by the City Building Department.
 - c. In the plan set for the PW Permit, existing utilities and features, and proposed new private utilities shall be shown in a lighter, grey print. Proposed public improvements shall be shown in bolder, black print.

- d. All elevations on design plans and record drawings shall be based on NAVD 88 Datum.
 - e. All proposed on and off-site public/private utility improvements shall comply with the State of Oregon and the City of Wilsonville requirements and any other applicable codes.
 - f. Design plans shall identify locations for street lighting, gas service, power lines, telephone poles, cable television, mailboxes and any other public or private utility within the general construction area.
 - g. As per City of Wilsonville Ordinance No. 615, all new gas, telephone, cable, fiber-optic and electric improvements etc. shall be installed underground. Existing overhead utilities shall be undergrounded wherever reasonably possible.
 - h. Any final site landscaping and signing shall not impede any proposed or existing driveway or interior maneuvering sight distance.
 - i. Erosion Control Plan that conforms to City of Wilsonville City Code Section 8.317.
 - j. Existing/proposed right-of-way, easements and adjacent driveways shall be identified.
 - k. All engineering plans shall be printed to PDF, combined to a single file, stamped and digitally signed by a Professional Engineer registered in the State of Oregon.
 - l. All plans submitted for review shall be in sets of a digitally signed PDF and three printed sets.
6. Submit plans in the following general format and order for all public works construction to be maintained by the City:
- a. Cover sheet
 - b. City of Wilsonville construction note sheet
 - c. Land Use Conditions of Approval sheet
 - d. General construction note sheet
 - e. Existing conditions plan.
 - f. Erosion control and tree protection plan.
 - g. Site plan. Include property line boundaries, water quality pond boundaries, sidewalk improvements, right-of-way (existing/proposed), easements (existing/proposed), and sidewalk and road connections to adjoining properties.
 - h. Grading plan, with 1-foot contours.
 - i. Composite utility plan; identify storm, sanitary, and water lines; identify storm and sanitary manholes.
 - j. Detailed plans; show plan view and either profile view or provide i.e.'s at all utility crossings; include laterals in profile view or provide table with i.e.'s at crossings; vertical scale 1"= 5', horizontal scale 1"= 20' or 1"= 30'.
 - k. Street plans.
 - l. Storm sewer/drainage plans; number all lines, manholes, catch basins, and cleanouts for easier reference.
 - m. Stormwater LID facilities (Low Impact Development): provide plan and profile views of all LID facilities.
 - n. Water and sanitary sewer plans; plan; number all lines, manholes, and cleanouts for easier reference.

- o. Where depth of water mains are designed deeper than the 3-foot minimum (to clear other pipe lines or obstructions), the design engineer shall add the required depth information to the plan sheets.
 - p. Detailed plan for water quality facility (both plan and profile views), including water quality orifice diameter and manhole rim elevations. Provide detail of inlet structure and energy dissipation device. Provide details of drain inlets, structures, and piping for outfall structure. Note that although storm water facilities are typically privately maintained they will be inspected by engineering, and the plans must be part of the Public Works Permit set.
 - q. Composite franchise utility plan.
 - r. City of Wilsonville detail drawings.
 - s. Illumination plan.
 - t. Striping and signage plan.
 - u. Landscape plan.
7. Design engineer shall coordinate with the City in numbering the sanitary and stormwater sewer systems to reflect the City's numbering system. Video testing and sanitary manhole testing will refer to City's numbering system.
 8. The applicant shall install, operate and maintain adequate erosion control measures in conformance with City Code Section 8.317 during the construction of any public/private utility and building improvements until such time as approved permanent vegetative materials have been installed.
 9. Applicant shall work with City Engineering before disturbing any soil on the respective site. If 5 or more acres of the site will be disturbed applicant shall obtain a 1200-C permit from the Oregon Department of Environmental Quality. If 1 to less than 5 acres of the site will be disturbed a 1200-CN permit from the City of Wilsonville is required.
 10. The applicant shall be in conformance with all stormwater and flow control requirements for the proposed development per the Public Works Standards.
 11. A storm water analysis prepared by a Professional Engineer registered in the State of Oregon shall be submitted for review and approval by the City.
 12. The applicant shall be in conformance with all water quality requirements for the proposed development per the Public Works Standards. If a mechanical water quality system is used, prior to City acceptance of the project the applicant shall provide a letter from the system manufacturer stating that the system was installed per specifications and is functioning as designed.
 13. Storm water quality facilities shall have approved landscape planted and approved by the City of Wilsonville prior to paving.

14. The applicant shall contact the Oregon Water Resources Department and inform them of any existing wells located on the subject site. Any existing well shall be limited to irrigation purposes only. Proper separation, in conformance with applicable State standards, shall be maintained between irrigation systems, public water systems, and public sanitary systems. Should the project abandon any existing wells, they shall be properly abandoned in conformance with State standards.
15. All survey monuments on the subject site, or that may be subject to disturbance within the construction area, or the construction of any off-site improvements shall be adequately referenced and protected prior to commencement of any construction activity. If the survey monuments are disturbed, moved, relocated or destroyed as a result of any construction, the project shall, at its cost, retain the services of a registered professional land surveyor in the State of Oregon to restore the monument to its original condition and file the necessary surveys as required by Oregon State law. A copy of any recorded survey shall be submitted to Staff.
16. Streetlights shall be in compliance with City dark sky, LED, and PGE Option C requirements.
17. Sidewalks, crosswalks and pedestrian linkages in the public right-of-way shall be in compliance with the requirements of the U.S. Access Board.
18. No surcharging of sanitary or storm water manholes is allowed.
19. The project shall connect to an existing manhole or install a manhole at each connection point to the public storm system and sanitary sewer system.
20. A City approved energy dissipation device shall be installed at all proposed storm system outfalls. Storm outfall facilities shall be designed and constructed in conformance with the Public Works Standards.
21. The applicant shall provide a 'stamped' engineering plan and supporting information that shows the proposed street light locations meet the appropriate AASHTO lighting standards for all proposed streets and pedestrian alleyways.
22. All required pavement markings, in conformance with the Transportation Systems Plan and the Bike and Pedestrian Master Plan, shall be completed in conjunction with any conditioned street improvements.
23. Street and traffic signs shall have a hi-intensity prismatic finish meeting ASTM 4956 Spec Type 4 standards.
24. The applicant shall provide adequate sight distance at all project driveways by driveway placement or vegetation control. Specific designs to be submitted and approved by the City Engineer. Coordinate and align proposed driveways with driveways on the opposite side of the proposed project site.

25. The applicant shall provide adequate sight distance at all project street intersections, alley intersections and commercial driveways by properly designing intersection alignments, establishing set-backs, driveway placement and/or vegetation control. Coordinate and align proposed streets, alleys and commercial driveways with existing streets, alleys and commercial driveways located on the opposite side of the proposed project site existing roadways. Specific designs shall be approved by a Professional Engineer registered in the State of Oregon. As part of project acceptance by the City the Applicant shall have the sight distance at all project intersections, alley intersections and commercial driveways verified and approved by a Professional Engineer registered in the State of Oregon, with the approval(s) submitted to the City (on City approved forms).
26. Access requirements, including sight distance, shall conform to the City's Transportation Systems Plan (TSP) or as approved by the City Engineer. Landscaping plantings shall be low enough to provide adequate sight distance at all street intersections and alley/street intersections.
27. Applicant shall design interior streets and alleys to meet specifications of Tualatin Valley Fire & Rescue and Allied Waste Management (United Disposal) for access and use of their vehicles.
28. The applicant shall provide the City with a Stormwater Maintenance and Access Easement Agreement (on City approved forms) for City inspection of those portions of the storm system to be privately maintained. Applicant shall provide City with a map exhibit showing the location of all stormwater facilities which will be maintained by the Applicant or designee. Stormwater LID facilities may be located within the public right-of-way upon approval of the City Engineer. Applicant shall maintain all LID storm water components and private conventional storm water facilities; maintenance shall transfer to the respective homeowners association when it is formed.
29. The applicant shall "loop" proposed waterlines by connecting to the existing City waterlines where applicable.
30. Applicant shall provide a minimum 6-foot Public Utility Easement on lot frontages to all public right-of-ways. An 8-foot PUE shall be provided along Collectors. A 10-ft PUE shall be provided along Minor and Major Arterials.
31. For any new public easements created with the project the Applicant shall be required to produce the specific survey exhibits establishing the easement and shall provide the City with the appropriate Easement document (on City approved forms).
32. Mylar Record Drawings:

At the completion of the installation of any required public improvements, and before a 'punch list' inspection is scheduled, the Engineer shall perform a record survey. Said survey shall be the basis for the preparation of 'record drawings' which will serve as the physical

record of those changes made to the plans and/or specifications, originally approved by Staff, that occurred during construction. Using the record survey as a guide, the appropriate changes will be made to the construction plans and/or specifications and a complete revised 'set' shall be submitted. The 'set' shall consist of drawings on 3 mil. Mylar and an electronic copy in AutoCAD, current version, and a digitally signed PDF.

Exhibit C2
Natural Resources Findings & Requirements

Findings for SRIR23-0001

(if SRIR include related findings here)

Significant Resource Overlay Zone

1. All landscaping, including herbicides used to eradicate invasive plant species and existing vegetation, in the SROZ shall be reviewed and approved by the Natural Resources Manager. Native plants are required for landscaping in the SROZ.
2. Mitigation actions shall be implemented prior to or at the same time as the impact activity is conducted.



From: [Dan Mendell](#)
To: [Luxhoj, Cindy](#)
Subject: 6753 SW Montgomery Way SRIR and SROZ // Comment
Date: Wednesday, September 13, 2023 3:45:04 PM

[This email originated outside of the City of Wilsonville]

Re: 6753 SW Montgomery Way SRIR and SROZ // DB23-0006

=====

Hello Cindy,

We live across the street (6710 SW Montgomery Way) from the above mentioned Proposed Development. I want to make you are aware of where our water well is, in respect to the proposed residential structure.

The well was permitted and drilled around 1986. My goal is to make sure there are no incorrect or lost records in respect to the placement of the well for our home.

Our Water Well resides within the east side "brick driveway pillar" which is directly across the street from the proposed development and our septic system is up by our house.

I hope this information will be useful to the owner's plan so they don't get too close to the well.

Unrelated, I was wondering why after all these years and the many potential buyers for this property, what has changed to allow it to finally perk. I always assumed it would require something new and fancy to comply. Climate change? Water diversions? Rules change?

Thanks

Danton Mendell
dan@alpinepockets.com
503-682-7176 US home & transfer to BZ
503-307-1438 US cell



From: [MOLLY HERRMANN](#)
To: [Luxhoj, Cindy](#)
Cc: [JOHN HERRMANN](#)
Subject: For Board Review members re: 6753 Montgomery Way
Date: Friday, September 15, 2023 11:45:03 AM

[This email originated outside of the City of Wilsonville]

I write not to oppose the variance but to add in concerns from those of us that share this street.

We have 2 asks:

1) if you approve this variance that it come with a 'condition' or direction or option for neighbors who suffer due to construction activity and vehicles on this very narrow street, which the city does not take care of.

As some of you may know the street has been subject to unprecedented construction activity in the last couple of years. Due to the narrowness of the street, limited right of ways due to canals and streams, overhang of trees, the construction vehicles tend to park where it suits them regardless of the risks and damage to others. And because the owners are not always present there is no one to 'police' appropriate behavior. We have had our garbage and waste pick up services disrupted, mailbox blocked, driveway blocked (we could not get in or out), trees damaged, right of way and property damaged (all also environmental issues just as concerning as the overlay zone) . And there is no one to take our concerns to. We don't begrudge a property owner from improving their property, but we would ask that you inform/direct these owners to police their vendors. And I have no idea where they are going to park because the front of this property is at probably the narrowest point of the street due to a slight curve; there is nowhere to park.

2)This has been raised before: as the properties are filled in at the east end of the street, there is less vegetation which could be a hedge against fire (like the wildfires); the east end of the street is very far from any public water (we have no city water); and firetruck will not come down the end of the street or driveways because of the tree overhang (they told us that some years back - I don't know if that's still true). But you might think about asking the Fire Marshall for a position on this.

Thank you for your time and attention.

Molly & John Herrmann
6850 SW Montgomery Way
Wilsonville, OR 97070
5034907694



DEVELOPMENT REVIEW BOARD MEETING

**MONDAY, SEPTEMBER 25, 2023
6:30 PM**

Board Member Communications:

4. Results of the August 14, 2023 DRB Panel A meeting

City of Wilsonville

Development Review Board Panel A Meeting Meeting Results

DATE:	AUGUST 14, 2023	
LOCATION:	29799 SW TOWN CENTER LOOP EAST, WILSONVILLE, OR	
TIME START:	6:30 P.M.	TIME END: 8:27 P.M.

ATTENDANCE LOG

BOARD MEMBERS	STAFF
Jean Svadlenka	Daniel Pauly
Clark Hildum	Amanda Guile-Hinman
Rob Candrian	Kimberly Rybold
Yara Alatawy	Georgia McAlister
	Shelley White

AGENDA RESULTS

AGENDA	ACTIONS
CITIZENS' INPUT	None
CONSENT AGENDA	
2. Approval of minutes of the July 10, 2023 DRB Panel A meeting	1. Unanimously accepted as presented.
PUBLIC HEARING	
3. Resolution No. 419. Edith Green Park. The applicant is requesting approval of a Stage 2 Final Plan and Site Design Review for updates to Edith Green Park located off of Country View Lane in Charbonneau. Case Files: DB23-0001 Edith Green Park - Stage 2 Final Plan (STG223-0001) - Site Design Review (SDR23-0001)	2. Adopted Resolution No. 419 with the amended Staff report, including Exhibits B3, D11, D12, D13, and D14, by a 3 to 0 to 1 vote with Clark Hildum opposed.
BOARD MEMBER COMMUNICATIONS	
3. Results of the July 24, 2023 DRB Panel B meeting	5. No comments.
4. Recent City Council Action Minutes	6. No comments.
STAFF COMMUNICATIONS	None

DEVELOPMENT REVIEW BOARD MEETING

**MONDAY, SEPTEMBER 25, 2023
6:30 PM**

Item 5.

Board Member Communications:

5. Recent City Council Action Minutes

City Council Meeting Action Minutes
July 17, 2023

COUNCILORS PRESENT

Mayor Fitzgerald
Council President Akervall - Excused
Councilor Linville
Councilor Berry
Councilor Dunwell - Excused

Bryan Cosgrove, City Manager
Dwight Brashear, Transit Director
Jeanna Troha, Assistant City Manager
Kimberly Veliz, City Recorder
Kris Ammerman, Parks and Recreation Director
Matt Lorenzen, Economic Development Manager
Ronak Sameer-Asita, Administrative Intern
Zach Weigel, Capital Projects Engineering Manager
Zoe Mombert, Assistant to the City Manager

STAFF PRESENT

Amanda Guile-Hinman, City Attorney
Andrew Barrett, Capital Projects Eng. Manager
Bill Evans, Communications & Marketing Manager

AGENDA ITEM	ACTIONS
WORK SESSION	START: 5:01 p.m.
A. Park SDC Methodology Analysis	Staff continued discussion with Council about progress on work to re-calculate Parks System Development Charge (SDC).
B. Town Center Urban Renewal Feasibility Study	Staff shared an update on the progress of the ongoing Urban Renewal Feasibility Study. Council agreed with staff’s recommendation to pursue a May 2024 advisory vote.
URBAN RENEWAL AGENCY	
<u>URA Consent Agenda</u>	The URA Consent Agenda was approved 3-0.
A. <u>URA Resolution No. 336</u> A Resolution Of The City Of Wilsonville Urban Renewal Agency Authorizing The City Manager To Execute Guaranteed Maximum Price (GMP) Amendment No. 2 To The Progressive Design-Build Agreement For The Boeckman Road Corridor Project With Tapani Sundt A Joint Venture.	
B. Minutes of the June 19, 2023 Urban Renewal Agency Meeting.	
<u>URA New Business</u>	
A. None.	
<u>URA Public Hearing</u>	
A. None.	

<p>REGULAR MEETING</p>	
<p><u>Mayor’s Business</u> A. Civics Academy Graduation</p>	<p>Certificates were awarded to the graduates of the Civics Academy, Class of 2023.</p>
<p><u>Communications</u> A. Historical Society Community Enhancement Program Photo Digitization Project Report</p>	<p>Susan Schenk on behalf of the Wilsonville Historical Society shared details of the Society’s recent project funded by a Wilsonville-Metro Community Enhancement grant to organize and digitize its archive of historical photos.</p>
<p><u>Mayor’s Business Continued</u> B. Boards/Commission Appointments/Reappointments C. Upcoming Meetings</p>	<p><u>Diversity, Equity and Inclusion Committee</u> Appointment of David Siha to the Diversity, Equity and Inclusion Committee for a term beginning 7/17/2023 to 12/31/2023. Passed 3-0. Upcoming meetings were announced by the Mayor as well as the regional meetings she attended on behalf of the City.</p>
<p><u>Consent Agenda</u> A. <u>Resolution No. 3021</u> A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute Guaranteed Maximum Price (GMP) Amendment No. 2 To The Progressive Design-Build Agreement For The Boeckman Road Corridor Project With Tapani Sundt A Joint Venture. B. <u>Resolution No. 3068</u> A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Professional Services Agreement With Mayer Reed To Provide Landscape Architecture, Civil Engineering And Planning Services For The Frog Pond West Neighborhood Park Project (Capital Improvement Project #9175). C. <u>Resolution No. 3075</u> A Resolution Of The City Of Wilsonville Authorizing The Purchase Of One Utility Inspection Van From Cues, Inc.</p>	<p>The Consent Agenda was approved 3-0.</p>

<p>D. <u>Resolution No. 3077</u> A Resolution Of The City Of Wilsonville Authorizing The City Manager To Enter Into And Execute The Intergovernmental Agreement With Clackamas County For The Regional Advanced Transportation Controller And Signal Optimization Project.</p> <p>E. Minutes of the June 19, 2023 City Council Meeting.</p>	
<p><u>New Business</u> A. None.</p>	
<p><u>Continuing Business</u> A. <u>Ordinance No. 880</u> An Ordinance Of The City Of Wilsonville Adopting An Updated Transit Master Plan As A Sub-Element Of The Transportation System Plan, Replacing All Prior Transit Master Plans, And Repealing Ordinance No. 805 And Ordinance No. 828.</p>	<p>Ordinance No. 880 was adopted on second reading by a vote of 3-0.</p>
<p><u>Public Hearing</u> A. None.</p>	
<p><u>City Manager's Business</u></p>	<p>Council was reminded that he Community Party in the Park on August 24, 2023.</p>
<p><u>Legal Business</u></p>	<p>The City Attorney updated Council on the implementation of the new camping regulations.</p>
<p>ADJOURN</p>	<p>8:15 p.m.</p>

City Council Meeting Action Minutes
August 7, 2023

COUNCILORS PRESENT

Mayor Fitzgerald
Council President Akervall
Councilor Linville
Councilor Berry
Councilor Dunwell

Amanda Guile-Hinman, City Attorney
Dan Pauly, Planning Manager
Dustin Schull, Parks Supervisor
Kimberly Rybold, Senior Planner
Kimberly Veliz, City Recorder
Mark Ottenad, Public/Government Affairs Director
Miranda Bateschell, Planning Director
Stephanie Davidson, Assistant City Attorney

STAFF PRESENT

Bryan Cosgrove, City Manager

AGENDA ITEM	ACTIONS
WORK SESSION	START: 5:05 p.m.
A. Willamette Falls Locks Authority Update	Staff updated Council on the ongoing work of the Willamette Falls Locks Authority (WFLA) and the Army Corps of Engineers to repair and re-open the locks to river traffic. Council affirmed its commitment to supporting these efforts.
B. Sofia Playground Replacement Project and Contract Award	Staff shared community feedback received on new play equipment to be purchased and installed at Sofia Park in Villebois.
C. Development Code Process Clarifications	Staff shared a summary of proposed amendments to the Development Code that would clarify the review process for applications and amend language to correct inconsistencies.
D. Housing Our Future	Staff introduced the Housing Our Future project, which would analyze the City's housing inventory to understand current and future needs, and to develop strategies.
E. Frog Pond East and South Master Plan Development Code	Council provided input on proposed Development Code amendments that pertain to urban form and architectural standards of structures to be developed in Frog Pond East and South.
ADJOURN	7:20 p.m.

City Council Meeting Action Minutes
August 21, 2023

COUNCILORS PRESENT

Mayor Fitzgerald
Council President Akervall
Councilor Linville
Councilor Berry
Councilor Dunwell

Dwight Brashear, Transit Director
Kris Ammerman, Parks and Recreation Director
Erika Valentine, Arts & Culture Program Coordinator
Kimberly Veliz, City Recorder
Jeanna Troha, Assistant City Manager
Mark Ottenad, Public/Government Affairs Director
Martin Montalvo, Public Works Ops. Manager
Ronak Sameer-Asita, Administrative Intern
Scott Simonton, Fleet Services Manager
Stephanie Davidson, Assistant City Attorney
Zoe Mombert, Assistant to the City Manager

STAFF PRESENT

Bryan Cosgrove, City Manager
Amanda Guile-Hinman, City Attorney
Delora Kerber, Public Works Director
Dustin Schull, Parks Supervisor

AGENDA ITEM	ACTIONS
WORK SESSION	
START: 5:02 p.m.	
A. Public Art Program Guidelines and Policy Draft	Staff sought Council’s feedback on draft policy to establish goals, standards, procedures, and best practices to guide the selection, acquisition, and display of public art.
B. Public Parking Lot Regulations	Council supported staff drafting an ordinance that would delegate authority to the City Manager to establish appropriate parking regulations to allow the City to address specific needs at City-owned parking lots as needed.
C. Opioid Settlement Funds	The City Manager told the Council that the City had received its first installment, \$55,000, of the City’s allocation from the opioid settlement agreement.
REGULAR MEETING	
<u>Mayor’s Business</u>	
A. Upcoming Meetings	Upcoming meetings were announced by the Mayor as well as the regional meetings she attended on behalf of the City.
<u>Communications</u>	
A. Representative Courtney Neron End of Legislative Session Presentation	State House Representative Courtney Neron provided a summary of the 2023 legislative session.

<p>B. Vietnamese Community of Oregon</p>	<p>The President of the Vietnamese Community of Oregon read a proclamation encouraging the City's recognition of the Vietnamese Heritage and Freedom Flag.</p>
<p><u>Consent Agenda</u></p> <p>A. Resolution No. 3073 A Resolution Of The City of Wilsonville Approving A Construction Contract With Buell Recreation LLC For The Sofia Playground Replacement Project.</p> <p>B. Resolution No. 3078 A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Construction Contract With 3 Kings Environmental, Inc. For The Demolition Of The Kiva Building (CIP # 8153).</p> <p>C. Resolution No. 3080 A Resolution Of The City Of Wilsonville Authorizing South Metro Area Regional Transit (SMART) To Purchase One Battery-Electric Replica Trolley From Schetky NW Sales, Inc.</p> <p>D. Minutes of the July 17, 2023 City Council Meeting.</p>	<p>The Consent Agenda was approved 5-0.</p>
<p><u>New Business</u></p> <p>A. None.</p>	
<p><u>Continuing Business</u></p> <p>None.</p>	
<p><u>Public Hearing</u></p> <p>A. Resolution No. 3046 A Resolution Of The City Of Wilsonville Establishing And Imposing Just And Equitable Parks, Recreation And Off Street Trail Facilities Systems Development Charges And Repealing Resolution No. 2133.</p>	<p>After a public hearing was conducted, Resolution No. 3046 was approved 5-0.</p>
<p><u>City Manager's Business</u></p>	<p>No report.</p>
<p><u>Legal Business</u></p>	<p>Legal staff shared details of new State procurement laws that allow public entities latitude to more efficiently acquire small and/or intermediate goods and services.</p>
<p>ADJOURN</p>	<p>8:55 p.m.</p>