109 Maddox Ave • Amity, OR 97101 • Ph: (503) 835-3711 •

PLANNING COMMISSION MEETING

AGENDA

A meeting of the City of Amity Planning Commission will be held at 6:30 p.m., Monday April 12, 2021 in the Council Chambers of the City Hall, 109 Maddox Avenue Amity, Oregon.

Join Zoom Meeting
https://us02web.zoom.us/j/89592578991?pwd=SDJEZmI5aTlUUnlYUmRhbnM3cVltZz09

Meeting ID: 895 9257 8991
Passcode: 735300

1. Call to Order.

2. Roll Call- *Steve Ruyle, Lou Savage, and Chairman Ryan Jones*

3. Approval of March meeting minutes.

4. Comments from Citizens. This is the time for anyone to address the Planning Commission on matters that are not on the agenda.

5. **PUBLIC HEARING:**

   File no. 2102-01SDR: Property 108 S Trade Street in Amity, Tax lot R5420CD00400, Application submitted by Harka Architecture LLC, requesting Site Design Review approval to develop a 2,380 square foot commercial retail building with site improvements including parking lot and landscaping. The proposed business is Canna Bros, a marijuana dispensary, as licensed by the OLCC. The location is more than 1,000 feet from schools.

6. Adjournment.

   Next Meeting Date: May 10, 2021, public hearing expected.

Pursuant to the American with Disabilities Act, the City of Amity endeavors to ensure the accessibility of all its programs, facilities and services to everyone. If you need an accommodation for this meeting, please contact the City of Amity at least 48 hours prior to the meeting to make arrangements at 503-835-3711.

REGULAR MEETING OF THE PLANNING COMMISSION
CITY OF AMITY, OR

Minutes

A Regular Meeting of the City of Amity Planning Commission was held at 6:30 p.m. on Monday, March 15, 2021 in the Council Chambers, City Hall, 109 Maddox, Amity, Oregon, and by Zoom phone and video conferencing platform.

Members Present:
Steve Ruyle (Commissioner), Lou Savage (Commissioner) and Ryan Jones (Chairman)

Members Absent:
None

Staff Present:
Chrisy Worthington (City Clerk), Natasha Johnson (City Recorder), Michael Thomas (City Administrator) and Holly Byram (City Planner MWVCOG)

Guests Present:
John DeRaeve (Applicant via Zoom.), Margaret Gander-Vo (Applicant's Attorney via Zoom), and Jim Affolter (citizen), Ed & Jeanne DeRaeve (joined late).

Call to Order:
Chair Jones called the meeting to order at 6:34 PM.

Approval of Minutes from October and November 2020
Chair Jones asked if the Commission wanted to entertain a motion to approve the minutes from the October 12, 2020 and November 9, 2020 Planning Commission meeting. Commissioner Ruyle moved to approve the minutes; Commissioner Savage seconded. Motion passed 3-0.

Comments from Citizens
Chair Jones asked for comments from citizens. There were none.

Old Business
There were none.

New Business:

A. Public Hearing for File 2101-01P: Property Tax Lot# R5429 00101, Request to partition property into three parcels. Parcel 1 will be 2.54 acres AH Zone; Parcel 2 will be 2.00 acres R1 Zone; and Parcel 3 will be approximately 39.91 acres predominantly unincorporated Yamhill County EF80 Farm Use Zone:

Chair Jones opened the public hearing for city file#2101-01P at 6:39 PM and read the standard land use hearing script, stating that all testimony must concern the approval criteria, failure to raise an issue precludes future appeals to LUBA, and that any party may request a continuation.

Chair Jones asked Planning Commissioners for declarations of ex-parte contacts, conflicts of interest, bias, or site visits concerning the application. Commissioner Ruyle declared he has a potential conflict. He owns property bordering the Applicant's property. Commissioner Ruyle said that he can make an unbiased decision. None of the other Commissioners expressed concern about Commissioner Ruyle's ability to make an unbiased decision. Chair Jones asked if anyone in the audience would like to challenge Commissioner Ruyle's ability to participate in the public hearing. There were none.

Chair Jones asked for the presentation of the Staff Report.

Planner Holly Byram went over the staff report in the Planning Commissioner's meeting packet dated March 9, 2021. Commissioner Ruyle asked if the small, incorporated portion of property with the shed on it will remain part of Parcel 3. Planner Holly Byram confirmed that it will remain a part of the large Parcel 3.

Chair Jones asked if any Commission members had any questions for staff. There were questions. Commissioner Savage asked Planner Holly Byram what the permitted use is for the property. Planner Holly Byram explained the permitted uses for the AH zoned property are agricultural operations and/or one dwelling unit, until it is rezoned to R1, at which time it could be further subdivided. He then asked if there are any restrictions on the AH use. Planner Holly Byram explained the restrictions would be based off of the development code.

Commissioner Ruyle asked about the requirements of Project S-3, a future connecter street shown in the Transportation System Plan (TSP). Planner Holly Byram explained and that the City Engineer and PW would want to make sure the requirements are reviewed during the future subdivision application process. It is shown as a dotted line on the TSP map, because the location is approximate, the exact street alignment is dependent upon future development of Parcel 1. There were no more questions.

Chair Jones asked if there was a presentation from the applicant. There was from applicant's Attorney Margaret Gander-Vo. She thanked Planner Holly Byram for her time. She explained that the property is split zoned and why applicants want the partition. They believe the code requirements are all met. Applicant agrees to the deferral agreement but with a few limitations. They would like to be able to review and discuss condition 11 language regarding required public improvements. She explained why they didn't partition off the smaller part off because that would qualify as a subdivision. She also asked that the connectivity condition of approval be consistent with ODOT's criteria because they have jurisdiction. The applicant desires flexibility of the exact location of that future street.

Commissioner Jones asked regarding the connectivity road and where it might go vs. where it should go. Applicant's Attorney Margaret Gander-Vo explained there is an existing easement and that the future street will be placed based off ODOT's criteria.

Commissioner Savage asked if disagreement with staff recommendation. Applicant's attorney Margaret Gander-Vo explained that they are in agreement but want flexibility regarding the conditions. These details can be addressed with staff in the exact language of the deferment agreement.

Chair Jones asked for testimony from proponents. There were none.

Chair Jones asked for testimony from any opponents. There were none.

Chair Jones asked for testimony from neutral parties. Testimony from an in-person attendee was given:

Jim Affolter (Citizen) owns neighboring property. He asked for clarification regarding the small portion of Parcel that is zoned AH - Agricultural holding, and if it is the small section between his property and the barn. Applicant's attorney Margaret Gander-Vo confirmed that it is that piece. He then asked what the zoning will be for Parcel 1 and Parcel 2. Attorney Margaret Gander-Vo explained Parcel 1 on Nursery will still be AH, and Parcel 2 on Goucher will still be zoned R1. He asked that they don't need to say what the zoning will be for in the future. She explained that it is just a partition and does not need to say what development will be in the future. He asked her to let the DeRaeve family know that the Affolters are still very interested in purchasing the small piece, and they have the first right to that property per their existing access easement agreement. She let him know that she will pass it along.

Chair Jones asked if there was any more testimony of proponents, opponents, neutral parties including government bodies. There were none.

Chair Jones asked for rebuttal from the applicant. There was rebuttal. Applicant's Attorney Margaret Gander-Vo commented to the testimony regarding the deferment agreement. They will work with staff after staff finalizes it. They are also just wanting flexibility regarding the access point knowing that ODOT sometimes doesn't approve too many close together.

Chair Jones asked for motions to continue the hearing or leave the record open. There were none.

Chair Jones asked if the applicant waives the 7-day period to submit final written argument. The Applicant waived the 7-day.
Chair Jones opened for discussion by the Planning Commission. There was discussion from Commissioners.

Commissioner Savage asked for clarification regarding staff and applicant agreement on the recommended conditions of approval.

Commissioner Ruyle asked for clarification regarding the road and leaving it open and is it possible to move the driveway. Planner Holly Byram explained that the location of the future road would be up to PW and City Engineer, but she doesn't think they would support a future street routed on the existing driveway easement through Jim Affolter's property. Commissioner Ruyle just wants to make sure that it gets discussed. Planner Holly Byram explained further, and that staff will be reasonable as to the exact location of the future connector street when the DeRaeves make a subdivision application to the city in the future. Commissioner Ruyle explained that ODOT has denied access previously to other properties. Planner Holly Byram explained that ODOT cannot land lock Parcel 1, and that in their comments ODOT stated that Parcel 1 will need to get an access permit. Commissioner Savage asked for clarification regarding leaving it open. Planner Holly Byram explained it would not be appropriate to shift the future street alignment onto the neighbor's property.

Administrator Thomas asked if she could explain Commissioner's Savage question regarding Staff and Applicant agreeing. She explained that they generally agree, the details can be refined in the

deferment agreement to address concerns about proportionality of the required improvements. This means that improvements required for Parcel 1 and Parcel 2 would be separate and appropriately sized to match the scale and timing of each proposed development in the future.

Jim Affolter (citizen) wanted to convey his appreciation to the DeReave family and not using their driveway easement access as the primary access to Parcel 3.

Chair Jones closed the public hearing at 7:35 PM.

Chair Jones asked if there were any more questions from the commissioners. There were none.

Commissioner Savage made motion to approve the proposed partition, file #2101-01P as submitted, and adopt the findings and recommended conditions of approval as provided in the staff report dated March 9, 2021. Commissioner Ruyle seconded and with no further discussion motion passed 3-0.

Chair Jones explained that the Planning Commission's decision may be appealed in 12 calendar days from the mailed notice of decision.

Next Meeting Date:
Chair Jones set the next meeting to April 12, 2021 at 6:30 pm, and the Commission all agreed to the meeting. Staff stated that there would be a public hearing for a Site Design Review on that date.

Adjournment:
Chair Jones adjourned the Planning Commission meeting at 7:39 p.m.

Respectfully submitted,

_____
N. Johnson, City Recorder

Attested

_____
Ryan Jones, Chair

STAFF REPORT
TO THE AMITY PLANNING COMMISSION

DATE: April 6, 2021

MEETING: April 12, 2021

TO: Amity Planning Commission

FROM: Holly Byram, City Planner, Mid-Willamette Valley Council of Governments

RE: **Public hearing for City file #2102-01 SDR Canna Bros Site Design Review**

EXHIBITS: **A** – RFC responses, combined
B – Application submitted
C – OLCC Land Use Compatibility Statement (LUCS)

I. BACKGROUND

A. **APPLICANT:** Josh Peak, Harka Architecture LLC

B. **OWNER:** Peter Brock

C. **REQUEST:** Site Design Review approval to develop a 2,380 square foot commercial retail building for use as a marijuana dispensary, with site improvements including parking lot and landscaping.

D. **PROPERTY LOCATION:** 108 S Trade Street in Amity, Oregon (Tax Lot# R5420CD 00400)
Also referenced as: Lot 8 Block 1 Watts Addition Subdivision

E. **PROPERTY SIZE:** 8,800 SF

F. **ZONING:** CG – General Commercial Zone

G. **CRITERIA:** This application will be reviewed subject to the following sections of the Amity Development Code (ADC): 2.105 General Commercial Zone, 2.112 Downtown Development District, 2.200 General Development Standards, 3.104 Site Design Review, and ORS 845-025-1230 Licensed Premises Restrictions and Requirements.

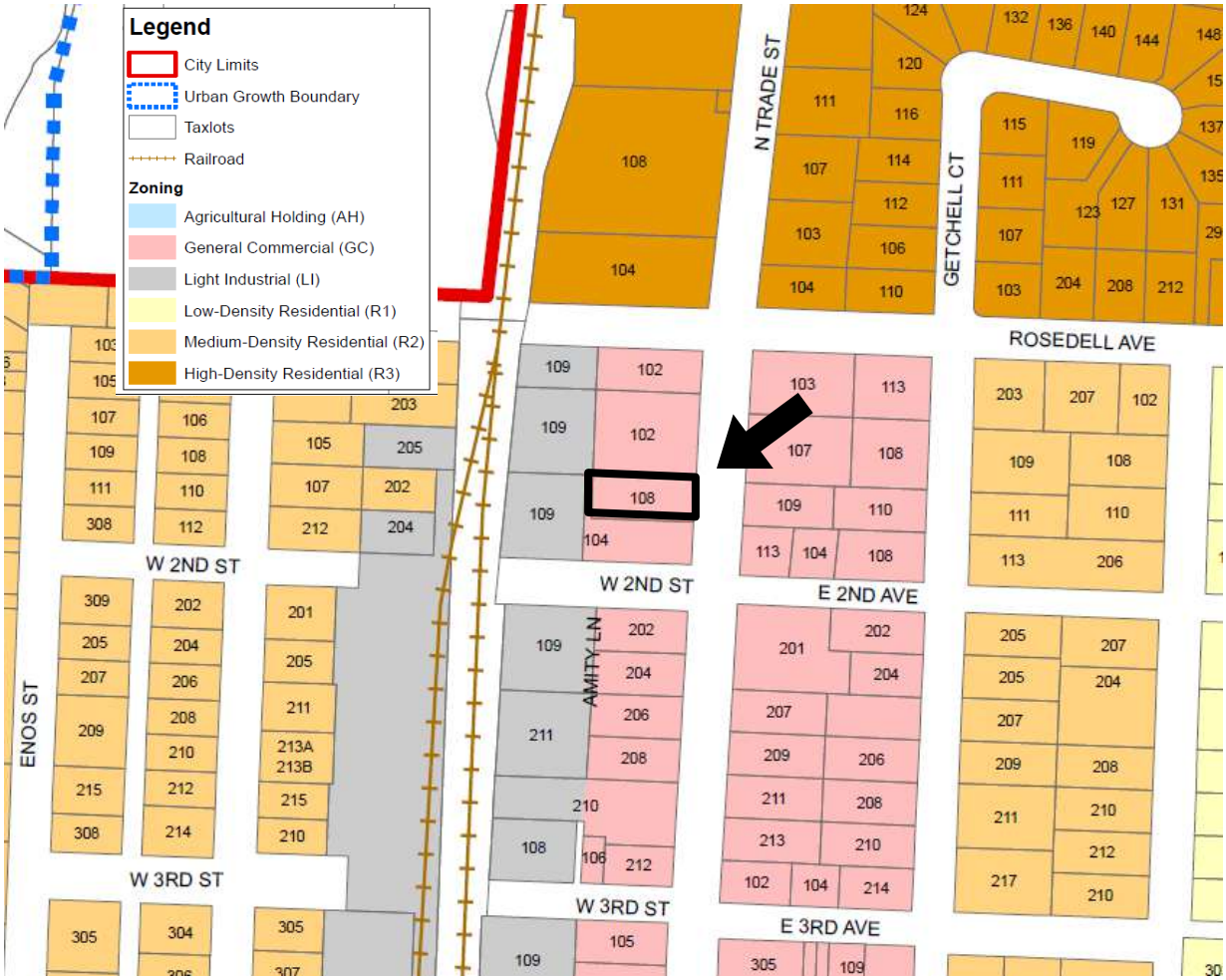
H. **PROCEDURES:** Site Design Reviews are Type II Actions. Pursuant to ADC Section 3.101.02, a Type II Action is a quasi-judicial review in which the Planning Commission applies a mix of objective and subjective standards, and considers a recommendation from staff, to make a final decision. Public notice, a public hearing, and an appeal period are provided. There is a 12-day appeal period to a signed decision. Appeals are to the Amity City Council.

I. **PUBLIC NOTICE:** A notice to neighboring property owners within 150 feet was mailed at least 20 days prior to the public hearing. A notice of the public hearing was published in the News Register newspaper at least 20 days prior to the public hearing.

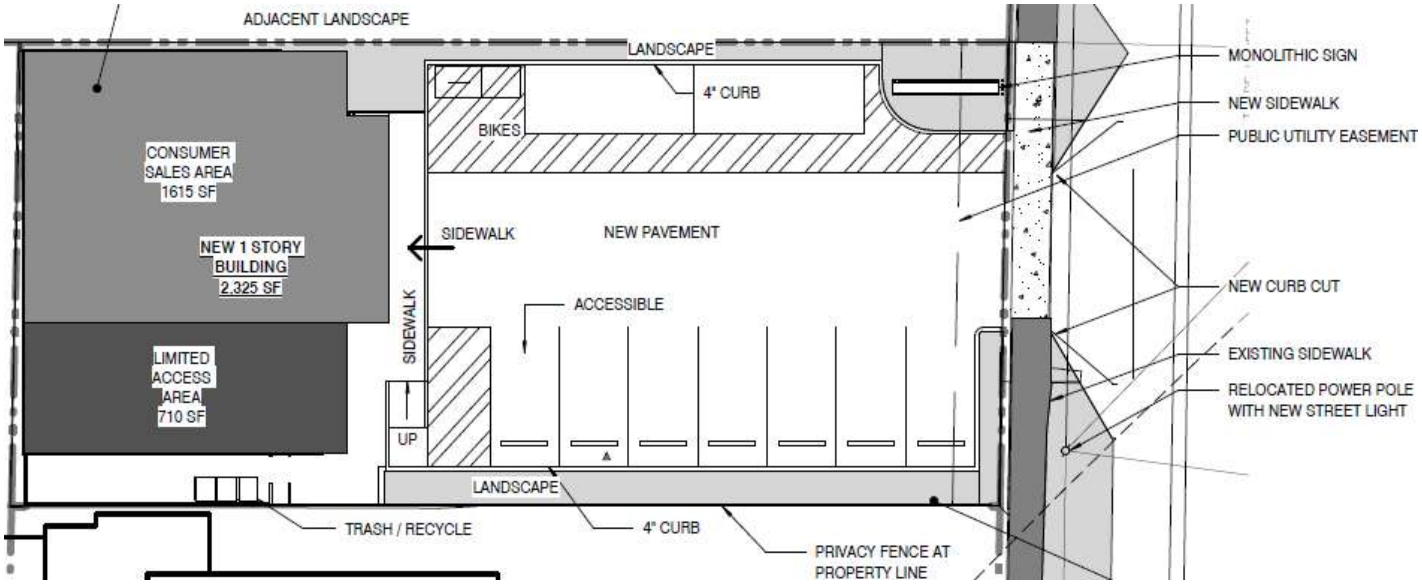
J. **EXISTING LAND USE:** The subject property was previously developed with a 1910 single-family home which is scheduled for removal the week of this staff report. The property owner is coordinating on a "Learn to Burn" training exercise for the Fire Department this week.

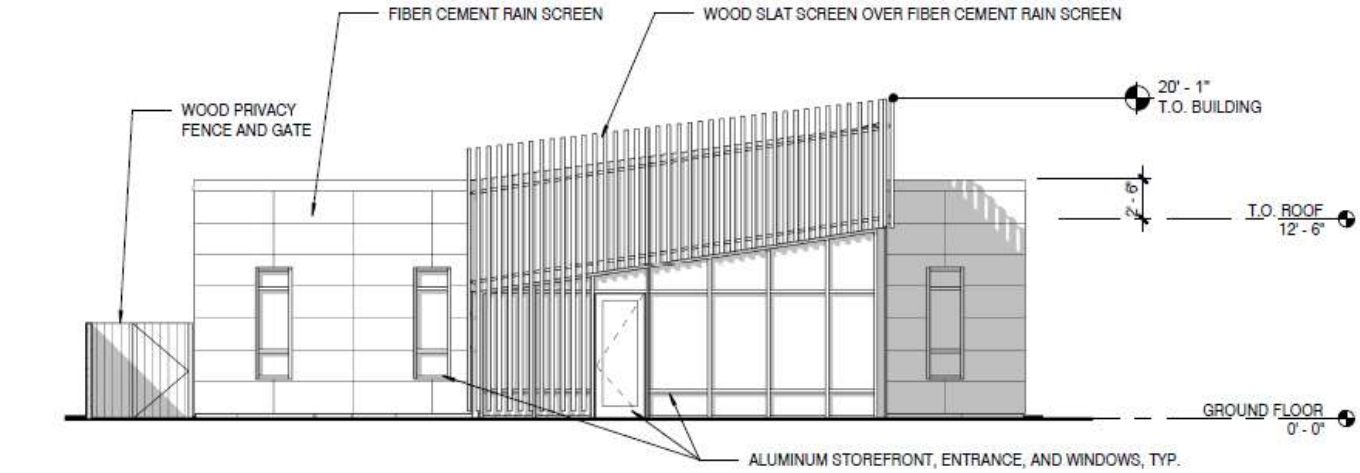
K. **ADJACENT ZONING AND LAND USE:** As shown on the following vicinity zone map, the subject property is located within the primary north-south commercial corridor through the City of Amity, which includes both sides of Trade Street / Oregon Highway 99W. Properties in this corridor are zoned GC – General Commercial, with a Commercial Comprehensive Plan land use designation. There are a number of non-conforming single-family dwellings within the corridor. To the north is the site of the future Dollar General retail store. To the east is Trade Street / Oregon Highway 99W. Across Trade Street are single-family residences. To the south is an existing single-family dwelling. To the west are properties zoned LI – Light Industrial with a developed storage unit facility.

L. **VICINITY & ZONE MAP:**



M. PROPOSED SITE PLAN AND ELEVATION FACING TRADE STREET:





2 / A1 EAST ELEVATION

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

II. REVIEW OF DECISION CRITERIA: SITE DESIGN REVIEW APPLICATION FINDINGS

The purpose of this section is to list the applicable decision criteria for the proposed development. Staff has provided an analysis of the application by these criteria in the form of findings, followed by a recommendation to the Amity Planning Commission which includes recommended conditions of approval.

The applicant's application package is attached to this staff report as Exhibit B. The package includes the application form, deed, civil plan set, architectural elevations, and storm water report. This application package was forwarded to City departments and partner agencies for review comments. Their comments are attached to this report as Exhibit A, and integrated throughout.

2.105 GENERAL COMMERCIAL ZONE (G-C)

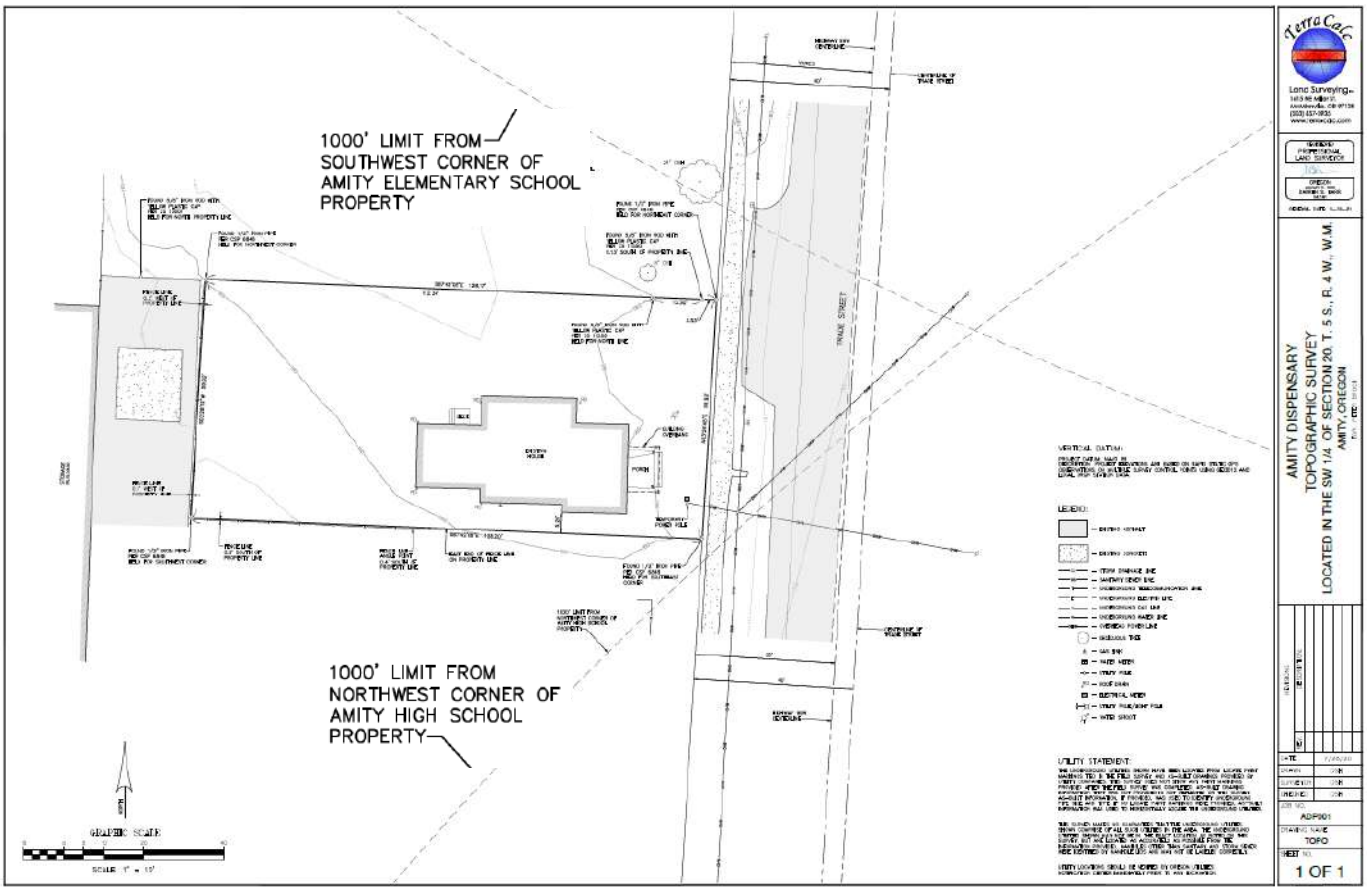
2.105.02 Permitted Uses

(K) Retail sales outlet including, but not limited to, food stores, pharmacy, furniture store, hobby or photography store, florist, liquor store, hardware store, appliance or stereo equipment store, pet shop, sporting goods, department store, jewelry, gift, and other types of retail activities.

STAFF FINDINGS: The proposed development is a marijuana dispensary. The Amity Development Code is currently silent on marijuana-related uses. There are currently no local regulations for any of the marijuana-related activities regulated by the State of Oregon (production, processing, wholesale, retail, laboratory, research). Recreational marijuana retail sales are regulated by the Oregon Liquor Control Commission (OLCC). The applicant initiated a retail application with the OLCC in 2020. The OLCC has a requirement for local jurisdictions to fill out a form called a Land Use Compatibility Statement (LUCS). City Staff completed this form stating that Site Design Review land use approval was required, but that marijuana retail was not a prohibited use at this address. The City of Amity is not on the "Opt Out" list of cities and counties that voted to prohibit some or all of the listed marijuana-related activities by ordinance. Regarding the location of a marijuana dispensary in Oregon, these rules are set by the state as follows:

ORS 845-025-1230 Licensed Premises Restrictions and Requirements
(3) The licensed premises of a retailer may not be located:
(a) Except as provided in ORS 475B.109, within 1,000 feet of:
(A) A public elementary or secondary school for which attendance is compulsory under ORS 339.020; or
(B) A private or parochial elementary or secondary school, teaching children as described in ORS 339.030.
(b) In an area that is zoned exclusively for residential use.

The applicant has submitted a survey prepared by a licensed professional surveyor which demonstrates the subject property is located outside of the 1,000-foot buffer from all three school campuses in Amity. The survey is included below for reference. Staff believes that the subject property may be the only commercial property within city limits that is located entirely outside of the 1,000-foot buffer.



Staff finds that the proposed use is permitted in the GC zone.

2.105.04 Limitations on Use

A. All business, services, processing, or merchandise displays shall be conducted wholly within an enclosed, permanent building except for the following…

B. Not more than 50 percent of the floor area of the building and not more than 25 percent of the lot area of the commercial enterprise shall be used in the manufacturing, processing, or compounding of products or merchandise.

C. All uses must be arranged and located according to a plan providing for aesthetic and other conditions in harmony with surrounding uses and not be offensive or obnoxious by reason of emission of odors, dust, smoke, noise, light or vibration.

STAFF FINDINGS: No outdoor business services, processing, or merchandise displays are proposed with this application. No manufacturing, processing, or compounding of products or merchandise are proposed with this application. Staff does not anticipate offensive or obnoxious impacts from the proposed use. Marijuana is neither proposed nor approved to be produced or processed at this location. A site plan is provided for the use of the subject property. The plan includes elements of screening, landscaping, and setbacks from adjacent uses, where required by this code, as discussed later in this report.

2.105.05 Dimensional Standards
The following minimum dimensional standards, with the exception of modifications permitted under Section 2.402, shall be required for all development in the General Commercial Zone.

A. Minimum lot area: None
B. Minimum yard setbacks:
1. Front Yard
Adjoining a non-residential district None
Adjoining a residential district 15 feet

2. Rear Yard
Adjoining a non-residential district None
Adjoining a residential district 15 feet

3. Side Yard
Adjoining a non-residential district None
Adjoining a residential district 10 feet

C. Maximum structure height: 30 feet

STAFF FINDINGS: There is no minimum lot area required. Yamhill County records report that the subject property is 8,800 SF. The front yard faces east to Trade Street. On the other side of Trade Street is a continuation of the GC zone. No front yard setback is required. The building is set back more than 75 feet from the front property line. The rear yard adjoins a narrow strip of GC zoned property separating the subject property from the Light Industrial zone. No setback is required. The northern side yard adjoins the new Dollar General development. No setback is required. The southern side yard adjoins a non-conformed single-family dwelling which is zoned GC. No setback is required, as this is a use not a district. The new retail building is proposed to be 20 feet 1 inch tall, which is less than the height limit of 30 feet. Staff finds the Dimensional Standards of the GC zone are met as proposed.

2.105.06 Development Standards
All developments in the General Commercial Zone shall comply with the applicable provisions of Section 2.400. In addition, the following specific standards shall apply:

I. Building Entrance. Development in the GC Zone is encouraged to face the primary building

entrance toward the street…

STAFF FINDINGS: Applicable provisions of ADC 2.400 General Provisions are detailed below in the evaluation of the site plan below. The building entrance does face the frontage street, Trade Street.

3.104 SITE DESIGN REVIEW
3.104.06 Evaluation of Site Plan
The review of a Site Plan shall be based upon consideration of the following:

A. Conformance with the General Development Standards contained in this Ordinance including:

1. Streets

STAFF FINDINGS: Amity street standards are provided in ADC 2.202. No new streets are proposed with this application. The City of Amity Public Works, City Engineers, and ODOT have reviewed the submitted plan set. The City Engineer's comments as to design details are attached in Exhibit A, and are included as recommended conditions of approval.

The subject property has 60 feet of frontage on Trade Street/OR 99W in Amity. For brevity, this report will refer to the street simply as Trade Street. The Amity Transportation System Plan (TSP) adopted in 2015 includes the Existing Functional Classification Street Plan (2013) as figure 2-1, and the Future Functional Classification Street Plan (2038). Both plans classify Trade Street as an "Arterial." A Record of Survey recorded with Yamhill County Surveyors Office in 2015 to establish the centerline of OR 99W, shows that the Trade Street right-of-way is 70 feet wide. No additional right-of-way is required to be dedicated on the frontage of this site. As State Highway OR 99W through the City Limits, Trade Street falls under ODOT jurisdiction. The City Engineer, City Public Works, and ODOT reviewed the proposed development. Their comments are included in Exhibit B, and integrated below. Neither the City Engineer nor ODOT has requested a transportation study with this proposed development.

Along the Trade Street frontage, the applicant's revised site plan shows a new 6-foot wide sidewalk separated from the street by sections of a 9-foot wide parking strip. The new sidewalk connects to the future 6-foot wide sidewalk to the north and the narrower existing sidewalk in poor condition to the south. The applicant is proposing to close the existing gravel driveway along the northern property line and construct a new 20-foot wide driveway further south, closer to the center of the frontage.

ODOT staff reviewed the submitted site plan and responded as follows:

"The site is on Pacific Highway West, No. 091 (OR-99W), and is subject to state laws administered by ODOT. There is currently one highway approach at MP 44.43 and the proposal shows a new approach slightly to the south of the existing approach. The applicant will be required to submit an Application for State Highway Approach and obtain a new permit. All work in the state right-of-way will need to be reviewed and approved by ODOT prior to construction, including the approach work, utility work, frontage improvements, and drainage..."

The subject site is located within the Downtown Design (DD) District, which is an overlay zone dictating the design of public improvements within the public right-of-way only. To reiterate, this is not an architectural design requirement for private property; this district dictates the design of streets, curbs, sidewalks, benches, light poles, etc. The DD District is detailed in the ADC Section 2.112. The stated purpose of the DD is "to provide development standards that emphasize the traditional downtown appearance of the City of Amity." Trade Street from the north city limits to the south city limits is subject to the DD District. The requirements of the DD District are not included in the text of the ADC, rather it is a stand-alone document which "is intended to accompany and further define (supersede) the City of Amity Public Infrastructure Design Standards for the Downtown Development Area." These standards dictate elements such as: six (6) foot wide sidewalks at this location (wider closer to the "core area"), sidewalk bulb-outs at the intersections for pedestrian visibility and traffic calming, underground utilities, types of irrigation systems, placement of benches and trashcans, etc.

Staff finds the street standards are met as submitted or can be satisfied through compliance with the recommended conditions of approval.

2. Off-street parking

STAFF FINDINGS: Requirements for off-street parking are detailed in ADC 2.203 Off-Street Parking and Loading. The number of vehicle parking spaces required is based upon the types of land uses, and the size of those uses. ADC 2.203.05 gives ratios for quantity of parking spaces. A commercial retail store is required to provide one parking space per 300 square feet (SF) of gross floor area, plus one space per 2 employees. The business Canna Bros proposes to have two employees. The parking calculation is: 2,380 SF / 300 SF = 7.93 (rounds to eight) plus one parking space for the two anticipated employees. In total, the applicant is required to provide nine (9) off-street parking spaces. The applicant is proposing to provide 9 off-street parking spaces, one of which is shown to have an adjacent ADA van loading zone. Bicycle parking is also proposed for the site.

Location: Off-street parking and loading areas shall be provided on the same lot with the main building or structure or use except that… The parking spaces shown on the submitted site plan are located on the same lot as the main commercial building. A 2020 code amendment to the ADC added language for the GC zone "Off-street parking is encouraged to be located in the rear of the property." At the time of adoption, the Planning Commission discussed that due to the small size of many properties along the Trade Street commercial corridor, having parking in the rear may be more challenging. That was the situation on the subject property. During the Pre-Application Conference staff strongly recommended the applicant flip the site plan to place the retail shop toward the front of the property, but the applicant presented their preferred layout.

Surfacing: All driveways, parking, and loading areas shall have a paved surface. The parking lot is proposed to be paved.

Parking Space dimensions: Parking spaces shall be a minimum 9 feet wide and 18 feet in length, except

for spaces designated as compact… Up to 10% of parking spaces may be designated as compact. The parking spaces shown on the submitted site plan are at least 9 feet x 18 feet in size. No compact spaces are proposed.

Driveways: *The following driveway dimensions shall apply: 16 feet wide for two-way driveways. Driveways with adjacent parking at an angle of between 71-90 degrees require a driveway (drive aisle width of 24 feet.* The applicant proposes a 20-foot wide driveway from Trade Street to the site. Within the site, a drive aisle of 25 feet width is shown. These widths meet or exceed the minimum.

Lighting: Any light used to illuminate a parking or loading area shall be arranged to be directed entirely onto the loading or parking area, shall be deflected away from any residential use and shall not cast a glare or reflection onto moving vehicles on public rights-of-way. This is a standard condition of approval.

Areas used for parking and maneuvering of vehicles shall be drained as to avoid flow of water across sidewalks. The applicant's civil plans show a stormwater catchment in the center of the parking area to prevent sheet flow of storm water across adjacent sidewalks.

Except for parking to serve residential uses, parking and loading areas adjacent to residential zones or adjacent to residential uses shall be designed to minimize disturbance of residents. The applicant has proposed a 6-foot sight-obscuring fence along the southern property line to reduce the impact of parking adjacent to a residential use. Screening and buffering requirements and techniques are discussed in greater detail below.

Groups of more than four parking spaces shall be so located and served by a driveway that their use will require no backing movements or other maneuvering within a street right-of-way other than an alley. None of the parking spaces require maneuvering within the public right-of-way.

Service drives to off-street parking areas shall be designed and constructed to facilitate the flow of traffic, provide maximum safety of traffic access and egress and the maximum safety of pedestrians and vehicular traffic on the site. The applicant is proposing to relocate the existing driveway further to the south in order to provide additional spacing between the subject property and the Dollar General's main driveway. The site plan shows a striped 5-foot wide pedestrian walkway connection from the public sidewalk to the building frontage.

Parking spaces along the outer boundaries of a parking area shall be contained by a curb or a bumper rail at least 4" high, located a minimum of 3 feet from the property line, to prevent a motor vehicle from extending over an adjacent property or a street. The site plan shows a curb around the perimeter of the parking area. The spacing on the south side is 5 feet from the property line, as required for screening/buffering, discussed later. The spacing on the north side is shown to be 2.91 feet, which does not meet the 3 feet minimum. Staff notes that because the 25-foot drive aisle exceeds the 24-foot minimum for 90 degree parking, the applicant can reduce the drive aisle width to expand this north side spacing from 2.91 feet to 3 feet. This is a recommended condition of approval.

2.203.07 Off-Street Loading Requirements: For buildings or structures up to 6,000 SF, regular off-street parking areas may be used to meet the off-street loading requirements. Staff finds that no dedicated off-street loading area is required.

ADC 2.203.11 Bicycle Parking required: Retail, Office and Institutional Minimum of two or one (1) per every 20 vehicle parking spaces, whichever is greater. Two bicycle parking racks are required, and two are proposed.

Staff finds the applicable parking standards can be met through compliance with the recommended conditions of approval.

3. Public facilities, including storm drainage, and utility lines

STAFF FINDINGS: Public services are available at the site with sufficient capacity to serve the proposed development. The application package shows utility locations on the civil plans, and includes a stormwater report. There is an existing water line on the east side (front) of Trade Street, and a sewer line in 1st Street, with a connection through an easement on the west side (rear) of the subject property. The existing 1910 house has connections to these utilities. The applicant states that the utility sizing is sufficient for the proposed use of a commercial retail store with office. The applicant is proposing to relocate the existing water connection. This will require abandoning the existing and constructing a new service line. The sewer connection may be usable, but is required to be investigated further to determine whether a new service line is required. There is an existing stormwater line on the east side of Trade Street. Stormwater is required to be detained to pre-development rates for a 25-year storm. The civil plans show a stormwater catchment below the parking lot to detain stormwater prior to connection to the Trade Street stormwater line.

City Public Works and the City Engineers reviewed the proposed development. Their comments are included in Exhibit A, and integrated into this staff report and recommended conditions of approval. Storm Drainage is also reviewed in section (C) below. Utilities are also reviewed in section (D) below. This standard is redundant. Overall, staff finds there to be sufficient capacity of public facilities to support the proposed development, through applicant's compliance with the recommended conditions of approval.

4. Signs

STAFF FINDINGS: Sign standards are provided in ADC 2.206 Signs. The submitted plan set shows a monument sign located north of the new driveway. Staff notes that the sign location would not be approved because it appears to be located within both the clear vision area and the 6-foot frontage public utility easement (PUE). Staff has notified the applicant of this conflict. Therefore, staff finds that no signage was reviewed or approved with this staff report. The applicant is required to submit for a standard Sign Permit review by the City of Amity. This is a separate review. A corresponding condition of approval is included.

5. Site and landscaping design

STAFF FINDINGS: Landscaping standards are found in ADC 2.207 Site and Landscape Design. All development in the General Commercial Zone shall provide a minimum landscaped area equal to 10 percent of the gross site area. The civil plans show a pervious area of 926 SF which is equal to 10.5% of the subject property. The application package does not include a landscape plan with species details and irrigation plan for the site. A recommended condition of approval requires the applicant to submit a detailed site plan for the landscaped areas of the site plan prior to building permits. A recommended condition of approval also requires the installation of landscaping prior to final occupancy, and a developer guarantee for the first one year of landscape materials. Staff finds the applicable landscaping standards can be met through compliance with the recommended conditions of approval.

6. Access management

STAFF FINDINGS: ODOT has jurisdictional authority over access points along Trade Street/OR 99W in Amity. Approach permits are required for new driveways onto the highway and utility work within the public right-of-way. The applicant has applied for these permits. Where there is a difference in the access spacing standards between ODOT and the City, ODOT defers to the City standard. At this location, the City's standard is 40 feet spacing between driveways. The civil plan set shows a separation of 32 feet between the southern edge of the Dollar General driveway and the northern edge of the proposed new driveway. The City cannot landlock a property, particularly where access already exists. The City Engineer has the ability to approve a reduced spacing between access points, and has done so here because the applicant pushed the existing driveway southward away from the approved location of the Dollar General driveway to the north. While the spacing does not meet the full standard, the location is improved from the current condition. The City Engineer has no concerns. Staff finds this standard can be met by the applicant through compliance with ODOT's permitting procedures, and through compliance with the associated recommended conditions of approval.

B. Characteristics of adjoining and surrounding uses;

STAFF FINDINGS: The subject property is zoned GC – General Commercial. The Use and Dimensional Standards of the GC Zone have been reviewed previously in this staff report. The site is located along the commercial strip which runs north-south on both sides of Trade Street through Amity, from Nursery Street to 1st Street/ Rosedell Avenue. There are many non-conforming single-family dwellings occupying commercial properties on both sides of the arterial. The adopted 2015 City of Amity Economic Opportunity Analysis estimated that approximately one third of those non-conforming residences would be converted to conforming commercial uses within the next 20 years. The City's nonconforming code allows the legal continued use of those nonconforming homes until they are converted. The subject site is located within a corridor envisioned for long-term commercial development, surrounded by a variety of uses which include residential, commercial, and industrial. The City of Amity has no adopted architectural design standards for the subject property related to building materials, styles, or colors.

Methods to reduce the impact of a new commercial development abutting an existing residential use are discussed in the screening/buffering section of this staff report. Staff finds this standard can be met through compliance with recommended conditions of approval related to screening (discussed in greater detail below in section F), as well as the minimum setbacks and landscaping standards of the GC zone.

C. Drainage and erosion control needs;

STAFF FINDINGS: Storm drainage standards are provided in ADC 2.204 Storm Drainage.

> *"All storm water runoff shall be conveyed to a public storm sewer or natural drainage channel having adequate capacity to carry the flow without overflowing or otherwise causing damage to public and/or private property. In the case of private development, the developer shall pay all costs associated with designing and constructing the facilities necessary to meet this requirement."*
>
> *"Design calculations shall be submitted for all drainage facilities. These drainage calculations shall be included on the site plan drawings and shall be stamped by a licensed professional engineer in the State of Oregon. Peak design discharges shall be computed using the rational formula and based upon the design criteria outlined in the City of Amity, Public Works Design Standards and the Storm Drain Master Plan for the City."*

The applicant's application package includes a stormwater drainage report. With limited site area for a surface stormwater swale, the applicant's plan set shows the installation of 54 linear feet (LF) of 36-inch diameter pipe underground stormwater detention system. That facility is then connected to the existing 18-inch stormwater line on the east side of Trade Street. The City Engineer has reviewed the application package and has submitted comments which are attached to this report. Staff finds this standard can be met through compliance with the recommended conditions of approval.

D. Public health factors;

STAFF FINDINGS: This public health factors section typically relates to connections to public water and sewer utilities, which has been previously discussed. The City Engineer has reviewed the application package and has submitted comments which are attached to this report. The Fire Marshal has also reviewed the site plan and has commented: "The Fire Department has no issues or concerns with this application. Their water supply requirements are met by the new Hydrant being placed for the development of the Dollar General."

This staff report does not discuss public health factors of a business which retails a substance controlled by the OLCC, as the Amity Development Code does not set criteria for availability of controlled substances beyond the spacing criteria found in ORS 845-025-1230. The City has the ability to set time, place, and manner restrictions on marijuana-related activities in addition to the applicable ORS, but has not done so to date. The OLCC has strict rules and procedures for the operation of a dispensary. The

business Canna Bros has other retail locations in Oregon, and is therefore familiar with all applicable OLCC rules and procedures. If this Site Design Review application is shown to comply, or can be made to comply through satisfaction of the associated conditions of approval, with the applicable sections of the Amity Development Code, then the City should approve the proposed land use application. Staff finds the applicant can comply with the standard public health factors through compliance with the recommended conditions of approval.

E. Parking, traffic safety, and connectivity of internal circulation to existing and proposed streets, bikeways and pedestrian facilities.

STAFF FINDINGS: Off-street parking was addressed previously under subsection (A)(2) above. The plan meets the minimum requirements for parking lot circulation by providing a minimum of 24-foot width drive aisles for two-way traffic. Pursuant to ADC 2.211.07 Pedestrian Access and Circulation, pedestrian connectivity is shown with a painted crosswalk connecting the front entrance of the building to the public sidewalk along Trade Street. Bicycle parking is proposed near the entrance of the building. Related to the safety of vehicular, bicycle, and pedestrian traffic, staff recommends a condition of approval related to the applicant's continuing obligation to maintain the clear vision triangles at the intersection of the driveway with Trade Street. Staff finds this standard can be met through compliance with the recommended conditions of approval.

F. Provision for adequate noise and/or visual buffering from noncompatible uses;

STAFF FINDINGS: The ADC contains several sections of code language related to the appropriate level of screening for a commercial development on this site. Some of the sections refer to adjacent "zoning," while another refers to adjacent "use." The more conservative approach would be to reference the adjacent uses, out of consideration of existing non-conforming residences in the neighborhood. Sections of applicable code language is provided below. Staff added underlining for emphasis.

2.105.06 Development Standards
All developments in the General Commercial Zone shall comply with the applicable provisions of Section 2.400. In addition, the following specific standards shall apply:
…
E. Screening. Screening shall be required for the following:

1. <u>All outdoor storage areas shall be screened by a six foot sight obscuring fence or wall.</u>
2. Where a commercial use abuts a residential zone, a six foot sight obscuring fence or wall shall be installed along the full length of the property line. This requirement shall not cause the placement of a fence or wall in the clear-vision area.

Screening: When any public parking or loading area is within or adjacent to a residential zone, such parking or loading area shall be screened from all residential properties with an ornamental fence, wall, or hedge a minimum of five (5) but not more than six (6) feet in height, except along alleys. Along alleys, the fence, wall, or hedge shall be a minimum of four (4) feet in height.

Screening Abutting Property Lines: Parking for commercial, industrial and multifamily uses which abut a residential use or zone property line shall be screened by a five (5) foot landscaped strip. Where a buffer between zones is required, the screening should be incorporated into the required buffer strip, and will not be an additional requirement. The screen shall grow to be at least 36 inches higher than the finished grade of the parking areas, except for required vision clearance areas.

ADC *2.207.07 Screening and Buffering states the following: Where required by Ordinance, or where placed as a condition of approval, screening and buffering shall meet the following minimum requirements:*

A. Screening shall be used to eliminate or reduce the visual and noise impacts of the following uses:

1. Commercial and industrial uses when abutting residential uses.

2. Industrial uses when abutting commercial uses.

3. Service areas and facilities, including garbage and waste disposal containers, recycling bins, and loading areas.

4. Outdoor storage areas.

B. Screening may be accomplished by the use of sight-obscuring plant materials (generally evergreens), earth berms, walls, fences, building parapets, building placement, or other design techniques

Based upon the multiple standards listed above, staff finds that a 5-foot wide landscaping strip and six-foot tall fence are required along the southern property boundary. Further, the garbage and recycling bin storage area is required to be screened. The applicant's plan set shows compliance with the above requirements. It would not be possible to screen the eastern (front) property line facing the existing dwellings on Trade Street, as the applicant is required to maintain Clear Vision Standards for the safety of pedestrians and vehicles along the frontage. The site plan shows landscaping along the property frontage, on either side of the driveway. Staff finds that the standards for screening and buffering are met by the applicant as submitted, and through compliance with conditions of approval related to landscaping.

G. Retention of existing natural features on site; and

STAFF FINDINGS: There are no significant natural features on site. Staff finds this criterion is met.

H. Problems that may arise due to development within potential hazard areas.

STAFF FINDINGS: Staff referenced the Flood Insurance Rate Map (FIRM) available online from the Federal Emergency Management Association (FEMA) in March of 2021. The FIRM indicated that the subject properties are not located within a Special Flood Hazard Area. No known hazard areas exist on site. Staff finds this standard is met.

III. STAFF CONCLUSION & RECOMMENDATION

After consideration of the material submitted by the applicant and adopted Development Code, staff finds that the application meets or can be made to meet through compliance with the recommended conditions of approval, all of the applicable criteria.

Staff recommends the Planning Commission APPROVE the submitted Site Design Review application, subject to the following recommended conditions of approval provided by staff and consulting partner agencies.

RECOMMENDED CONDITIONS OF APPROVAL

Staff recommends APPROVAL of the application, subject to the following conditions of approval:

1. DUE DILIGENCE: It is the responsibility of the applicant to obtain copies of and be familiar with all applicable codes and standards, including but not limited to required bonds. Conformance to City of Amity Public Works Construction standards is required. Compliance with Conditions of Approval shall be the sole responsibility of the applicant.

2. COST OF DEVELOPMENT: Applicant shall be responsible for all costs of public and private infrastructure improvements associated with the development, including any applicable system development charges (SDCs).

3. REVISED SITE PLAN: Prior to building permits, the applicant shall submit a final site plan which demonstrates compliance with the following conditions of approval.

4. CITY ENGINEER COMMENTS: Applicant shall perform revisions to civil plans to demonstrate compliance with the attached City Engineer redlines and comments log related to water, sewer, stormwater, and streets.

5. EASEMENTS: Prior to final occupancy, Utility easements shall be provided on lot areas where necessary to accommodate public utilities. Such easements shall have a minimum total width as specified in Section 2.205, as required by the City Engineer and Amity Public Works Department.

6. PARKING: Required parking spaces shall be available for the parking of operable passenger automobiles of residents, customers, patrons, and employees only, and shall not be used for storage of vehicles or materials.

7. PARKING BOUNDARY: Prior to building permits, applicant shall increase the northern outer boundary of the parking area from 2.91 feet shown to the 3-foot minimum standard between the

curb and the property boundary, to prevent a motor vehicle from extending over an adjacent property (ADC 2.203.08K).

8. LANDSCAPING:

A) Prior to building permits, the applicant shall submit a landscaping plan which complies with ADC Section 2.207 Site and Landscaping Design, to include species and size planting details as well as irrigation information.

B) All landscaping required by the ADC and approved by the Planning Commission shall be installed prior to final occupancy permit unless security equal to 110% of the cost of the landscaping is filed with the City, assuring such installation within 6 months of occupancy.

C) Prior to final occupancy, all landscape material shall be guaranteed by the developer for a period of one year from the date of installation. A copy of the guarantee shall be furnished to the City by the developer.

9. ODOT APPROVALS: Applicant shall submit an Application for State Highway Approach and obtain a new permit. All work in the state right-of-way shall be reviewed and approved by ODOT prior to construction, including the approach work, utility work, frontage improvements, and drainage.

10. CLEAR VISION AREAS: At all times, clear vision areas shall be maintained at the intersection of all public streets and driveways, and as otherwise outlined in Section 2.209.08.

11. LIGHTING: Any light used to illuminate a parking or loading area shall be arranged to be directed entirely onto the loading or parking area, shall be deflected away from any residential use, and shall not cast a glare or reflection onto moving vehicles on public rights-of-way.

12. STREET LIGHTS: All developments shall include underground electric service, light standards, wiring and lamps for street lights according to the specifications and standards of the City Engineer. The developer shall install all such facilities and make the necessary arrangements with the serving electric utility for the street lighting system.

13. SIGNS: All future signage shall be submitted for separate review in a Sign Permit application to the City of Amity. Signage shall comply with the Clear Vision Area, and shall not be located within the frontage public utility easement (PUE).

14. BUILDING PERMITS: Building permits are issued through Yamhill County in partnership with the City of Amity.

15. All public facility improvements shall comply with the standards and requirements of the Amity Development Code and the Amity Public Works Design Manual. All improvements shall be

completed consistent with the Amity Development Code Section 2.208.06 procedures.

A) Improvement work shall not commence until plans have been checked for adequacy and approved by the City. Plans shall be prepared in accordance with requirements of the City.

B) Improvement work shall not commence until the City has been notified in advance; and, if work has been discontinued for any reason, it shall not be resumed until the City has been notified.

C) Improvements shall be constructed under the inspection and to the satisfaction of the City Engineer. The City may require changes in typical sections and details in the public interest, if unusual conditions arise during construction to warrant the change.

D) All underground utilities, sanitary sewers, and storm drains installed in streets by the developer shall be constructed prior to the surfacing of the streets. Stubs for service connections for underground utilities and sanitary sewers shall be placed to a length eliminating the necessity for disturbing the street improvements when service connections are made. Unless otherwise approved by the City, this shall be interpreted as extending to the right-of-way or easement line.

E) Upon completion of all public improvements and prior to final acceptance of the improvements by the City, the developer shall provide two (2) certified as-built drawings of all public utility improvements to the City. As-built conditions and information shall be reflected on one (1) set of mylar base as-built drawings. The as-built drawings shall be submitted to the City by the Developer's engineer.

16. EXPIRATION: Consistent with ADC 3.104.08, Site Design Review approval shall be effective for a period of eighteen (18) months from the date of approval. If substantial construction of the approved plan has not begun within eighteen months, the approval shall expire. Site Design Review approval shall be voided immediately if construction on the site is a departure from the approved plan. The City Manager shall upon written request by the applicant and payment of the required fee; grant an extension of the approval for a period not to exceed six months provided that: 1. No changes are made to the approved Site Design Plan; 2. The applicant can show intent to initiate construction on the site within the six month extension period; and 3. There have been no changes in existing conditions, facts, or applicable policies or ordinance provisions on which the original approval was based.

IV. PLANNING COMMISSION OPTIONS

The following are suggested motions the Planning Commission may use:

1. **I move the Planning Commission APPROVE the Site Design Review application, file #2102-01 SDR, and adopt the findings and recommended conditions of approval included in the staff report dated April 6, 2021.**

2. I move the Planning Commission APPROVE the Site Design Review application as submitted, and adopt the findings and recommended conditions of approval included in the staff report dated April 6, 2021, with revisions desired by the Planning Commission (stating those revisions); OR

3. I move the Planning Commission DENY the Site Design Review application submitted, and adopt findings desired by the Planning Commission in support of that action (stating those findings); OR

4. I move the Planning Commission public hearing on this file be re-opened and CONTINUED to a date and time certain to obtain more information (specify the information that is to be obtained).

EXHIBIT A
COMBINED RFC RESPONSES

1. City of Amity City Engineers, Jesse Fields & Peter Olsen of Keller Associates:

SEE ATTACHED REDLINE PLAN SET AND COMMENT LOG

2. City of Amity Public Works Superintendent, Gary Mathis

[Regarding demolition of the existing house on the property]
We have already pulled the water meter, and I just spoke to Peter Brock. He is working on finding where the sewer service is to cap it.

3. ODOT – Oregon Dept. of Transportation, Casey Knecht, Region 2 Development Review Coord.

Thank you for notifying the Oregon Department of Transportation (ODOT) of the proposal at 108 S Trade St in Amity. Please include these comments in the public record and notify ODOT of the decision by sending a copy to odotr2planmgr@odot.state.or.us when available.

The site is on Pacific Highway West, No. 091 (OR-99W), and is subject to state laws administered by ODOT. There is currently one highway approach at MP 44.43 and the proposal shows a new approach slightly to the south of the existing approach. The applicant will be required to submit an Application for State Highway Approach and obtain a new permit. All work in the state right-of-way will need to be reviewed and approved by ODOT prior to construction, including the approach work, utility work, frontage improvements, and drainage. Please contact the ODOT District 3 permits office (503-986-2900) to begin the process.

4. Fire Marshal Debbie McDermott, McMinnville Fire Department

The Fire Department has no issues or concerns with this application. Their water supply requirements are met by the new Hydrant being placed for the development of the Dollar General.

5. City of Amity City Administrator Mike Thomas

It's apparent that this applicant is aware of the Dollar General and is accommodating and adjusting for it and the home owner to the south. So, I've no questions / comments.

Design Review; City Engineer Comment Log

Project: **Canna Bros Dispensary Trade St, Amity, OR 97101**

Commenter: Jesse Fields, EI / Peter Olsen, PE

* These comments are meant to be reviewed with the City Engineer's redlined copy of the plans in response to the Fosse Engineering Plans dated February 4th, 2020.

Comment #	Reference	Date of Comment	Keller Comment	Date of Response	Developer Response
1	General		Provide final drawings for review		
2	General		Provide detail sheets for proposed improvements		
3	C101		ADJUST SAW CUT BOUNDARY AS NEEDED TO ACCOMODATE WATER LINE ABANDONMENT		
4	C101		IF METER IS TO BE RELOCATED, ABANDON EXISTING WATER LINE, REMOVE EXISTING WATER LINE WHERE LESS THAN 18" BELOW GROUND SURFACE, ISOLATE ABANDONED LATERAL FROM MAIN AS DIRECTED BY CITY STAFF. CITY STAFF TO BE ONSITE DURING ALL WORK ON WATER MAIN.		
5	C101		SAW CUT LINE TO BE VERIFIED BY ODOT (NOT CITY)		
6	C101		IF METER IS TO BE RELOCATED, DISPOSE OF EXISTING METER AND PROVIDE NEW METER BOX, METER, SERVICE LINE AND TAP		
7	C101		CONFIRM THAT ODOT IS OK WITH SAWCUT OR IF THEY WILL REQUIRE TRENCHLESS CROSSINGS		
8	C300		RESIDENTIAL PARKING REQUIREMENT IS 1 PER 300-SF PLUS 1 PER 2 EMPLOYEES. CURRENT DESIGN IS SUITABLE FOR TWO EMPLOYEES, IS THIS ACCURATE?		

9	C300		VERIFY PLACEMENT OF MONUMENT SIGN MEETS ODOT'S VISION CLEARANCE REQUIREMENTS, KEEP SIGN FOOTING OUT OF PUE		
10	C300		PROVIDE LANDSCAPE SURFACING FOR AREAS ADJACENT TO DRIVEWAY APRON		
11	C300		40' REQUIRED BY DEVELOPMENT CODE FOR ARTERIAL STREETS (AMC 2.211.05 TABLE 2). PROVIDE 40' DRIVEWAY SPACING OR SUBMIT A VARIANCE APPLICATION. THIS IS 20% LESS THAN THE REQUIREMENT, WHICH MEETS THE CRITERIA FOR A MINOR VARIANCE		
12	C300		SUBMIT A SEPARATE APPLICATION TO THE CITY FOR THE MONUMENT SIGN REVIEW		
13	C500		PROVIDE CCTV FOOTAGE OF LATERAL CONDITION FOR CITY APPROVAL OF UTILIZING EXISTING. PROVDE CLEANOUT. CITY TO BE ONSITE IF ANY WORK ON MAINS		
14	C500		IF METER IS TO BE RELOCATED, PROVIDE NEW SERVICE. CITY TO BE ONSITE DURING ALL WORK ON MAINS		
15	C400		TO PICK UP THE DRAINAGE FROM THE NEW CURB, PROVIDE CURB INLET WITH DITCH INLET CONNECTED TO STORM		
16					
17					
18					
19					
20					
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22					
23					
24					
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26					
27					

CANNA BROS DISPENSARY

PRELIMINARY SITE DEVELOPMENT PLANS

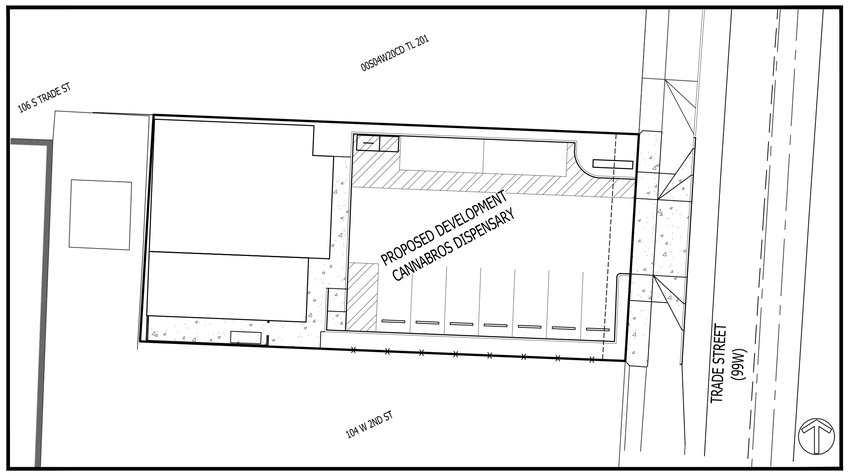
LOCATED IN THE
SW 1/4 OF SECTION 20
T 5 S, R 4 W, W.M.
AMITY, OREGON

LEGEND

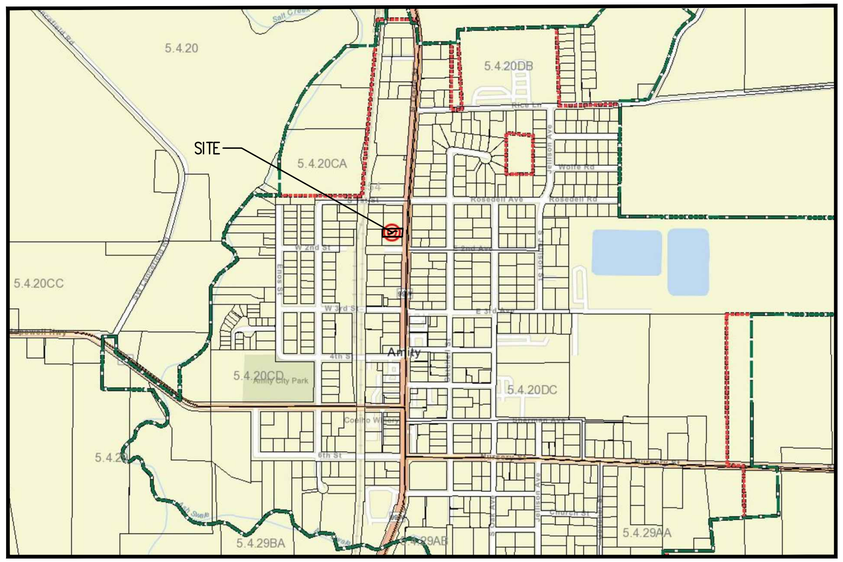
EXISTING	TOPOGRAPHIC FEATURES	PROPOSED
	5 FOOT INTERVAL CONTOUR	
	1 FOOT INTERVAL CONTOUR	
32"FIR	EVERGREEN TREE WITH DIAMETER AND TYPE	32"FIR
16"ALDER	DECIDUOUS TREE WITH DIAMETER AND TYPE	16"ALDER
	EDGE OF ASPHALT	
	EDGE OF CONCRETE	
	CURB	
	EDGE OF GRAVEL	
	PAINT STRIPE	
AL AL	ARCHAEOLOGY LIMITS	
O O	CHAINLINK FENCE LINE	O O
X X	FENCE LINE	X X
□ □	WOOD FENCE LINE	□ □
FO FO	FIBER OPTIC LOCATE	FO FO

EXISTING	PROPERTY FEATURES	PROPOSED
	PROPERTY BOUNDARY	
	RIGHT-OF-WAY	
	CENTERLINE	
	EASEMENT	

EXISTING	UTILITIES	PROPOSED
FO FO	FIBER OPTIC LOCATE	FO FO
G G G	GAS LOCATE	
SW SW	SIGNAL WIRE LOCATE	PWR
T T T	TELEPHONE LOCATE	COM
TV TV	TELEVISION LOCATE	TV TV
UG UG	MULTIPLE UTILITY LOCATE	UG UG
OHP	OVER HEAD POWER	OHW
E E E	ELECTRIC LOCATE	PWR
IRR	IRRIGATION	IRR
W W W	WATER	WAT
SS SS	SANITARY SEWER	SAN
SFM	SANITARY SEWER FORCE MAIN	SFM
ST ST	STORM DRAINAGE	STM
WV	WATER VALVE	
	FIRE HYDRANT	
WM	WATER METER	
CV	CONTROL VALVE	
	WATER STAND PIPE	
	WATER BLOW OFF ASSEMBLY	
	TELEPHONE PEDESTAL	
ST	STORM SEWER MANHOLE	ST
	CURB INLET	
	COMBINATION CURB INLET	
CB	CATCH BASIN	CB
	STORM FLOW DIRECTION	
CO	SANITARY CLEANOUT	
S	SANITARY SEWER MANHOLE	
	POWER POLE	
	LIGHT POLE	
EV	ELECTRIC VAULT	EV
	ELECTRIC SERVICE BOX	
EM	ELECTRIC METER	EM
	SIGN	



SITE MAP
1" = 20'



VICINITY MAP
NOT TO SCALE

APPLICANT:

HARKA ARCHITECTURE
CONTACT PERSON: PATRICK DONALDSON
107 SE WASHINGTON STREET, SUITE 740
PORTLAND, OR 97214
PHONE: (503) 975-9471
EMAIL: PATRICK@HARKAHQ.COM

OWNER:

PETER BROCK
23850 SW BAKER ROAD
SHERWOOD, OR 97140

ENGINEERING FIRM:

FOSSE ENGINEERING, LLC
CONTACT PERSON: BRIAN FOSSE
PHONE: (971) 319-5799
EMAIL: FOSSEENG@GMAIL.COM

SURVEYOR:

TERRA CALC LAND SURVEYING, INC.
CONTACT PERSON: DARREN HARR
PHONE: (503) 857-0935

PARCEL INFORMATION:

MAP/TAX LOT: R5420CD, TL 400
PARCEL AREA: 0.18 ACRES
ZONED: GC

BENCHMARK:

VERTICAL DATUM: NAVD 88
DESCRIPTION: PROJECT ELEVATIONS ARE BASED ON RAPID STATIC GPS OBSERVATIONS ON MULTIPLE SURVEY CONTROL POINTS USING GEOID12 AND LOCAL ORGN STATION DATA.

SHEET INDEX

C000 COVER SHEET
C100 EXISTING CONDITIONS
C101 DEMOLITION PLAN
C200 PRELIMINARY GRADING PLAN
C300 PRELIMINARY SITE PLAN
C400 PRELIMINARY STORMWATER PLAN
C500 PRELIMINARY SEWER AND WATER PLAN

CHECKED

COMMENT RESPONSE

COMMENT NUMBER

MARCH 3, 2021
CITY ENGINEER REVIEW - JRF

GENERAL COMMENTS:

1 PROVIDE FINAL DRAWINGS FOR REVIEW

2 PROVIDE DETAIL SHEETS FOR PROPOSED IMPROVEMENTS

FOSSE ENGINEERING, LLC

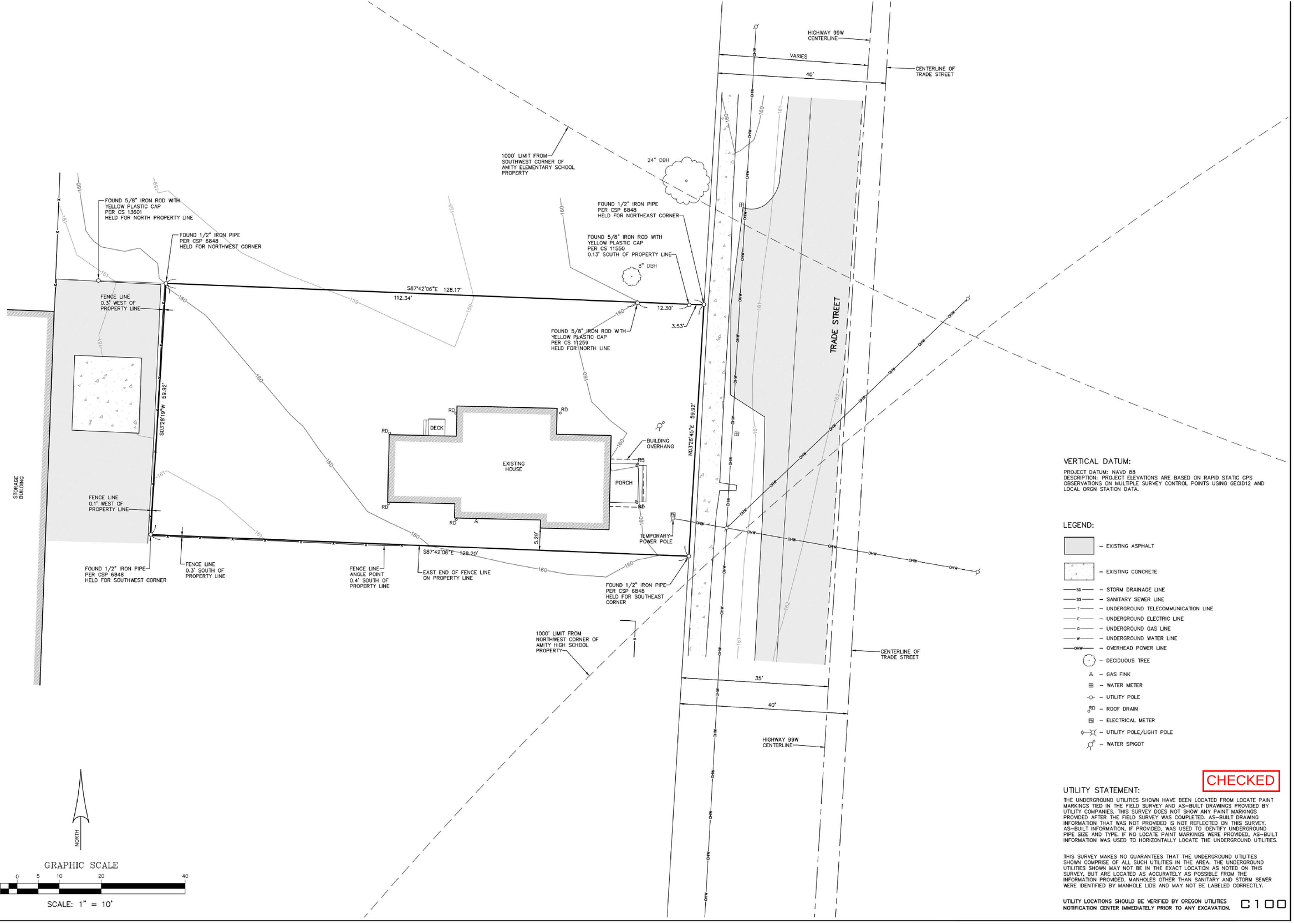
PRELIMINARY SITE DEVELOPMENT PLANS
CANNA BROS DISPENSARY
SITE PLAN
AMITY, OR

COVER SHEET

REGISTERED PROFESSIONAL ENGINEER
79794PE
OREGON
JULY 24, 2014
MATTHEW ROBERT KLYM
PRELIMINARY NOT FOR CONSTRUCTION
EXPIRES 6-30-2021

SHEET
C000

February 4, 2021



VERTICAL DATUM:

PROJECT DATUM: NAVD 88
DESCRIPTION: PROJECT ELEVATIONS ARE BASED ON RAPID STATIC GPS OBSERVATIONS ON MULTIPLE SURVEY CONTROL POINTS USING GEOID12 AND LOCAL ORGN STATION DATA.

LEGEND:

- EXISTING ASPHALT
- EXISTING CONCRETE
- SD — STORM DRAINAGE LINE
- SS — SANITARY SEWER LINE
- T — UNDERGROUND TELECOMMUNICATION LINE
- E — UNDERGROUND ELECTRIC LINE
- G — UNDERGROUND GAS LINE
- W — UNDERGROUND WATER LINE
- OHW — OVERHEAD POWER LINE
- DECIDUOUS TREE
- GAS FINK
- WATER METER
- UTILITY POLE
- RD — ROOF DRAIN
- EM — ELECTRICAL METER
- UTILITY POLE/LIGHT POLE
- WATER SPIGOT

CHECKED

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM LOCATE PAINT MARKINGS TIED IN THE FIELD SURVEY AND AS-BUILT DRAWINGS PROVIDED BY UTILITY COMPANIES. THIS SURVEY DOES NOT SHOW ANY PAINT MARKINGS PROVIDED AFTER THE FIELD SURVEY WAS COMPLETED. AS-BUILT DRAWING INFORMATION THAT WAS NOT PROVIDED IS NOT REFLECTED ON THIS SURVEY. AS-BUILT INFORMATION, IF PROVIDED, WAS USED TO IDENTIFY UNDERGROUND PIPE SIZE AND TYPE. IF NO LOCATE PAINT MARKINGS WERE PROVIDED, AS-BUILT INFORMATION WAS USED TO HORIZONTALLY LOCATE THE UNDERGROUND UTILITIES.

THIS SURVEY MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE OF ALL SUCH UTILITIES IN THE AREA. THE UNDERGROUND UTILITIES SHOWN MAY NOT BE IN THE EXACT LOCATION AS NOTED ON THIS SURVEY, BUT ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION PROVIDED. MANHOLES OTHER THAN SANITARY AND STORM SEWER WERE IDENTIFIED BY MANHOLE LIDS AND MAY NOT BE LABELED CORRECTLY.

UTILITY LOCATIONS SHOULD BE VERIFIED BY OREGON UTILITIES NOTIFICATION CENTER IMMEDIATELY PRIOR TO ANY EXCAVATION.

C100

Terra Calc
Land Surveying Inc.
1615 NE Miller St.
McMinnville, OR 97128
(503) 857-0935
www.Terra-calc.com

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 11, 2005
DARREN S. HARR
56,181

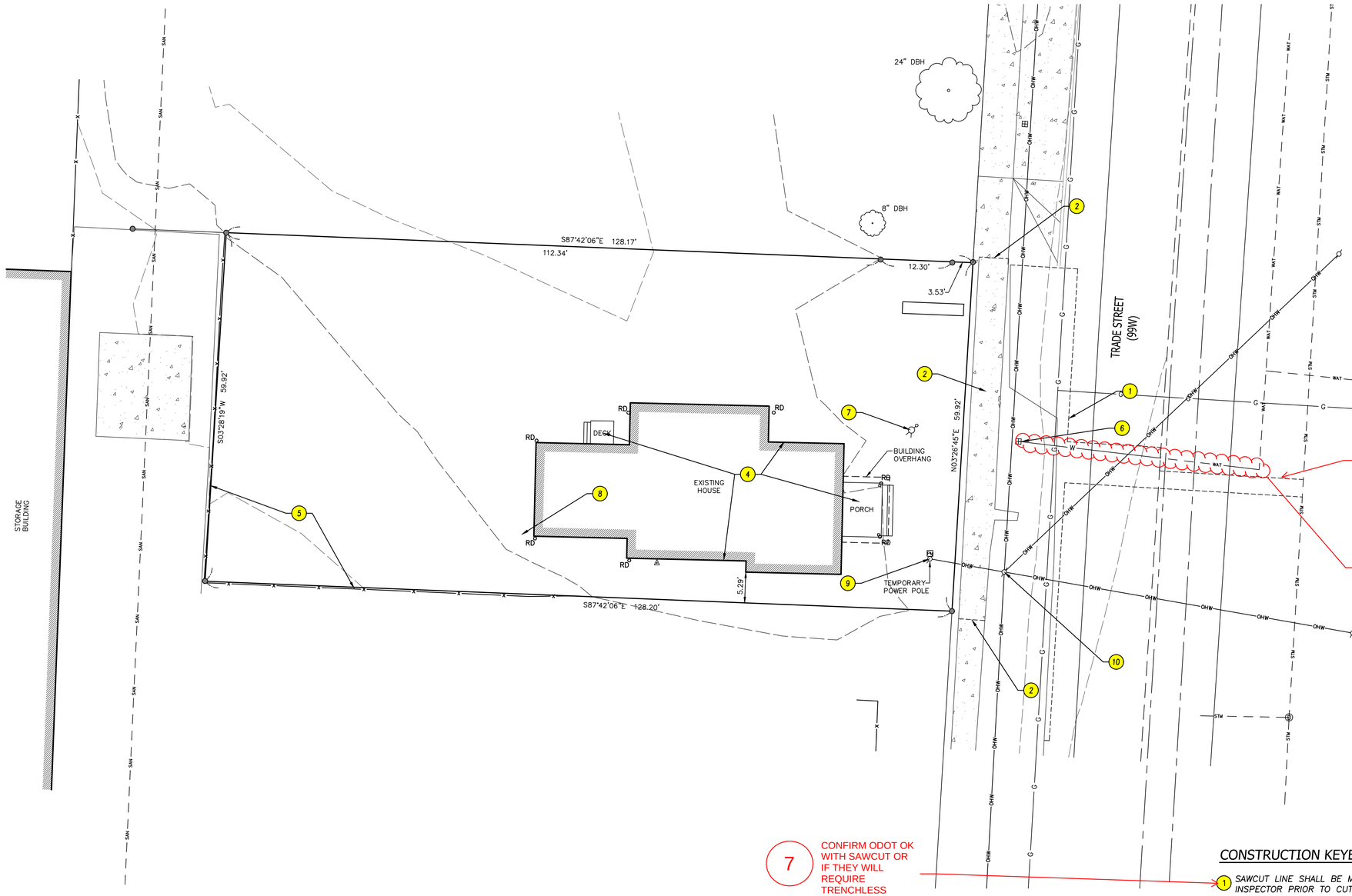
RENEWAL DATE: 6-30-21

AMITY DISPENSARY
TOPOGRAPHIC SURVEY
LOCATED IN THE SW 1/4 OF SECTION 20, T. 5 S., R. 4 W., W.M.
AMITY, OREGON

FOR: PETER BROCK

REVISIONS	
REV.:	DESCRIPTION:

DATE	7/28/20
DRAWN	DSH
SURVEYOR	DSH
CHECKED	DSH
JOB NO.	ADP001
DRAWING NAME	TOPO
SHEET NO.	1 OF 1



LEGEND

EXISTING GROUND CONTOUR (1 FT) —— ——102—— ——

EXISTING GROUND CONTOUR (5 FT) —— ——100—— ——

GENERAL NOTES:

1. ADDITIONAL UTILITIES MAY EXIST ON SITE IN ADDITION TO THOSE SHOWN ON THIS PLAN. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION ACTIVITIES.

CONSTRUCTION KEYED NOTES:

1. SAWCUT LINE SHALL BE MARKED AND VERIFIED BY CITY INSPECTOR PRIOR TO CUTTING AND REMOVAL.
2. DEMOLISH AND REMOVE EXISTING CONCRETE SIDEWALK.
3. EXISTING TEMPORARY UTILITY POLE TO BE REMOVED/RELOCATED. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY.
4. DEMOLISH EXISTING SINGLE FAMILY HOUSE AND ASSOCIATED ELEMENTS.
5. PROTECT EXISTING FENCE.
6. EXISTING WATER METER TO BE RELOCATED.
7. REMOVE EXISTING WATER SPIGOT.
8. LOCATE AND INSPECT EXISTING SEWER SERVICE.
9. REMOVE EXISTING UTILITY POLE.
10. PRESERVE EXISTING UTILITY POLE.

CHECKED

February 4, 2021

FOSSE ENGINEERING, LLC

PRELIMINARY SITE DEVELOPMENT PLANS

CANNA BROS DISPENSARY

SITE PLAN

AMITY, OR

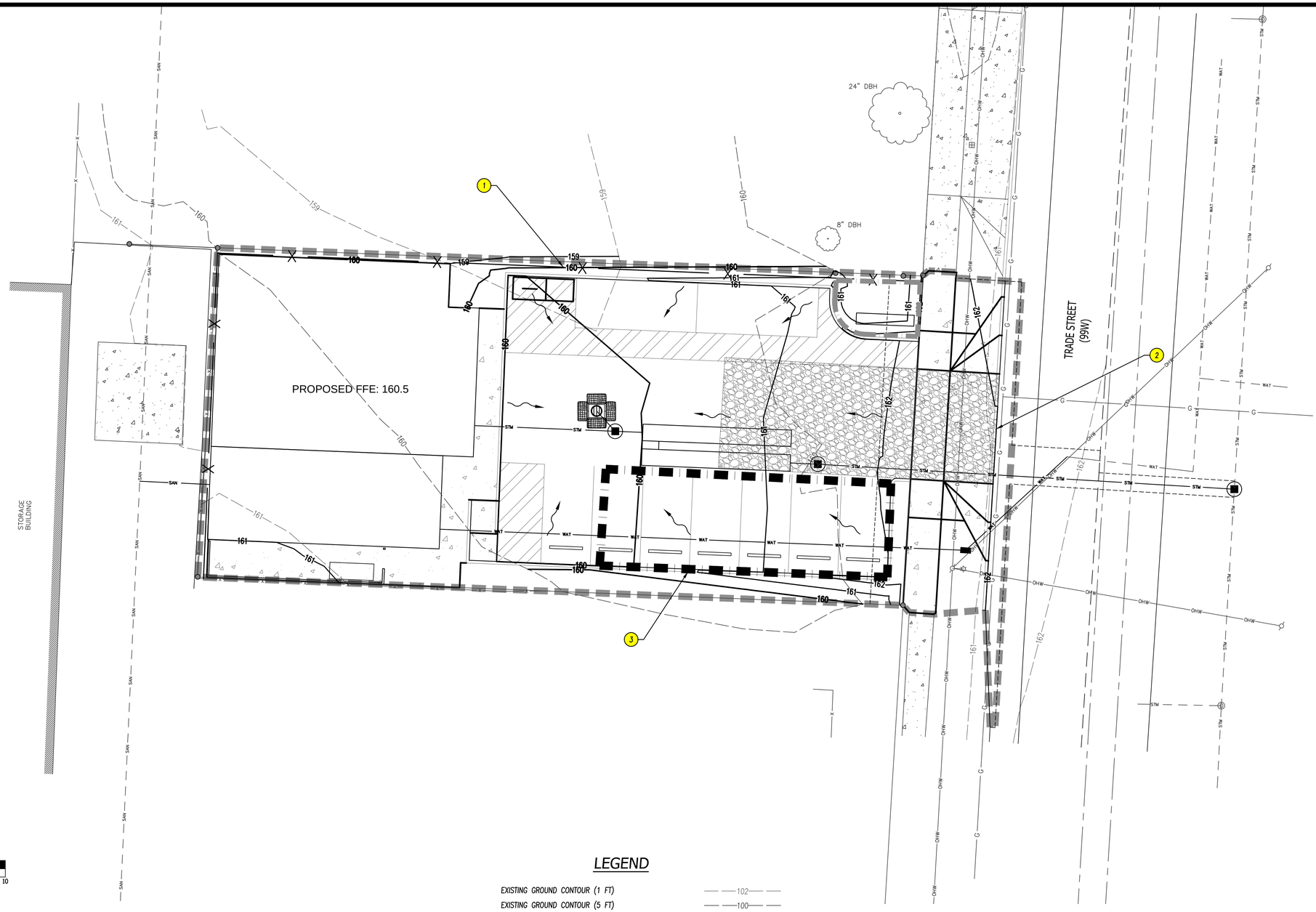
DEMOLITION PLAN

REGISTERED PROFESSIONAL ENGINEER 79714PE OREGON JULY 24, 2014 MATTHEW ROBERT KLYM

PRELIMINARY NOT FOR CONSTRUCTION

EXPIRES 6-30-2021

SHEET C101



LEGEND

- EXISTING GROUND CONTOUR (1 FT) — 102
- EXISTING GROUND CONTOUR (5 FT) — 100
- FINISHED GRADE CONTOUR (1 FT) — 102
- FINISHED GRADE CONTOUR (5 FT) — 100
- DISTURBED AREA LIMIT
- SEDIMENT FENCE INSTALLED PRIOR TO CONSTRUCTION — X
- TEMPORARY SEDIMENT / INFILTRATION POND LOCATION
- POTENTIAL STAGING/SOIL STOCKPILE AREA
- GRAVEL CONSTRUCTION ENTRANCE
- INLET PROTECTION
- SURFACE FLOW DIRECTION

GENERAL NOTES:

1. ADDITIONAL UTILITIES MAY EXIST ON SITE IN ADDITION TO THOSE SHOWN ON THIS PLAN. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION ACTIVITIES.

CONSTRUCTION KEYED NOTES:

1. INSTALL SILT FENCE.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
3. TEMP. STOCK PILE AREA.

CHECKED

February 4, 2021

FOSSE ENGINEERING, LLC

PRELIMINARY SITE DEVELOPMENT PLANS

CANNA BROS DISPENSARY

SITE PLAN

AMITY, OR

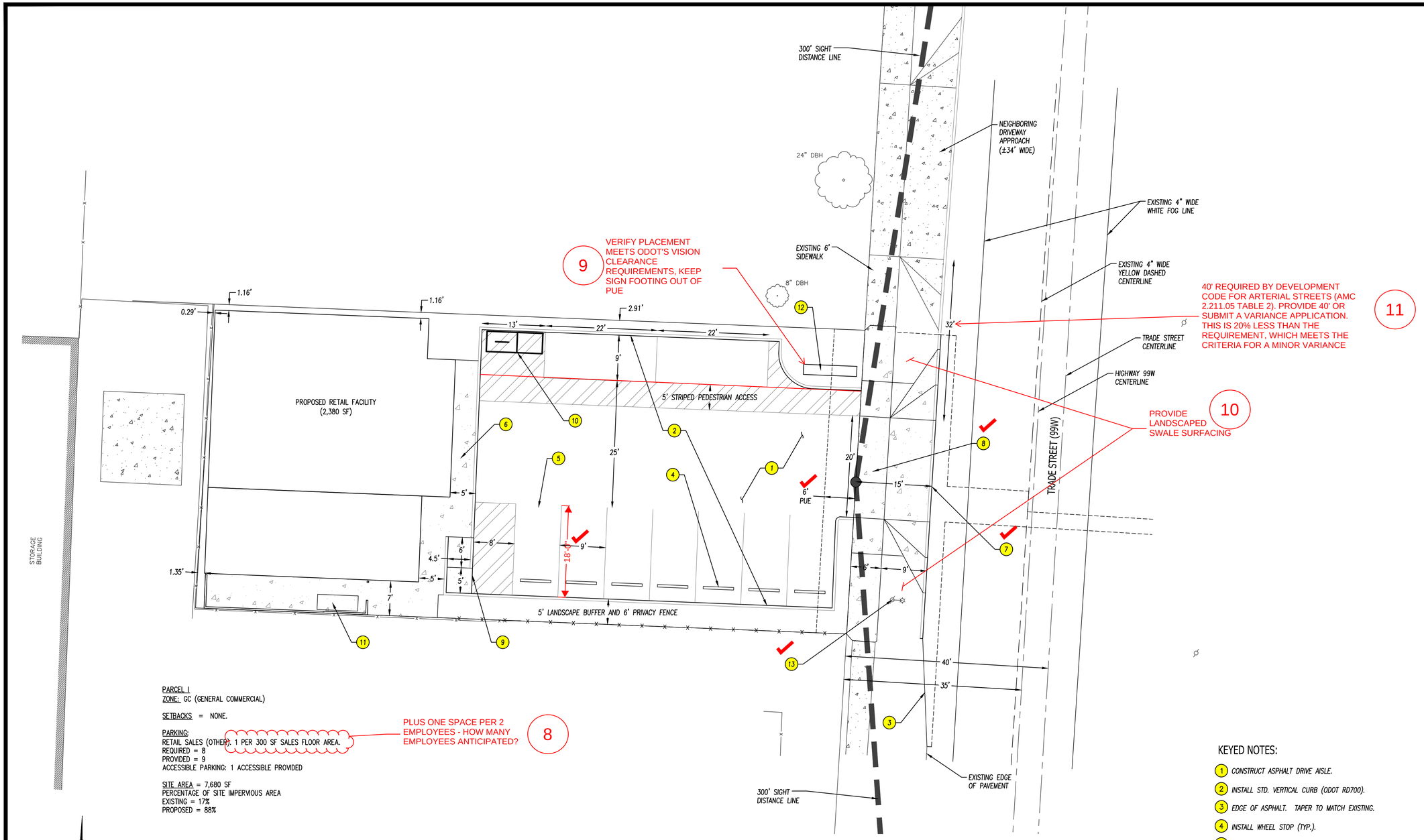
PRELIMINARY GRADING PLAN

REGISTERED PROFESSIONAL ENGINEER 79784PE OREGON JULY 24, 2014 MATTHEW ROBERT KLYM

PRELIMINARY NOT FOR CONSTRUCTION

EXPIRES 6-30-2021

SHEET C200



PARCEL 1
ZONE: GC (GENERAL COMMERCIAL)

SETBACKS = NONE.

PARKING:
RETAIL SALES (OTHER): 1 PER 300 SF SALES FLOOR AREA.
REQUIRED = 8
PROVIDED = 9
ACCESSIBLE PARKING: 1 ACCESSIBLE PROVIDED

PLUS ONE SPACE PER 2 EMPLOYEES - HOW MANY EMPLOYEES ANTICIPATED?
8

SITE AREA = 7,680 SF
PERCENTAGE OF SITE IMPERVIOUS AREA
EXISTING = 17%
PROPOSED = 88%

SCALE 1" = 10 FEET
10 0 4 6 8 10

GENERAL NOTES:

1. THE CONTRACTOR SHALL COORDINATE IMPROVEMENTS WITH ARCHITECTURAL PLANS AND NOTIFY THE ARCHITECT AND PROJECT ENGINEER OF ANY DISCREPANCIES.
2. ALL CURBING SHALL BE STD. VERTICAL CURB UNLESS OTHERWISE NOTED.

12 CITY TO REVIEW, SEPARATE APPLICATION REQUIRED

KEYED NOTES:

1. CONSTRUCT ASPHALT DRIVE AISLE.
2. INSTALL STD. VERTICAL CURB (ODOT RD700).
3. EDGE OF ASPHALT. TAPER TO MATCH EXISTING.
4. INSTALL WHEEL STOP (TYP.).
5. VAN-ACCESSIBLE ADA PARKING STALL.
6. CONSTRUCT CONCRETE SIDEWALK.
7. CONSTRUCT 20' WIDE SEPARATED SIDEWALK DRIVEWAY (ODOT RD725 OPTION A).
8. CONSTRUCT 6' SEPARATED PUBLIC SIDEWALK (ODOT RD721).
9. CONSTRUCT ADA ACCESS RAMP.
10. BIKE RACK (2 MINIMUM).
11. SOLID WASTE/RECYCLING STORAGE. ROLL-CARTS ARE TO BE PICKED UP ON S TRADE STREET.
12. PROPOSED MONUMENT SIGN.
13. NEW STREET LIGHT TO BE INSTALLED ON EXISTING POWER POLE BY UTILITY PROVIDER (PGE).

CHECKED

February 4, 2021

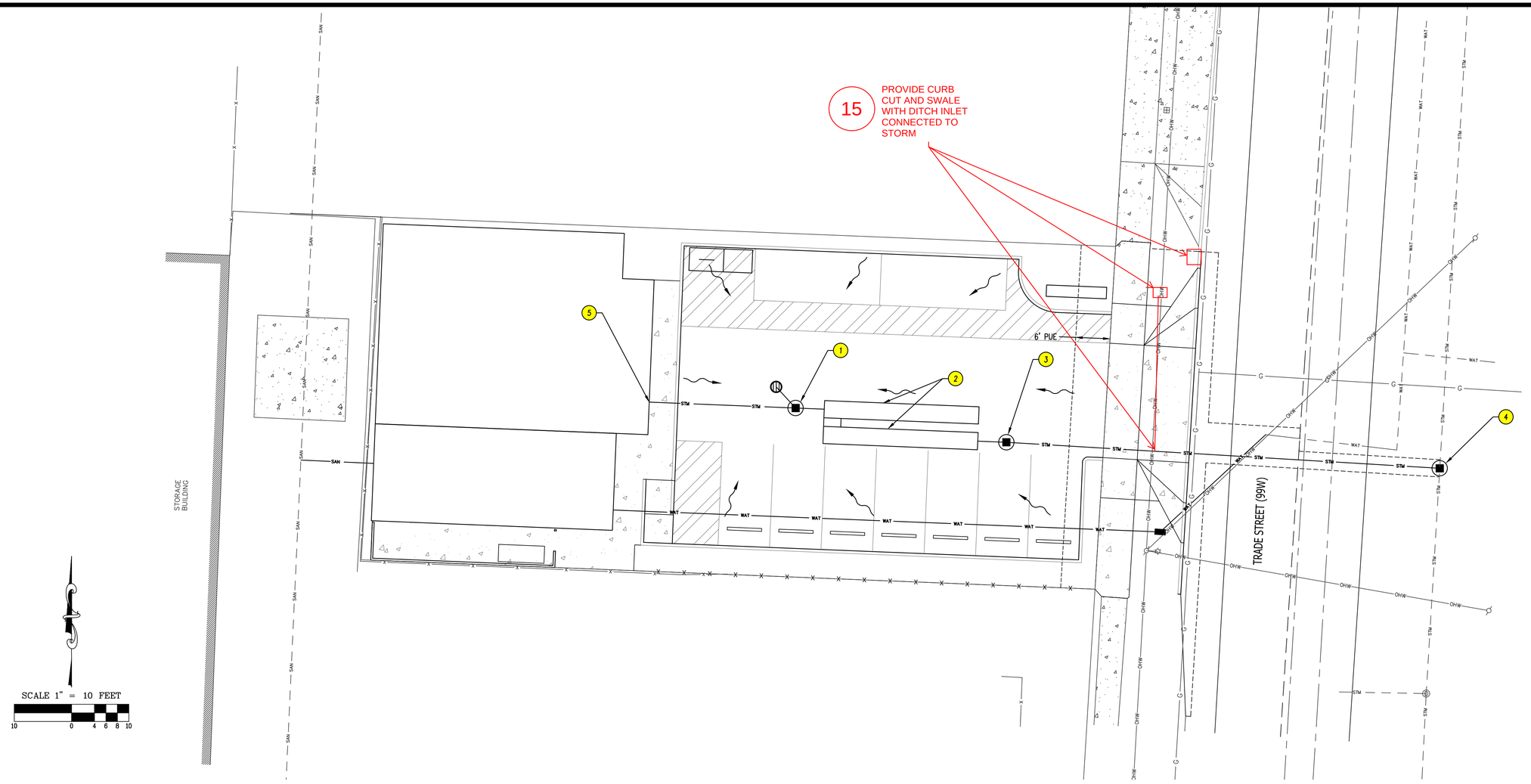
FOSSE ENGINEERING, LLC

PRELIMINARY SITE DEVELOPMENT PLANS
CANNA BROS DISPENSARY
SITE PLAN
AMITY, OR

PRELIMINARY SITE PLAN

REGISTERED PROFESSIONAL ENGINEER 79794PE PRELIMINARY NOT FOR CONSTRUCTION OREGON JULY 24, 2014 MATTHEW ROBERT KLYN
EXPIRES 6-30-2021

SHEET C300



SCALE 1" = 10 FEET

10 0 4 6 8 10

SITE STATISTICS:

PRE-DEVELOPED SITE:	
IMPERVIOUS AREA =	1,306 SF
PERVIOUS AREA =	6,374 SF
TOTAL AREA =	7,680 SF
AVERAGE CN =	82
TC =	7.4 MIN
POST-DEVELOPED SITE:	
IMPERVIOUS AREA =	6,754 SF
PERVIOUS AREA =	926 SF
TOTAL AREA =	7,680 SF
AVERAGE CN =	95
TC =	5 MIN
FLOW RATES:	
25-YEAR PEAK FLOW (PRE) =	0.09 CFS
25-YEAR PEAK FLOW (POST) =	0.09 CFS
DETENTION FACILITY:	
TYPE =	DETENTION PIPE
SIZE =	36" DIAMETER
LENGTH =	54 LF (2 x 27 LF BARRELS)
VOLUME =	382 CF
WATER QUALITY FACILITY:	
TYPE =	STORMFILTER
SIZE =	48" MANHOLE
FILTRATION =	2 ZPG CARTRIDGES
WQ FLOW RATE =	0.032 CFS
WQ CAPACITY PROVIDED =	0.033 CFS

CONSTRUCTION KEYED NOTES:

1. INSTALL 48" CONTECH STORMFILTER MANHOLE WITH (2) 18" ZPG MEDIA CARTRIDGES.
2. INSTALL 54 LF OF 36" DIAMETER CMP UNDERGROUND STORMWATER DETENTION SYSTEM.
3. INSTALL FLOW CONTROL MANHOLE.
4. CONNECT TO EXISTING 18" STORM SEWER WITH PROPOSED MANHOLE.
5. BUILDING STORM SERVICE LATERAL.

February 4, 2021

FOSSE ENGINEERING, LLC

PRELIMINARY SITE DEVELOPMENT PLANS

CANNA BROS DISPENSARY

SITE PLAN

AMITY, OR

PRELIMINARY STORMWATER PLAN

REGISTERED PROFESSIONAL ENGINEER
79784PE
OREGON
JULY 24, 2014
MATTHEW ROBERT KLYN
PRELIMINARY NOT FOR CONSTRUCTION
EXPIRES 6-30-2021

SHEET
C400

FIRE HYDRANT CONSTRUCTED WITH THE DOLLAR STORE IMPROVEMENTS

24" DBH

8" DBH

6' PUE

250' FIRE HYDRANT RADIUS

STORAGE BUILDING

TRADE STREET (99W)

PROVIDE CCTV FOOTAGE OF LATERAL CONDITION FOR CITY APPROVAL OF UTILIZING EXISTING. PROVDE CLEANOUT.

CITY TO BE ONSITE IF ANY WORK ON MAINS

13

IF METER IS TO BE RELOCATED, PROVIDE NEW SERVICE. CITY TO BE ONSITE DURING ALL WORK ON MAINS

14

SCALE 1" = 10 FEET

10 0 4 6 8 10

CONSTRUCTION KEYED NOTES:

1. LOCATE EXISTING SANITARY LATERAL SERVICING EXISTING HOME. IF IN GOOD CONDITION CONNECT PROPOSED BUILDING SERVICE TO EXISTING LATERAL. IF EXISTING LATERAL IN POOR CONDITION, CONNECT TO EXISTING SANITARY SEWER WITH NEW 4" SERVICE LINE.
2. EXISTING WATER METER TO BE RELOCATED.
3. PROPOSED WATER METER LOCATION.

CHECKED

February 4, 2021

FOSSE ENGINEERING, LLC

PRELIMINARY SITE DEVELOPMENT PLANS

CANNA BROS DISPENSARY

SITE PLAN

AMITY, OR

PRELIMINARY SEWER AND WATER PLAN

REGISTERED PROFESSIONAL ENGINEER 79794PE PRELIMINARY NOT FOR CONSTRUCTION OREGON JULY 24, 2018 MATTHEW ROBERT KLYM

EXPIRES 6-30-2021

SHEET C500

EXHIBIT B APPLICATION

CITY OF AMITY

109 Maddox Avenue
P.O. Box 159
Amity, OR 97101

Ph: (503) 835-3711
Fax: (503) 835-3780

Site Design Review Application

For the City of Amity, Oregon

Received: _____

File No.:_____

Fee: _____

INTRODUCTION

This application is to provide for the filing and review of all site design reviews for commercial and industrial structures in the City of Amity. The application is organized to correspond with the requirements of the Amity Development Code, which should be consulted when preparing this application.

The filing of this application will initiate a process which includes the following:

a) Application submission to the City Planner for Preliminary Review (no fee attachment required) – done by applicant

b) Complete application submission, including the site plan and deposit. –done by applicant

c) Scheduling of a public hearing with the City Planning Commission – done by City Clerk

d) Notification of affected citizens and agencies – done by City Clerk

e) Planning Commission hearing and discussion – done on the 2nd Monday of the following month submitted.

f) Formal decision completed by city staff.

g) Appeals period, which is 15 days from date of decision

h) Appeals Hearing, if required, is heard by city council

i) Decision is final after 15 day appeal period, unless an appeal is made

109 Maddox Ave. • P.O. Box 159 • Amity, OR 97101 • Ph: (503) 835-3711 • Fax: (503) 835-3780

SITE DESIGN REVIEW
CITY OF AMITY, OREGON

Applicant/Owner: Josh Peak **Phone:** 225.281.9611

Mailing Address: 107 SE Washington St

Portland, OR 97214

Property Address: 108 South Trade St, Amity, OR 97101

(Street address, or if not addressed, then indicate the nearest intersecting street or known landmark. Attach Assessor's Map, or similar map)

Township; Range; Section; Tax Lot: R5420CD 00400, AKA Lot 2, Block 1 Watts Addition

Zone: GC - General Commercial **Parcel Size:** 8,800 sf

Nearest Intersecting Streets: S Trade St & E 2nd Ave

Existing Comprehensive Plan Designation: Amity City Limits, General Commercial

Existing Zone Designation: GC - General Commercial

Historic Property Designation [i.e. National Register Listing, Significant, Contributing, Non-Contribution, or None]: None

Legal Description (as it appears on the deed):

LOT 8, BLOCK 1, JOSEPH WATT'S ADDITION, IN THE CITY OF AMITY, COUNTY OF YAMHILL, STATE OF OREGON.

ALSO, A TRACT OF LAND IN SECTION 20, TOWNSHIP 5 SOUTH, RANGE 4 WEST, CITY OF AMITY, WILLAMETTE MERIDIAN IN YAMHILL COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 8, BLOCK 1, JOSEPH WATT'S ADDITION TO THE TOWN OF AMITY; THENCE SOUTH 00° 02' 43" EAST 59.96 FEET ALONG THE EAST LINE OF SAID BLOCK 1 TO THE SOUTHEAST CORNER OF LOT 8 (BASIS OF BEARING PER CS-11259); THENCE NORTH 89° 57' 11" EAST 11.43 FEET TO THE WEST MARGIN OF HIGHWAY 99W (40 FEET FROM CENTERLINE); THENCE NORTH 00° 36' 21" EAST 16.08 FEET ALONG SAID WEST MARGIN TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 5769.58 FEET; THENCE NORTHERLY 43.89 FEET ALONG SAID WEST MARGIN (CHORD=NORTH 00° 49' 26" EAST 43.89 FEET); THENCE SOUTH 89° 56' 57" WEST 12.28 FEET TO THE POINT OF BEGINNING.

Deed Covenants & Restrictions: Will any deed restrictions apply to the development? If yes, attach copy of deed. ☐ Yes ☒ No

ADDITIONAL REQUIRED INFORMATION

A Site Design Review is a detailed examination of the physical characteristics of a proposed development or improvement to property, with special attention given to the design of the development or improvements and the potential impacts on adjoining properties or land uses. The City of Amity and the Amity Planning Commission will use the information provided by the applicant below to analyze the merits of the application. A decision to approve or deny the application is made based on how well the applicant meets the standards and criteria set forth in the Amity Development Code. Please provide the following information in full. This application will not be accepted unless all required information is provided.

1. **PUBLIC SERVICES:** All new structures are required to have all public improvements installed as part of the development process. Therefore, the applicant must be prepared to install required street water, sewer, storm drainage, power, and communication lines. All required improvements must be installed prior to a certificate of occupancy. The city may require the applicant to provide a performance bond or financial guarantee that the improvements will be installed. All public improvements must meet City of Amity standard specifications. All design plans must be approved by the city prior to construction. The city will inspect all construction.

   - List the public services currently available to the site:

     Water Supply: 8 - inch line available on S Trade street
     Sanitary Sewer: 8 -inch line available on 1st St, via rear easement
     Storm Sewer: 18 -inch line available on S Trade street
     Telephone: NA -inch line available on S Trade street
     Cable TV: NA -inch line available on S Trade street
     Electrical: NA -inch line available on S Trade street
     Utility Easements: 6' PUE are ~~or are not~~ _____ required (show on site plan if required)

   - What effect will the development have on the city's ability to provide public services to the general area of the development? Must the city expand, oversize, or extend services to meet the demands created by proposed conditional use site? Who will pay for these improvements? Explain.

     Public sewer, water, and storm drainage infrastructure are available at the site. The existing sewer and water services currently at the site are sufficient for the proposed development. Stormwater will be treated and detained to pre-development rates for a 25-year storm. The development does not require expansion of existing public services.

- Does the applicant intend to extend public services to the site within a reasonable period of time? (Yes) ~~No~~

If yes, estimate the period of time in which the applicant intends to extend public services to the site if service is not currently available.

Public services are available at the site. Any necessary new connections will be made at the time of development.

ADDITIONAL REQUIRED INFORMATION (*Continued*)

2. **TRAFFIC CIRCULATON:**

- How does this proposal provide for safe and efficient traffic circulation both on and off site?

Driveway is proposed further south from existing Dollar General egress drive. Parking lot provides ability to turn around. Sightlines are maintained. Waste removal will mimic residential pickup, with roll-carts at curb only.

- The site plan must include driveways, ingress and egress, roadways, and pedestrian walks for safe and efficient vehicle and pedestrian circulation.

Sidewalk will be replaced as needed for relocated driveway and expanded to 6-foot width. A street light will be added at the existing power pole. A 5-foot wide pedestrian walkway is striped from the public sidewalk to the proposed building.

3. **STREET IMPROVEMENTS:** City streets must be adequate to meet the demands of the development. Note below those items which apply to the development and show on the site plan.

_____ street dedication of _____ feet on _____ street.
__X__ street improvements
__24__ feet wide __3.5__ - inches (asphalt/~~concrete~~);
__12__ - inches base rock
__X__ sidewalks
__X__ curbs
_____ traffic signs/signalization

4. **PARKING REQUIREMENTS:** The Amity Development Code requirements for automobile parking describe the number of parking spaces required of different land uses. Asphalt parking areas, handicapped parking, loading, and driveway improvements may be required. All parking area improvements must be shown on the site plan.

   - Please describe the efforts that will be taken to minimize the impact of noise, odors, fumes, or other impacts on adjacent properties.

   A 6-foot privacy fence and a 5-foot vegetated buffer will be installed on the south property line, which borders a residence.

   - Please provide the following information so that planning staff may assess the number of parking spaces that are required of this proposal:

     a. Building Size (square feet): 2,380
     b. Number of Employees: 2
     c. Number of current parking spaces planned: 9

ADDITIONAL REQUIRED INFORMATION (*Continued*)

5. **LANDSCAPING:** Landscaping is an integral part of the site plan. The applicant is required to provide a landscaping plan and irrigation plan as part of the submittal requirements. The detailed landscape plan should show all existing and proposed landscaping, the location of structures, and the extent and type of all proposed landscaping features, including tree and planting types, irrigation systems, access ways, benches and walkways. Please provide on an additional map.

   The landscaping is included in the site plan.

6. **FENCES, WALLS, SCREENINGS AND HEDGES:** All proposed visual or physical barriers shall be shown on the site plan. Explain how any visual or physical barriers will perform their intended function and have no undue adverse impacts on adjacent properties.

   A 6-foot privacy fence to the south will visually screen the parking area and customer and employee activity, as well as providing a security barrier from this commercial lot and the Dollar General to the north. The fence also matches the scale and material of existing and surrounding barriers.

LIGHTING:

7. ~~**LIGHING:**~~ Outdoor lighting shall be shown on the site plan. Lighting is to be designed to eliminate excessive brightness or glare upon adjacent properties, streets, or traffic areas. Explain how the proposed lighting will meet these design criteria. Proposed lighting should be indicated on site plan. Use the space below to describe the lighting.

   A street light, to match the style and performance of the area will be installed at the existing power pole, improving pedestrian and vehicular visibility on S Trade St. Localized wall-mounted lighting will be installed so as to avoid glare on adjacent properties.

8. **FLOOD HAZARDS:** Is the property located in a flood plain? ~~Yes~~ (No)
   If the answer to the question is "yes", how will the proposed development comply with all standards for riparian setbacks or flood hazard protection?

   Property is Zone X per FEMA flood maps.

9. **OTHER NATURAL HAZARDS:** Are there other natural hazards on the site, such as steep slopes? ~~Yes~~ (No)
   If the answer is "yes" how will the proposed developments comply with the restricted development overlay district standards?

10. **WETLANDS:** Are there any wetlands on the site? ~~Yes~~ (No)
    If the answer is "yes", how will the proposed land division and subsequent development comply with all wetland development requirements?

11. **CONSULTANTS:** Please provide names, addresses and telephone contact numbers below for planning and engineering consultants for the development.

PLANNING CONSULTANT

Name: Patrick Donaldson

Firm: Harka Architecture

Street Address: 107 SE Washington St
Suite #740
Portland, OR 97214

Mailing Address: ↑

Telephone: 503.975.9471

ENGINEERING CONSULTANTS

Name: Brian Fosse

Firm: Fosse Engineering, LLC

Street Address: 920 NW Naito Pkwy
Suite #J3
Portland, OR 97209

Mailing Address: ↑

Telephone: 971.319.5799

CERTIFICATION & SIGNATURES

By their signature below, the undersigned applicant(s) hereby certifies:

1. THAT they are the owners of the property described above or have attached a Letter of Consent signed by the owners;
2. THAT this request does not violate any deed restrictions that are attached to or imposed on the subject property;
3. THAT they understand that it is their sole responsibility to provide all of the information required to process this application in accordance with the various requirements of the Amity Development Code, and that any incomplete or missing information may delay the approval process;
4. THAT all information, justification, maps and supplemental information submitted are in all respects true and correct to the best of their knowledge and belief and acknowledge that any permit issued on the application may be revoked if it be found that any such statements are false;
5. THAT the City of Amity, its officers, agents and employees, have permission to come upon the above-described property to gather information and inspect the property whenever it is reasonable necessary for the purposes of processing this application or preparing a staff report;
6. THAT if the application is granted, the applicants(s) will exercise the rights granted in accordance with the terms and subject to all the conditions and limitations of the approval by the Planning Commission and comply with all conditions required by law, ordinance or otherwise;
7. THAT they understand that issuance of a permit based upon this application will not excuse the applicant from complying with effective ordinances and resolutions of the City of Amity, Yamhill County, Oregon, and Oregon Revised Statutes, despite any errors on the part of the issuing authority in checking this application;
8. THAT they understand that, if this application is approved, it is their sole responsibility to comply with any conditions set forth in the approval, or any statutory requirements related to the request; and
9. THAT they further understand and agree to reimburse the City of Amity for any costs incurred on their behalf for planning, engineering, legal services, etc., over and above the base fee, as they may relate to their request, application or project.

Josh Peak / _____ 2 / 4 / 2021

Printed Name / Signature of Applicant — Date

_____ / _____ _____

Printed Name / Signature of Applicant — Date

Peter Brock / _____ 2 / 4 / 2021

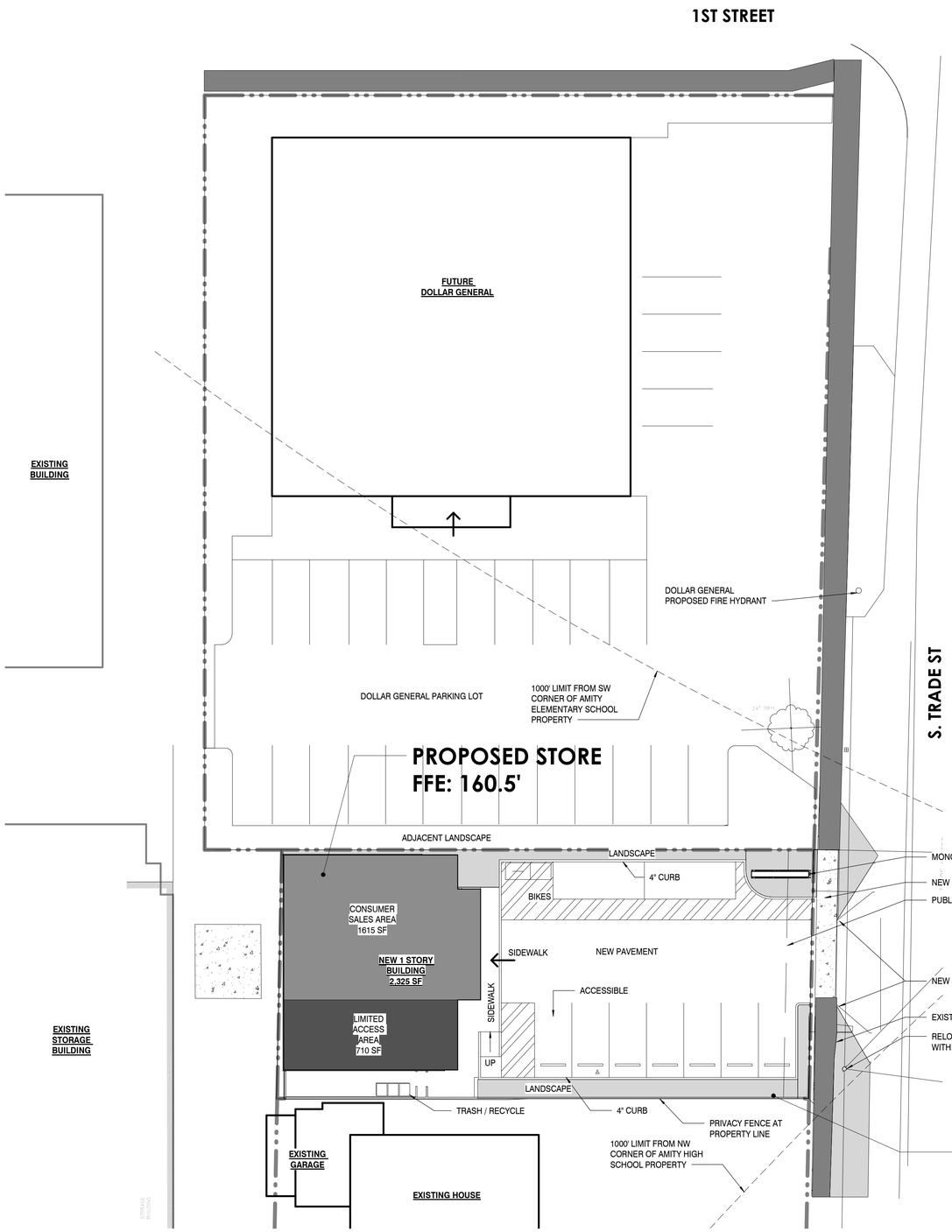
Printed Name / Signature of Owner — Date

_____ / _____ _____

Printed Name / Signature of Owner — Date

Return Completed Forms Along with a Site Plan.

Site Plan requirements are outlined in Section 3.104.05 of the Amity Development Code



1 A1 SCHEMATIC SITE PLAN
SCALE: 1/16" = 1'-0"

0' 8' 16' 32' N

ADDRESS= 108 S. TRADE ST, AMITY, OR 97101

LOT SIZE= 7,698 SF

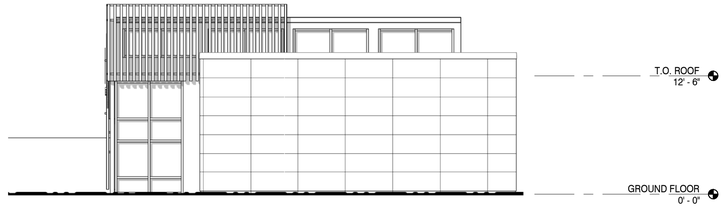
ZONE= GENERAL COMMERCIAL

SETBACKS= NONE

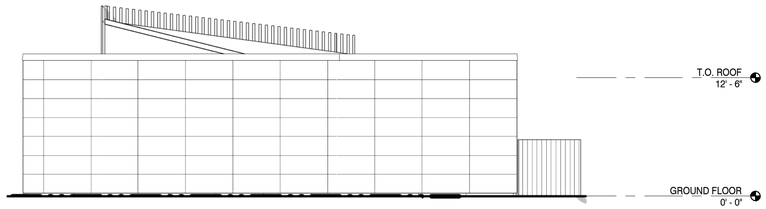
EASEMENTS= 6 FT PUBLIC UTILITY EASEMENT @ FRONTAGE

PARKING= 1 SPACE PER 300 GROSS SF OF RETAIL BUILDING (2,325 SF) + 1 SPACE PER EVERY 2 EMPLOYEES (ANTICIPATE 2 EMPLOYEES)
TOTAL REQ = 9
TOTAL PROPOSED = 9, INCL. 1 ACCESSIBLE

LANDSCAPE= MINIMUM 10% OF TOTAL SITE AREA
REQUIRED: 7698 / 10 = 770 SF
PROPOSED: ~ 880 SF

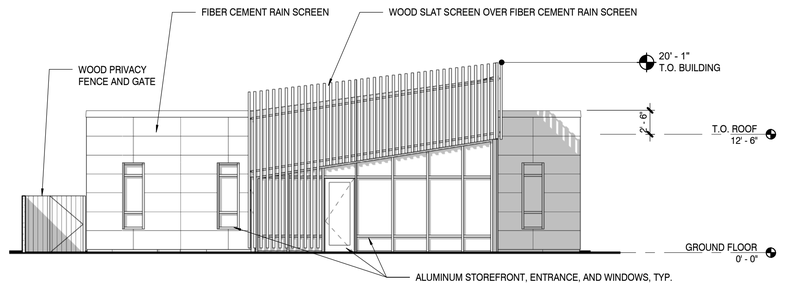


5 A1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 A1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

3 A1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 A1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

HARKA - LOW-CARBON ARCHITECTURE & LIFE
HARKA
107 SE WASHINGTON STREET, SUITE 740
PORTLAND, OR 97214 - HARKAHQ.COM

SCHEMATIC DESIGN

CANNABROS DISPENSARY
108 S TRADE ST
AMITY, OR 97101

#	Date	Description

2021.02.05
Date

JP
Drawn By

SITE PLAN & EXTERIOR ELEVATIONS

A1

Copyright 2020 ©
If this drawing is less than 22" x 34", it has been reduced. Scale accordingly. Half size at 11" x 17".

Plot Date: 2/5/2021 11:52:30 AM Revit File: D:\Google Drive Synch Folder\HARKA - PROJECT Files\Cannabros\Amity Dispensary\Revit\Amity_SD-Op3.rvt

CANNA BROS DISPENSARY

PRELIMINARY SITE DEVELOPMENT PLANS

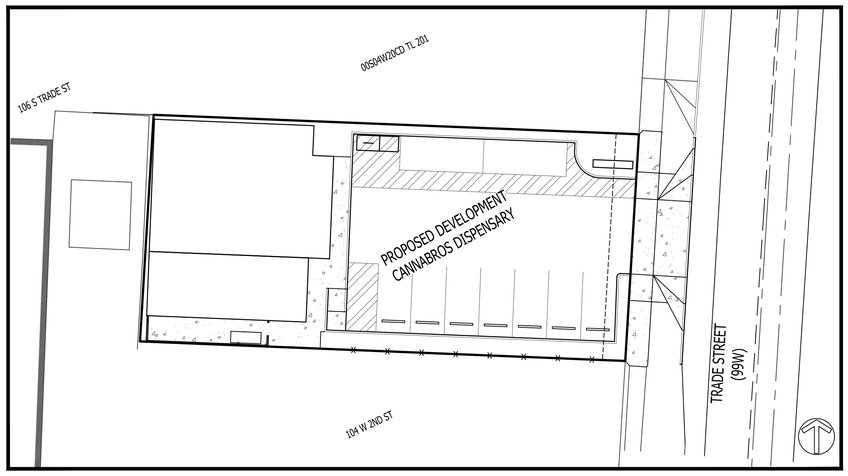
LOCATED IN THE
SW 1/4 OF SECTION 20
T 5 S, R 4 W, W.M.
AMITY, OREGON

LEGEND

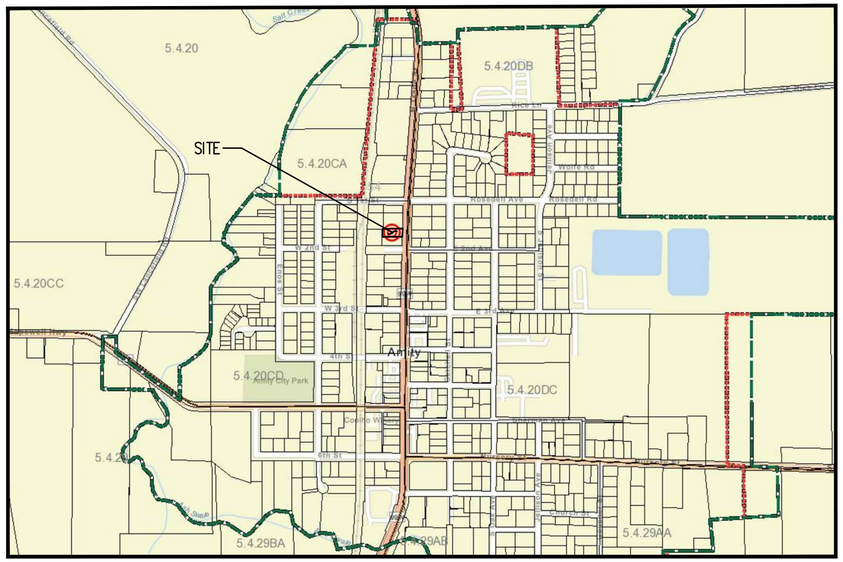
EXISTING	TOPOGRAPHIC FEATURES	PROPOSED
	5 FOOT INTERVAL CONTOUR	
	1 FOOT INTERVAL CONTOUR	
32"FIR	EVERGREEN TREE WITH DIAMETER AND TYPE	32"FIR
16"ALDER	DECIDUOUS TREE WITH DIAMETER AND TYPE	16"ALDER
	EDGE OF ASPHALT	
	EDGE OF CONCRETE	
	CURB	
	EDGE OF GRAVEL	
	PAINT STRIPE	
AL AL	ARCHAEOLOGY LIMITS	
	CHAINLINK FENCE LINE	
X X	FENCE LINE	X X
	WOOD FENCE LINE	
FO FO	FIBER OPTIC LOCATE	FO FO

EXISTING	PROPERTY FEATURES	PROPOSED
	PROPERTY BOUNDARY	
	RIGHT-OF-WAY	
	CENTERLINE	
	EASEMENT	

EXISTING	UTILITIES	PROPOSED
FO FO	FIBER OPTIC LOCATE	FO FO
G G G	GAS LOCATE	
SW SW	SIGNAL WIRE LOCATE	PWR
T T T	TELEPHONE LOCATE	COM
TV TV	TELEVISION LOCATE	TV TV
UG UG	MULTIPLE UTILITY LOCATE	UG UG
OHP	OVER HEAD POWER	OHW
E E E	ELECTRIC LOCATE	PWR
IRR	IRRIGATION	IRR
W W W	WATER	WAT
SS SS	SANITARY SEWER	SAN
SFM	SANITARY SEWER FORCE MAIN	SFM
ST ST	STORM DRAINAGE	STM
WV	WATER VALVE	
	FIRE HYDRANT	
WM	WATER METER	
CV	CONTROL VALVE	
	WATER STAND PIPE	
	WATER BLOW OFF ASSEMBLY	
	TELEPHONE PEDESTAL	
ST	STORM SEWER MANHOLE	ST
	CURB INLET	
	COMBINATION CURB INLET	
CB	CATCH BASIN	CB
	STORM FLOW DIRECTION	
CO	SANITARY CLEANOUT	
S	SANITARY SEWER MANHOLE	
	POWER POLE	
	LIGHT POLE	
EV	ELECTRIC VAULT	EV
	ELECTRIC SERVICE BOX	
EM	ELECTRIC METER	EM
	SIGN	



SITE MAP
1" = 20'



VICINITY MAP
NOT TO SCALE

APPLICANT:

HARKA ARCHITECTURE
CONTACT PERSON: PATRICK DONALDSON
107 SE WASHINGTON STREET, SUITE 740
PORTLAND, OR 97214
PHONE: (503) 975-9471
EMAIL: PATRICK@HARKAHQ.COM

OWNER:

PETER BROCK
23850 SW BAKER ROAD
SHERWOOD, OR 97140

ENGINEERING FIRM:

FOSSE ENGINEERING, LLC
CONTACT PERSON: BRIAN FOSSE
PHONE: (971) 319-5799
EMAIL: FOSSEENG@GMAIL.COM

SURVEYOR:

TERRA CALC LAND SURVEYING, INC.
CONTACT PERSON: DARREN HARR
PHONE: (503) 857-0935

PARCEL INFORMATION:

MAP/TAX LOT: R5420CD, TL 400
PARCEL AREA: 0.18 ACRES
ZONED: GC

BENCHMARK:

VERTICAL DATUM: NAVD 88
DESCRIPTION: PROJECT ELEVATIONS ARE BASED ON RAPID STATIC GPS OBSERVATIONS ON MULTIPLE SURVEY CONTROL POINTS USING GEOID12 AND LOCAL ORGN STATION DATA.

SHEET INDEX

C000 COVER SHEET
C100 EXISTING CONDITIONS
C101 DEMOLITION PLAN
C200 PRELIMINARY GRADING PLAN
C300 PRELIMINARY SITE PLAN
C400 PRELIMINARY STORMWATER PLAN
C500 PRELIMINARY SEWER AND WATER PLAN

February 4, 2021

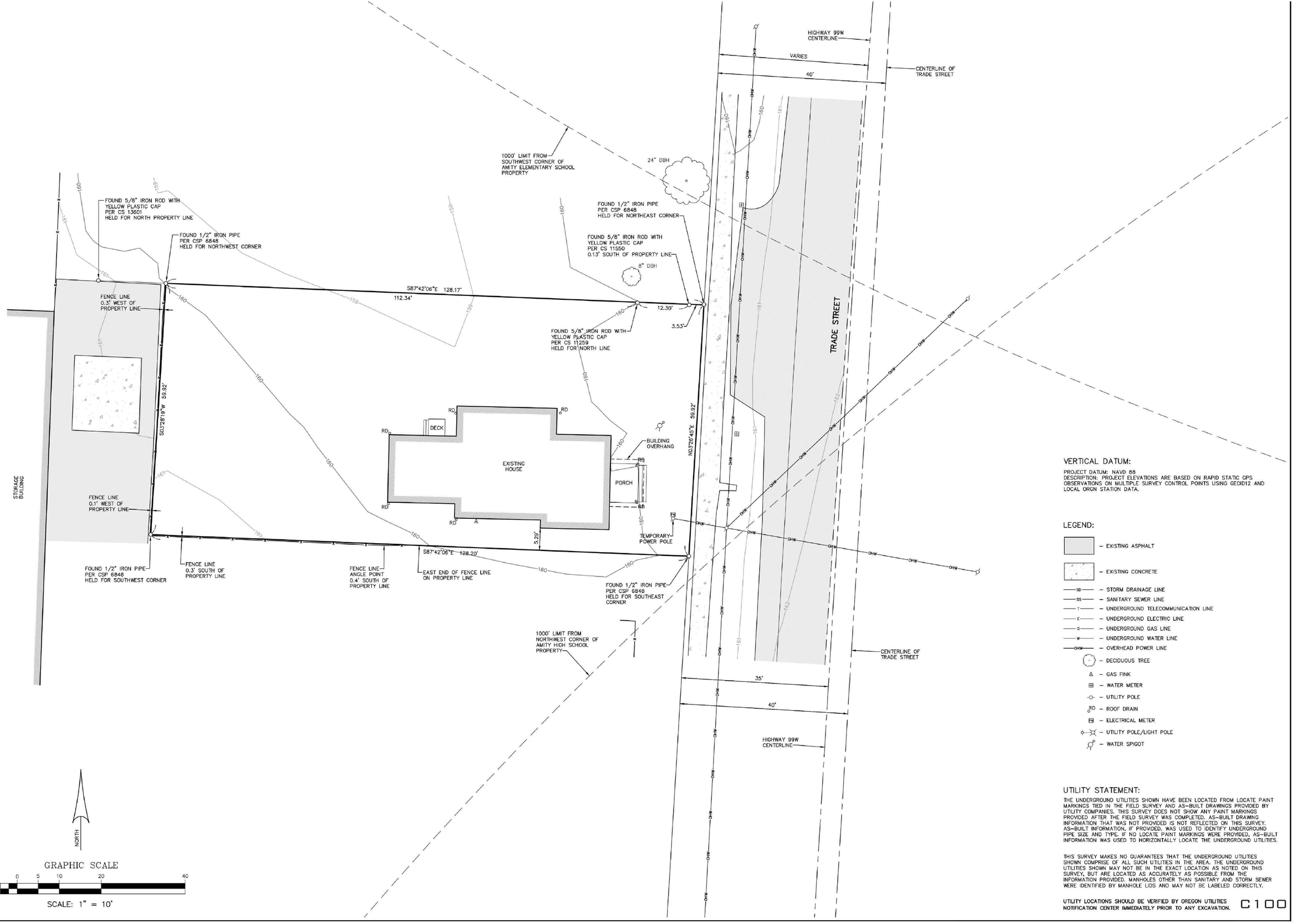
FOSSE ENGINEERING, LLC

PRELIMINARY SITE DEVELOPMENT PLANS
CANNA BROS DISPENSARY
SITE PLAN
AMITY, OR

COVER SHEET

REGISTERED PROFESSIONAL ENGINEER
79784PE
OREGON
JULY 24, 2014
MATTHEW ROBERT KLYM
PRELIMINARY NOT FOR CONSTRUCTION
EXPIRES 6-30-2021

SHEET
C000



VERTICAL DATUM:

PROJECT DATUM: NAVD 88
DESCRIPTION: PROJECT ELEVATIONS ARE BASED ON RAPID STATIC GPS OBSERVATIONS ON MULTIPLE SURVEY CONTROL POINTS USING GEOID12 AND LOCAL ORGN STATION DATA.

LEGEND:

- EXISTING ASPHALT
- EXISTING CONCRETE
- SD — STORM DRAINAGE LINE
- SS — SANITARY SEWER LINE
- T — UNDERGROUND TELECOMMUNICATION LINE
- E — UNDERGROUND ELECTRIC LINE
- G — UNDERGROUND GAS LINE
- W — UNDERGROUND WATER LINE
- OHW — OVERHEAD POWER LINE
- DECIDUOUS TREE
- GAS FINK
- WATER METER
- UTILITY POLE
- RD — ROOF DRAIN
- EM — ELECTRICAL METER
- UTILITY POLE/LIGHT POLE
- WATER SPIGOT

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM LOCATE PAINT MARKINGS TIED IN THE FIELD SURVEY AND AS-BUILT DRAWINGS PROVIDED BY UTILITY COMPANIES. THIS SURVEY DOES NOT SHOW ANY PAINT MARKINGS PROVIDED AFTER THE FIELD SURVEY WAS COMPLETED. AS-BUILT DRAWING INFORMATION THAT WAS NOT PROVIDED IS NOT REFLECTED ON THIS SURVEY. AS-BUILT INFORMATION, IF PROVIDED, WAS USED TO IDENTIFY UNDERGROUND PIPE SIZE AND TYPE. IF NO LOCATE PAINT MARKINGS WERE PROVIDED, AS-BUILT INFORMATION WAS USED TO HORIZONTALLY LOCATE THE UNDERGROUND UTILITIES.

THIS SURVEY MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE OF ALL SUCH UTILITIES IN THE AREA. THE UNDERGROUND UTILITIES SHOWN MAY NOT BE IN THE EXACT LOCATION AS NOTED ON THIS SURVEY, BUT ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION PROVIDED. MANHOLES OTHER THAN SANITARY AND STORM SEWER WERE IDENTIFIED BY MANHOLE LIDS AND MAY NOT BE LABELED CORRECTLY.

UTILITY LOCATIONS SHOULD BE VERIFIED BY OREGON UTILITIES NOTIFICATION CENTER IMMEDIATELY PRIOR TO ANY EXCAVATION.

C100

Terra Calc
Land Surveying Inc.
1615 NE Miller St.
McMinnville, OR 97128
(503) 857-0935
www.Terra-calc.com

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 11, 2005
DARREN S. HARR
56,181

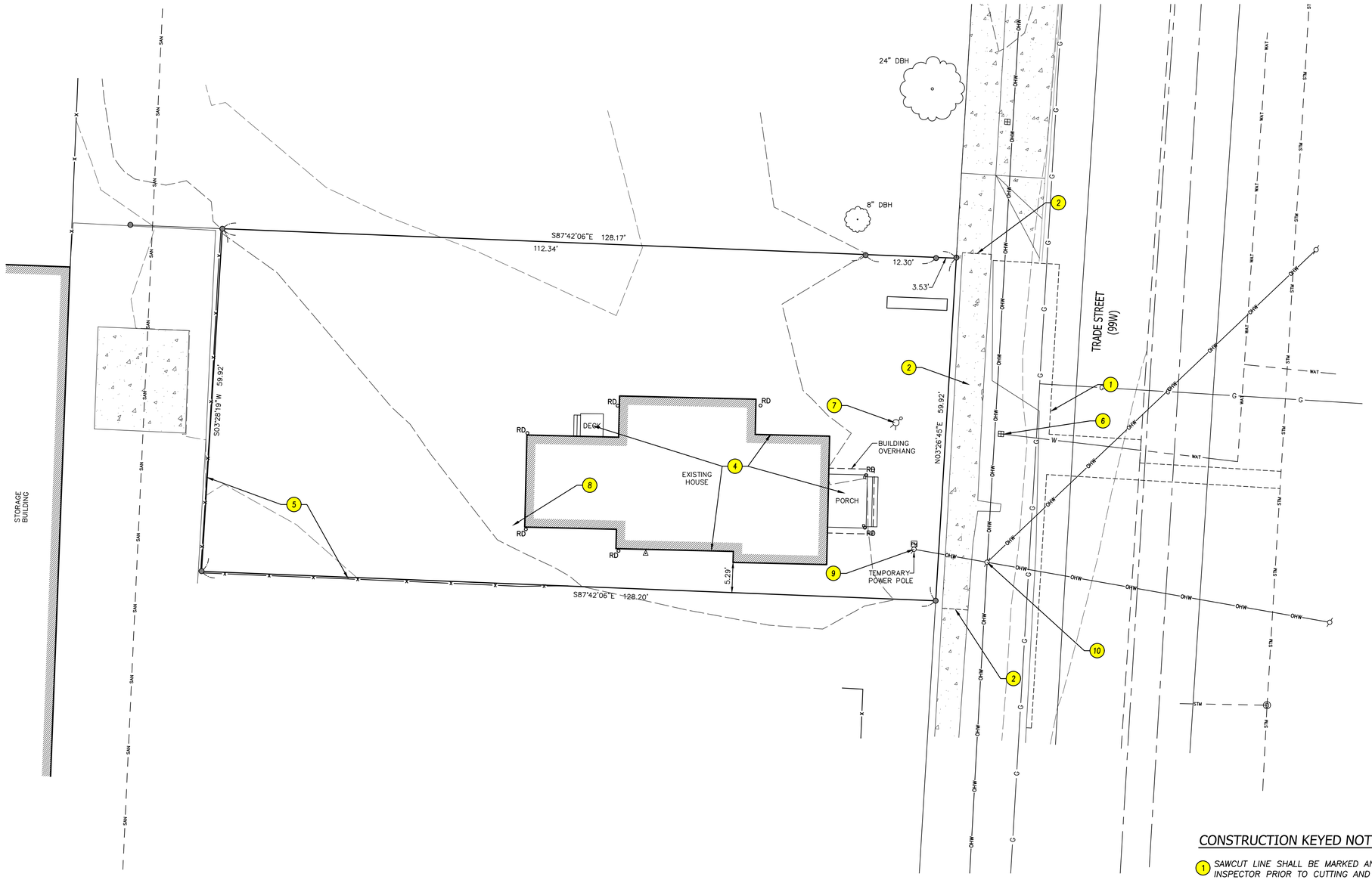
RENEWAL DATE: 6-30-21

AMITY DISPENSARY
TOPOGRAPHIC SURVEY
LOCATED IN THE SW 1/4 OF SECTION 20, T. 5 S., R. 4 W., W.M.
AMITY, OREGON

FOR: PETER BROCK

REVISIONS	DESCRIPTION:	REV.:

DATE	7/28/20
DRAWN	DSH
SURVEYOR	DSH
CHECKED	DSH
JOB NO.	ADP001
DRAWING NAME	TOPO
SHEET NO.	1 OF 1



LEGEND

EXISTING GROUND CONTOUR (1 FT) ——102——

EXISTING GROUND CONTOUR (5 FT) ——100——

GENERAL NOTES:

1. ADDITIONAL UTILITIES MAY EXIST ON SITE IN ADDITION TO THOSE SHOWN ON THIS PLAN. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION ACTIVITIES.

CONSTRUCTION KEYED NOTES:

1. SAWCUT LINE SHALL BE MARKED AND VERIFIED BY CITY INSPECTOR PRIOR TO CUTTING AND REMOVAL.
2. DEMOLISH AND REMOVE EXISTING CONCRETE SIDEWALK.
3. EXISTING TEMPORARY UTILITY POLE TO BE REMOVED/RELOCATED. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY.
4. DEMOLISH EXISTING SINGLE FAMILY HOUSE AND ASSOCIATED ELEMENTS.
5. PROTECT EXISTING FENCE.
6. EXISTING WATER METER TO BE RELOCATED.
7. REMOVE EXISTING WATER SPIGOT.
8. LOCATE AND INSPECT EXISTING SEWER SERVICE.
9. REMOVE EXISTING UTILITY POLE.
10. PRESERVE EXISTING UTILITY POLE.

February 4, 2021

FOSSE ENGINEERING, LLC

PRELIMINARY SITE DEVELOPMENT PLANS

CANNA BROS DISPENSARY

SITE PLAN

AMITY, OR

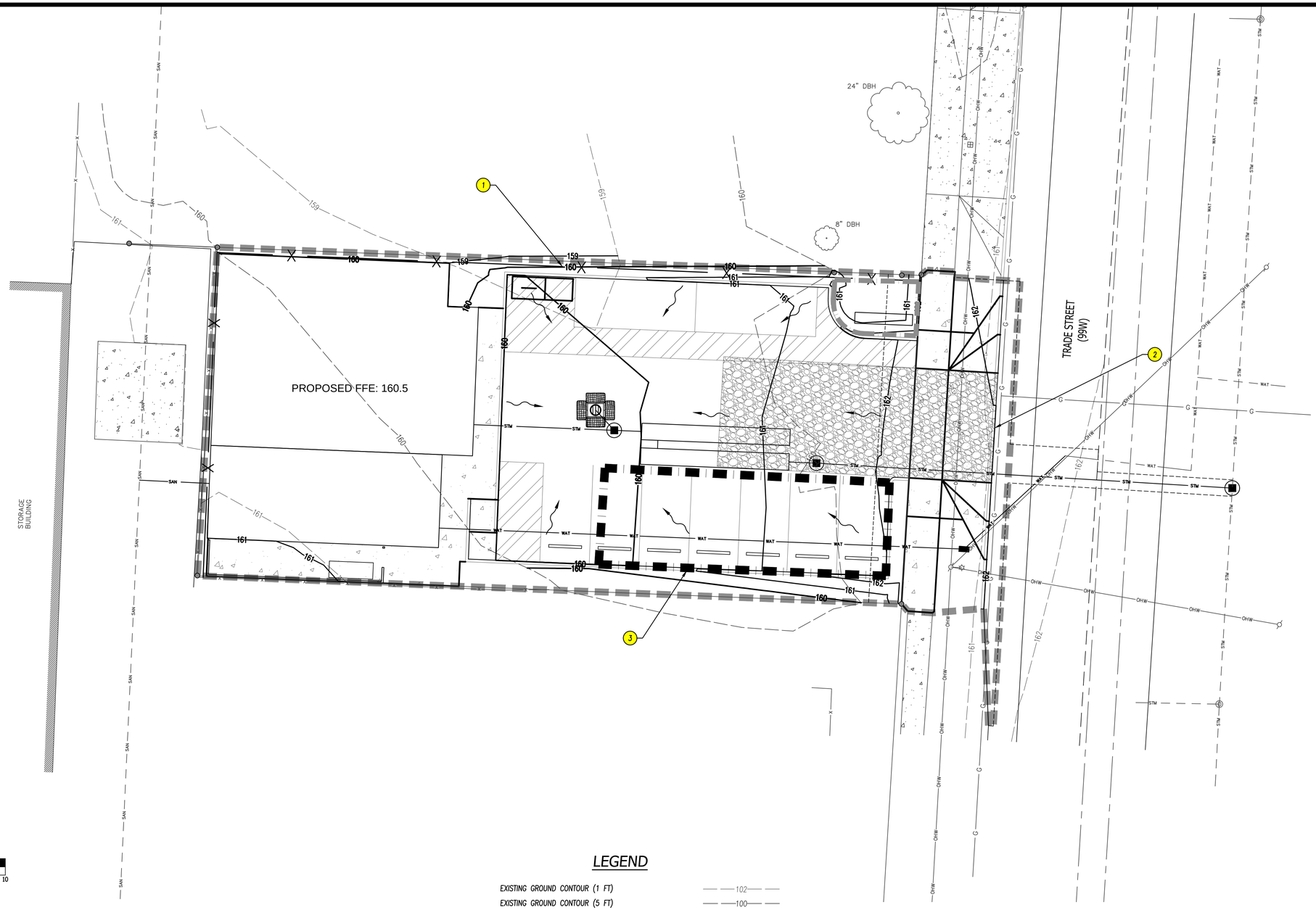
DEMOLITION PLAN

REGISTERED PROFESSIONAL ENGINEER 79784PE OREGON JULY 24, 2014 MATTHEW ROBERT KLYM

PRELIMINARY NOT FOR CONSTRUCTION

EXPIRES 6-30-2021

SHEET C101



LEGEND

- EXISTING GROUND CONTOUR (1 FT) — 102
- EXISTING GROUND CONTOUR (5 FT) — 100
- FINISHED GRADE CONTOUR (1 FT) — 102
- FINISHED GRADE CONTOUR (5 FT) — 100
- DISTURBED AREA LIMIT
- SEDIMENT FENCE INSTALLED PRIOR TO CONSTRUCTION — X
- TEMPORARY SEDIMENT / INFILTRATION POND LOCATION
- POTENTIAL STAGING/SOIL STOCKPILE AREA
- GRAVEL CONSTRUCTION ENTRANCE
- INLET PROTECTION
- SURFACE FLOW DIRECTION

GENERAL NOTES:

1. ADDITIONAL UTILITIES MAY EXIST ON SITE IN ADDITION TO THOSE SHOWN ON THIS PLAN. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION ACTIVITIES.

CONSTRUCTION KEYED NOTES:

1. INSTALL SILT FENCE.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
3. TEMP. STOCK PILE AREA.

February 4, 2021

FOSSE ENGINEERING, LLC

PRELIMINARY SITE DEVELOPMENT PLANS

CANNA BROS DISPENSARY

SITE PLAN

AMITY, OR

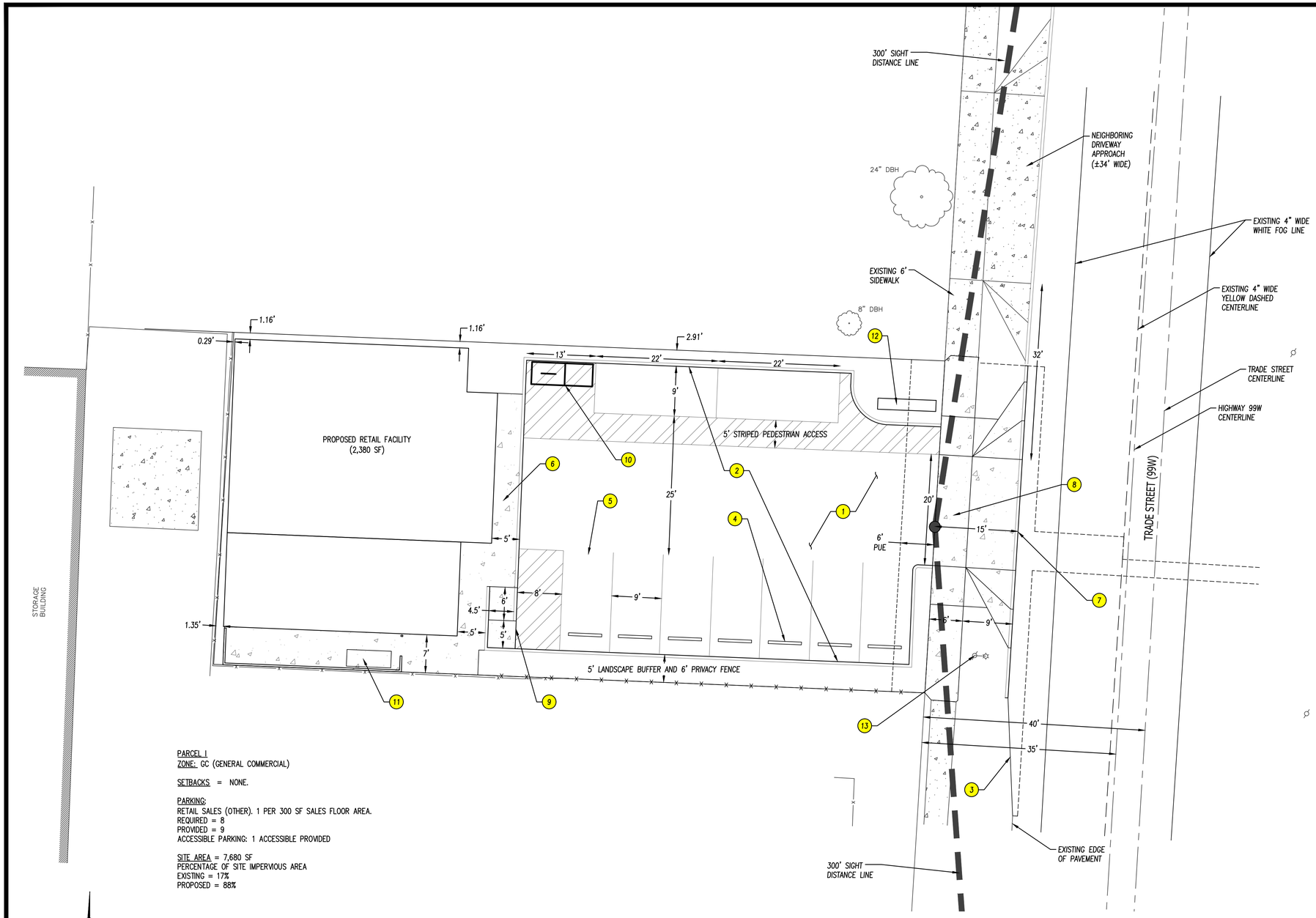
PRELIMINARY GRADING PLAN

REGISTERED PROFESSIONAL ENGINEER 79784PE OREGON JULY 24, 2014 MATTHEW ROBERT KLYM

PRELIMINARY NOT FOR CONSTRUCTION

EXPIRES 6-30-2021

SHEET C200



PARCEL 1
ZONE: GC (GENERAL COMMERCIAL)

SETBACKS = NONE.

PARKING:
RETAIL SALES (OTHER). 1 PER 300 SF SALES FLOOR AREA.
REQUIRED = 8
PROVIDED = 9
ACCESSIBLE PARKING: 1 ACCESSIBLE PROVIDED

SITE AREA = 7,680 SF
PERCENTAGE OF SITE IMPERVIOUS AREA
EXISTING = 17%
PROPOSED = 88%

GENERAL NOTES:

1. THE CONTRACTOR SHALL COORDINATE IMPROVEMENTS WITH ARCHITECTURAL PLANS AND NOTIFY THE ARCHITECT AND PROJECT ENGINEER OF ANY DISCREPANCIES.
2. ALL CURBING SHALL BE STD. VERTICAL CURB UNLESS OTHERWISE NOTED.

KEYED NOTES:

1. CONSTRUCT ASPHALT DRIVE AISLE.
2. INSTALL STD. VERTICAL CURB (ODOT RD700).
3. EDGE OF ASPHALT. TAPER TO MATCH EXISTING.
4. INSTALL WHEEL STOP (TYP.).
5. VAN-ACCESSIBLE ADA PARKING STALL.
6. CONSTRUCT CONCRETE SIDEWALK.
7. CONSTRUCT 20' WIDE SEPARATED SIDEWALK DRIVEWAY (ODOT RD725 OPTION A).
8. CONSTRUCT 6' SEPARATED PUBLIC SIDEWALK (ODOT RD721).
9. CONSTRUCT ADA ACCESS RAMP.
10. BIKE RACK (2 MINIMUM).
11. SOLID WASTE/RECYCLING STORAGE. ROLL-CARTS ARE TO BE PICKED UP ON S TRADE STREET.
12. PROPOSED MONUMENT SIGN.
13. NEW STREET LIGHT TO BE INSTALLED ON EXISTING POWER POLE BY UTILITY PROVIDER (PGE).

February 4, 2021

FOSSE ENGINEERING, LLC

PRELIMINARY SITE DEVELOPMENT PLANS
CANNA BROS DISPENSARY
SITE PLAN
AMITY, OR

PRELIMINARY SITE PLAN

REGISTERED PROFESSIONAL ENGINEER
79784PE
OREGON
JULY 24, 2014
MATTHEW ROBERT KLYM
PRELIMINARY NOT FOR CONSTRUCTION
EXPIRES 6-30-2021

SHEET
C300

SCALE 1" = 10 FEET

10 0 4 6 8 10

SITE STATISTICS:

PRE-DEVELOPED SITE:

IMPERVIOUS AREA =	1,306 SF
PERVIOUS AREA =	6,374 SF
TOTAL AREA =	7,680 SF
AVERAGE CN =	82
TC =	7.4 MIN

POST-DEVELOPED SITE:

IMPERVIOUS AREA =	6,754 SF
PERVIOUS AREA =	926 SF
TOTAL AREA =	7,680 SF
AVERAGE CN =	95
TC =	5 MIN

FLOW RATES:

25-YEAR PEAK FLOW (PRE) =	0.09 CFS
25-YEAR PEAK FLOW (POST) =	0.09 CFS

DETENTION FACILITY:

TYPE =	DETENTION PIPE
SIZE =	36" DIAMETER
LENGTH =	54 LF (2 x 27 LF BARRELS)
VOLUME =	382 CF

WATER QUALITY FACILITY:

TYPE =	STORMFILTER
SIZE =	48" MANHOLE
FILTRATION =	2 ZPG CARTRIDGES
WQ FLOW RATE =	0.032 CFS
WQ CAPACITY PROVIDED =	0.033 CFS

CONSTRUCTION KEYED NOTES:

1. INSTALL 48" CONTECH STORMFILTER MANHOLE WITH (2) 18" ZPG MEDIA CARTRIDGES.
2. INSTALL 54 LF OF 36" DIAMETER CMP UNDERGROUND STORMWATER DETENTION SYSTEM.
3. INSTALL FLOW CONTROL MANHOLE.
4. CONNECT TO EXISTING 18" STORM SEWER WITH PROPOSED MANHOLE.
5. BUILDING STORM SERVICE LATERAL.

February 4, 2021

FOSSE ENGINEERING, LLC

PRELIMINARY SITE DEVELOPMENT PLANS

CANNA BROS DISPENSARY

SITE PLAN

AMITY, OREGON

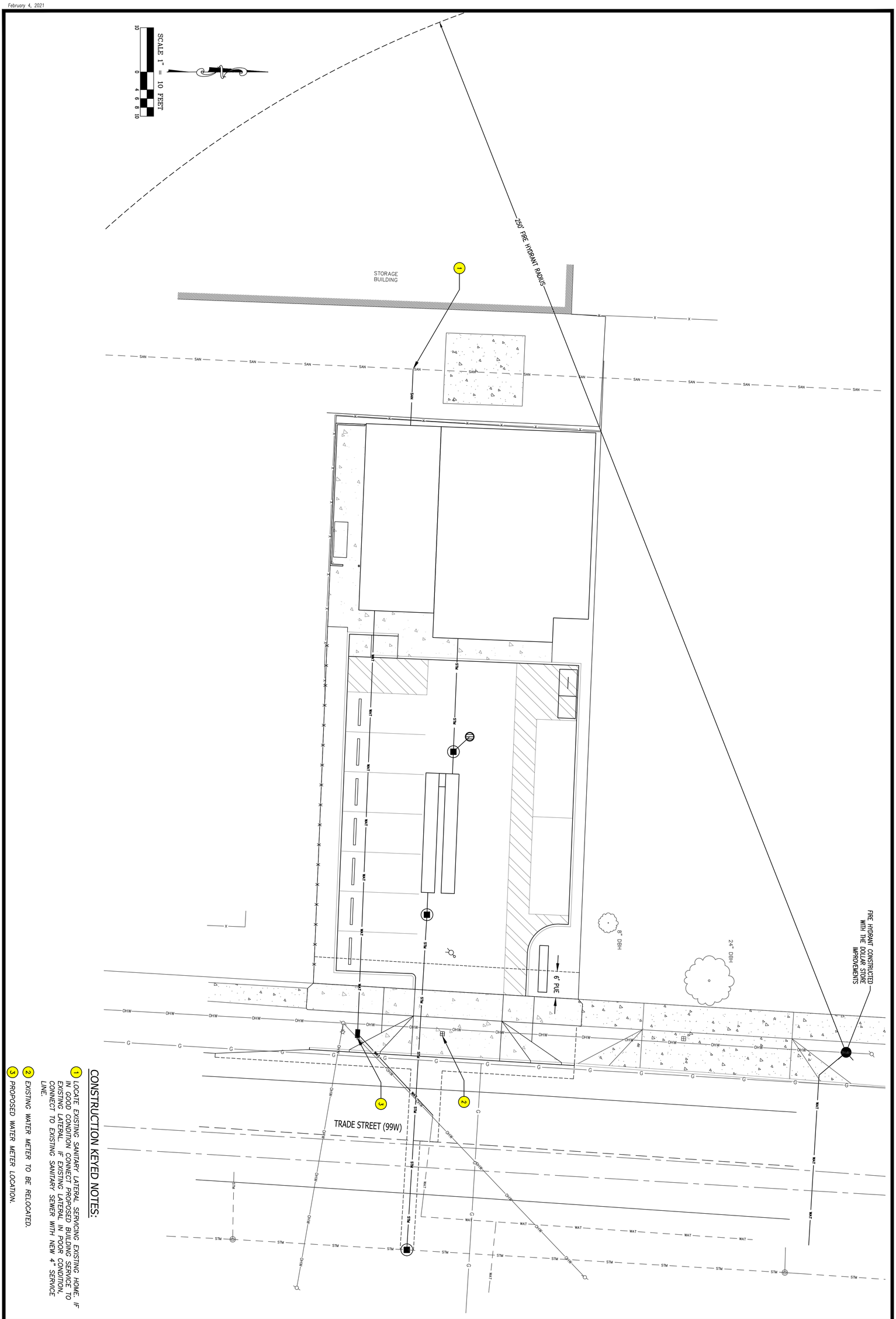
PRELIMINARY STORMWATER PLAN

REGISTERED PROFESSIONAL ENGINEER 79784PE PRELIMINARY NOT FOR CONSTRUCTION OREGON JULY 24, 2014 MATTHEW ROBERT KLYN

EXPIRES 6-30-2021

SHEET C400

February 4, 2021



CONSTRUCTION KEYED NOTES:

1. LOCATE EXISTING SANITARY LATERAL SERVICING EXISTING HOME. IF IN GOOD CONDITION CONNECT PROPOSED BUILDING SERVICE TO EXISTING LATERAL. IF EXISTING LATERAL IN POOR CONDITION, CONNECT TO EXISTING SANITARY SEWER WITH NEW 4" SERVICE LINE.
2. EXISTING WATER METER TO BE RELOCATED.
3. PROPOSED WATER METER LOCATION.

REGISTERED PROFESSIONAL ENGINEER
OREGON
JANUARY 24, 2014
ROBERT KLYM
RENEWS: 6-30-2021

SHEET
C500

PRELIMINARY SEWER AND WATER PLAN

PRELIMINARY SITE DEVELOPMENT PLANS

CANNA BROS DISPENSARY
SITE PLAN

AMITY, OR

FOSSE ENGINEERING, LLC

RECORDING REQUESTED BY:
TICOR TITLE

315 Commercial St SE, Ste 150
Salem, OR 97301

GRANTOR'S NAME:
Anita Slaughter

GRANTEE'S NAME:
Peter E. Brock

AFTER RECORDING RETURN TO:
Order No.: 471819087225-LL
Peter E. Brock
108 S. Trade Street
Amity, OR 97101

SEND TAX STATEMENTS TO:
Peter E. Brock
108 S. Trade Street
Amity, OR 97101

APN: 198084
Map: R5420CD 00400
108 S. Trade Street, Amity, OR 97101

TICOR TITLE™ 471819087225

Yamhill County Official Records 201917922
DMR-DDMR
Stn=6 MILLSA 12/10/2019 09:48:00 AM
2Pgs $10.00 $11.00 $5.00 $60.00 $86.00

I, Brian Van Bergen, County Clerk for Yamhill County, Oregon, certify that the instrument identified herein was recorded in the Clerk records

Brian Van Bergen - County Clerk

STATUTORY WARRANTY DEED

Anita Slaughter, Grantor, conveys and warrants to **Peter E. Brock, an estate in fee simple**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Yamhill, State of Oregon:

Lot 8, Block 1, JOSEPH WATT'S ADDITION, in the City of Amity, County of Yamhill, State of Oregon.

ALSO, A tract of land in Section 20, Township 5 South, Range 4 West, City of Amity, Willamette Meridian in Yamhill County, Oregon, being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 8, Block 1, JOSEPH WATT'S ADDITION to the Town of Amity; thence South 00°02'43" East 59.96 feet along the East line of said Block 1 to the Southeast corner of Lot 8 (basis of bearing per CS-11259); thence North 89°57'11" East 11.43 feet to the West margin of Highway 99W (40 feet from centerline); thence North 00°36'21" East 16.08 feet along said West margin to the beginning of a curve concave to the East having a radius of 5769.58 feet; thence Northerly 43.89 feet along said West margin (chord=North 00°49'26" East 43.89 feet); thence South 89°56'57" West 12.28 feet to the point of beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED THOUSAND AND NO/100 DOLLARS **($200,000.00)**. (See ORS 93.030).

Subject to:

Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and highways..

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

Granted to:	City of Amity
Purpose:	Sewer line
Recording Date:	June 28, 1967
Recording No:	Film Volume 61, Page 119
Affects:	Westerly 20 feet of Lot 8, Block 1

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

STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 12/6/19

Anita Slaughter

Anita Slaughter

State of Oregon
County of Yamhill

This instrument was acknowledged before me on December 6, 2019 by Anita Slaughter.

Notary Public - State of Oregon

My Commission Expires: July 19, 2021

OFFICIAL STAMP
TIFFANY LOUISE BRABB
NOTARY PUBLIC-OREGON
COMMISSION NO. 964741
MY COMMISSION EXPIRES JULY 19, 2021

TICOR TITLE COMPANY 36260 36498 TO

Recording Requested By
ServiceLink

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

ANITA SLAUGHTER
108 S. TRADE ST
AMITY OR 97101

Until a change is requested all tax statements shall be sent to the following address:

ANITA SLAUGHTER
108 S. TRADE ST
AMITY OR 97101

OFFICIAL YAMHILL COUNTY RECORDS
REBEKAH STERN DOLL, COUNTY CLERK 201105886

$56.00

00370088201100058860040047

05/06/2011 03:01:23 PM

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

Escrow No. 2577118
Title No.

SPECIAL-EM

SPECIAL WARRANTY DEED

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR ARGENT SECURITIES INC ASSET BACKED PASS-THROUGH CERTIFICATES SERIES 2006-W5

Grantor(s) hereby grant, bargain, sell, warrant and convey to

ANITA SLAUGHTER, an unmarried woman

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of **Yamhill** and State of Oregon, to wit:

All that certain parcel of land situate in the County of Yamhill, State of Oregon, being known and designated as follows:

PLEASE SEE ATTACHED " EXHIBIT A "

Tax Account No: **198084**

More Commonly known as: 108 S. TRADE ST AMITY OR 97101

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above-described encumbrances.

The true and actual consideration for this conveyance is **$ 102,900.00**

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

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR ARGENT SECURITIES INC ASSET BACKED PASS-THROUGH CERTIFICATES SERIES 2006-W5

By: AMERICAN HOME MORTGAGE SERVICING
Dawnelle Porter
Assistant Secretary

Its : ATTORNEY IN FACT

STATE OF Texas

COUNTY OF Dallas)SS.

This instrument was acknowledged before me this 19 day of April, 2011, by Dawnelle Porter the **DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR ARGENT SECURITIES INC ASSET BACKED PASS-THROUGH CERTIFICATES SERIES 2006-W5**, the Grantor.

My Commission Expires: 3-3-15

Kim Furman
Notary Public

KIM FURMAN
Notary Public, State of Texas
My Commission Expires
March 03, 2015

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF **YAMHILL**, STATE OF **OREGON**, AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF YAMHILL, STATE OF WASHINGTON AND IS DESCRIBED AS FOLLOWS:

LOT 8, BLOCK 1, JOSEPH WATT`S ADDITION, IN THE CITY OF AMITY, COUNTY OF YAMHILL, STATE OF OREGON.

ALSO, A TRACT OF LAND IN SECTION 20, TOWNSHIP 5 SOUTH, RANGE 4 WEST, CITY OF AMITY, WILLAMETTE MERIDIAN IN YAMHILL COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 8, BLOCK 1, JOSEPH WATT`S ADDITION TO THE TOWN OF AMITY; THENCE SOUTH 00° 02` 43" EAST 59.96 FEET ALONG THE EAST LINE OF SAID BLOCK 1 TO THE SOUTHEAST CORNER OF LOT 8 (BASIS OF BEARING PER CS-11259); THENCE NORTH 89° 57` 11" EAST 11.43 FEET TO THE WEST MARGIN OF HIGHWAY 99W (40 FEET FROM CENTERLINE); THENCE NORTH 00° 36` 21" EAST 16.08 FEET ALONG SAID WEST MARGIN TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 5769.58 FEET; THENCE NORTHERLY 43.89 FEET ALONG SAID WEST MARGIN (CHORD=NORTH 00° 49` 26" EAST 43.89 FEET); THENCE SOUTH 89° 56` 57" WEST 12.28 FEET TO THE POINT OF BEGINNING.

Fosse Engineering, LLC

AMITY DISPENSARY

PRELIMINARY STORMWATER MANAGEMENT REPORT

REPORT DATE: **FEBRUARY 2021**

SITE ADDRESS: **108 S TRADE STREET**
AMITY, OR 97101

CIVIL ENGINEER: **MATT KLYM**
FOSSE ENGINEERING, LLC
PH: 971-409-0520
EMAIL: KLYM.MATT@GMAIL.COM

PREPARED FOR: **HARKA ARCHITECTURE**
107 SE WASHINGTON ST, STE 740
PORTLAND, OR 97214

920 NW NAITO PKWY #J3, PORTLAND, OR 97209
T (971)319-5799 E FOSSEENG@GMAIL.COM

TABLE OF CONTENTS

SECTION A – PROJECT OVERVIEW AND DESCRIPTION 1
SECTION B – METHODOLOGY 1
SECTION C – ANALYSIS 2
C.1 STORMWATER QUALITY DESIGN AND CALCULATIONS 2
C.2 STORMWATER QUANTITY DESIGN AND CALCULATIONS 2
SECTION D – ENGINEERING CONCLUSIONS 3

APPENDICIES

MAPS AND SITE DATA ……...App. A
- Vicinity Map
- Aerial Photo
- Site Data

STORMWATER CALCULATIONS ……App. B
- Stormwater Basin Maps
- HydroCAD Calculations

STORMWATER PLAN AND DETAILS ……..App. C
- Proposed Stormwater Plan
- Proposed Stormwater Details

REFERENCES

Drainage System Design Standards Manual, City of Amity, June 2004

SECTION A – PROJECT OVERVIEW AND DESCRIPTION

The subject property is located at 108 S Trade Street (Tax map 00S04W20CD #400) (see the vicinity map in Appendix A). The property is 0.18 acres with 60 LF of frontage on Trade Street (Hwy 99W) and in the GC (General Commercial) zone.

The existing site is mostly grass covered and contains a single-family residence which will be removed. The site is relatively flat and drains generally to the north onto adjacent properties. The existing site frontage along Trade Street contains a detached sidewalk and no curb. There are no stormwater facilities known to exist on the site.

Proposed improvements will consist of construction of a commercial retail building and associated parking areas. Stormwater runoff from these new improvements will drain to a proprietary filter unit for treatment and then to an underground detention system prior to discharge to the public storm drainage system in Trade Street.

This report and the Preliminary Site Development Plans contain the information required by the City of Amity's Drainage System Design Standards Manual (DSDSM).

SECTION B – METHODOLOGY

Stormwater currently drains to the north onto the adjacent property. There are known stormwater facilities on the site.

The development will treat stormwater by installing a proprietary treatment unit and detain stormwater for controlled release with an underground pipe detention system.

A geotechnical investigation has not been performed on the site at this time, however, a recent investigation on the adjacent property to the north was reviewed in order to assess the soils which may be found on the site. This geotechnical investigation by Geo Design Inc, dated March 25, 2020 included digging 5 test pits on the neighboring property, including one in close proximity to the subject site (referred to as TP-3). All test pits dug, up to a maximum of 15.5 feet below existing ground, encountered native soils consisting of stiff silt and clay. The geotechnical report did not include any infiltration testing, but did state that infiltration facilities were not considered to be feasible. Given the close proximity to this site and generally uniform test pit results, it is expected that the soils on the subject site will not be substantially different than those found on the neighboring property.

Due to the underlaying soils being not feasible for infiltration systems, the development will use proprietary stormwater filtration units for treatment, and a closed underground detention system and discharge stormwater offsite. These facilities are designed based on the requirements of the DSDSM.

SECTION C – ANALYSIS

Analysis of the proposed site stormwater management facilities follows the requirements of the DSDSM. The onsite basins contributing to the proposed stormwater facilities are shown on the Stormwater Basin Maps in Appendix B. These basins contain the land cover areas as shown in Table 1 below for both the existing and proposed conditions of the site.

Table 1 - Project Land Cover

Existing				
Basin	Paved (sf) CN 98	Roof (sf) CN 98	Landscape (sf) CN 79	Total (sf) CN 82
10	26	1,280	6,374	7,680
Proposed				
Basin	Paved (sf) CN 98	Roof (sf) CN 98	Landscape (sf) CN 74	Total (sf) CN 95
1	4,420	2,334	926	7,680

C.1 STORMWATER QUALITY DESIGN AND CALCULATIONS

The above areas on site are proposed to be treated a proprietary stormwater treatment unit. The planters are sized using the SBUH method for a 1-inch rainfall intensity 24-hour storm event. The results of the sizing analysis included in Appendix B are summarized in Table 2 below.

Table 2 – Stormwater Treatment Facility Summary

Stormwater Facility	WQ Flow Rate (cfs)	WQ Capacity Provided (cfs)	Facility Type	Filtration
WQ MH	0.032	0.033	48” Stormfilter MH	2 ZPG Cartridges

C.2 STORMWATER QUANTITY DESIGN AND CALCULATIONS

The above areas in Table 1 on site are proposed to routed through an underground detention facility designed per the DSDSM. The facility is sized to detain the 25-year design storm event to its respective pre-developed flow rate, based on the SBUH analysis in Appendix B. The results of the sizing are summarized in Table 3.

Table 3 – Stormwater Flow Control Facility Summary

Stormwater Facility	Design Storm	24-hour Rainfall (in)	Pre-developed Flow Rate (cfs)	Post-Developed Flow Rate (cfs)	Facility Type	Facility Size (ft)	Peak Depth (ft)
Detention	25-Year	4.00	0.09	0.09	36” Pipe	54	2.92

The detention facility will consist of 54 lineal feet of 36-inch diameter pipe and an outlet structure containing orifices and an overflow riser. The analysis in Appendix B also shows that the facility is able to safely convey the 100-year storm event. Stormwater will be discharged an existing public storm drainage system in Trade Street after detention.

SECTION D – ENGINEERING CONCLUSIONS

The analysis contained in this report shows that the proposed water quality and detention facilities are able to meet the requirements of the City of Amity's Drainage System Design Standards Manual. The proposed facilities are demonstrated to provide the required level of treatment and detain the required design storm events to their respective pre-developed flow rates, and safely convey the 100-year storm event. Details of the proposed stormwater facilities can be seen on the Preliminary Site Development Plans and details in Appendix C.

APPENDIX A

MAPS AND SITE DATA

Vicinity Map

February 3, 2021

1:3,360

0 0.02 0.04 0.08 mi

0 0.03 0.06 0.12 km

SL

UGB_YamhillCo

City Boundary

County

County Roads

Townships

Taxlots

Tax Label

Oregon Metro, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Yamhill County GIS
Yamhill County 2018

Aerial Photo

February 3, 2021

1:360

0 0 0 0.01 mi

0 0 0.01 0.01 km

SL

UGB_YamhillCo

City Boundary

County

County Roads

Townships

Taxlots

Tax Label

GeoEye, Maxar, Microsoft

Yamhill County GIS
Yamhill County 2018

Map Scale: 1:314 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 4 9 18 27

Feet
0 15 30 60 90

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Yamhill County, Oregon
Survey Area Data: Version 8, Jun 11, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 28, 2020—Jun 22, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
2310A	Woodburn silt loam, 0 to 3 percent slopes	C	0.5	100.0%
Totals for Area of Interest			**0.5**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

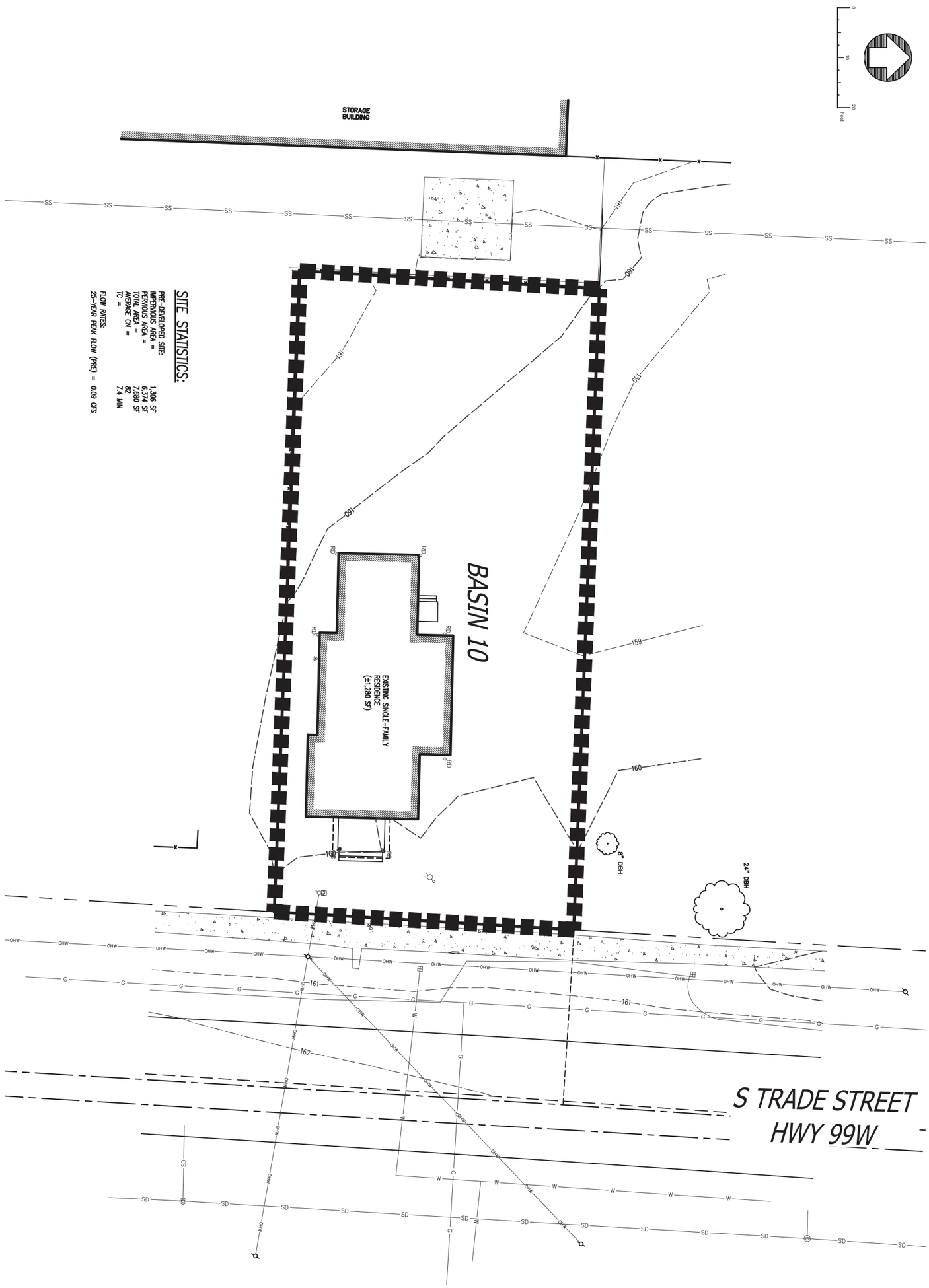
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

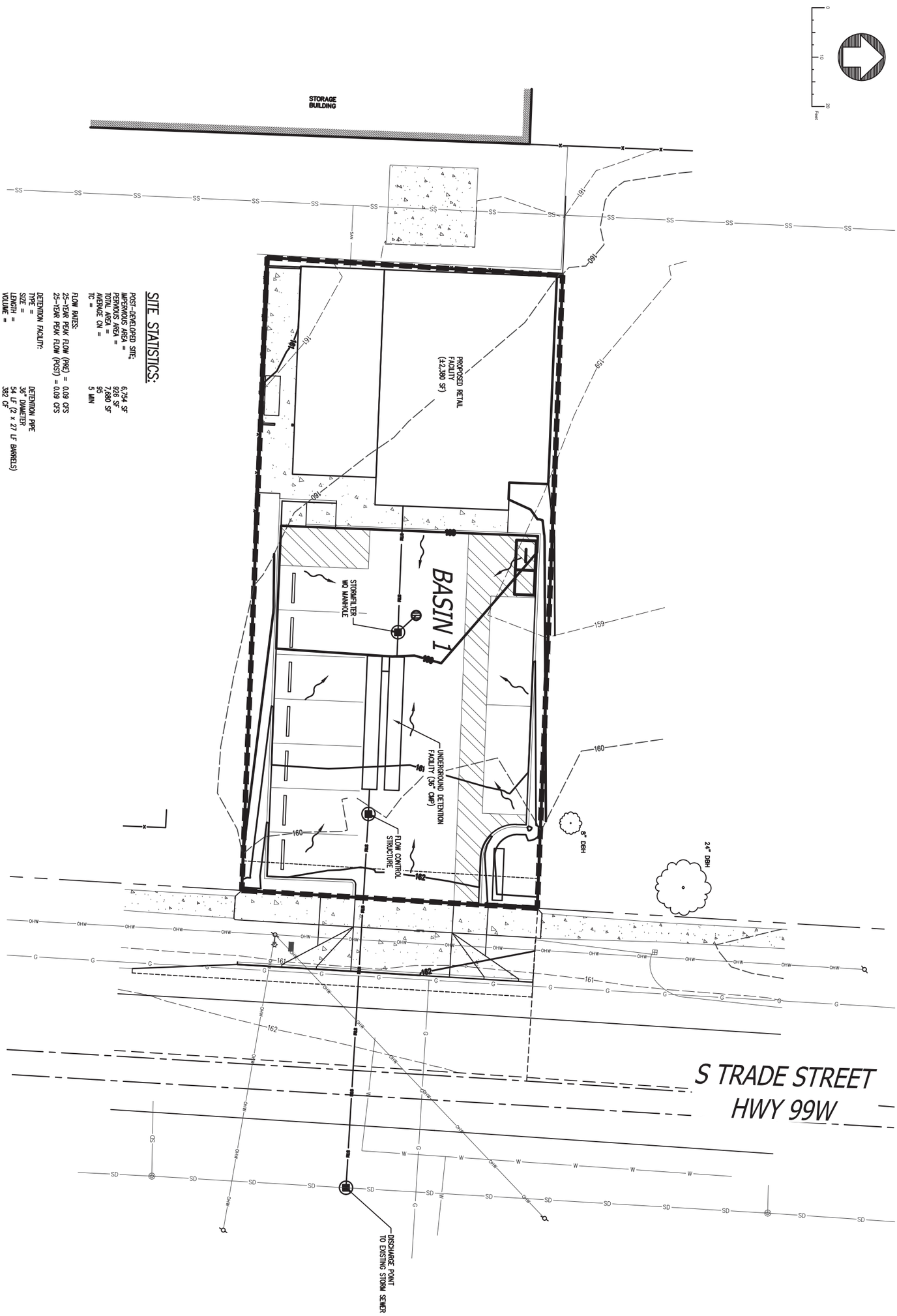
Tie-break Rule: Higher

APPENDIX B

STORMWATER CALCULATIONS



SHEET 1 OF 2	PRELIMINARY NOT FOR CONSTRUCTION	SITE BASIN PLAN PRE-DEVELOPED	AMITY DISPENSARY PRELIMINARY SITE PLAN AMITY, OR	FOSSE ENGINEERING, LLC



SITE STATISTICS:

POST-DEVELOPED SITE:
IMPERVIOUS AREA = 6,754 SF
PERVIOUS AREA = 926 SF
TOTAL AREA = 7,680 SF
AVERAGE CN = 95
TC = 5 MIN

FLOW RATES:
25-YEAR PEAK FLOW (PRE) = 0.08 CFS
25-YEAR PEAK FLOW (POST) = 0.09 CFS

DETENTION FACILITY:
TYPE = DETENTION PIPE
SIZE = 36" DIAMETER
LENGTH = 54 LF (2 x 27 LF BARRELS)
VOLUME = 382 CF

WATER QUALITY FACILITY:
TYPE = STORMFILTER
SIZE = 48" MANHOLE
FILTRATION = 2 ZPG CARTRIDGES
W/O FLOW RATE = 0.032 CFS
W/O CAPACITY PROVIDED = 0.033 CFS

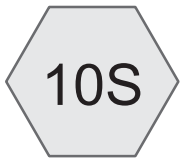
SHEET 2 OF 2

PRELIMINARY NOT FOR CONSTRUCTION

SITE BASIN PLAN
POST-DEVELOPED

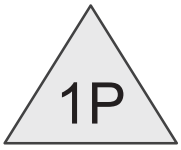
AMITY DISPENSARY
PRELIMINARY SITE PLAN
AMITY, OR

FOSSE ENGINEERING, LLC

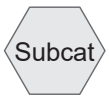


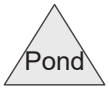
Pre-Developed

Basin 1



Underground Detention





Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SBUH method, Split Pervious/Imperv.
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Basin 1 Runoff Area=7,680 sf 87.94% Impervious Runoff Depth>3.50"
Flow Length=50' Slope=0.0300 '/' Tc=5.0 min CN=74/98 Runoff=0.15 cfs 0.051 af

Subcatchment 10S: Pre-Developed Runoff Area=7,680 sf 17.01% Impervious Runoff Depth>2.26"
Flow Length=80' Slope=0.0350 '/' Tc=7.4 min CN=79/98 Runoff=0.09 cfs 0.033 af

Pond 1P: Underground Detention Peak Elev=2.92' Storage=377 cf Inflow=0.15 cfs 0.051 af
Outflow=0.09 cfs 0.051 af

Summary for Subcatchment 1S: Basin 1

Runoff = 0.15 cfs @ 7.90 hrs, Volume= 0.051 af, Depth> 3.50"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 25-year Rainfall=4.00"

	Area (sf)	CN	Description
*	3,798	98	Parking Lot
*	622	98	Sidewalks
*	2,334	98	Roofs
	926	74	>75% Grass cover, Good, HSG C
	7,680	95	Weighted Average
	926	74	Pervious Area
	6,754	98	Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.6	20	0.0300	0.13		**Sheet Flow, Sheet Flow** Grass: Short n= 0.150 P2= 2.50"
0.4	30	0.0300	1.12		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.50"
3.0	50	Total, Increased to minimum Tc = 5.0 min			

Summary for Subcatchment 10S: Pre-Developed

Runoff = 0.09 cfs @ 7.98 hrs, Volume= 0.033 af, Depth> 2.26"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 25-year Rainfall=4.00"

	Area (sf)	CN	Description
*	1,306	98	Roof, patio
	6,374	79	50-75% Grass cover, Fair, HSG C
	7,680	82	Weighted Average
	6,374	79	Pervious Area
	1,306	98	Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.4	80	0.0350	0.18		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.50"

Summary for Pond 1P: Underground Detention

Inflow Area = 0.176 ac, 87.94% Impervious, Inflow Depth > 3.50" for 25-year event
Inflow = 0.15 cfs @ 7.90 hrs, Volume= 0.051 af
Outflow = 0.09 cfs @ 8.27 hrs, Volume= 0.051 af, Atten= 42%, Lag= 21.9 min
Primary = 0.09 cfs @ 8.27 hrs, Volume= 0.051 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 2.92' @ 8.25 hrs Surf.Area= 62 sf Storage= 377 cf

Plug-Flow detention time= 84.0 min calculated for 0.051 af (99% of inflow)
Center-of-Mass det. time= 77.3 min (746.2 - 669.0)

Volume	Invert	Avail.Storage	Storage Description
#1	0.00'	382 cf	**36.0"D x 27.00'L Horizontal Cylinder S= 0.0030 '/'** x 2

Device	Routing	Invert	Outlet Devices
#1	Primary	0.00'	**1.0" Horiz. Orifice/Grate** Limited to weir flow C= 0.600
#2	Primary	2.90'	**12.0" Horiz. Orifice/Grate** Limited to weir flow C= 0.600

Primary OutFlow Max=0.08 cfs @ 8.27 hrs HW=2.92' (Free Discharge)
└─**1=Orifice/Grate** (Orifice Controls 0.04 cfs @ 8.23 fps)
└─**2=Orifice/Grate** (Weir Controls 0.03 cfs @ 0.49 fps)

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SBUH method, Split Pervious/Imperv.
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Basin 1 Runoff Area=7,680 sf 87.94% Impervious Runoff Depth>3.98"
Flow Length=50' Slope=0.0300 '/' Tc=5.0 min CN=74/98 Runoff=0.17 cfs 0.058 af

Subcatchment 10S: Pre-Developed Runoff Area=7,680 sf 17.01% Impervious Runoff Depth>2.69"
Flow Length=80' Slope=0.0350 '/' Tc=7.4 min CN=79/98 Runoff=0.11 cfs 0.039 af

Pond 1P: Underground Detention Peak Elev=2.96' Storage=379 cf Inflow=0.17 cfs 0.058 af
Outflow=0.21 cfs 0.058 af

Summary for Subcatchment 1S: Basin 1

Runoff = 0.17 cfs @ 7.90 hrs, Volume= 0.058 af, Depth> 3.98"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 100-year Rainfall=4.50"

	Area (sf)	CN	Description
*	3,798	98	Parking Lot
*	622	98	Sidewalks
*	2,334	98	Roofs
	926	74	>75% Grass cover, Good, HSG C
	7,680	95	Weighted Average
	926	74	Pervious Area
	6,754	98	Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.6	20	0.0300	0.13		**Sheet Flow, Sheet Flow** Grass: Short n= 0.150 P2= 2.50"
0.4	30	0.0300	1.12		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.50"
3.0	50	Total, Increased to minimum Tc = 5.0 min			

Summary for Subcatchment 10S: Pre-Developed

Runoff = 0.11 cfs @ 7.98 hrs, Volume= 0.039 af, Depth> 2.69"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr 100-year Rainfall=4.50"

	Area (sf)	CN	Description
*	1,306	98	Roof, patio
	6,374	79	50-75% Grass cover, Fair, HSG C
	7,680	82	Weighted Average
	6,374	79	Pervious Area
	1,306	98	Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.4	80	0.0350	0.18		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.50"

Summary for Pond 1P: Underground Detention

Inflow Area = 0.176 ac, 87.94% Impervious, Inflow Depth > 3.98" for 100-year event
Inflow = 0.17 cfs @ 7.90 hrs, Volume= 0.058 af
Outflow = 0.21 cfs @ 8.01 hrs, Volume= 0.058 af, Atten= 0%, Lag= 6.7 min
Primary = 0.21 cfs @ 8.01 hrs, Volume= 0.058 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 2.96' @ 8.00 hrs Surf.Area= 51 sf Storage= 379 cf

Plug-Flow detention time= 81.5 min calculated for 0.058 af (99% of inflow)
Center-of-Mass det. time= 75.9 min (742.4 - 666.5)

Volume	Invert	Avail.Storage	Storage Description
#1	0.00'	382 cf	**36.0"D x 27.00'L Horizontal Cylinder S= 0.0030 '/'** x 2

Device	Routing	Invert	Outlet Devices
#1	Primary	0.00'	**1.0" Horiz. Orifice/Grate** Limited to weir flow C= 0.600
#2	Primary	2.90'	**12.0" Horiz. Orifice/Grate** Limited to weir flow C= 0.600

Primary OutFlow Max=0.19 cfs @ 8.01 hrs HW=2.96' (Free Discharge)
└─**1=Orifice/Grate** (Orifice Controls 0.05 cfs @ 8.28 fps)
└─**2=Orifice/Grate** (Weir Controls 0.14 cfs @ 0.79 fps)

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SBUH method, Split Pervious/Imperv.
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Basin 1 Runoff Area=7,680 sf 87.94% Impervious Runoff Depth>0.70"
Flow Length=50' Slope=0.0300 '/' Tc=5.0 min CN=74/98 Runoff=0.03 cfs 0.010 af

Subcatchment 10S: Pre-Developed Runoff Area=7,680 sf 17.01% Impervious Runoff Depth>0.19"
Flow Length=80' Slope=0.0350 '/' Tc=7.4 min CN=79/98 Runoff=0.01 cfs 0.003 af

Pond 1P: Underground Detention Peak Elev=0.46' Storage=33 cf Inflow=0.03 cfs 0.010 af
Outflow=0.02 cfs 0.010 af

Summary for Subcatchment 1S: Basin 1

Runoff = 0.03 cfs @ 7.92 hrs, Volume= 0.010 af, Depth> 0.70"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr WQ Rainfall=1.00"

	Area (sf)	CN	Description
*	3,798	98	Parking Lot
*	622	98	Sidewalks
*	2,334	98	Roofs
	926	74	>75% Grass cover, Good, HSG C
	7,680	95	Weighted Average
	926	74	Pervious Area
	6,754	98	Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.6	20	0.0300	0.13		**Sheet Flow, Sheet Flow** Grass: Short n= 0.150 P2= 2.50"
0.4	30	0.0300	1.12		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 2.50"
3.0	50	Total, Increased to minimum Tc = 5.0 min			

Summary for Subcatchment 10S: Pre-Developed

Runoff = 0.01 cfs @ 7.96 hrs, Volume= 0.003 af, Depth> 0.19"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr WQ Rainfall=1.00"

	Area (sf)	CN	Description
*	1,306	98	Roof, patio
	6,374	79	50-75% Grass cover, Fair, HSG C
	7,680	82	Weighted Average
	6,374	79	Pervious Area
	1,306	98	Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.4	80	0.0350	0.18		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.50"

Summary for Pond 1P: Underground Detention

Inflow Area = 0.176 ac, 87.94% Impervious, Inflow Depth > 0.70" for WQ event
Inflow = 0.03 cfs @ 7.92 hrs, Volume= 0.010 af
Outflow = 0.02 cfs @ 8.25 hrs, Volume= 0.010 af, Atten= 44%, Lag= 20.0 min
Primary = 0.02 cfs @ 8.25 hrs, Volume= 0.010 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 0.46' @ 8.25 hrs Surf.Area= 113 sf Storage= 33 cf

Plug-Flow detention time= 7.3 min calculated for 0.010 af (100% of inflow)
Center-of-Mass det. time= 7.2 min (721.5 - 714.3)

Volume	Invert	Avail.Storage	Storage Description
#1	0.00'	382 cf	**36.0"D x 27.00'L Horizontal Cylinder S= 0.0030 '/'** x 2

Device	Routing	Invert	Outlet Devices
#1	Primary	0.00'	**1.0" Horiz. Orifice/Grate** Limited to weir flow C= 0.600
#2	Primary	2.90'	**12.0" Horiz. Orifice/Grate** Limited to weir flow C= 0.600

Primary OutFlow Max=0.02 cfs @ 8.25 hrs HW=0.46' (Free Discharge)
└─**1=Orifice/Grate** (Orifice Controls 0.02 cfs @ 3.27 fps)
└─**2=Orifice/Grate** (Controls 0.00 cfs)

APPENDIX C

STORMWATER PLAN AND DETAILS

SITE STATISTICS:

PRE-DEVELOPED SITE:

IMPERVIOUS AREA =	1,306 SF
PERVIOUS AREA =	6,374 SF
TOTAL AREA =	7,680 SF
AVERAGE CN =	82
TC =	7.4 MIN

POST-DEVELOPED SITE;

IMPERVIOUS AREA =	6,754 SF
PERVIOUS AREA =	926 SF
TOTAL AREA =	7,680 SF
AVERAGE CN =	95
TC =	5 MIN

FLOW RATES:
25-YEAR PEAK FLOW (PRE) = 0.09 CFS
25-YEAR PEAK FLOW (POST) = 0.09 CFS

DETENTION FACILITY:

TYPE =	DETENTION PIPE
SIZE =	36" DIAMETER
LENGTH =	54 LF (2 x 27 LF BARRELS)
VOLUME =	382 CF

WATER QUALITY FACILITY:

TYPE =	STORMFILTER
SIZE =	48" MANHOLE
FILTRATION =	2 ZPG CARTRIDGES
WQ FLOW RATE =	0.032 CFS
WQ CAPACITY PROVIDED =	0.033 CFS

CONSTRUCTION KEYED NOTES:

1. INSTALL 48" CONTECH STORMFILTER MANHOLE WITH (2) 18" ZPG MEDIA CARTRIDGES.
2. INSTALL 54 LF OF 36" DIAMETER CMP UNDERGROUND STORMWATER DETENTION SYSTEM.
3. INSTALL FLOW CONTROL MANHOLE.
4. CONNECT TO EXISTING 18" STORM SEWER WITH PROPOSED MANHOLE.
5. BUILDING STORM SERVICE LATERAL.

February 3, 2021

FOSSE ENGINEERING, LLC

PRELIMINARY SITE DEVELOPMENT PLANS

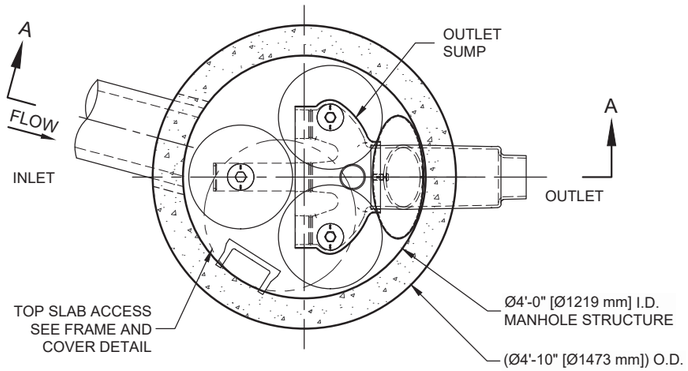
AMITY DISPENSARY
SITE PLAN

AMITY, OR

PRELIMINARY STORMWATER PLAN

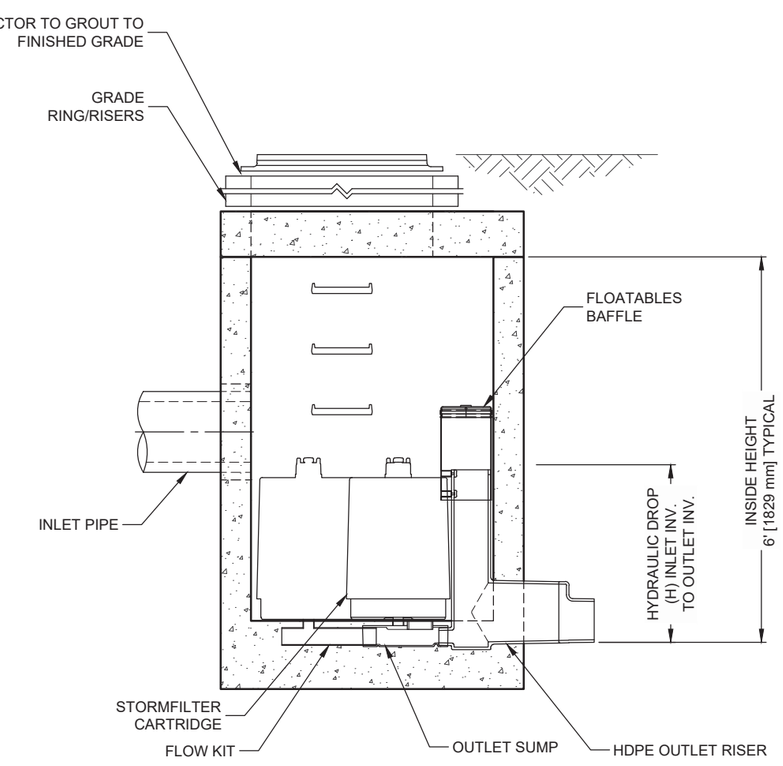
PRELIMINARY NOT FOR CONSTRUCTION

SHEET
C400



PLAN VIEW

STANDARD OUTLET RISER
FLOWKIT: 40A



SECTION A-A

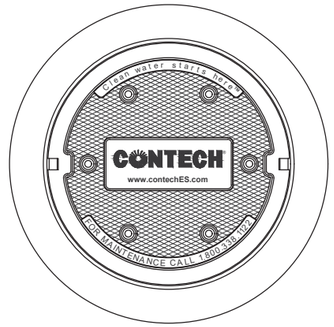
STORMFILTER DESIGN NOTES

STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. THE STANDARD MANHOLE STYLE IS SHOWN WITH THE MAXIMUM NUMBER OF CARTRIDGES (3). VOLUME SYSTEM IS ALSO AVAILABLE WITH MAXIMUM 3 CARTRIDGES.
Ø4 [1219 mm] MANHOLE STORMFILTER PEAK HYDRAULIC CAPACITY IS 1.0 CFS [28.3 L/s] . IF THE SITE CONDITIONS EXCEED 1.0 CFS [28.3 L/s] AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CARTRIDGE SELECTION

CARTRIDGE HEIGHT	27" [686 mm]			18" [458 mm]			LOW DROP		
RECOMMENDED HYDRAULIC DROP (H)	3.05' [930 mm]			2.3' [700 mm]			1.8' [550 mm]		
SPECIFIC FLOW RATE (gpm/sf) [L/s/m^2]	2 [1.30]	1.67* [1.08]	1 [0.65]	2 [1.30]	1.67* [1.08]	1 [0.65]	2 [1.30]	1.67* [1.08]	1 [0.65]
CARTRIDGE FLOW RATE (gpm) [L/s]	22.5 [1.42]	18.79 [1.19]	11.25 [0.71]	15 [0.95]	12.53 [0.79]	7.5 [0.44]	10 [0.63]	8.35 [0.54]	5 [0.32]

* 1.67 gpm/sf [1.08 L/s/m^2] SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHOSORB® (PSORB) MEDIA ONLY



FRAME AND COVER

(DIAMETER VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	*
WATER QUALITY FLOW RATE (cfs) [L/s]	*
PEAK FLOW RATE (cfs) [L/s]	*
RETURN PERIOD OF PEAK FLOW (yrs)	*
CARTRIDGE HEIGHT (SEE TABLE ABOVE)	*
NUMBER OF CARTRIDGES REQUIRED	*
CARTRIDGE FLOW RATE	*
MEDIA TYPE (PERLITE, ZPG, PSORB)	*

PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE #1	*	*	*
INLET PIPE #2	*	*	*
OUTLET PIPE	*	*	*

RIM ELEVATION	*

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	*	*

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR SITE SPECIFIC DRAWINGS WITH DETAILED VAULT DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
4. STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS-20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 5' [1524 mm] AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
6. FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. RADIAL MEDIA DEPTH SHALL BE 7-INCHES [178 mm]. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 38 SECONDS.
7. SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) [L/s] DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft)[m^2].
8. STORMFILTER STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET PIPE(S).
E. CONTRACTOR TO PROVIDE AND INSTALL CONNECTOR TO THE OUTLET RISER STUB. STORMFILTER EQUIPPED WITH A DUAL DIAMETER HDPE OUTLET STUB AND SAND COLLAR. IF OUTLET PIPE IS LARGER THAN 8 INCHES [200 mm], CONTRACTOR TO REMOVE THE 8 INCH [200 mm] OUTLET STUB AT MOLDED-IN CUT LINE. COUPLING BY FERNCO OR EQUAL AND PROVIDED BY CONTRACTOR.
F. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

The Stormwater Management StormFilter®

THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: 5,322,629; 5,524,576; 5,707,527; 5,985,157; 6,027,639; 6,649,048; RELATED FOREIGN PATENTS, OR OTHER PATENTS PENDING.

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

SFMH48
STORMFILTER
STANDARD DETAIL

I:\STORMWATER\COMMOPS\10 STORMFILTER\40 STANDARD DRAWINGS\MANHOLE\SFMH48-DTL.DWG 4/5/2019 10:54 AM

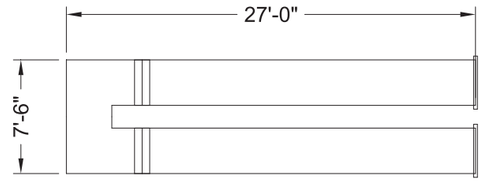
PROJECT SUMMARY

CALCULATION DETAILS
- LOADING = HS20 & HS25
- APPROX. LINEAR FOOTAGE = 56 lf.

STORAGE SUMMARY
- STORAGE VOLUME REQUIRED = 382 cf.
- PIPE STORAGE VOLUME = 392 cf.
- BACKFILL STORAGE VOLUME = 0 cf.
- TOTAL STORAGE PROVIDED = 392 cf.

PIPE DETAILS
- DIAMETER = 36 IN.
- CORRUGATION = 2 2/3x1/2
- GAGE = 16
- COATING = ALT2
- WALL TYPE = Solid
- BARRELL SPACING = 18 IN.

BACKFILL DETAILS
- WIDTH AT ENDS = 12 IN.
- ABOVE PIPE = 0 IN.
- WIDTH AT SIDES = 12 IN.
- BELOW PIPE = 0 IN.



ASSEMBLY
SCALE: 1" = 10'

NOTE:
THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES AND DO NOT REFLECT ANY LOCAL PREFERENCES OR REGULATIONS. PLEASE CONTACT YOUR LOCAL CONTECH REP FOR MODIFICATIONS.

NOTES

- ALL RISER AND STUB DIMENSIONS ARE TO CENTERLINE. ALL ELEVATIONS, DIMENSIONS, AND LOCATIONS OF RISERS AND INLETS, SHALL BE VERIFIED BY THE ENGINEER OF RECORD PRIOR TO RELEASING FOR FABRICATION.
- ALL FITTINGS AND REINFORCEMENT COMPLY WITH ASTM A998.
- ALL RISERS AND STUBS ARE 2⅔" x ½" CORRUGATION AND 16 GAGE UNLESS OTHERWISE NOTED.
- RISERS TO BE FIELD TRIMMED TO GRADE.
- QUANTITY OF PIPE SHOWN DOES NOT PROVIDE EXTRA PIPE FOR CONNECTING THE SYSTEM TO EXISTING PIPE OR DRAINAGE STRUCTURES. OUR SYSTEM AS DETAILED PROVIDES NOMINAL INLET AND/OR OUTLET PIPE STUB FOR CONNECTION TO EXISTING DRAINAGE FACILITIES. IF ADDITIONAL PIPE IS NEEDED IT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- BAND TYPE TO BE DETERMINED UPON FINAL DESIGN.
- THE PROJECT SUMMARY IS REFLECTIVE OF THE DYODS DESIGN, QUANTITIES ARE APPROX. AND SHOULD BE VERIFIED UPON FINAL DESIGN AND APPROVAL. FOR EXAMPLE, TOTAL EXCAVATION DOES NOT CONSIDER ALL VARIABLES SUCH AS SHORING AND ONLY ACCOUNTS FOR MATERIAL WITHIN THE ESTIMATED EXCAVATION FOOTPRINT.

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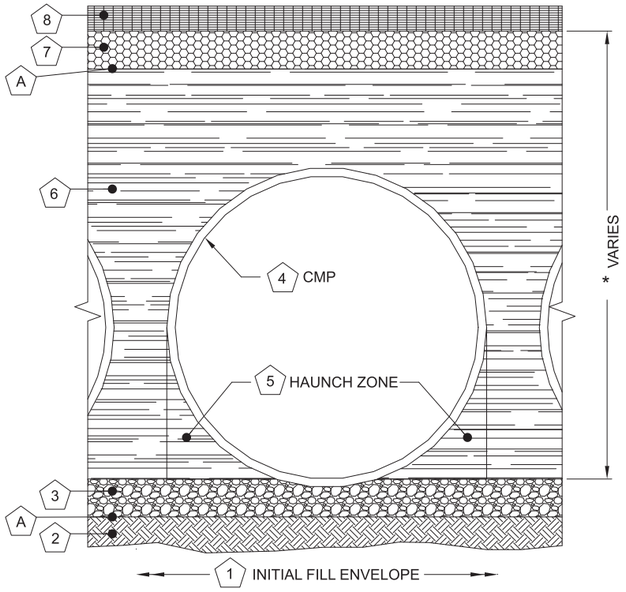
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CONTECH® CMP DETENTION SYSTEMS
CONTECH DYODS DRAWING

DYO5499 Amity Dispensary
36" CMP Detention - 392 cf.
Amity, OR
DETENTION SYSTEM

PROJECT No.:	SEQ. No.:	DATE:
3505	5499	2/4/2021
DESIGNED: DYO	DRAWN: DYO	
CHECKED: DYO	APPROVED: DYO	
SHEET NO.: D1		



	DETENTION SYSTEMS - CMP DETENTION / CMP DRAINAGE			
	Material Location	Description	Material Designation	Designation
8	Rigid or Flexible Pavement (if applicable)			
7	Road Base (if applicable)			
A	Geotextile Layer	Non-Woven Geotextile	CONTECH C-40 or C-45	Engineer Decision for consideration to prevent soil migration into varying soil types
6	Backfill	Well graded granular material which may contain small amounts of silt or clay.	AASHTO M 145- A-1, A-2, A-3	Placed in 8" +/- loose lifts and compacted to 90% Standard Proctor Per AASHTO T 99
3	Bedding Stone	Well graded granular bedding material w/maximum particle size of 3"	AASHTO M43 - 3,357,4,467, 5, 56, 57	Engineer to determine if bedding is required. Pipe may be placed on the trench bottom of a relatively loose, native suitable well graded & granular material. For Arch pipes it is recommended to be shaped to a relatively flat bottom or fine-grade the foundation to a slight v-shape. Unsuitable material should be over-excavated and re-placed with a 4"-6" layer of well graded & granular stone per the material designation. See AASHTO 26.3.8.1 / 26.5.3 Bedding info.
A	Geotextile Layer	Non-Woven Geotextile	CONTECH C-40 or C-45	Engineer Decision for consideration to prevent soil migration into varying soil types
*	*Note: Backfill using controlled low-strength material (CLSM, "flash fill" or "flowable fill") when the spacing between the pipes will not allow for placement and adequate compaction of the backfill.*			

1 MINIMUM WIDTH DEPENDS ON SITE CONDITIONS AND ENGINEERING JUDGEMENT

FOUNDATION/BEDDING PREPARATION

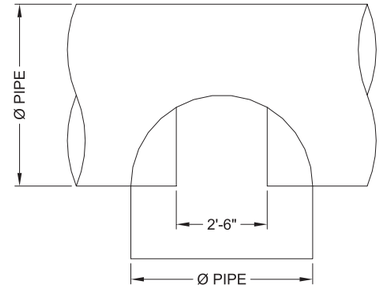
2 PRIOR TO PLACING THE BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL BE REMOVED AND BROUGHT BACK TO THE GRADE WITH A FILL MATERIAL AS APPROVED BY THE ENGINEER.

5 HAUNCH ZONE MATERIAL SHALL BE PLACED AND UNIFORMALLY COMPACTED WITHOUT SOFT SPOTS.

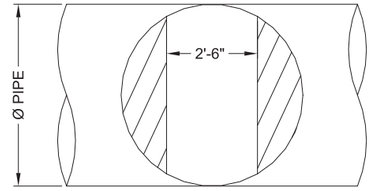
BACKFILL

WHEN PLACING THE FIRST LIFTS OF BACKFILL IT IS IMPORTANT TO MAKE SURE THAT THE BACKFILL IS PROPERLY COMPACTED UNDER AND AROUND THE PIPE HAUNCHES. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A TWO LIFT (16") DIFFERENTIAL BETWEEN ANY OF THE PIPES AT ANY TIME DURING THE BACKFILL PROCESS. THE BACKFILL SHALL BE ADVANCED ALONG THE LENGTH OF THE DETENTION SYSTEM AT THE SAME RATE TO AVOID DIFFERENTIAL LOADING ON THE PIPE.

OTHER ALTERNATE BACKFILL MATERIAL MAY BE ALLOWED DEPENDING ON SITE SPECIFIC CONDITIONS, AS APPROVED BY SITE ENGINEER.



PLAN

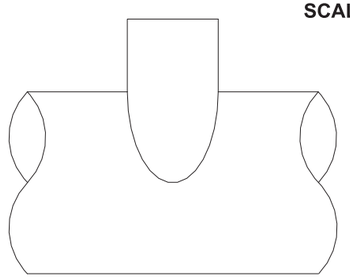


FRONT

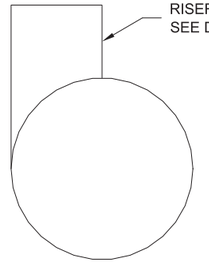
NOTE:
MANWAY DETAIL APPLICABLE FOR CMP SYSTEMS WITH DIAMETERS 48" AND LARGER. MANWAYS MAY BE REQUIRED ON SMALLER SYSTEMS DEPENDING ON ACTUAL SITE SPECIFIC CONDITIONS.

TYPICAL MANWAY DETAIL

SCALE: N.T.S.



ELEVATION

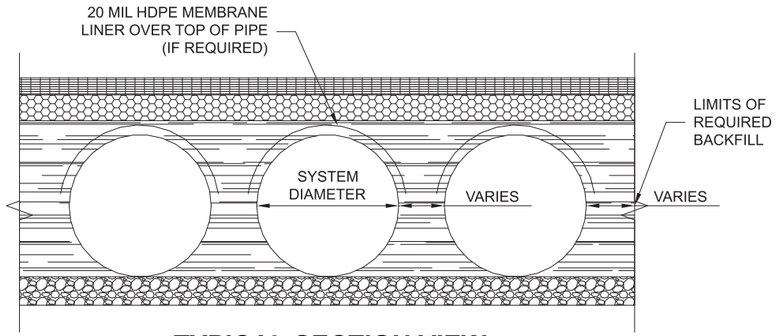


END

NOTE:
LADDERS ARE OPTIONAL AND ARE NOT REQUIRED FOR ALL SYSTEMS.

TYPICAL RISER DETAIL

SCALE: N.T.S.



TYPICAL SECTION VIEW

LINER OVER ROWS
SCALE: N.T.S.

NOTE: IF SALTING AGENTS FOR SNOW AND ICE REMOVAL ARE USED ON OR NEAR THE PROJECT, AN HDPE MEMBRANE LINER IS RECOMMENDED WITH THE SYSTEM. THE IMPERMEABLE LINER IS INTENDED TO HELP PROTECT THE SYSTEM FROM THE POTENTIAL ADVERSE EFFECTS THAT MAY RESULT FROM A CHANGE IN THE SURROUNDING ENVIRONMENT OVER A PERIOD OF TIME. PLEASE REFER TO THE CORRUGATED METAL PIPE DETENTION DESIGN GUIDE FOR ADDITIONAL INFORMATION.

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800-338-1122 513-645-7000 513-645-7993 FAX

CONTECH CMP DETENTION SYSTEMS

CONTECH
DYODS
DRAWING

DYO5499 Amity Dispensary
36" CMP Detention - 392 cf.
Amity, OR
DETENTION SYSTEM

PROJECT No.:	SEQ. No.:	DATE:
3505	5499	2/4/2021
DESIGNED: DYO	DRAWN: DYO	
CHECKED: DYO	APPROVED: DYO	
SHEET NO.: D2		

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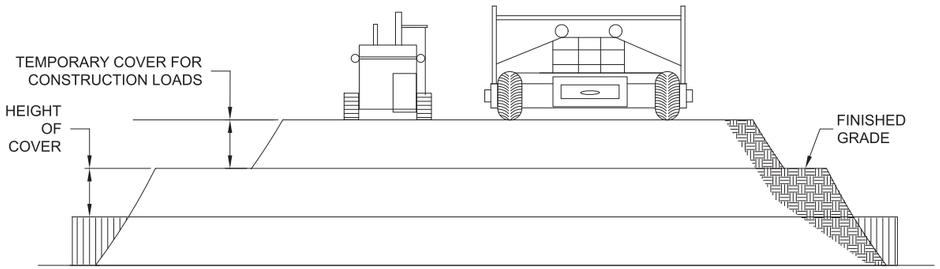

CONSTRUCTION LOADS

FOR TEMPORARY CONSTRUCTION VEHICLE LOADS, AN EXTRA AMOUNT OF COMPACTED COVER MAY BE REQUIRED OVER THE TOP OF THE PIPE. THE HEIGHT-OF-COVER SHALL MEET THE MINIMUM REQUIREMENTS SHOWN IN THE TABLE BELOW. THE USE OF HEAVY CONSTRUCTION EQUIPMENT NECESSITATES GREATER PROTECTION FOR THE PIPE THAN FINISHED GRADE COVER MINIMUMS FOR NORMAL HIGHWAY TRAFFIC.

PIPE SPAN, INCHES	AXLE LOADS (kips)			
	18-50	50-75	75-110	110-150
	MINIMUM COVER (FT)			
12-42	2.0	2.5	3.0	3.0
48-72	3.0	3.0	3.5	4.0
78-120	3.0	3.5	4.0	4.0
126-144	3.5	4.0	4.5	4.5

*MINIMUM COVER MAY VARY, DEPENDING ON LOCAL CONDITIONS. THE CONTRACTOR MUST PROVIDE THE ADDITIONAL COVER REQUIRED TO AVOID DAMAGE TO THE PIPE. MINIMUM COVER IS MEASURED FROM THE TOP OF THE PIPE TO THE TOP OF THE MAINTAINED CONSTRUCTION ROADWAY SURFACE.

CONSTRUCTION LOADING DIAGRAM

SCALE: N.T.S.

SPECIFICATION FOR DESIGNED DETENTION SYSTEM:

SCOPE
THIS SPECIFICATION COVERS THE MANUFACTURE AND INSTALLATION OF THE DESIGNED DETENTION SYSTEM DETAILED IN THE PROJECT PLANS.

MATERIAL
THE MATERIAL SHALL CONFORM TO THE APPLICABLE REQUIREMENTS LISTED BELOW:

ALUMINIZED TYPE 2 STEEL COILS SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M-274 OR ASTM A-92.

THE GALVANIZED STEEL COILS SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M-218 OR ASTM A-929.

THE POLYMER COATED STEEL COILS SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M-246 OR ASTM A-742.

THE ALUMINUM COILS SHALL CONFORM TO THE APPLICABLE OF AASHTO M-197 OR ASTM B-744.

CONSTRUCTION LOADS
CONSTRUCTION LOADS MAY BE HIGHER THAN FINAL LOADS. FOLLOW THE MANUFACTURER'S OR NCSPA GUIDELINES.

PIPE
THE PIPE SHALL BE MANUFACTURED IN ACCORDANCE TO THE APPLICABLE REQUIREMENTS LISTED BELOW:

ALUMINIZED TYPE 2: AASHTO M-36 OR ASTM A-760

GALVANIZED: AASHTO M-36 OR ASTM A-760

APPLICABLE POLYMER COATED: AASHTO M-245 OR ASTM A-762

ALUMINUM: AASHTO M-196 OR ASTM B-745

APPLICABLE
HANDLING AND ASSEMBLY
SHALL BE IN ACCORDANCE WITH NCSP'S (NATIONAL CORRUGATED STEEL PIPE ASSOCIATION) FOR ALUMINIZED TYPE 2, GALVANIZED OR POLYMER COATED STEEL. SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR ALUMINUM PIPE.
REQUIREMENTS
INSTALLATION
SHALL BE IN ACCORDANCE WITH AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES, SECTION 26, DIVISION II DIVISION II OR ASTM A-798 (FOR ALUMINIZED TYPE 2, GALVANIZED OR POLYMER COATED STEEL) OR ASTM B-788 (FOR ALUMINUM PIPE) AND IN CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. IF THERE ARE ANY INCONSISTENCIES OR CONFLICTS THE CONTRACTOR SHOULD DISCUSS AND RESOLVE WITH THE SITE ENGINEER.

IT IS ALWAYS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW OSHA GUIDELINES FOR SAFE PRACTICES.

NOTE:
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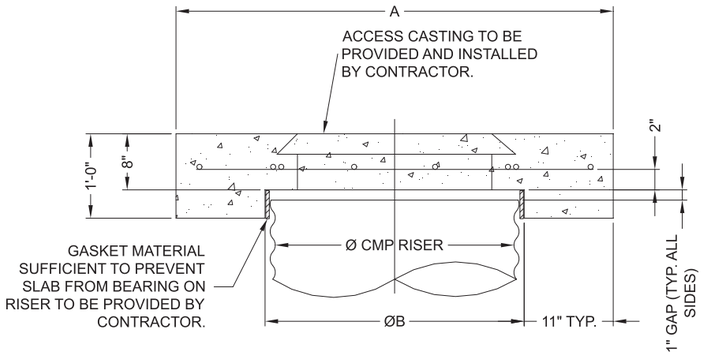
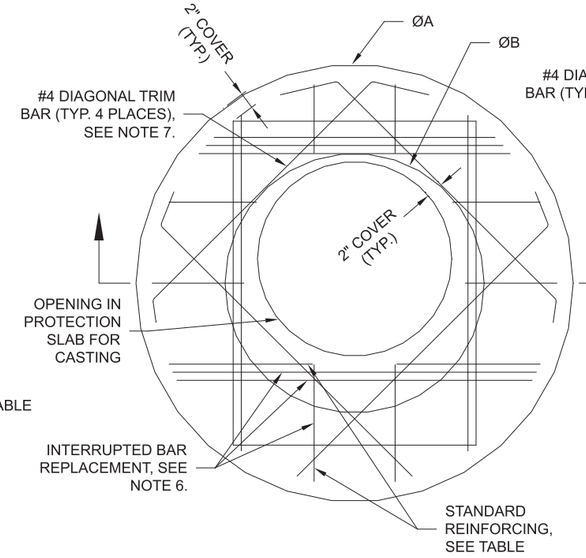


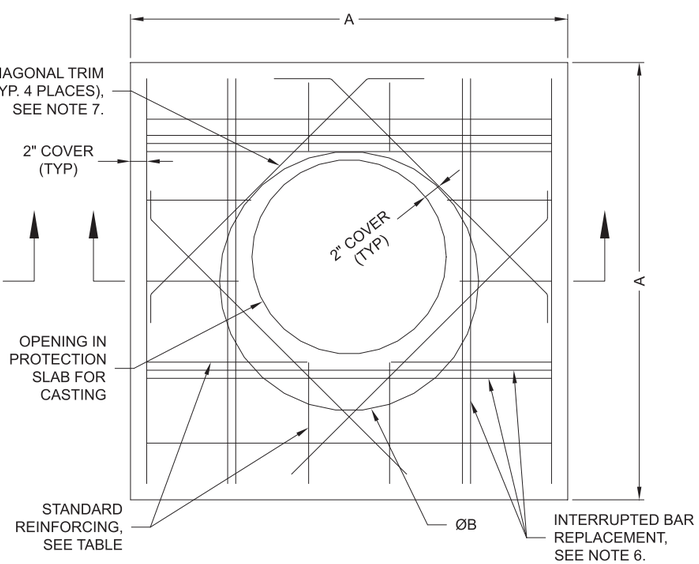
SECTION VIEW

REINFORCING TABLE				
Ø CMP RISER	A	Ø B	REINFORCING	**BEARING PRESSURE (PSF)
24"	Ø 4' 4'X4'	26"	#5 @ 12" OCEW #5 @ 12" OCEW	2,410 1,780
30"	Ø 4'-6" 4'-6" X 4'-6"	32"	#5 @ 12" OCEW #5 @ 12" OCEW	2,120 1,530
36"	Ø 5' 5' X 5'	38"	#5 @ 10" OCEW #5 @ 10" OCEW	1,890 1,350
42"	Ø 5'-6" 5'-6" X 5'-6"	44"	#5 @ 10" OCEW #5 @ 9" OCEW	1,720 1,210
48"	Ø 6' 6' X 6'	50"	#5 @ 9" OCEW #5 @ 8" OCEW	1,600 1,100

** ASSUMED SOIL BEARING CAPACITY



ROUND OPTION PLAN VIEW



SQUARE OPTION PLAN VIEW

NOTES:

1. DESIGN IN ACCORDANCE WITH AASHTO, 17th EDITION.
2. DESIGN LOAD HS25.
3. EARTH COVER = 1' MAX.
4. CONCRETE STRENGTH = 3,500 psi
5. REINFORCING STEEL = ASTM A615, GRADE 60.
6. PROVIDE ADDITIONAL REINFORCING AROUND OPENINGS EQUAL TO THE BARS INTERRUPTED, HALF EACH SIDE. ADDITIONAL BARS TO BE IN THE SAME PLANE.
7. TRIM OPENING WITH DIAGONAL #4 BARS, EXTEND BARS A MINIMUM OF 12" BEYOND OPENING, BEND BARS AS REQUIRED TO MAINTAIN BAR COVER.
8. PROTECTION SLAB AND ALL MATERIALS TO BE PROVIDED AND INSTALLED BY CONTRACTOR.
9. DETAIL DESIGN BY DELTA ENGINEERING, BINGHAMTON, NY.

MANHOLE CAP DETAIL

SCALE: N.T.S.

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CONTECH® CMP DETENTION SYSTEMS
CONTECH **DYODS** DRAWING

DYO5499 Amity Dispensary
36" CMP Detention - 392 cf.
Amity, OR
DETENTION SYSTEM

PROJECT No.:	SEQ. No.:	DATE:
3505	5499	2/4/2021
DESIGNED: DYO	DRAWN: DYO	
CHECKED: DYO	APPROVED: DYO	
SHEET NO.: D3		

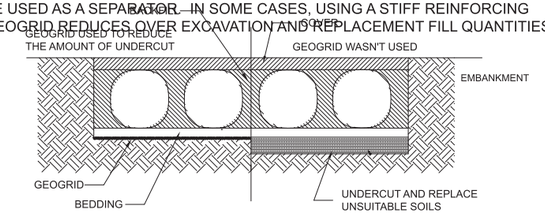
CMP DETENTION INSTALLATION GUIDE

PROPER INSTALLATION OF A FLEXIBLE UNDERGROUND DETENTION SYSTEM WILL ENSURE LONG-TERM PERFORMANCE. THE CONFIGURATION OF THESE SYSTEMS OFTEN REQUIRES SPECIAL CONSTRUCTION PRACTICES THAT DIFFER FROM CONVENTIONAL FLEXIBLE PIPE CONSTRUCTION. CONTECH ENGINEERED SOLUTIONS STRONGLY SUGGESTS SCHEDULING A PRE-CONSTRUCTION MEETING WITH YOUR LOCAL SALES ENGINEER TO DETERMINE IF ADDITIONAL MEASURES, NOT COVERED IN THIS GUIDE, ARE APPROPRIATE FOR YOUR SITE.

FOUNDATION

CONSTRUCT A FOUNDATION THAT CAN SUPPORT THE DESIGN LOADING APPLIED BY THE PIPE AND ADJACENT BACKFILL WEIGHT AS WELL AS MAINTAIN ITS INTEGRITY DURING CONSTRUCTION.

IF SOFT OR UNSUITABLE SOILS ARE ENCOUNTERED, REMOVE THE POOR SOILS DOWN TO A SUITABLE DEPTH AND THEN BUILD UP TO THE APPROPRIATE ELEVATION WITH A COMPETENT BACKFILL MATERIAL. THE STRUCTURAL FILL MATERIAL GRADATION SHOULD NOT ALLOW THE MIGRATION OF FINES, WHICH CAN CAUSE SETTLEMENT OF THE DETENTION SYSTEM OR PAVEMENT ABOVE. IF THE STRUCTURAL FILL MATERIAL IS NOT COMPATIBLE WITH THE UNDERLYING SOILS AN ENGINEERING FABRIC SHOULD BE USED AS A SEPARATOR. IN SOME CASES, USING A STIFF REINFORCING GEOGRID REDUCES OVER EXCAVATION AND REPLACEMENT FILL QUANTITIES.

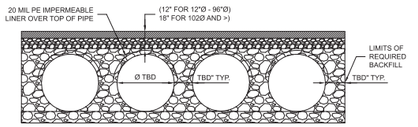


GRADE THE FOUNDATION SUBGRADE TO A UNIFORM OR SLIGHTLY SLOPING GRADE. IF THE SUBGRADE IS CLAY OR RELATIVELY NON-POROUS AND THE CONSTRUCTION SEQUENCE WILL LAST FOR AN EXTENDED PERIOD OF TIME, IT IS BEST TO SLOPE THE GRADE TO ONE END OF THE SYSTEM. THIS WILL ALLOW EXCESS WATER TO DRAIN QUICKLY, PREVENTING SATURATION OF THE SUBGRADE.

GEOMEMBRANE BARRIER

A SITE'S RESISTIVITY MAY CHANGE OVER TIME WHEN VARIOUS TYPES OF SALTING AGENTS ARE USED, SUCH AS ROAD SALTS FOR DEICING AGENTS. IF SALTING AGENTS ARE USED ON OR NEAR THE PROJECT SITE, A GEOMEMBRANE BARRIER IS RECOMMENDED WITH THE SYSTEM. THE GEOMEMBRANE LINER IS INTENDED TO HELP PROTECT THE SYSTEM FROM THE POTENTIAL ADVERSE EFFECTS THAT MAY RESULT FROM THE USE OF SUCH AGENTS INCLUDING PREMATURE CORROSION AND REDUCED ACTUAL SERVICE LIFE.

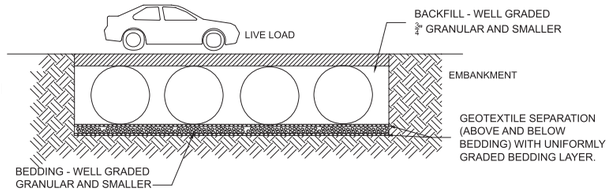
THE PROJECT'S ENGINEER OF RECORD IS TO EVALUATE WHETHER SALTING AGENTS WILL BE USED ON OR NEAR THE PROJECT SITE, AND USE HIS/HER BEST JUDGEMENT TO DETERMINE IF ANY ADDITIONAL PROTECTIVE MEASURES ARE REQUIRED. BELOW IS A TYPICAL DETAIL SHOWING THE PLACEMENT OF A GEOMEMBRANE BARRIER FOR PROJECTS WHERE SALTING AGENTS ARE USED ON OR NEAR THE PROJECT SITE.



IN-SITU TRENCH WALL

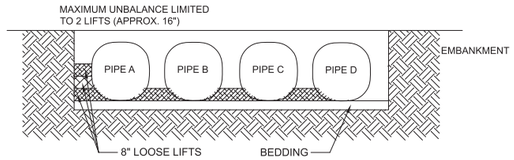
IF EXCAVATION IS REQUIRED, THE TRENCH WALL NEEDS TO BE CAPABLE OF SUPPORTING THE LOAD THAT THE PIPE SHEDS AS THE SYSTEM IS LOADED. IF SOILS ARE NOT CAPABLE OF SUPPORTING THESE LOADS, THE PIPE CAN DEFLECT. PERFORM A SIMPLE SOIL PRESSURE CHECK USING THE APPLIED LOADS TO DETERMINE THE LIMITS OF EXCAVATION BEYOND THE SPRING LINE OF THE OUTER MOST PIPES.

IN MOST CASES THE REQUIREMENTS FOR A SAFE WORK ENVIRONMENT AND PROPER BACKFILL PLACEMENT AND COMPACTION TAKE CARE OF THIS CONCERN.



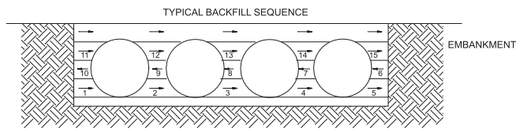
BACKFILL PLACEMENT

MATERIAL SHALL BE WORKED INTO THE PIPE HAUNCHES BY MEANS OF SHOVEL-SLICING, RODDING, AIR TAMPER, VIBRATORY ROD, OR OTHER EFFECTIVE METHODS.

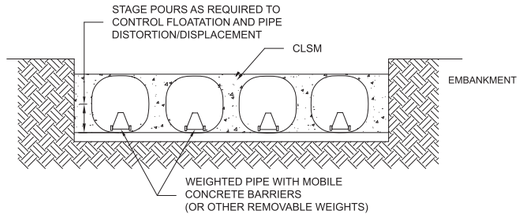


IF AASHTO T99 PROCEDURES ARE DETERMINED INFEASIBLE BY THE GEOTECHNICAL ENGINEER OF RECORD, COMPACTION IS CONSIDERED ADEQUATE WHEN NO FURTHER YIELDING OF THE MATERIAL IS OBSERVED UNDER THE COMPACTOR, OR UNDER FOOT, AND THE GEOTECHNICAL ENGINEER OF RECORD (OR REPRESENTATIVE THEREOF) IS SATISFIED WITH THE LEVEL OF COMPACTION.

FOR LARGE SYSTEMS, CONVEYOR SYSTEMS, BACKHOES WITH LONG REACHES OR DRAGLINES WITH STONE BUCKETS MAY BE USED TO PLACE BACKFILL. ONCE MINIMUM COVER FOR CONSTRUCTION LOADING ACROSS THE ENTIRE WIDTH OF THE SYSTEM IS REACHED, ADVANCE THE EQUIPMENT TO THE END OF THE RECENTLY PLACED FILL, AND BEGIN THE SEQUENCE AGAIN UNTIL THE SYSTEM IS COMPLETELY BACKFILLED. THIS TYPE OF CONSTRUCTION SEQUENCE PROVIDES ROOM FOR STOCKPILED BACKFILL DIRECTLY BEHIND THE BACKHOE, AS WELL AS THE MOVEMENT OF CONSTRUCTION TRAFFIC. MATERIAL STOCKPILES ON TOP OF THE BACKFILLED DETENTION SYSTEM SHOULD BE LIMITED TO 8- TO 10-FEET HIGH AND MUST PROVIDE BALANCED LOADING ACROSS ALL BARRELS. TO DETERMINE THE PROPER COVER OVER THE PIPES TO ALLOW THE MOVEMENT OF CONSTRUCTION EQUIPMENT SEE TABLE 1, OR CONTACT YOUR LOCAL CONTECH SALES ENGINEER.



WHEN FLOWABLE FILL IS USED, YOU MUST PREVENT PIPE FLOATATION. TYPICALLY, SMALL LIFTS ARE PLACED BETWEEN THE PIPES AND THEN ALLOWED TO SET-UP PRIOR TO THE PLACEMENT OF THE NEXT LIFT. THE ALLOWABLE THICKNESS OF THE CLSM LIFT IS A FUNCTION OF A PROPER BALANCE BETWEEN THE UPLIFT FORCE OF THE CLSM, THE OPPOSING WEIGHT OF THE PIPE, AND THE EFFECT OF OTHER RESTRAINING MEASURES. THE PIPE CAN CARRY LIMITED FLUID PRESSURE WITHOUT PIPE DISTORTION OR DISPLACEMENT, WHICH ALSO AFFECTS THE CLSM LIFT THICKNESS. YOUR LOCAL CONTECH SALES ENGINEER CAN HELP DETERMINE THE PROPER LIFT THICKNESS.

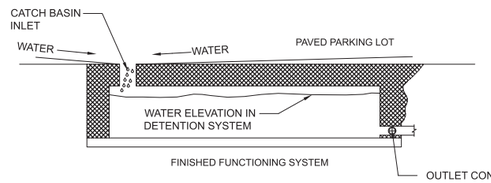


CONSTRUCTION LOADING

TYPICALLY, THE MINIMUM COVER SPECIFIED FOR A PROJECT ASSUMES H-20 LIVE LOAD. BECAUSE CONSTRUCTION LOADS OFTEN EXCEED DESIGN LIVE LOADS, INCREASED TEMPORARY MINIMUM COVER REQUIREMENTS ARE NECESSARY. SINCE CONSTRUCTION EQUIPMENT VARIES FROM JOB TO JOB, IT IS BEST TO ADDRESS EQUIPMENT SPECIFIC MINIMUM COVER REQUIREMENTS WITH YOUR LOCAL CONTECH SALES ENGINEER DURING YOUR PRE-CONSTRUCTION MEETING.

ADDITIONAL CONSIDERATIONS

BECAUSE MOST SYSTEMS ARE CONSTRUCTED BELOW-GRADE, RAINFALL CAN RAPIDLY FILL THE EXCAVATION; POTENTIALLY CAUSING FLOATATION AND MOVEMENT OF THE PREVIOUSLY PLACED PIPES. TO HELP MITIGATE POTENTIAL PROBLEMS, IT IS BEST TO START THE INSTALLATION AT THE DOWNSTREAM END WITH THE OUTLET ALREADY CONSTRUCTED TO ALLOW A ROUTE FOR THE WATER TO ESCAPE. TEMPORARY DIVERSION MEASURES MAY BE REQUIRED FOR HIGH FLOWS DUE TO THE RESTRICTED NATURE OF THE OUTLET PIPE.



CMP DETENTION SYSTEM INSPECTION AND MAINTENANCE

UNDERGROUND STORMWATER DETENTION AND INFILTRATION SYSTEMS MUST BE INSPECTED AND MAINTAINED AT REGULAR INTERVALS FOR PURPOSES OF PERFORMANCE AND LONGEVITY.

INSPECTION

INSPECTION IS THE KEY TO EFFECTIVE MAINTENANCE OF CMP DETENTION SYSTEMS AND IS EASILY PERFORMED. CONTECH RECOMMENDS ONGOING, ANNUAL INSPECTIONS. SITES WITH HIGH TRASH LOAD OR SMALL OUTLET CONTROL ORIFICES MAY NEED MORE FREQUENT INSPECTIONS. THE RATE AT WHICH THE SYSTEM COLLECTS POLLUTANTS WILL DEPEND MORE ON SITE SPECIFIC ACTIVITIES RATHER THAN THE SIZE OR CONFIGURATION OF THE SYSTEM.

INSPECTIONS SHOULD BE PERFORMED MORE OFTEN IN EQUIPMENT WASHDOWN AREAS, IN CLIMATES WHERE SANDING AND/OR SALTING OPERATIONS TAKE PLACE, AND IN OTHER VARIOUS INSTANCES IN WHICH ONE WOULD EXPECT HIGHER ACCUMULATIONS OF SEDIMENT OR ABRASIVE/ CORROSIVE CONDITIONS. A RECORD OF EACH INSPECTION IS TO BE MAINTAINED FOR THE LIFE OF THE SYSTEM

MAINTENANCE

CMP DETENTION SYSTEMS SHOULD BE CLEANED WHEN AN INSPECTION REVEALS ACCUMULATED SEDIMENT OR TRASH IS CLOGGING THE DISCHARGE ORIFICE.

ACCUMULATED SEDIMENT AND TRASH CAN TYPICALLY BE EVACUATED THROUGH THE MANHOLE OVER THE OUTLET ORIFICE. IF MAINTENANCE IS NOT PERFORMED AS RECOMMENDED, SEDIMENT AND TRASH MAY ACCUMULATE IN FRONT OF THE OUTLET ORIFICE. MANHOLE COVERS SHOULD BE SECURELY SEATED FOLLOWING CLEANING ACTIVITIES. CONTECH SUGGESTS THAT ALL SYSTEMS BE DESIGNED WITH AN ACCESS/INSPECTION MANHOLE SITUATED AT OR NEAR THE INLET AND THE OUTLET ORIFICE. SHOULD IT BE NECESSARY TO GET INSIDE THE SYSTEM TO PERFORM MAINTENANCE ACTIVITIES, ALL APPROPRIATE PRECAUTIONS REGARDING CONFINED SPACE ENTRY AND OSHA REGULATIONS SHOULD BE FOLLOWED.

ANNUAL INSPECTIONS ARE BEST PRACTICE FOR ALL UNDERGROUND SYSTEMS. DURING THIS INSPECTION, IF EVIDENCE OF SALTING/DE-ICING AGENTS IS OBSERVED WITHIN THE SYSTEM, IT IS BEST PRACTICE FOR THE SYSTEM TO BE RINSED, INCLUDING ABOVE THE SPRING LINE SOON AFTER THE SPRING THAW AS PART OF THE MAINTENANCE PROGRAM FOR THE SYSTEM.

MAINTAINING AN UNDERGROUND DETENTION OR INFILTRATION SYSTEM IS EASIEST WHEN THERE IS NO FLOW ENTERING THE SYSTEM. FOR THIS REASON, IT IS A GOOD IDEA TO SCHEDULE THE CLEANOUT DURING DRY WEATHER.

THE FOREGOING INSPECTION AND MAINTENANCE EFFORTS HELP ENSURE UNDERGROUND PIPE SYSTEMS USED FOR STORMWATER STORAGE CONTINUE TO FUNCTION AS INTENDED BY IDENTIFYING RECOMMENDED REGULAR INSPECTION AND MAINTENANCE PRACTICES. INSPECTION AND MAINTENANCE RELATED TO THE STRUCTURAL INTEGRITY OF THE PIPE OR THE SOUNDNESS OF PIPE JOINT CONNECTIONS IS BEYOND THE SCOPE OF THIS GUIDE.

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SHEET NO.: D4		

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EXHIBIT C LUCS FORM

OREGON LIQUOR CONTROL COMMISSION REQUEST

Land Use Compatibility Statement

CITY/COUNTY USE ONLY
Date delivered by license applicant:
Received by (print):
Initial:

What is a land use compatibility statement (LUCS)? The LUCS is a form used by a state agency and local government to determine whether a land use proposal is consistent with local government's comprehensive plan and land use regulations.

Why is a LUCS required? OLCC and other state agencies with permitting or approval activities that affect land use are required by Oregon law to be consistent with local comprehensive plans and to have a process for determining consistency. Section 34(4)(a) of 2015 Oregon Laws, Chapter 614, requires OLCC to request and obtain the LUCS and have a positive LUCS prior to issuing a license.

When is a LUCS required? A LUCS is required for all proposed marijuana facilities before an OLCC license can be obtained.

How to complete a LUCS:

- **Step 1: Applicant** completes Section 1 of this form and submits it to the appropriate city or county planning office. Applicant verifies with local jurisdiction whether additional forms, applications, or permits are required.
- **Step 2: Local jurisdiction** completes Section 2 of this form indicating whether the proposed use is compatible with the acknowledged comprehensive plan and land use regulations and returns signed and dated form to the applicant.
  - **Applicant completes payment to local jurisdiction for processing application.**
  - **Local jurisdictions are NOT required to begin processing LUCS forms until January 4, 2016 at 8:30 AM.**
- **Step 3: Applicant** submits this date-stamped form and any supporting information provided by the city or county to the OLCC with the license application. This form may be submitted while Section 2 is in process with the local governing body.

Section 1 – To be Completed by Applicant

**Sections marked with an asterisk should be verified with the local planning department prior to submitting this form.*

Applicant Name:	Peter Brock	Phone:	(503) 881-2971		
Mailing Address:	23850 SW Baker Rd			Rm/Ste:	
City:	Sherwood	State:	OR	ZIP:	97140

☑ Site plan of the subject property and proposed development attached? *(required)*

Proposed Premises Address:	108 S Trade Street			Rm/Ste:	
City:	Amity	County:	Yamhill	ZIP:	97101
Tax Lot #*:	5420-CD400	Range/ Section*:		Latitude:	45.119060000
Township*:		Map*:		Longitude:	-123.206552000

Proposed use/permit type sought *(A separate LUCS may be necessary for each proposed use even if it is on the same property)*:

☐ Producer (Note indoor or outdoor below) ☐ Wholesaler ☐ Processor (List endorsements below) ✓ Retailer ☐ Laboratory ☐ Research Certificate

Details of proposed use (note any attachments):

Cannabis retail store with parking, bike parking, and landscaping. The lot is outside of the 1000' limit of the elementary and high school per the attached site plan and survey.

Section 2 – To be Completed by Local Jurisdiction

Site Location:

☒ Inside city limits ☐ Inside UGB ☐ Outside UGB

Name of Jurisdiction: City of Amity, Oregon

Property Zoning of Proposed Premises: GC - General Commercial

☐ The proposed land use has been reviewed and **is prohibited.**

☒ The proposed land use has been reviewed and **is not prohibited.**

If the proposed land use is allowable only as a conditional use, permits are required as noted below.

Comments:

The City of Amity has not adopted amendments to the Amity Development Code which address any of the six marijuana activities (retail, wholesale, production, processing, laboratory, resarch). The ADC is therefore silent on cannabis. Generic "retail" as a land use is an outright permitted activity in the GC Zone. Staff recommends that a proposed cannabis retail business be reviewed as would any other retail type. The applicant would be required to comply with the 1,000 foot buffer around schools consistent with ORS 845-025-1230, which the applicant of this LUCS has done with a survey. The proposed retail business is required to submit a land use application for a Site Design Review by the Amity Planning Commission prior to development approval.

Name of Reviewing Local Official (print): Holly C. Byram

Title: City Planner, MWVCOG

Date: October 20, 2020

Email: hbyram@mwvcog.org

Phone: 503-540-1617

Signature: HCByram

Check this box if there are attachments to this form: ☐

REMINDER: Local jurisdictions are NOT required to begin processing LUCS forms until January 4, 2016 at 8:30 AM