

**MEMO to Planning Commission**

**Amended Staff Report Dated August 8, 2023  
DR-21-23**

**To:** City of Cornelius Planning Commission

**From:** Barbara Fryer, Community Development Director



**Date:** August 8, 2023

The attached Amended Planning Commission report dated August 8, 2023 is to address minor changes to the site plan currently under review. Based upon the initial Staff Report dated June 20, 2023 the applicant chose to request a continuance of the public hearing from July 18, 2023 to August 22, 2023 to make changes to the proposed development. The applicant signed a 120-day waiver and agreed to submit revised plans by July 30<sup>th</sup> to allow staff time to update any points in the staff report based on the new plans prior to the August 22, 2023 Planning Commission public hearing.

In summary, the following modifications are proposed and have been addressed within the attached amended report:

- The proposed building originally was 2,951 sf in size and it has been increased to 3,195 sf in size.
- The height of the building has decreased, 22'-2" to 21'-6"
- The location of the ATM has moved from the north side of the building to the east side of the building.
- The trash enclosure has been relocated to a new area within the parking lot. Previously, the trash enclosure was in the south west corner of the parking lot. In the new proposal, the trash enclosure is midpoint on the property along the eastern edge of the project.
- The on-site parking, as shown on the site plans has decreased from 18 spaces to 17 spaces, based upon the new size of the building. Eighteen spaces were not compliant with the maximum allowed for the size of the structure as originally proposed.



CITY OF CORNELIUS  
COMMUNITY DEVELOPMENT DEPARTMENT

AMENDED STAFF REPORT

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Chase Bank

Type III Site Design Review (DR-21-23)

Planning Commission Hearing Date: June 27, 2023,  
continued to August 22, 2023

Staff Report Date: June 20, 2023  
Amended: August 8, 2023

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**Request:** A Type III Site Design Review (DR-21-23) application to redevelop a commercially zoned property by building a new banking facility with a drive-thru ATM for Chase Bank. The development will include a new 3,195 sf building, a new parking lot, landscaping, a water quality facility and new frontage improvements.

**Applicant:** Arian Sanders  
**Property Owner:** 442 West Baseline LLC  
**Location:** 422 Baseline Street  
**Map:** Township 1 North, Range 3 West, Map 33 CD, Tax Lot #03600.  
**Zone:** Highway Commercial (C-2)

**Applicable Criteria:** CMC Title 18 Zoning: Chapter 18.45 Highway Commercial (C-2), Chapter 18.100 Site Design Review, Chapter 18.143 Transportation Facilities, Chapter 18.145 Off-Street Parking and Loading, Chapter 18.150 Special Use Regulations, and Chapter 18.155 Solar Access for New Development.

**Process:** Approval of a Type III Site Design Review with public hearing shall be processed consistent with Section 18.15.010©, a Type III Planning Commission Review. The application shall be processed with notice and a public hearing before the Planning Commission pursuant to Chapter 18.15.040. The notice of the Planning Commission’s decision shall be provided to Applicant and interested parties.

## **APPEAL RIGHTS**

An affected party may appeal a decision of the Planning Commission to the City Council by filing an appeal within ten (10) working days of notice of the decision pursuant to the CMC. The notice of appeal shall indicate the decision that is being appealed and include all required contents pursuant to Chapter 18.15.090.

## **APPLICABLE CRITERIA**

- Chapters 18.10 & 18.15 (Application & Review Procedures)
- Chapter 18.45 (Highway Commercial, C-2)
- Chapter 18.100 (Site Design Review)
- Chapter 18.145 (Off Street Parking and Loading)
- Chapter 18.155 (Solar Access for New Development)

## **GENERAL FACTS**

- The subject Site consist of one tax lot which is approximately .68 acres in size.
- The subject Site is currently developed with one dwelling. The is non-conforming in the Highway Commercial (C-2) zoning district. The existing dwelling is proposed to be removed from the site
- The subject Site abuts Baseline Street, N Adair Street and N 4<sup>th</sup> Avenue.
- Baseline Street and N Adair Street are Oregon State Department of Transportation (ODOT) facilities, commonly known as State Highway 8 or Tualatin Valley Highway. As this transportation corridor is a State facility, ODOT has control over improvements and access.
- N 4<sup>th</sup> Avenue is a City street with a ‘Collector’ designation as identified by the City of Cornelius Transportation System Plan (TSP).
- The applicant submitted new plans on July 28, 2023 depicting a larger building, more parking, relocated garbage enclosure, which are attached as Exhibit “E”.
- The applicant is proposing a new 3,195 sf building with a new parking lot, landscaping, a water quality facility and new frontage improvements, as described within Exhibit “A” and Exhibit “E”.
- The application was submitted on April 3, 2023 and was deemed complete on May 10, 2023.

- The City Engineer and Deputy Fire Marshall submitted comments, which are attached as Exhibit “B”.
- Notice of the proposal was mailed to property owners within 250 feet of the subject property and affected agencies, and was scheduled to be published in the local newspaper on June 1, 2023 which is shown within Exhibit “C”.

On June 2, 2023 the Forest Grove News Times notified staff that they failed to publish the notice in the paper on June 1<sup>st</sup> and staff requested that it be published on June 8<sup>th</sup>. Notice was posted on the Forest Grove News Times website, but it was not printed in the paper on June 1<sup>st</sup>. Therefore, with publication on the 8<sup>th</sup>, the required 20-day notification requirement was not met. Staff requests that the Planning Commission open the public hearing on June 27<sup>th</sup> and continue the hearing to a date and time certain of July 18, 2023 at 7:00 p.m. to cure the procedural error in the newspaper notice.

- On July 25<sup>th</sup>, 2023 the Planning Commission continued the June 20<sup>th</sup>, 2023 Public Hearing till August 22<sup>nd</sup>, 2023 at the request of the applicant.
- On July 14, 2023 the applicant signed an extension of time to the 120-day rule, Exhibit “D”.

## **FINDINGS**

### **TITLE 18 ZONING**

#### *Chapter 18.45. Highway Commercial (C-2) zone*

##### *18.45.020 Uses permitted outright.*

*In a C-2 zone the following uses shall be permitted outright: provided, that all operations are conducted within an enclosed structure:*

...

*(B) Service commercial. Including barber, banks.*

...

**Findings:** The property is within the Highway Commercial (C-2) zoning district of Cornelius. Within the C-2 zone, per CMC 18.45.020(B), banks...uses are permitted outright. The Site currently has a legal non-conforming residence that is proposed for removal with redevelopment of the Site. A Type III Site Design Review per CMC 18.100 is necessary.

The applicant proposes to remove the existing non-conforming residence from the Site and redevelop the site with a new 3,195 sf building, a new parking lot, landscaping, a water quality facility and new frontage improvements, as shown and described within Exhibits “A” and “E”.

##### *18.45.040 Development requirements.*

*(A) Lot Size. In a C-2 zone there is no minimum lot size, save and except that the lot must be large enough to accommodate the proposed use, including all design standards and functional requirements related to the use.*

**Findings:** The total Site is approximately .68 acres in size, according to the Washington County Tax Assessors Maps. The Site is located along Baseline Street and N Adair Street, which are Oregon Department of Transportation (ODOT) facilities, as well as N 4<sup>th</sup> Street, a City street.

The applicant has submitted a Type III Site Design Review application, which includes a detailed site plan and narrative. The submitted plans to redevelop the Site demonstrate that the site is large enough for it to be functional for the proposed use.

*(B) Setback Requirements. In a C-2 zone the following setbacks shall meet the base standard; however, the review body may require a greater or lesser setback based on the design review criteria set forth in this chapter:*

*(1) The front yard shall be 20 feet, except that:*

*(a) Parking shall be allowed within five feet of the front property line.*

*(b) For all properties abutting the south side of Baseline Road, there shall be a front yard setback equal to five percent of the average lot depth, but not less than four feet.*

*(2) No side yard shall be required, except five feet when abutting a residential use or zone, and when a side yard abuts a public street the setback shall be the same as the front yard.*

*(3) No rear yard is required, except five feet when abutting a residential use or zone, and when a side yard abuts a public street the setback shall be the same as the front yard.*

*(C) Height of Building. No building shall exceed a height of 35 feet, unless approved by the planning commission. [Ord. 810, 2000; Code 2000 § 11.20.54.]*

**Findings:** The submitted site plan shows that the on-site parking will be located near the middle of the property, with the new building located generally upon the northern half of the site. The proposed drive-thru ATM is located on the east side of the building, as shown on the submitted site plan within Exhibit “E”.

The applicant’s proposed site plan demonstrates that the minimum setback requirements of the zoning district are met. The proposed new building will be approximately 21’-6” in height, which also complies with the height limitation of the zoning district, as shown within Exhibit “E”.

**18.45.050 Performance standards.**

*In a C-2 zone no land or structure shall be used or occupied unless there is continuing compliance with the following standards:*

*(A) Design Review Approval. All design review requirements and conditions of approval, including all prior attached conditions shall be satisfied.*

**Findings:** On April 3, 2023 the applicant submitted the land use application and the application was deemed complete on May 10, 2023. There are no previous land use approvals or reviews for the site. The applicant submitted the necessary application materials for the Planning Commission to review and consider the proposal. As noted within the application packet, there is an existing non-conforming residence on the property, which is proposed to be removed.

***(B) Environmental Standards.*** All uses shall comply with required air, land, and water quality standards set forth by all state, federal and local jurisdictions (i.e., Department of Environmental Quality, Clean Water Services, and Metro).

**Findings:** The Site will have sewer, water and storm water connections. Storm water is managed and regulated by Clean Water Services (CWS). The City Engineer has submitted comments regarding the storm water system as described within Exhibit “B”. A condition of approval shall require that all CWS and City standards for the storm water system be met prior to issuance of a final occupancy permit.

***(C) Heat and Glare.***

***(1) Except for exterior lighting, operations producing heat or glare shall be conducted entirely within an enclosed structure, such that glare is not visible from a public street or adjacent property.***

***(2) Exterior lighting shall be designed such that glare is directed away from public streets or adjacent properties.***

**Findings:** The applicant submitted a lighting plan with fixture details. The on-site lighting shall not glare into the abutting rights-of-way or adjacent properties. A condition of approval shall require on-site lighting installation meeting the glare requirements prior to issuance of a final occupancy permit.

***(D) Insects and Rodents. Materials including wastes shall be managed and stored, and grounds shall be maintained in a manner that will not attract or aid the propagation of insects or rodents or create a health hazard.***

**Findings:** The applicant acknowledges this section. A condition of approval shall require that the Site be kept clean of wastes so it does not attract or aid in the propagation of insects or rodents, or create a health hazard. The applicant shows the location of the proposed trash collection area on the submitted site plan of Exhibit “E”. The plan shows that the trash collection area will be screened and constructed with a CMU block wall with gate.

***(E) Outside Storage. Outside storage shall be appropriately screened consistent with CMC 18.55.070(F)(1).***

**Findings:** The applicant is not proposing outside storage and/or merchandise sales; so, this criterion is not applicable to this application.

*18.45.060 Development standards.*

*In a C-2 zone no new use or occupation of land or a structure or a new structure and no change of use of land or a structure shall be permitted unless there is continuing compliance with the following standards:*

*(A) Landscape Plan.*

*(1) For all uses in a C-2 zone, the first five feet of lineal street frontage on the subject site shall be landscaped (exclusive of frontage trees) prior to occupancy, in accordance with the approved site plan and the standards set forth herein.*

*(2) When at maturity, at least 80 percent of the proposed landscape area shall be covered by plant material, lawn, and trees. The remaining area may be covered in nonvegetative ground cover.*

*(3) Frontage Trees. Frontage trees shall be required and shall be selected from the approved public works street tree list. The total number of trees shall be determined by dividing the total linear footage of the site, which abuts a public street, by 30 feet. The location of the trees shall be determined through design review, and the following standards shall apply:*

*(a) Trees shall be located at least five feet from a utility pole, fire hydrant, driveway, crosswalk, or utility easement, except as may be approved by the public works director, and at least 20 feet from an overhead street light.*

*(b) There shall be no impervious material within a one-and-one-half-foot radius around the tree trunk.*

*(c) Trees at the time of planting shall have a minimum height of six feet from ground level, and shall be at least two inches in caliper (d.b.h.).*

*(d) Trees shall not cause any vision impairment to vehicular traffic.*

*(e) Installation of required landscaping may be deferred for up to six months; provided, that the owner posts with the city a cash deposit or irrevocable letter of credit assigned to the city for an amount equal to 150 percent of the estimated cost of the landscaping materials and installation by a qualified contractor.*

**Findings:** The applicant has provided a landscaping plan as shown within Exhibit “A”. The plan shows general compliance with the minimum landscaping and street tree requirements. The City Engineer does note that the street tree planting plan does not meet the City’s diversity requirements and a variety of street trees are necessary. As part of the required public improvements plans that



the City Engineer will review and approve, a variety of street trees to City standards shall be reviewed and approved by the City Engineer. Prior to issuance of the approved engineering plans, the applicant shall post with the City a performance security assigned to the City for an amount equal to 150 percent of the estimated cost of the landscaping materials and installation by a qualified contractor. The planting and installation of the landscaping shall be to the approved plans and the CMC. These shall be conditions of approval.

***(B) Vehicular Access, Internal Circulation and Clear Vision Areas.***

***(1) Where possible, vehicular access to commercial developments shall be from abutting arterial or collector streets, and shall be shared with adjacent properties to minimize multiple curb cuts. Access to individual lots from T.V. Highway shall be approved by ODOT with secondary access from adjacent collectors or minor local streets where possible. Except in the case of a multi-building complex, direct lot access to an arterial shall not be permitted, unless there is no viable alternative, and direct access to collector and local streets shall only be allowed as permitted by the review body.***

**Findings:** The site abuts two Oregon Department of Transportation (ODOT) facilities, Baseline Street and N Adair Street. As required by the CMC, the City held a pre-application conference with the applicant. At the meeting, staff indicated that they would need to contact ODOT and obtain an access permit. Within the application packet of Exhibit “A”, the applicant has provided a letter dated on October 13, 2022 from ODOT. The proposed access has been reviewed by ODOT and the letter outlines the necessary ODOT permits that must be obtained. The letter outlines ODOT’s recommended conditions of approval. Therefore, a condition of approval shall require that the applicant comply with ODOT’s recommended conditions of approval for design and access permits onto the State Highway, as described within the May 13, 2022 letter, provided within Exhibit “A”.

***(2) The minimum public street width for commercial development shall comply with the standards and design identified in CMC 18.143.040, Street design cross-sections per transportation system plan.***

**Findings:** The frontage improvements along Baseline Street shall be constructed to City and ODOT Standards, as required by the City Engineer and ODOT.

***(3) Internal Access. All internal roadways and drives shall be paved and maintained by the owner in accordance with city standards. No entrance or exit shall be located closer than 100 feet to any intersection of a public street, unless there is no reasonable alternative. They shall have the following minimum unobstructed pavement width:***

***(a) Two-way traffic: 24 feet;***

***(b) One-way traffic: 15 feet.***

**Findings:** The applicant shows that the internal drive aisles will be approximately 24' feet in width. The vehicle maneuvering areas will be asphalted. The entrance and exit will be located both on N. 4<sup>th</sup> Avenue, a City street, and onto Baseline Street, an ODOT facility. The 4<sup>th</sup> Avenue driveway is proposed halfway between Adair and Baseline. The Baseline Street driveway is not within 100 feet of a roadway intersection that is on the same side of the street. A new traffic barrier shall be placed in 4<sup>th</sup> Avenue between Baseline and Adair to ensure that southbound 4<sup>th</sup> Avenue traffic does not turn left into the site and so that traffic exiting the site does not turn left onto southbound 4<sup>th</sup> Avenue. This shall be a condition of approval.

Staff also finds that the location of the development on the Site will not preclude a cross-over easement between abutting properties. Future development of the Site to the west can require additional internal drives connections to the proposed site plan to minimize access points along Baseline Street. The City Engineer requires dedication of a cross-over easement that includes access to the proposed Baseline driveway to the parcel to the east. This shall be a condition of approval.

***(4) Internal sidewalks or pathways shall be provided to ensure safe and convenient pedestrian circulation throughout the development.***

**Findings:** The applicant is proposing frontage improvements along Baseline Street, N Adair Street and N 4<sup>th</sup> Avenue which includes a 6' public sidewalk. From the new public sidewalk, an internal sidewalk is proposed to the front door of the new business, as shown on the submitted site plan of Exhibit "A". Therefore, prior to issuance of final occupancy permits, the pedestrian pathway that connects the front door of the new business to the N 4<sup>th</sup> Avenue frontage, shall be installed. This shall be a condition of approval. The pathway will cross an internal drive-isle, as depicted on the submitted site plan. For pedestrian safety, a striped crosswalk shall be installed.

***(5) Clear vision areas shall be provided at all roadway and driveway intersections in accordance with the vision clearance standards set forth in CMC 18.150.070.***

***(C) Access Streets – Sidewalks – Drainage.***

***(1) All streets shall be designed in accordance with standards set forth in Chapter 18.143 CMC, Transportation Facilities, the subdivision code and public works standards.***

***(2) All driveways for new construction shall have minimum pavement width of 12 feet and shall not be more than 35 feet in width at the curb, unless specifically approved by the review body to meet unusual requirements of a particular use. Each driveway shall have a concrete curb apron designed to comply with public works standards.***

**Findings:** As shown within Exhibit “A”, the applicant proposed to construct a new driveway onto Baseline Street and N 4<sup>th</sup> Avenue. On the submitted site plan, the clear vision areas are shown and future compliance appears to be met. A condition of approval shall require that the clear vision areas be met, as access will be onto a State Highway where vehicle speeds are at a higher rate, than on a local street.

The applicant has been in contact and has coordinated the proposed placement of the driveway with ODOT and the City Engineer. The proposed driveway width onto Baseline Street will be approximately 24 feet in width and the access onto N 4<sup>th</sup> Avenue will be approximately 28 feet in width, which are within the allowable parameters of the CMC. The driveways and the associated frontage improvements shall be designed to comply with the applicable standards as required by the City Engineer and ODOT. This shall be a condition of approval.

***(3) Cul-de-sacs shall serve no more than four separate uses and shall have a minimum turning radius of 50 feet measured to the front edge of the curb.***

**Findings:** The proposal does not involve a cul-de-sac.

***(4) Sidewalks and Improvements.***

***(a) For all new construction, curbs, gutters, and a minimum six-foot-wide sidewalk, with eight feet at a bus stop, shall be provided along the entire lot frontage, and shall meet ADA accessibility standards.***

***(b) Site design review Type II requests for remodels, alterations and/or additions to an existing building shall require a sidewalk if one does not exist, the driveway apron and paved driveway to be constructed to city standards. Commercial sidewalks shall be curb tight, unless otherwise approved by the review body.***

**Findings:** Sidewalks do not exist along three street frontages of the Site. The City Engineer has submitted detailed comments regarding frontage improvements that will be required in order to meet applicable standards, as described within Exhibit, “B”. Prior to Building Permit submittal, the City Engineer shall review and approve the public improvement plans. This shall be a condition of approval.

***(5) Storm drainage shall be managed through a system of underground drainage lines and catch basins, which convey storm water off the site to a public storm system, and shall comply with Clean Water Services (CWS) standards for water quality and quantity.***

**Findings:** The applicant shows within their submitted materials the proposed storm drainage plans. The City Engineer reviewed the proposal. To comply with CWS standards, the applicant is required to demonstrate on-site treatment with an additional Low Impact Development Approach

(LIDA). Therefore, prior to final occupancy, the storm water system shall be installed and comply with all applicable CWS standards, including LIDA. This shall be a condition of approval.

***(D) Lighting Streets. Streets and walkways shall be lighted during the hours of darkness in accordance with public works standards.***

**Findings:** The applicant has provided a lighting plan for the Site. The lighting plan shows how the interior of the Site will be light during hours of darkness. However, no lighting plan is shown that the street frontage and street sidewalk will be light. Therefore, prior to issuance of building permits, the City Engineer shall review and approve as part of the public infrastructure plan, lighting of the street and sidewalk frontage. The required street lights shall be installed and functional, prior to issuance of a final occupancy permit. The streets and walkways shall be lighted during the hours of darkness in accordance with the public works standards. These shall be conditions of approval.

***(E) Mailboxes. Except for in-fill partitioning, clustered mailboxes shall be provided, consistent with the locational criteria set by the Post Master. They shall be of uniform style.***

**Findings:** The applicant indicates that this is not applicable, as there is one tenant on property. Staff finds that if a mailbox is proposed on-site, its placement shall be in agreement with the Post Master. If the mailbox is located along the street frontages, the City Engineer shall also review and approve of its placement.

***(F) Screening.***

***(1) Sight-obscuring screening shall be provided for all garbage and trash collection areas, and for any approved outdoor storage, or parking lots abutting a residential development. Such screening shall be six feet in height, and shall consist of a wall of brick, stone, or other substantial material, or a densely planted evergreen hedge and a decorative fence, such as wrought-iron. Chain link fencing may not be used in the front yard area.***

**Findings:** The applicant proposes a screened garbage and trash collection area. The applicant provided a detail of this proposed facility and showed its location on the site plan and plan details within Exhibit “E”.

***(2) The reviewing body may require non sight-obscuring screening and/or fencing of parking lots abutting property lines, front yards abutting a public street, or other yards abutting a residential development.***

**Findings:** The site does directly abut a commercial residential development commonly known as Midland Manor. The back side of Midland Manor faces the Site. The submitted site plan shows

that there is existing fencing along the property line, which will be repaired as needed. This is a cedar good neighbor style fence.

***(G) Parking and Loading Space.***

***(1) Off-Street Parking. Parking shall be provided as set forth in Chapter 18.145 CMC.***

***(2) Paving and Design. Off-street parking and maneuvering areas shall be paved with asphalt or concrete and designed in accordance with the standards of the off-street parking regulations of this title.***

***(3) Parking Lot Landscaping. There shall be a five-foot landscaped buffer at the perimeter of all parking lot areas. Parking lots shall be designed and landscaped so as to break up large paved areas with landscaped islands, such as every 10 spaces.***

**Findings:** The applicant, within Exhibit “E”, provides a detailed site plan that shows 17 on-site parking spaces. For the proposed use ‘Bank with drive-in” within Table 1 Parking Zone “A” of CMC18.145.030, the maximum parking standard is 5.4 parking spaces per 1,000 sf of gross floor area.

Based on legislative changes enacted through Climate Friendly and Equitable Communities Rulemaking by the Land Conservation and Development, parking minimums may not be applied within ½ mile for a frequent bus route. Bus 57 is a frequent bus route travelling along Adair and Baseline. Thus, parking minimums are no longer applicable; however, parking maximums apply to this property as required in Table 1, Zone A.

Staff finds that the applicant proposes 17 on-site parking spaces. The 17 on-site parking spaces are compliant with the maximum parking standard. The CMC maximum allowance is 17 on-site parking spaces, based upon the proposed size of the building. Staff notes within Exhibit “E”, the applicant’s narrative and site plan are not consistent. There are many places where 18 parking spaces are referenced and the updated site plan provided shows 17 on-site parking spaces. Based upon the building size 3,195 sf the maximum allowable on-site parking is 17 spaces ( $3.195 \times 5.4 = 17.25$  or 17). Numbers are rounded down to the nearest whole number.

The CMC requires a five-foot landscaping buffer for every 10 on-site parking spaces. The applicant is proposing a parking plan that does not meet this threshold for requiring the need to break up a row of parking spaces with a landscaped island. The applicant is proposing a robust landscape within the parking lot, which is acceptable. A condition of approval shall require that prior to final occupancy the parking lot and landscaping shall be installed to the approved plans.

The CMC requires 1 bicycle parking space per 1,000 sf of gross floor area. For the proposed 3,195 sf bank, 3.195 or 3 bicycle parking space are required. The applicant described within the

application that 3 bicycle parking spaces will be provided. The detail of the proposed bicycle rack is a ‘hooped’ rack, which accommodates 5 secured bicycles. Sheet C3.00, detail note #11 shows the location of two racks. One will be near the front door and the other will be at the ‘height bar’ of the drive-thru ATM lane. Staff clarified with the applicant that only one bike rack will be located on the site, near the front door, which has been included within Exhibit “A” and “E”. The detail of the bicycle rack shows that 5 bikes can be attached to it. Therefore, the minimum required 4 on-site bicycle parking spaces can be accommodated with 1 bicycle rack. The bicycle rack shall be installed near the front door, prior to final occupancy. This shall be a condition of approval.

#### ***18.45.070 Signs.***

***Signs within the C-2 zone may be allowed consistent with Chapter 18.175 CMC.***

**Findings:** The applicant does state that a sign permit will be submitted. Staff finds that in accordance with the CMC, all wall and freestanding signs shall be reviewed through a sign permit application. Any proposed freestanding signs and signage placed on the building will also require building permits. Therefore, all wall and freestanding signage shall receive sign permit and building permit approval prior to their installation. This shall be a condition of approval.

#### ***Chapter 18.100. Site Design Review***

##### ***18.100.040 Approval criteria.***

***In addition to the other requirements of the zoning code and other city ordinances, a project submitted for design review shall comply with the standards and criteria in subsections (A) and (B) of this section; all applications for a sign permit subject to the provisions of the sign code, Chapter 18.175 CMC, inclusive, shall comply with the rules and regulations of the committee adopted under the provisions of Division III of this title and other applicable provisions of the Cornelius City Code.***

***(A) Technical Standards. Where applicable, required off-site improvements shall be based on proportional analysis.***

***(1) Facilities and Services. The public and private facilities and services provided by the development are adequate as to location, size, design and timing of construction in order to serve the residents or establishments to be accommodated and meet city standards and the policies and requirements of the comprehensive plan. The service provider is presumed correct in the evidence which they submit;***

**Findings:** There is an existing non-conforming single-family dwelling located on the Site, that is proposed to be demolished. The applicant proposes a new 3,195 sf banking facility with a drive-thru ATM, a new parking lot area, landscaping, and other supporting amenities, as described within Exhibits “A” and “E”.

The site has an access on Baseline Street, which is an ODOT facility that is designated as an Arterial Street on the 2020 Cornelius Transportation System Plan. The site does abut N Adair Street, also an ODOT facility and arterial street, but it has no access. The applicant has provided documentation from ODOT that outlines ODOT's recommended conditions of approval. As identified earlier within this report, the applicant has provided a site plan (Exhibit "E") which will comply with ODOT's request for driveway placement along Baseline Street.

The applicant proposes to connect to city utilities. The applicant has submitted a completed Sensitive Area Pre-Screening Site Assessment form (Exhibit "A") showing that there are no sensitive areas within 200 feet of the project. The development shall meet all applicable State, County and City Building, Electrical, Plumbing, Mechanical Code requirements. This shall be a condition of approval.

When Building Permits are submitted, a geotechnical report for the foundation and foundation drainage will need to be incorporated in the submittal for Building Permits. This shall be a condition of approval.

***(2) Traffic Generation. Based on anticipated vehicular and pedestrian traffic generation and the standards and policies of the comprehensive plan, adequate right-of-way and improvements to streets, pedestrian ways, bikeways, transit ways and other ways are provided by the development in order to promote safety, reduce congestion, conserve energy and resources, and encourage transit use, bicycling and walking. Consideration shall be given to the need for constructing, widening and/or improving, to the standards of the comprehensive plan and this code, public streets, bicycle, pedestrian, and other ways in the area of the proposed development impacted by the proposed development. This shall include, but not be limited to, improvements to the right-of-way, such as installation of lighting, signalization, turn lanes, median and parking strips, traffic islands, paving, curbs and gutters, sidewalks, bikeways, transit facilities, street drainage facilities, traffic calming devices, and other facilities needed because of anticipated vehicular, transit, bicycle, and pedestrian traffic generation. Access and street design shall comply with the standards identified in Chapter 18.143 CMC, Transportation Facilities, inclusive. Street trees shall be installed to the standards identified in CMC 17.05.040(D)(3)(k). In lieu of actual construction of off-site improvements, the committee may accept written waivers of remonstrance to the formation of local improvement districts for the purpose of providing the needed off-site improvements or cash payment to the city in an amount equal to the estimated cost of said off-site improvements;***

**Findings:** Based on City standards and the applicant's agreement to install a raised traffic separator in N 4<sup>th</sup> Avenue, neither the City Engineer nor ODOT are requiring a Traffic Study for the proposed redevelopment. Installation of the raised traffic separator in N. 4<sup>th</sup> Avenue shall be a condition of approval.

The frontage improvements as defined by the City Engineer within his comments (Exhibit “B”) are required. This shall be a condition of approval.

Prior to issuance of a building permit, the City shall review the building permit plans and provide the applicant a Notice of Transportation Development Tax (TDT) Decision, per the Washington County TDT procedures. The applicant shall indicate to the City, prior to issuance of the building permit, the preferred method of payment and pay the TDT accordingly. The City of Cornelius shall calculate and collect the TDT. Prior to issuance of Building Permits, the applicable TDT shall be collected. This shall be a condition of approval.

***(3) Dedication. Adequate dedication or reservation of real property for public use, as well as easements and right of entry for construction, maintenance and future expansion of public facilities and services, shall be required to protect the public from any potentially deleterious effects resulting from the proposed use to fulfill the need for additional, improved services, whether on- or off-site, created by the proposed use, and to effect the implementation of the standards and policies of the comprehensive plan;***

**Findings:** The City Engineer provided comments in Exhibit “B”. Specifically, the City Engineer noted that all frontage improvements are to be placed within the right-of-way. Based on the drawings, it is not clear whether the improvements can be placed within the right-of-way. Right-of-way dedication will be necessary to ensure that all public improvements are constructed the Public Works Standards and that the entirety of the frontage improvements are within the right-of-way. This shall be a condition of approval.

***(4) Internal Circulation. There is a safe and efficient circulation pattern within the boundaries of the site. Consideration shall include the layout of the site with respect to the location, number, design and dimensions of vehicular, transit, and pedestrian access, exits, drives, walkways, bikeways, transit stops and facilities, building location and entrances, emergency equipment ways and other related on-site or off-site facilities so that there are adequate off-street parking and loading/unloading facilities provided in a safe, well designed and efficient manner. Consideration shall include the layout of parking, storage of all types of vehicles and trailers, shared parking lots and common driveways, garbage collection and storage points, as well as the surfacing, lighting, screening, landscaping, concealing and other treatment of the same. Developments shall provide a safe and reasonably direct pedestrian connection from the main entrance to the public right-of-way and/or the pedestrian system or both. The pedestrian connection shall be reasonably free of hazards from automobile traffic, so as to help encourage pedestrian and bicycle travel;***

**Findings:** The applicant has submitted a site plan that shows the location of the building, parking spaces, internal sidewalks, trash enclosure, and a sidewalk connection to N 4<sup>th</sup> Avenue, as identified within Exhibits “A” and “E”.



The applicant shows the location of the proposed enclosed trash receptacle area. The structure will be located near the southwestern corner of the parking lot. The structure will be constructed of CMU with a double gate at the front of it for removing the trash bins. Staff finds that the gates will not swing into the internal drive-aisles.

***(5) Maintenance of Private Facilities. Adequate means are provided to ensure continued maintenance and necessary normal replacement of private common facilities and areas, drainage ditches, streets and other ways, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage storage areas and other facilities not subject to periodic maintenance by the city or other public agency;***

**Findings:** This proposal does not affect nor prohibit the provision of the maintenance of private or public facilities. The storm water will drain to an approved water quality facility that will be constructed as part of this project. Prior to occupancy, this water quality facility shall be constructed as required by the City Engineer and a private storm water quality facility maintenance agreement shall be signed and recorded by the applicant. This shall be a condition of approval.

***(6) Public Facilities. The structures and public facilities and services serving the site are designed and constructed in accordance with adopted codes and/or city standards at a level which will provide adequate fire protection and protection from crime and accident, as well as protection from hazardous conditions due to inadequate, substandard or ill-designed development;***

**Findings:** The public facilities that will serve the site shall be constructed to City Public Works Standards. A condition of approval shall require that the applicant submit the necessary documentation as required by the City Engineer (Exhibit “B”) for engineering plan review and approval of the public improvements.

The applicant shall also meet all requirements from the Building Official and Fire Department for fire protection and public safety. This shall be a condition of approval.

***(7) Security. Adequate facilities shall be provided to prevent unauthorized entries to the property, facilitate the response of emergency personnel, and optimize fire protection for the building and its occupants. Adequate facilities may include, but not be limited to, the use of lighted house numbers and a project directory for multi-family projects of three or more units;***

**Findings:** Prior to occupancy, the applicant/property owner shall comply with any fire, life, and safety requirements as deemed necessary by the Cornelius Fire Department. Prior to occupancy, the new building shall be adequately addressed for location by emergency personnel. The front door of the building faces Baseline Street. Consequently, the same address, 442 Baseline Street, is applicable. For commercial buildings, the Cornelius Fire Department requires installation of a Knox Box for emergency access. The applicant/owner shall contact the Fire Department and

discuss emergency protection measures. The Knox Box shall be installed prior to issuance of a final occupancy permit. These shall be conditions of approval.

***(8) Grading. The grading and contouring of the site takes place and site surface drainage and on-site storage of surface waters facilities are constructed so there is no adverse effect on neighboring properties, public rights-of-way, or the public storm drainage system and that said site development work will take place in accordance with the city site development code;***

**Findings:** The applicant submitted an existing Topo/Site Conditions plan, as shown within Exhibits “A” and “E”. The site is relative flat so minimal on-site grading will be necessary. Prior to site development, the applicant shall be required to submit a final grading and storm water design to the City Engineer and Building Official for review and approval. This shall be a condition of approval.

The City Engineer identified that an Erosion Control Permit is required prior to development of the site. Therefore, this shall be a condition of approval. The applicant shall meet all applicable City and CWS requirements prior to any site work. This shall be a condition of approval.

***(9) Utilities. Prior to the development of a site, utilities shall be extended to serve the site or financially secured for extension to serve the site. Connection to city utilities shall be required prior to final inspection and occupancy. Electric, telephone, and other utility services to new development shall be located underground. New utilities for redeveloped parcels shall be located underground from the right-of-way to the redeveloped parcels;***

**Findings:** The lot is currently developed with a non-conforming single-family dwelling. The proposed development includes the demolition of the house and installation of new utilities. The applicant included a detailed utility plan. It is the developer’s responsibility to connect to the public utility systems. All utilities that will service the development shall be located underground from the right-of-way prior to occupancy. Prior to building permit submittal, a final design of the utilities must be reviewed and approved by the City Engineer. This shall be a condition of approval.

It is noted that within the application packet, the applicant provides a letter of opinion from Dry Utility Services dated May 8, 2023 to the City Engineer. The letter describes existing overhead utilities and a request to not underground. Staff finds the CMC is clear that utilities are to be underground with the development of a Site. The City has recently required the undergrounding of utilities for other commercial projects nearby. Thus, staff finds that the utilities shall all be placed underground. This shall be a condition of approval.

***(10) Accessibility. Access and facilities for physically handicapped people are incorporated into the site and building design with particular attention to providing continuous, uninterrupted access routes;***

**Findings:** The applicant shall comply with the requirements of the Americans with Disabilities Act (ADA) prior to occupancy of the structures. The ADA parking space(s) and internal sidewalks and their connections to the public sidewalks shall meet all applicable Building Code and ADA requirements. This shall be a condition of approval.

***(11) Bicycle Lanes and Sidewalks. Where street improvements on arterials and collectors are required as a condition of development approval, they shall include bicycle lanes and sidewalks constructed in accordance with city standards.***

**Findings:** There are existing bike lanes in N Adair Street and Baseline Street, but no sidewalks. Along the frontage of N 4<sup>th</sup> Avenue, there are no bike lanes or sidewalks. N Adair Street and Baseline Street are arterials N 4<sup>th</sup> Avenue is a collector street. The City Engineer is requiring frontage improvements, which may include a bike lane. A new sidewalk that is six feet in width, as described within Exhibit, “B”, is proposed as required by the City Engineer. This shall be a condition of approval.

***(B) Design Standards.***

***(1) Relation of Building to Site. The proposed structures shall be related harmoniously to the terrain and to existing buildings which have a visual relationship to the proposed structure. Building height, bulk, lot area, coverage, setbacks, and scale should be particularly considered with regard to achieving compatible relationships. Screening, except in the industrial zone, exposed storage areas, utility buildings, machinery, service and truck loading areas, solid waste disposal cans, containers and other structures, and other accessory uses and structures, shall be adequately set back and screened. If a building is constructed, enlarged or altered to meet Type II thresholds and is located within 500 feet of a bus/transit stop, a main entrance door shall be placed on the street side of the bus/transit line and located as close as structurally possible to the bus/transit stop in compliance with this title;***

**Findings:** The applicant submitted a site plan (Exhibit “A”) of the proposed development and an updated site plan (Exhibit “E”) that replaces the cited pages of Exhibit A. The new building will be located mainly within the northern portion of the Site. The primary entrance faces Baseline Street and is located approximately 100 feet from the bus stop at the corner of Baseline Street and 4<sup>th</sup> Avenue. The parking lot will be located roughly in the middle area of the site with the screened trash enclosure near the eastern property line of the lot. The applicant is proposing a concrete pathway from a new sidewalk from the new street frontage improvements along N 4<sup>th</sup> Avenue to the front door, this will be a pedestrian connection. The applicant provided renderings and architectural plans of the proposed structure to be placed on-site. The setbacks and scale comply with the C-2 zoning district standards.

***(2) Trees and Vegetation. The development has been designed to, where possible, incorporate and preserve existing trees or vegetation of significant size and species. Consideration shall be***

*given to whether habitat, survival of the tree species, and aesthetics can best be achieved by preserving groves or areas of trees as opposed to only individual trees;*

**Findings:** The site is currently developed with a dwelling and unmaintained landscaping. The unmaintained landscaping consists of grass areas, shrubs and a few trees that have been neglected through time. The applicant has submitted a detailed landscaping plan that shows new landscaped areas. The applicant's proposal does not preserve any of the existing trees or vegetation, as they are not significant in size and species.

*(3) Historic Structures. Consideration is given to the effect of the proposed development on historic buildings or features both on the site and within the immediate area;*

**Findings:** There are no known historic structures on or near the property.

*(4) Grading and contouring of the site shall take place with particular attention to minimizing the possible adverse effect of grading and contouring on the natural vegetation and physical appearance of the site;*

**Findings:** The lot is relatively flat and there will be some on-site grading necessary for the redeveloping the Site. The applicant submitted an existing conditions/grading plan as shown within Exhibits "A" and "E". The grading and contouring plan shall be reviewed by the City Engineer and Building Official prior to issuance of a grading permit.

*(5) Landscaping. The quality, location, size, and structural and aesthetic design of walls, fences, berms, traffic islands, median areas, hedges, screen planting and landscape areas are such that they serve their intended purposes and have no adverse effect on existing or contemplated abutting land uses;*

**Findings:** The landscape planting plan shows trees and ground cover to be placed on-site. The placement of the landscaping on the site is in logical areas around the buildings, walkways and parking lot. The placement of the landscaping is not anticipated to have an adverse effect on the proposed development or abutting land uses. The applicant is proposing a significant amount of artificial turf, which does not require irrigation and is minimal maintenance. However, trees do trees and other plants and vegetation do require irrigation. To ensure plant health, the living landscape areas shall be maintained and an irrigation system shall be installed, where needed. The installation of the irrigation system shall be to the City and State Plumbing Code. This shall be a condition of approval.

*(6) Lighting. Adequate exterior lighting shall be provided to promote public safety, and shall be designed to avoid unnecessary glare upon other properties;*

**Findings:** The applicant is proposing exterior lights throughout the development. A photometric plan and lighting fixture details have been provided, as shown within Exhibits “A” and “E”. To protect the nearby uses on adjacent properties and public ROWs, a condition of approval shall require that no on-site lighting may shine or glare into adjacent properties or public ROW’s.

***(7) Solar Access. In determining the appropriate relation of the building or structure to the site, the committee shall require that the building or structure be located on the site in a location and direction that will maintain, where feasible, solar access for adjacent properties and buildings or structures within the site.***

**Findings:** The applicant refers to the site plan, which shows a box within the footprint of the building. Staff finds this is a limited and poor response to the CMC, however it is a one-story structure with limited development and areas for development around it. The relation of the building to nearby properties appears that there will be no impact to solar access.

## **CONCLUSION**

Based upon the findings above, staff concludes that development of the site, as proposed in Exhibits “A” and “E”, can conform to the applicable chapters of the CMC with conditions of approval.

## **RECOMMENDATION**

Based upon the facts, findings, and conclusions presented in this Staff Report, the Community Development Director recommends that the Planning Commission approve DR-21-23 subject to the following conditions of approval:

1. The proposal is for a Type III Site Design Review (DR-21-23) application to redevelop a commercially zoned property by building a new banking facility with a drive-thru ATM for Chase Bank. The development will include a new 3,195 sf building, a new parking lot, landscaping, a water quality facility and new frontage improvements, as shown within Exhibit “A” as amended by Exhibit “E”.
2. No more than 17 on-site parking spaces shall be provided on the Site, as shown within Exhibit “E”.

### **Prior to Building Permit Submittal**

3. The applicant shall submit a final design of the utilities to the City Engineer for review and approval. All overhead utilities shall be undergrounded from the right-of-way to the property.
4. The applicant shall submit their public improvement plans to be reviewed and approved by the City Engineer.
5. When Building Permits are submitted, a geotechnical report for the foundation and foundation drainage shall be incorporated in the submittal.

### **Prior to Site Development**

6. The applicant shall obtain all the necessary grading and erosion control permits for on-site and off-site work.
7. The applicant shall submit the necessary documentation for engineering plan review and approval of the proposed public improvements as required by the City Engineer in Exhibit “B”.
8. The applicant shall obtain the necessary access, miscellaneous, and construction permits from ODOT. The applicant shall comply with ODOT’s recommended conditions of approval for design and access permits onto Baseline Street.

### **Prior to Building Permit Issuance**

9. The City shall review the building permit plans and provide the applicant a Notice of TDT Decision, per the Washington County TDT procedures. The applicant shall indicate to the City their preferred method of payment and pay the TDT accordingly, if necessary.
10. The applicant shall obtain all the appropriate Building, Plumbing, Electrical, and Mechanical Permits and shall meet all applicable Building Code requirements for the proposed development.
11. The applicant shall provide plans that demonstrate the storm water system complies with all applicable CWS standards, including LIDA, to be reviewed and approved by the City Engineer.
12. Prior to issuance of the approved engineering plans, the applicant shall post with the City a performance security assigned to the City for an amount equal to 150 percent of the estimated cost of the landscaping materials and installation by a qualified contractor.

### **Prior to Occupancy**

13. Prior to issuance of a Final Occupancy Permit, all required conditions of approval from this report shall be satisfied.
14. All landscaping, including street trees and irrigation, shall be installed per the approved landscaping plans. The installation of the irrigation system shall be to the City and State Plumbing Code.
15. The applicant shall coordinate with the City Engineer and install all frontage improvements that abut the property to the public works standards or ODOT standards, as applicable.
16. A new traffic barrier shall be placed in 4th Avenue between Baseline and Adair to ensure that southbound 4th Avenue traffic does not turn left into the site and so that traffic exiting the site does not turn left onto southbound 4th Avenue.
17. The applicant shall construct an on-site storm drainage system in conformance with CWS standards. All public improvements shall be in accordance with the City Engineer's comments, attached herein as Exhibit "B".
18. A private storm water quality facility maintenance agreement shall be signed and recorded by the applicant.
19. No more than 17 on-site parking spaces with appropriate landscaping shall be provided, as shown on the submitted site plan.
20. The applicant shall comply with all requirements as deemed necessary by the Cornelius Fire Department and the Building Official, as provided in Exhibit "B".
21. A copy of a recorded cross-over easement along Baseline Street at the drive-way in accordance with City Engineer and ODOT requirements shall be provided to the Community Development Director.
22. The building shall be adequately addressed for location by emergency personnel.
23. A Knox Box shall be installed near the front entrance, as required by the Fire Department.
24. All overhead utilities serving the site shall be located underground.
25. A bicycle parking rack, with space for a minimum of 3 bicycles, as shown within the plan and site plan shall be installed.

26. The applicant shall obtain any required maintenance bonds for street trees and the water quality facility.
27. The applicant shall coordinate the installation of a mail box with the City and the Post Master, if proposed.
28. All on-site lighting be installed and functional. Lighting shall not glare or shine into abutting properties or into the abutting public rights-of way as required by CMC 18.45.050(C)(2).
29. The parking lot shall be constructed and all improvements such as striping, ADA parking, landscaping and wheel stops shall be installed in accordance with the CMC and approved site plan. The ADA parking space(s) and internal sidewalks and their connections to the public sidewalks shall meet all applicable Building Code and ADA requirements.
30. The screened trash enclosure shall be installed.
31. Pedestrian pathways shall meet all applicable ADA requirements. In addition, the pathways shall be lit to provide visibility during nighttime hours.
32. A pedestrian pathway that connects the front door of the new business to the N 4<sup>th</sup> Avenue frontages, shall be installed. Where the pathway crosses the private internal drive-isle, for pedestrian safety, a striped crosswalk shall be installed.

**Other**

33. The applicant shall meet all applicable State, County and City Building, Electrical, Plumbing, and Mechanical Code requirements.
34. The removal of the existing home shall have the appropriate demolition permit as well as capping of the utilities, as needed.
35. Signage that is placed on the property must receive Sign Permit approval through a Sign Permit application review process.
36. The streets and walkways shall be lighted during the hours of darkness in accordance with the public works standards.
37. All materials and wastes shall be managed/stored and the grounds shall be maintained in a manner that will not attract or aid the propagation of insects or rodents, or create a health hazard.



38. Any damage to any public improvements or the public right-of-way as a result of construction shall be repaired and/or replaced to City standards by the applicant/owner.
39. The Community Development Director is authorized to suspend or revoke any permit if there is probable cause to believe that the conditions of the permit or any provisions of this ordinance have been violated or that the use is causing a nuisance to the public or surrounding properties. In any case, where the Community Development Director finds a serious danger to the public health or safety, the Community Development Director may suspend the permit without a hearing. In all other cases, the applicant may appeal the Community Development Director's decision of revocation per the applicable Sections of the City Code.

Date of recommendation: **June 20, 2023**



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Barbara Fryer, AICP, Community Development Director

Exhibits:      “A” Applicant's submittal  
                  “B” City Engineer and Fire Department comments  
                  “C” Public Notice  
                  “D” Signed Extension of 120 Rule  
                  “E” Applicants revised narratives and site plan

\*\*\*\*

# Exhibit “A”



# Land Use Application

**Community Development**  
Located at 1300 S. Kodiak Circle, Cornelius, Oregon 97113  
www.ci.cornelius.or.us

OFFICIAL USE ONLY		
Date Received: _____	Date Complete: _____	↓ File Number ↓
Application Fee: _____	Receipt Number: _____	_____

### APPLICATION TYPE

**Type I – administrative review without public notice**

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Design Review I                     | <input type="checkbox"/> Lot Line Adjustment    | <input type="checkbox"/> Administrative Relief |
| <input type="checkbox"/> Land Partition—Final Plat           | <input type="checkbox"/> Subdivision—Final Plat |  |
| <input type="checkbox"/> Other <i>please describe:</i> _____ |   |  |

**Type II – administrative review with public notice**

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Design Review II                    | <input type="checkbox"/> Land Partition—Preliminary Plat | <input type="checkbox"/> Subdivision—Preliminary Plat |
| <input type="checkbox"/> Other <i>please describe:</i> _____ |  |   |

**Type III – public hearing(s) required with public notice**

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Design Review III        | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Planned Unit Development     |
| <input type="checkbox"/> Comprehensive Plan Amendment        | <input type="checkbox"/> Zone Map Amendment     | <input type="checkbox"/> Zone Text Amendment          |
| <input type="checkbox"/> Annexation                          | <input type="checkbox"/> ROW/Easement Vacation  | <input type="checkbox"/> Subdivision—Preliminary Plat |
| <input type="checkbox"/> Other <i>please describe:</i> _____ |   |   |

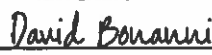
### APPLICANT INFORMATION

Name: Ariane Sanders Signature: 

Mail Address: 3860 Broadway St., Ste. 110, American Canyon, CA 94503

Phone: (707) 655-4320 Fax: \_\_\_\_\_ E-mail: asanders@pmdqinc.com

### PROPERTY OWNER INFORMATION DocuSigned by:

Name: Contour RE, LLC - David Bonanni Signature: 

Mail Address: 3200 Park Center Dr., Ste. 1240, Costa Mesa, CA 92626

Phone: (800) 964-8110 Fax: \_\_\_\_\_ E-mail: info@contoure.com

### SUBJECT SITE INFORMATION

Property Address: 422 Baseline St., Cornelius, OR 97113

Map & Tax Lot Number(s): 1N333CD03600

Current Zoning: C-2 Total Size of Site: 0.68 acres

Existing Use: Single family dwelling

Proposed Use: Banking facility with drive-thru ATMs






Phone 503.357.3011

**COMMUNITY DEVELOPMENT**  
Mail: 1355 North Barlow Street  
Cornelius, OR 97113

*Revised April 2017*  
Fax 503.357.3424

**Community Development**  
Located at 1300 S. Kodiak Circle, Cornelius, Oregon 97113  
[www.ci.cornelius.or.us](http://www.ci.cornelius.or.us)

**Written Narrative Requirements**

-   
A. **Checklist.** Please provide one completed copy of this six-page checklist.
-   
B. **Description of proposal.** Please describe what changes are proposed to the site, structure, landscaping, parking, and land use. Provide findings verifying that the intended use is allowed by the City's *Development Code* (Chapter 18).
-   
C. **Approval criteria findings:** Please provide findings verifying that the proposal meets the Code's requirements found in *Section 18.100*, Land Use & Zoning Site Design Review, Development Requirements & Standards of the applicable zone, and the off-street parking and loading requirements of *Section 18.145.*, in addition, provide findings for any other applicable Code requirements. Specify conformance or proposed variance request from those requirements.
-   
D. **Technical and design standards.** Please provide findings specifically addressing each criteria found in *Section 18.100.040* of the City's *Development Code* (Chapter 18).
-   
E. **Proposed Operations:** Please provide the hours of operation, total number of employees, and maximum number of employees per shift.
- N/A  
F. **Additional Requirements:** Please be advised that special studies, investigations and reports may be required to ensure that the proposal does not adversely affect the surrounding community, and does not create hazardous conditions for persons or improvements on the site. These studies may include investigations and reports on noise attenuation, air quality, traffic control, soil conditions, flooding of waters and storm water run-off, natural resources, tree preservation, and other concerns.

**Written Narrative Requirements (cont.)**



**G. Site Analysis Information:**

- |   |   |         |
|---|---|---------|
| 1. Existing building area:                  | <u>2,080</u>  | sq. ft. |
| Proposed building addition or subtraction:  | <u>n/a</u>  | sq. ft. |
|   |   |         |
| 2. Existing building height:                | <u>+/- 27'</u>  | ft.     |
| Proposed building height:                   | <u>22' - 2"</u>   | ft.     |
|   |   |         |
| 3. Existing parking area:                   | <u>n/a</u>  | sq. ft. |
| Existing number of parking spaces:          | <u>n/a</u>  | # sp.   |
| Proposed parking addition or subtraction:   | <u>n/a</u>  | sq. ft. |
| Proposed number of parking spaces:          | <u>18</u>   | # sp.   |
| Proposed use:                               | <u>Bank</u>   |         |
| Parking requirement:                        | <small>MIN. 4.3 STALLS PER 1000 S.F.=13<br/>MAX. 5.4 STALLS PER 1000 SF =16</small> |         |
|   |   |         |
| 4. Existing landscaped area:                | <u>n/a</u>  | sq. ft. |
| Percentage of site:                         | <u>n/a</u>  | %       |
| Proposed landscape addition or subtraction: | <u>8,428</u>  | sq. ft. |
| Percentage of site:                         | <u>28%</u>  | %       |



**H. Neighborhood Review Meeting: information required (*Dev. Code Section 18.10.030.*). (Only required for Type III Reviews)**



1. A copy of the notice sent to surrounding property owners.
2. A copy of the mailing list used to send out meeting notices.
3. An affidavit of mailing notice.
4. Representative copies of written materials and plans presented at the Neighborhood Review Meeting.
5. Notes of the meeting, including the meeting date, time, and location, the names and addresses of those who attended, and oral and written comments received.

N/A

**I. Other Requirements: Please provide documentation that the requirements from other agencies and/or jurisdictions for your proposal have been permitted OR submit your schedule for application and approval of the required permits. If applicable, include a copy of a signed Sensitive Area Pre-Screening Letter from the City Engineer. Based upon the findings of the Sensitive Area Pre-Screening Letter, a **Clean Water Services Service Provider Letter may be required.****

TBD

**J. Temporary Construction Office. Please provide information on the site plan showing the location and state the duration of the temporary construction office. TBD - Contractor not on board**

## DESIGN REVIEW TYPE II & III

### Plan Requirements

All plans, except architectural elevations, shall be presented at a minimum of 1" = 20' engineering scale and on a maximum sheet size of 24" x 36." Please also include one 'unbound' set that is 8 1/2" x 11" in size. Each of the following plans and drawings shall be submitted on separate sheets. Architectural elevations may be presented at an architectural scale. Please include all of the following information.

-           A. **Existing Conditions Plan:**
-           1. North arrow, scale and date of plan.
  -           2. Vicinity map.
  -           3. The entire lot(s), including area and property lines dimensioned.
  -           4. Points of existing access, interior streets, driveways, and parking areas.
  -           5. Location of all existing buildings and structures.
  -           6. Existing right-of-way and improvements.
  -           7. Dimension from centerline to edge of existing right-of-way.
  -           8. Existing topographical information, showing 2 ft. contours.
  -           9. Surrounding development and conditions within 100 ft. of the property; such as zoning, land uses, buildings, driveways, and trees.
  -           10. Location of existing public and private utilities, easements, and 100-year floodplain.
  - N/A 11. Sensitive areas, as defined by the Clean Water Services standards.
  - N/A 12. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock out-croppings, and streams. *Wetlands must be professionally delineated.*
  -           13. Existing trees larger than 6" in dbh (diameter at breast height), including genus, species and size. Dbh is measured at 54" above grade.
-           B. **Dimensioned Site Plan:**
-           1. North arrow, scale and date of plan.
  -           2. The entire lot(s), including area, property lines dimensioned and labeled "front," "side," and "rear."
  -           3. Proposed points of access, interior streets, driveways, and parking areas.
  -           4. Proposed location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot-lots.
  -           5. Proposed right-of-way, dedications and improvements.
  -           6. Dimension from centerline to edge of proposed right-of-way.
  -           7. Dimensions of all improvements, including setbacks, parking spaces, driveways, and distance between buildings.
  -           8. Location of storm water quality/detention facilities.
  - N/A 9. Boundaries of development phases, if applicable.
  - N/A 10. Sensitive areas, as defined by the Clean Water Services standards.

N/A

11. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock out-croppings, and streams. *Wetlands must be professionally delineated.*

 C.

**Grading Plan:**

1. North arrow, scale and date of plan.
2. The entire lot(s).
3. Points of access, interior streets, driveways, and parking areas.
4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot-lots.
5. Proposed rights-of-way, dedications and improvements.
6. Dimension from centerline to edge of proposed right-of-way.
7. Existing and proposed topographical information, showing 2 ft. contours and appropriate spot elevations for features such as walls, retaining walls (top and bottom elevations), catch basins, stairs, sidewalks, and parking areas.
8. Location of 100-year flood plain.
9. Location of storm water quality/detention facilities.
10. Boundaries of development phases, if applicable.
11. Natural Resource Areas, Significant trees, and Historic trees, if applicable.
12. Sensitive areas, as defined by the Clean Water Services standards.
13. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock out-croppings, and streams. *Wetlands must be professionally delineated.*
14. Existing trees larger than 6" dbh. Indicate which trees are proposed to be saved and which are proposed to be removed.

  
N/A

  
N/A

N/A

N/A

N/A



 D.















**Utility Plan:**







1. North arrow, scale and date of plan.
2. The entire lot(s).
3. Points of access, interior streets, driveways, and parking areas.
4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
5. Proposed right-of-way, dedications and improvements.
6. Proposed topographical information, showing 2 ft. contours.
7. Location of 100-year flood plain.
8. Location of existing and proposed public and private utilities, easements, surface water drainage patterns, and storm water quality/detention facilities.
9. Boundaries of development phases, if applicable.
10. Sensitive areas, as defined by the Clean Water Services standards.
11. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock out-croppings, and streams. *Wetlands must be professionally delineated.*


N/A


N/A

N/A

-  E. **Landscape Plan:**
-  1. North arrow, scale and date of plan.
  -  2. The entire lot(s).
  -  3. Points of access, interior streets, driveways, and parking areas.
  -  4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
  -  5. Proposed right-of-way, dedications and improvements.
  -  6. Boundaries of development phases, if applicable.
  -  7. Sensitive areas, as defined by the Clean Water Services standards.
  -  8. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock out-croppings, and streams. *Wetlands must be professionally delineated.*
  -  9. Existing trees, larger than 6" dbh, proposed to be saved. Include genus, species, and size.
  -  10. The location and design of proposed landscaped areas, indicating all plant materials, including genus, species, common name, plant sizes, and spacing.
  -  11. List of plant materials, including genus, species, common name, size, quantity, spacing and condition.
  -  12. Other pertinent landscape features, including walls, retaining walls, berms, fences, and fountains.
  -  13. A note on the plan indicating that an irrigation system will be installed to maintain the landscape materials.

-  F. **Lighting Plan:**
-  1. Location of all exterior lighting, including those mounted on poles, walls, bollards and the ground.
  -  2. Type, style, height, and the number of fixtures per light.
  -  3. Wattage per fixture and lamp type, such as sodium, mercury, and halide.
  -  4. 8 ½" x 11" manufacturer's illustrations and specifications (cut sheets) of all proposed lighting poles and fixtures.
  -  5. For all exterior lighting, indicate the area and pattern of illumination measured at ½-foot candlepower.

-  G. **Architectural Renderings and Elevations, or both:** Please provide information that identifies the general character of the buildings and structures; indicate dimensions, materials, colors, and textures proposed for any structures. This includes buildings, retaining walls, refuse storage facilities, play structures, and fences

-  H. **Materials Board:** Please provide one 8½" x 11" or 8½" x 14" Materials Board with examples of all building materials, colors, and textures of exterior surfaces.



I have provided the items required in this six-page submittal checklist. I understand that any missing information, omissions or both may deem my project incomplete, which may lengthen the time to process the request.



---

Signature

4/12/23

---

Date

---

Ariane Sanders, PM Design Group

Print Name

---

(707) 655-4320

Telephone Number

# Neighborhood Meeting Notice

Neighborhood Review Meeting  
on a Preliminary Development Proposal affecting  
**442 Baseline St., Cornelius, OR 97113**

Proposed as  
**Chase Banking facility with drive-thru teller window**

A meeting to discuss the preliminary development  
proposal is scheduled for:

**March 1, 2023 from 10:00 am - 12:30 pm**

**Cornelius Public Library**

**Walters Gallery Room**

**1370 N. Adair Street,**

**Cornelius, OR 97113**

All interested persons may attend

For more information, please contact:

**Ariane Sanders, (707) 655-4320/asanders@pmdginc.com**

DEVELOPER OR AGENT: PM DESIGN

PROJECT LOCATION: 442 BASELINE ST, CORNELIUS, OR 97113

**AFFIDAVIT OF MAILING NOTICE**

.....

I, GRANT RICHMOND, being first duly sworn; say that I am  
(represent) the party intended to submit an application to the City of Cornelius for a  
proposed CHASE BANK W/DRIVE-THRU TELLER affecting land located at  
442 BASELINE ST, CORNELIUS, OR 97113 and that pursuant to Ordinance 810, Chapter  
18.10, and the guidelines set out by the Community Development Director, did on the  
SIXTH day of FEBRUARY, 2023, personally mail notice to  
affected property owners within 250 feet of the proposed development site.

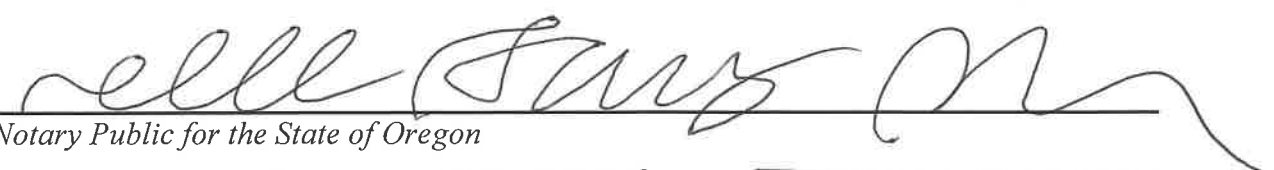
*Sign and Date in the presence of a Notary Public. Certain City staff are Notary Publics and are available for witnessing.*

Signature: 

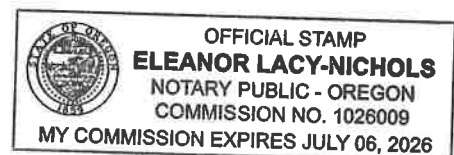
Dated this FIFTEENTH day of MARCH, 2023.

State of Oregon  
County of WASHINGTON

Subscribed and sworn to (or affirmed) before me this 15<sup>th</sup> day of MARCH, 2023

  
Notary Public for the State of Oregon

My Commission expires: July, 6<sup>th</sup>, 2026



## Ariane Sanders

---

**From:** Zac Horton <zac@fasterpermits.com>  
**Sent:** Monday, February 6, 2023 10:19 AM  
**To:** Grant; Amelia West; Digital Permits  
**Subject:** Print & Mail // \*PM Design: Baseline (442) Chase Bank Neighborhood Notice

Need to print the attached letter and mail it to each of the people / addresses below.

Not that most of these names are last name, first name. So re-arrange those on the letters when addressing.

Time entry: "Printed and mailed required neighborhood notice letters."

Thanks!

TERRY EMMERT  
11811 SE HWY #212 CLACKAMAS 97015

WHEELER, PATRICIA & JOHN REV TRUST  
12705 SE RIVER RD #305C PORTLAND 97222

HBH EQUITY LLC  
5420 NW SEWELL RD HILLSBORO 97124

PACIFIC OUTDOOR ADVERTISING  
715 NE EVERETT ST PORTLAND 97232

RUSSELL RESOURCES LLC  
PO BOX 367 CORNELIUS 97113

DRISCOLL, GREG C  
1315 NE STILE DR HILLSBORO 97124

CHAVEZ, JAVIER MIRANDA  
400 S ALPINE ST CORNELIUS 97113

MORENO, ROBERTO S  
440 S ALPINE ST CORNELIUS 97113

AYRES MARVIN V, ESTATE OF  
PO BOX 153 CORNELIUS 97113

SCHOEN, MICHAEL J & SCHOEN, PAMELA A  
PO BOX 153 CORNELIUS 97113

ROOFENER, JIM & ROOFENER, DEBBIE  
PO BOX 890 CORNELIUS 97113

MORELLO ,ANDREW N & MORELLO, LISA  
165 N 5TH PL CORNELIUS 97113

ROOFENER HOLDINGS LLC  
PO BOX 890 CORNELIUS 97113

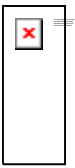
WAL-MART STORES INC  
PO BOX 8050 MS 0555 BENTONVILLE 72716

CORNELIUS, CITY OF  
1355 N BARLOW ST  
CORNELIUS, OR 97113

GARCIA, MARGARITO GALVAN  
6004 SE 86TH AVE  
PORTLAND, OR 97226

BRAR ALPINE STREET MGMT LLC  
BY CARL HEISSLER  
3605 PACIFIC AVE  
FOREST GROVE, OR 97116

Best regards,



**ZAC HORTON, Assoc. AIA | Owner**

503-438-9654 Mobile/Text | 503-447-3400 Office  
2000 SW 1st Ave Suite 420, Portland OR 97201  
[zac@fasterpermits.com](mailto:zac@fasterpermits.com)



PM DESIGN GROUP, INC.  
19120 SE 34th Street, Suite 115  
Vancouver, WA 98683

March 1, 2023

RE: CHASE BANK | CORNELIUS OR  
NEIGHBORHOOD MEETING  
Cornelius Public Library  
1370 N Adair Street, Cornelius, OR 97113

ATTENDANCE SIGN IN  
Walters Gallery: 10:00am - 12:30pm Wednesday,

City requests all information of attendance.

Name	Address	City, State, Zip
Chuck Parker Henry	19120 SE 34th St #115	Vancouver WA 98683
McCabe Karcher	17911 NE 391 <sup>st</sup> St	Amboy WA 98601



## 6 – PHOTOGRAPHS



**PHOTO 1**  
Aerial



**Photo 2**  
Existing Structure



**Photo 3**  
Traveling North on N 4<sup>th</sup>  
Ave.



**Photo 4**  
Travelling East on W  
Baseline St.





**Photo 5**  
Traveling West on N Adair  
St.



**Photo 6**  
Utility access NW  
corner of site.



**Photo 7**  
Utility access NW  
corner of site.



**Photo 8**  
Utility access NW  
corner of site.



**Photo 9**  
Existing driveway and  
curb cut from N 4<sup>th</sup>  
Ave.



**Photo 10**  
Utility access SW  
corner of site



**Photo 11**  
Ramp and storm drain  
SW corner of site.



**Photo 12**  
Storm drain South side  
of site.



**Photo 13**  
East property line.



**Photo 14**  
Current site vegetation



**Photo 15**  
SW Intersection



**Photo 16**  
Utility access SW  
corner.



**Photo 17**  
NW corner-transition  
from improved corner  
ramp to road shoulder



**Photo 18**  
Road shoulder North  
side of site.



**Photo 19**  
Adjacent apartments  
to the East.



**PHOTO 20**  
Apartments to the  
North across TV  
Highway.





**PHOTO 21**

Walmart  
Supercenter  
diagonal across  
intersection NW  
corner of site.



**PHOTO 22**

Vacant land and  
bus stop diagonal  
across intersection  
at SW corner of  
site.

# ADAIR AND 4TH

# CHASE

442 W BASELINE ST  
 CORNELIUS, OR 97113  
 CHASE OVP #48200R003080



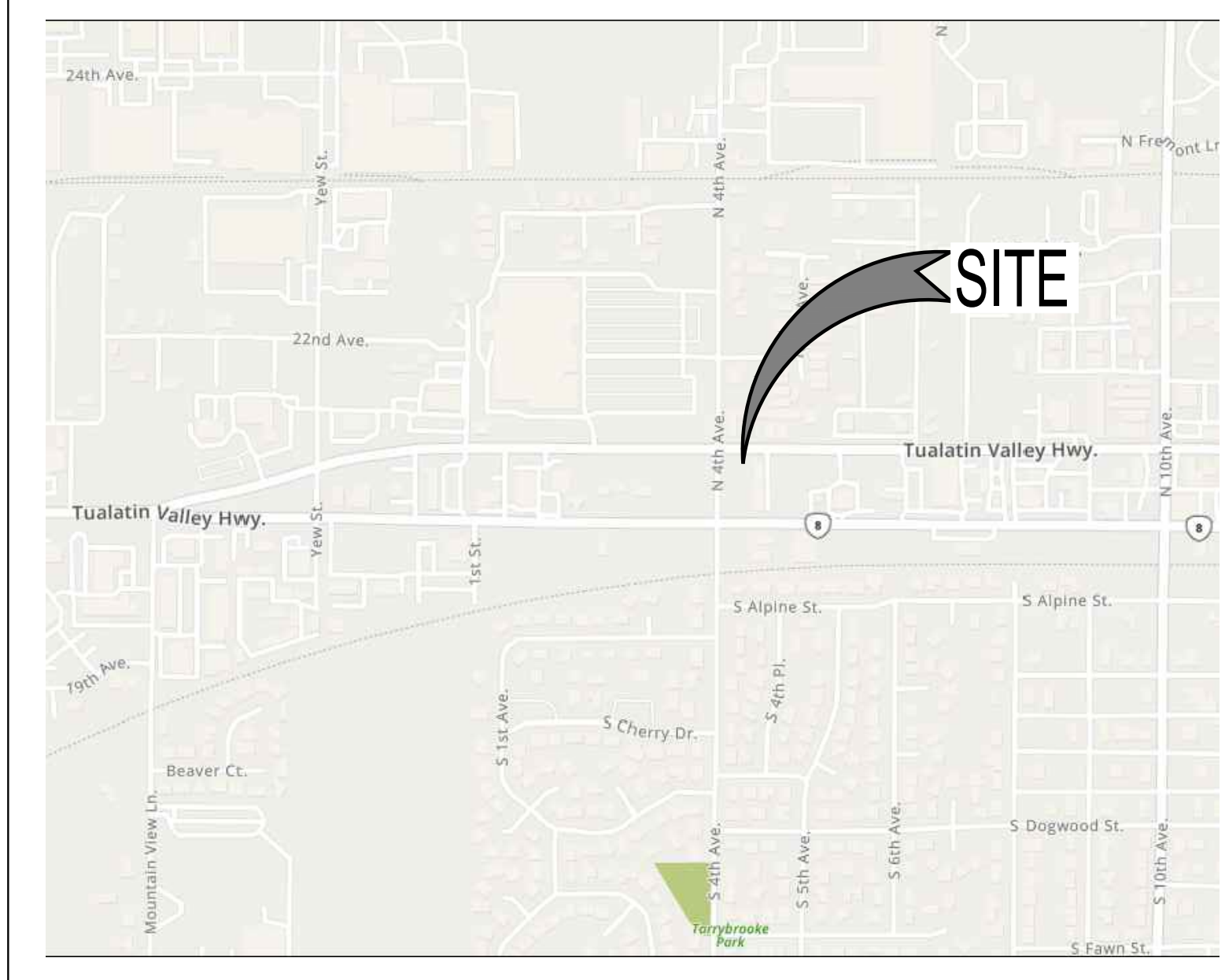
CHASE OVP # 48200R0003080  
 LINEAR MEDIUM  
 (STANDARD PALETTE)  
 442 W BASELINE ST  
 CORNELIUS, OR 97113

ARCHITECT/ ENGINEER OF RECORD

AREA MAP



VINCINITY MAP



BUILDING AND SITE DATA

JURISDICTION: CITY OF CORNELIUS  
 ASSESSORS PARCEL NUMBER: 1N 3 33CD - 3600  
 ZONE: B-BUSINESS (BANK)  
 PROPOSED SITE AREA: ±29,620 S.F. (0.68 AC)  
 PROPOSED BUILDING AREA: 1-STORY BUILDING: 2,951 S.F.  
 CONSTRUCTION TYPE: TYPE VB, NON-SPRINKLERED  
 OCCUPANCY CLASSIFICATION: B-OFFICE  
 PROPOSED USE: B-OFFICE  
 PARKING SUMMARY:  
 PARKING REQUIRED: MIN. 4.3 STALLS PER 1000 S.F. = 13 STALLS MIN REQUIRED.  
 MAX. 5.4 STALLS PER 1000 SF = 16 STALLS MAX  
 PARKING PROVIDED: 18 STALLS (1 VAN ACCESSIBLE STALL, 1 STANDARD ACCESSIBLE STALL)  
 SCOPE OF WORK  
 • NEW 2,951 S.F. CHASE BANK BUILDING W/ DRIVE-THRU ATM .  
 • SITE WORK INCLUDING PAVED PARKING AREA, LIGHT POLES, AND CONCRETE SIDEWALKS.  
 • NEW LANDSCAPE & IRRIGATION  
 • NEW SIGNAGE (UNDER SEPARATE REVIEW & PERMIT).

SHEET INDEX

ARCHITECTURAL DRAWINGS	
A0.0	COVER SHEET
A0.1	PROPOSED SITE PLAN
A1.0	PROPOSED FLOOR PLAN
A2.0	PROPOSED EXTERIOR ELEVATIONS
A2.1	PROPOSED EXTERIOR ELEVATIONS
A2.2	COLOR EXTERIOR ELEVATIONS
A2.3	COLOR EXTERIOR ELEVATIONS

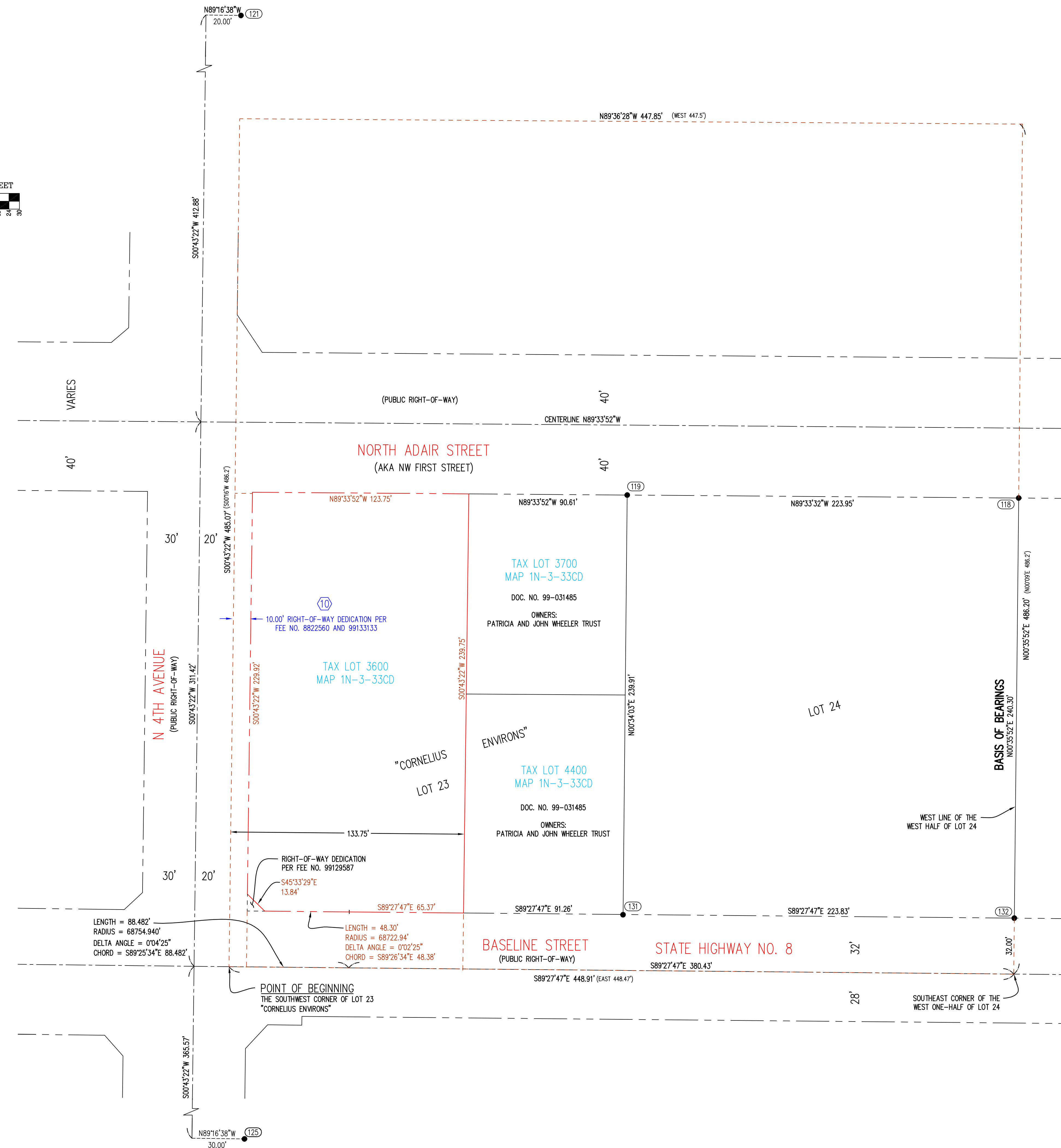
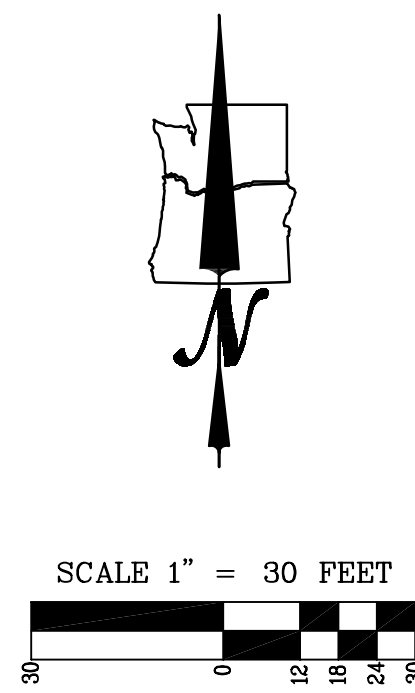
These drawings and specifications are the confidential and proprietary property of JP Morgan Chase and shall not be copied or reproduced without written authorization. The contract documents were prepared for use on this specific site in conjunction with its issue date and are not suitable for use on a different site or at a later time. Use of these drawings for reference or excerpt on another project requires the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.

ISSUE	DATE	DESCRIPTION
	03/08/23	PLANNING SUBMITTAL

PROJECT INFORMATION BLOCK  
 JOB # CBR22007.0  
 DATE: 08/30/2022  
 DRAWN BY: ES  
 CHECKED BY: AS

MODEL  
 DRAWING STANDARDS v20.5

SHEET TITLE  
 COVER SHEET  
 SHEET NUMBER  
 A0.0



**EXCEPTIONS** (#) EXCEPTION NUMBER PER PRELIMINARY REPORT

THE PROPERTY DESCRIPTION AND EXCEPTIONS ARE PER THE PRELIMINARY TITLE REPORT WITH AN EFFECTIVE DATE OF NOVEMBER 30, 2021 AT 8:00 A.M., ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH FILE NUMBER 7001-3868606.

EXCEPTIONS 1-9 AND 11-13 ARE NOT PLOTTABLE.

- (10) RIGHT-OF-WAY DEDICATION FOR THE CITY OF CORNELIUS, OREGON, INCLUDING TERMS AND PROVISIONS THEREOF. RECORDED : DECEMBER 06, 1999 AS FEE NO. 99133133

**SURVEYOR'S NOTE:** THE PROPERTY DESCRIBED IN THIS DOCUMENT IS LOCATED WITHIN THE EXCEPTION PROPERTY RECORDED AS FEE NO. 8822560.

**PROPERTY DESCRIPTION**

REAL PROPERTY IN THE COUNTY OF WASHINGTON, STATE OF OREGON, DESCRIBED AS FOLLOWS:

THE WEST 133.75 FEET OF THAT PART OF THE FOLLOWING TRACT LYING SOUTH OF THE SOUTH LINE OF NORTHWEST FIRST STREET, TO-WIT:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 23 OF CORNELIUS ENVIRONS, A DULY RECORDED SUBDIVISION IN THE CITY OF CORNELIUS, WASHINGTON COUNTY, OREGON; THENCE EAST 448.47 FEET TO THE SOUTHEAST CORNER OF THE WEST ONE-HALF OF LOT 24 OF SAID SUBDIVISION; THENCE NORTH 0° 09' EAST ALONG THE EAST LINE OF THE WEST ONE-HALF OF SAID LOT 24 AND THE EAST LINE OF THE WEST ONE-HALF OF LOT 25 OF CORNELIUS ENVIRONS, A DISTANCE OF 486.2 FEET TO AN IRON PIPE; THENCE WEST 447.5 FEET TO AN IRON PIPE ON THE WEST LINE OF SAID LOT 25; THENCE SOUTH 0° 16' WEST ALONG THE WEST LINE OF LOTS 25 AND 23 A DISTANCE OF 486.2 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF CORNELIUS, A MUNICIPAL CORPORATION OF THE STATE OF OREGON BY STATUTORY WARRANTY DEED RECORDED MAY 27, 1988 AS FEE NO. 8822560, DEED RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF CORNELIUS, A MUNICIPAL CORPORATION OF THE STATE OF OREGON BY STATUTORY WARRANTY DEED RECORDED NOVEMBER 22, 1999 AS FEE NO. 99129587, DEED RECORDS.

**BOUNDARY RESOLUTION** ( ) ( )

THE BASIS OF BEARINGS FOR THIS SURVEY FOR THE MONUMENTS AT 118 AND 132 HOLDING THE BEARING PER SURVEY NUMBER 33706, WASHINGTON COUNTY SURVEY RECORDS. THOSE MONUMENTS WERE HELD FOR THE WEST LINE OF THE WEST HALF OF LOT 24, PER THAT SURVEY. THE CENTERLINE OF N. 4TH AVENUE WAS ESTABLISHED BY HOLDING RECORD OFFSETS FROM THE MONUMENTS AT 121 AND 125, PER SURVEY NUMBER 27745 AND PARTITION PLAT NO. 2020-027, WASHINGTON COUNTY SURVEY RECORDS. THE CENTERLINE WAS OFFSET 20.00 FEET TO THE EAST TO ESTABLISH THE WEST LINE OF LOT 23. THAT LINE WAS OFFSET 10.00 FEET TO THE EAST TO ESTABLISH THE CURRENT PROPERTY LINE AND RIGHT-OF-WAY LINE PER THE DEDICATION DEEDS. THE WEST LINE OF LOT 23 WAS ALSO OFFSET 133.75 FEET TO THE EAST TO ESTABLISH THE EAST PROPERTY LINE, PER THE PROPERTY DESCRIPTION. THE SOUTH LINE OF NORTH ADAIR STREET (PREVIOUSLY NW FIRST STREET) WAS ESTABLISHED BY HOLDING THE MONUMENTS AT 118 AND 119. THE CENTERLINE OF BASELINE STREET WAS ESTABLISHED BY HOLDING THE ALIGNMENT SHOWN ON SURVEY NUMBER 27745. RECORD DISTANCE FROM THAT SURVEY WAS HELD FROM THE MONUMENT AT 125 ALONG THE CENTERLINE OF N. 4TH AVENUE TO ESTABLISH THE INTERSECTION POINT WITH BASELINE STREET. THIS POINT WAS HELD WITH A 32.00 FOOT OFFSET FROM THE MONUMENT AT 132 TO ESTABLISH THE CENTERLINE OF BASELINE STREET. THAT CENTERLINE WAS OFFSET 32.00 FEET TO THE NORTH TO ESTABLISH THE SOUTHERLY PROPERTY BOUNDARY AND THE NORTHERLY RIGHT-OF-WAY OF BASELINE STREET.

**FOUND MONUMENT DESCRIPTIONS**

- (108) 5/8" IRON ROD WITH NO CAP; HELD
- (118) 3/4" IRON PIPE; HELD FALLING PER SURVEY NUMBER 27745
- (119) 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CASWELL HERTEL 503-544-3179"; HELD
- (121) 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LS 2758"; HELD FOR RIGHT-OF-WAY
- (125) 5/8" IRON ROD WITH NO CAP HELD FOR RIGHT-OF-WAY
- (131) 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CASWELL HERTEL 503-544-3179"; BEARS S00°34'03"W 0.15'
- (132) 3/4" IRON PIPE; HELD

**SURVEYOR'S CERTIFICATION**

TO PM DESIGN GROUP, INC. AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2-4, 7(a), 7(b), 8, 9, 11, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 29, 2022.

*Clinton H. Stubbs Jr.*  
CLINTON H. STUBBS JR.  
OREGON P.L.S. NO. 55469

*December 6, 2022*  
DATE OF PLAT OR MAP:

**ORTHWEST SURVEYING, INC.**  
1815 NW 169TH PLACE, SUITE 2090  
BEAVERTON, OR 97006  
PH: (503) 848-2127 FAX: (503) 848-2179  
EMAIL: nwsurveying@nwsrvy.com



LOCATED IN THE SW 1/4 OF SECTION 33,  
TOWNSHIP 1 NORTH, RANGE 3 WEST, W.M.,  
CITY OF CORNELIUS,  
WASHINGTON COUNTY, OREGON

**ALTA/NSPS LAND TITLE SURVEY**  
**CORNELIUS, OREGON**  
TAX LOT 3600

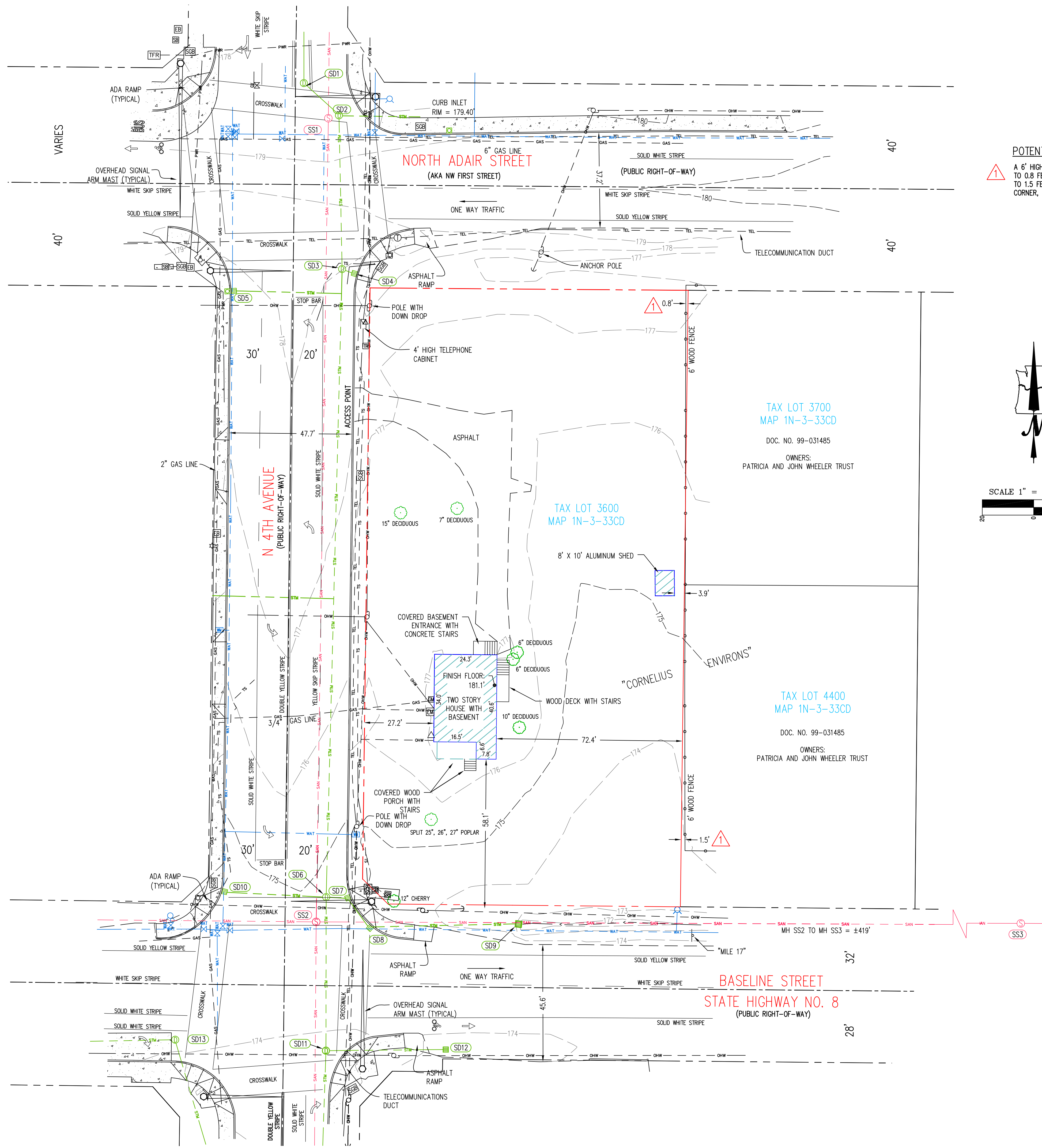
DRAWING NO.:	2543 ALTA
SCALE:	AS NOTED
DRAWING GENERATED BY:	LD2004
DRAWN BY:	BJA
CHECKED BY:	CHS
PREPARED FOR:	PM DESIGN GROUP, INC. 6930 DESTINY DR., SUITE 100 ROCKLIN, CA 95677

REVISIONS:  
INITIAL RELEASE: DEC. 6, 2022

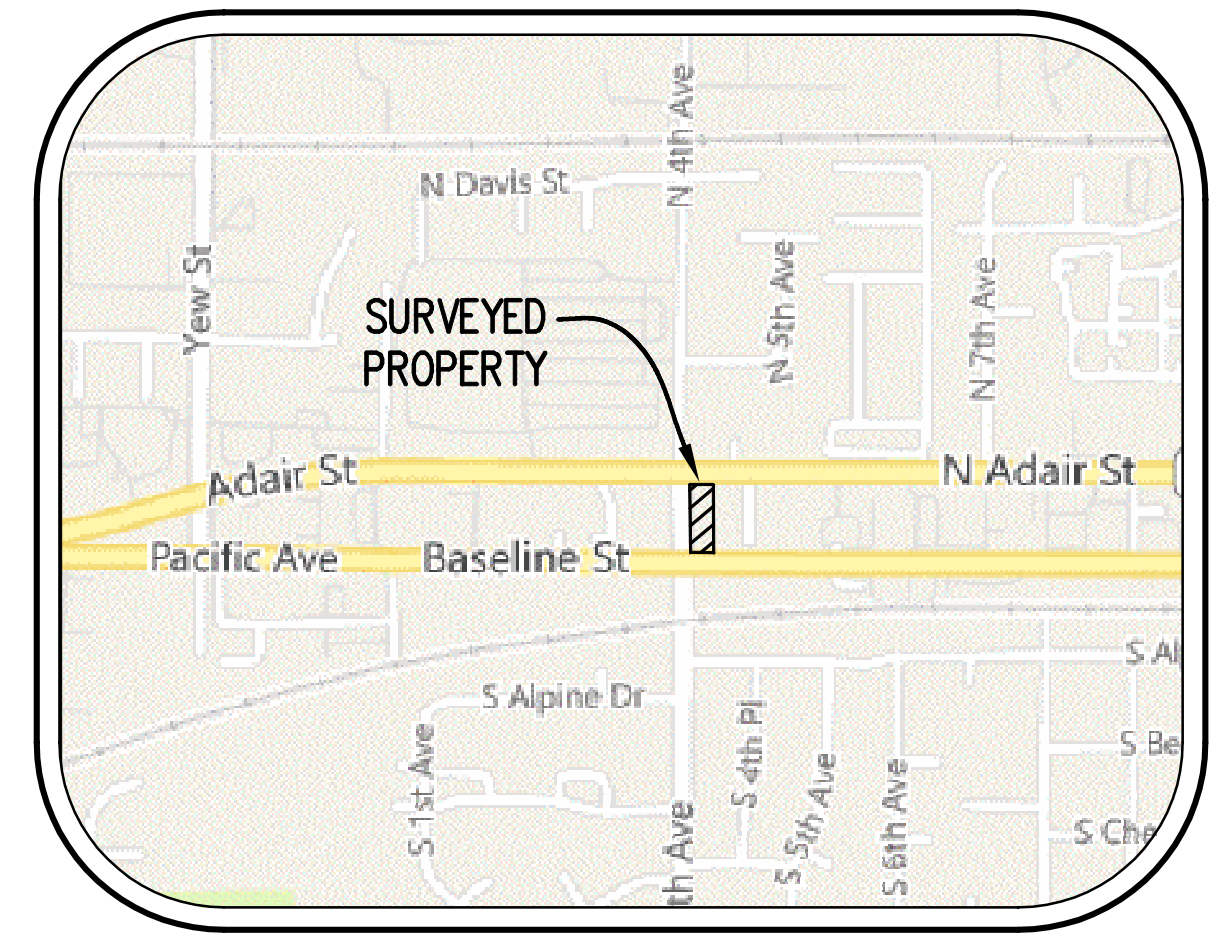
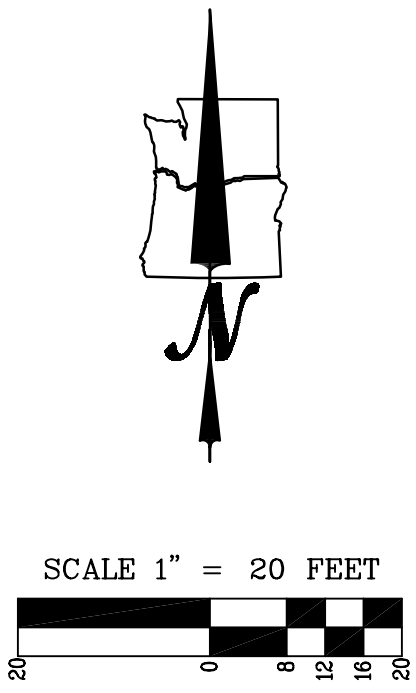
REGISTERED PROFESSIONAL LAND SURVEYOR  
*Clinton H. Stubbs Jr.*  
OREGON  
JANUARY 15, 2002  
CLINTON H. STUBBS JR.  
5546915  
RENEWS: 06/30/24

JOB NUMBER  
**2543**

SHEET  
**1 OF 2**



**POTENTIAL ENCROACHMENTS**  
A 6' HIGH WOOD FENCE IS LOCATED ON THE SURVEYED PROPERTY UP TO 0.8 FEET NEAR THE NORTHEAST CORNER AND ALSO LOCATED UP TO 1.5 FEET ONTO THE ADJACENT PROPERTY NEAR THE SOUTHEAST CORNER, AS SHOWN. OWNERSHIP OF THE FENCE IS UNKNOWN.



- NOTES**
1. THE SURVEYED PROPERTY ADDRESS IS 442 BASELINE STREET, CORNELIUS, OR 97113.
  2. THE GROSS PROPERTY AREA IS 29,650 SQUARE FEET, MORE OR LESS.
  3. THE PROPERTY HAS FRONTAGE ON THE PUBLIC RIGHT-OF-WAY OF NORTH ADAIR STREET, NORTH 4TH AVENUE AND BASELINE STREET. VEHICULAR ACCESS TO THE PROPERTY IS ATTAINED FROM NORTH 4TH AVENUE VIA CURB CUTS AS NOTED.
  4. THE PROPERTY IS LOCATED ON THE FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, OREGON WITH A MAP NUMBER 41067C0314E HAVING AN EFFECTIVE DATE OF NOVEMBER 4, 2016. THIS MAP SHOWS THAT THE PROPERTY IS LOCATED IN UN-SHADED ZONE "X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"
  5. ELEVATIONS AND CONTOURS SHOWN ON THIS MAP ARE BASED ON WASHINGTON COUNTY BENCH MARK NUMBER 470, BEING A BRASS DISK LOCATED IN A CONCRETE ISLAND AT THE SOUTHWEST CORNER OF THE INTERSECTION OF TUALATIN VALLEY HIGHWAY AND PACIFIC AVENUE. THE DISK IS STAMPED "V 669 1976". THE NGVD 1929 ELEVATION OF THE DISK IS 174.99 FEET.
  6. THE UNDERGROUND UTILITIES ARE BASED ON THE MARKINGS PER LOCATE TICKET NUMBERS 22315854, 22315872 AND 22315884.
  7. THERE ARE NO PARKING SPACES LOCATED ON THE SURVEYED PROPERTY.
  8. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
  9. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

**LEGEND**

DECIDUOUS TREE		GUY WIRE ANCHOR	
FIRE HYDRANT		UTILITY POLE	
WATER METER		POWER VAULT	
WATER VALVE		ELECTRICAL METER	
SANITARY SEWER MANHOLE		POWER JUNCTION BOX	
STORM SEWER CURB INLET		POWER TRANSFORMER	
STORM SEWER CATCH BASIN		LIGHT POLE	
STORM SEWER MANHOLE		TELEPHONE/TELEVISION JUNCTION BOX	
GAS METER		TELEPHONE/TELEVISION RISER	
GAS VALVE		TELECOM MANHOLE	
SIGN		TRAFFIC SIGNAL POLE	
FOUND SURVEY MONUMENT		PEDESTRIAN SIGNAL POLE	
		SIGNAL JUNCTION BOX	
		TRAFFIC SIGNAL CABINET	

RIGHT-OF-WAY LINE	
BOUNDARY LINE	
PROPERTY LINE	
CENTERLINE	
DITCH	
CURB	
EDGE OF PAVEMENT	
EASEMENT	
FENCE LINE	
POWER LINE	
OVERHEAD WIRE	
TELEPHONE LINE	
GAS LINE	
STORM SEWER LINE	
SANITARY SEWER LINE	
WATER LINE	
TRAFFIC SIGNAL WIRE	

**ORTHWEST SURVEYING, INC.**  
1815 NW 169TH PLACE, SUITE 2090  
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LOCATED IN THE SW 1/4 OF SECTION 33,  
TOWNSHIP 1 NORTH, RANGE 3 WEST, W.M.,  
CITY OF CORNELIUS,  
WASHINGTON COUNTY, OREGON

**ALTA/NSPS LAND TITLE SURVEY OREGON**  
TAX LOT 3600

DRAWING NO.: 2543 ALTA  
SCALE: AS NOTED  
DRAWING GENERATED BY: LD2004  
DRAWN BY: BJA  
CHECKED BY: CHS

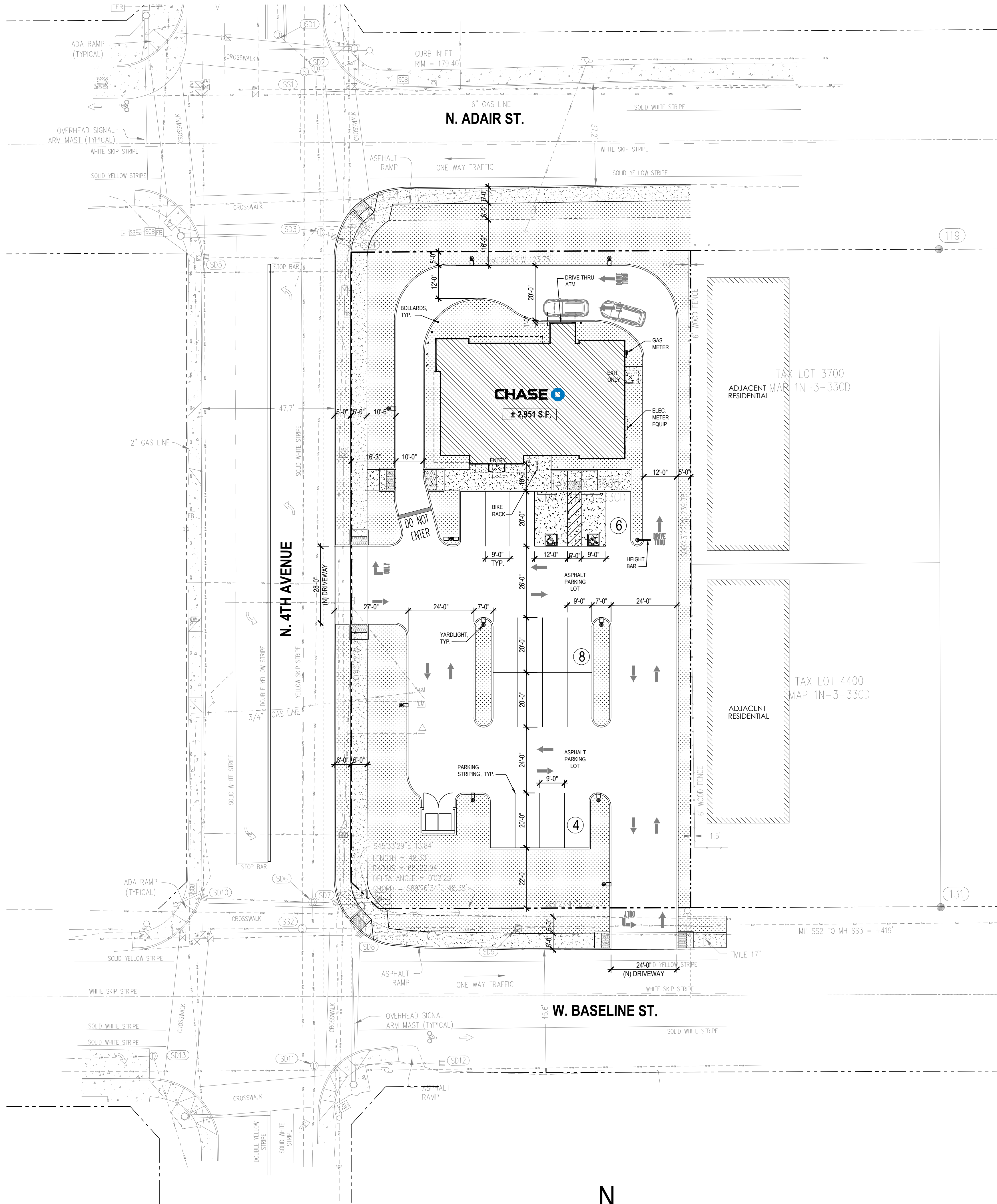
**PREPARED FOR:**  
PM DESIGN GROUP, INC.  
6930 DESTINY DR., SUITE 100  
ROCKLIN, CA 95677

REVISIONS:  
INITIAL RELEASE: DEC. 6, 2022

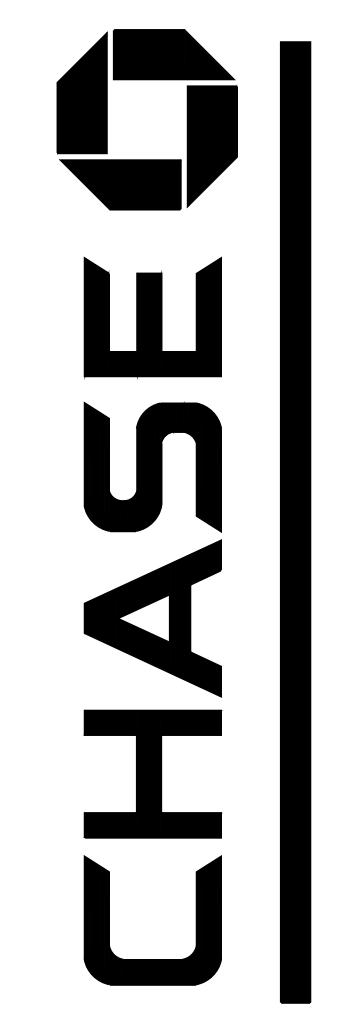
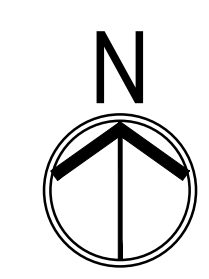
REGISTERED PROFESSIONAL LAND SURVEYOR  
*Clinton H. Stubbs Jr.*  
OREGON  
JANUARY 15, 2002  
CLINTON H. STUBBS JR.  
5548915  
RENEWS: 06/30/24

JOB NUMBER  
**2543**

SHEET  
**2 OF 2**



1 SITE PLAN  
A0.1 1"=20'-0"





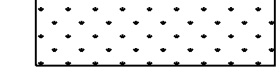
PREPARED FOR:

**CHASE OVP # 48200R0003080**  
**LINEAR MEDIUM**  
**(STANDARD PALETTE)**  
 442 W BASELINE ST  
 CORNELIUS, OR 97113

**SITE AND BUILDING DATA**

**SITE AREA:** 29,620.8 SF (0.68 AC)  
**BUILDING AREA:** ±2,951 SF  
**ZONING:** C2 (HIGHWAY COMMERCIAL)  
**APN:** 1N 3 33CD - 3600  
**SET BACKS:** FRONT 10'  
**PROPOSED BUILDING:** B-BUSINESS (BANK)  
**BUILDING HEIGHT:**  
 ALLOWED: 35'-0"  
 BUILDING HEIGHT: 22'-2"  
**TYPE OF CONSTRUCTION:**  
 V-B; NON-SPRINKLERED BUILDING  
**PARKING REQUIRED:**  
 MIN. 4.3 STALLS PER 1000 S.F. = 13 STALLS REQUIRED.  
 MAX. 5.4 STALLS PER 1000 SF = 16 STALLS  
**PARKING PROVIDED:**  
 BANK PROVIDED: 18 STALLS  
 16 STALLS @ 9' X 20' INCL. 2 ACCESSIBLE STALLS @ 9' X 20'

**LEGEND:**

-  CONCRETE PAVEMENT.
-  CONCRETE SIDEWALK. PROVIDE EXPANSION JOINTS AT 25' AND GROOVES AT 5' INTERVAL. SEE CIVIL DRAWINGS.
-  LANDSCAPE. SEE LANDSCAPE DRAWINGS.

ARCHITECT/ ENGINEER OF RECORD

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JOB #	CBR22007.0
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MODEL  
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SHEET TITLE  
**SITE PLAN**

SHEET NUMBER  
**A0.1**



1 PROPOSED FLOOR PLAN  
A1.0 1/4" = 1'-0"



PREPARED FOR:



**CHASE OVP # 48200R0003080**  
**LINEAR MEDIUM**  
**(STANDARD PALETTE)**  
 442 W BASELINE ST  
 CORNELIUS, OR 97113

ARCHITECT/ ENGINEER OF RECORD

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SHEET TITLE

PROPOSED FLOOR PLAN

SHEET NUMBER

A1.0

ISSUE	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK	
JOB #	CBR22007.0
DATE:	08/30/2022
DRAWN BY:	
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MODEL

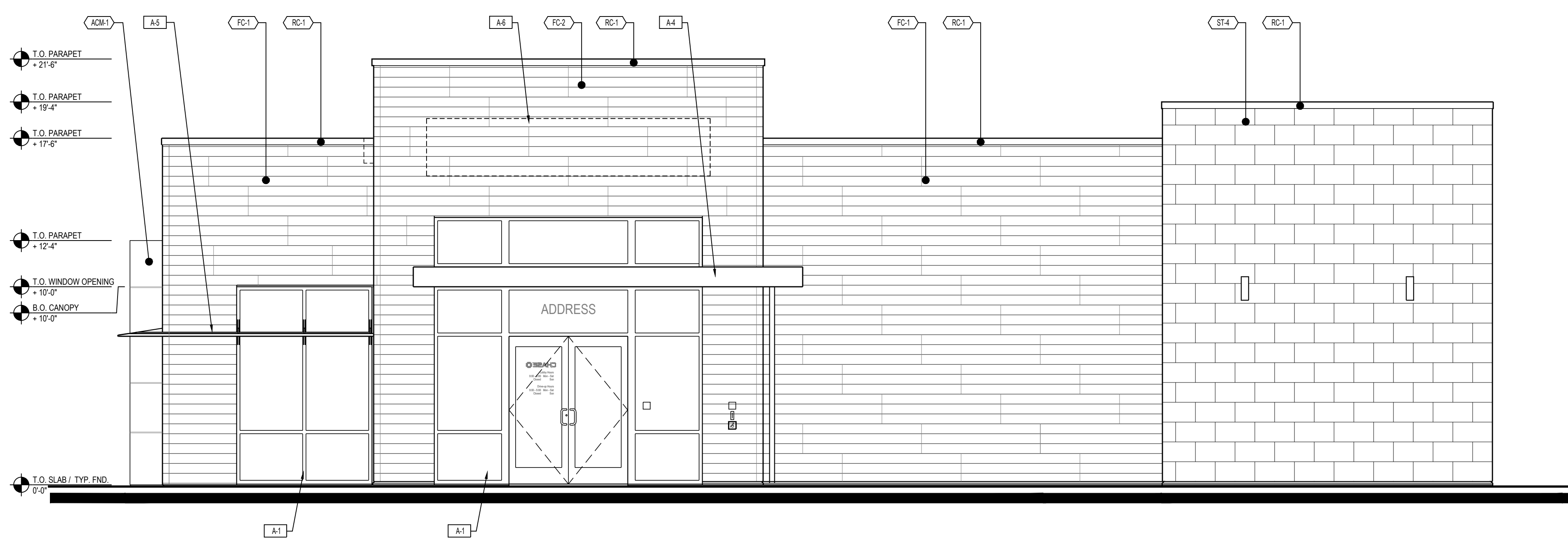
DRAWING STANDARDS v20.5

SHEET TITLE

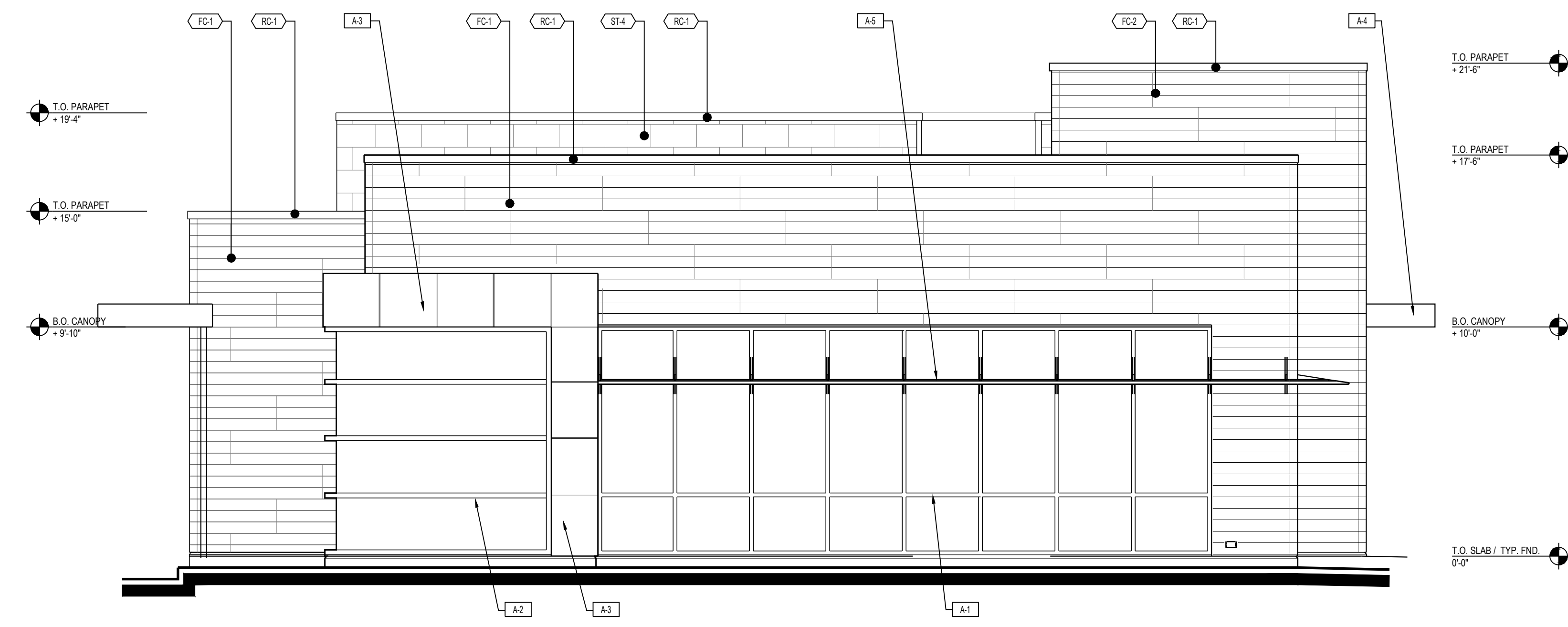
PROPOSED EXTERIOR ELEVATIONS

SHEET NUMBER

A2.0



1 SOUTH ELEVATION (FRONT)  
 A2.0 1/4"=1'-0"



2 WEST ELEVATION (SIDE)  
 A2.0 1/4"=1'-0"

EXTERIOR FINISH MATERIALS

<b>CAST STONE- ROCKFACE FIELD UNITS</b>	
MANUFACTURER	CORONADO STONE PRODUCTS
PRODUCT	MANUFACTURED STONE VENEER
COLOR	CREAM
FINISH	CHISELED LIMESTONE
SIZE	24" WIDE x 12" HIGH x 1" THICK
GROUT	1/4" NOMINAL JOINTS WITH FULL SMOOTH TOOLED NATURAL OFF-WHITE PORTLAND CEMENT GROUT
NOTES	RUNNING BOND MANUFACTURED THIN STONE FIELD-CUT TO MAX. LENGTHS POSSIBLE WITH BUTTED AND LAPPED INSIDE AND OUTSIDE CORNERS UTILIZING MANUFACTURER'S FABRICATED RETURN CORNER PIECES- MITERED CORNERS ARE NOT ACCEPTABLE- PLACE CONTROL JOINTS AS RECOMMENDED BY THE MANUFACTURER- REFER TO WALL SECTIONS AND DETAILS
<b>FIBER CEMENT PANEL- DARK</b>	
MANUFACTURER	NICHIHA FIBER CEMENT
PRODUCT	VINTAGEWOOD AWP 1818 (AVAILABLE AS AWP 3030 FOR NON-PROTOTYPICAL PROJECTS)
COLOR	BARK
SIZE	18" NOMINAL x 72" NOMINAL AND 120" NOMINAL
NOTES	INCLUDE 3.5" MANUFACTURED CORNERS AND MANUFACTURER'S "ESSENTIAL" FLASHING SYSTEM.
<b>FIBER CEMENT PANEL- LIGHT</b>	
MANUFACTURER	NICHIHA FIBER CEMENT
PRODUCT	VINTAGEWOOD AWP 3030 (AVAILABLE AS AWP 1818 FOR NON-PROTOTYPICAL PROJECTS)
COLOR	ASH
SIZE	18" NOMINAL x 72" NOMINAL AND 120" NOMINAL
NOTES	INCLUDE 3.5" MANUFACTURED CORNERS AND MANUFACTURER'S "ESSENTIAL" FLASHING SYSTEM.
<b>ROOF COPING</b>	
MANUFACTURER	PETERSEN ALUMINUM / PAC-CLAD
PRODUCT	PAC-CONTINUOUS
COLOR	AGED BRONZE
<b>ALUMINUM COMPOSITE MATERIAL</b>	
MANUFACTURER	ALCOA ARCHITECTURAL PRODUCTS
PRODUCT	REYNOBOND
COLOR	DURAGLOSS 5000 CHASE PROGRAM "CHASE SILVER"
<b>EXTERIOR PAINT</b>	
MANUFACTURER	SHERWIN-WILLIAMS
PRODUCT	METALATEX ACRYLIC SEMI-GLOSS
COLOR	SW 7045 INTELLECTUAL GRAY
FINISH	SEMI-GLOSS
<b>EXTERIOR PAINT</b>	
MANUFACTURER	SHERWIN-WILLIAMS
PRODUCT	METALATEX ACRYLIC SEMI-GLOSS
COLOR	SW 7036 ACCESSIBLE BEIGE
FINISH	SEMI-GLOSS
<b>EXTERIOR PAINT</b>	
MANUFACTURER	SHERWIN-WILLIAMS
PRODUCT	METALATEX ACRYLIC SEMI-GLOSS
COLOR	SW 6995 SUPERWHITE
FINISH	SEMI-GLOSS
<b>DIRECT-APPLY FINISH SYSTEM (ALT. TO PAINTED STEEL DECK)</b>	
MANUFACTURER	STO
PRODUCT	STOQUIK GOLD
COLOR	MATCH SHERWIN WILLIAMS SW 6995 SUPERWHITE
FINISH	STOLIT 1.0

EXTERIOR ELEVATION KEYNOTES

A-1	BLACK ANODIZED STOREFRONT SYSTEM
A-2	CLEAR ANODIZED STOREFRONT SYSTEM
A-3	ACM METAL PANEL
A-4	ENTRANCE CANOPY: SHOP FABRICATED SITE-ASSEMBLED PRE-FINISHED BLACK CUSTOM ALUMINUM CANOPY UNIT WITH PREPPED ELECTRICAL OPENINGS AND INTEGRAL DRAINAGE SYSTEM FASTENED TO BUILDING STRUCTURE- MAPES ARCHITECTURAL CANOPIES SUPER LUMIDECK WITH FLAT SOFFIT AND 12" FASCIA, OR APPROVED EQUAL
A-5	METAL SUN SCREEN
A-6	SIGNAGE
A-7	HOLLOW METAL DOOR
A-8	SURFACE-MOUNT DECORATIVE LIGHT FIXTURE
A-9	SURFACE-MOUNT EMERGENCY LIGHT FIXTURE
A-10	SECURITY CAMERA
A-11	ELECTRICAL SERVICE METER & CABINET
A-12	GAS METER

ISSUE	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK	
JOB #	CBR22007.0
DATE:	08/30/2022
DRAWN BY:	
CHECKED BY:	AS

MODEL

DRAWING STANDARDS v20.5

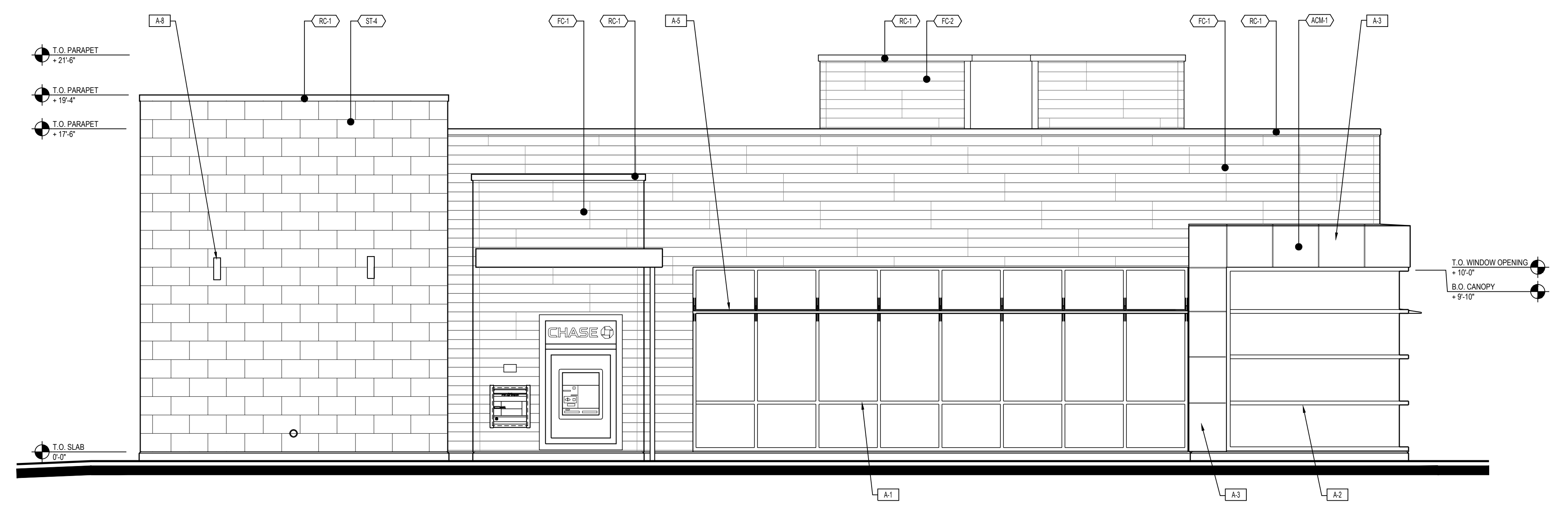
SHEET TITLE

PROPOSED EXTERIOR ELEVATIONS

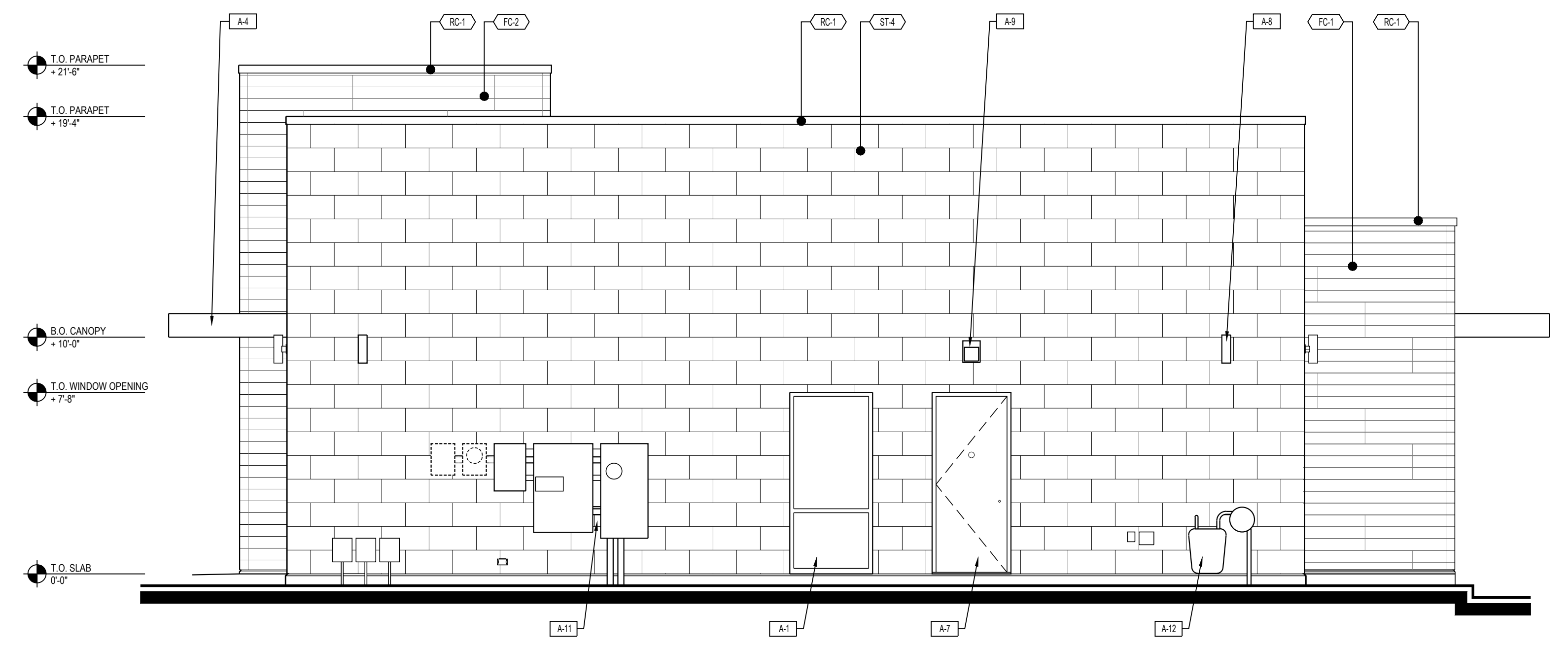
SHEET NUMBER

A2.1

PREPARED FOR:



**1**  
 NORTH ELEVATION (REAR)  
 A2.1 1/4"=1'-0"



**2**  
 EAST ELEVATION (SIDE)  
 A2.1 1/4"=1'-0"

**EXTERIOR FINISH MATERIALS**

<b>CAST STONE- ROCKFACE FIELD UNITS</b>	
MANUFACTURER	CORONADO STONE PRODUCTS
PRODUCT	MANUFACTURED STONE VENEER
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<b>FIBER CEMENT PANEL- DARK</b>	
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PRODUCT	VINTAGEWOOD AWP 1818 (AVAILABLE AS AWP 3030 FOR NON-PROTOTYPICAL PROJECTS)
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MANUFACTURER	NICHIHA FIBER CEMENT
PRODUCT	VINTAGEWOOD AWP 3030 (AVAILABLE AS AWP 1818 FOR NON-PROTOTYPICAL PROJECTS)
COLOR	ASH
SIZE	18" NOMINAL x 72" NOMINAL AND 120" NOMINAL
NOTES	INCLUDE 3.5" MANUFACTURED CORNERS AND MANUFACTURER'S "ESSENTIAL" FLASHING SYSTEM.
<b>ROOF COPING</b>	
MANUFACTURER	PETERSEN ALUMINUM / PAC-CLAD
PRODUCT	PAC-CONTINUOUS
COLOR	AGED BRONZE
<b>ALUMINUM COMPOSITE MATERIAL</b>	
MANUFACTURER	ALCOA ARCHITECTURAL PRODUCTS
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COLOR	DURAGLOSS 5000 CHASE PROGRAM "CHASE SILVER"
<b>EXTERIOR PAINT</b>	
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PRODUCT	METALTEX ACRYLIC SEMI-GLOSS
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<b>EXTERIOR PAINT</b>	
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COLOR	SW 6995 SUPERWHITE
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<b>DIRECT-APPLY FINISH SYSTEM (ALT. TO PAINTED STEEL DECK)</b>	
MANUFACTURER	STO
PRODUCT	STOQUIK GOLD
COLOR	MATCH SHERWIN WILLIAMS SW 6995 SUPERWHITE
FINISH	STOLIT 1.0

**EXTERIOR ELEVATION KEYNOTES**

<b>A-1</b>	BLACK ANODIZED STOREFRONT SYSTEM
<b>A-2</b>	CLEAR ANODIZED STOREFRONT SYSTEM
<b>A-3</b>	ACM METAL PANEL
<b>A-4</b>	ENTRANCE CANOPY: SHOP FABRICATED SITE-ASSEMBLED PRE-FINISHED BLACK CUSTOM ALUMINUM CANOPY UNIT WITH PREPPED ELECTRICAL OPENINGS AND INTEGRAL DRAINAGE SYSTEM FASTENED TO BUILDING STRUCTURE- MAPES ARCHITECTURAL CANOPIES SUPER LUMIDECK WITH FLAT SOFFIT AND 12" FASCIA, OR APPROVED EQUAL
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<b>A-8</b>	SURFACE-MOUNT DECORATIVE LIGHT FIXTURE
<b>A-9</b>	SURFACE-MOUNT EMERGENCY LIGHT FIXTURE
<b>A-10</b>	SECURITY CAMERA
<b>A-11</b>	ELECTRICAL SERVICE METER & CABINET
<b>A-12</b>	GAS METER





MATERIAL LEGEND:

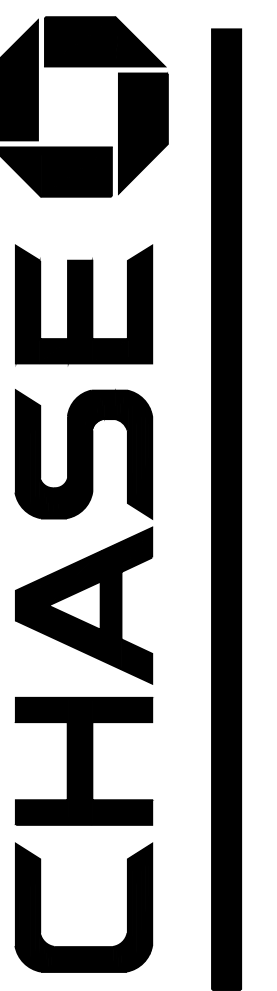


1 SOUTH ELEVATION (FRONT)  
A2.2 1/4"=1'-0"



2 WEST ELEVATION (SIDE)  
A2.2 1/4"=1'-0"

PREPARED FOR:



**CHASE OVP # 48200R0003080**  
**LINEAR MEDIUM**  
**(STANDARD PALETTE)**  
 442 W BASELINE ST  
 CORNELIUS, OR 97113

ARCHITECT/ ENGINEER OF RECORD

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PROJECT INFORMATION BLOCK  
 JOB # CBR22007.0  
 DATE: 08/30/2022  
 DRAWN BY: ES  
 CHECKED BY: AS

MODEL  
 DRAWING STANDARDS v20.5  
 SHEET TITLE

PROPOSED EXTERIOR ELEVATIONS

SHEET NUMBER  
**A2.2**



MATERIAL LEGEND:



1 NORTH ELEVATION (REAR)  
A2.3 1/4"=1'-0"



2 EAST ELEVATION (SIDE)  
A2.3 1/4"=1'-0"

PREPARED FOR:



**CHASE OVP # 48200R0003080**  
**LINEAR MEDIUM**  
**(STANDARD PALETTE)**  
 442 W BASELINE ST  
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DRAWN BY: ES

CHECKED BY: AS

MODEL

DRAWING STANDARDS v20.5

SHEET TITLE

PROPOSED EXTERIOR ELEVATIONS

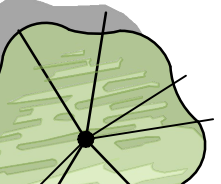

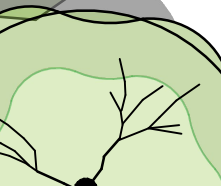





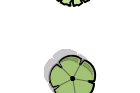




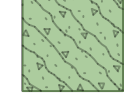



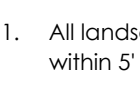
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PROPOSED EXTERIOR ELEVATIONS

SHEET NUMBER

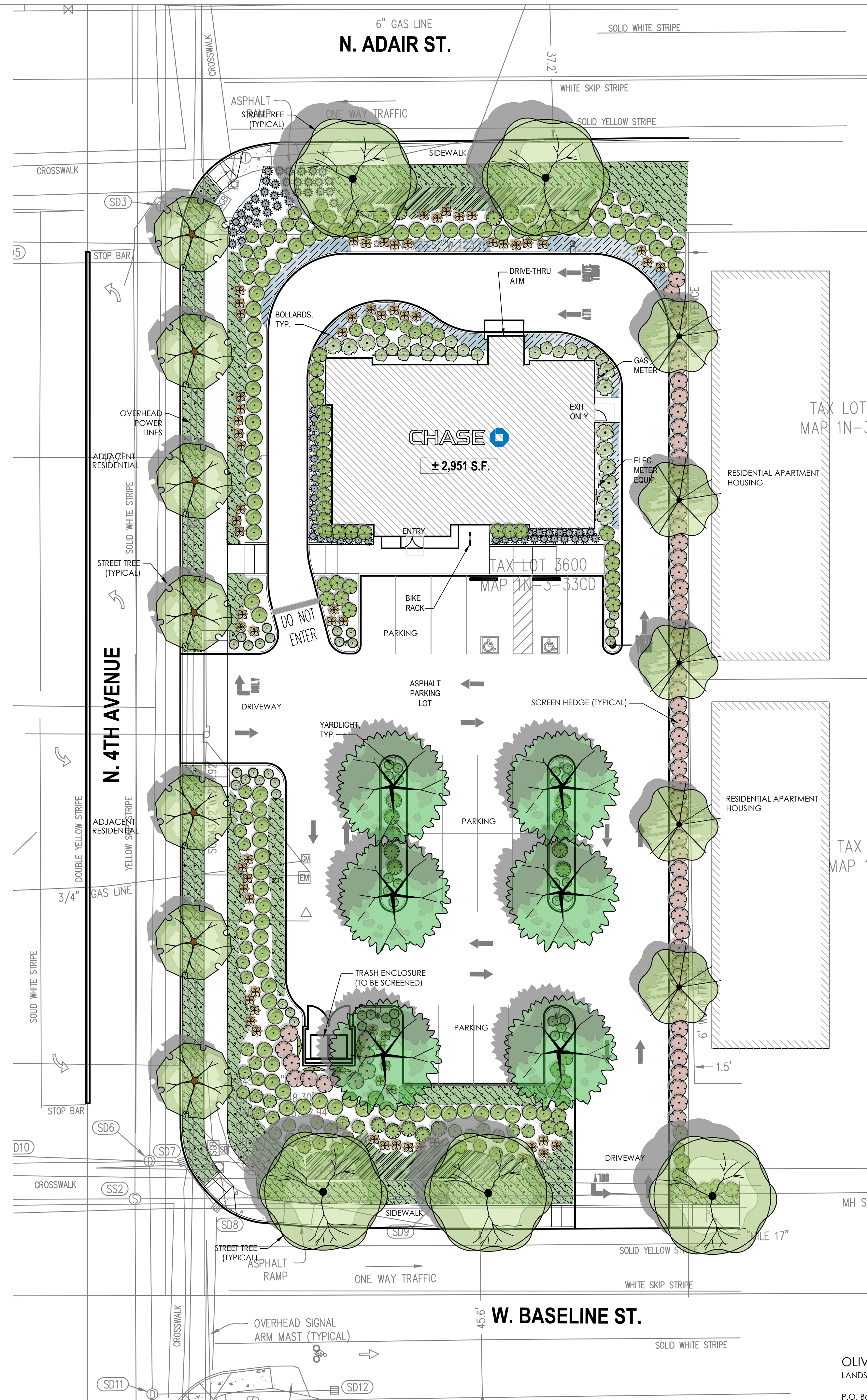
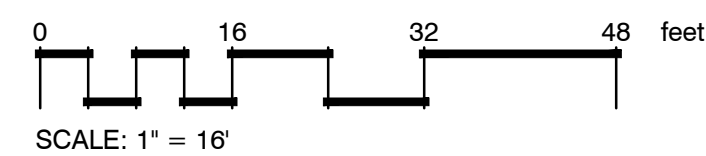
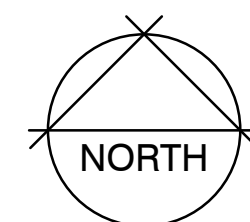
A2.3

**PLANT SCHEDULE**

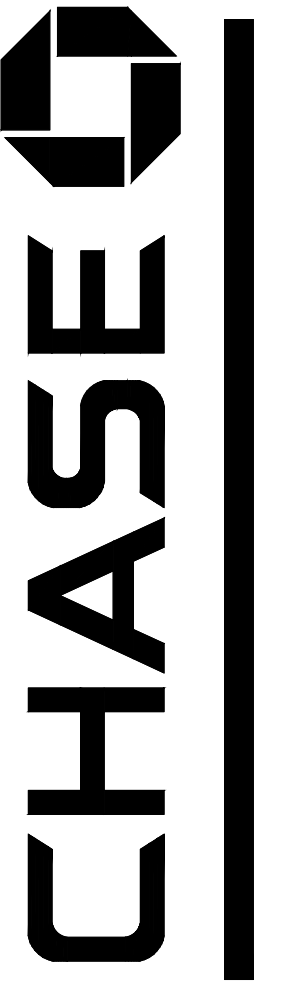
TREES	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS
	5	Lagerstroemia indica x fauriei 'Muskogee' / Muskogee Crape Myrtle	B & B	1"
	7	Magnolia x 'Galaxy' / Galaxy Magnolia	B & B	1"
	5	Ulmus x 'Frontier' / Frontier Elm	B & B	1.5"
	6	Zelkova serrata 'Village Green' / Village Green Japanese Zelkova	B & B	1.5"
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	
	11	Gaultheria shallon / Salal	5 gal.	
	53	Hebe x 'Autumn Glory' / Autumn Glory Hebe	5 gal.	
	74	Helictotrichon sempervirens / Blue Oat Grass	1 gal.	
	64	Nandina domestica 'Moon Bay' / Moon Bay Heavenly Bamboo	5 gal.	
	74	Perovskia atriplicifolia 'Blue Spire' / Blue Spire Russian Sage	1 gal.	
	24	Philadelphus x lemoinei 'Belle Etoile' / Belle Etoile Mock Orange	5 gal.	
	48	Prunus laurocerasus 'Mount Vernon' / Mount Vernon English Laurel	5 gal.	
	86	Prunus laurocerasus 'Otto Luyken' / Otto Luyken English Laurel	5 gal.	
	20	Sarcococca hookeriana digyna 'Purple Stem' / Purple Stem Sweetbox Shade plant	5 gal.	
	69	Yucca recurvifolia 'Walbristar' / Bright Star Soft Leaf Yucca	5 gal.	
VINES/ESPALIERS	QTY	BOTANICAL / COMMON NAME	CONT	
	4	Parthenocissus quinquefolia / Virginia Creeper	5 gal.	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	
	162	Cotoneaster procumbens 'Queen of Carpets' / Ground-hugging Cotoneaster	1 gal.	60" o.c.
	49	Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary	1 gal.	48" o.c.
	83	Sedum cyaneum / Blue Stonecrop	1 gal.	30" o.c.

**GENERAL NOTES**

- All landscape areas, except 5' next to building, shall receive a minimum 3" layer of organic mulch. 2"-3" cobble shall be placed within 5' of building envelope.
- All existing trees and shrubs (to remain) shall be protected in place during construction. Any damaged or dying plant material shall be replaced in kind.
- Existing irrigation system shall remain in place. Repair, add, modify existing irrigation to accommodate new plant material. Controller shall be weather based with an on-site weather sensor. Irrigation system shall comply with City of Cornelius irrigation standards.



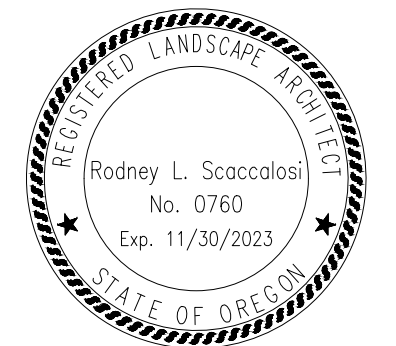
OLIVE STREET  
LANDSCAPE ARCHITECTURE  
P.O. Box 2083  
Petaluma CA 94952  
707-280-8990  
OliveStreetLandscape.com  
rod@olivestreetlandscape.com



**CHASE OVP # 48200R0003080**  
**LINEAR MEDIUM**  
**(STANDARD PALETTE)**  
442 W BASELINE ST  
CORNELIUS, OR 97113

PREPARED FOR:

ARCHITECT/ ENGINEER OF RECORD



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CHECKED BY:	AS

MODEL

DRAWING STANDARDS v20.5

SHEET TITLE

**LANDSCAPE PLAN**

SHEET NUMBER

**TYPE III – Approval Criteria and Technical and Design Standards Findings**  
**Applicant’s Submittal**  
3.28.23

**APPLICANT:** Ariane Sanders, PM Design Group  
3860 Broadway St., Suite 100; American Canyon, CA 94503

**OWNER:** Contour RE, LLC – David Bonani  
3200 Park Center Dr. Ste 1240, Costa Mesa, CA 92626

**REQUEST:** New bank building with site improvements and tenant improvements

**LOCATION:** 422 Baseline St  
Washington County Map 1N333CD03600

**I. BACKGROUND:**

- 1. Existing Conditions: The lot is located between Adair and Baseline and along N 4<sup>th</sup> Ave. It has an existing 2- story residential house surrounded by undeveloped land. No sidewalks along any streets. It is fenced against the adjacent residential lot.**
- 2. Project Description: Proposing new Bank building with drive-up ATM at rear of building and site improvement incl. landscaping and 16 parking stalls and 2 ada stalls.**

Municipal Code Standards and Requirements: The following sections of the Cornelius Municipal Code are applicable to this land use approval:

CHAPTER	PAGE
Chapter 18.10 -Application procedure(City’s development code Chapter 18) .....	2
Chapter 18.45 -Highway Commercial Zone C-2 (City’s development code Chapter 18) .....	7
Chapter 18.100 -Site Design Review (City’s development code Chapter 18) .....	14
Chapter 18.145 - Off-Street parking and loading (City’s development code Chapter 18) .....	26

#### **18.10.010 Plan/zone conformance.**

Properties proposed for development or use permits must be appropriately designated for the proposed use on the comprehensive plan and zoned in accordance with said plan, or the application must include a request for the appropriate plan amendment and zone change. [Code 2000 § 11.10.21.]

#### **18.10.020 Procedures for processing development permit.**

(A) An application for development permit shall be processed under one of the three procedures set forth in CMC [18.15.010](#).

(B) When an application and proposed development plan is submitted the community development director shall determine the appropriate procedure specified by the code, together with the determination of affected departments, public agencies, and property owners. Where there is a question as to the appropriate type of procedure, the application shall be processed in accordance with CMC [18.15.010](#)(C).

(C) The community development director shall be responsible for the coordination of the development permit application and decision-making procedure and shall only issue a development permit to an applicant whose application and proposed development is found in compliance with all of the applicable provisions set forth in the comprehensive plan and this title. Before issuing the development permit, the community development director shall be provided with the detail required to establish full compliance with the requirements of this code. [Ord. 810, 2000; Code 2000 § 11.10.22; Ord. 841 Exh. 2, 2003.]

**Response:** [Acknowledged. Type III application is used.](#)

#### **18.10.030 Neighborhood review meeting.**

(A) Prior to submittal of a Type III request which requires review by the planning commission, and for the application to be complete, the applicant shall provide an opportunity to meet with neighboring property owners, residents and businesses by conducting a neighborhood meeting.

(B) The purpose of the neighborhood review meeting is to allow the neighbors and residents to become familiar with the proposal and to identify any issues, which may be associated with an application. The intention of the meeting is for submittal of an application that is more responsive to neighborhood concerns, reducing the likelihood for delays and appeals of the application.

(C) The applicant shall send by regular mail a written notice announcing the neighborhood review meeting to the community development director and property owners within 250 feet of the subject property. The notice shall include the date, time and location of the meeting and a brief description of the nature and location of the proposal. The neighborhood review meeting must be held at an accessible

location within the Cornelius city limits. The notice shall be deposited in the mail in the city, not less than 20 days prior to the required neighborhood review meeting.

(D) At the neighborhood review meeting, the applicant shall present the proposed application to the neighbors in attendance.

(E) The applicant shall not be required to hold more than one neighborhood review meeting provided such meeting is held within 180 days prior to submitting a land use or design review application for one specific site. [Ord. 810, 2000; Code 2000 § 11.10.23; Ord. 841 Exh. 2, 2003; amended during 2007 recodification; Ord. 2016-011 § 1 (Exh. A), 2016; Ord. 2017-01 § 1 (Exh. A), 2017.]

**Response:** [Neighborhood meeting was held. Documents are included in the submittal.](#)

#### **18.10.040 Application documents.**

An application for a building or development permit, which is subject to site design review as set forth in Chapter [18.100](#) CMC shall consist of the materials and information specified in this section, plus any other materials or information required by this code. Required documents shall be submitted to the community development director as follows:

(A) A completed permit application form including identification of the project coordinator, or professional design team if application is in a commercial zone or for a planned unit development.

(B) A narrative addressing the approval criteria, including an explanation of intent; stating the nature of the proposed development, reasons for the permit request, pertinent background information, information required by the development standards and as required by other sections of this code because of the type of development proposal or the area involved or that may have a bearing in determining the action to be taken.

(C) Proof that the property affected by the application is in the exclusive ownership of the applicant or that the applicant has the consent of all individuals or partners in ownership of the affected property. Legal description of the property affected by the applicant.

(D) The application shall include conceptual and quantitatively accurate representations of the entire development sufficient to judge the scope, size, and impact of the development on the community, public facilities, and adjacent properties; and except as otherwise specified in this code.

(E) The number of required documents for completeness review, facilities and design review and planning commission review shall be identified on the application checklist.

(F) Site plans and architectural renderings drawn to scale, showing the proposed layout of all structures and other improvements per the approved city application checklist, including an erosion control plan for any building or land development permit. Such a plan shall conform to the standards established by Clean Water Services (CWS) and shall conform to CMC [13.30.020](#), Clean Water Services of Washington County rules adopted.

(G) The total land area, in square feet devoted to various uses such as total site area, building area (gross and net rentable), parking and paved coverage, landscaped area coverage, and average residential density per net acre. The percentage of site coverage for each use shall also be calculated.

(H) Documentation of Neighborhood Review Meeting, if Required.

(1) A copy of the notice sent to surrounding property owners within 250 feet of the subject parcel.

(2) A copy of the mailing list used to send out meeting notices.

(3) *Repealed by Ord. 2017-01.*

(4) An affidavit of mailing notices.

(5) Representative copies of written materials and plans presented at the neighborhood review meeting.

(6) Notes of the meeting, including the meeting date, time, and location, the names and addresses of those attending, and oral and written comments received.

(I) An application fee as set by the city council. [Ord. 696 § 1, 1989; Ord. 810, 2000; Code 2000 § 11.10.24; Ord. 841 Exh. 2, 2003; Ord. 2017-01 § 1 (Exh. A), 2017.]

**Response:** [Acknowledged. Documents as listed above are included in the submittal.](#)

**18.10.050 Complete submittal required.** 

Application materials shall be submitted to the community development director who shall have the date of submission indicated on each copy submitted. Within 30 calendar days from the date of submission, the community development director shall determine whether an application is complete.

(A) If the community development director determines that the application is incomplete or otherwise does not conform to the provisions of the code, the applicant shall immediately be notified of the negative determination in writing by mail conveying an explanation and a submittal deadline for completion or correction of the application. However, if the application remains incomplete for more than 30 days from

the date of notice of negative determination, the materials submitted shall be returned to the applicant and the file shall be closed. If an application is returned and the file closed, resubmittal shall require a new application.

**Response:** [Acknowledged](#).

(B) If an application is determined to be complete and in conformance with the provisions of the code, the community development director shall accept it and note the date of acceptance on the application form. The community development director shall then schedule the appropriate review and notify the applicant in writing of the date of the final decision or hearing as set forth in Chapter [18.15](#) CMC. [Ord. 810, 2000; Code 2000 § 11.10.25; Ord. 841 Exh. 2, 2003; Ord. 2016-011 § 1 (Exh. A), 2016.]

**Response:** [Acknowledged](#).

**18.10.060 Filing fee.** 

The council shall by resolution establish fees and deposits to be paid for all development permits. [Ord. 810, 2000. Code 2000 § 11.10.26.]

**Response:** [Acknowledged](#). [Fees will be paid as required by applicant](#).

**18.10.070 Jurisdiction and powers.** 

(A) Authority of Community Development Director. The community development director shall have authority over the daily administration and enforcement of the provisions of this chapter and shall have specific authority as follows:

- (1) Pursuant to Type I procedures set forth in CMC [18.15.010\(A\)](#), the community development director shall approve, approve with conditions, or deny:
  - (a) Design review Type I requests.
  - (b) Signs authorized for administrative review.
  - (c) Lot line adjustments in approved subdivisions and for other legally created lots.
  - (d) Fence construction permits, consistent with CMC [18.150.020](#).
  - (e) A temporary permit consistent with Chapter [18.120](#) CMC.
  - (f) Administrative Relief. The community development director may grant or deny a variation from quantifiable provisions of yard, lot coverage, lot area, lot dimension, or parking, to relieve



a hardship created by unusual lot conditions or circumstances, provided the request involves only the expansion or reduction of not more than 10 percent of the requirement.

(g) Request for the Community Development Director's Interpretation. The community development director shall have the initial authority and responsibility to interpret all terms, provisions and requirements of this title.

(2) Pursuant to Type II procedures set forth in CMC [18.15.010](#)(B), the community development director shall approve, approve with conditions, deny, or refer the following applications to the planning commission for a hearing, pursuant to CMC [18.15.010](#)(C):

(a) Design review Type II requests.

(b) Architectural, site development, and landscape plans in compliance with applicable standards.

(c) Land partitions and subdivisions in full compliance with Chapter [17.05](#) CMC.

(d) A temporary permit consistent with Chapter [18.120](#) CMC.

(e) Other specific actions or duties delegated by the planning commission, or by order of the city council, setting forth the review procedures guided by clear and objective standards for administration.

(B) Authority of Planning Commission.

(1) As specified in Chapter [2.65](#) CMC, the commission shall have authority to administer and enforce all the provisions of Chapter [18.15](#) CMC.

(2) At their earliest regularly scheduled meeting following the date of complete submission, the commission shall review and approve, approve with conditions, or deny the proposed development. However, if the commission finds that additional information or time is necessary to render a reasonable decision, the matter may be continued to a date certain. The applicant shall be immediately notified in writing of any such continuation or delay together with the scheduled date of review.

(C) Authority of City Council. Upon appeal or upon referral for legislative action, the council shall have final authority to interpret and enforce the procedures and standards set forth in this chapter. [Ord. 810, 2000; Code 2000 § 11.10.27; Ord. 841 Exhs. 1, 2, 2003.] **Response:** [Acknowledged](#).

**18.45.010 Purpose.** 

The purpose of the highway commercial or C-2 zone is to provide for retail businesses, services, and offices located along the Tualatin Valley Highway corridor, where the principal users are auto oriented. [Ord. 810, 2000; Code 2000 § 11.20.51.]

**Response:** [Project site is located in C-2 zone.](#)

**18.45.020 Uses permitted outright.** 

In a C-2 zone the following uses shall be permitted outright; provided, that all operations are conducted within an enclosed structure:

- (A) General retail.
- (B) Service commercial, including barber, **banks.**
- (C) Automobile, truck, marine, motorcycle, appliance and/or parts sales, service, repair, rental, and including custom vehicle assembly; provided, that all operations are conducted within an enclosed structure.
- (D) Office, including professional, medical/dental.
- (E) Indoor amusement or entertainment and restaurants, including fast food with drive-up window.
- (F) Motel, motor courts, hotel, inns or bed and breakfasts.
- (G) Small engine or equipment repair shop.
- (H) Single-family dwelling units as a secondary or accessory use to commercial.
- (I) Other similar uses as may be approved by the planning commission.
- (J) Type “A” or Type “B” mobile vendor, as described in Chapter [5.35](#) CMC; this use is not subject to the enclosed structure requirement. [Ord. 810, 2000; Code 2000 § 11.20.52; Ord. 841 Exh. 1, 2003; Ord. 2016-015 § 1 (Exh. A), 2016.]

**Response:** [Bank is permitted use.](#)

**18.45.030 Conditional uses permitted.** 

In a C-2 zone the following uses and their accessory uses may be permitted when in accordance with Chapter [18.105](#) CMC:

(A) Outdoor storage and/or display of merchandise, materials, goods, and equipment, or any other outdoor activity, subject to a Type II review if the outdoor activity complies with principally permitted uses within the zone, otherwise a Type III review is required.

(B) Government or other similar institutional uses.

(C) Warehouse or wholesale operation.

(D) Above ground utility yard and above ground storage tanks.

(E) Large machinery or farm equipment sales, service or rental.

(F) A planned unit development, as provided under Chapter [18.110](#) CMC.

(G) Requests to exceed the permitted building height.

(H) Church and associated church activities.

(I) Service stations and fuel distribution, provided storage tanks are underground.

(J) Multi-family dwelling units, including a residential facility consistent with state law, and all shall be consistent with A-2 standards.

(K) Indoor mini-storage facility.

(L) Certified child care center.

(M) Marijuana retail sales facilities, wholesale sales facilities, and medical marijuana dispensaries as defined in CMC [18.177.025](#) and subject to the provisions of Chapters [18.105](#) and [18.177](#) CMC. [Ord. 810, 2000; Code 2000 § 11.20.53; Ord. 841 Exh. 1, 2003; Ord. 916 § 1 (Exh. A), 2010; Ord. 2015-03 § 1 (Exh. A), 2015; Ord. 2016-014 § 1 (Exh. A), 2016; Ord. 2018-05 § 1 (Exh. A), 2018.]

**Response:** [Not applicable.](#)

**18.45.040 Development requirements.** 

(A) Lot Size. In a C-2 zone there is no minimum lot size, save and except that the lot must be large enough to accommodate the proposed use, including all design standards and functional requirements related to the use.

**Response:** [Acknowledged. Site can accommodate the use.](#)

(B) Setback Requirements. In a C-2 zone the following setbacks shall meet the base standard; however, the review body may require a greater or lesser setback based on the design review criteria set forth in this chapter:

- (1) The front yard shall be 10 feet, except that:
  - (a) Parking shall be allowed within five feet of the front property line.
  - (b) For all properties abutting the south side of Baseline Road, there shall be a front yard setback equal to five percent of the average lot depth, but not less than four feet.
- (2) No side yard shall be required, except five feet when abutting a residential use or zone, and when a side yard abuts a public street the setback shall be the same as the front yard.
- (3) No rear yard is required, except five feet when abutting a residential use or zone, and when a side yard abuts a public street the setback shall be the same as the front yard.

**Response:** [Acknowledged. Site plan is included in submittal for review. Setbacks are met.](#)

(C) Height of Building. No building shall exceed a height of 35 feet, unless approved by the planning commission. [Ord. 810, 2000; Code 2000 § 11.20.54; Ord. 2020-05 § 1 (Exh. A), 2020.]

**Response:** [Acknowledged. The tower is proposed at 21'-6" as the highest feature of the building.](#)

#### **18.45.050 Performance standards.**

In a C-2 zone no land or structure shall be used or occupied unless there is continuing compliance with the following standards:

- (A) Design Review Approval. All design review requirements and conditions of approval, including all prior attached conditions shall be satisfied.
- (B) Environmental Standards. All uses shall comply with required air, land, and water quality standards set forth by all state, federal and local jurisdictions (i.e., Department of Environmental Quality, Clean Water Services, and Metro).
- (C) Heat and Glare.

(1) Except for exterior lighting, operations producing heat or glare shall be conducted entirely within an enclosed structure, such that glare is not visible from a public street or adjacent property.

(2) Exterior lighting shall be designed such that glare is directed away from public streets or adjacent properties.

(D) Insects and Rodents. Materials including wastes shall be managed and stored, and grounds shall be maintained in a manner that will not attract or aid the propagation of insects or rodents or create a health hazard.

(E) Outside Storage. Outside storage shall be appropriately screened consistent with CMC [18.45.060](#)(F). [Ord. 810, 2000; Code 2000 § 11.20.55; Ord. 841 Exh. 2, 2003; Ord. 2020-05 § 1 (Exh. A), 2020.]

**Response:** [Acknowledged. Plans are included for review.](#)

**18.45.060 Development standards.** 

In a C-2 zone no new use or occupation of land or a structure or a new structure and no change of use of land or a structure shall be permitted unless there is continuing compliance with the following standards:

(A) Landscape Plan.

(1) For all uses in a C-2 zone, the first five feet of lineal street frontage on the subject site shall be landscaped (exclusive of frontage trees) prior to occupancy, in accordance with the approved site plan and the standards set forth herein.

(2) When at maturity, at least 80 percent of the proposed landscape area shall be covered by plant material, lawn, and trees. The remaining area may be covered in nonvegetative ground cover.

(3) Street Trees. Street trees shall be required and shall be selected from the approved public works street tree list. The total number of trees shall be determined by dividing the total linear footage of the site, which abuts a public street, by 30 feet. The location of the trees shall be determined through design review, and the trees shall be installed in accordance with Chapter 5 of the adopted public works standards.

(4) Installation of required landscaping may be deferred for up to six months; provided, that the owner posts with the city a cash deposit or irrevocable letter of credit assigned to the city for an amount equal to 150 percent of the estimated cost of the landscaping materials and installation by a qualified contractor.

**Response:** Acknowledged. Landscaping plan is included in the submittal for review. Landscaping and tree requirements are followed.

(B) Vehicular Access, Internal Circulation and Clear Vision Areas.

(1) Where possible, vehicular access to commercial developments shall be from abutting arterial or collector streets, and shall be shared with adjacent properties to minimize multiple curb cuts. Access to individual lots from T.V. Highway shall be approved by ODOT with secondary access from adjacent collectors or minor local streets where possible. Except in the case of a multi-building complex, direct lot access to an arterial shall not be permitted, unless there is no viable alternative, and direct access to collector and local streets shall only be allowed as permitted by the review body.

(2) The minimum public street width for commercial development shall comply with Chapter 5 of the adopted public works standards.

(3) Internal Access. All internal roadways and drives shall be paved and maintained by the owner in accordance with city standards. No entrance or exit shall be located closer than 100 feet to any intersection of a public street, unless there is no reasonable alternative. They shall have the following minimum unobstructed pavement width:

(a) Two-way traffic: 24 feet;

(b) One-way traffic: 15 feet.

(4) Internal sidewalks or pathways shall be provided to ensure safe and convenient pedestrian circulation throughout the development.

(5) Clear vision areas shall be provided at all roadway and driveway intersections in accordance with the vision clearance standards set forth in CMC [18.150.070](#).

**Response:** Acknowledged. Site plan is included in the submittal for review. No access to Adair proposed. Internal drives are at two way traffic and have 24 ft.

(C) Access Streets – Sidewalks – Drainage.

(1) All streets shall be designed in accordance with Chapter 5 of the adopted public works standards.

(2) All driveways for new construction shall have minimum pavement width of 12 feet and shall not be more than 35 feet in width at the curb, unless specifically approved by the review body to meet unusual requirements of a particular use. Each driveway shall have a concrete curb apron designed to comply with public works standards.

(3) Cul-de-sacs shall serve no more than four separate uses and shall have a minimum turning radius of 50 feet measured to the front edge of the curb.

(4) Sidewalks and Improvements.

(a) For all new construction, curbs, gutters, and a minimum six-foot-wide sidewalk, with eight feet at a bus stop, shall be provided along the entire lot frontage, and shall meet ADA accessibility standards.

(b) Site design review Type II requests for remodels, alterations and/or additions to an existing building shall require a sidewalk if one does not exist, the driveway apron and paved driveway to be constructed to city standards. Commercial sidewalks shall be curb tight, unless otherwise approved by the review body.

(5) Storm drainage shall be managed through a system of underground drainage lines and catch basins, which convey storm water off the site to a public storm system, and shall comply with Clean Water Services (CWS) standards for water quality and quantity.

**Response:** [Acknowledged. Site plan with dimensions is included in the submittal for review. Civil plans show the storm drainage design for review and approval.](#)

(D) Lighting Streets. Streets and walkways shall be lighted during the hours of darkness in accordance with public works standards.

**Response:** [Acknowledged. Site plan/photometric plan is included in the submittal for review. Further coordination with city engineer and ODOT for the location of street lights is required.](#)

(E) Mailboxes. Except for in-fill partitioning, clustered mailboxes shall be provided, consistent with the locational criteria set by the Post Master. They shall be of uniform style.

**Response:** [Not applicable. Only one tenant.](#)

(F) Screening.

(1) Sight-obscuring screening shall be provided for all garbage and trash collection areas, and for any approved outdoor storage, or parking lots abutting a residential development. Such screening shall be six feet in height, and shall consist of a wall of brick, stone, or other substantial material, or a densely planted evergreen hedge and a decorative fence, such as wrought-iron, or PVC or polymer covered chain link fencing. Galvanized chain link fencing shall not be permitted on new construction.

(2) The reviewing body may require nonsight-obscuring screening and/or fencing of parking lots abutting property lines, front yards abutting a public street, or other yards abutting a residential development.

**Response:** [Fence against the residential is to remain/repaired as required. Trash enclosure is screened by landscaping.](#)

(G) Parking and Loading Space.

(1) Off-Street Parking. Parking shall be provided as set forth in Chapter [18.145](#) CMC.

(2) Paving and Design. Off-street parking and maneuvering areas shall be paved with asphalt or concrete and designed in accordance with the standards of the off-street parking regulations of this title.

(3) Parking Lot Landscaping. There shall be a five-foot landscaped buffer at the perimeter of all parking lot areas. Parking lots shall be designed and landscaped so as to break up large paved areas with landscaped islands, at a minimum of every 10 spaces. [Ord. 810, 2000; Code 2000 § 11.20.56; Ord. 841 Exh. 2, 2003; Ord. 874 Exh. (1)(B), 2006; Ord. 2020-05 § 1 (Exh. A), 2020.]

**Response:** [Acknowledged. Site and landscaping plan is included for review.](#)

**18.45.070 Signs.** 

Signs within the C-2 zone may be allowed consistent with Chapter [18.175](#) CMC. [Ord. 810, 2000; Code 2000 § 11.20.57.]

**Response:** [Acknowledged. Sign vendor will apply for sign permit separately.](#)



### 18.100.010 Purpose.

The council finds that projects involving building design and development of land should have special review in order to promote and protect the public health, safety, and welfare of the city, to promote orderly growth of the community, to enhance aesthetic values, to assure development which is suitably related to its environment, to prevent both extremes of monotonous uniformity and substantial dissimilarity, and to conform with the comprehensive plan of development of the city, and, that to promote and implement these policies requires consideration of the particular character and impact of new development over and above that included in the zoning, subdivision and building code, ordinances and regulations.

(A) Purposes and Objectives. The council declares that the purposes and objectives of site development requirements and the site design review procedure are to:

- (1) Encourage originality, flexibility, and innovation in site planning and development, including the architecture, landscaping, and graphic design of said development.
- (2) Discourage monotonous, drab, unsightly, dreary, bright, showy, gaudy or cheaply ornate, and inharmonious development.
- (3) Conserve and enhance the city's natural beauty, visual character, and charm by insuring that structures, signs, and other improvements are properly related to their sites, and to surrounding sites and structures, with due regard to the aesthetic qualities of the natural terrain and landscaping, and that proper attention be given to exterior appearances of structures, signs, and other improvements.
- (4) Protect neighboring owners and users by assuring that reasonable provisions have been made for such matters as surface water drainage, suitable sound and sight buffers, the preservation of views, light and air, and those other aspects of design included under the zoning provisions of this code which may have substantial effects on neighboring land uses.
- (5) Ensure timely, orderly, and efficient administration of development permits.

**Response:** [Acknowledged.](#)

(B) Professional Quality Design Required. All development plans for Type II or Type III site design reviews shall be designed and drawn by a person trained, skilled, and knowledgeable in site planning and development. Such plans shall be of typical architectural, engineering, or drafting quality and accuracy as to scale and design detail. [Ord. 665 § 1, 1987; Ord. 810, 2000; Code 2000 § 11.30.11; Ord. 2020-05 § 1 (Exh. A), 2020.]

**Response:** [PM Design Group and its consultants are trained professionals.](#)

**18.100.020 Authority.** 

(A) Facilities and Design Review Committee. The city manager shall establish a facilities and design review committee (the “committee”) consisting of at least four city staff members, authorized consultants, or other agency staff, each with appropriate expertise, to properly evaluate proposed development plans. The committee at a minimum shall include representatives from the following departments: community development, public works, building and fire. The committee shall review all Type II and Type III requests. The committee members shall individually or collectively critique and comment on the plans relative to applicable code criteria and requirements. The community development director shall consider the committee comments and prepare a staff report for review by the applicant and interested parties.

(B) Jurisdiction and Powers. The community development director may make an initial determination whether a proposed project is subject to the criteria in this chapter or whether the project is exempt. Nothing in this chapter shall be construed to require the design review approval of ordinary repair, maintenance or replacement of any part of a building, structure, or landscaping. For purposes of this section, the term “major remodeling” means any work that changes the exterior appearance of a building or structure more than 25 percent.

(C) The provisions of design review shall pertain and conform to the following activities and standards specified in CMC [18.100.030](#)(A), (B), (C) and [18.100.040](#). No permit for building or site development shall be issued until the plans and other documents required by this title have been reviewed, approved and found to be in conformity with these standards. Design review Type I requests shall be processed per CMC [18.15.010](#)(A), Type I – Administrative Review. Design review Type II requests shall be processed per CMC [18.15.010](#)(B), Type II – Administrative Review. Design review Type III requests shall be processed per CMC [18.15.010](#)(C), Type III – Commission Review.

(D) Cumulative Action. As of the date of the ordinance codified in this chapter, cumulative design review actions shall be considered the sum total percent of proposed change(s) to already approved plans.

Where applicable:

(1) Design review Type I actions that propose to exceed a sum total of 10 percent change(s) to an approved plan shall be processed as a design review Type II request. The appropriate city application and fee shall be required.

(2) Design review Type II actions that propose a sum total of 50 percent or more change to an approved plan shall be processed as a design review Type III request. The appropriate city

application and fee shall be required. [Ord. 665 § 1, 1987; Ord. 810, 2000; Code 2000 § 11.30.12; Ord. 841 Exh. 2, 2003; Ord. 2020-05 § 1 (Exh. A), 2020.]

**Response:** [Acknowledged. Type III application is applied for.](#)

**18.100.030 Types of applications.** 

(A) Design review Type I actions are minor changes to plans already approved by the facilities and design review committee or community development director. Design review Type I actions include:

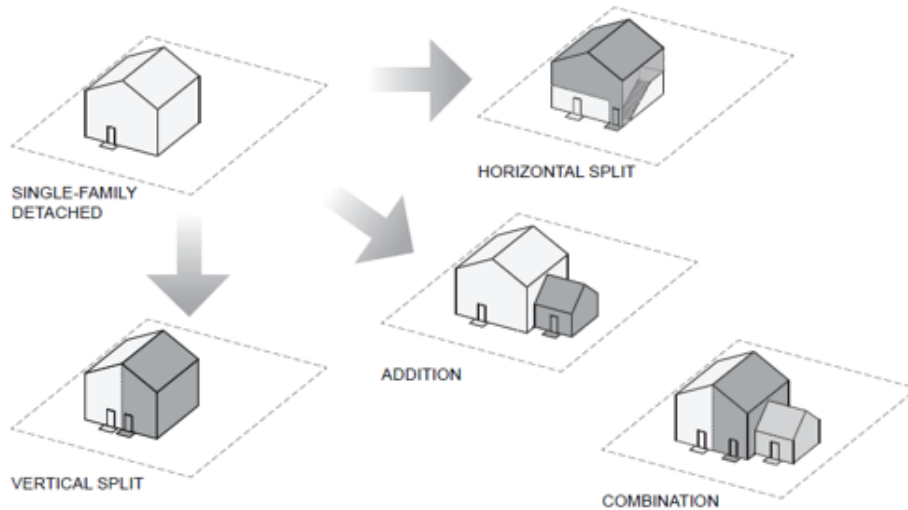
- (1) Site clearing, fill and grading involving more than 20 and less than 50 cubic yards, prior to the issuance of a development permit.
- (2) Site plans for detached single-unit dwellings, prefabricated dwellings, middle housing and accessory dwelling units.
- (3) Moving of residential and other structures.
- (4) Remodeling that changes by 20 percent or more the exterior appearance of the building or structure elevations.
- (5) All fences that are nonresidential or require a building permit shall be reviewed relative to screening, buffering, safety, building code and security.
- (6) Change in use or business that does not meet the threshold for a Type II or III review, but is identified as a different use by the off-street parking standards or as a change of occupancy as defined by the building official.
- (7) Conversion of an existing, legal multi-family residential dwelling (i.e., apartments) to condominiums.
- (8) Outdoor seating and outdoor display or storage in the central mixed use, core commercial, and gateway mixed use districts.
- (9) Other minor changes to a site or building not meeting the threshold of a Type II or Type III review, as determined by the community development director.
- (10) Conversions of a single-family dwelling to a duplex, triplex, quadplex, or cottage cluster dwelling, provided the following criteria are met:
  - (a) The converted housing type is allowed in the underlying zone.

(b) With the exception of minimum off-street parking requirements, the conversion does not create a nonconforming situation or does not increase nonconformance.

(c) Separate utility connections are provided for each additional unit.

(d) With the exception of cottage clusters, additional design requirements are not required for a conversion.

#### MIDDLE HOUSING CONVERSIONS



(B) Design review Type II actions are changes to previously approved design review plans or other moderate changes to structures or sites, which meet certain thresholds. Type II actions include:

- (1) Increases in building area of between 10 and 50 percent when materials substantially match the originals.
- (2) Addition or subtraction of similar or compatible approved parking spaces between 10 and 50 percent.
- (3) Addition or subtraction of similar or compatible approved landscape area between 10 and 50 percent.
- (4) Modification of loading facilities.
- (5) Resubmittal of Type III plans which have expired pursuant to CMC [18.100.060\(A\)](#), and are being resubmitted within one year of expiration and exactly as originally approved.

(6) Review of minor development modifications to previously approved master plans/planned unit developments.

(7) Site clearing, fill and grading involving 50 cubic yards or more, prior to the issuance of a development permit.

(8) Other moderate changes to structures or sites.

(9) New development of multi-unit dwelling developments in the core residential district.

(C) Design review Type III actions are those which are major and include:

(1) Review of major development revisions to previously approved master plans/planned unit developments.

(2) General site plans for new development or substantial redevelopment.

(3) New development, buildings or structures not part of a previously approved master plan.

(4) Variances proposed with a design review request.

(5) Building additions with an increase of over 50 percent of the existing building area.

(6) Addition or subtraction of approved parking over 50 percent of the existing area.

(7) Addition or subtraction of approved landscape area over 50 percent of the existing area. [Ord. 665 § 1, 1987; Ord. 810, 2000; Code 2000 § 11.30.13; Ord. 841 Exhs. 1, 2, 2003; Ord. 916 § 1 (Exh. A), 2010; Ord. 2019-10 § 1 (Exh. A), 2019; Ord. 2020-05 § 1 (Exh. A), 2020; Ord. 2022-03 § 1 (Exh. A), 2022.]

**Response:** [Acknowledged. Type III application is applicable.](#)

#### 18.100.040 Approval criteria.

In addition to the other requirements of the zoning code and other city ordinances, a project submitted for design review shall comply with the standards and criteria in subsections (A) and (B) of this section; all applications for a sign permit subject to the provisions of the sign code, Chapter [18.175](#) CMC, inclusive, shall comply with the rules and regulations of the committee adopted under the provisions of Division III of this title and other applicable provisions of the Cornelius Municipal Code.

**Response:** [Acknowledged.](#)

(A) Technical Standards. Where applicable, required off-site improvements shall be based on proportional analysis.

(1) Facilities and Services. The public and private facilities and services provided by the development are adequate as to location, size, design and timing of construction in order to serve the residents or establishments to be accommodated and meet city standards and the policies and requirements of the comprehensive plan. The service provider is presumed correct in the evidence which they submit;

**Response:** [Acknowledged.](#)

(2) Traffic Generation. Based on anticipated vehicular and pedestrian traffic generation and the standards and policies of the comprehensive plan, adequate right-of-way and improvements to streets, pedestrian ways, bikeways, transitways and other ways are provided by the development in order to promote safety, reduce congestion, conserve energy and resources, and encourage transit use, bicycling and walking. Consideration shall be given to the need for constructing, widening and/or improving, to the standards of the comprehensive plan and this code, public streets, bicycle, pedestrian, and other ways in the area of the proposed development impacted by the proposed development. This shall include, but not be limited to, improvements to the right-of-way, such as installation of lighting, signalization, turn lanes, median and parking strips, traffic islands, paving, curbs and gutters, sidewalks, bikeways, transit facilities, street drainage facilities, traffic calming devices, and other facilities needed because of anticipated vehicular, transit, bicycle, and pedestrian traffic generation. Access and street design shall comply with the standards identified in Chapter [18.143](#) CMC, Transportation Facilities, and Chapter 5 of the adopted public works standards. Street trees shall be installed to the standards identified in Chapter 5 of the adopted public works standards. In lieu of actual construction of off-site improvements, the committee may accept written waivers of remonstrance to the formation of local improvement districts for the purpose of providing the needed off-site improvements or cash payment to the city in an amount equal to the estimated cost of said off-site improvements;

**Response:** [The project design is applying the comments from the pre-application meeting. On Adair and Baseline public sidewalk and landscaping per ODOT/city requirements with street trees are incorporated. The project also includes public sidewalk, landscaping with street trees and a median along N 4<sup>th</sup> Ave per city standards.](#)

(3) Dedication. Adequate dedication or reservation of real property for public use, as well as easements and right of entry for construction, maintenance and future expansion of public facilities

and services, shall be required to protect the public from any potentially deleterious effects resulting from the proposed use to fulfill the need for additional, improved services, whether on or off site, created by the proposed use, and to effect the implementation of the standards and policies of the comprehensive plan;

**Response:** Acknowledged. Easements and dedication will be assigned per engineering/ODOT requirements after review plans.

(4) Internal Circulation. There is a safe and efficient circulation pattern within the boundaries of the site. Consideration shall include the layout of the site with respect to the location, number, design and dimensions of vehicular, transit, and pedestrian access, exits, drives, walkways, bikeways, transit stops and facilities, building location and entrances, emergency equipment ways and other related on-site or off-site facilities so that there are adequate off-street parking and loading/unloading facilities provided in a safe, well designed and efficient manner. Consideration shall include the layout of parking, storage of all types of vehicles and trailers, shared parking lots and common driveways, garbage collection and storage points, as well as the surfacing, lighting, screening, landscaping, concealing and other treatment of the same. Developments shall provide a safe and reasonably direct pedestrian connection from the main entrance to the public right-of-way and/or the pedestrian system or both. The pedestrian connection shall be reasonably free of hazards from automobile traffic, so as to help encourage pedestrian and bicycle travel;

**Response:** The entry is connecting to the public sidewalk on N 4<sup>th</sup> Ave with a sidewalk and crosswalk striping. A trash enclosure is proposed at location for easy loading.

(5) Maintenance of Private Facilities. Adequate means are provided to ensure continued maintenance and necessary normal replacement of private common facilities and areas, drainage ditches, streets and other ways, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage storage areas and other facilities not subject to periodic maintenance by the city or other public agency. Materials, including wastes, shall be stored and managed, and grounds shall be maintained in a manner that will not attract or aid in the propagation of insects or rodents or cause a health hazard;

**Response:** Tenant will be maintaining the site.

(6) Public Facilities. The structures and public facilities and services serving the site are designed and constructed in accordance with adopted codes and/or city standards at a level which will provide adequate fire protection and protection from crime and accident, as well as protection from hazardous conditions due to inadequate, substandard or ill-designed development;

**Response:** Acknowledged. All utilities/public facilities required for the site development will be designed per standards.

(7) Security. Adequate facilities shall be provided to prevent unauthorized entries to the property, facilitate the response of emergency personnel, and optimize fire protection for the building and its occupants. Adequate facilities may include, but not be limited to, the use of lighted house numbers and a project directory for multi-unit dwelling development;

**Response:** The site will be adequately lit for security. Photometric is included in the submittal for review. Tenant will install fire alarm. A building address will be installed on the building.

(8) Grading. The grading and contouring of the site takes place and site surface drainage and on-site storage of surface waters facilities are constructed so there is no adverse effect on neighboring properties, public rights-of-way or the public storm drainage system and that said site development work will take place in accordance with the city site development code;

**Response:** Acknowledged. Grading plans are included in the submittal for review.

(9) Utilities. Prior to the development of a site, utilities shall be extended to serve the site or financially secured for extension to serve the site. Connection to city utilities shall be required prior to final inspection and occupancy. Electric, telephone, and other utility services to new development shall be located underground. New utilities for redeveloped parcels shall be located underground from the right-of-way to the redeveloped parcels;

**Response:** Acknowledged. Utility plan is included in the submittal for review. Further coordination with the power company is required to get the overhead electrical that is running along N 4<sup>th</sup> Ave undergrounded.

(10) Accessibility. Access and facilities for physically handicapped people are incorporated into the site and building design with particular attention to providing continuous, uninterrupted access routes;

**Response:** Acknowledged. Building, sidewalk and parking is designed to current accessibility requirements.

(11) Bicycle Lanes and Sidewalks. Where street improvements on arterials and collectors are required as a condition of development approval, they shall include bicycle lanes or off-street multi-modal pathways, and sidewalks constructed in accordance with city standards.



**Response:** Site plans are included in the submittal for review. It appears the bike lanes are on the other side of the street. If any additional are required, plans will be updated.

(B) Nonresidential Design Standards.

(1) Relation of Building to Site. The proposed structures shall be related harmoniously to the terrain and to existing buildings which have a visual relationship to the proposed structure. Building height, bulk, lot area, coverage, setbacks, and scale should be particularly considered with regard to achieving compatible relationships. Screening, except in the industrial zone, exposed storage areas, utility buildings, machinery, service and truck loading areas, solid waste disposal cans, containers and other structures, and other accessory uses and structures, shall be adequately set back and screened. If a building is constructed, enlarged or altered to meet Type II thresholds and is located within 500 feet of a bus/transit stop, a main entrance door shall be placed on the street side of the bus/transit line and located as close as structurally possible to the bus/transit stop in compliance with this title;

**Response:** Site plan and Floor plan are included in the submittal for review. There appears to be a bus stop along Baseline. Due to the location of the site in between the highways lanes and due to the restrictions by ODOT for accessing the site the building entrance and drive-up ATM is shown located further into the site but facing Baseline.

(2) Trees and Vegetation. The development has been designed to, where possible, incorporate and preserve existing trees or vegetation of significant size and species. Consideration shall be given to whether habitat, survival of the tree species, and aesthetics can best be achieved by preserving groves or areas of trees as opposed to only individual trees;

**Response:** Landscaping plan is included in the submittal for review. No significant landscaping/trees are existing on this site.

(3) Historic Structures. Consideration is given to the effect of the proposed development on historic buildings or features both on the site and within the immediate area;

**Response:** No historic structures are existing on this site.

(4) Grading and contouring of the site shall take place with particular attention to minimizing the possible adverse effect of grading and contouring on the natural vegetation and physical appearance of the site;

**Response:** grading plans and alta survey are included in the submittal for review. No special contouring is proposed. Grading is minimized to change existing.

(5) Landscaping. The quality, location, size, and structural and aesthetic design of walls, fences, berms, traffic islands, median areas, hedges, screen planting and landscape areas are such that they serve their intended purposes and have no adverse effect on existing or contemplated abutting land uses;

**Response:** Site/Landscaping plans and alta survey are included in the submittal for review. Existing wood fence adjacent to neighboring parcel is to remain/repaired if needed.

(6) Lighting. Adequate exterior lighting shall be provided to promote public safety, and shall be designed to avoid unnecessary glare upon other properties;

**Response:** Photometric plan is included in the submittal for review. Cut sheet of the light fixtures are included for review.

(7) Solar Access. In determining the appropriate relation of the building or structure to the site, the committee shall require that the building or structure be located on the site in a location and direction that will maintain, where feasible, solar access for adjacent properties and buildings or structures within the site. [Ord. 588 §§ 1, 2, 1981; Ord. 665 § 1, 1987; Ord. 810, 2000; Code 2000 § 11.30.14; Ord. 874 Exh. (1)(B), 2006; Ord. 916 § 1 (Exh. A), 2010; Ord. 2018-02 § 1 (Exh. A), 2018; Ord. 2019-10 § 1 (Exh. A), 2019; Ord. 2020-05 § 1 (Exh. A), 2020; Ord. 2022-03 § 1 (Exh. A), 2022.]

**Response:** Site plan is included for review.

#### **18.100.050 Special conditions.**

(A) Open Space, Parks and Recreation Areas. Major residential developments, 20 units or more, shall include park and recreation areas, or both. In all multi-family projects, the required park and recreation area shall include a children's play area and play equipment for the use of residents and occupants of the multi-family project. The community development director shall have the power to approve plans for these recreation areas.

(B) Objectionable Uses. Odor, dust, smoke, fumes, noise, glare, heat, and vibration from commercial and industrial uses, or both, which might create a nuisance or be offensive to other uses in the area or be incompatible with such other uses shall be adequately eliminated or controlled by authorized measures. [Ord. 588 § 3, 1981; Ord. 665 § 1, 1987; Ord. 810, 2000; Code 2000 § 11.30.15; Ord. 841 Exh. 2, 2003.]

**Response:** [Not applicable.](#)

**18.100.060 Compliance with approvals.** 

(A) Time Limit on Approval. Site design review approvals shall be void after two years unless a building permit has been issued and substantial construction pursuant thereto has taken place.

(B) Certificate of Occupancy. In order to assure completion of the work in the manner and at the time approved, the premises shall not be used or occupied for the purposes set forth in the application until the city has completed a final inspection or issued a certificate of occupancy following completion of the work in substantial conformance to the approved plan. Prior to the final completion of all work, a certificate of occupancy or approval to occupy may be issued for a portion of the premises or conditioned upon further work being completed by a date certain.

(C) Revocation of Approval. The community development director may, upon reasonable notice to the applicant and an opportunity for him to be heard, revoke design review approval previously given and may revoke a certificate of occupancy for any of the following reasons:

- (1) Material misrepresentation of fact in the application or in testimony or evidence submitted, whether the misrepresentation is intentional or unintentional.
- (2) Failure to complete work within the time and in the manner approved without obtaining an extension of time or modification of plans.
- (3) Failure to maintain and use the property in accordance with the approved plans and conditions.

(D) Violation. It shall be unlawful to use or occupy premises for which design review approval is required, or to perform work for which design review approval is required, without complying with the provisions of CMC [18.100.010](#). It shall be unlawful to willfully violate any term or condition of an approved design review. [Ord. 665 § 1, 1987; Ord. 810, 2000; Code 2000 § 11.30.16; Ord. 841 Exh. 2, 2003.]

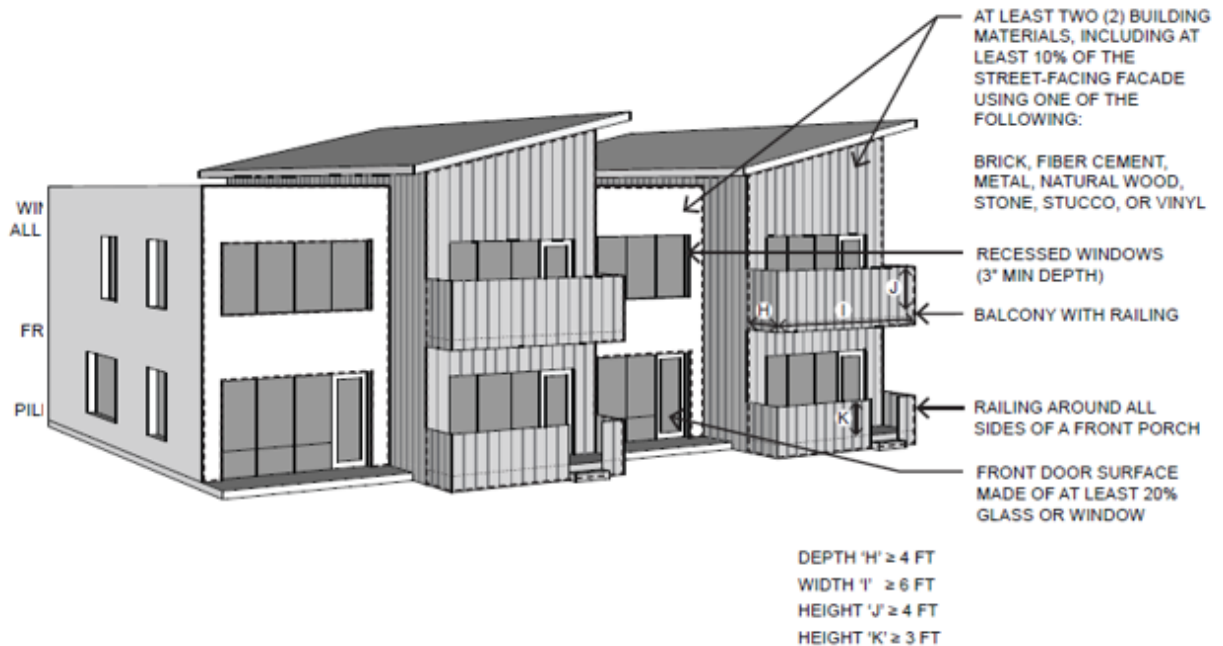
**Response:** [Acknowledged.](#)

**18.100.070 Residential design requirements.** 

(A) Each detached single-dwelling unit (site built, manufactured, and prefabricated dwellings on individual lots) and middle housing type must incorporate a minimum of three of the following design features:

- (1) Eaves: minimum 12 inches.
- (2) Dormer: minimum four feet wide.

- (3) Window trim: minimum three inches.
- (4) Recessed entrance: minimum two feet deep.
- (5) Balcony with a railing: minimum four feet deep and six feet wide; railing minimum four feet tall.
- (6) Porch: minimum four feet deep and six feet wide.
- (7) Off-sets in building face or roof: minimum 16 inches.
- (8) Recessed window: minimum three inches deep.
- (9) Pitched roof: minimum 4:12 or 3:12.
- (10) A variation of three different building materials, the least of which shall be five percent of the facade.
- (11) Pillars or posts.
- (12) Knee or eave braces.
- (13) Brick, cedar shingles, or stucco covering 10 to 15 percent of the street-facing facade.
- (14) Shutters on each ground level street-facing window: minimum 12 inches wide, 24 inches tall.
- (15) Railing around all sides of a front porch: minimum three feet tall.
- (16) Front door surface made of at least 25 percent glass or window.
- (17) Window grids on all street-facing windows.
- (18) Roof over front porch or balcony.
- (19) Different colors between at least two of the following on the street-facing facade: trim, doors, windows, walls, shutters, railings, posts/pillars.
- (20) Variation of at least two siding textures or styles among board and batten, vinyl, lap, brick, stone, natural wood, cedar, fiber cement siding, stucco, horizontal or vertical wood, or metal.



[Ord. 2022-03 § 1 (Exh. A), 2022.]

**Response:** [Not applicable.](#)

**18.145.010 General provisions.** [SHARE](#)

(A) The provision and maintenance of off-street parking and loading spaces are continuing obligations of the property owner. No building or other permit shall be issued until plans are presented that show property that is and will remain available for exclusive use as off-street parking and loading space as required by this title. The subsequent use of property for which the building permit is issued shall be conditional upon the unqualified continuance and availability of the amount of parking and loading space required for the specific use. Use of property in violation of the off-street parking and loading requirements located herein shall be a violation of this code. Should the owner or occupant of a lot or building change the use to which the lot or building is put, thereby increasing off-street parking or loading requirements, it shall be a violation of this code to begin or maintain the altered use until the required increase in off-street parking or loading is provided, except as provided in the central mixed use (CMU) and corridor commercial (CC) zoning districts (see CMC [18.145.020\(C\)](#)).

**Response:** [Acknowledged.](#)

(B) Unless otherwise provided, required parking and loading spaces shall not be located in a required yard.

**Response:** [Acknowledged. Not applicable.](#)

(C) Owners of two or more uses, structures, or parcels of land may agree to utilize jointly the same parking and loading spaces when the hours of operation do not overlap; provided, that satisfactory legal evidence is presented to the community development director in the form of deeds, leases, or contracts to establish the joint use.

**Response:** [Acknowledged. Not applicable.](#)

(D) A plan drawn to scale, indicating how the off-street parking and loading requirement is to be fulfilled, shall accompany the request for a building permit, site plan review, or certificate of occupancy. The plan shall show all those elements necessary to indicate that these requirements are being fulfilled and shall include but not be limited to:

- (1) Delineation of individual parking and loading spaces and their dimensions;
- (2) Circulation area necessary to serve spaces;
- (3) Access to streets, alleys and properties to be served;
- (4) Curb cuts;
- (5) Location and dimensions of all landscaping, including the type and size of plant material to be used, as well as any other nonliving landscape material incorporated into the overall plan, excluding single- and two-family residences and multi-family uses with not more than four units in the core residential zone; and
- (6) Specifications as to signs and bumper guards, excluding single- and two-family residences and multi-family uses with not more than four units in the core residential zone.

**Response:** [Site and landscaping plans are included in the submittal for review.](#)

(E) Requirements for types of buildings and uses not specifically listed herein shall be determined by the community development director, based upon the requirements of comparable uses listed. [Ord. 810, 2000; Code 2000 § 11.40.11; Ord. 841 Exh. 2, 2003; Ord. 2016-011 § 1 (Exh. A), 2016; Ord. 2018-02 § 1 (Exh. A), 2018; Ord. 2019-10 § 1 (Exh. A), 2019.]

**18.145.020 Off-street parking.** 

(A) At the time of erection of a new structure or at the time of enlargement or change in use of an existing structure within any zone in the city, off-street parking spaces shall be provided in accordance with CMC [18.145.030](#). If parking space has been provided in connection with an existing use or is added to an

existing use, the parking space shall not be eliminated if elimination would result in less space than is specified in the standards of this section when applied to the entire use. In cases of enlargement of a building or use of land existing on the effective date of the ordinance codified in this title, the number of parking spaces required shall be based only on floor area or capacity of such enlargement.

**Response:** [Not applicable. Existing building will be removed. All new construction are proposed on this site.](#)

(B) Where square feet are specified, the area measured shall be the gross floor area primary to the functioning of the particular use of the property but shall exclude space devoted to off-street parking or loading. Where employees are specified, persons counted shall be those working on the premises during the largest shift at the peak season, including proprietors.

**Response:** [Acknowledged. Gross area of 2,961 sf of the building is used for calculating parking requirements.](#)

(C) In the central mixed use and corridor commercial zoning districts, change of use of an existing commercial structure will not require additional parking to be constructed. However, construction of a new building or addition to an existing building will require the provision of off-street parking as required in CMC [18.145.030](#).

**Response:** [Acknowledged. Zone is C2 \(highway commercial\).](#)

(D) If several uses occupy a single structure or parcel of land, the total requirements for off-street parking shall be the sum of the requirements of the several uses computed separately with a reduction of 10 percent to account for cross-patronage and shared parking benefits. Where the peak hours of operation of two or more uses do not substantially overlap, such uses may share off-street parking spaces as required by this title.

**Response:** [Acknowledged. Not applicable. Lot is not proposed to be shared.](#)

(E) Parking spaces in public streets or alleys shall not be eligible as fulfilling any part of the parking requirements, except as allowed in the central mixed use and core commercial zoning districts.

**Response:** [Acknowledged. Not applicable.](#)

(F) Required parking spaces shall be available for the parking of operable motor vehicles for residents, customers, patrons, and employees only, and shall not be used for the storage or sale of vehicles or other

materials and shall not be rented, leased or assigned to any other person or organization not using or being directly served by the use.

**Response:** [Acknowledged.](#)

(G) Off-street parking spaces for dwellings shall be located on the same lot with the dwelling, unless specified elsewhere in the code. [Ord. 810, 2000; Code 2000 § 11.40.12; Ord. 2019-10 § 1 (Exh. A), 2019.]

**Response:** [Not applicable.](#)

**18.145.030 Required off-street parking spaces.** 

(A) Off-street parking shall be provided based on the primary use of the site according to the following standards and regardless of the parking zone in which the use is located (see Map 1 following this chapter).

<b>Table 1</b>				
<b>Minimum and Maximum Required Off-Street Vehicle and Bicycle Parking Requirements</b>				
<b>(unless otherwise noted, standard is per 1,000 sf of gross floor area)</b>				
<b>Land Use</b>	<b>Minimum Parking Standards</b>	<b>Maximum Parking Standards</b>		<b>Minimum Bicycle Parking Standards</b>
		<b>Zone A</b>	<b>Zone B</b>	
<b>RESIDENTIAL</b>				
Detached Single Dwelling Units	1.0/DU	none	none	none
Middle Housing	1.0/DU	none	none	none
Multi-Unit Dwellings	1.0/DU	none	none	1.0/2 DUs except elderly, which is 1.0/20 DUs
Manufactured Units	1.0/DU	none	none	none
Mobile Home Parks	1.0/DU	none	none	none



<b>Table 1</b>				
<b>Minimum and Maximum Required Off-Street Vehicle and Bicycle Parking Requirements</b>				
<b>(unless otherwise noted, standard is per 1,000 sf of gross floor area)</b>				
<b>Land Use</b>	<b>Minimum Parking Standards</b>	<b>Maximum Parking Standards</b>		<b>Minimum Bicycle Parking Standards</b>
		<b>Zone A</b>	<b>Zone B</b>	
<b>GROUP LIVING</b>	1.0/room 1.0/2.5 beds	none 2.7/1,000		1.0/5 beds
<b>TRANSITIONAL HOUSING</b>	1.0/2.5 beds	none	none	1.0/5 beds
<b>HOME OCCUPATION</b>	none	none	none	none
<b>CIVIC</b>				
Basic Utilities	none	none	none	none
Colleges	1.0/5 students/staff	1.0/3.3 students/staff	1.0/3.3 students/staff	1.0/3.0 students/staff
Community Recreation	2.0/1,000	2.5/1,000	4.0/1,000	0.3/1,000
Cultural Institutions	2.5/1,000	3.5/1,000	4.5/1,000	0.5/1,000
Medical Centers	2.0/1,000	3.7/1,000	4.2/1,000	0.2/1,000
<b>MOTOR VEHICLE RELATED</b>				
Motor Vehicle Sales/Rental	1.0/1,000 but no less than 4	1.3/1,000 but no less than 4	2.0/1,000 but no less than 4	0.2/1,000 sales area
Motor Vehicle Servicing/Repair	2.0/1,000 but no less than 4	2.3/1,000	2.6/1,000	0.2/1,000
Vehicle Fuel Sales	3.0 + 2.0/service bay	4.0 + 2.0/service bay	4.0 + 2.0/service bay	0.2/1,000
<b>OFFICE</b>	2.7/1,000	3.4/1,000	4.1/1,000	0.5/1,000
<b>COMMERCIAL</b>				
Commercial Lodging	1.0/room	1.2/room	1.4/room	1.0/10 rooms

<b>Table 1</b>				
<b>Minimum and Maximum Required Off-Street Vehicle and Bicycle Parking Requirements</b>				
<b>(unless otherwise noted, standard is per 1,000 sf of gross floor area)</b>				
<b>Land Use</b>	<b>Minimum Parking Standards</b>	<b>Maximum Parking Standards</b>		<b>Minimum Bicycle Parking Standards</b>
		<b>Zone A</b>	<b>Zone B</b>	
Eating and Drinking Establishments	fast food: 9.9/1,000 other: 15.3/1,000	12.4/1,000 19.1/1,000	14.9/1,000 23/1,000	All: 1.0/1,000
Self-Service Storage	1/5,000 sf up to 20,000 sf; 1/20,000 sf thereafter	none	none	1/50,000 sf
<b>ENTERTAINMENT ORIENTED</b>				
Major Event Entertainment	1.0/3 seats or 1.0/6' bench	1.0/2.5 seats or 1.0/5' bench	1.0/2 seats or 1.0/4' bench	1.0/10 seats or 40' bench
Outdoor Entertainment	4.0/1,000	4.5/1,000	5.0/1,000	0.4/1,000
Indoor Entertainment	4.3/1,000 theater: 1.0/3 seats	5.4/1,000 theater: 1.0/2.5 seats	6.5/1,000 theater: 1.0/2.0 seats	0.5/1,000 1.0/10 seats
Adult Entertainment	2.5/1,000 1.0/3 seats	3.5/1,000 1.0/1.25 seats	6.5/1,000 1.0/2.0 seats	0.5/1,000 1.0/10 seats
<b>GENERAL RETAIL</b>				
Sales-Oriented	3.7/1,000	5.1/1,000	6.2/1,000	0.3/1,000
Personal Services	2.5/1,000 bank with drive- in: 4.3/1,000	3.0/1,000 5.4/1,000	4.5/1,000 6.5/1,000	1.0/1,000 1.0/1,000
Repair-Oriented	3.3/1,000	4.0/1,000	4.5/1,000	0.3/1,000
Bulk Sales	1.0/1,000 but no less than 10	1.3/1,000	2.0/1,000	0.3/1,000

<b>Table 1</b>				
<b>Minimum and Maximum Required Off-Street Vehicle and Bicycle Parking Requirements</b>				
<b>(unless otherwise noted, standard is per 1,000 sf of gross floor area)</b>				
<b>Land Use</b>	<b>Minimum Parking Standards</b>	<b>Maximum Parking Standards</b>		<b>Minimum Bicycle Parking Standards</b>
		<b>Zone A</b>	<b>Zone B</b>	
Outdoor Sales	1.0/1,000 sales area	1.3/1,000 sales area	2.0/1,000 sales area	0.1/1,000 sales area
Animal-Related	3.3/1,000	4.0/1,000	4.5/1,000	0.3/1,000
<b>INDUSTRIAL</b>				
Industrial Services	0.8/1,000	1.2/1,000	1.8/1,000	0.1/1,000
Manufacturing; Production; Light Industrial; General Industrial; Heavy Industrial	1.6/1,000	none	none	0.1/1,000
Research and Development	2.0/1,000	3.0/1,000	3.8/1,000	0.5/1,000
Warehouse/Freight Movement	< 150,000 sq ft: 0.5/1,000 > 150,000 sq ft: 0.3/1,000	0.8/1,000 0.4/1,000	1.2/1,000 0.5/1,000	0.1/1,000
Waste-Related	5	7	10	none
Wholesale Sales	0.8/1,000	1.2/100	1.8/1,000	0.1/1,000
<b>OTHER</b>				
Agriculture/Horticulture	2.5/1,000 sales area but no less than 4	none	none	none
Cemeteries	exempt	exempt	exempt	none

<b>Table 1</b>				
<b>Minimum and Maximum Required Off-Street Vehicle and Bicycle Parking Requirements</b>				
<b>(unless otherwise noted, standard is per 1,000 sf of gross floor area)</b>				
<b>Land Use</b>	<b>Minimum Parking Standards</b>	<b>Maximum Parking Standards</b>		<b>Minimum Bicycle Parking Standards</b>
		<b>Zone A</b>	<b>Zone B</b>	
Detention Facilities	1.0/2.5 beds	none	none	1.0/15 beds
Wireless Communication Facility	none	none	none	none
Postal Services	2.5/1,000	3.0/1,000	4.5/1,000	0.3/1,000
Public Support Facilities	none	none	none	none
Religious Institutions	0.25/seat in main assembly area	0.6/seat in main assembly area	0.8/seat in main assembly area	1.0/20 seats in main assembly area
Schools	preschool: 5.0 + 1/classroom elementary/JR: 2.0/classroom SR: 1.0/5 students/staff	preschool: 7.0 + 1/classroom elementary/JR: 2.5/classroom SR: 1.0/3.3 students/staff	preschool: 10.0 + 1/classroom elementary/JR: 3.5/classroom SR: 1.0/3.3 students/staff	preschool: 1.0/classroom elementary/JR: 6.0/classroom SR: 6.0/classroom
Social/Fraternal Clubs/Lodges	10.0/1,000 main assembly area	12.0/1,000 main assembly area	14.0/1,000 main assembly area	2.0/1,000 main assembly area

All uses providing drive-in service as defined by this title shall provide on the same site a reservoir for inbound vehicles as follows:

<b>Land Use</b>	<b>Reservoir Requirement</b>
Drive-In Banks	5 spaces/service terminal
Drive-In Restaurants	10 spaces/service window

Land Use	Reservoir Requirement
Drive-In Theaters	10% of theater capacity
Gasoline Service Stations	3 spaces/pump
Mechanical Car Washes	3 spaces/washing unit
Parking Facilities – Free Flow Entry	1 space/entry driveway
Ticket Dispense Entry	2 spaces/entry driveway
Manual Ticket Dispensing	8 spaces/entry driveway

[Ord. 810, 2000; Code 2000 § 11.40.13; Ord. 841 Exh. 1, 2003; Ord. 2018-02 § 1 (Exh. A), 2018; Ord. 2022-03 § 1 (Exh. A), 2022.]

**Response:** The parking count is calculated with 2,951 sf of building area. For the bank with drive-up ATM use located in zone A, the required parking comes out to 13 stalls min. and 16 stalls. Max. with 5 spaces of stacking and 3 bike stalls.

**18.145.040 Off-street loading.** 

(A) Buildings and structures to be built or substantially altered which receive and distribute material or merchandise by truck shall provide and maintain off-street loading space as follows:

**Response:** Not applicable.

**18.145.050 Design and maintenance standards for off-street parking and loading facilities.**



(A) Except as otherwise defined in this code, “one standard parking space” means a minimum of a parking stall of nine feet in width and 20 feet in length. To accommodate compact cars more efficiently, up to 25 percent of the available parking spaces may have a minimum dimension of eight feet in width and 16 feet in length, so long as they are identified as compact car stalls and are not readily accessible to large cars.

**Response:** all stalls are proposed to be min. 9 ft x 20 ft.

(B) Excluding detached single-unit dwellings and middle housing residences, groups of two or more parking spaces shall be served by a service drive so that no backing movements or other maneuvering within a street or other public right-of-way would be required.

**Response:** Acknowledged. Service drives are proposed as required.

(C) Service drives shall be designed and constructed to facilitate the flow of traffic, provide maximum safety of traffic access and egress consistent with CMC [18.150.070](#), and maximum safety of pedestrians and vehicular traffic on the site.

**Response:** Acknowledged. Service drives are proposed as required.

(D) Each parking and/or loading space shall be accessible from a street and the access shall be of a width and location as described in this section.

**Response:** All parking spaces are accessible.

(E) Parking space configuration, stall and access aisles shall be of sufficient width for all vehicles turning and maneuvering.

**Response:** All parking spaces and aisle have sufficient width.

(F) Except for detached, single-unit dwellings and middle housing residences, any area intended to be used to meet the off-street parking requirements as contained in this title shall have all parking spaces clearly marked using a permanent paint. All interior drives and access aisles shall be clearly marked and signed to show direction of flow and maintain vehicular and pedestrian safety.

**Response:** All parking spaces and aisle are proposed to be clearly marked.

(G) Except for detached, single-unit dwellings and middle housing residences, all areas used for the parking and/or storage and/or maneuvering of any vehicle, boat and/or trailer shall be improved with asphalt or concrete surfaces according to the same standards required for the construction and acceptance of city streets. Off-street parking spaces for residential development with not more than four units in the core residential zone shall be improved with an asphalt or concrete surface to specification as approved by the building official.

**Response:** All parking lot is constructed per requirements / recommendations listed in soil report and per city standards with new asphalt and new concrete.

(H) Parking spaces along the outer boundaries of a parking lot or adjacent to interior landscaped areas or sidewalks shall be provided with a wheel stop at least four inches high located three feet back from the front of the parking stall. The facilities and design review committee or the planning commission may approve parking spaces without wheel stops, provided the abutting sidewalk is increased by three feet in width and/or the appropriate landscaping is planted where the bumper would overhang.

**Response:** [Parking spaces along sidewalk are proposed without wheel stop as the sidewalk is 7 ft in width except at accessible stalls.](#)

(I) Off-street parking and loading areas shall be drained in accordance with specifications approved by the city engineer.

**Response:** [Acknowledged. Grading plan is included in the submittal for review.](#)

(J) Artificial lighting on all off-street parking facilities shall be designed to deflect all light away from surrounding residences and so as not to create a hazard to the public use of any road or street.

**Response:** [Acknowledged. Photometric plan is included in the submittal for review.](#)

(K) Signs which are provided on parking lots for the purpose of meeting this section shall be as prescribed by the building official.

(L) All parking lots shall be kept clean and in good repair at all times. Breaks in paved surfaces shall be repaired promptly, and broken or splintered wheel stops shall be replaced so that their function will not be impaired.

**Response:** [Acknowledged.](#)

(M) Bicycle parking spaces shall be conveniently located with respect to the street, bicycle path/lane and building entrance. Bicycle parking spaces shall not conflict with off-street vehicle parking spaces and drive aisles. There shall be at least 36 inches of clearance between parked bicycles and other obstructions or buildings.

**Response:** [Site plan is included in the submittal for review. Bike rack is shown near building entry at 3ft away from building.](#)

(1) Short-Term Bicycle Parking. Short-term bicycle parking shall be provided to encourage shoppers, customers, and other visitors to use bicycles by providing a convenient and readily accessible place to park bicycles.

- (a) Short-term bicycle facilities shall be in the form of either a lockable enclosure or a stationary rack, either covered or uncovered, to which the bicycle can be locked.
- (b) Short-term bicycle facilities shall be located within 30 feet of the main entrance to the building, in a location that is easily accessible for bicycles.
- (c) Short-term bicycle facilities may be located within the right-of-way adjacent to the street frontage of a property within the central mixed use and core commercial districts if approved by the city engineer.

**Response:** [Bike rack is proposed.](#)

(2) Long-Term Bicycle Parking. Long-term bicycle parking provides employees, students, residents, commuters, and others who generally stay at a site for several hours a weather-protected place to park bicycles.

(a) A minimum of 50 percent of the bicycle parking spaces shall be provided as long-term bicycle parking in any of the following situations:

- (i) When 10 percent or more of automobile vehicle parking is covered.
- (ii) If more than four bicycle parking spaces are required.
- (iii) Multi-family residential development with nine or more units.

(b) Secured bicycle parking facilities shall be provided on site; facilities can include a bicycle storage room, bicycle lockers, covered racks, or other secure storage space inside or outside of the building. Long-term bicycle parking facilities shall be located not more than 75 feet from a building entrance. [Ord. 810, 2000; Code 2000 § 11.40.15; Ord. 841 Exh. 2, 2003; Ord. 874 Exh. (1)(B), 2006; Ord. 916 § 1 (Exh. A), 2010; Ord. 2016-011 § 1 (Exh. A), 2016; Ord. 2018-02 § 1 (Exh. A), 2018; Ord. 2018-05 § 1 (Exh. A), 2018; Ord. 2019-10 § 1 (Exh. A), 2019; Ord. 2022-03 § 1 (Exh. A), 2022.]

**Response:** [Not applicable.](#)

**18.145.060 Landscaping required.** 

(A) Purpose. The purpose of this section is to improve the appearance of off-street parking and open lot sales and services areas in Cornelius and to protect and preserve the appearance, character, and value of the surrounding neighborhoods and thereby promote the general welfare by providing for installation



and maintenance of landscaping for screening, buffering and aesthetic qualities, finding that the particular characteristics and qualities of Cornelius justify regulations to perpetuate its aesthetic appeal on a city-wide basis. It is also the purpose of this section to allow for increased seepage by providing openings in the impervious surface, increased safety by breaking up large expanses of pavement, and increased shading to reduce overheating of car interiors, and reduce glare and radiation from large numbers of vehicles.

**Response:** [Acknowledged. Landscaping plan is included in the submittal for review.](#)

(B) Minimum Requirements. All areas used for the display and/or parking of any and all types of vehicles, trailers, boats or heavy construction equipment, whether such vehicles traverse the property as a function of the primary use, hereinafter referred to as “other vehicular uses,” shall conform to the minimum landscaping requirements provided in this section. Activities that are of a drive-in nature such as, but not limited to, filling stations, grocery and dairy stores, banks, restaurants, and the like shall conform to the minimum landscaping requirements also. The following areas are not required to meet the landscaping standards:

- (1) Where all of the parking or other vehicular uses are located under, on or within buildings; and
- (2) Parking areas serving single- and two-family uses and multi-family uses with not more than four units in the core residential zone as normally such residential areas shall not be required to meet.

**Response:** [Acknowledged. Landscaping plan is included in the submittal for review.](#)

(C) Installation. All landscaping shall be installed in a sound workmanship-like manner and according to accepted good planting procedures with the quality of plant materials as hereinafter described. All elements of landscaping exclusive of plant material except hedges shall be installed so as to meet all other applicable ordinances and code requirements. Landscaped areas shall require protection from vehicular encroachment as herein provided in CMC [18.145.050\(H\)](#). The community development director or the building official shall inspect all landscaping and no certificates of occupancy or similar authorization will be issued unless the landscaping meets the requirements herein provided.

(D) Maintenance. The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All plant growth in interior landscaped areas shall be controlled by pruning, trimming or otherwise so that:

- (1) It will not interfere with the maintenance or repair of any public utility;

(2) It will not restrict pedestrian or vehicular access; and

(3) It will not constitute a traffic hazard because of reduced visibility. [Ord. 810, 2000; Code 2000 § 11.40.16, Ord. 841 Exh. 2, 2003; Ord. 2019-10 § 1 (Exh. A), 2019.]

**Response:** [Acknowledged. Landscaping plan is included in the submittal for review. Tenant will maintain the landscaping.](#)

**18.145.070 Parking lot design standards.** 

(A) Required Landscaping Adjacent to Public Right-of-Way. A strip of land at least five feet in width located between the abutting right-of-way and the off-street parking area or vehicle use area which is exposed to an abutting right-of-way, except in required vision clearance areas as provided in CMC [18.150.070](#).

**Response:** [Landscaping plan is included in the submittal for review. Design is following pre-application meeting notes including ODOT requirements along Baseline and Adair.](#)

(B) Perimeter Landscaping Relating to Abutting Properties. On the site of a building or structure or open lot use providing an off-street parking area or other vehicular use area, where such areas will not be entirely screened visually by an intervening building or structure from abutting property, a five-foot landscaped strip shall be between the common lot line and the off-street parking area or other vehicular use area exposed to abutting property.

**Response:** [Landscaping plan is included in the submittal for review. Design is following pre-application meeting notes including ODOT requirements along Baseline and Adair.](#)

(C) Where the boundary of a parking lot in a nonresidential zone adjoins a residential district, a 10-foot landscaped strip shall be provided along the entire length abutting the residential zone, and shall be landscaped with evergreen plant material and maintained at a minimum height of 36 inches.

**Response:** [Landscaping plan is included in the submittal for review.](#)

(D) Parking Area Interior Landscaping. Landscaped islands shall be provided a minimum of every 10 parking spaces with a depth equivalent to the depth of the adjacent parking spaces and a minimum width of six feet to break up large expanses of pavement, improve the appearance and climate of the site, improve safety, and delineate pedestrian walkways and traffic lanes. Except for industrial development within industrial zones, the following interior landscaping shall be met:

(1) Sight Distance for Landscaping at Points of Access. When an accessway intersects a public right-of-way or when the subject property abuts the intersection of two or more public rights-of-way, all landscaping within vision clearance areas pursuant to CMC [18.150.070](#) shall provide unobstructed cross-visibility at a level between three feet and 10 feet above the curb line; provided however, visibility areas shall be allowed, provided they are so located so as not to create a traffic hazard. Landscaping except required grass or ground cover shall not be located closer than three feet from the edge of any accessway pavement.

(2) Parking lots that are more than three acres in size shall provide street features along major drive aisles. These features shall include at a minimum curbs, sidewalks and street trees and/or planter strips or both.

(3) Access to and from parking spaces/areas shall not permit backing onto a public street and/or a public vehicle travel lane or both, except for single-family or duplex dwellings and multi-family uses with not more than four units in the core residential zone. [Ord. 810, 2000; Code 2000 § 11.40.17; Ord. 874 Exh. (1)(B), 2006; Ord. 2019-10 § 1 (Exh. A), 2019.]

**Response:** [Landscaping plan is included in the submittal for review. Only 6 parking spaces are together. Planters are proposed 7 ft wide. Site is less than 1 acre.](#)

**18.145.080 Drainage of off-street parking and loading facilities.** 

Off-street parking and loading facilities shall be drained to avoid flow of water across public sidewalks. [Ord. 810, 2000; Code 2000 § 11.40.18; Ord. 2018-02 § 1 (Exh. A), 2018.]

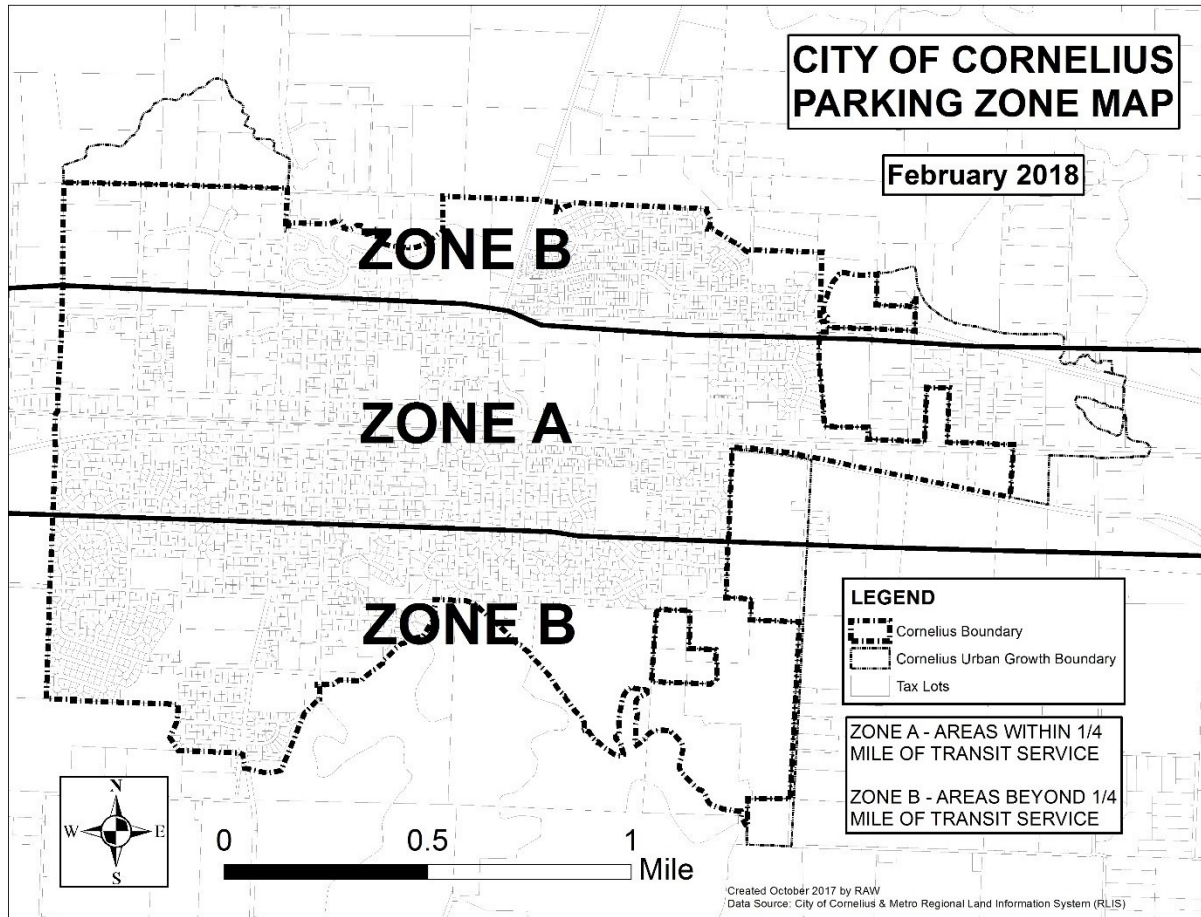
**Response:** [Civil plan is included in the submittal for review](#)

**18.145.090 Security required.** 

(A) Completion Time for Parking Lots. Required parking spaces shall be improved and available for use before the final inspection. An extension of time may be granted by the community development director, provided a security equal to 150 percent of the cost of the parking lot is posted with the city of Cornelius and the parking space is not required for immediate use. If the parking improvements are not completed within six months, the city shall have access to the security to complete the installation and/or revoke occupancy. Upon completion of the installation, any portion of the remaining security shall be returned to the owner. Costs in excess of the posted security shall be assessed against the property and the city shall thereupon have a valid lien against the property, which shall become due and payable. [Ord. 810, 2000; Code 2000 § 11.40.19; Ord. 841 Exh. 2, 2003.]

**Response:** [Acknowledged](#)

Map 1





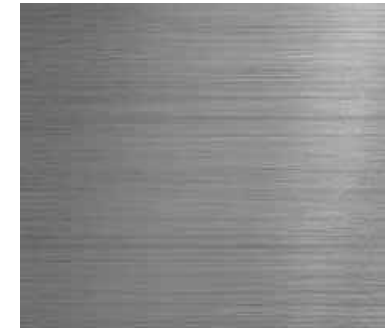
SNAP-ON STANDING SEAM PANEL (RC-1)  
"BLACK"  
PAC-CLAD



STONE VENEER - Chiseled Limestone Finish (ST-4)  
"CREAM"  
CORONADO STONE



EXTERIOR PAINT SEMI-GLOSS (EPT-2)  
SW7036 "ACCESSIBLE BEIGE"  
SHERWIN WILLIAMS



ALUMINUM COMPOSITE MATERIAL (ACM-1)  
"CHASE SILVER"  
ALCOA ARCH. PRODUCTS



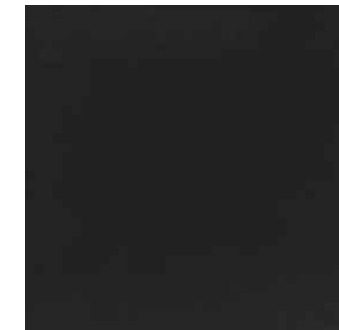
FIBER CEMENT SIDING (FC-1)  
"Bark"  
NICHIHA



FIBER CEMENT SIDING (FC-2)  
"Ash"  
NICHIHA



STOREFRONT - Aluminum Finish  
"CLEAR ANODIZED"



STOREFRONT - Aluminum Finish  
"BLACK ANODIZED"



Chase Bank  
442 W Baseline ST., Cornelius, OR 97113



DATE: 3/22/2023

**REPORT OF GEOTECHNICAL ENGINEERING SERVICES**

**Proposed Cornelius Chase Bank  
442 West Baseline Street  
Cornelius, Oregon**

**For  
PM Design Group, Inc.  
December 16, 2022**

**Project: PMDesign-4-01**

**N|V|5**

December 16, 2022

PM Design Group, Inc.  
3860 Broadway Street, Suite 110  
American Canyon, CA 94503

Attention: Ariane Sanders

**Report of Geotechnical Engineering Services**  
Proposed Cornelius Chase Bank  
442 West Baseline Street  
Cornelius, Oregon  
Project: PMDesign-4-01

NV5 is pleased to submit this report of geotechnical engineering services for the proposed Chase Bank in Cornelius, Oregon. Our services were conducted in accordance with our proposal dated November 14, 2022.

We appreciate the opportunity to be of continued service to you. Please contact us if you have questions regarding this report.

Sincerely,

NV5



Scott McDevitt, P.E., G.E.  
Principal Engineer

JJP:SPM:kt

Attachments

One copy submitted

Document ID: PMDesign-4-01-121622-geor.docx

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## **EXECUTIVE SUMMARY**

Based on our understanding of the proposed development and the results of our explorations, laboratory testing, and analyses, it is our opinion that the project is feasible from a geotechnical perspective. The following provides a summary of pertinent geotechnical considerations for the project. The main report should be referenced for a thorough description of subsurface conditions and geotechnical recommendations for the project.

- Based on the assumed foundation loads, the proposed structure can be supported on conventional shallow foundations. The foundations should be supported on minimum 6-inch-thick granular pads underlain by undisturbed, firm native soil or new structural fill overlying firm native soil.
- The planned development will require demolition of a residence. Demolition should include complete removal of floor slabs, buried foundation elements, and AC within planned improvement areas. After subgrade evaluation, the excavations should be backfilled with compacted structural fill.
- Due to the fine-grained nature of the native soil and very low infiltration test rates, stormwater infiltration is not considered feasible as the primary means for managing stormwater from the site.
- The fine-grained soil present at the ground surface can be sensitive to small changes in moisture content and difficult, if not impossible, to adequately compact during wet weather or when the moisture content of the soil is more than a couple of percent above the optimum required for compaction. Depending on the time of year, significant drying will likely be required before using on-site fine-grained soil as structural fill. Accordingly, the on-site fine-grained soil can typically only be placed as structural fill during dry summer months.
- The fine-grained soil present at the ground surface is easily disturbed during the wet season. If not carefully executed, site earthwork can create soft areas and moderate repair costs can result. Subgrade protection is essential and may include placing 12 to 18 inches of granular material over subgrade for staging and haul road areas or cement amending the subgrade and covering it with a thin layer of crushed rock.



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## ACRONYMS AND ABBREVIATIONS

AASHTO	American Association of State Highway and Transportation Officials
AC	asphalt concrete
ACP	asphalt concrete pavement
ASCE	American Society of Civil Engineers
ASTM	American Society for Testing and Materials
BGS	below ground surface
g	gravitational acceleration (32.2 feet/second <sup>2</sup> )
H:V	horizontal to vertical
in/hr	inch(es) per hour
MCE	maximum considered earthquake
MSL	mean sea level
OSHA	Occupational Safety and Health Administration
OSSC	2021 Oregon Standard Specifications for Construction
pcf	pounds per cubic foot
pci	pounds per cubic inch
PG	performance grade
psf	pounds per square foot
psi	pounds per square inch
SOSSC	State of Oregon Structural Specialty Code
SPT	standard penetration test

## **1.0 INTRODUCTION**

This geotechnical engineering report presents the results of our subsurface explorations and provides recommendations for the proposed Chase Bank located at 442 West Baseline Street in Cornelius, Oregon. The site is shown relative to surrounding features on Figure 1. Existing conditions and the proposed site layout (overlay) are shown on Figure 2, along with our subsurface exploration locations. Acronyms and abbreviations used herein are defined above, immediately following the Table of Contents.

## **2.0 PROJECT UNDERSTANDING**

The proposed development includes a single-story bank building with a footprint between 4,000 and 6,000 square feet. Paved parking stalls and drive aisles are planned around the building. Associated amenities such as flatwork and underground utilities are assumed to be included with site development. We have assumed the building will be constructed at grade and will not have a basement. Foundation loads were not available at the time of this report; however, we have assumed the maximum column and wall loads will be less than 100 kips and 4 kips per lineal foot, respectively, based on our experience with similar structures. If final design loads exceed our assumptions, we should be contacted to determine if recommendations in this report require revisions. We anticipate that mass cut and fill will likely be less than a few feet each.

## **3.0 PURPOSE AND SCOPE**

The purpose of our scope was to explore subsurface conditions at the site and provide geotechnical engineering recommendations for design and construction. Our specific scope of services is summarized as follows:

- Reviewed readily available, published geologic data and our in-house files for existing information on subsurface conditions in the site vicinity.
- Coordinated and managed the field explorations, including utility locates, access preparation, and scheduling subcontractors and NV5 field staff.
- Explored subsurface conditions by drilling four borings to depths between 11.5 and 26.5 feet BGS. Maintained continuous logs of the explorations and collected soil samples at representative intervals.
- Performed a falling head infiltration test at a depth of 4 feet BGS and provided test results and general recommendations for on-site stormwater disposal.
- Conducted a laboratory testing program consisting of the following:
  - Fourteen moisture content determinations in general accordance with ASTM D2216
  - Five particle-size analyses in general accordance with ASTM D1140
  - One Atterberg limits test in general accordance with ASTM D4318
- Provided recommendations for site preparation and grading, including temporary and permanent slopes, fill placement criteria, suitability of on-site soil for fill, trench excavation and backfill, subgrade preparation, and wet weather construction.
- Provided foundation support recommendations for the proposed structure, including preferred foundation type, allowable bearing capacity, and lateral resistance parameters.

- Provided recommendations for construction of AC pavement for on-site access roads and parking areas, including subbase, base course, and AC paving thickness.
- Evaluated groundwater conditions at the site and provided general recommendations for dewatering during construction and subsurface drainage.
- Provided seismic design recommendations in accordance with the procedures outlined in the 2019 SOSSC. We have assumed that a site-specific seismic hazard evaluation is not required.
- Prepared this geotechnical engineering report that presents our findings, conclusions, and recommendations.

## **4.0 SITE CONDITIONS**

### **4.1 GEOLOGY**

Cornelius is located on the west margin of the Tualatin Basin physiographic province, which is a northwest- to southeast-trending structural basin bound by the Portland Hills and Tualatin Mountains to the north and east and the Chehalem Mountains and Coast Range to the south and west (Wilson, 1998). The geologic profile in the site vicinity is mapped as predominately alluvial deposits that have been accumulating in the Willamette Valley for over 20 million years, transported by tributaries from the Coast and Cascade ranges, foothills streams, and the upper Willamette River. In addition, the Willamette Valley was back flooded by catastrophic floods that traveled down the Columbia River, caused by drainage of large glacial lakes in western Montana (Allen et al., 1986). Most of these Missoula floods occurred between approximately 15,500 and 12,500 years ago. Flood waters rose to approximately 400 feet above MSL in the valley and deposited silt and fine sand (Willamette Silts) over the surfaces below that elevation. Since then, fluvial processes (stream erosion, avulsion, channel and floodplain deposition, reworking of older sediments, etc.) have created a complex series of terraces, dropping from the foothills down to the current Willamette River channel. The Troutdale Formation underlies the flood deposits and is the main sedimentary fill for the Tualatin Basin. The basin fill consists of siltstone, claystone, and minor sandstone. In the site vicinity the Troutdale Formation ranges from 750 to 900 feet thick (Gannett and Caldwell, 1998; Madin, 1990; Schlicker and Deacon, 1967). Underlying the Troutdale Formation is the Miocene Age (20 to 10 million years before present) Columbia River Basalt Group that is a series of basalt flows that originated from southeastern Washington and northeastern Oregon. The Columbia River Basalt Group is considered to be the geologic basement unit for this report (Yeats et al., 1991).

### **4.2 SURFACE CONDITIONS**

The south portion of the site is occupied by one wood-framed residential structure and the remainder of the site is vegetated with grass and scattered shrubs and trees. The site is bordered by residential units to the east, West Baseline Street to the south, North 4<sup>th</sup> Avenue to the west, and North Adair Street to the north. A site survey was not available at the time of this report; based on topographic information provided by Google Earth, the site is relatively flat with elevations ranging from approximately 178 to 182 feet.

### 4.3 SUBSURFACE CONDITIONS

We explored subsurface conditions at the site by drilling four borings (B-1 through B-4) to depths between 11.5 and 26.5 feet BGS. Figure 2 shows the approximate exploration locations. The exploration logs and results of our laboratory testing are presented in the Appendix.

Subsurface conditions encountered in our explorations generally consist of silt with varying proportions of sand to the depths explored. The explorations encountered an approximately 2-inch-thick root zone in vegetated areas. The following sections provide a detailed description of the subsurface conditions encountered.

#### 4.3.1 Native Silt

Native silt was encountered at the ground surface or below the topsoil to the depths explored. The silt contains minor amounts of sand. SPT results indicate that the silt is soft to stiff. Laboratory testing on select samples indicates a moisture content of 30 to 42 percent, with a fines content over 85 percent. Atterberg limits testing on a select sample indicates low plasticity.

#### 4.3.2 Groundwater

Groundwater was observed in borings B-3 and B-4 at a depth of 9 feet BGS at the time of our explorations. These borings were drilled using hollow-stem augers, allowing for direct measurement of groundwater. The other borings were drilled using drilling fluid, which prevented accurate measurement of groundwater. The depth to groundwater may fluctuate in response to seasonal changes, prolonged rainfall, changes in surface topography, and other factors not observed in this study.

### 4.4 INFILTRATION TESTING

Infiltration testing was completed to assist in the evaluation and design of potential stormwater infiltration facilities for the development. We conducted infiltration testing in boring B-3 at a depth of 4 feet BGS. Infiltration testing was performed using the encased falling head method inside a 6-inch-inside diameter casing with approximately 24 to 30 inches of water head.

Laboratory testing was performed on a select soil sample to determine the fines content at the infiltration testing depths. Table 1 summarizes the unfactored infiltration test results and the proportion of fines present at the depth of the infiltration test.

Table 1. Unfactored Infiltration Rates

Location	Depth (feet BGS)	Material	Infiltration Rate (in/hr)	Fines Content <sup>1</sup> (percent)
B-3	4	SILT, minor sand	0.2	89

1. Fines content: material passing the U.S. Standard No. 200 sieve

## **5.0 DESIGN**

### **5.1 GENERAL**

Based on our understanding of the proposed development and the results of our explorations, laboratory testing, and analyses, it is our opinion that the proposed development can be constructed at the site. The primary geotechnical considerations for the project are summarized in the "Executive Summary" section. Our specific recommendations are provided in the following sections.

### **5.2 FOUNDATION SUPPORT**

#### **5.2.1 General**

Based on the results of our explorations, laboratory testing, and analysis, it is our opinion that the proposed structure with the anticipated loads discussed in the "Project Understanding" section can be supported by conventional spread footings founded on minimum 6-inch thick granular pads underlain by firm, undisturbed native soil or on structural fill. As discussed in the "Subgrade Observation" section, we recommend that NV5 observe all foundation subgrade. If undocumented fill is encountered, NV5 can provide an opinion on suitability of undocumented fill for foundation support and provide recommendations for removal depths, if required.

Continuous wall and isolated spread footings should be at least 12 and 18 inches wide, respectively. The bottom of exterior column or continuous footings should be at least 18 inches below the lowest adjacent exterior grade. The bottom of interior footings should be established at least 12 inches below the base of the slab.

The granular pads should consist of imported granular material, as defined in the "Structural Fill" section. The imported granular material should be compacted to no less than 95 percent of the maximum dry density, as determined by ASTM D1557, or until well keyed, as determined by one of our geotechnical staff. We recommend that a member of our geotechnical staff observe the prepared footing subgrade.

#### **5.2.2 Bearing Capacity**

Column and continuous footings established on undisturbed on-site soil or structural fill over undisturbed on-site soil and prepared as recommended should be sized based on an allowable bearing pressure of 2,500 psf for native soil. The weight of the footing and overlying backfill can be ignored in calculating footing sizes. The recommended allowable bearing pressure applies to the total of dead plus long-term live loads and can be increased by one-third for short-term loads such as those resulting from wind or seismic forces.

#### **5.2.3 Settlement**

Based on our analysis and experience with similar soil, total post-construction consolidation-induced settlement under static conditions should be less than 1 inch, with differential settlement of less than ½ inch over a distance of 50 feet.

#### **5.2.4 Resistance to Sliding**

Lateral loads on foundations can be resisted by passive earth pressure on the sides of the structure and by friction on the base of the footings. Our analysis indicates that the available

passive earth pressure for footings is 300 pcf. Adjacent floor slabs, pavement, or the upper 12-inch depth of adjacent, unpaved areas should not be considered when calculating passive resistance. In addition, in order to rely on passive resistance, a minimum of 10 feet of horizontal clearance must exist between the face of the footings and any adjacent downslopes.

For foundations in contact with native soil, a coefficient of friction equal to 0.35 should be used when calculating resistance to sliding. This value can be increased to 0.45 for foundations established on at least 4 inches of imported granular soil.

### 5.2.5 Subgrade Observation

All footing and floor subgrade should be evaluated by a representative of NV5 to evaluate the bearing conditions. Observations should also confirm that all loose or soft material, organic material, unsuitable fill, prior topsoil zones, and softened subgrade (if present) have been removed. Localized deepening of footing excavations may be required to penetrate deleterious material.

## 5.3 SEISMIC DESIGN CONSIDERATIONS

### 5.3.1 Seismic Design Parameters

The soil profile is consistent with Site Class D in accordance with the 2019 SOSSC, which refers to ASCE 7-16. The values presented in Table 2 can be used to compute design levels of ground shaking.

Seismic design parameters for the 2019 SOSSC are based on ASCE 7-16. ASCE 7-16 Section 11.4.8 requires a ground motion hazard study in accordance with Section 21.2 for structures on Site Class D sites with  $S_1$  greater than or equal to 0.2 g ( $S_1$  at the site is 0.443 g). Exception 2 of ASCE 7-16 Section 11.4.8 indicates a ground motion hazard study is not required, provided the value of the seismic response coefficient  $C_s$  is determined by Eq. (12.8-2) for values of  $T \leq 1.5T_s$  and taken as equal to 1.5 times the value computed in accordance with either Eq. (12.8-3) for  $T_L \geq T > 1.5T_s$  or Eq. (12.8-4) for  $T > T_L$ .

Table 2. Seismic Design Parameters

Seismic Design Parameter	Short Period ( $T_s$ )	1-Second Period ( $T_1$ )
MCE Spectral Acceleration	$S_s = 0.908$ g	$S_1 = 0.443$ g
Site Class	D	
Site Coefficient	$F_a = 1.137$	$F_v = 1.857$
Adjusted Spectral Acceleration	$S_{MS} = 1.032$ g	$S_{M1} = 0.823$ g
Design Spectral Response Acceleration Parameters	$S_{DS} = 0.688$ g	$S_{D1} = 0.548$ g

### 5.3.2 Liquefaction

Liquefaction is a phenomenon caused by a rapid increase in pore water pressure that reduces the effective stress between soil particles to near zero. The excessive buildup of pore water



pressure results in the sudden loss of shear strength in a soil. Granular soil, which relies on interparticle friction for strength, is susceptible to liquefaction until the excess pore pressures can dissipate. Sand boils and flows observed at the ground surface after an earthquake are the result of excess pore pressures dissipating upwards, carrying soil particles with the draining water. In general, loose, saturated sand soil with low silt and clay content is the most susceptible to liquefaction. Low plasticity, sandy silt may be moderately susceptible to liquefaction under relatively high levels of ground shaking. Non-plastic and low plasticity, fine-grained material may be subject to cyclic softening from an increase in pore water pressure and a reduction in strength during seismic shaking; however, the relatively poor drainage characteristics of silt deposits inhibit the occurrence of a rapid decrease in volume.

Based on the soil and groundwater conditions encountered at the site, it is our opinion that the risk of liquefaction at this site is low.

#### **5.4 FLOOR SLABS**

Satisfactory subgrade support for building floor slabs supporting up to 150 psf areal loading can be achieved on the existing undisturbed native soil, structural fill, or improved on-site soil. A minimum 6-inch-thick layer of aggregate base should be placed and compacted over the prepared soil subgrade. Imported granular material placed beneath building floor slabs should meet the requirements for aggregate base rock in the "Structural Fill" and "Fill Placement and Compaction" sections. A subgrade reaction modulus of 150 pci can be used to design floor slabs that bear on the on-site soil, prepared as recommended.

Flooring manufacturers often require vapor barriers to protect flooring and flooring adhesives. Many flooring manufacturers will warrant their product only if a vapor barrier is installed according to their recommendations. Selection and design of an appropriate vapor barrier, if needed, should be based on discussions among members of the design team. We can provide additional information to assist you with your decision.

#### **5.5 RETAINING STRUCTURES**

##### **5.5.1 Assumptions**

Our retaining wall design recommendations are based on the following assumptions: (1) the walls are conventional, cantilevered retaining walls; (2) the walls are less than 9 feet in height; and (3) drains are provided behind the retaining walls to prevent hydrostatic pressures from developing. Re-evaluation of our recommendations will be required if the retaining wall design criteria for the project vary from these assumptions.

##### **5.5.2 Wall Design Parameters**

Permanent retaining structures free to rotate slightly around the base should be designed for active earth pressures using an equivalent fluid unit pressure of 35 pcf. If retaining walls are restrained against rotation during backfilling, they should be designed for an at-rest earth pressure of 55 pcf.

Seismic lateral forces can be calculated using a dynamic force equal to  $7H^2$  pounds per linear foot of wall, where H is the wall height. The seismic force should be applied as a distributed load with the centroid located at  $0.6H$  from the wall base. Footings for retaining walls should be designed as recommended for shallow foundations.

The design equivalent fluid pressure should be increased for walls that retain sloping soil. We recommend the above lateral earth pressures be increased using the factors presented in Table 3 when designing walls that retain sloping soil.

**Table 3. Lateral Earth Pressure Increase Factors for Sloping Soil**

Slope of Retained Soil (degrees)	Lateral Earth Pressure Increase Factor
0	1.00
5	1.06
10	1.12
20	1.33
25	1.52
30	2.27

If other surcharges (i.e., slopes steeper than 2H:1V, foundations, vehicles, etc.) are located within a horizontal distance of twice the height of the wall from the back of the wall, additional pressures will need to be accounted for in the wall design. Our office should be contacted for appropriate wall surcharges based on the actual magnitude and configuration of the applied loads.

### 5.5.3 Wall Drainage and Backfill

The above design parameters have been provided assuming drains will be installed behind walls to prevent buildup of hydrostatic pressures behind all walls. If a drainage system is not installed, our office should be contacted for revised design forces.

Backfill material placed behind the walls and extending a horizontal distance of  $\frac{1}{2}H$ , where H is the height of the retaining wall, should consist of retaining wall select backfill placed and compacted in conformance with the "Structural Fill" and "Fill Placement and Compaction" sections.

A minimum 6-inch-diameter, perforated collector pipe should be placed at the base of the walls. The pipe should be embedded in a minimum 2-foot-wide zone of angular drain rock that is wrapped in a drainage geotextile fabric and extends up the back of the wall to within 1 foot of the finished grade. The drain rock and drainage geotextile fabric should meet the specifications provided in the "Materials" section. The perforated collector pipes should discharge at an appropriate location away from the base of the wall. The discharge pipe(s) should not be tied directly into stormwater drain systems, unless measures are taken to prevent backflow into the drainage system of the wall.

Settlement of up to 1 percent of the wall height commonly occurs immediately adjacent to the wall as the wall rotates and develops active lateral earth pressures. Consequently, we recommend that construction of flatwork adjacent to retaining walls be postponed at least four weeks after backfilling of the wall, unless survey data indicate that settlement is complete sooner.

## 5.6 PAVEMENT

The proposed project includes the construction of new AC parking areas and access roads. New pavement should be installed on subgrade prepared in conformance with the "Construction" section. Our pavement recommendations are based on the following assumptions:

- The top 12 inches of soil subgrade below the pavement section is compacted to at least 92 percent of its maximum density, per ASTM D1557, or until observations indicate that it is in a firm, unyielding condition.
- A resilient modulus of 4,500 psi was used for the prepared subgrade based on the results of our subsurface explorations.
- A resilient modulus of 20,000 psi was estimated for the aggregate base rock.
- Initial and terminal serviceability indices of 4.2 and 2.5, respectively.
- Reliability of 75 percent and standard deviation of 0.45.
- Structural coefficients of 0.42 and 0.10 for the AC and aggregate base rock, respectively.
- A 20-year design life.
- The majority of traffic will be light passenger vehicles.
- Heavy traffic generally consists of two-axle delivery and garbage trucks.

Design traffic loading was not available at the time of this report. Based on our experience, we estimate that light traffic will consist of up to 200 passenger vehicles per day and heavy truck traffic will consist of up to 4 delivery/garbage trucks per day. Our recommended pavement sections are presented in Table 4. The recommended sections are suitable to support an occasional 80,000-pound fire truck.

**Table 4. Recommended Standard Pavement Sections**

Pavement Use	Trucks per Day	AC Thickness <sup>1</sup> (Inches)	Aggregate Base Thickness <sup>1</sup> (Inches)
Passenger Vehicles Only	0	2.5	6
Heavy Traffic	4	3	8

1. All thicknesses are intended to be the minimum acceptable values. Additional thickness will be necessary if construction traffic is allowed on the pavement or on aggregate base layer during the wet season.

All recommended pavement thicknesses are intended to be the minimum acceptable. Pavement design is based on the assumption that construction will be completed during an extended period of dry weather. Wet weather construction could require an increased thickness of aggregate base as discussed in the "Subgrade Protection" section.

The AC and aggregate base should meet the requirements outlined in the "Materials" section. The pavement sections recommended above are designed to support post-construction traffic. If construction traffic is allowed on new pavement, allowance for the additional loading and wear should be included in the design section.

## **5.7 DRAINAGE**

### **5.7.1 Temporary**

During mass grading at the site, the contractor should be made responsible for temporary drainage of surface water as necessary to prevent standing water and/or erosion at the working surface. During rough and finished grading of the site, the contractor should keep all pads and subgrade free of ponding water.

### **5.7.2 Surface**

Where possible, the finished ground surface surrounding the building should be sloped away from the structure at a minimum 2 percent gradient for a distance of at least 5 feet. Downspouts or roof scuppers should discharge into a storm drain system that carries the collected water to an appropriate stormwater system. Trapped planter areas should not be created adjacent to the building without providing means for positive drainage (e.g., swales or catch basins).

### **5.7.3 Subsurface**

Assuming the site grades surrounding the building will be sloped as discussed previously, it is our opinion that perimeter footing drains will not be required around the proposed building. However, the use of these drains should be considered in areas where landscaping planters are placed proximate to the foundations or where surface grades cannot be completed as outlined above.

If installed, the foundation drains should be constructed at a minimum slope of approximately ½ percent and pumped or drained by gravity to a suitable discharge. The perforated drainpipe should not be tied to a stormwater drainage system without backflow provisions. Foundation drains should consist of 4-inch-diameter, perforated drainpipe embedded in a minimum 2-foot-wide zone of crushed drain rock that extends to the ground surface. The invert elevation of the drainpipe should be installed at least 18 inches below the elevation of the floor slab.

The drain rock and geotextile should meet the requirements specified in the "Materials" section. The drain rock and geotextile should extend up the side of embedded walls to within a foot of the ground surface with geotextile wrapped over the top of the drain rock as recommended in the "Retaining Structures" section.

## **5.8 PERMANENT SLOPES**

Permanent cut and fill slopes should not exceed 2H:1V. Access roads and pavement should be located at least 5 feet from the tops of cut and fill slopes. The setback should be increased to 10 feet for buildings. The slopes should be planted with appropriate vegetation to provide protection against erosion as soon as possible after grading. Surface water runoff should be collected and directed away from slopes to prevent water from running down the face of a slope.

## **5.9 INFILTRATION SYSTEMS**

The results of our infiltration testing indicate the on-site soil has very low infiltration capacity. In addition, groundwater was observed at depths of 9 feet BGS in the two hollow-stem auger borings. In our opinion, on-site stormwater disposal by means of infiltration is not suited for this site.

## **6.0 CONSTRUCTION**

### **6.1 SITE PREPARATION**

#### **6.1.1 Demolition, Grubbing, and Stripping**

Demolition includes complete removal of the existing structure (including buried foundations), abandoned utilities, and any subsurface elements within 5 feet of areas to receive new pavement, buildings, retaining walls, or engineered fills. Demolished material should be transported off site for disposal. In general, this material will not be suitable for reuse as engineered fill. The contractor should assume that buried foundations and slabs from previous structures likely exist below the ground surface. The project budget should include a contingency for removal.

Excavations remaining from removing foundations, utilities, and other subsurface elements should be backfilled with structural fill where these are below planned site grades. The base of the excavations should be excavated to expose firm subgrade before filling. The sides of the excavations should be cut into firm material and sloped a minimum of 1.5H:1V. Utility lines abandoned under new structural components should be completely removed and backfilled with structural fill or grouted full if left in place. Soft or disturbed soil encountered during demolition should be removed and replaced with structural fill.

Considerable subgrade damage can occur during demolition activities. We recommend that the subgrade protection measures discussed in the "Subgrade Protection" section be implemented.

Trees and shrubs should be removed from development areas. In addition, root balls should be grubbed out to the depth of the roots, which could exceed 3 feet BGS. Depending on the methods used to remove root balls, considerable disturbance and loosening of the subgrade could occur during site grubbing. We recommend that soil disturbed during grubbing operations be removed to expose firm, undisturbed subgrade. The resulting excavations should be backfilled with structural fill.

The existing topsoil zone should be stripped and removed from all structural areas. Based on our explorations, the average depth of stripping will be approximately 2 inches, although greater stripping depths may be required to remove localized zones of loose or organic soil. The actual stripping depth should be based on field observations at the time of construction. Stripped material should be transported off site for disposal or used in landscaped areas.

#### **6.1.2 Subgrade Evaluation**

A member of our geotechnical staff should observe exposed structural subgrades and foundation excavations after stripping and site cutting have been completed to determine if there are areas of unsuitable or unstable soil. Our representative should observe a proof roll of structural fill,

pavement, and slab subgrades with a fully loaded dump truck or similar heavy, rubber tire construction equipment to identify soft, loose, or unsuitable areas. In areas not accessible to proof rolling equipment, the subgrade should be evaluated by probing. Areas identified as soft, unstable, or otherwise unsuitable should be over-excavated and replaced with compacted material recommended for structural fill. During periods of dry weather, it may be possible to improve unsuitable subgrade by scarifying and compacting it as recommended for structural fill to a depth of 12 inches. Areas that appear too wet or soft to support proof rolling or compaction equipment should be evaluated by probing and prepared in accordance with the "Subgrade Protection" section.

## **6.2 SUBGRADE PROTECTION**

The fine-grained soil present at the ground surface on this site is easily disturbed. If not carefully executed, site preparation, utility trench work, and roadway excavation can create extensive soft areas and significant repair costs can result. Earthwork planning, regardless of the time of year, should include considerations for minimizing subgrade disturbance.

If construction occurs during the dry season, or if foundation excavations are allowed to sit open for extended periods of time, subgrade shrinkage and cracking may occur. If shrinking and cracking develops, surficial subgrade will need to be removed and replaced with crushed rock. The contractor may also elect to place crushed rock over subgrades as protection from excessive drying.

If construction occurs during the wet season, or if the moisture content of the surficial soil is more than a couple percentage points above optimum, site stripping and cutting may need to be accomplished using track-mounted equipment. The use of granular haul roads and staging areas will be necessary for support of construction traffic during the rainy season or when the moisture content of the surficial soil is more than a few percentage points above optimum. The base rock thickness for pavement areas is intended to support post-construction design traffic loads and may not support construction traffic or paving equipment when the subgrade soil is wet. Accordingly, if construction is planned for periods when the subgrade soil is wet, staging and haul roads with increased thicknesses of base rock will be required.

The size of staging and haul road areas, as well as the required thickness of granular material, will vary with the contractor's sequencing of a project and exposure to construction equipment. Based on our experience, between 12 and 18 inches of imported granular material is generally required in staging areas and between 18 and 24 inches in haul roads areas. Stabilization material may be used as a substitute, provided the top 4 inches of material consists of imported granular material. The actual thickness will depend on the contractor's means and methods and, accordingly, should be the contractor's responsibility. In addition, a geotextile fabric can be placed as a barrier between fine-grained subgrade and imported granular material in areas of repeated construction traffic, such as site entrances. The imported granular material, stabilization material, and geotextile fabric should meet the specifications in the "Materials" section.

As an alternative to thickened crushed rock sections, the subgrade can be cement amended to provide wet weather protection from construction traffic. The cement-amended subgrade should

be covered by at least 4 inches of granular fill material. This recommendation is based on an assumed minimum unconfined compressive strength of 100 psi for subgrade amended to a depth of 12 to 16 inches. The actual thickness of the amended material and imported granular material will depend on the contractor's means and methods and, accordingly, should be the contractor's responsibility. Cement amendment is discussed in the "Materials" section.

### **6.3 EXCAVATION**

#### **6.3.1 General**

Excavations will be required for the installation of new footings, utilities, and other earthwork. Conventional earthmoving equipment in proper working condition should be capable of making the necessary excavations. In general, groundwater was observed in the two hollow-stem auger borings completed in November 2022 between at a depth of 9 feet BGS. Groundwater will likely rise during the wet winter months. If groundwater is encountered in excavations, sloughing and caving will likely occur in excavations left open for extended periods of time. Accordingly, the contractor should expect to flatten excavations or shore excavations, as described below, where water is encountered. In addition to safety considerations, caving and loss of ground will increase backfill volumes and can result in damage to adjacent structures or utilities.

#### **6.3.2 Excavation and Shoring**

Temporary excavation sidewalls should stand vertical to a depth of approximately 4 feet, provided groundwater seepage is not observed in the sidewalls. Open excavation techniques may be used to excavate trenches with depths between 4 and 8 feet, provided the walls of the excavation are cut at a slope of 1H:1V and groundwater seepage is not present. At this inclination, the slopes may ravel and require some ongoing repair. Excavations should be flattened if excessive sloughing or raveling occurs. In lieu of large and open cuts, approved temporary shoring may be used for excavation support. A wide variety of shoring and dewatering systems are available. Consequently, we recommend the contractor be responsible for selecting the appropriate shoring and dewatering systems.

If box shoring is used, it should be understood that box shoring is a safety feature used to protect workers and does not prevent caving. If the excavations are left open for extended periods of time, caving of the sidewalls will likely occur. The presence of caved material will limit the ability to properly backfill and compact the trenches. The contractor should be prepared to fill voids between the box shoring and the sidewalls of the trenches with sand or gravel before caving occurs.

If shoring is used, we recommend that the type and design of the shoring system be the responsibility of the contractor, who is in the best position to choose a system that fits the overall plan of operation.

#### **6.3.3 Dewatering**

If groundwater is encountered in excavations, they can likely be dewatered using sumps and pumps. More intense use of pumps may be required at certain times of the year and where more intense seepage occurs. Dewatering systems are best designed by the contractor. Removed water should be routed to a suitable discharge point.

If groundwater is present at the base of utility trench excavations, we recommend placing 12 inches of stabilization material at the base of the excavations. Trench stabilization material should meet the requirements provided in the "Structural Fill" section.

We note that these recommendations are for guidance only. Dewatering of excavations is the sole responsibility of the contractor, as the contractor is in the best position to select these systems based on their means and methods.

#### **6.3.4 Safety**

All excavations should be made in accordance with applicable OSHA requirements and regulations of the state, county, and local jurisdiction. While this report describes certain approaches to excavation and dewatering, the contract documents should specify that the contractor is responsible for selecting excavation and dewatering methods, monitoring the excavations for safety, and providing shoring (as required) to protect personnel and adjacent structural elements.

### **6.4 MATERIALS**

#### **6.4.1 Structural Fill**

##### **6.4.1.1 General**

Fill should be placed on subgrade that has been prepared in conformance with the "Site Preparation" section. A variety of material may be used as structural fill at the site. However, all material used as structural fill should be free of organic material or other unsuitable material. A brief characterization of some of the acceptable materials and our recommendations for their use as structural fill are provided below.

##### **6.4.1.2 On-Site Soil**

The material at the site should be suitable for use as general structural fill, provided it is properly moisture conditioned and free of debris, organic material, and particles over 6 inches in diameter. Moisture conditioning (drying) will likely be required to use on-site fine-grained soil for structural fill. Accordingly, extended dry weather will be required to adequately condition and place the soil as structural fill. It will be difficult, if not impossible, to adequately compact on-site soil during the rainy season or during prolonged periods of rainfall.

When used as structural fill, native soil should be placed in lifts with a maximum uncompacted thickness of 8 inches and compacted to not less than 92 percent of the maximum dry density, as determined by ASTM D1557.

##### **6.4.1.3 Imported Granular Material**

Imported granular material used as structural fill should be pit- or quarry-run rock, crushed rock, or crushed gravel and sand. The imported granular material should also be angular and fairly well graded between coarse and fine material, should have less than 5 percent fines by dry weight passing the U.S. Standard No. 200 sieve, and should have at least two mechanically fractured faces.



Imported granular material should be placed in lifts with a maximum uncompacted thickness of 12 inches and compacted to not less than 95 percent of the maximum dry density, as determined by ASTM D1557. During the wet season or when wet subgrade conditions exist, the initial lift should be approximately 18 inches in uncompacted thickness and should be compacted by rolling with a smooth-drum roller without using vibratory action.

#### **6.4.1.4 Stabilization Material**

Stabilization material used in staging or haul road areas or in trenches should consist of 4- or 6-inch-minus pit- or quarry-run rock, crushed rock, or crushed gravel and sand. The material should have a maximum particle size of 6 inches, should have less than 5 percent by dry weight passing the U.S. Standard No. 4 sieve, and should have at least two mechanically fractured faces. The material should be free of organic material and other deleterious material. Stabilization material should be placed in lifts between 12 and 24 inches thick and compacted to a firm condition.

#### **6.4.1.5 Trench Backfill**

Trench backfill placed beneath, adjacent to, and for at least 12 inches above utility lines (i.e., the pipe zone) should consist of durable, well-graded granular material with a maximum particle size of 1½ inches, should have less than 7 percent fines by dry weight, and should have at least two mechanically fractured faces. The pipe zone backfill should be compacted to at least 90 percent of the maximum dry density, as determined by ASTM D1557, or as required by the pipe manufacturer or local building department.

Within roadway alignments, the remainder of the trench backfill up to the subgrade elevation should consist of durable, well-graded granular material with a maximum particle size of 2½ inches, should have less than 8 percent fines by dry weight, and should have at least two mechanically fractured faces. This material should be compacted to at least 92 percent of the maximum dry density, as determined by ASTM D1557, or as required by the pipe manufacturer or local building department. The upper 3 feet of the trench backfill should be compacted to at least 95 percent of the maximum dry density, as determined by ASTM D1557.

Outside of structural improvement areas (e.g., roadway alignments or building pads), trench backfill placed above the pipe zone may consist of general fill material that is free of organic material and material over 6 inches in diameter. This general trench backfill should be compacted to at least 90 percent of the maximum dry density, as determined by ASTM D1557, or as required by the pipe manufacturer or local building department.

#### **6.4.1.6 Drain Rock**

Drain rock should consist of angular, granular material with a maximum particle size of 2 inches. The material should be free of roots, organic material, and other unsuitable material; should have less than 2 percent by dry weight passing the U.S. Standard No. 200 sieve (washed analysis); and should have at least two mechanically fractured faces. Drain rock should be compacted to a well-keyed, firm condition.

#### **6.4.1.7 Aggregate Base Rock**

Imported granular material used as base rock for building floor slabs and pavement should consist of  $\frac{3}{4}$ - or  $1\frac{1}{2}$ -inch-minus material (depending on the application). In addition, the aggregate should have less than 8 percent by dry weight passing the U.S. Standard No. 200 sieve and have at least two mechanically fractured faces. The aggregate base should be compacted to not less than 95 percent of the maximum dry density, as determined by ASTM D1557.

#### **6.4.1.8 Retaining Wall Select Backfill**

Backfill material placed behind retaining walls and extending a horizontal distance of  $\frac{1}{2}H$ , where H is the height of the retaining wall, should consist of imported granular material as described above and should have less than 8 percent fines by dry weight. We recommend the wall backfill be separated from general fill, native soil, and/or topsoil using a geotextile fabric that meets the specifications provided below for drainage geotextiles.

The wall backfill should be compacted to a minimum of 95 percent of the maximum dry density, as determined by ASTM D1557. However, backfill located within a horizontal distance of 3 feet from a retaining wall should only be compacted to approximately 90 percent of the maximum dry density, as determined by ASTM D1557. Backfill placed within 3 feet of the wall should be compacted in lifts less than 6 inches thick using hand-operated tamping equipment (such as a jumping jack or vibratory plate compactor). If flatwork (sidewalks or pavement) will be placed atop the wall backfill, we recommend that the upper 2 feet of material be compacted to 95 percent of the maximum dry density, as determined by ASTM D1557.

#### **6.4.1.9 Retaining Wall Leveling Pad**

Imported granular material placed at the base of retaining wall footings should consist of select granular material. The granular material should be 1"-0 to  $\frac{3}{4}$ "-0 aggregate size and should have at least two mechanically fractured faces. The leveling pad material should be placed in a 6- to 12-inch-thick lift and compacted to not less than 95 percent of the maximum dry density, as determined by ASTM D1557.

### **6.4.2 Geotextile Fabric**

#### **6.4.2.1 Subgrade Geotextile**

Subgrade geotextile should conform to OSSC Table 02320-4 and OSSC 00350 (Geosynthetic Installation). A minimum initial aggregate base lift of 6 inches is required over geotextiles. All drainage aggregate and stabilization material should be underlain by a subgrade geotextile.

#### **6.4.2.2 Drainage Geotextile**

Drainage geotextile should conform to Type 2 material of OSSC Table 02320-1 and OSSC 00350 (Geosynthetic Installation). A minimum initial aggregate base lift of 6 inches is required over geotextiles.

### **6.4.3 AC**

#### **6.4.3.1 ACP**

The AC should be Level 2,  $\frac{1}{2}$ -inch, dense ACP according to OSSC 00744 (Asphalt Concrete Pavement) and compacted to 91 percent of the theoretical maximum density of the mix, as

determined by AASHTO T 209. The minimum and maximum lift thicknesses are 2 and 3.5 inches, respectively, for ½-inch ACP. Asphalt binder should be performance graded and conform to PG 64-22 or better. The binder grade should be adjusted depending on the aggregate gradation and amount of recycled asphalt and/or recycled asphalt shingles in the contractor's mix design submittal.

#### **6.4.3.2 Cold Weather Paving Considerations**

In general, AC paving is not recommended during cold weather (temperatures less than 40 degrees Fahrenheit). Compacting under these conditions can result in low compaction and premature pavement distress.

Each asphalt mix design has a recommended compaction temperature range that is specific for the particular asphalt binder used. In colder temperatures, it is more difficult to maintain the temperature of the asphalt mix, as it can lose heat while stored in the delivery truck, as it is placed, and in the time between placement and compaction. In Oregon, the AC surface temperature during paving should be at least 40 degrees Fahrenheit for lift thicknesses greater than 2.5 inches and at least 50 degrees Fahrenheit for lift thicknesses between 2 and 2.5 inches.

If paving activities must take place during cold weather construction as defined above, the project team should be consulted and a site meeting should be held to discuss ways to lessen low compaction risks.

#### **6.4.4 Cement Amendment**

##### **6.4.4.1 General**

As an alternative to the use of imported granular material for wet weather structural fill, an experienced contractor may be able to amend the on-site soil with portland cement to obtain suitable support properties. Successful use of soil amendment depends on the use of correct mixing techniques, soil moisture content, and amendment quantities. Cement amendment should not be used if runoff during construction cannot be directed away from adjacent wetlands.

##### **6.4.4.2 Subbase Stabilization**

We recommend a target strength for cement-amended subgrade for building and pavement subbase (below aggregate base) soil of 100 psi. Successful use of soil amendment depends on use of correct techniques and equipment, soil moisture content, and the amount of cement added to the soil. The recommended percentage of cement is based on soil moisture contents at the time of placing the structural fill. Based on our experience, 6 percent cement by weight of dry soil is generally satisfactory when the soil moisture content does not exceed approximately 25 percent. If the soil moisture content is in the range of 25 to 35 percent, 7 to 9 percent by weight of dry soil is recommended. It is difficult to accurately predict field performance due to the variability in soil response to cement amendment. The amount of cement added to the soil may need to be adjusted based on field observations and performance. Moreover, depending on the time of year and moisture content levels during amendment, water may need to be applied during tilling to appropriately condition the soil moisture content. The amount of cement used during amendment should be based on an assumed soil dry unit weight of 110 pcf. For

preliminary design purposes, we recommend a minimum of 6 percent cement. It is not possible to amend soil during heavy or continuous rainfall. Work should be completed during suitable conditions.

We recommend cement-spreading equipment be equipped with balloon tires to reduce rutting and disturbance of the fine-grained soil. A static sheepsfoot or segmented pad roller with a minimum static weight of 40,000 pounds should be used for initial compaction of the fine-grained soil. A smooth-drum roller with a minimum applied linear force of 700 pounds per inch should be used for final compaction.

A minimum curing time of four days is required between amendment and construction traffic access. Construction traffic should not be allowed on unprotected, cement-amended subgrade. To protect the cement-amended surfaces from abrasion or damage, the finished surface should be covered with 4 to 6 inches of imported granular material.

Amendment depths for building/pavement, haul roads, and staging areas are typically on the order of 12, 16, and 12 inches, respectively. The crushed rock typically becomes contaminated with soil during construction. Contaminated base rock should be removed and replaced with clean rock in pavement areas. The actual thickness of the amended material and imported granular material for haul roads and staging areas will depend on the anticipated traffic, as well as the contractor's means and methods and, accordingly, should be the contractor's responsibility. Cement amendment should not be attempted when air temperature is below 40 degrees Fahrenheit or during moderate to heavy precipitation. Cement should not be placed when the ground surface is saturated or standing water exists.

#### **6.4.4.3 Cement-Amended Structural Fill**

On-site silt soil that is not suitable for structural fill due to high moisture content may be amended and placed as fill over a subgrade prepared in conformance with the "Site Preparation" section. Cement-amended fill lift thicknesses should be limited to 12 inches. The cement ratio for general cement-amended fill can generally be reduced by 1 percent (by dry weight). Typically, a minimum curing time of four days is required between amendment and construction traffic access. Consecutive lifts of fill may be amended immediately after the previous lift has been amended and compacted (e.g., the four-day wait period does not apply). However, where the final lift of fill is a building or roadway subgrade, the four-day wait period is in effect for the final lift of cement-amended soil.

#### **6.4.4.4 Other Considerations**

Portland cement-amended soil is hard and has low permeability. This soil does not drain well and it is not suitable for planting. Future planted areas should not be cement amended, if practical, or accommodations should be made for drainage and planting. Moreover, cement amending soil within building areas must be done carefully to avoid trapping water under floor slabs. We should be contacted if this approach is considered. Cement amendment should not be used if runoff during construction cannot be directed away from adjacent wetlands (if any). Cement amendment runoff should be collected, monitored, and treated in accordance with Oregon Department of Environmental Quality requirements prior to being discharged.

#### **6.4.4.5 Specification Recommendations**

We recommend that the following comments be included in the specifications for the project:

- In general, cement amendment is not recommended during cold weather (temperatures less than 40 degrees Fahrenheit) or during rainfall.
- **Mixing Equipment**
  - Use a pulverizer/mixer capable of uniformly mixing the cement into the soil to the design depth. Blade mixing will not be allowed.
  - Pulverize the soil-cement mixture such that 100 percent by dry weight passes a 1-inch sieve and a minimum of 70 percent passes a No. 4 sieve, exclusive of gravel or stone retained on these sieves. If water is required, the pulverizer should be equipped to inject water to a tolerance of ¼ gallon per square foot of surface area.
  - Use machinery that will not disturb the subgrade, such as using low-pressure “balloon” tires on the pulverizer/mixer vehicle. If subgrade is disturbed, the tilling/amendment depth shall extend the full depth of the disturbance.
  - Multiple “passes” of the tiller may be required to adequately blend the cement and soil mixture.
- **Spreading Equipment**
  - Use a spreader capable of distributing the cement uniformly on the ground to within 5 percent variance of the specified application rate.
  - Use machinery that will not disturb the subgrade, such as using low-pressure “balloon” tires on the spreader vehicle. If subgrade is disturbed, the tilling/amendment depth shall extend the full depth of the disturbance.
- **Compaction Equipment**
  - Use a static, sheepsfoot or segmented pad roller with a minimum static weight of 40,000 pounds for initial compaction of fine-grained soil (silt and clay) or an alternate approved by the geotechnical engineer.

#### **6.5 FILL PLACEMENT AND COMPACTION**

Fill soil should be compacted at a moisture content that is within 3 percent of optimum. The maximum allowable moisture content varies with the soil gradation and should be evaluated during construction. Fill and backfill material should be placed in uniform, horizontal lifts and compacted with appropriate equipment. The maximum lift thickness will vary depending on the material and compaction equipment used but should generally not exceed the loose thicknesses provided in Table 5. Fill material should be compacted in accordance with the compaction criteria provided in Table 6. Due to inconsistent gravel content, compaction of the on-site sand and gravel soil may need to be evaluated by proof rolling with heavy construction equipment.

**Table 5. Recommended Uncompacted Lift Thickness**

Compaction Equipment	Recommended Uncompacted Lift Thickness (inches)		
	Silty/Clayey Soil	Granular and Crushed Rock Maximum Particle Size $\leq 1\frac{1}{2}$ Inches	Crushed Rock Maximum Particle Size $> 1\frac{1}{2}$ Inches
Hand Tools: Plate Compactor and Jumping Jack	4 to 8	4 to 8	Not recommended
Rubber Tire Equipment	6 to 8	10 to 12	6 to 8
Light Roller	8 to 10	10 to 12	8 to 10
Heavy Roller	10 to 12	12 to 18	12 to 16
Hoe Pack Equipment	12 to 16	18 to 24	18 to 24

The table is based on our experience and is intended to serve only as a guideline. The information provided in this table should not be included in the project specifications.

**Table 6. Compaction Criteria**

Fill Type	Compaction Requirements in Structural Zones		
	Percent Maximum Dry Density Determined by ASTM D1557		
	0 to 2 Feet Below Subgrade (percent)	Greater Than 2 Feet Below Subgrade (percent)	Pipe Zone (percent)
Area Fill (Granular)	95	95	--
Area Fill (Fine Grained)	92	92	--
Aggregate Base	95	95	--
Trench Backfill <sup>1,2</sup>	95	92	90 <sup>1,2</sup>
Retaining Wall Backfill	95 <sup>3</sup>	92 <sup>3</sup>	--

1. Trench backfill above the pipe zone in non-structural areas should be compacted to 85 percent.
2. Or as recommended by the pipe manufacturer.
3. Should be reduced to 90 percent within a horizontal distance of 3 feet from the retaining wall.

## 6.6 EROSION CONTROL

The site soil is susceptible to erosion; therefore, erosion control measures should be carefully planned and in place before construction begins. Surface water runoff should be collected and directed away from slopes to prevent water from running down the slope face. Erosion control measures (such as straw bales, sediment fences, and temporary detention and settling basins) should be used in accordance with local and state ordinances.

## **7.0 OBSERVATION OF CONSTRUCTION**

Satisfactory earthwork and foundation performance depends to a large degree on the quality of construction. Subsurface conditions observed during construction should be compared with those encountered during the subsurface explorations. Recognition of changed conditions often requires experience; therefore, qualified personnel should visit the site with sufficient frequency to detect whether subsurface conditions change significantly from those anticipated. In addition, sufficient observation of the contractor's activities is a key part of determining that the work is completed in accordance with the construction drawings and specifications.

We recommend NV5 be retained to observe earthwork activities, including stripping, proof rolling of the subgrade and repair of soft areas, footing subgrade and granular pad preparation, final proof rolling of the pavement subgrade and base rock, and AC placement and compaction, as well as to perform laboratory compaction and field moisture-density tests.

## **8.0 LIMITATIONS**

We have prepared report for use by PM Design Group, Inc. and members of the design and construction teams for the proposed project. The data and report can be used for estimating purposes, but our report, conclusions, and interpretations should not be construed as warranty of the subsurface conditions and are not applicable to other nearby building sites.

Exploration observations indicate soil conditions only at specific locations and only to the depths penetrated. They do not necessarily reflect soil strata or water level variations that may exist between exploration locations. If subsurface conditions differing from those described are noted during the course of excavation and construction, re-evaluation will be necessary.

The site development plans and design details were preliminary at the time this report was prepared. When the design has been finalized and if there are changes in the site grades or location, configuration, design loads, or type of construction, the conclusions and recommendations presented may not be applicable. If design changes are made, we request that we be retained to review our conclusions and recommendations and to provide a written modification or verification.

Our scope of services does not include services related to construction safety precautions, and our recommendations are not intended to direct the contractor's methods, techniques, sequences, or procedures, except as specifically described in this report for consideration in design.

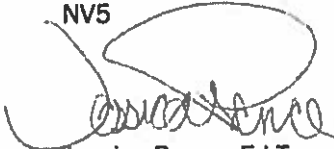
Within the limitations of scope, schedule, and budget, our services have been executed in accordance with generally accepted practices in this area at the time this report was prepared. No warranty, express or implied, should be understood.

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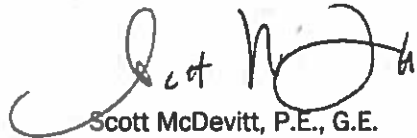
We appreciate the opportunity to be of service to you. Please call if you have questions concerning this report or if we can provide additional services.

Sincerely,

NV5



Jessica Pence, E.I.T.  
Project Manager



Scott McDevitt, P.E., G.E.  
Principal Engineer





## REFERENCES

Allen, J.E., M. Burns, and S. Sargent, 1986, *Cataclysms on the Columbia*: Timber Press, Portland, Oregon; 211 p.

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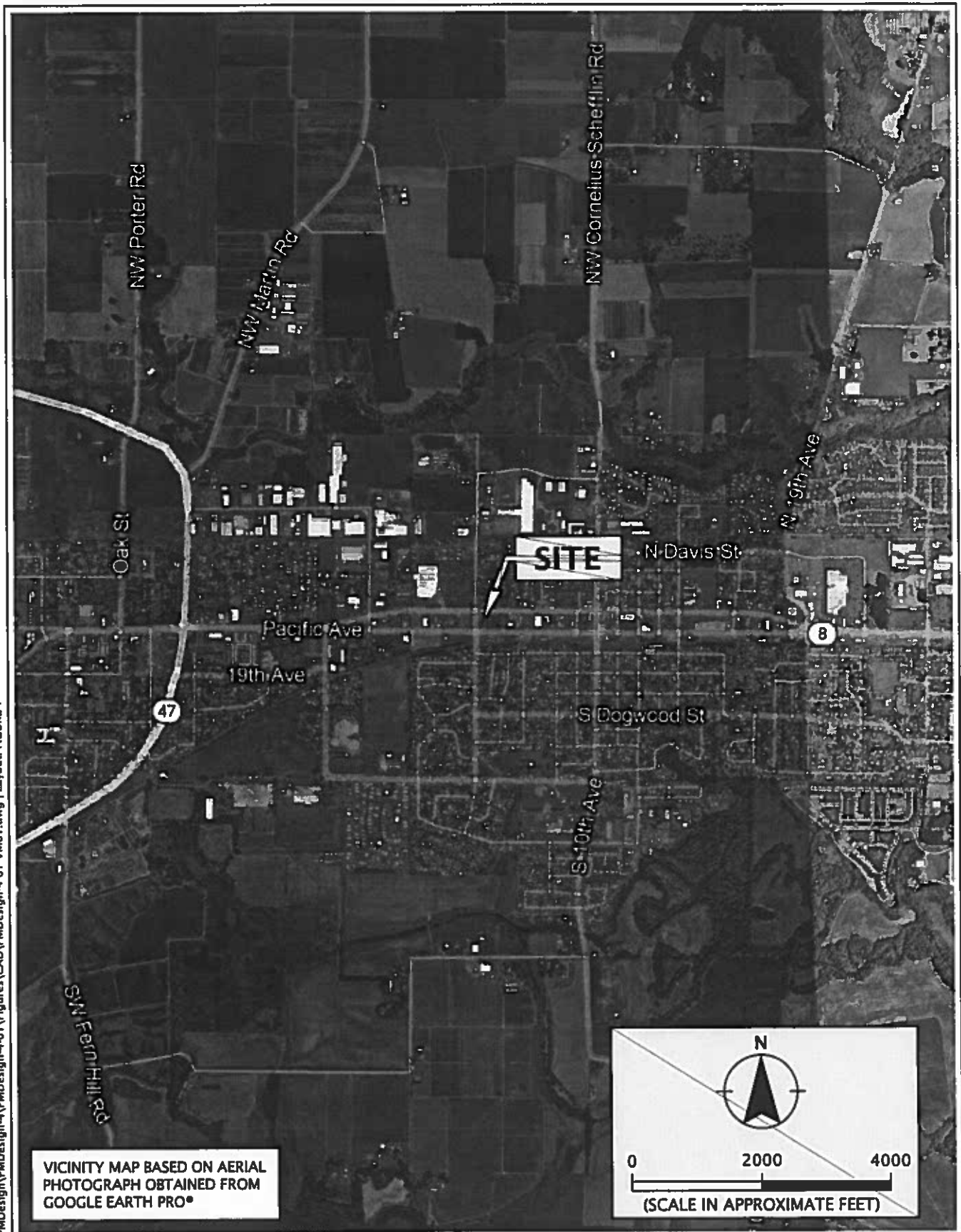
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Schlicker, Herbert G., and Deacon, Robert J., 1967, *Engineering Geology of the Tualatin Valley Region, Oregon*: Oregon Department of Geology and Mineral Industries Bulletin 60, 103 p.

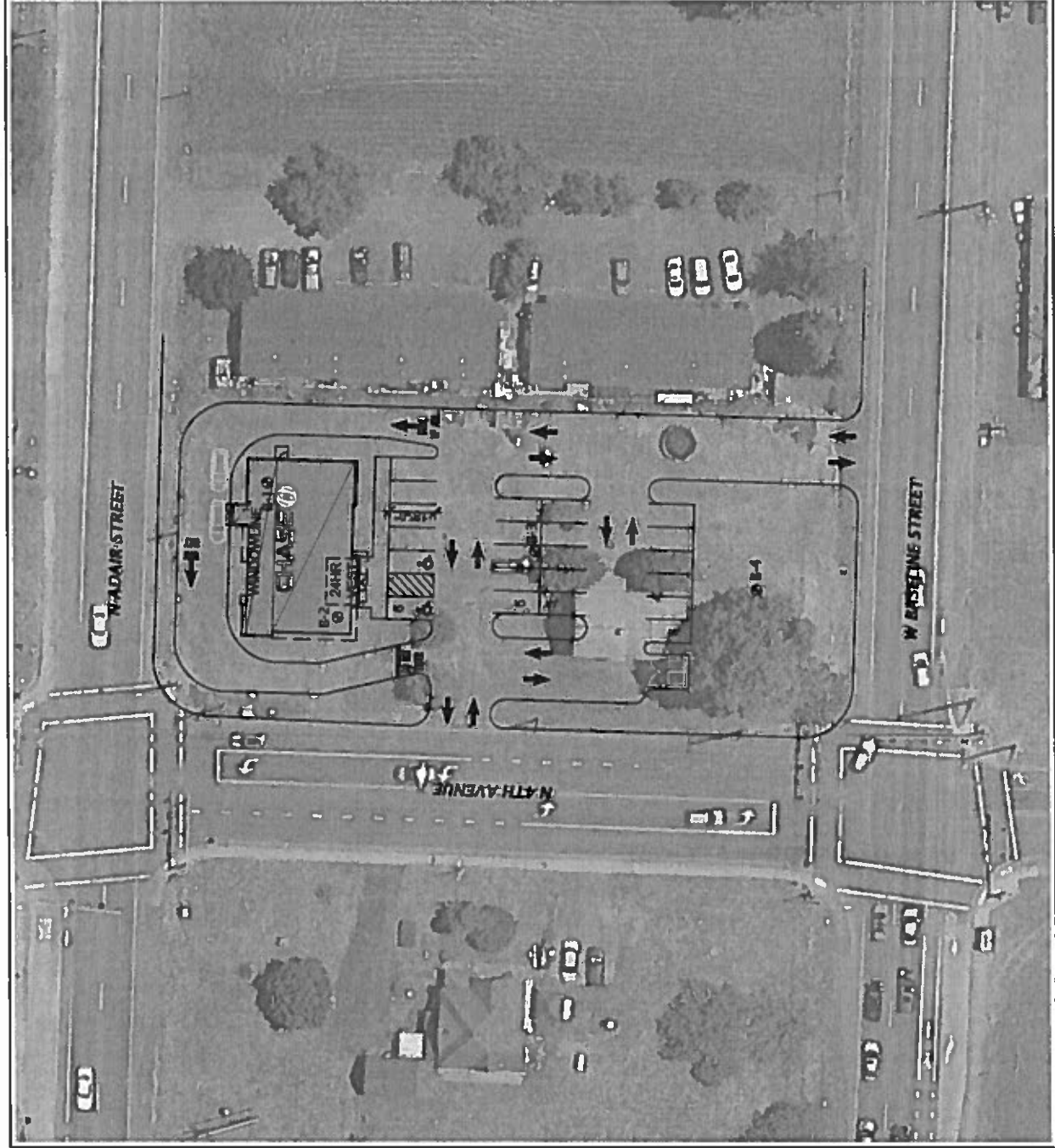
Wilson, Doyle C., 1998, *Post-middle Miocene Geologic Evolution of the Tualatin Basin, Oregon*, *Oregon Geology*, vol. 60, no. 5., p. 99-116.

Yeats, Robert S., Graven, Erik P., Werner, Kenneth S., Goldfinger, Chris, and Popowski, Thomas A., 1991, *Tectonics of the Willamette Valley, Oregon*; U.S. Geological Survey Professional Paper Open-File Report 91-441-P, pp. 47.

## FIGURES



<b>NIV15</b>	PMDESIGN-4-01	<b>VICINITY MAP</b>	
	DECEMBER 2022	PROPOSED CORNELIUS CHASE BANK CORNELIUS, OR	<b>FIGURE 1</b>



LEGEND:  
B-10 BORING



0 40 80  
(SCALE IN FEET)

- NOTES:
1. SITE PLAN BASED ON IMAGE OF SHEET TITLED 'SITE TEST FIT' DATED OCTOBER 5, 2022.
  2. AERIAL PHOTOGRAPH DATED JUNE 17, 2021, OBTAINED FROM GOOGLE EARTH PRO.

FIGURE 2	PROPOSED CORNELIUS CHASE BANK CORNELIUS, OR	DECEMBER 2022	NIVIS
	SITE PLAN	PROJEN-4-01	

## APPENDIX

## **APPENDIX**

### **FIELD EXPLORATIONS**

#### **GENERAL**

We explored subsurface conditions at the site by drilling four borings (B-1 through B-4) to depths between 11.5 and 26.5 feet BGS. Drilling services were provided by Holt Services, Inc. on November 17, 2022, using a truck-mounted drill rig with mud rotary and hollow-stem auger methods. The exploration logs are presented in this appendix.

The locations of the explorations are shown on Figure 2. The exploration locations were determined by pacing from existing site features and should be considered accurate to the degree implied by the methods used. A member of our geology staff observed the explorations.

#### **SOIL SAMPLING**

We collected representative samples of the various soils encountered during drilling for geotechnical laboratory testing. Samples were collected from the borings using a 1½-inch-inside-diameter, split-spoon SPT sampler in general accordance with ASTM D1586. The sampler was driven into the soil with a 140-pound hammer free falling 30 inches. The sampler was driven a total distance of 18 inches. The number of blows required to drive the sampler the final 12 inches is recorded on the exploration logs, unless otherwise noted. Higher quality, relatively undisturbed samples were collected using a standard Shelby tube in general accordance with ASTM D1587. Sampling methods and intervals are shown on the exploration logs.

The average efficiency of the automatic SPT hammer used by Holt Services, Inc. was 82.2 percent. The calibration testing results are presented at the end of this appendix.

#### **SOIL CLASSIFICATION**

The soil samples were classified in accordance with the "Exploration Key" (Table A-1) and "Soil Classification System" (Table A-2), which are presented in this appendix. The exploration logs indicate the depths at which the soils or their characteristics change, although the change actually could be gradual. If the change occurred between sample locations, the depth was interpreted. Classifications are shown on the exploration logs.

### **LABORATORY TESTING**

#### **CLASSIFICATION**

The soil samples were classified in the laboratory to confirm field classifications. The laboratory classifications are shown on the exploration logs if those classifications differed from the field classifications.

#### **MOISTURE CONTENT**

We tested the natural moisture content of select soil samples in general accordance with ASTM D2216. The natural moisture content is a ratio of the weight of the water to soil in a test sample and is expressed as a percentage. The test results are presented in this appendix.

**PARTICLE-SIZE ANALYSIS**

Particle-size analysis was completed on select soil samples in general accordance with ASTM D1140 (percent fines determination). The test results are presented in this appendix.

**ATTERBERG LIMITS**

Atterberg limits (plastic and liquid limits) testing was performed on a select soil sample in general accordance with ASTM D4318. The plastic limit is defined as the moisture content where the soil becomes brittle. The liquid limit is defined as the moisture content where the soil begins to act similar to a liquid. The plasticity index is the difference between the liquid and plastic limits. The test results are presented in this appendix.

SYMBOL	SAMPLING DESCRIPTION
	Location of sample collected in general accordance with ASTM D1586 using Standard Penetration Test (SPT) with recovery
	Location of sample collected using thin-wall Shelby tube or Geoprobe® sampler in general accordance with ASTM D1587 with recovery
	Location of sample collected using Dames & Moore sampler and 300-pound hammer or pushed with recovery
	Location of sample collected using Dames & Moore sampler and 140-pound hammer or pushed with recovery
	Location of sample collected using 3-inch-outside diameter California split-spoon sampler and 140-pound hammer with recovery
	Location of grab sample
	Rock coring interval
	Water level during drilling
	Water level taken on date shown

Graphic Log of Soil and Rock Types

**GEOTECHNICAL TESTING EXPLANATIONS**

ATT	Atterberg Limits	P	Pushed Sample
CBR	California Bearing Ratio	PP	Pocket Penetrometer
CON	Consolidation	P200	Percent Passing U.S. Standard No. 200 Sieve
DD	Dry Density	RES	Resilient Modulus
DS	Direct Shear	SIEV	Sieve Gradation
HYD	Hydrometer Gradation	TOR	Torvane
MC	Moisture Content	UC	Unconfined Compressive Strength
MD	Moisture-Density Relationship	VS	Vane Shear
NP	Non-Plastic	kPa	Kilopascal
OC	Organic Content		

**ENVIRONMENTAL TESTING EXPLANATIONS**

CA	Sample Submitted for Chemical Analysis	ND	Not Detected
P	Pushed Sample	NS	No Visible Sheen
PID	Photoionization Detector Headspace Analysis	SS	Slight Sheen
ppm	Parts per Million	MS	Moderate Sheen
		HS	Heavy Sheen



RELATIVE DENSITY - COARSE-GRAINED SOIL							
Relative Density	Standard Penetration Test (SPT) Resistance		Dames & Moore Sampler (140-pound hammer)		Dames & Moore Sampler (300-pound hammer)		
Very loose	0 - 4		0 - 11		0 - 4		
Loose	4 - 10		11 - 26		4 - 10		
Medium dense	10 - 30		26 - 74		10 - 30		
Dense	30 - 50		74 - 120		30 - 47		
Very dense	More than 50		More than 120		More than 47		
CONSISTENCY - FINE-GRAINED SOIL							
Consistency	Standard Penetration Test (SPT) Resistance	Dames & Moore Sampler (140-pound hammer)	Dames & Moore Sampler (300-pound hammer)	Unconfined Compressive Strength (tsf)			
Very soft	Less than 2	Less than 3	Less than 2	Less than 0.25			
Soft	2 - 4	3 - 6	2 - 5	0.25 - 0.50			
Medium stiff	4 - 8	6 - 12	5 - 9	0.50 - 1.0			
Stiff	8 - 15	12 - 25	9 - 19	1.0 - 2.0			
Very stiff	15 - 30	25 - 65	19 - 31	2.0 - 4.0			
Hard	More than 30	More than 65	More than 31	More than 4.0			
PRIMARY SOIL DIVISIONS			GROUP SYMBOL	GROUP NAME			
COARSE-GRAINED SOIL  (more than 50% retained on No. 200 sieve)	GRAVEL  (more than 50% of coarse fraction retained on No. 4 sieve)	CLEAN GRAVEL (< 5% fines)	GW or GP	GRAVEL			
		GRAVEL WITH FINES (≥ 5% and ≤ 12% fines)	GW-GM or GP-GM	GRAVEL with silt			
			GW-GC or GP-GC	GRAVEL with clay			
		GRAVEL WITH FINES (> 12% fines)	GM	silty GRAVEL			
	GC		clayey GRAVEL				
	SAND  (50% or more of coarse fraction passing No. 4 sieve)	CLEAN SAND (<5% fines)	SW or SP	SAND			
		SAND WITH FINES (≥ 5% and ≤ 12% fines)	SW-SM or SP-SM	SAND with silt			
			SW-SC or SP-SC	SAND with clay			
		SAND WITH FINES (> 12% fines)	SM	silty SAND			
			SC	clayey SAND			
SC-SM			silty, clayey SAND				
FINE-GRAINED SOIL  (50% or more passing No. 200 sieve)	SILT AND CLAY  Liquid limit less than 50	ML	SILT				
		CL	CLAY				
		CL-ML	silty CLAY				
		OL	ORGANIC SILT or ORGANIC CLAY				
	SILT AND CLAY  Liquid limit 50 or greater	MH	SILT				
		CH	CLAY				
		OH	ORGANIC SILT or ORGANIC CLAY				
		PT	PEAT				
HIGHLY ORGANIC SOIL			PT	PEAT			
MOISTURE CLASSIFICATION		ADDITIONAL CONSTITUENTS					
Term	Field Test	Secondary granular components or other materials such as organics, man-made debris, etc.					
		Percent	Silt and Clay In:		Percent	Sand and Gravel In:	
	Fine-Grained Soil		Coarse-Grained Soil			Fine-Grained Soil	Coarse-Grained Soil
dry	very low moisture, dry to touch	< 5	trace	trace	< 5	trace	trace
moist	damp, without visible moisture	5 - 12	minor	with	5 - 15	minor	minor
		> 12	some	silty/clayey	15 - 30	with	with
wet	visible free water, usually saturated				> 30	sandy/gravelly	Indicate %
N   V   5		SOIL CLASSIFICATION SYSTEM					TABLE A-2

BORING LOG - NVS - 1 PER PAGE PMDESIGN-4-01-B1\_4.CPJ GDLNVS.GDT PRINT DATE: 12/16/22:SN:KT

DEPTH FEET	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION DEPTH	TESTING	SAMPLE	▲ BLOW COUNT ● MOISTURE CONTENT % ▨ RQD% ▩ CORE REC%	INSTALLATION AND COMMENTS
0.0		Medium stiff, brown SILT with sand (ML); moist.					
2.5					9		
5.0		soft to medium stiff at 5.0 feet			4		
7.5		soft, gray-brown at 7.5 feet			3		
10.0		medium stiff at 10.0 feet			6		
12.5							
15.0		dark gray at 15.0 feet		P200	6		P200 - 85%
17.5							
20.0		stiff at 20.0 feet			11		
22.5							
25.0		minor sand at 25.0 feet		P200	10		P200 - 86%
26.5		Exploration completed at a depth of 26.5 feet.	26.5				Surface elevation was not measured at the time of exploration.
		Hammer efficiency factor is 82.2 percent.					
30.0							

DRILLED BY: Holt Services, Inc.

LOGGED BY: S. Shub

COMPLETED: 11/17/22

BORING METHOD: mud rotary (see document text)

BORING BIT DIAMETER: 4 1/4 inches



PMDESIGN-4-01

BORING B-1

DECEMBER 2022

PROPOSED CORNELIUS CHASE BANK  
CORNELIUS, OR

FIGURE A-1

BORING LOG - NVS - 1 PER PAGE PMDESIGN-4-01-B1-4.GPJ GDLNVS.GDT PRINT DATE: 12/16/22:5N:KT

DEPTH FEET	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION DEPTH	TESTING	SAMPLE	▲ BLOW COUNT ● MOISTURE CONTENT % ▨ RQD% ▩ CORE RECK	INSTALLATION AND COMMENTS
0.0		Stiff, brown, sandy SILT (ML); moist, silt has low plasticity, sand is fine.					
2.5							
5.0							
7.5		brown with orange mottles at 7.0 feet		ATT			LL = 37% PL = 27%
10.0		soft, gray to dark gray, with sand at 10.0 feet					
12.5							
15.0		medium stiff, minor sand at 15.0 feet		P200			P200 = 91%
17.5							
20.0		soft at 20.0 feet					
22.5							
25.0		stiff at 25.0 feet					
26.5		Exploration completed at a depth of 26.5 feet.	26.5				Surface elevation was not measured at the time of exploration.
27.5		Hammer efficiency factor is 82.2 percent.					
30.0							

DRILLED BY: Holt Services, Inc.

LOGGED BY: S. Shub

COMPLETED: 11/17/22

BORING METHOD: mud rotary (see document text)

BORING BIT DIAMETER: 4 1/4 inches

**NIVIS**

PMDESIGN-4-01

**BORING B-2**

DECEMBER 2022

PROPOSED CORNELIUS CHASE BANK  
CORNELIUS, OR

**FIGURE A-2**

BORING LOG - NV5 - 1 PER PAGE PMDESIGN-4-01-81\_4.GPJ GDLNVS.GDT PRINT DATE: 12/16/22:SN:KT

DEPTH FEET	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION DEPTH	TESTING	SAMPLE	▲ BLOW COUNT ● MOISTURE CONTENT % ▨ RQD% ▩ CORE REC%	INSTALLATION AND COMMENTS
0.0		Medium stiff, brown SILT (ML), minor sand, trace organics; moist (topsoil to 4 inches, 2-inch-thick root zone).					
2.5							
5.0				P200		▲ 5 ●	Infiltration test at 4.0 feet. P200 = 89%
7.5		soft to medium stiff, without organics at 7.5 feet				▲ 4	
10.0		soft at 10.0 feet				▲ 2	
12.5							
15.0		stiff at 15.0 feet				▲ 12 ●	
16.5		Exploration completed at a depth of 16.5 feet. Hammer efficiency factor is 82.2 percent.	16.5				Surface elevation was not measured at the time of exploration.
17.5							
20.0							
22.5							
25.0							
27.5							
30.0							

± 9.0 feet, during drilling

DRILLED BY: Holt Services, Inc.

LOGGED BY: S. Shub

COMPLETED: 11/17/22

BORING METHOD: hollow-stem auger (see document text)

BORING BIT DIAMETER: 6 inches

**NIVIS**

PMDESIGN-4-01

**BORING B-3**

DECEMBER 2022

PROPOSED CORNELIUS CHASE BANK  
CORNELIUS, OR

**FIGURE A-3**

BORING LOG - NV5 - 1 PER PAGE PMDESIGN-4-01-B1-4.GPJ GDLJWS.GDT PRINT DATE: 12/16/22:SN:KT

DEPTH FEET	GRAPHIC LOG	MATERIAL DESCRIPTION	ELEVATION DEPTH	TESTING	SAMPLE	▲ BLOW COUNT ● MOISTURE CONTENT % ▨ RQD% ▩ CORE REC%	INSTALLATION AND COMMENTS
0.0		Very stiff, brown SILT with sand (ML), trace organics; moist, silt has low plasticity (topsoil to 4 inches, 2-inch-thick root zone).					
2.5						17	
5.0		gray-brown; micaceous at 5.0 feet				24	
7.5		sandy, without organics at 7.5 feet				23	
10.0		stiff, dark gray, minor sand; wet at 10.0 feet		P200		10	P200 = 86%
11.5		Exploration completed at a depth of 11.5 feet.  Hammer efficiency factor is 82.2 percent.	11.5				Surface elevation was not measured at the time of exploration.
12.5							
15.0							
17.5							
20.0							
22.5							
25.0							
27.5							
30.0							

± 9.0 feet, during drilling

DRILLED BY: Holt Services, Inc.

LOGGED BY: S. Shub

COMPLETED: 11/17/22

BORING METHOD: hollow-stem auger (see document text)

BORING BIT DIAMETER: 6 inches



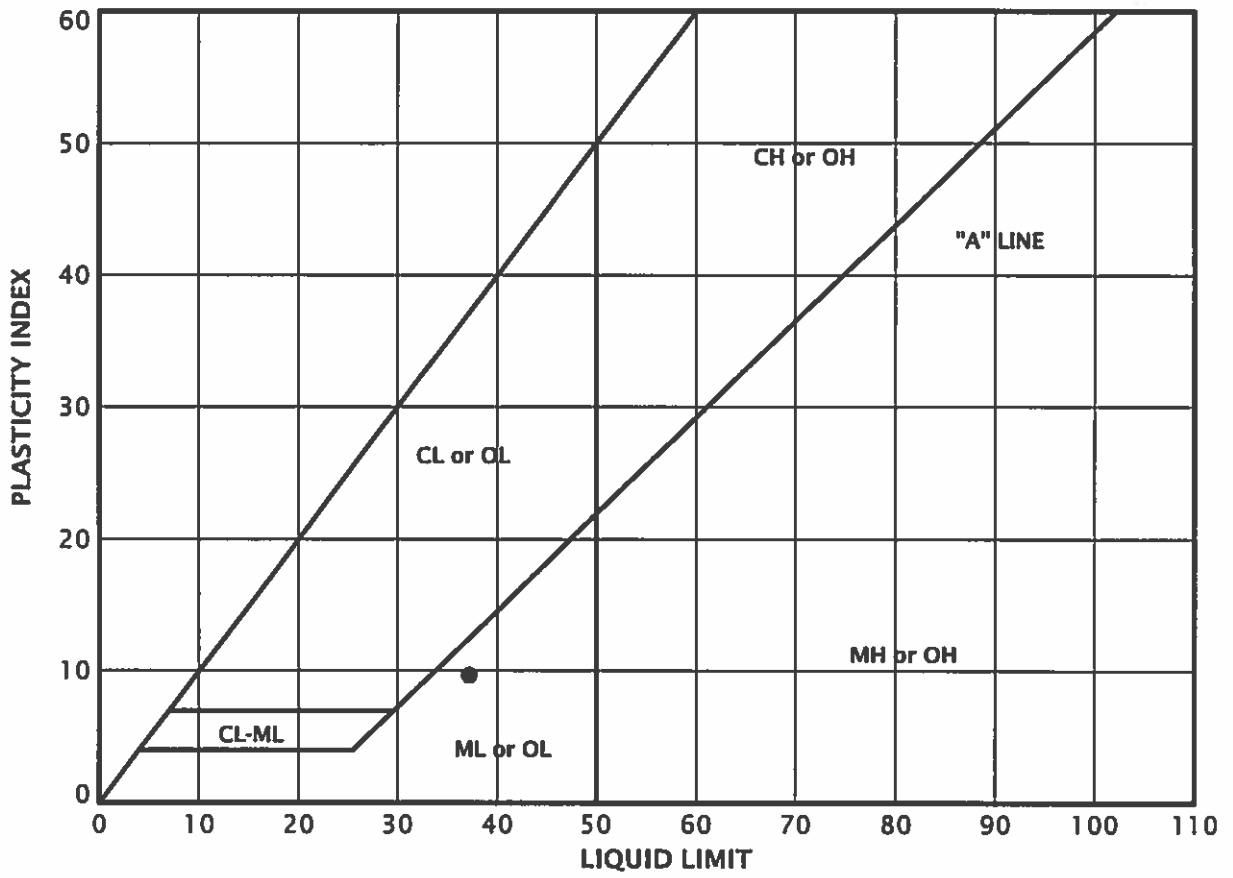
PMDESIGN-4-01

BORING B-4

DECEMBER 2022

PROPOSED CORNELIUS CHASE BANK  
CORNELIUS, OR

FIGURE A-4



ATTERBERG LIMITS 7 PMDESIGN-4-01-B1\_4.GPJ GEODESIGN.GDT PRINT DATE: 12/5/22:KT

KEY	EXPLORATION NUMBER	SAMPLE DEPTH (FEET)	MOISTURE CONTENT (PERCENT)	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX
●	8-2	7.0	35	37	27	10

<b>NIVIS</b>	PMDESIGN-4-01	<b>ATTERBERG LIMITS TEST RESULTS</b>	
	DECEMBER 2022	PROPOSED CORNELIUS CHASE BANK CORNELIUS, OR	<b>FIGURE A-5</b>

SAMPLE INFORMATION			MOISTURE CONTENT (PERCENT)	DRY DENSITY (PCF)	SIEVE			ATTERBERG LIMITS		
EXPLORATION NUMBER	SAMPLE DEPTH (FEET)	ELEVATION (FEET)			GRAVEL (PERCENT)	SAND (PERCENT)	P200 (PERCENT)	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX
B-1	2.5		33							
B-1	5.0		42							
B-1	10.0		40							
B-1	15.0		38			85				
B-1	25.0		35			86				
B-2	2.5		30							
B-2	7.0		35				37	27	10	
B-2	15.0		39			91				
B-2	20.0		41							
B-3	4.0		39			89				
B-3	15.0		37							
B-4	4.0		32							
B-4	7.5		33							
B-4	10.0		35			86				

LAB SUMMARY - GDI-NVS PMDESIGN-4-01-01-4.GPJ GDL-NVS.GDT PRINT DATE: 12/5/22:KT

<b>N V 5</b>	PMDESIGN-4-01	<b>SUMMARY OF LABORATORY DATA</b>		
	DECEMBER 2022	PROPOSED CORNELIUS CHASE BANK CORNELIUS, OR	<b>FIGURE A-6</b>	

Summary of SPT Test Results

Project: HOLT-S-2-02, Test Date: 7/6/2021

FMX: Maximum Force  
VMX: Maximum Velocity  
BPM: Blows/Minute

EFV: Maximum Energy  
ETR: Energy Transfer Ratio - Rated

Inst. Length ft	Blows Applied /6"	N Value	N60 Value	Average FMX kips	Average VMX ft/s	Average BPM bpm	Average EFV ft-lb	Average ETR %
12.50	35-27-27	54	74	41	14.3	50.1	281	80.4
12.50	30-26-22	48	65	38	16.2	49.9	286	81.7
12.50	27-38-26	63	86	43	15.1	50.0	287	81.9
12.50	26-65-61	116	159	44	14.7	50.2	292	83.5
<b>Overall Average Values:</b>								
Standard Deviation: 2 0.9 0.4 6 1.7								
Overall Maximum Value: 45 18.3 51.0 303 86.6								
Overall Minimum Value: 34 13.3 48.8 267 76.2								



**N | V | 5** Delivering Solutions  
Improving Lives



### Type III Site Design Completeness

PROJECT: Chase Bank | Adair & Baseline | Cornelius, OR  
FILE NO.:  
DATED: 1 MAY 2023  
FOR: Comment Response

---

Hi Ms. Fryer,

In response to comment letter dated 10 April 2023 we have these responses:

- 1: "Provide a **signed** Type III Site Design Review Checklist." : Signed Checklist attached.
- 2: "Provide **documentation** regarding property owner information." : 442 Basline LLC has provided the attached documentation for David Bonanni as authorized signatory.
- 3: "Provide a Service Provider Letter (SPL) from Clean Water Services." SPL Letter from CWS attached.
- 4: "Provide a complete **set of the Civil Plans to review**" : Current Civil Planset attached
- 5: " Provide **documentation** from the Oregon Department of Transportation (ODOT) that they acknowledge your proposal" : Comments received from ODOT on 5 MAY 2023 - attached
- 6: " **Address** Chapter 18.155, Solar Access for New Development" : Solar Access per 18.155 is called out on the attached Drawing set, sheet A0.1.
- 7: "**Pay** the following Land Use Application fee of \$ 3,569.00"; Check under separate cover
- 8: Provide **additional copies** of the complete application packet... in digital and paper: " : See Attached

Regards,

 **Chuck Dougherty**  
Sr. Job Captain  
Direct: (360) 818-7004

---

May 8, 2023

City of Cornelius  
Attn: Terry Keyes  
1355 N. Barlow St.,  
Cornelius, OR 97113

**Subject: New Chase Bank – 442 W Baseline St., Cornelius, OR 97113 – Overhead Facilities**

My name is Anna Leja, and I work for Dry Utility Services. Our company coordinates utility design for both residential and commercial projects. Our company has been in business for 30 years. Below is our professional opinion.

Chase is planning to construct a new bank on the parcel addressed *as 442 W Baseline St, Cornelius, OR 97113*. This property has an existing structure that will be demolished. This is an **infill project** where the adjacent parcels have structures on them. This parcel does have existing utility poles that house both overhead electric and communication services. These overhead facilities are prevalent in this neighborhood on all sides of the property. If Chase is required to underground the overhead electric and communication services on the east side of 4<sup>th</sup> Ave, the projected (utility only) budget for this work is \$218,000. This is a huge budget impact for such a small/one building project. Furthermore, existing overhead facilities are tied to the neighboring home to the west. Chase would be impacting their current services and would also be responsible for converting this service from overhead to underground. Doing this work would not eliminate utility poles in the neighborhood since they are everywhere so it would be a small impact for considerable cost. Furthermore, existing overhead facilities are most likely covered by existing easements and if the developer were to place facilities underground new easements would need to be granted. Utility easements usually come with their own set of requirements for offsets and landscaping.

Attached for your reference is an exhibit that we created to show the proposed Chase Bank and the locations of overhead facilities. All the utility poles are part of an overall system for the area where the neighboring services would be impacted. Please take this into consideration when you are reviewing this project and assigning municipal requirements.

If you need additional information or if you have any questions, please contact me at 602 224 5085.

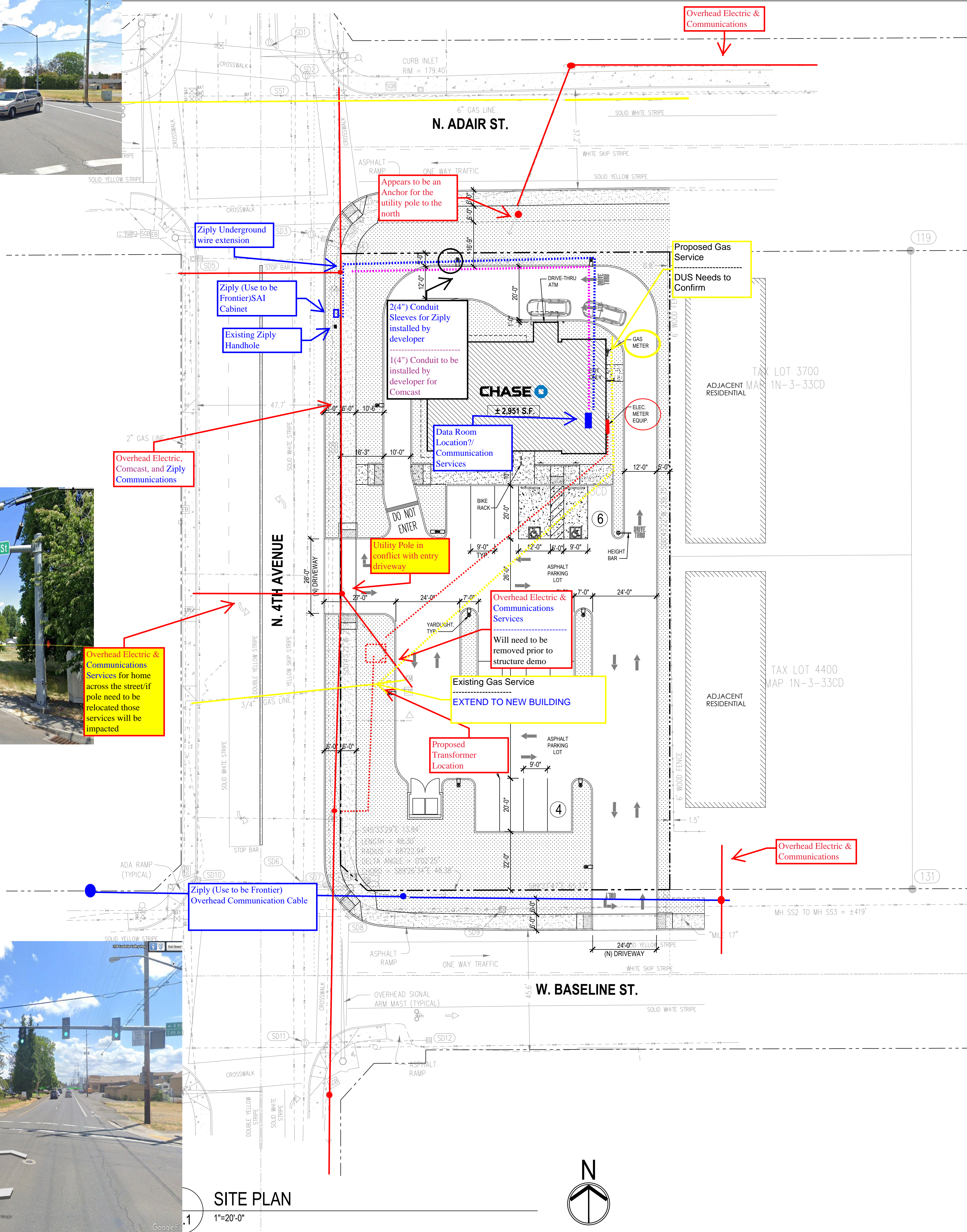
Sincerely,

DRY UTILITY SERVICES

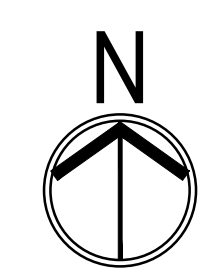
  
Anna Leja  
Senior Project Manager

Enclosures

cc:

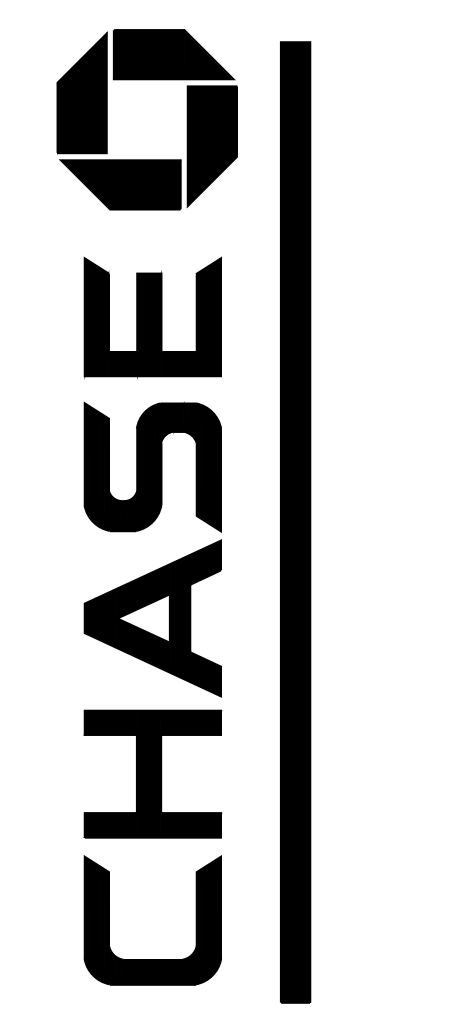


**SITE PLAN**  
1 1"=20'-0"



SITE AND BUILDING DATA	
<b>SITE AREA:</b>	29,620.8 SF (0.68 AC)
<b>BUILDING AREA:</b>	±2,951 SF
<b>ZONING:</b>	C2 (HIGHWAY COMMERCIAL)
<b>APN:</b>	1N 3 33CD - 3600
<b>SET BACKS:</b>	FRONT 10'
<b>PROPOSED BUILDING:</b>	B-BUSINESS (BANK)
<b>BUILDING HEIGHT:</b>	
ALLOWED:	35'-0"
BUILDING HEIGHT:	22'-2"
<b>TYPE OF CONSTRUCTION:</b>	V-B; NON-SPRINKLERED BUILDING
<b>PARKING REQUIRED:</b>	MIN. 4.3 STALLS PER 1000 S.F. = 13 STALLS REQUIRED. MAX. 5.4 STALLS PER 1000 SF = 16 STALLS
<b>PARKING PROVIDED:</b>	BANK PROVIDED: 18 STALLS 16 STALLS @ 9' X 20' INCL. 2 ACCESSIBLE STALLS @ 9' X 20'

LEGEND:	
	CONCRETE PAVEMENT.
	CONCRETE SIDEWALK. PROVIDE EXPANSION JOINTS AT 25' AND GROOVES AT 5' INTERVAL. SEE CIVIL DRAWINGS.
	LANDSCAPE. SEE LANDSCAPE DRAWINGS.



CHASE OVP # 48200R0003080  
**LINEAR MEDIUM  
 (STANDARD PALETTE)**  
 442 W BASELINE ST  
 CORNELIUS, OR 97113

ARCHITECT/ ENGINEER OF RECORD

These drawings and specifications are the confidential and proprietary property of JP Morgan Chase and shall not be copied or reproduced without written authorization. The contract documents were prepared for use on the specific site in conjunction with its issue date and are not suitable for use on a different site or of a later time. Use of these drawings for reference or example on another project requires the services of properly licensed architects and engineers. Reproduction of the contract documents for use on another project is not authorized.

ISSUE	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

JOB # CBR22007.0  
 DATE: 08/30/2022  
 DRAWN BY:  
 CHECKED BY: AS

MODEL

DRAWING STANDARDS v20.5

SHEET TITLE

SITE PLAN

SHEET NUMBER

A0.1



# Oregon

Kate Brown, Governor

## Department of Transportation

Region 1 Headquarters  
123 NW Flanders Street  
Portland, Oregon 97209  
(503) 731.8200  
FAX (503) 731.8259

10/13/22:

ODOT #12733

## ODOT Response

<b>Project Name:</b> Chase Bank Drive Thru	<b>Applicant:</b> Ariane Sanders, PM Design Group
<b>Jurisdiction:</b> City of Cornelius	<b>Jurisdiction Case #:</b> PAC-13-22
<b>Site Address:</b> 442 W Baseline St, Cornelius, OR 97113	<b>State Highway:</b> Adair St and Baseline St OR 8)

The site of this proposed land use action has frontage along Baseline St and Adair St which make up the OR 8 couplet through the City of Cornelius (City). ODOT has permitting authority for this facility and an interest in ensuring that this proposed land use is compatible with its safe and efficient operation. **Please direct the applicant to the District Contact indicated below to determine permit requirements and obtain application information.**

### COMMENTS/FINDINGS

The applicant proposes to construct a new 3,432SF Chase Bank branch with a drive-through ATM. The site plan shows accesses at N Fourth Ave, which is a city street, and at both Adair St and Baseline St which are State highway facilities. ODOT acquired the access rights along the Adair St frontage and the applicant will need to complete a Grant of Access for the opportunity to gain an access along this frontage. The process for completion of the Grant of Access can be lengthy and can be up to a year to complete ODOT's evaluation. This timeline does not include further evaluation from others including, but not limited to, each party's legal counsel to ensure all items are covered. As part of that evaluation, the Grant would need to show a benefit to ODOT's highway facilities and, given the limited frontage of the property, this appears unlikely to be achieved. Based on possible safety issues with a sole access on N Fourth Avenue, ODOT will consider an access to Baseline St and a State Highway Road Approach Permit is required. ODOT supports an access along the eastern tax lot line and recommends a crossover easement with tax lot 4400. This would likely lead to a future reduction in accesses along Baseline St therefore furthering ODOT's access management goals. ODOT understands the City supports this recommendation.

As part of this development, and to ensure safer operation of N Fourth Ave and eliminate vehicles from bypassing the intersection of Baseline and Fourth Ave, the City will require a traffic separator within N Fourth Ave ensuring the access will be a right-in right-out access only. ODOT supports this requirement.

ODOT supports the city's requirement for a traffic impact analysis to ensure that access to N Fourth St and Baseline St are located to maximize the safe and efficient operation of the transportation system. Please contact the ODOT Traffic Contact identified below to scope the traffic study.

ODOT recommends the city require frontage improvements and right of way donation to ODOT consistent with the city's Transportation System Plan. All improvements along Adair St and Baseline St will require a permit from ODOT.

All alterations within the State highway right of way are subject to the ODOT Highway Design Manual (HDM) standards. Alterations along the State highway but outside of ODOT right-of-way may also be subject to ODOT review pending its potential impact to safe operation of the highway. If proposed alterations deviate from ODOT standards a Design Exception Request must be prepared by a licensed engineer for review by ODOT Technical Services. Preparation of a Design Exception request does not

guarantee its ultimate approval. Until more detailed plans have been reviewed, ODOT cannot make a determination whether design elements will require a Design Exception.

Note: Design Exception Requests may take up to 3 months to process.

All ODOT permits and approvals must reach 100% plans before the District Contact will sign-off on a local jurisdiction building permit, or other necessary requirement prior to construction.

## **ODOT RECOMMENDED LOCAL CONDITIONS OF APPROVAL**

### Traffic Impacts

- The applicant shall submit a traffic impact analysis to assess the impacts of the proposed use on the State highway system. The analysis must be conducted by a Professional Engineer registered in Oregon. **Contact the ODOT Traffic representative identified below and the local jurisdiction to scope the study.**

### Frontage Improvements and Right of Way

- Curb, sidewalk, cross walk ramps, and bike lanes shall be constructed as necessary to be consistent with local, ODOT and ADA standards.
- Right of way donated to ODOT as necessary to accommodate the planned cross section shall be provided. The deed must be to the State of Oregon, Oregon Department of Transportation. The ODOT District contact will assist in coordinating the transfer. ODOT should provide verification to the local jurisdiction that this requirement has been fulfilled. The property owner must be the signatory for the deed and will be responsible for a certified environmental assessment of the site prior to transfer of property to the Department.

Note: It may take up to **3 months** to transfer ownership of property to ODOT.

### Access to the State Highway

- A State Highway Approach Road Permit from ODOT for access to the state highway or written determination (e-mail, fax or mail acceptable) from ODOT that the existing approach(es) is/are legal for the proposed use is required. Truck turning templates shall be provided as needed to ensure vehicles can enter and exit the approach safely. Site access to the state highway is regulated by OAR 734.51. For application information go to <http://www.oregon.gov/ODOT/HWY/ACCESSMGT/Pages/Application-Forms.aspx>.

Note: It may take **2 to 3 months** to process a State Highway Approach Road Permit.

- The applicant shall record cross-over access easements to the adjacent properties with state highway frontage with the County Assessor to facilitate future shared access. Shared access will improve highway safety by reducing potential conflicts between vehicles and between vehicles and pedestrians and bicyclists at closely spaced driveways and will implement ODOT Access Management Program goals.

### Access Control

- The applicant is advised that the subject property's Adair St highway frontage is access controlled. ODOT has acquired and owns all access rights to the subject property and the proposed use does not have an access right to the highway. To gain access to the highway, a Grant of Access is required and must be obtained. To obtain a Grant of Access, the applicant

must: (1) demonstrate a benefit to the highway; (2) purchase the access rights at fair market value; (3) deposit between \$2,000 and \$5,000 to ODOT for processing and appraisal costs; and (4) record a property deed with the County Assessor and incur any associated costs.

Note: It may take **6 months to a year** to process a Grant of Access.

Permits and Agreements to Work in State Right of Way

- An ODOT Miscellaneous Permit must be obtained for all work in the highway right of way. When the total value of improvements within the ODOT right of way is estimated to be \$100,000 or more, an agreement with ODOT is required to address the transfer of ownership of the improvement to ODOT. An Intergovernmental Agreement (IGA) is required for agreements involving local governments and a Cooperative Improvement Agreement (CIA) is required for private sector agreements. The agreement shall address the work standards that must be followed, maintenance responsibilities, and compliance with ORS 276.071, which includes State of Oregon prevailing wage requirements.

Note: If a CIA is required, it may take up to **6 months** to process.

- The applicant must obtain an ODOT permit to place trees in the state right of way. Tree spacing and design must be consistent with the ODOT Highway Design Manual section 4.2.6 ([http://www.oregon.gov/ODOT/Engineering/Documents\\_RoadwayEng/HDM\\_04-Cross-Sections.pdf](http://www.oregon.gov/ODOT/Engineering/Documents_RoadwayEng/HDM_04-Cross-Sections.pdf)).

If proposed tree placement deviate from ODOT standards (such as placement in a planter strip), a Design Exception Request for clear zone must be prepared by a licensed engineer for review by ODOT Technical Services. Preparation of a Design Exception request does not guarantee its ultimate approval.

Note: It may take up to **3 months** to process a Design Exception.

- Illumination within the ODOT right of way must be in accordance with AASHTO illumination standards and the ODOT Lighting Policy and Guidelines, which states that local jurisdictions must enter into an Intergovernmental Agreement (IGA) with ODOT wherein the local jurisdiction is responsible for installation, maintenance, operation, and energy costs.

- An ODOT Miscellaneous Permit is required for connection to state highway drainage facilities. Connection will only be considered if the site’s drainage naturally enters ODOT right of way. The applicant must provide ODOT District with a preliminary drainage plan showing impacts to the highway right of way.

A drainage study prepared by an Oregon Registered Professional Engineer is usually required by ODOT if:

1. Total peak runoff entering the highway right of way is greater than 1.77 cubic feet per second; or
2. The improvements create an increase of the impervious surface area greater than 10,758 square feet.

Please send a copy of the Land Use Notice to [ODOT\\_R1\\_DevRev@odot.oregon.gov](mailto:ODOT_R1_DevRev@odot.oregon.gov).

Development Review Planner: Marah Danielson	503.731.8258, marah.b.danielson@odot.oregon.gov
Traffic Contact: John Russell, PE	503.731.8282 John.Russell@odot.oregon.gov
District Contact: District 2B	D2bup@odot.oregon.gov

# SENSITIVE AREA PRE-SCREENING SITE ASSESSMENT

Clean Water Services File Number

1. **Jurisdiction:** \_\_\_\_\_

2. **Property Information** (example: 1S234AB01400)

Tax lot ID(s): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**OR Site Address:** \_\_\_\_\_

City, State, Zip: \_\_\_\_\_  
 Nearest cross street: \_\_\_\_\_

3. **Owner Information**

Name: \_\_\_\_\_  
 Company: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City, State, Zip: \_\_\_\_\_  
 Phone/fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

4. **Development Activity** (check **all** that apply)

- Addition to single family residence (rooms, deck, garage)
- Lot line adjustment       Minor land partition
- Residential condominium    Commercial condominium
- Residential subdivision      Commercial subdivision
- Single lot commercial        Multi lot commercial
- Other \_\_\_\_\_

4. **Applicant Information**

Name: \_\_\_\_\_  
 Company: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City, State, Zip: \_\_\_\_\_  
 Phone/fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

6. **Will the project involve any off-site work?**  Yes  No  Unknown

Location and description of off-site work: \_\_\_\_\_

7. **Additional comments or information that may be needed to understand your project:** \_\_\_\_\_

**This application does NOT replace Grading and Erosion Control Permits, Connection Permits, Building Permits, Site Development Permits, DEQ 1200-C Permit or other permits as issued by the Department of Environmental Quality, Department of State Lands and/or Department of the Army COE. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.**

By signing this form, the Owner or Owner's authorized agent or representative, acknowledges and agrees that employees of Clean Water Services have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related to the project site. I certify that I am familiar with the information contained in this document, and to the best of my knowledge and belief, this information is true, complete, and accurate.

Print/type name \_\_\_\_\_

Print/type title \_\_\_\_\_

Signature ONLINE SUBMITTAL \_\_\_\_\_

Date \_\_\_\_\_

## FOR DISTRICT USE ONLY

- Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.
- Based on review of the submitted materials and best available information sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider Letter as required by Resolution and Order 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. All required permits and approvals must be obtained and completed under applicable local, State and federal law.
- Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider Letter as required by Resolution and Order 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. All required permits and approvals must be obtained and completed under applicable local, state and federal law.
- THIS SERVICE PROVIDER LETTER IS NOT VALID UNLESS \_\_\_\_\_ CWS APPROVED SITE PLAN(S) ARE ATTACHED.**
- The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). **NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.**

Reviewed by Chealsey Rosebrook \_\_\_\_\_

Date \_\_\_\_\_

Once complete, email to: [SPLReview@cleanwaterservices.org](mailto:SPLReview@cleanwaterservices.org) • Fax: (503) 681-4439

OR mail to: SPL Review, Clean Water Services, 2550 SW Hillsboro Highway, Hillsboro, Oregon 97123



# ADAIR AND 4TH

# CHASE

442 W BASELINE ST  
 CORNELIUS, OR 97113  
 CHASE OVP #48200R003080



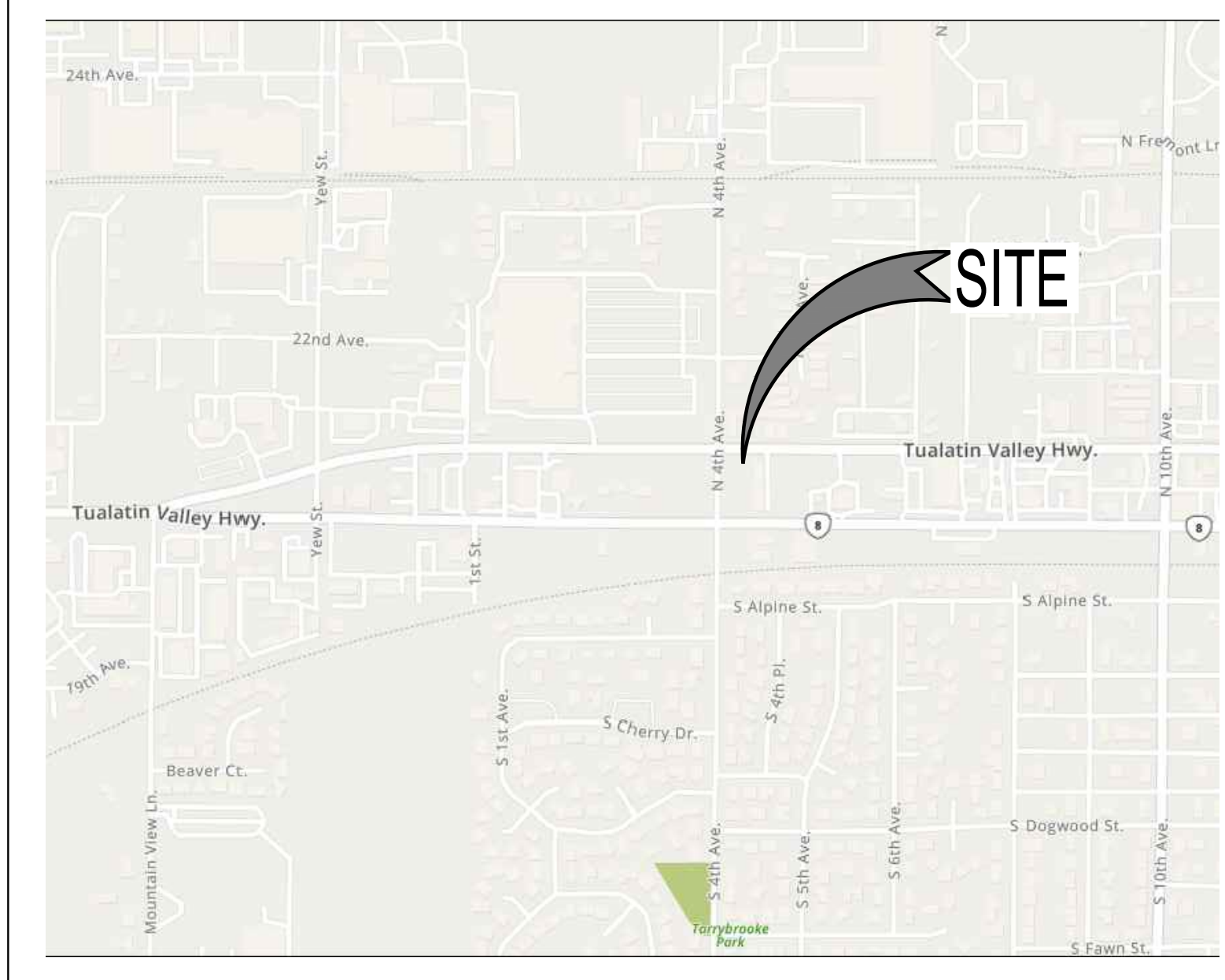
CHASE OVP # 48200R0003080  
 LINEAR MEDIUM  
 (STANDARD PALETTE)  
 442 W BASELINE ST  
 CORNELIUS, OR 97113

ARCHITECT/ ENGINEER OF RECORD

AREA MAP



VINCINITY MAP



BUILDING AND SITE DATA

JURISDICTION: CITY OF CORNELIUS  
 ASSESSORS PARCEL NUMBER: 1N 3 33CD - 3600  
 ZONE: C2 (HIGHWAY COMMERCIAL)  
 PROPOSED SITE AREA: ±29,606.6 S.F. (0.68 AC)  
 PROPOSED BUILDING AREA: 1-STORY BUILDING: 2,951 S.F.  
 CONSTRUCTION TYPE: TYPE VB; NON-SPRINKLERED  
 OCCUPANCY CLASSIFICATION:  
 PROPOSED USE: B-OFFICE  
 PARKING REQUIRED:  
 MIN. 4.3 STALLS PER 1000 S.F. = 4.3 \* 2,951 / 1000 = 13 STALLS  
 MAX. 5.4 STALLS PER 1000 SF = 5.4 \* 2,951 / 1000 = 16 STALLS  
 5 SPACES/SERVICE TERMINAL  
 1 BIKE STALL PER 1000 S.F. = 1 \* 2,951 / 1000 = 3 STALLS  
 PARKING PROVIDED:  
 16 STALLS @ 9' X 20'  
 2 ADA STALL (1 STANDARD ACCESSIBLE @ 9' X 20', 1 VAN ACCESSIBLE @ 12' X 20')  
 5 STACKING SPACES AT DRIVE-UP ATM  
 3 BIKE STALLS  
 SCOPE OF WORK  
 • NEW 2,951 S.F. CHASE BANK BUILDING W/ DRIVE-THRU ATM.  
 • SITE WORK INCLUDING PAVED PARKING AREA, LIGHT POLES, AND CONCRETE SIDEWALKS.  
 • NEW LANDSCAPE & IRRIGATION.  
 • NEW SIGNAGE (UNDER SEPARATE REVIEW & PERMIT).

SHEET INDEX

ARCHITECTURAL DRAWINGS	
A0.0	COVER SHEET
1 OF 2	ALTA SURVEY
2 OF 2	ALTA SURVEY
A0.1	PROPOSED SITE PLAN
A0.2	SITE DETAILS
C3.00	CIVIL AND DIMENSIONAL CONTROL PLAN
C4.00	GRADING AND DRAINAGE PLAN
C5.00	UTILITY PLAN
A1.0	PROPOSED FLOOR PLAN
A2.0	PROPOSED EXTERIOR ELEVATIONS
A2.1	PROPOSED EXTERIOR ELEVATIONS
A2.2	COLOR EXTERIOR ELEVATIONS
A2.3	COLOR EXTERIOR ELEVATIONS
L1	LANDSCAPE PLAN
L1	COLOR LANDSCAPE PLAN
E0.2	SITE LIGHTING PHOTOMETRIC PLAN

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ISSUE	DATE	DESCRIPTION
	04/27/23	PLANNING RESUBMITTAL
	03/08/23	PLANNING SUBMITTAL

PROJECT INFORMATION BLOCK

JOB #	CBR22007.0
DATE:	08/30/2022
DRAWN BY:	ES
CHECKED BY:	AS

MODEL

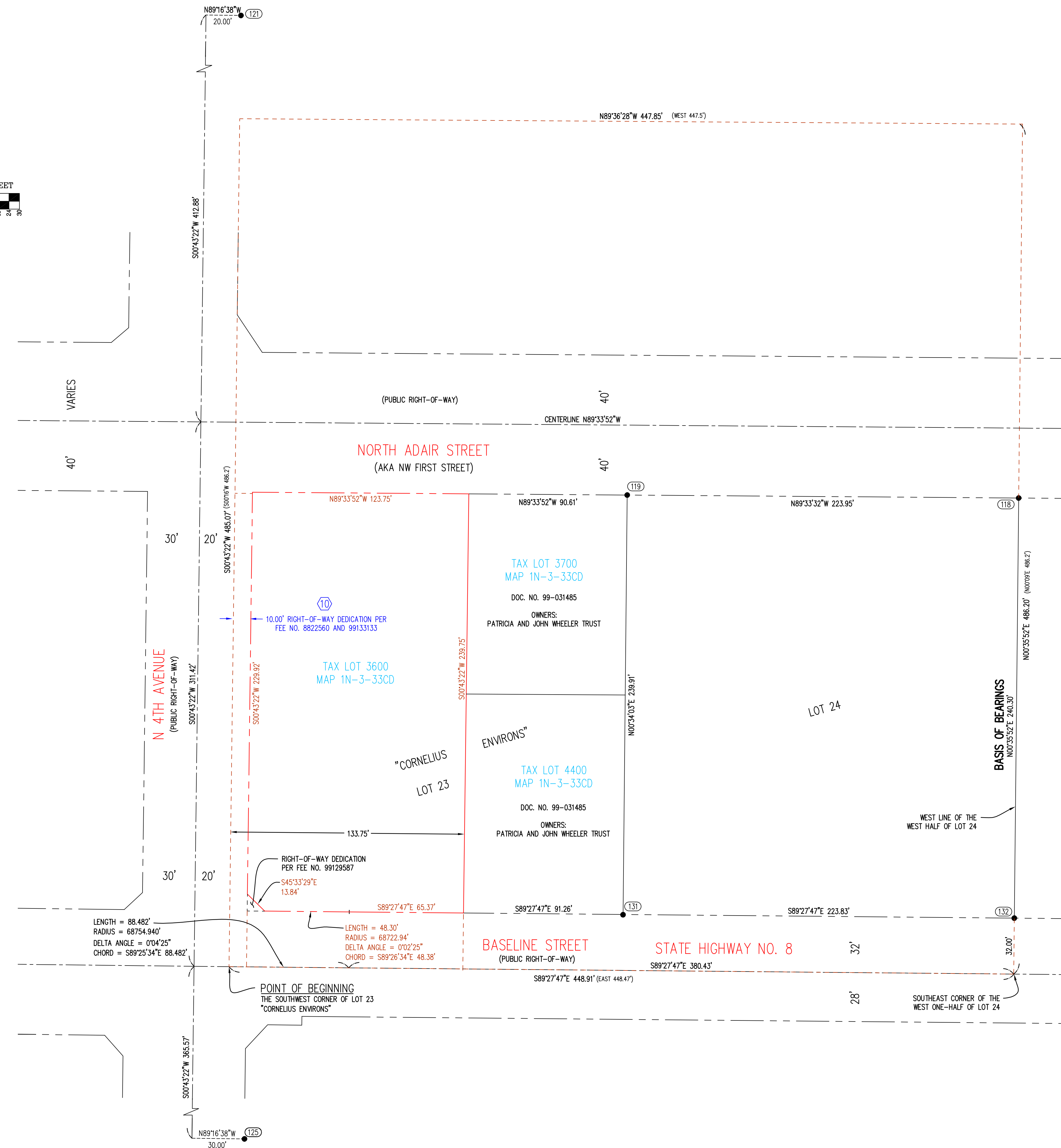
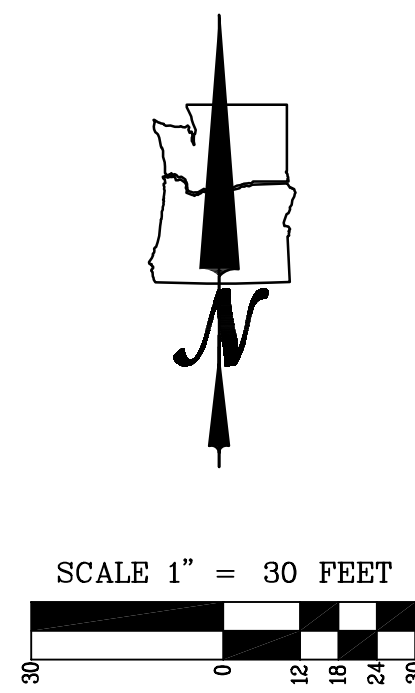
DRAWING STANDARDS v20.6

SHEET TITLE

SHEET NUMBER

COVER SHEET

A0.0



**EXCEPTIONS** (#) EXCEPTION NUMBER PER PRELIMINARY REPORT

THE PROPERTY DESCRIPTION AND EXCEPTIONS ARE PER THE PRELIMINARY TITLE REPORT WITH AN EFFECTIVE DATE OF NOVEMBER 30, 2021 AT 8:00 A.M., ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH FILE NUMBER 7001-3868606.

EXCEPTIONS 1-9 AND 11-13 ARE NOT PLOTTABLE.

- (10) RIGHT-OF-WAY DEDICATION FOR THE CITY OF CORNELIUS, OREGON, INCLUDING TERMS AND PROVISIONS THEREOF. RECORDED : DECEMBER 06, 1999 AS FEE NO. 99133133

**SURVEYOR'S NOTE:** THE PROPERTY DESCRIBED IN THIS DOCUMENT IS LOCATED WITHIN THE EXCEPTION PROPERTY RECORDED AS FEE NO. 8822560.

**PROPERTY DESCRIPTION**

REAL PROPERTY IN THE COUNTY OF WASHINGTON, STATE OF OREGON, DESCRIBED AS FOLLOWS:

THE WEST 133.75 FEET OF THAT PART OF THE FOLLOWING TRACT LYING SOUTH OF THE SOUTH LINE OF NORTHWEST FIRST STREET, TO-WIT:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 23 OF CORNELIUS ENVIRONS, A DULY RECORDED SUBDIVISION IN THE CITY OF CORNELIUS, WASHINGTON COUNTY, OREGON; THENCE EAST 448.47 FEET TO THE SOUTHEAST CORNER OF THE WEST ONE-HALF OF LOT 24 OF SAID SUBDIVISION; THENCE NORTH 0° 09' EAST ALONG THE EAST LINE OF THE WEST ONE-HALF OF SAID LOT 24 AND THE EAST LINE OF THE WEST ONE-HALF OF LOT 25 OF CORNELIUS ENVIRONS, A DISTANCE OF 486.2 FEET TO AN IRON PIPE; THENCE WEST 447.5 FEET TO AN IRON PIPE ON THE WEST LINE OF SAID LOT 25; THENCE SOUTH 0° 16' WEST ALONG THE WEST LINE OF LOTS 25 AND 23 A DISTANCE OF 486.2 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF CORNELIUS, A MUNICIPAL CORPORATION OF THE STATE OF OREGON BY STATUTORY WARRANTY DEED RECORDED MAY 27, 1988 AS FEE NO. 8822560, DEED RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF CORNELIUS, A MUNICIPAL CORPORATION OF THE STATE OF OREGON BY STATUTORY WARRANTY DEED RECORDED NOVEMBER 22, 1999 AS FEE NO. 99129587, DEED RECORDS.

**BOUNDARY RESOLUTION** ( ) ( )

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE MONUMENTS AT 118 AND 132 HOLDING THE BEARING PER SURVEY NUMBER 33706, WASHINGTON COUNTY SURVEY RECORDS. THOSE MONUMENTS WERE HELD FOR THE WEST LINE OF THE WEST HALF OF LOT 24, PER THAT SURVEY. THE CENTERLINE OF N. 4TH AVENUE WAS ESTABLISHED BY HOLDING RECORD OFFSETS FROM THE MONUMENTS AT 121 AND 125 . PER SURVEY NUMBER 27745 AND PARTITION PLAT NO. 2020-027, WASHINGTON COUNTY SURVEY RECORDS. THE CENTERLINE WAS OFFSET 20.00 FEET TO THE EAST TO ESTABLISH THE WEST LINE OF LOT 23. THAT LINE WAS OFFSET 10.00 FEET TO THE EAST TO ESTABLISH THE CURRENT PROPERTY LINE AND RIGHT-OF-WAY LINE PER THE DEDICATION DEEDS. THE WEST LINE OF LOT 23 WAS ALSO OFFSET 133.75 FEET TO THE EAST TO ESTABLISH THE EAST PROPERTY LINE, PER THE PROPERTY DESCRIPTION. THE SOUTH LINE OF NORTH ADAIR STREET (PREVIOUSLY NW FIRST STREET) WAS ESTABLISHED BY HOLDING THE MONUMENTS AT 118 AND 119 . THE CENTERLINE OF BASELINE STREET WAS ESTABLISHED BY HOLDING THE ALIGNMENT SHOWN ON SURVEY NUMBER 27745. RECORD DISTANCE FROM THAT SURVEY WAS HELD FROM THE MONUMENT AT 125 ALONG THE CENTERLINE OF N. 4TH AVENUE TO ESTABLISH THE INTERSECTION POINT WITH BASELINE STREET. THIS POINT WAS HELD WITH A 32.00 FOOT OFFSET FROM THE MONUMENT AT 132 TO ESTABLISH THE CENTERLINE OF BASELINE STREET. THAT CENTERLINE WAS OFFSET 32.00 FEET TO THE NORTH TO ESTABLISH THE SOUTHERLY PROPERTY BOUNDARY AND THE NORTHERLY RIGHT-OF-WAY OF BASELINE STREET.

**FOUND MONUMENT DESCRIPTIONS**

- (108) 5/8" IRON ROD WITH NO CAP; HELD
- (118) 3/4" IRON PIPE; HELD FALLING PER SURVEY NUMBER 27745
- (119) 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CASWELL HERTEL 503-544-3179"; HELD
- (121) 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LS 2758"; HELD FOR RIGHT-OF-WAY
- (125) 5/8" IRON ROD WITH NO CAP HELD FOR RIGHT-OF-WAY
- (131) 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CASWELL HERTEL 503-544-3179"; BEARS S00°34'03"W 0.15'
- (132) 3/4" IRON PIPE; HELD

**SURVEYOR'S CERTIFICATION**

TO PM DESIGN GROUP, INC. AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2-4, 7(a), 7(b), 8, 9, 11, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 29, 2022.

*Clinton H. Stubbs Jr.*  
CLINTON H. STUBBS JR.  
OREGON P.L.S. NO. 55469

*December 6, 2022*  
DATE OF PLAT OR MAP:

**ORTHWEST SURVEYING, INC.**  
1815 NW 169TH PLACE, SUITE 2090  
BEAVERTON, OR 97006  
PH: (503) 848-2127 FAX: (503) 848-2179  
EMAIL: nwsurveying@nwsrvy.com



LOCATED IN THE SW 1/4 OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 3 WEST, W.M., CITY OF CORNELIUS, WASHINGTON COUNTY, OREGON

**ALTA/NSPS LAND TITLE SURVEY CORNELIUS, OREGON**  
TAX LOT 3600

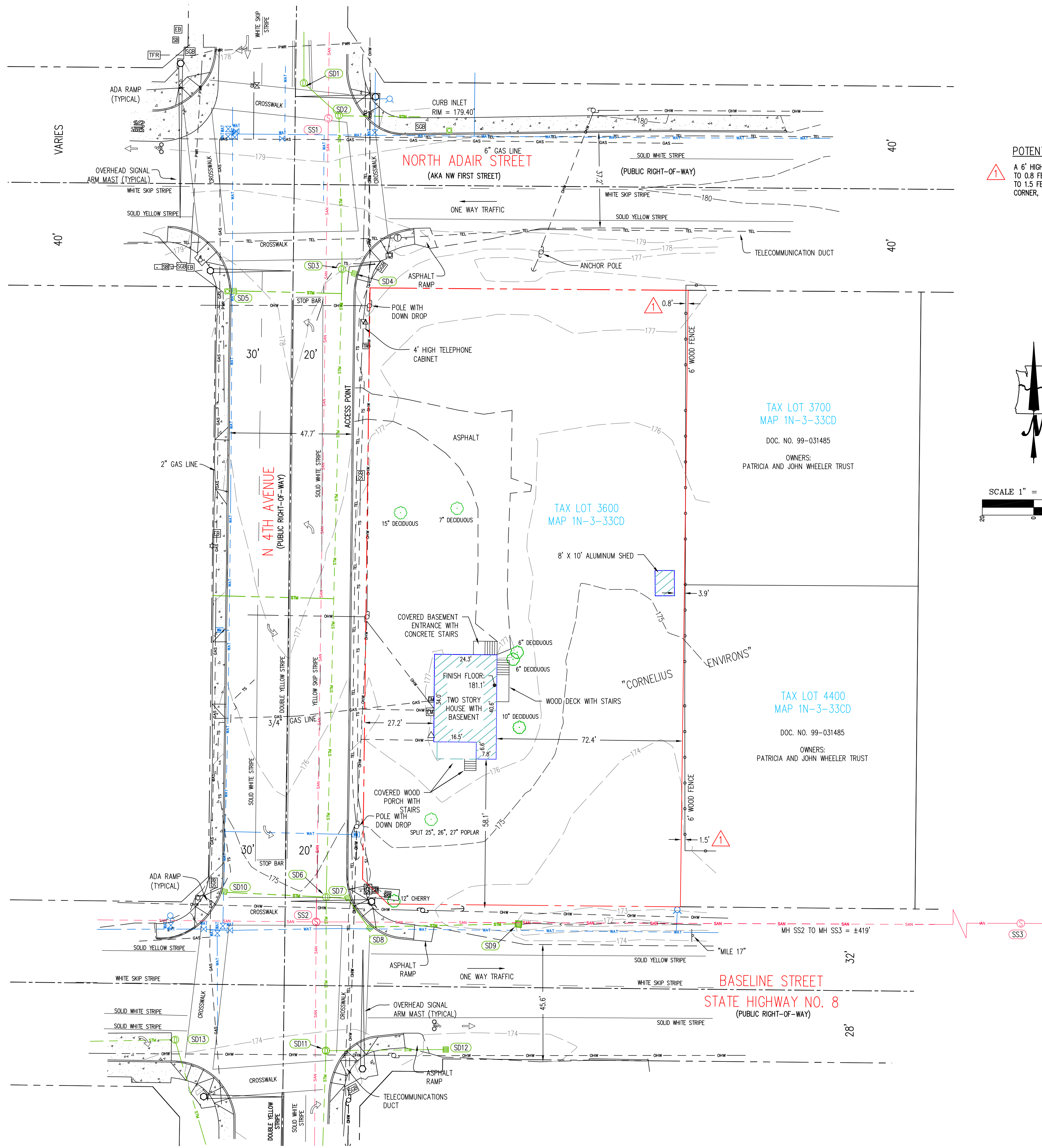
DRAWING NO.: 2543 ALTA  
SCALE: AS NOTED  
DRAWING GENERATED BY LD2004  
DRAWN BY: BJA  
CHECKED BY: CHS  
PREPARED FOR: PM DESIGN GROUP, INC. 6930 DESTINY DR., SUITE 100 ROCKLIN, CA 95677

REVISIONS:  
INITIAL RELEASE: DEC. 6, 2022

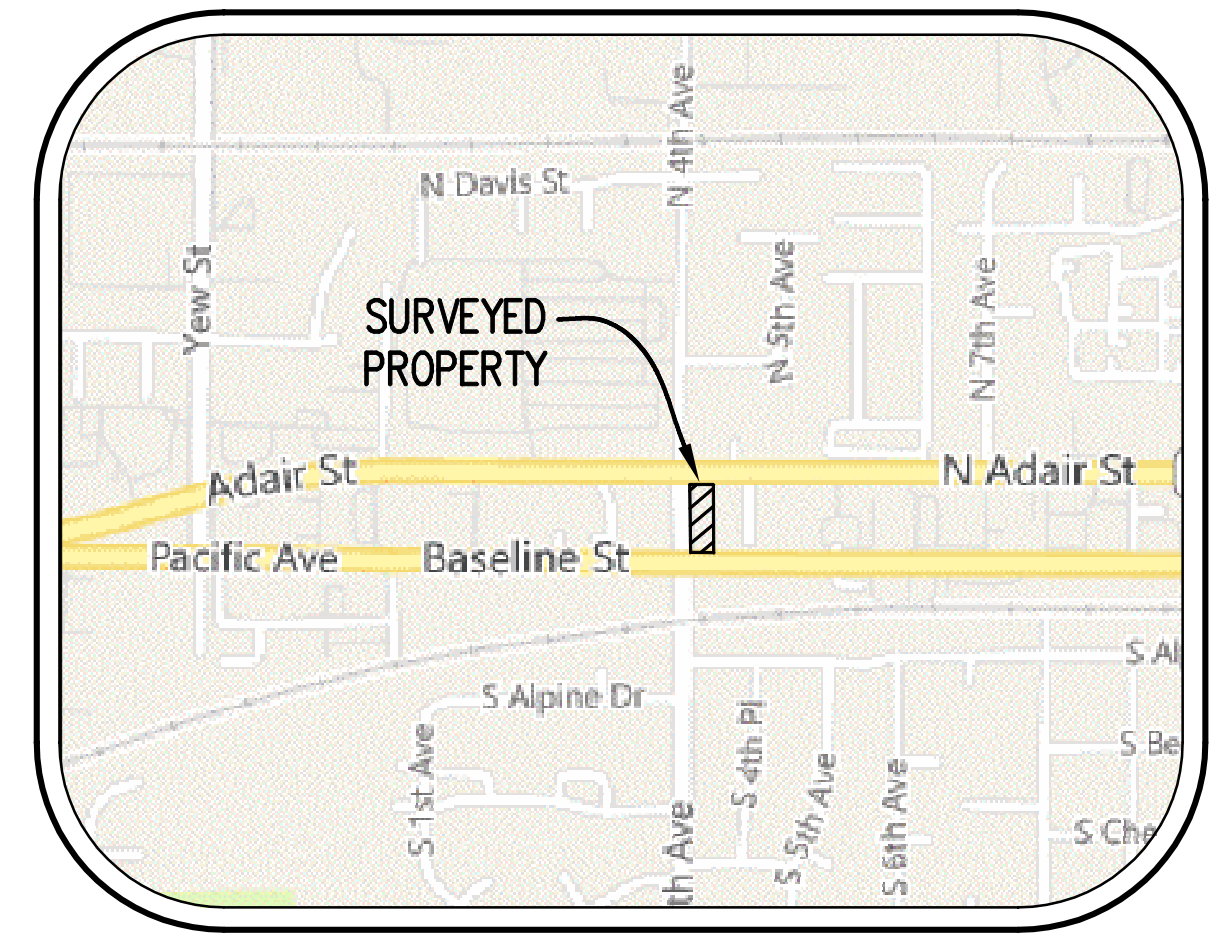
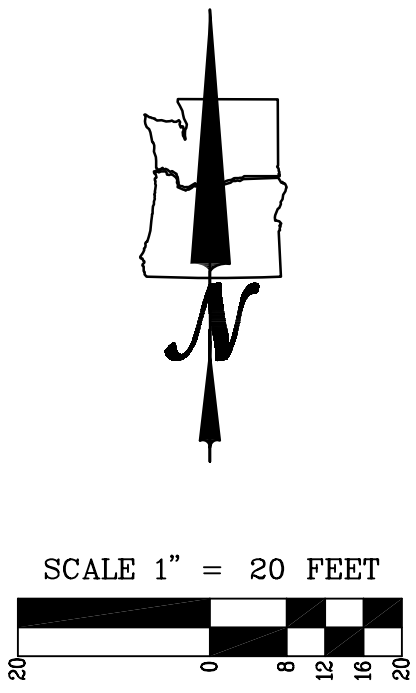
REGISTERED PROFESSIONAL LAND SURVEYOR  
*Clinton H. Stubbs Jr.*  
OREGON JANUARY 15, 2002  
CLINTON H. STUBBS JR. 554691S  
RENEWS: 06/30/24

JOB NUMBER  
**2543**

SHEET  
**1 OF 2**



**POTENTIAL ENCROACHMENTS**  
 A 6' HIGH WOOD FENCE IS LOCATED ON THE SURVEYED PROPERTY UP TO 0.8 FEET NEAR THE NORTHEAST CORNER AND ALSO LOCATED UP TO 1.5 FEET ONTO THE ADJACENT PROPERTY NEAR THE SOUTHEAST CORNER, AS SHOWN. OWNERSHIP OF THE FENCE IS UNKNOWN.



VICINITY MAP  
NOT TO SCALE

**NOTES**

1. THE SURVEYED PROPERTY ADDRESS IS 442 BASELINE STREET, CORNELIUS, OR 97113.
2. THE GROSS PROPERTY AREA IS 29,650 SQUARE FEET, MORE OR LESS.
3. THE PROPERTY HAS FRONTAGE ON THE PUBLIC RIGHT-OF-WAY OF NORTH ADAIR STREET, NORTH 4TH AVENUE AND BASELINE STREET. VEHICULAR ACCESS TO THE PROPERTY IS ATTAINED FROM NORTH 4TH AVENUE VIA CURB CUTS AS NOTED.
4. THE PROPERTY IS LOCATED ON THE FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, OREGON WITH A MAP NUMBER 41067C0314E HAVING AN EFFECTIVE DATE OF NOVEMBER 4, 2016. THIS MAP SHOWS THAT THE PROPERTY IS LOCATED IN UN-SHADED ZONE "X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"
5. ELEVATIONS AND CONTOURS SHOWN ON THIS MAP ARE BASED ON WASHINGTON COUNTY BENCH MARK NUMBER 470, BEING A BRASS DISK LOCATED IN A CONCRETE ISLAND AT THE SOUTHWEST CORNER OF THE INTERSECTION OF TUALATIN VALLEY HIGHWAY AND PACIFIC AVENUE. THE DISK IS STAMPED "V 669 1976". THE NGVD 1929 ELEVATION OF THE DISK IS 174.99 FEET.
6. THE UNDERGROUND UTILITIES ARE BASED ON THE MARKINGS PER LOCATE TICKET NUMBERS 22315854, 22315872 AND 22315884.
7. THERE ARE NO PARKING SPACES LOCATED ON THE SURVEYED PROPERTY.
8. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
9. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

**LEGEND**

DECIDUOUS TREE		GUY WIRE ANCHOR	
FIRE HYDRANT		UTILITY POLE	
WATER METER		POWER VAULT	
WATER VALVE		ELECTRICAL METER	
SANITARY SEWER MANHOLE		POWER JUNCTION BOX	
STORM SEWER CURB INLET		POWER TRANSFORMER	
STORM SEWER CATCH BASIN		LIGHT POLE	
STORM SEWER MANHOLE		TELEPHONE/TELEVISION JUNCTION BOX	
GAS METER		TELEPHONE/TELEVISION RISER	
GAS VALVE		TELECOM MANHOLE	
SIGN		TRAFFIC SIGNAL POLE	
FOUND SURVEY MONUMENT		PEDESTRIAN SIGNAL POLE	
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		TRAFFIC SIGNAL CABINET	

RIGHT-OF-WAY LINE	
BOUNDARY LINE	
PROPERTY LINE	
CENTERLINE	
DITCH	
CURB	
EDGE OF PAVEMENT	
EASEMENT	
FENCE LINE	
POWER LINE	
OVERHEAD WIRE	
TELEPHONE LINE	
GAS LINE	
STORM SEWER LINE	
SANITARY SEWER LINE	
WATER LINE	
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**ORTHWEST SURVEYING, INC.**  
 1815 NW 169TH PLACE, SUITE 2090  
 BEAVERTON, OR 97006  
 PH: (503) 848-2127 FAX: (503) 848-2179  
 EMAIL: nwsurveying@nwsrvy.com

LOCATED IN THE SW 1/4 OF SECTION 33,  
 TOWNSHIP 1 NORTH, RANGE 3 WEST, W.M.,  
 CITY OF CORNELIUS,  
 WASHINGTON COUNTY, OREGON

**ALTA/NSPS LAND TITLE SURVEY OREGON**  
 TAX LOT 3600

DRAWING NO.: 2543 ALTA  
 SCALE: AS NOTED  
 DRAWING GENERATED BY: LD2004  
 DRAWN BY: BJA  
 CHECKED BY: CHS

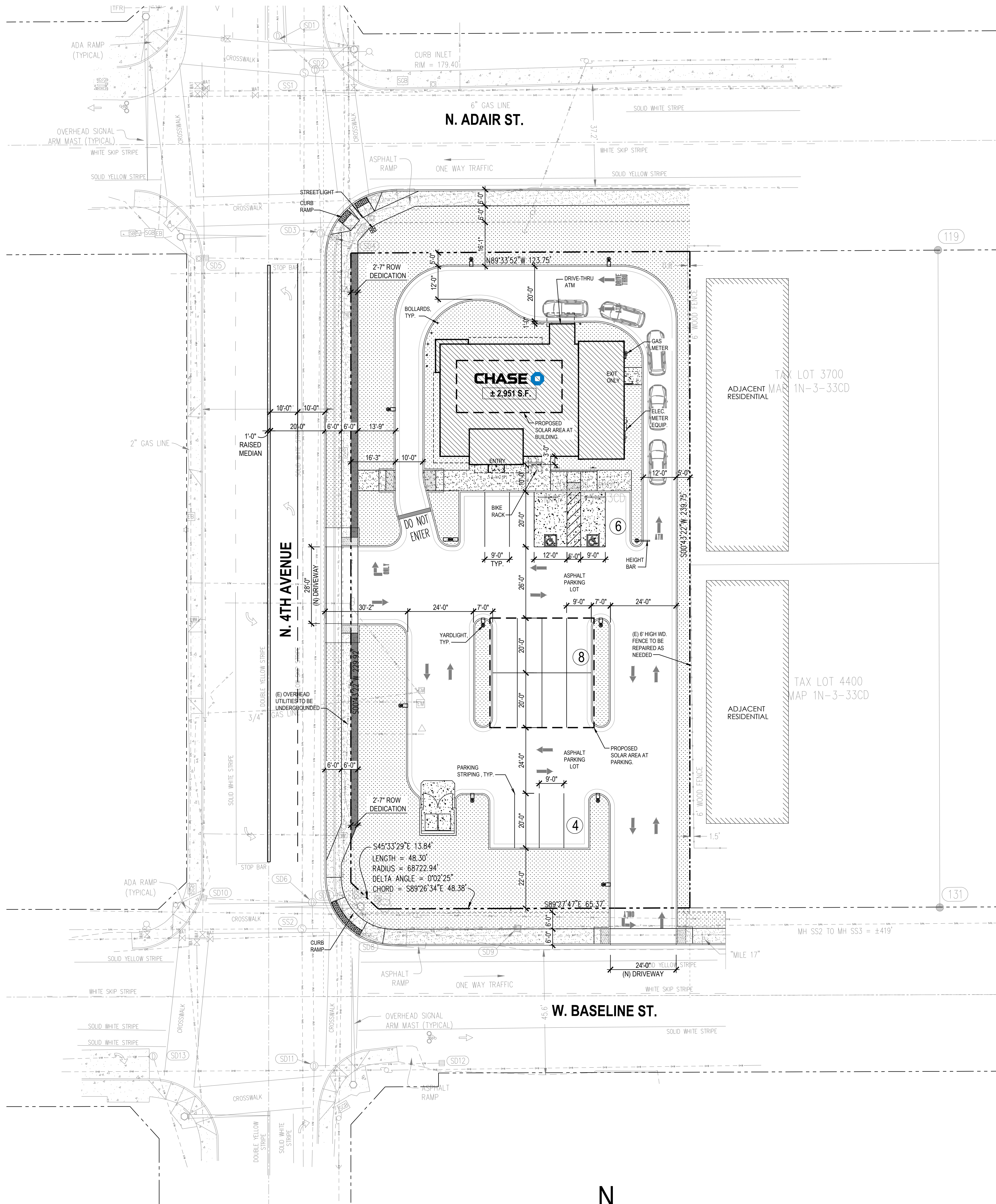
PREPARED FOR:  
 FM DESIGN GROUP, INC.  
 6930 DESTINY DR., SUITE 100  
 ROCKLIN, CA 95677

REVISIONS:  
 INITIAL RELEASE: DEC. 6, 2022

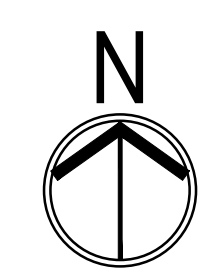
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 January 15, 2002  
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 5548915  
 RENEWS: 06/30/24

JOB NUMBER  
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SHEET  
**2 OF 2**





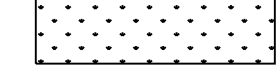
1 SITE PLAN  
A0.1 1"=20'-0"



**SITE AND BUILDING DATA**

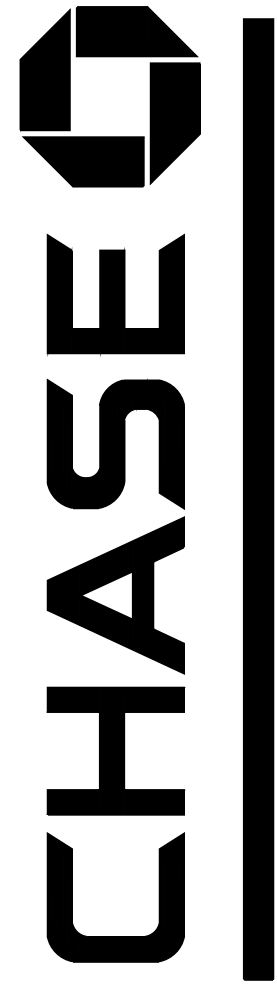
**SITE AREA:** 29,606.6 SF (0.68 AC)  
**BUILDING AREA:** ±2,951 SF  
**ZONING:** C2 (HIGHWAY COMMERCIAL)  
**APN:** 1N 3 33CD - 3600  
**SET BACKS:** FRONT 10'  
**PROPOSED BUILDING:** B-BUSINESS (BANK)  
**BUILDING HEIGHT:**  
 ALLOWED: 35'-0"  
 BUILDING HEIGHT: 22'-2"  
**TYPE OF CONSTRUCTION:**  
 V-B: NON-SPRINKLERED BUILDING  
**PARKING REQUIRED:**  
 MIN. 4.3 STALLS PER 1000 S.F. = 4.3 \* 2,951 / 1000 = 13 STALLS  
 MAX. 5.4 STALLS PER 1000 S.F. = 5.4 \* 2,951 / 1000 = 16 STALLS  
 5 SPACES/SERVICE TERMINAL  
 1 BIKE STALL PER 1000 S.F. = 1 \* 2,951 / 1000 = 3 STALLS  
**PARKING PROVIDED:**  
 16 STALLS @ 9' X 20'  
 2 ADA STALL (1 STANDARD ACCESSIBLE @ 9' X 20', 1 VAN ACCESSIBLE @ 12' X 20')  
 5 STACKING SPACES AT DRIVE-UP ATM  
 3 BIKE STALLS

**LEGEND:**

-  CONCRETE PAVEMENT.
-  CONCRETE SIDEWALK. PROVIDE EXPANSION JOINTS AT 25' AND GROOVES AT 5' INTERVAL. SEE CIVIL DRAWINGS.
-  LANDSCAPE. SEE LANDSCAPE DRAWINGS.

PREPARED FOR:

**CHASE OVP # 48200R0003080**  
**LINEAR MEDIUM**  
**(STANDARD PALETTE)**  
 442 W BASELINE ST  
 CORNELIUS, OR 97113



ARCHITECT/ ENGINEER OF RECORD

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ISSUE	DATE	DESCRIPTION
	04/27/23	PLANNING RESUBMITAL
	03/08/23	PLANNING SUBMITAL

PROJECT INFORMATION BLOCK	
JOB #	CBR22007.0
DATE	08/30/2022
DRAWN BY:	ES
CHECKED BY:	AS

MODEL  
DRAWING STANDARDS v20.6

SHEET TITLE  
**SITE PLAN**

SHEET NUMBER  
**A0.1**

# ADAIR AND 4TH

# CHASE

442 W BASELINE ST  
 CORNELIUS, OR 97113  
 CHASE OVP #48200R003080



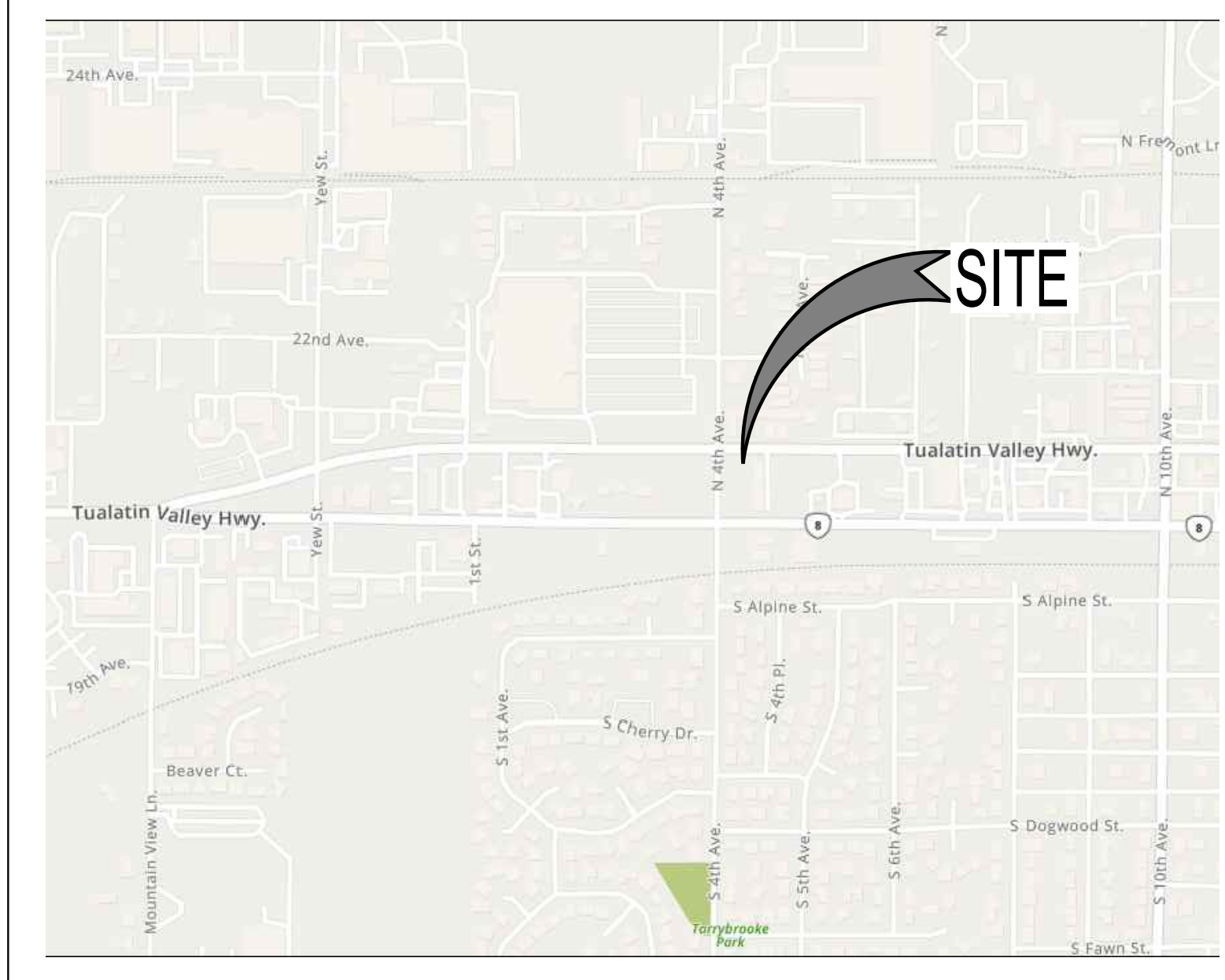
CHASE OVP # 48200R0003080  
 LINEAR MEDIUM  
 (STANDARD PALETTE)  
 442 W BASELINE ST  
 CORNELIUS, OR 97113

ARCHITECT/ ENGINEER OF RECORD

AREA MAP



VINCINITY MAP



BUILDING AND SITE DATA

JURISDICTION: CITY OF CORNELIUS  
 ASSESSORS PARCEL NUMBER: 1N 3 33CD - 3600  
 ZONE: C2 (HIGHWAY COMMERCIAL)  
 PROPOSED SITE AREA: ±29,606.6 S.F. (0.68 AC)  
 PROPOSED BUILDING AREA: 1-STORY BUILDING: 2,951 S.F.  
 CONSTRUCTION TYPE: TYPE VB; NON-SPRINKLERED  
 OCCUPANCY CLASSIFICATION:  
 PROPOSED USE: B-OFFICE  
 PARKING REQUIRED:  
 MIN. 4.3 STALLS PER 1000 S.F. = 4.3 \* 2,951 / 1000 = 13 STALLS  
 MAX. 5.4 STALLS PER 1000 SF = 5.4 \* 2,951 / 1000 = 16 STALLS  
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 PARKING PROVIDED:  
 16 STALLS @ 9' X 20'  
 2 ADA STALL (1 STANDARD ACCESSIBLE @ 9' X 20', 1 VAN ACCESSIBLE @ 12' X 20')  
 5 STACKING SPACES AT DRIVE-UP ATM  
 3 BIKE STALLS  
 SCOPE OF WORK  
 • NEW 2,951 S.F. CHASE BANK BUILDING W/ DRIVE-THRU ATM.  
 • SITE WORK INCLUDING PAVED PARKING AREA, LIGHT POLES, AND CONCRETE SIDEWALKS.  
 • NEW LANDSCAPE & IRRIGATION.  
 • NEW SIGNAGE (UNDER SEPARATE REVIEW & PERMIT).

SHEET INDEX

ARCHITECTURAL DRAWINGS	
A0.0	COVER SHEET
1 OF 2	ALTA SURVEY
2 OF 2	ALTA SURVEY
A0.1	PROPOSED SITE PLAN
A0.2	SITE DETAILS
C3.00	CIVIL AND DIMENSIONAL CONTROL PLAN
C4.00	GRADING AND DRAINAGE PLAN
C5.00	UTILITY PLAN
A1.0	PROPOSED FLOOR PLAN
A2.0	PROPOSED EXTERIOR ELEVATIONS
A2.1	PROPOSED EXTERIOR ELEVATIONS
A2.2	COLOR EXTERIOR ELEVATIONS
A2.3	COLOR EXTERIOR ELEVATIONS
L1	LANDSCAPE PLAN
L1	COLOR LANDSCAPE PLAN
E0.2	SITE LIGHTING PHOTOMETRIC PLAN

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JOB #	CBR22007.0
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DRAWN BY:	ES
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MODEL

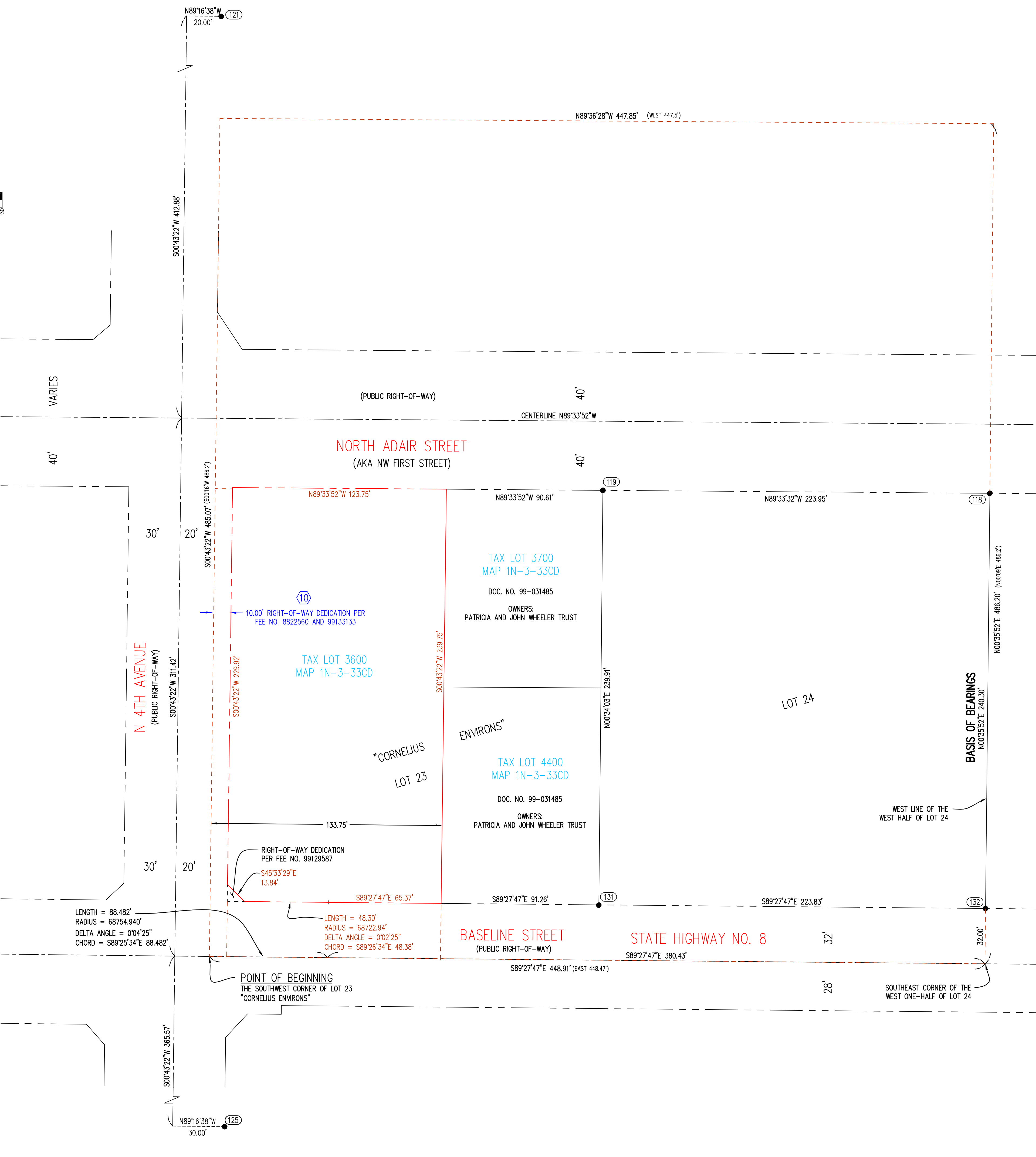
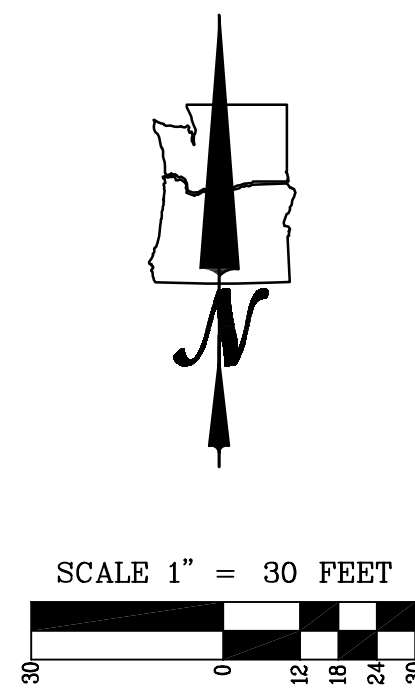
DRAWING STANDARDS v20.6

SHEET TITLE

SHEET NUMBER

COVER SHEET

A0.0



**EXCEPTIONS** (#) EXCEPTION NUMBER PER PRELIMINARY REPORT

THE PROPERTY DESCRIPTION AND EXCEPTIONS ARE PER THE PRELIMINARY TITLE REPORT WITH AN EFFECTIVE DATE OF NOVEMBER 30, 2021 AT 8:00 A.M., ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH FILE NUMBER 7001-3868606.

EXCEPTIONS 1-9 AND 11-13 ARE NOT PLOTTABLE.

(10) RIGHT-OF-WAY DEDICATION FOR THE CITY OF CORNELIUS, OREGON, INCLUDING TERMS AND PROVISIONS THEREOF.  
RECORDED : DECEMBER 06, 1999 AS FEE NO. 99133133

**SURVEYOR'S NOTE:** THE PROPERTY DESCRIBED IN THIS DOCUMENT IS LOCATED WITHIN THE EXCEPTION PROPERTY RECORDED AS FEE NO. 8822560.

**PROPERTY DESCRIPTION**

REAL PROPERTY IN THE COUNTY OF WASHINGTON, STATE OF OREGON, DESCRIBED AS FOLLOWS:

THE WEST 133.75 FEET OF THAT PART OF THE FOLLOWING TRACT LYING SOUTH OF THE SOUTH LINE OF NORTHWEST FIRST STREET, TO-WIT:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 23 OF CORNELIUS ENVIRONS, A DULY RECORDED SUBDIVISION IN THE CITY OF CORNELIUS, WASHINGTON COUNTY, OREGON; THENCE EAST 448.47 FEET TO THE SOUTHEAST CORNER OF THE WEST ONE-HALF OF LOT 24 OF SAID SUBDIVISION; THENCE NORTH 0° 09' EAST ALONG THE EAST LINE OF THE WEST ONE-HALF OF SAID LOT 24 AND THE EAST LINE OF THE WEST ONE-HALF OF LOT 25 OF CORNELIUS ENVIRONS, A DISTANCE OF 486.2 FEET TO AN IRON PIPE; THENCE WEST 447.5 FEET TO AN IRON PIPE ON THE WEST LINE OF SAID LOT 25; THENCE SOUTH 0° 16' WEST ALONG THE WEST LINE OF LOTS 25 AND 23 A DISTANCE OF 486.2 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF CORNELIUS, A MUNICIPAL CORPORATION OF THE STATE OF OREGON BY STATUTORY WARRANTY DEED RECORDED MAY 27, 1988 AS FEE NO. 8822560, DEED RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF CORNELIUS, A MUNICIPAL CORPORATION OF THE STATE OF OREGON BY STATUTORY WARRANTY DEED RECORDED NOVEMBER 22, 1999 AS FEE NO. 99129587, DEED RECORDS.

**BOUNDARY RESOLUTION** ( ) ( )

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE MONUMENTS AT 118 AND 132 HOLDING THE BEARING PER SURVEY NUMBER 33706, WASHINGTON COUNTY SURVEY RECORDS. THOSE MONUMENTS WERE HELD FOR THE WEST LINE OF THE WEST HALF OF LOT 24, PER THAT SURVEY. THE CENTERLINE OF N. 4TH AVENUE WAS ESTABLISHED BY HOLDING RECORD OFFSETS FROM THE MONUMENTS AT 121 AND 125 . PER SURVEY NUMBER 27745 AND PARTITION PLAT NO. 2020-027, WASHINGTON COUNTY SURVEY RECORDS. THE CENTERLINE WAS OFFSET 20.00 FEET TO THE EAST TO ESTABLISH THE WEST LINE OF LOT 23. THAT LINE WAS OFFSET 10.00 FEET TO THE EAST TO ESTABLISH THE CURRENT PROPERTY LINE AND RIGHT-OF-WAY LINE PER THE DEDICATION DEEDS. THE WEST LINE OF LOT 23 WAS ALSO OFFSET 133.75 FEET TO THE EAST TO ESTABLISH THE EAST PROPERTY LINE, PER THE PROPERTY DESCRIPTION. THE SOUTH LINE OF NORTH ADAIR STREET (PREVIOUSLY NW FIRST STREET) WAS ESTABLISHED BY HOLDING THE MONUMENTS AT 118 AND 119 . THE CENTERLINE OF BASELINE STREET WAS ESTABLISHED BY HOLDING THE ALIGNMENT SHOWN ON SURVEY NUMBER 27745. RECORD DISTANCE FROM THAT SURVEY WAS HELD FROM THE MONUMENT AT 125 ALONG THE CENTERLINE OF N. 4TH AVENUE TO ESTABLISH THE INTERSECTION POINT WITH BASELINE STREET. THIS POINT WAS HELD WITH A 32.00 FOOT OFFSET FROM THE MONUMENT AT 132 TO ESTABLISH THE CENTERLINE OF BASELINE STREET. THAT CENTERLINE WAS OFFSET 32.00 FEET TO THE NORTH TO ESTABLISH THE SOUTHERLY PROPERTY BOUNDARY AND THE NORTHERLY RIGHT-OF-WAY OF BASELINE STREET.

- FOUND MONUMENT DESCRIPTIONS**
- (108) 5/8" IRON ROD WITH NO CAP; HELD
  - (118) 3/4" IRON PIPE; HELD FALLING PER SURVEY NUMBER 27745
  - (119) 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CASWELL HERTEL 503-544-3179"; HELD
  - (121) 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LS 2758"; HELD FOR RIGHT-OF-WAY
  - (125) 5/8" IRON ROD WITH NO CAP HELD FOR RIGHT-OF-WAY
  - (131) 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CASWELL HERTEL 503-544-3179"; BEARS S00°34'03"W 0.15'
  - (132) 3/4" IRON PIPE; HELD

**SURVEYOR'S CERTIFICATION**

TO PM DESIGN GROUP, INC. AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2-4, 7(a), 7(b), 8, 9, 11, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 29, 2022.

*Clinton H. Stubbs Jr.*  
CLINTON H. STUBBS JR.  
OREGON P.L.S. NO. 55469

December 6, 2022  
DATE OF PLAT OR MAP:

**NORTHWEST SURVEYING, INC.**  
1815 NW 169TH PLACE, SUITE 2090  
BEAVERTON, OR 97006  
PH: (503) 848-2127 FAX: (503) 848-2179  
EMAIL: nwsurveying@nwsrvy.com

LOCATED IN THE SW 1/4 OF SECTION 33,  
TOWNSHIP 1 NORTH, RANGE 3 WEST, W.M.,  
CITY OF CORNELIUS,  
WASHINGTON COUNTY, OREGON

**ALTA/NSPS LAND TITLE SURVEY**  
**CORNELIUS, OREGON**  
TAX LOT 3600

DRAWING NO.:	2543 ALTA
SCALE:	AS NOTED
DRAWING GENERATED BY:	LD2004
DRAWN BY:	BJA
CHECKED BY:	CHS

**PREPARED FOR:**  
PM DESIGN GROUP, INC.  
6930 DESTINY DR., SUITE 100  
ROCKLIN, CA 95677

**REVISIONS:**  
INITIAL RELEASE: DEC. 6, 2022

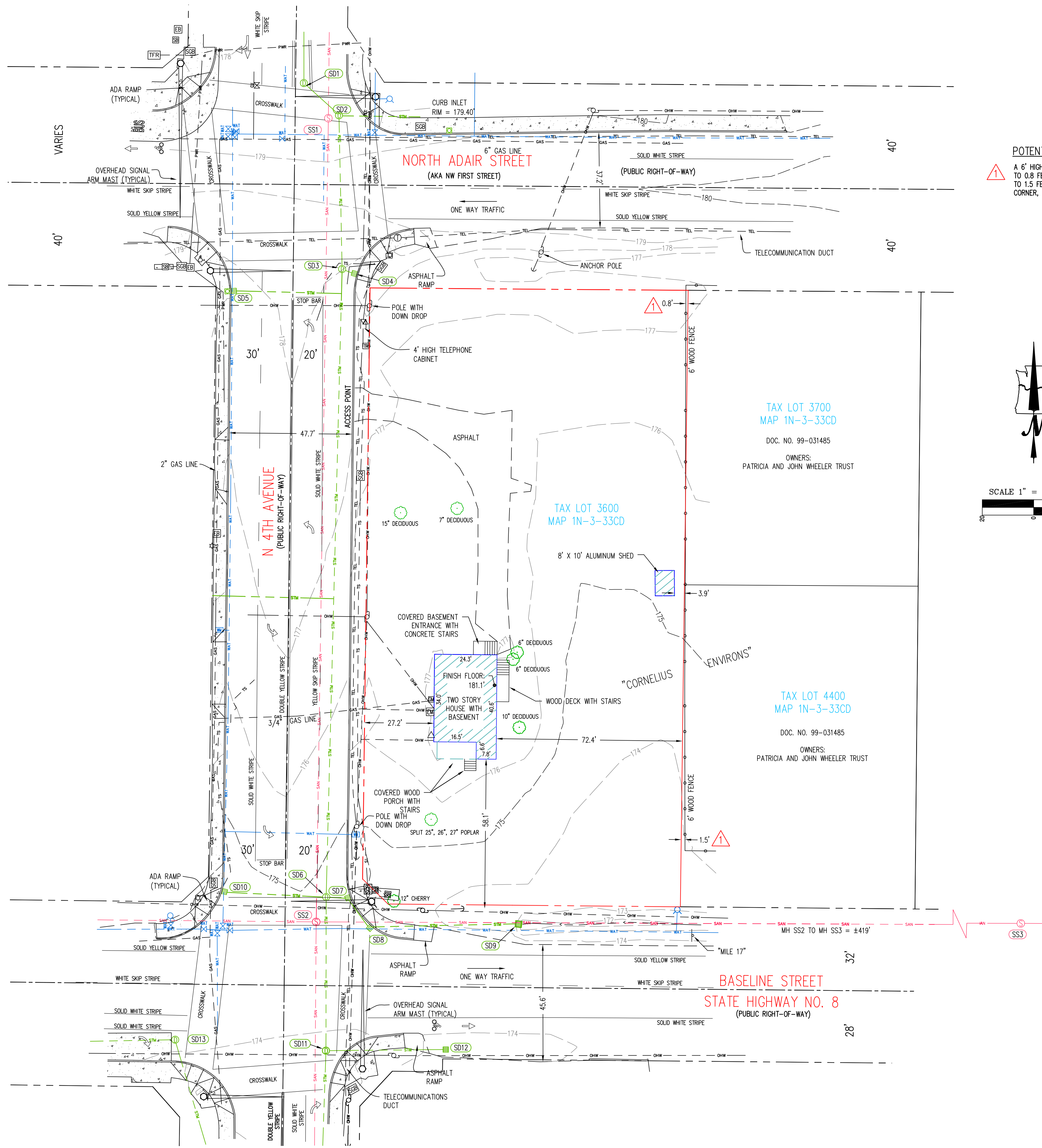
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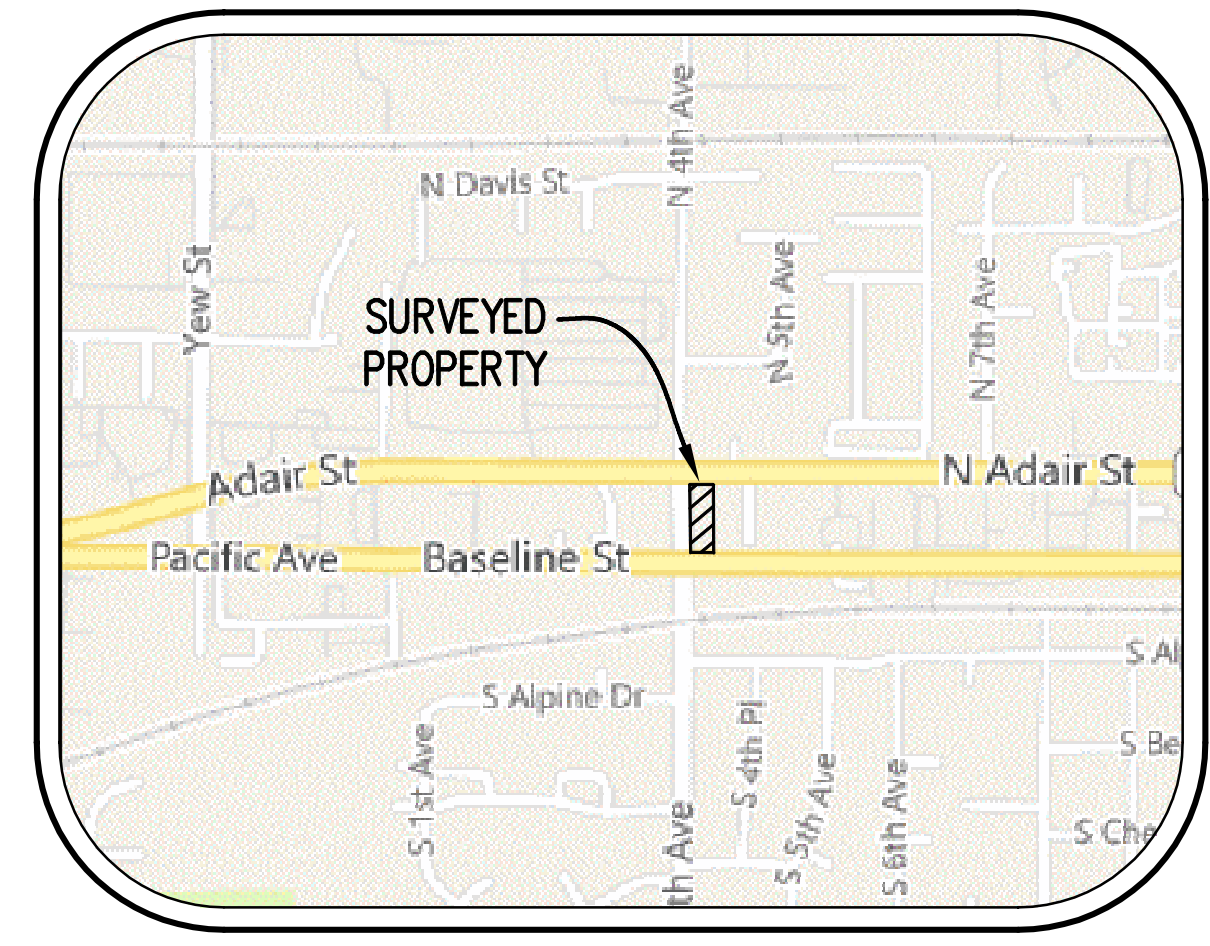
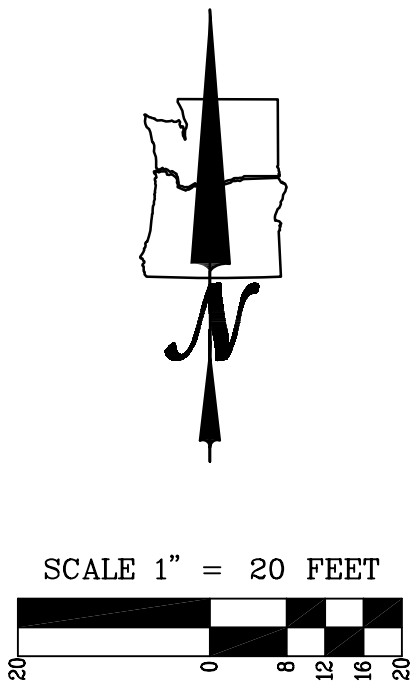
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JANUARY 15, 2002  
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RENEWS: 06/30/24

JOB NUMBER  
**2543**

SHEET  
**1 OF 2**



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FOUND SURVEY MONUMENT		PEDESTRIAN SIGNAL POLE	
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RIGHT-OF-WAY LINE	
BOUNDARY LINE	
PROPERTY LINE	
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CURB	
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 TAX LOT 3600

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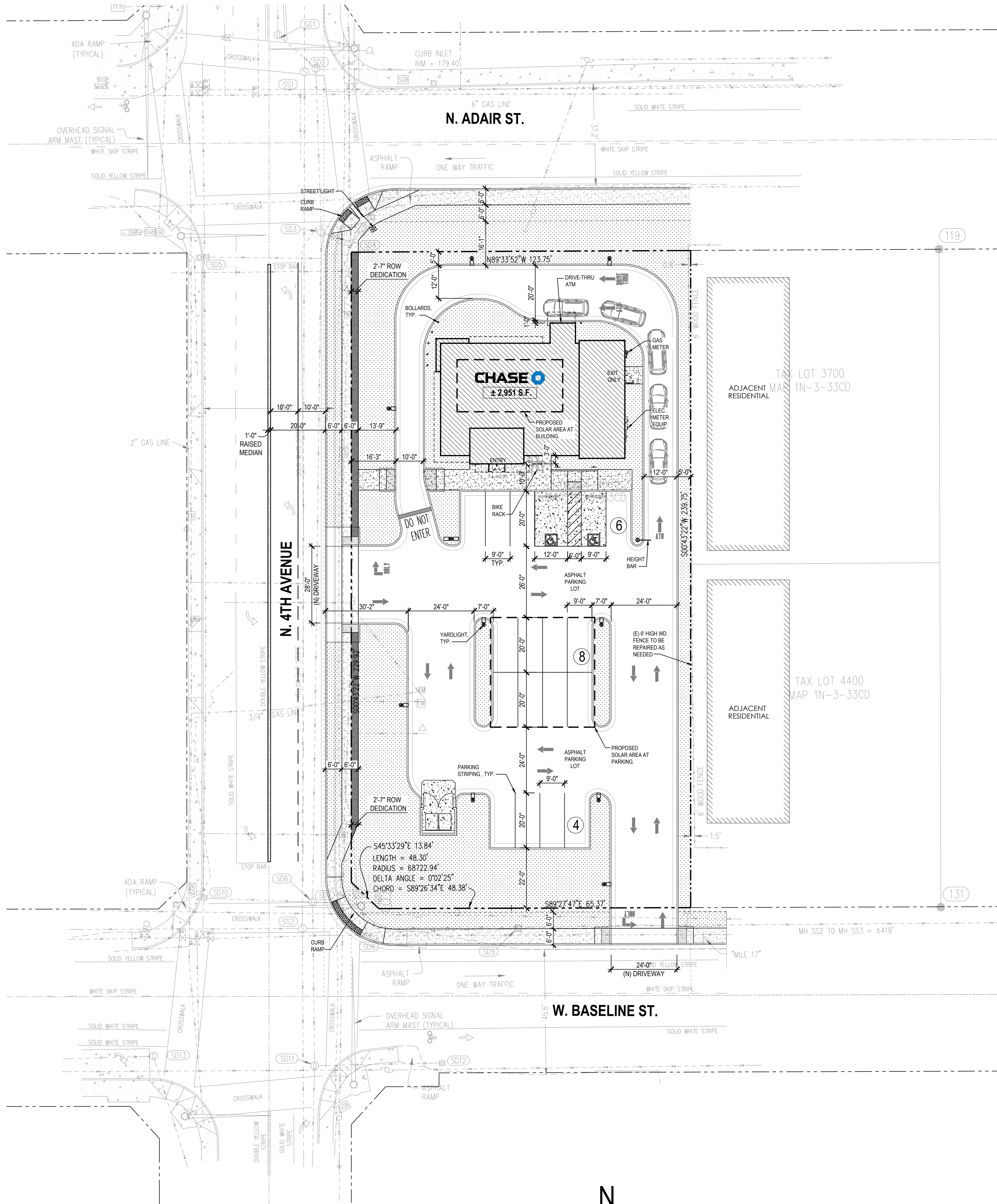
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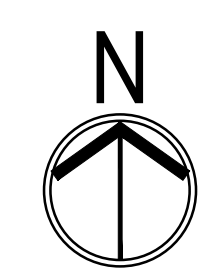
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SHEET  
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1 SITE PLAN  
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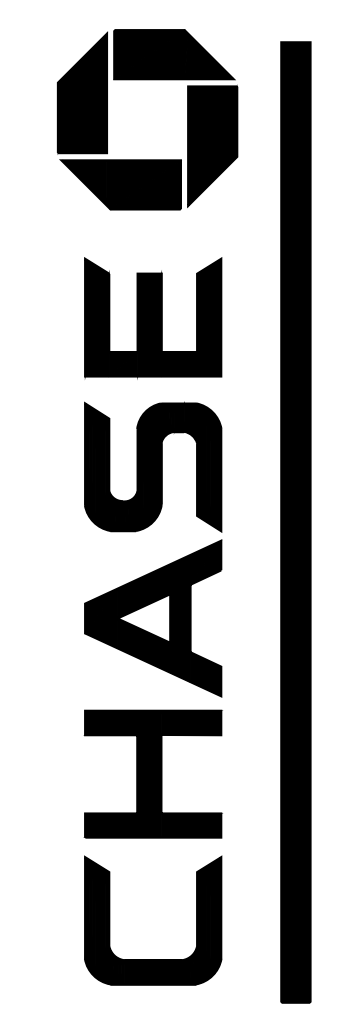


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 V-B: NON-SPRINKLERED BUILDING  
**PARKING REQUIRED:**  
 MIN. 4.3 STALLS PER 1000 S.F. = 4.3 \* 2,951 / 1000 = 13 STALLS  
 MAX. 5.4 STALLS PER 1000 SF = 5.4 \* 2,951 / 1000 = 16 STALLS  
 5 SPACES/SERVICE TERMINAL  
 1 BIKE STALL PER 1000 S.F. = 1 \* 2,951 / 1000 = 3 STALLS  
**PARKING PROVIDED:**  
 16 STALLS @ 9' X 20'  
 2 ADA STALL (1 STANDARD ACCESSIBLE @ 9' X 20', 1 VAN ACCESSIBLE @ 12' X 20')  
 5 STACKING SPACES AT DRIVE-UP ATM  
 3 BIKE STALLS

**LEGEND:**

- CONCRETE PAVEMENT.
- CONCRETE SIDEWALK. PROVIDE EXPANSION JOINTS AT 25' AND GROOVES AT 5' INTERVAL. SEE CIVIL DRAWINGS.
- LANDSCAPE. SEE LANDSCAPE DRAWINGS.



CHASE OVP # 48200R0003080  
 LINEAR MEDIUM  
 (STANDARD PALETTE)  
 442 W BASELINE ST  
 CORNELIUS, OR 97113

ARCHITECT/ ENGINEER OF RECORD

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	04/27/23	PLANNING RESUBMITTAL
	03/08/23	PLANNING SUBMITTAL

**PROJECT INFORMATION BLOCK**

JOB #	CBR22007.0
DATE	08/30/2022
DRAWN BY:	ES
CHECKED BY:	AS

MODEL  
DRAWING STANDARDS v20.6

SHEET TITLE

SITE PLAN

SHEET NUMBER

A0.1



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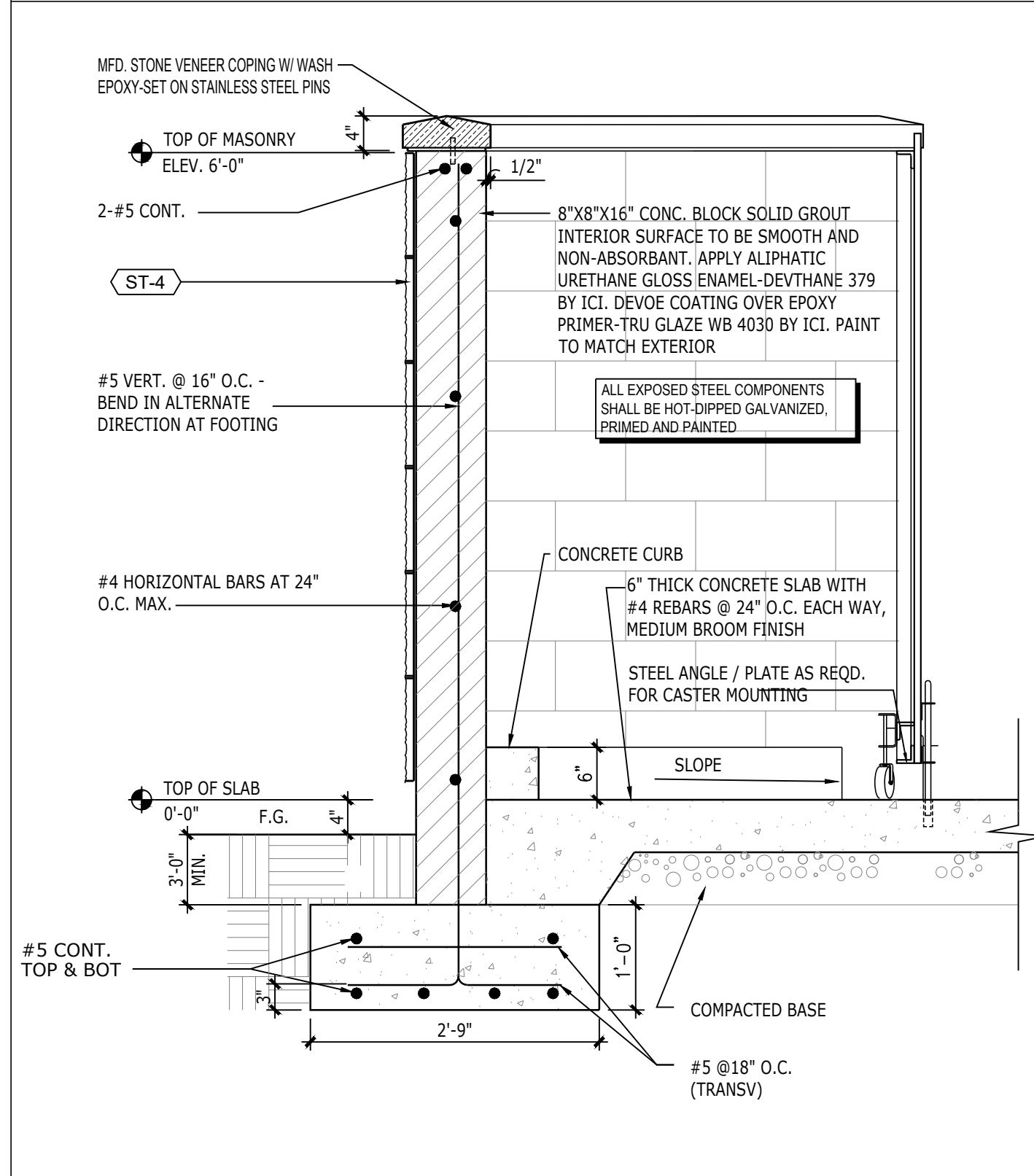
MODEL

DRAWING STANDARDS v20.6

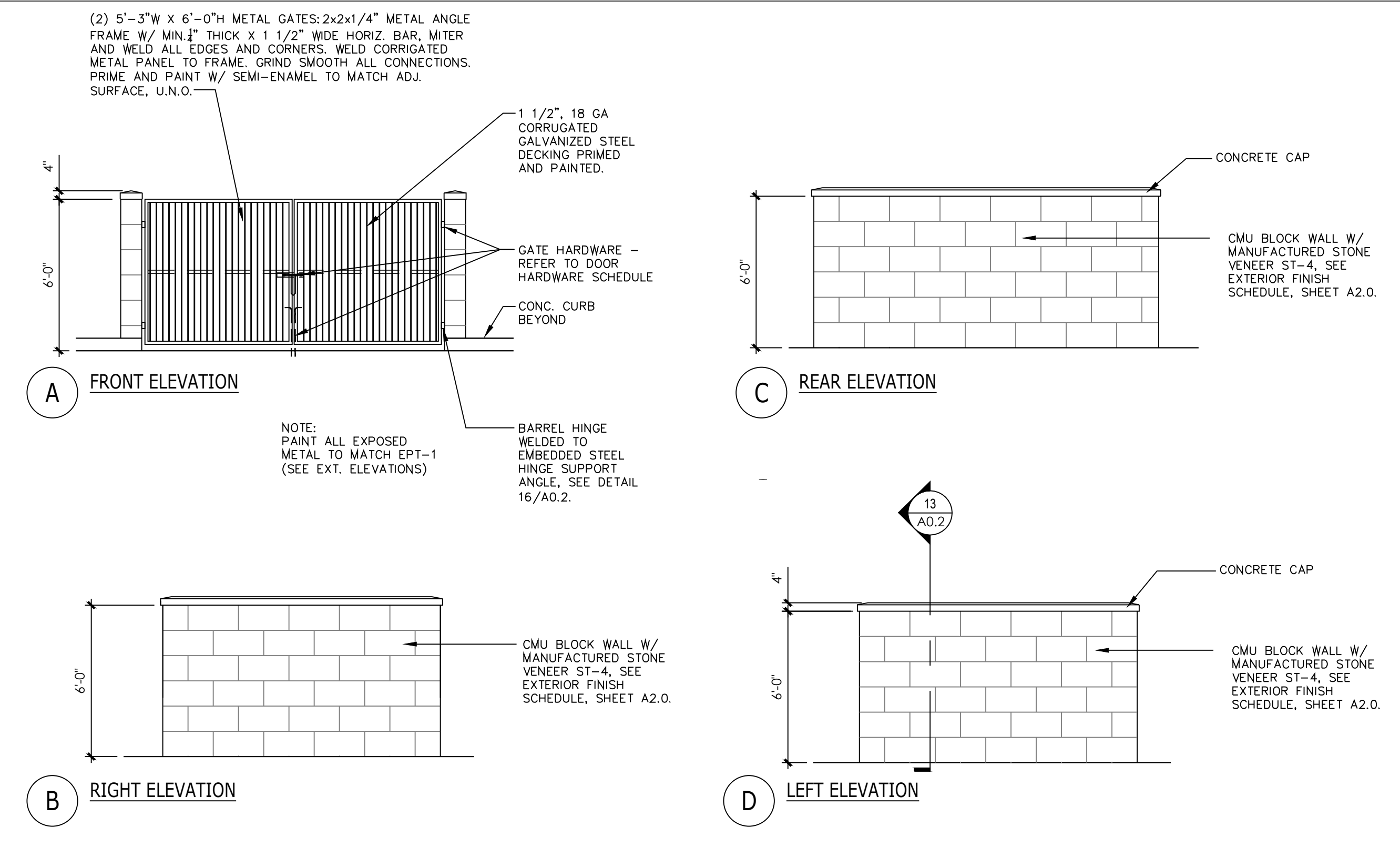
SHEET TITLE

SITE DETAILS

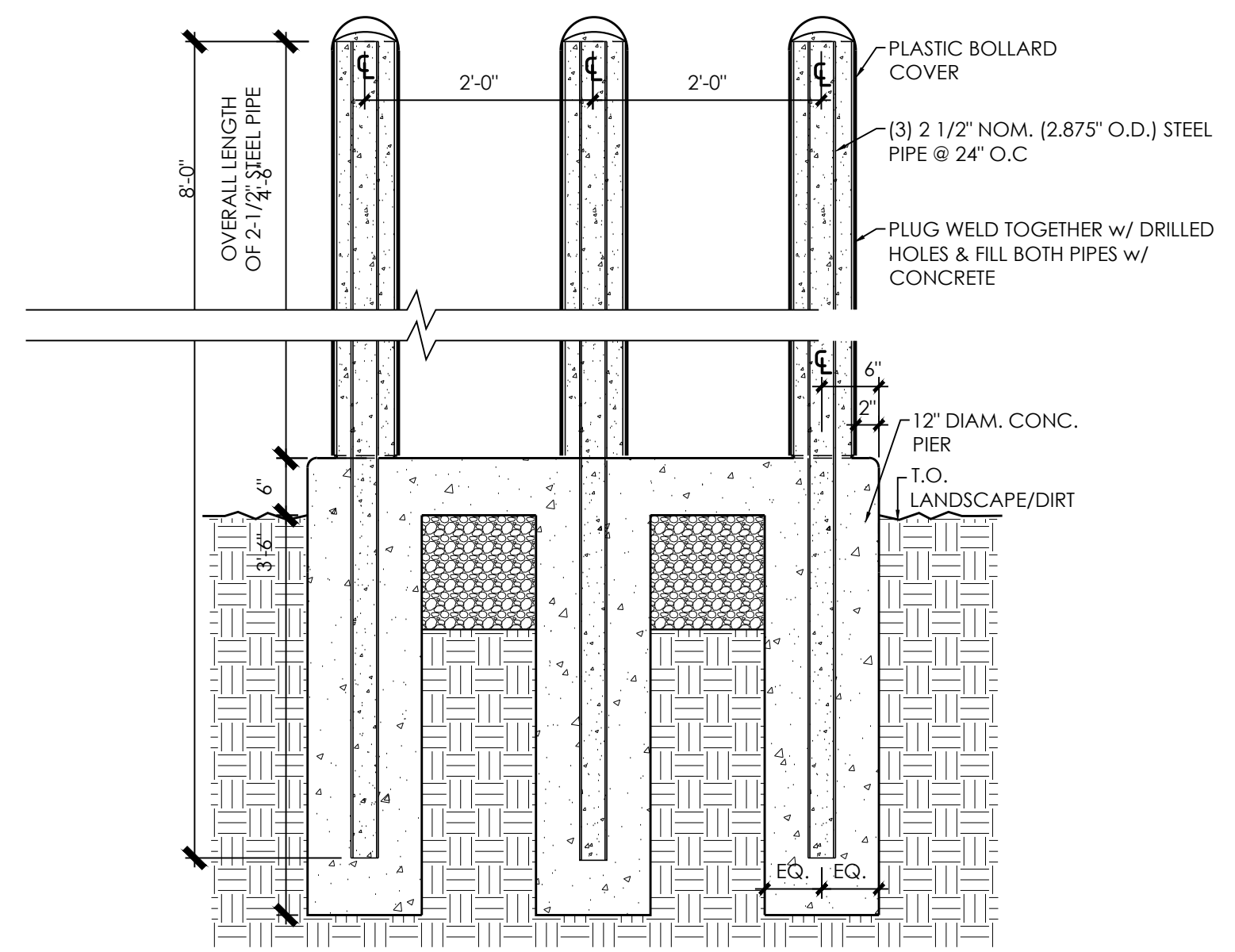
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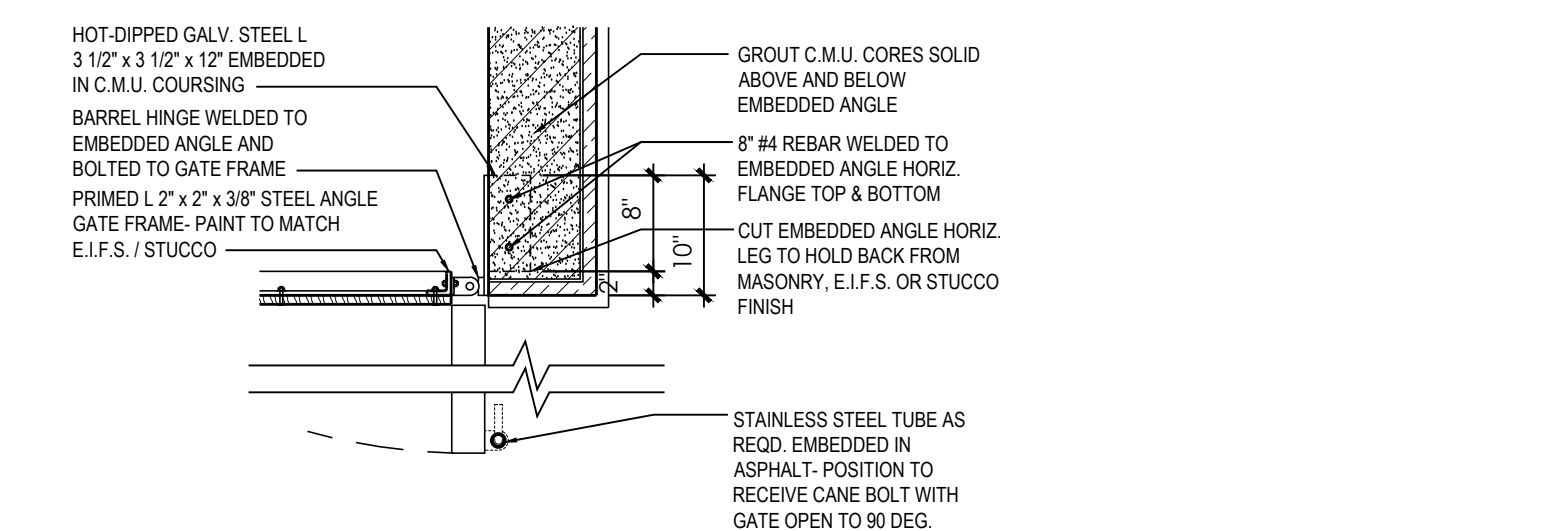
13 TRASH ENCLOSURE SECTION  
 A0.2 3/4" = 1'-0"



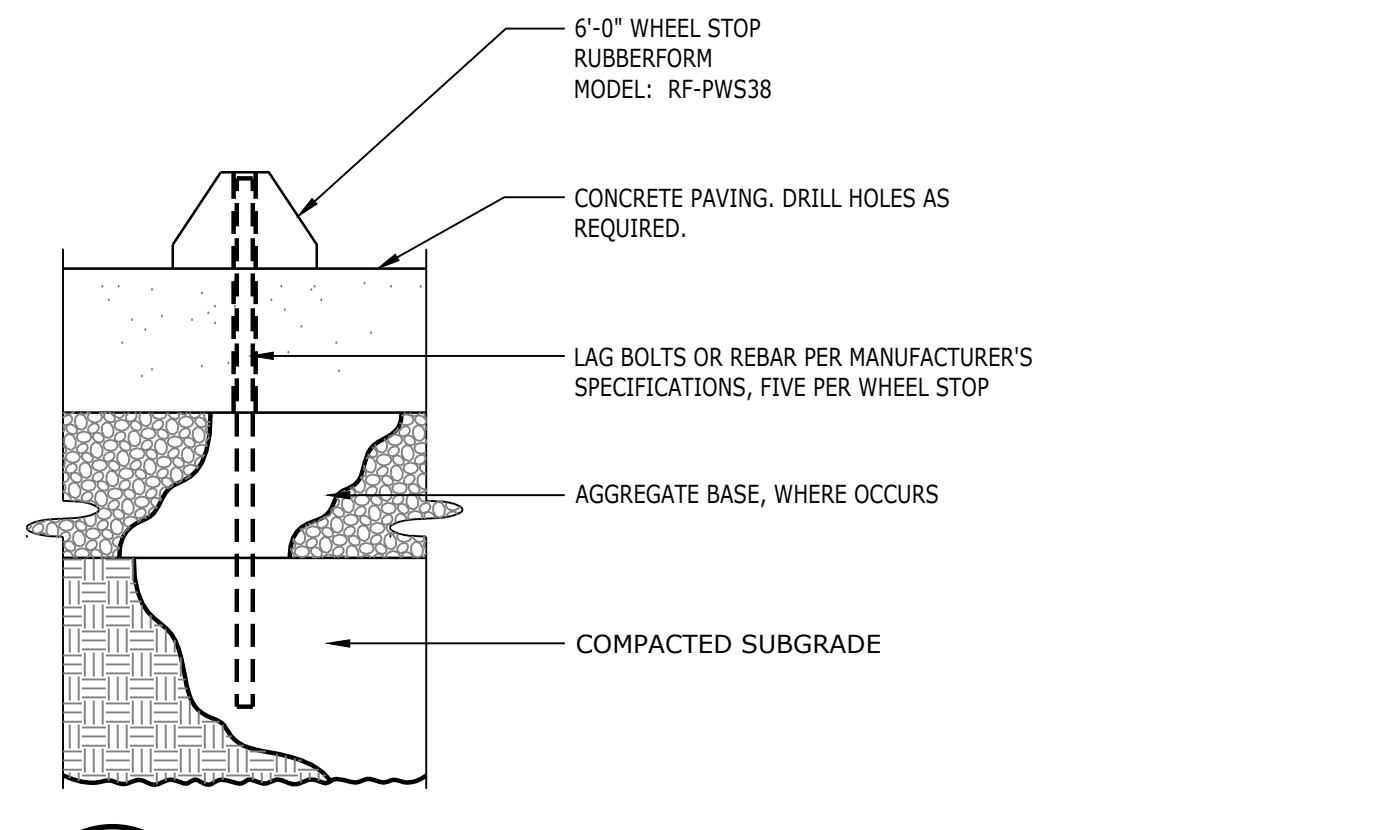
8 TRASH ENCLOSURE ELEVATIONS  
 A0.2 1/4" = 1'-0"



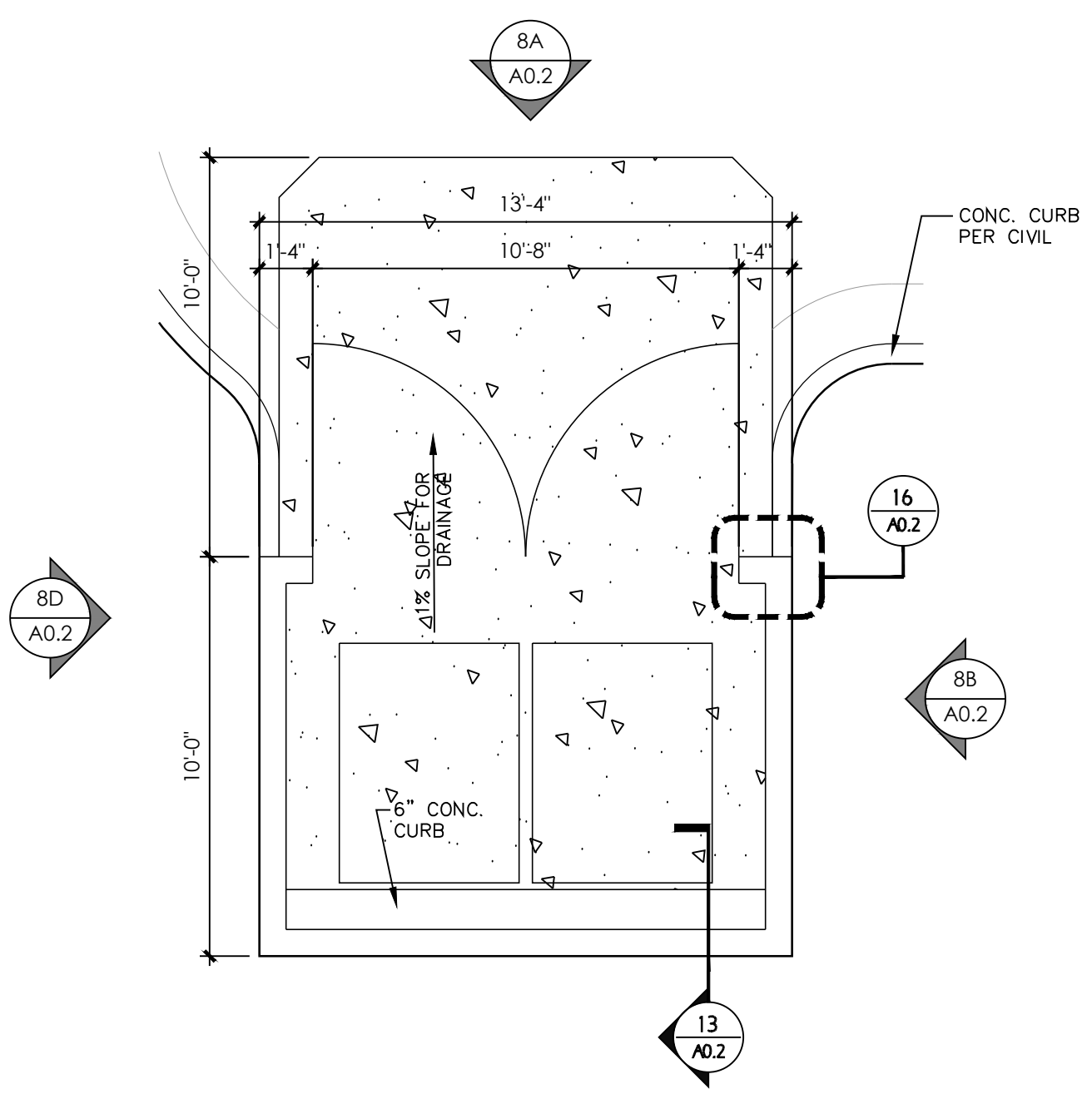
17 BOLLARD DETAIL  
 A0.2 3/4" = 1'-0"



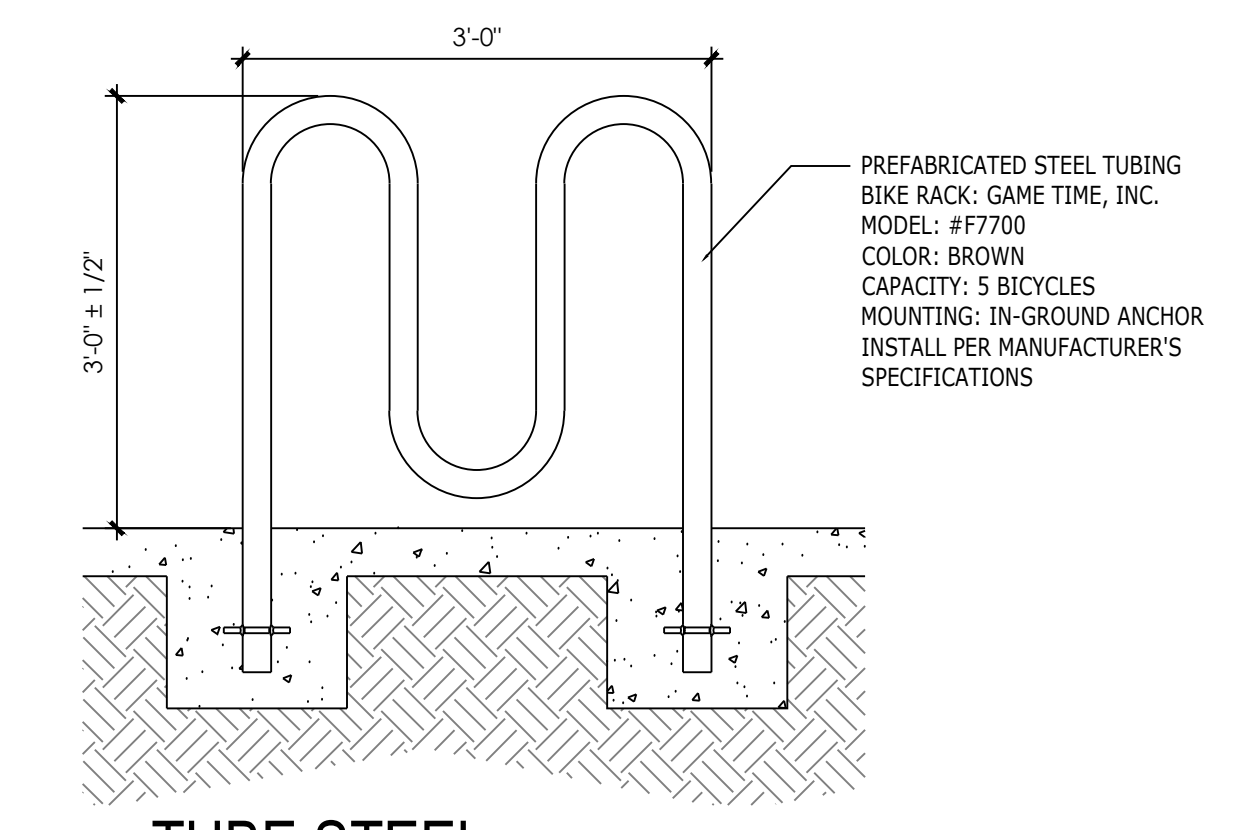
16 GATE HINGE  
 A0.2 3/4" = 1'-0"



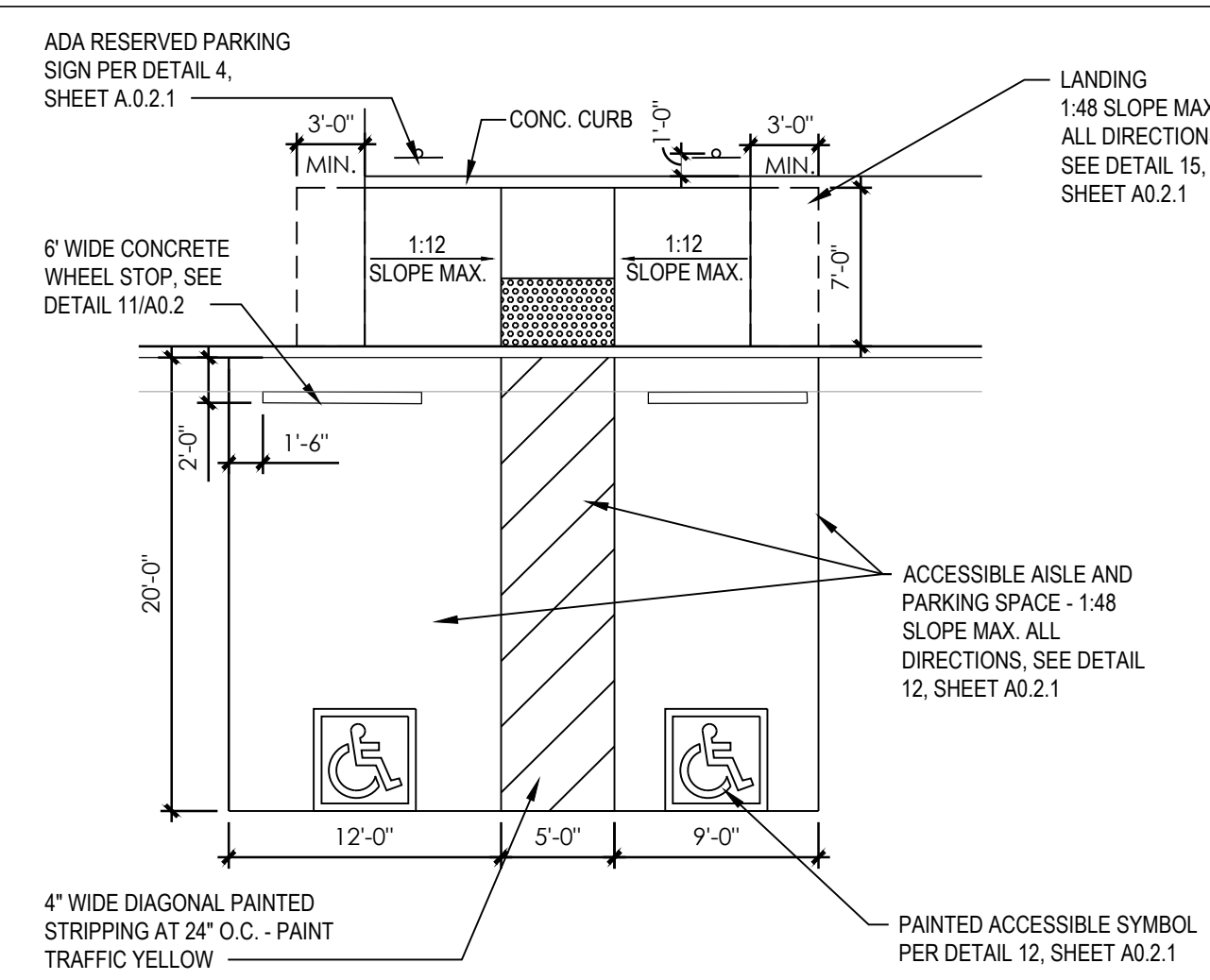
11 CONCRETE WHEEL STOP  
 A0.2 1 1/2" = 1'-0"



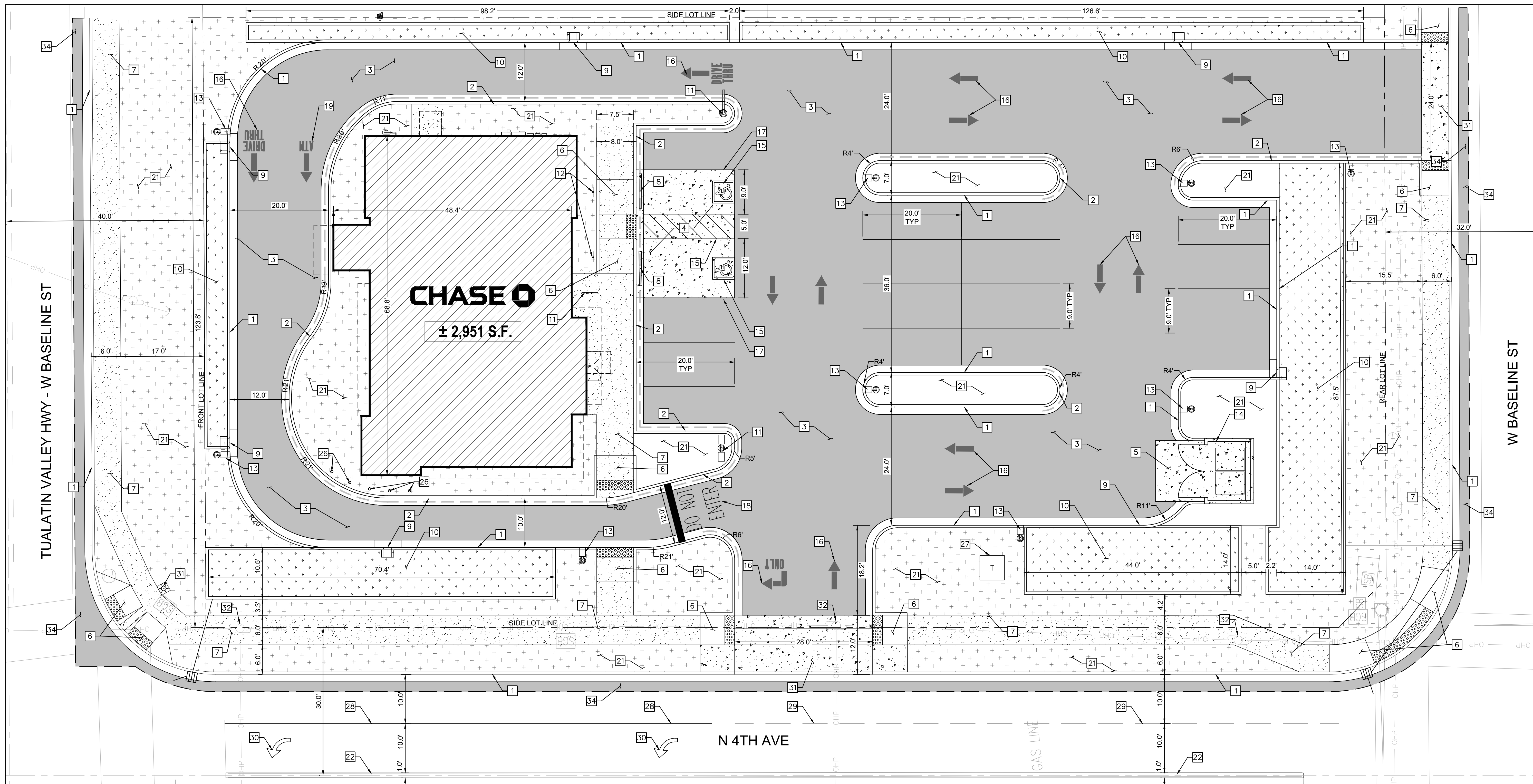
6 TRASH ENCLOSURE PLAN  
 A0.2 1/4" = 1'-0"



2 TUBE STEEL BIKE RACK AND FOOTING  
 A0.5.2 3/4" = 1'-0"



1 ACCESSIBLE PARKING STALL  
 A0.2 1/8" = 1'-0"



**CHASE**  
± 2,951 S.F.

**CHASE**

**CHASE OVP # 48200R0003080**  
**LINEAR MEDIUM**  
**(STANDARD PALETTE)**  
442 W BASELINE ST  
CORNELIUS, OR 97113

PREPARED FOR:

ARCHITECT/ ENGINEER OF RECORD

**CONSTRUCTION NOTES**

- 1 FURNISH AND INSTALL 6" CATCH CURB AND GUTTER PER CITY OF CORNELIUS STANDARDS AND SPECIFICATIONS.
- 2 FURNISH AND INSTALL 6" SPILL CURB AND GUTTER PER CITY OF CORNELIUS STANDARDS AND SPECIFICATIONS AND OREGON PUBLIC WORKS STANDARDS SPECIFICATIONS.
- 3 FURNISH AND INSTALL ASPHALT PAVEMENT PER DETAIL ON SHEET C6.00.
- 4 FURNISH AND INSTALL CONCRETE PAVEMENT PER DETAIL ON SHEET C6.00.
- 5 FURNISH AND INSTALL HEAVY DUTY CONCRETE PAVEMENT. REFERENCE ARCHITECTURE PLANS FOR DETAILS.
- 6 FURNISH AND INSTALL ADA ACCESSIBLE RAMP WITH DETECTION STRIP PER CITY OF CORNELIUS STANDARDS AND SPECIFICATIONS. SEE DETAIL ON SHEET C6.00.
- 7 FURNISH AND INSTALL CONCRETE SIDEWALK PER CITY OF CORNELIUS STANDARDS AND SPECIFICATIONS. SEE DETAIL ON SHEET C6.00.
- 8 FURNISH AND INSTALL CONCRETE WHEEL STOP PER DETAIL ON SHEET C6.00.
- 9 PROPOSED 2.5' WIDE CURB CUT.
- 10 PROPOSED STORMWATER FACILITY. SEE STORM WATER PLANS FOR DETAILS.
- 11 FURNISH AND INSTALL BIKE RACK PER CITY OF CORNELIUS STANDARDS. SEE ARCHITECTURAL PLANS FOR DETAIL.
- 12 FURNISH AND INSTALL ACCESSIBLE PARKING SIGN PER DETAIL ON SHEET C6.00 AND MUTCD STANDARDS AND SPECS.
- 13 FURNISH AND INSTALL LIGHT. SEE ELECTRICAL PLANS FOR LOCATION AND DETAILS.
- 14 DUMPSTER ENCLOSURE. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- 15 PAINT ACCESSIBLE PARKING STALL AND ACCESSIBLE AISLE PER CITY OF CORNELIUS AND MUTCD STANDARDS AND SPECIFICATIONS. SEE DETAIL ON SHEET C6.00.
- 16 PAINT SOLID WHITE DIRECTIONAL ARROWS PER MUTCD STANDARDS AND SPECIFICATIONS.
- 17 PAINT 4" SOLID YELLOW PARKING STRIPING.
- 18 PAINT 8" WIDE WHITE STOP BAR AND WHITE "DO NOT ENTER" PER MUTCD STANDARDS.
- 19 PAINT WHITE 'ATM' PAVEMENT MARKING PER MUTCD STANDARDS.
- 21 LANDSCAPE AREA. SEE LANDSCAPE PLANS FOR DETAILS.
- 22 PROPOSED 1' WIDE 6" HIGH RAISED CONCRETE MEDIAN PER CITY OF CORNELIUS STANDARDS AND SPECIFICATIONS. PROPOSED BOLLARD. SEE SHEET C6.00 FOR DETAILS.
- 27 PROPOSED TRANSFORMER PAD PER PORTLAND GENERAL ELECTRIC STANDARDS.
- 28 PROPOSED 4" SOLID WHITE STRIPE PER MUTCD STANDARDS.
- 29 PROPOSED 4" DASHED WHITE STRIPE PER MUTCD STANDARDS.
- 30 PROPOSED WHITE LEFT TURN ARROW PER MUTCD STANDARDS.
- 31 PROPOSED CONCRETE COMMERCIAL DRIVE ENTRANCE PER CITY OF CORNELIUS STANDARD DETAILS S-21 AND S-22.
- 32 RELOCATED STREET LIGHT PER CITY OF CORNELIUS STANDARDS.
- 34 PROPOSED ASPHALT PAVEMENT PER INDUSTRIAL STREET SECTION ON CITY OF CORNELIUS STANDARD DETAIL S-1.

**SITE INFORMATION**

TOTAL SITE AREA	29,606.6 SF (0.68 AC)
SITE ZONING	CE (COMMERCIAL EMPLOYMENT)
EXISTING BUILDING AREA (TO BE REMOVED)	879 SF
PROPOSED BUILDING	2,951 SF
ALLOWABLE BUILDING HEIGHT	35'-0"
PROPOSED BUILDING HEIGHT	22'-2"
PARKING REQUIRED	13 MINIMUM, 16 MAXIMUM
PARKING PROVIDED	18
ADA STALL REQUIRED	1
ADA STALLS PROVIDED	2
BICYCLE PARKING PROVIDED	2 RACKS
EXISTING IMPERVIOUS AREA	3,088 SF (0.07 AC)
PROPOSED IMPERVIOUS AREA	20,526 SF (0.47 AC)

**SITE INFORMATION**

- CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
- CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE DEMOLITION PLAN.
- ANY EXISTING STRUCTURE, IMPROVEMENT OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- ALL RADII 3' UNLESS OTHERWISE NOTED ON PLAN.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS AND ADA PLAN SHEETS FOR ADDITIONAL SITE INFORMATION.
- IT IS ANTICIPATED THAT THE TEMPORARY CONSTRUCTION TRAILER WILL BE LOCATED ON THE SOUTHWEST PORTION OF THE PROPERTY AND MOVED AS REQUIRED FOR CONSTRUCTION ACTIVITIES. THE DURATION OF THE TRAILER IS LIKELY TO MATCH THE CONSTRUCTION DURATION OF 8 MONTHS.

**SITE LEGEND**

	PROPERTY LINE
	EASEMENT LINE
	SPILL CURB
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	STORM WATER FACILITY
	PROPOSED LANDSCAPING

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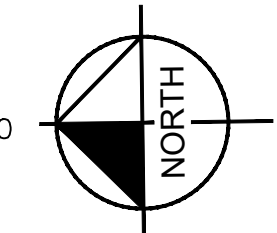
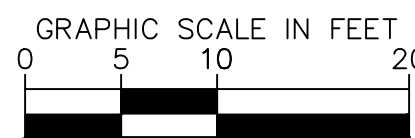
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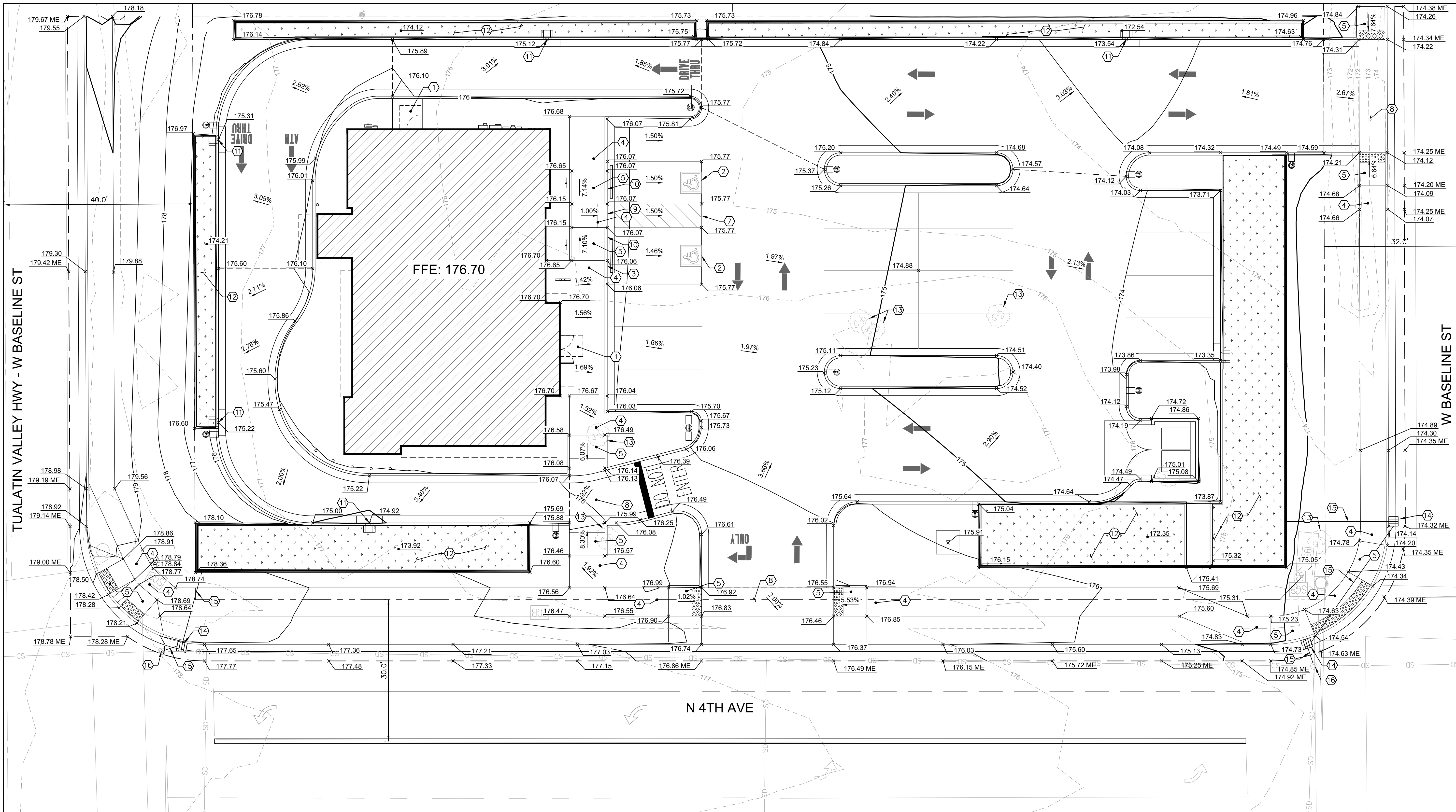
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DATE: 3/08/2023  
DRAWN BY: XX  
CHECKED BY: XX

MODEL  
DRAWING STANDARDS v20.5  
SHEET TITLE  
CIVIL AND DIMENSIONAL CONTROL PLAN  
SHEET NUMBER

C3.00





**GRADING AND DRAINAGE NOTES**

- ① 5' CLEAR FLOOR SPACE - MAX 2% SLOPE IN ALL DIRECTIONS.
- ② ADA ACCESSIBLE STALL - MAX 2% SLOPE IN ALL DIRECTIONS (TYP).
- ③ GUTTER SLOPE IN ACCESSIBLE PATHS AND ADA PARKING STALLS SHALL NOT EXCEED 2%.
- ④ ADA LANDING AREA - 4'x4' MINIMUM AREA WITH MAX 2% SLOPE IN ALL DIRECTIONS.
- ⑤ ADA RAMP - SLOPES NOT TO EXCEED 8.33% (TYP).
- ⑦ ADA ACCESSIBLE LOADING ZONE - MAX 2% SLOPE IN ALL DIRECTIONS (TYP).
- ⑧ ADA ACCESSIBLE CROSSWALK - MAX 5% RUNNING SLOPE, MAX 2% CROSS SLOPE.
- ⑨ FLUSH CURB.
- ⑩ TRANSITION FROM FLUSH CURB TO STANDARD CURB.
- ⑪ CURB CUT.
- ⑫ STORMWATER INFILTRATION PLANTER PER CWS DETAIL 720.
- ⑬ EX. TREE WITH A DBH OF 6" OR MORE TO BE REMOVED.

- ⑭ PROPOSED CATCH BASIN PER CLEAN WATER SERVICES DETAIL CG-2.
- ⑮ PROPOSED PVC STORM DRAIN PIPE.
- ⑯ CONNECT TO EX. STORM DRAIN MANHOLE PER CLEANWATER SERVICES STANDARDS AND SPECIFICATIONS.

**GENERAL GRADING AND DRAINAGE NOTES**

1. CONTRACTOR TO VERIFY EXISTING GRADES SHOWN ON THE PLAN.
2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE. IF A CONFLICT OCCURS BETWEEN THESE PLANS AND FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
3. ALL EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL UTILITIES ARE SHOWN HERON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.
4. CONTRACTOR SHAL ENSURE ALL ACCESSIBLE PATHWAYS SHALL NOT EXCEED 2% CROSS SLOPE OR 5% RUNNING SLOPE. IF THIS CANNOT BE ACHIEVED WITH THE GRADES SHOWN, THE CONTRACTOR SHALL CONTACT THE ENGINEER OR RECORD BEFORE INSTALLING THE PATHWAY.
5. ALL DOOR CLEAR SPACES, ADA PARKING STALLS, AND ADA LANDING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION. THE CONTRACTOR SHALL CONTACT THE ENGINEER BEFORE INSTALLING HARDSCAPE IMPROVEMENTS IF THE PLANS INDICATE GRADES GREATER THAN 2% IN THESE AREAS.
6. THE GUTTER SLOPE IN ACCESSIBLE PATHWAYS SHALL NOT EXCEED 2% IN ANY DIRECTION.
7. CONTRACTOR SHALL USE A 2' LEVEL TO ENSURE ADA GRADES ARE COMPLIANT.
8. ALL EXISTING UTILITY VAULTS AND/OR RIM ELEVATIONS SHALL BE ADJUSTED TO FINISHED GRADE.
9. CONTACTOR TO SMOOTHLY TRANSITION BETWEEN CATCH AND SPILL CURB SO THAT DRAINAGE IS NOT IMPOUNDED.

**GRADING LEGEND**

---	PROPERTY LINE
---	RIDGE LINE
---	STANDARD CURB
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR



**CHASE OVP # 48200R0003080**  
**LINEAR MEDIUM**  
**(STANDARD PALETTE)**  
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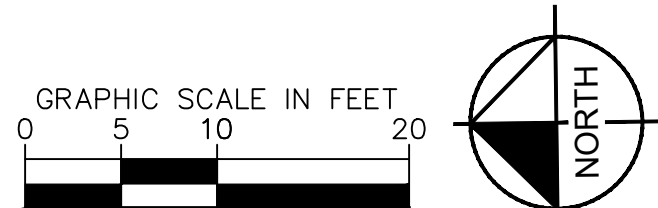
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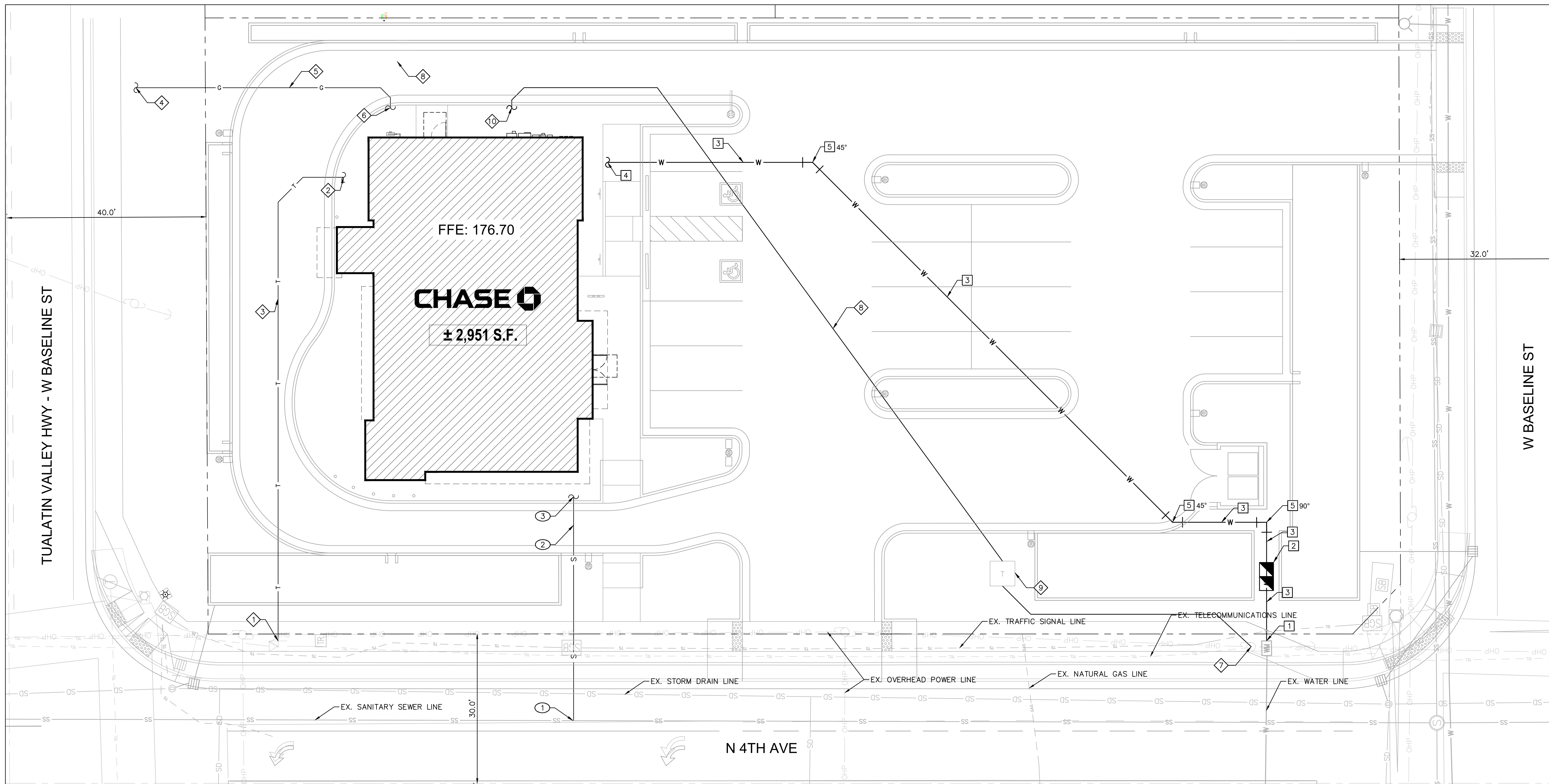
SHEET TITLE

GRADING AND DRAINAGE PLAN

SHEET NUMBER

C4.00





**WATER NOTES**

- 1 CONNECT TO EXISTING WATER METER PER CITY OF CORNELIUS STANDARDS.
- 2 FURNISH AND INSTALL BFP PER CITY OF CORNELIUS STANDARDS
- 3 FURNISH AND INSTALL 1.5" TYPE K COPPER WATER LINE PER CITY OF CORNELIUS STANDARDS AND SPECIFICATIONS. LENGTH PER PLAN. WATER LINE TO HAVE ...
- 4 PROPOSED DOMESTIC WATER ENTRY LOCATION. SEE PLUMBING PLANS FOR CONTINUATION.

**SANITARY SEWER NOTES**

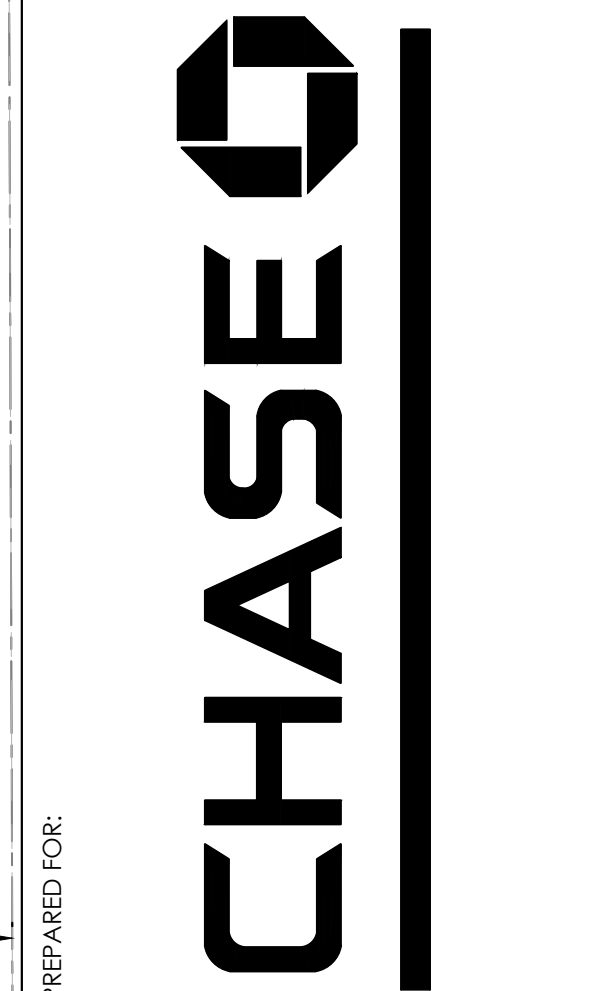
- 1 CONNECT TO EXISTING SANITARY SEWER MAIN PER CITY OF CORNELIUS STANDARDS AND SPECIFICATIONS. THE INVERT SHOWN IS APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY THE INVERT AND CONTACT THE ENGINEER OF RECORD IF A 2% PIPE SLOPE CANNOT BE ACHIEVED.
- 2 FURNISH AND INSTALL 6" SDR 35 PVC SANITARY SEWER SERVICE PER CITY OF CORNELIUS STANDARDS AND SPECIFICATIONS. 2% MINIMUM SLOPE.
- 3 PROPOSED SANITARY SEWER BUILDING CONNECTION. STUB AND CAP WITHIN 5' OF PROPOSED BUILDING FOOTPRINT. INVERT PER PLAN. SEE PLUMBING PLAN FOR CONTINUATION.

**DRY UTILITY NOTES**

- 1 CONNECT TO EXISTING TELECOM FACILITIES. COORDINATE WITH UTILITY COMPANY.
- 2 PROPOSED TELECOM BUILDING ENTRY LOCATION. STUB AND CAP WITHIN 5' OF PROPOSED BUILDING FOOTPRINT. SEE MEP PLANS FOR CONTINUATION.
- 3 PROPOSED TELECOM ALIGNMENT. CONTRACTOR TO INSTALL THREE 4" CONDUITS.
- 4 CONNECT TO EXISTING GAS. COORDINATE WITH GAS COMPANY.
- 5 PROPOSED ALIGNMENT OF GAS SERVICE; COORDINATE WITH MEP FOR SERVICE SIZE.
- 6 PROPOSED GAS SERVICE ENTRY LOCATION. STUB AND CAP WITHIN 5' OF PROPOSED BUILDING FOOTPRINT. SEE MEP PLANS FOR CONTINUATION.
- 7 CONNECT TO EXISTING ELECTRICAL LINE. COORDINATE WITH PORTLAND GENERAL ELECTRIC.
- 8 PROPOSED ALIGNMENT OF POWER; CONTRACTOR SHALL FURNISH AND INSTALL SCHEDULE 40 PVC CONDUIT WITH PULL CHORDS AND 45 DEGREE ELBOWS, COORDINATE WITH PORTLAND GENERAL ELECTRIC ON INSTALLATION.
- 9 PROPOSED TRANSFORMER LOCATION. COORDINATE WITH PORTLAND GENERAL ELECTRIC AND THE MEP PLANS.
- 10 PROPOSED POWER SERVICE ENTRY LOCATION. STUB AND CAP WITHIN 3' OF PROPOSED BUILDING FOOTPRINT. SEE MEP PLANS FOR CONTINUATION.

**UTILITY LEGEND**

---	PROPERTY LINE
---	EXISTING WATER LINE
---	PROPOSED WATER LINE
---	EXISTING SANITARY SEWER LINE
---	PROPOSED SANITARY SEWER LINE
---	EXISTING NATURAL GAS LINE
---	PROPOSED NATURAL GAS LINE
---	EXISTING STORM DRAIN LINE
---	EXISTING TELECOMMUNICATION LINE
---	PROPOSED TELECOMMUNICATION LINE
---	EXISTING OVERHEAD POWER
---	EXISTING TRAFFIC SIGNAL LINE
---	PROPOSED STORM WATER FACILITY
---	PROPOSED LIGHTING



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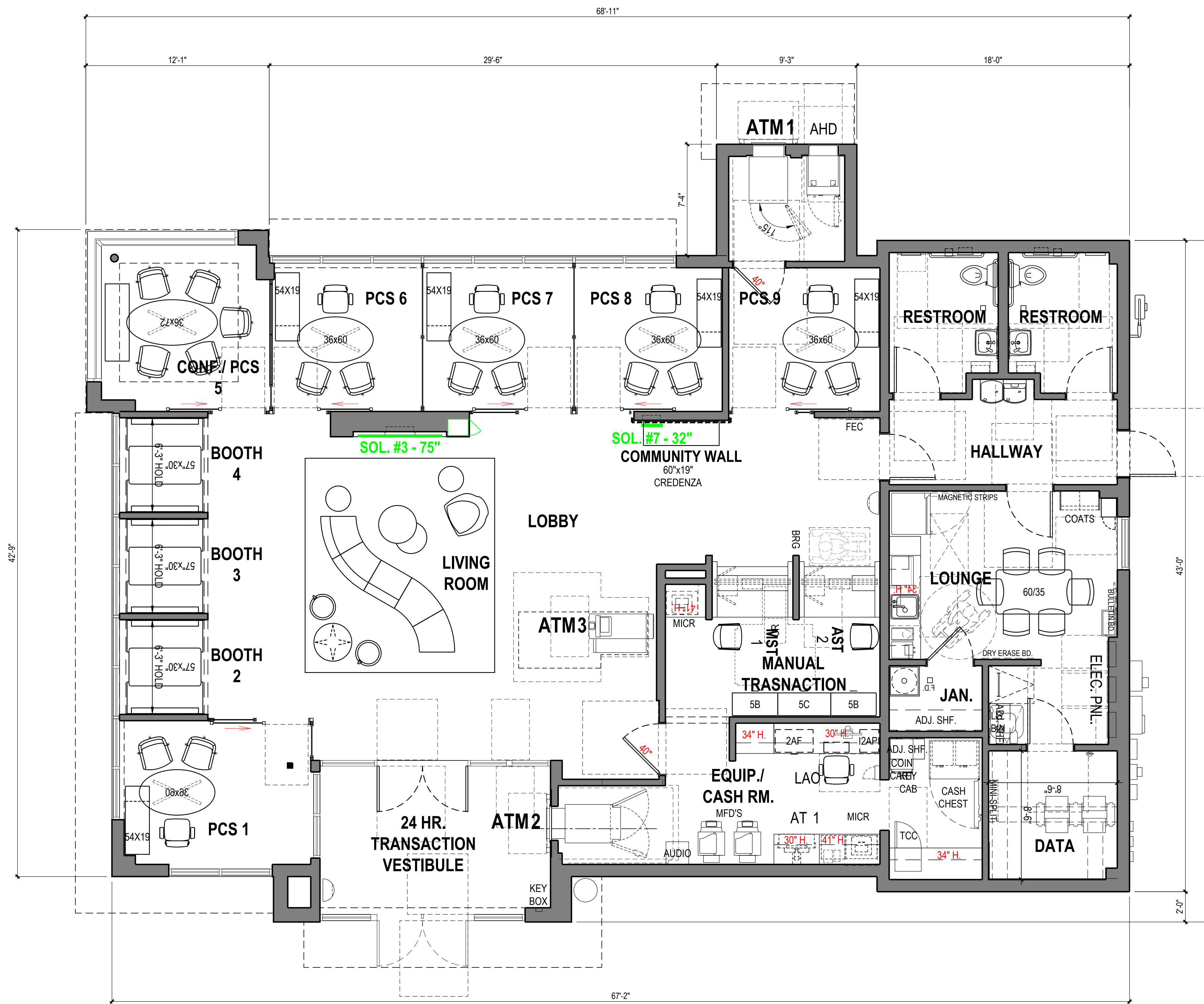
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MODEL  
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SHEET TITLE  
 UTILITY PLAN

SHEET NUMBER  
 C5.00

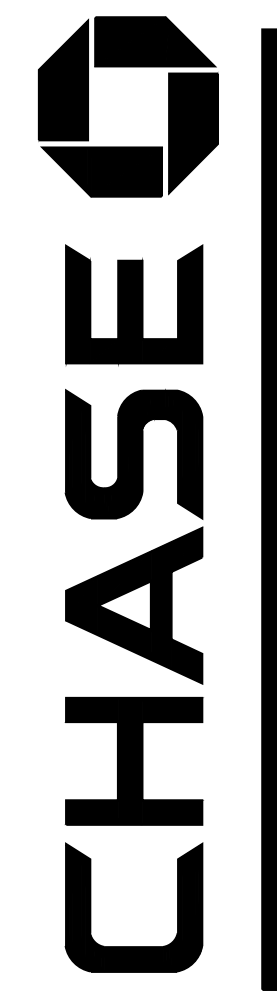




1 PROPOSED FLOOR PLAN  
A1.0 1/4" = 1'-0"



PREPARED FOR:



**CHASE OVP # 48200R0003080**  
**LINEAR MEDIUM**  
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CHECKED BY:	AS

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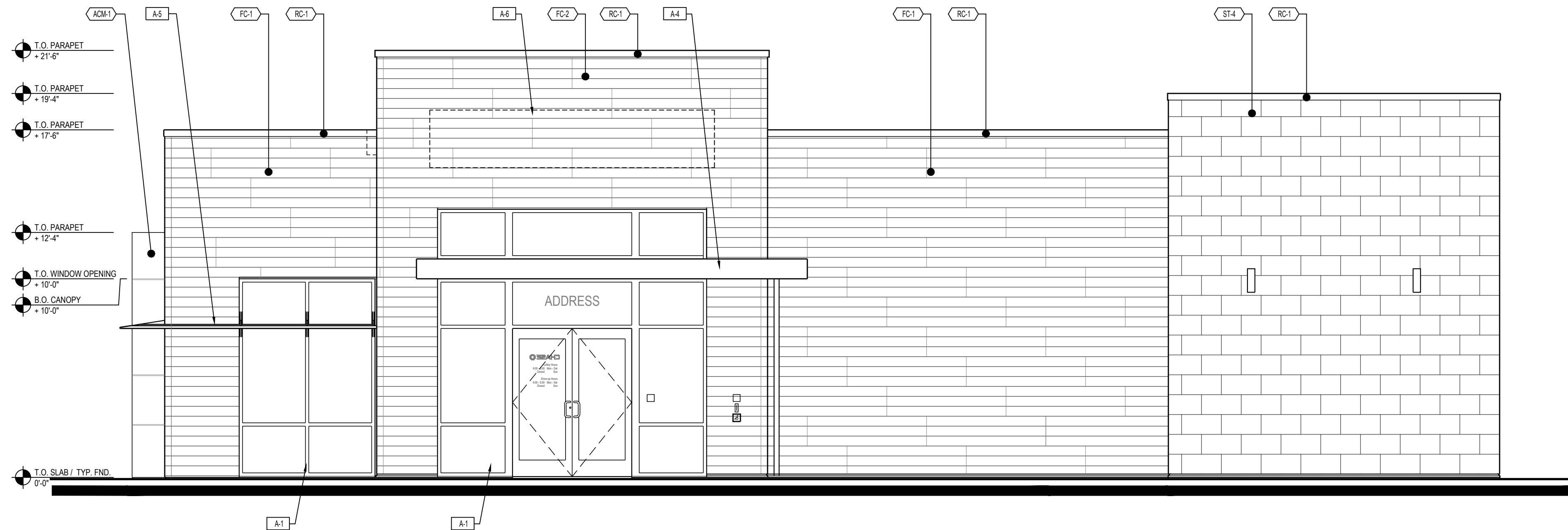
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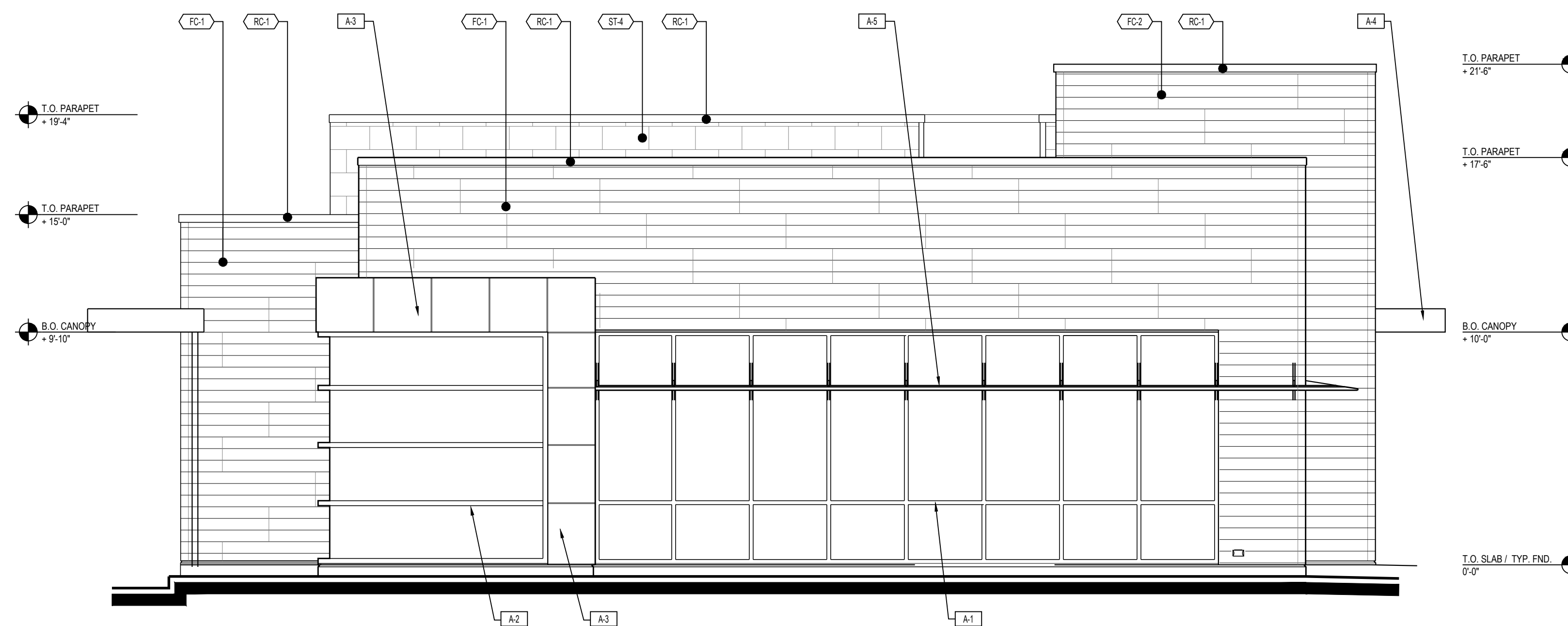
PROPOSED FLOOR PLAN

SHEET NUMBER

A1.0



1 SOUTH ELEVATION (FRONT)  
1/4"=1'-0"



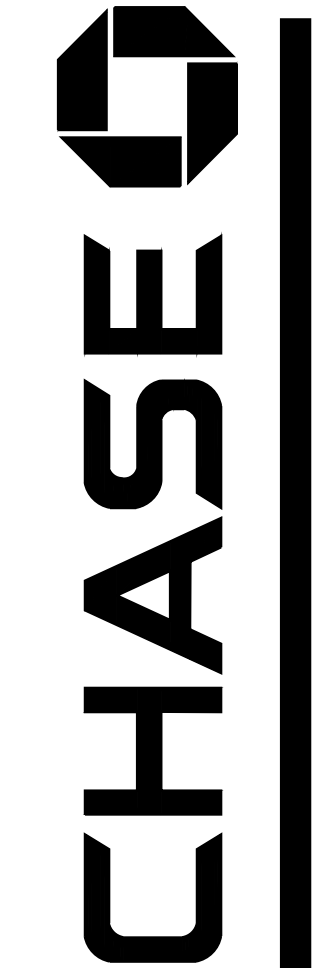
2 WEST ELEVATION (SIDE)  
1/4"=1'-0"

EXTERIOR FINISH MATERIALS	
ST-4	<b>CAST STONE- ROCKFACE FIELD UNITS</b>
	MANUFACTURER CORONADO STONE PRODUCTS
	PRODUCT MANUFACTURED STONE VENEER
	COLOR CREAM
	FINISH CHISELED LIMESTONE
	SIZE 24" WIDE x 12" HIGH x 1" THICK
FC-1	<b>FIBER CEMENT PANEL- DARK</b>
	MANUFACTURER NICHHA FIBER CEMENT
FC-2	<b>FIBER CEMENT PANEL- LIGHT</b>
	MANUFACTURER NICHHA FIBER CEMENT
	PRODUCT VINTAGEWOOD AWP 1818 (AVAILABLE AS AWP 3030 FOR NON-PROTOTYPICAL PROJECTS)
	COLOR BARK
RC-1	<b>ROOF COPING</b>
	MANUFACTURER PETERSEN ALUMINUM / PAC-CLAD
ACM-1	<b>ALUMINUM COMPOSITE MATERIAL</b>
	MANUFACTURER ALCOA ARCHITECTURAL PRODUCTS
	PRODUCT REYNOBOND
EPT-1	<b>EXTERIOR PAINT</b>
	MANUFACTURER SHERWIN-WILLIAMS
	PRODUCT METALATEX ACRYLIC SEMI-GLOSS
	COLOR SW 7045 INTELLECTUAL GRAY
EPT-2	<b>EXTERIOR PAINT</b>
	MANUFACTURER SHERWIN-WILLIAMS
	PRODUCT METALATEX ACRYLIC SEMI-GLOSS
	COLOR SW 7036 ACCESSIBLE BEIGE
EPT-8	<b>EXTERIOR PAINT</b>
	MANUFACTURER SHERWIN-WILLIAMS
	PRODUCT METALATEX ACRYLIC SEMI-GLOSS
	COLOR SW 6995 SUPERWHITE
DFS-1	<b>DIRECT-APPLY FINISH SYSTEM (ALT. TO PAINTED STEEL DECK)</b>
	MANUFACTURER STO
	PRODUCT STOQUIK GOLD
	COLOR MATCH SHERWIN WILLIAMS SW 6995 SUPERWHITE

EXTERIOR ELEVATION KEYNOTES	
A-1	BLACK ANODIZED STOREFRONT SYSTEM
A-2	CLEAR ANODIZED STOREFRONT SYSTEM
A-3	ACM METAL PANEL
A-4	ENTRANCE CANOPY: SHOP FABRICATED SITE-ASSEMBLED PRE-FINISHED BLACK CUSTOM ALUMINUM CANOPY UNIT WITH PREPPED ELECTRICAL OPENINGS AND INTEGRAL DRAINAGE SYSTEM FASTENED TO BUILDING STRUCTURE. MAPES ARCHITECTURAL CANOPIES SUPER LUMIDECK WITH FLAT SOFFIT AND 12" FASCIA, OR APPROVED EQUAL
A-5	METAL SUN SCREEN
A-6	SIGNAGE
A-7	HOLLOW METAL DOOR
A-8	SURFACE-MOUNT DECORATIVE LIGHT FIXTURE
A-9	SURFACE-MOUNT EMERGENCY LIGHT FIXTURE
A-10	SECURITY CAMERA
A-11	ELECTRICAL SERVICE METER & CABINET
A-12	GAS METER

PREPARED FOR:

**CHASE OVP # 48200R0003080**  
**LINEAR MEDIUM**  
**(STANDARD PALETTE)**  
442 W BASELINE ST  
CORNELIUS, OR 97113



ARCHITECT/ ENGINEER OF RECORD

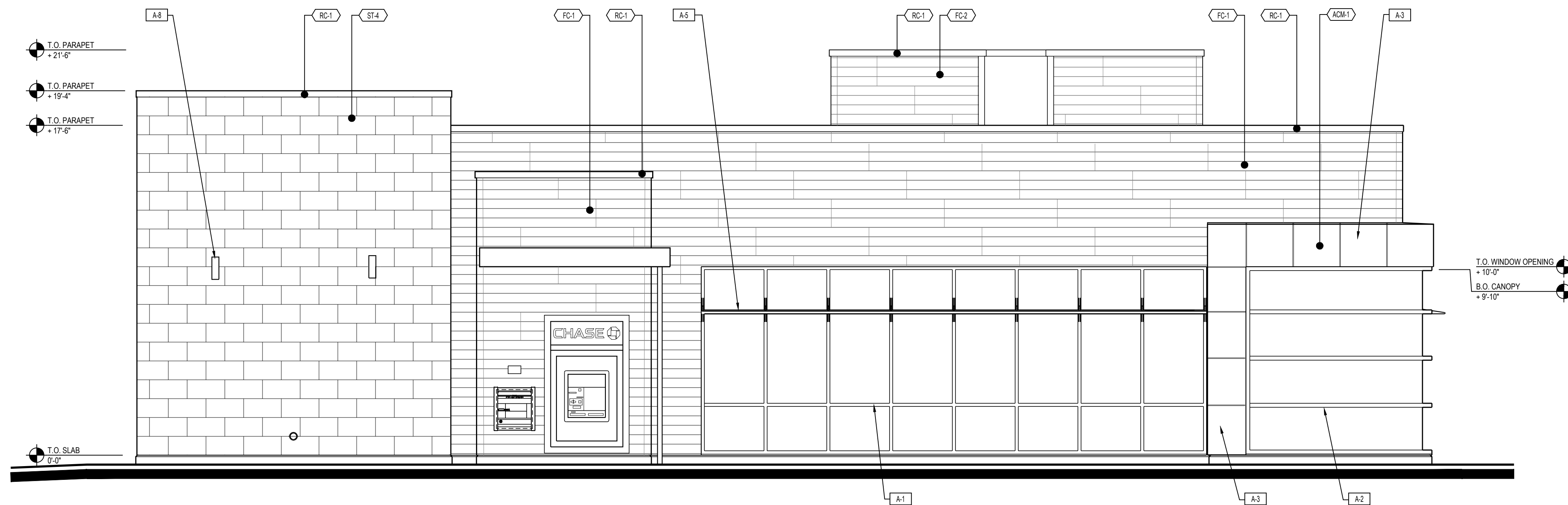
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ISSUE	DATE	DESCRIPTION
	04/27/23	PLANNING RESUBMITTAL
	03/08/23	PLANNING SUBMITTAL

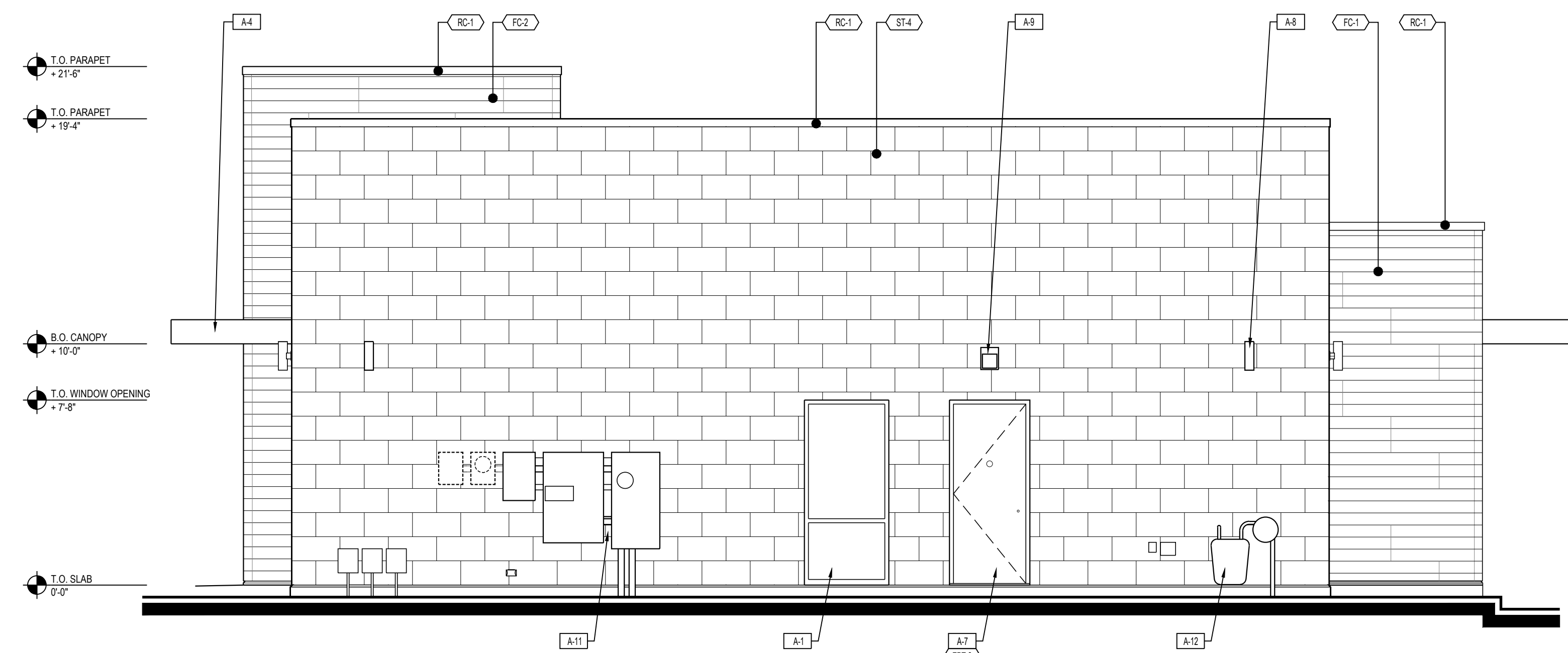
PROJECT INFORMATION BLOCK  
JOB # CBR22007.0  
DATE: 08/30/2022  
DRAWN BY: ES  
CHECKED BY: AS

MODEL  
DRAWING STANDARDS v20.6  
SHEET TITLE  
PROPOSED EXTERIOR ELEVATIONS

SHEET NUMBER  
A2.0



1 NORTH ELEVATION (REAR)  
A2.1 1/4"=1'-0"



2 EAST ELEVATION (SIDE)  
A2.1 1/4"=1'-0"

**EXTERIOR FINISH MATERIALS**

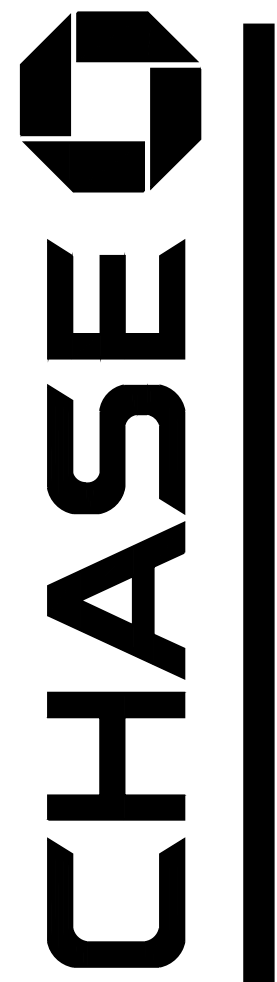
ST-4	<b>CAST STONE- ROCKFACE FIELD UNITS</b>	
	MANUFACTURER	CORONADO STONE PRODUCTS
	PRODUCT	MANUFACTURED STONE VENEER
	COLOR	CREAM
	FINISH	CHISELED LIMESTONE
FC-1	<b>FIBER CEMENT PANEL- DARK</b>	
	MANUFACTURER	NICHIHA FIBER CEMENT
	PRODUCT	VINTAGEWOOD AWP 1818 (AVAILABLE AS AWP 3030 FOR NON-PROTOTYPICAL PROJECTS)
	COLOR	BARK
	SIZE	18" NOMINAL x 72" NOMINAL AND 120" NOMINAL
FC-2	<b>FIBER CEMENT PANEL- LIGHT</b>	
	MANUFACTURER	NICHIHA FIBER CEMENT
	PRODUCT	VINTAGEWOOD AWP 3030 (AVAILABLE AS AWP 1818 FOR NON-PROTOTYPICAL PROJECTS)
	COLOR	ASH
	SIZE	18" NOMINAL x 72" NOMINAL AND 120" NOMINAL
RC-1	<b>ROOF COPING</b>	
	MANUFACTURER	PETERSEN ALUMINUM / PAC-CLAD
	PRODUCT	PAC-CONTINUOUS
ACM-1	<b>ALUMINUM COMPOSITE MATERIAL</b>	
	MANUFACTURER	ALCOA ARCHITECTURAL PRODUCTS
	PRODUCT	REYNOBOND
EPT-1	<b>EXTERIOR PAINT</b>	
	MANUFACTURER	SHERWIN-WILLIAMS
	PRODUCT	METALATEX ACRYLIC SEMI-GLOSS
	COLOR	SW 7045 INTELLECTUAL GRAY
	FINISH	SEMI-GLOSS
EPT-2	<b>EXTERIOR PAINT</b>	
	MANUFACTURER	SHERWIN-WILLIAMS
	PRODUCT	METALATEX ACRYLIC SEMI-GLOSS
	COLOR	SW 7036 ACCESSIBLE BEIGE
	FINISH	SEMI-GLOSS
EPT-8	<b>EXTERIOR PAINT</b>	
	MANUFACTURER	SHERWIN-WILLIAMS
	PRODUCT	METALATEX ACRYLIC SEMI-GLOSS
	COLOR	SW 6995 SUPERWHITE
	FINISH	SEMI-GLOSS
DFS-1	<b>DIRECT-APPLY FINISH SYSTEM (ALT. TO PAINTED STEEL DECK)</b>	
	MANUFACTURER	STO
	PRODUCT	STOQUIK GOLD
	COLOR	MATCH SHERWIN WILLIAMS SW 6995 SUPERWHITE
	FINISH	STOLIT 1.0

**EXTERIOR ELEVATION KEYNOTES**

A-1	BLACK ANODIZED STOREFRONT SYSTEM
A-2	CLEAR ANODIZED STOREFRONT SYSTEM
A-3	ACM METAL PANEL
A-4	ENTRANCE CANOPY: SHOP FABRICATED SITE-ASSEMBLED PRE-FINISHED BLACK CUSTOM ALUMINUM CANOPY UNIT WITH PREPPED ELECTRICAL OPENINGS AND INTEGRAL DRAINAGE SYSTEM FASTENED TO BUILDING STRUCTURE. MAPES ARCHITECTURAL CANOPIES SUPER LUMIDECK WITH FLAT SOFFIT AND 12" FASCIA, OR APPROVED EQUAL
A-5	METAL SUN SCREEN
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A-7	HOLLOW METAL DOOR
A-8	SURFACE-MOUNT DECORATIVE LIGHT FIXTURE
A-9	SURFACE-MOUNT EMERGENCY LIGHT FIXTURE
A-10	SECURITY CAMERA
A-11	ELECTRICAL SERVICE METER & CABINET
A-12	GAS METER

PREPARED FOR:

**CHASE OVP # 48200R0003080**  
**LINEAR MEDIUM**  
**(STANDARD PALETTE)**  
442 W BASELINE ST  
CORNELIUS, OR 97113



ARCHITECT/ ENGINEER OF RECORD

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	03/08/23	PLANNING SUBMITTAL

**PROJECT INFORMATION BLOCK**

JOB #	CBR22007.0
DATE:	08/30/2022
DRAWN BY:	ES
CHECKED BY:	AS

MODEL  
DRAWING STANDARDS v20.6

SHEET TITLE  
**PROPOSED EXTERIOR ELEVATIONS**

SHEET NUMBER  
**A2.1**



MATERIAL LEGEND:

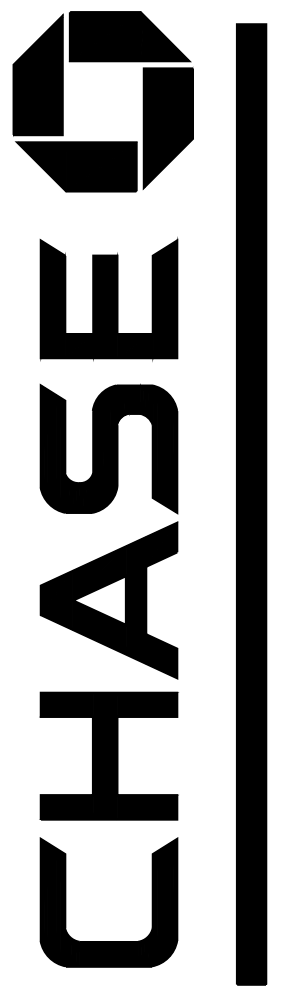


1 SOUTH ELEVATION (FRONT)  
A2.2 1/4"=1'-0"



2 WEST ELEVATION (SIDE)  
A2.2 1/4"=1'-0"

PREPARED FOR:



**CHASE OVP # 48200R0003080**  
**LINEAR MEDIUM**  
**(STANDARD PALETTE)**  
442 W BASELINE ST  
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CHECKED BY:	AS

MODEL  
DRAWING STANDARDS v20.6

SHEET TITLE  
**PROPOSED EXTERIOR ELEVATIONS**

SHEET NUMBER  
**A2.2**





MATERIAL LEGEND:

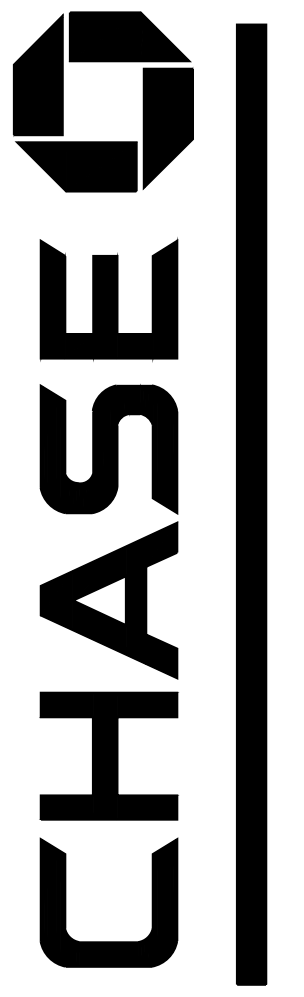


1 NORTH ELEVATION (REAR)  
A2.3 1/4"=1'-0"



2 EAST ELEVATION (SIDE)  
A2.3 1/4"=1'-0"

PREPARED FOR:



**CHASE OVP # 48200R0003080**  
**LINEAR MEDIUM**  
**(STANDARD PALETTE)**  
 442 W BASELINE ST  
 CORNELIUS, OR 97113

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MODEL  
DRAWING STANDARDS v20.6

SHEET TITLE  
PROPOSED EXTERIOR ELEVATIONS

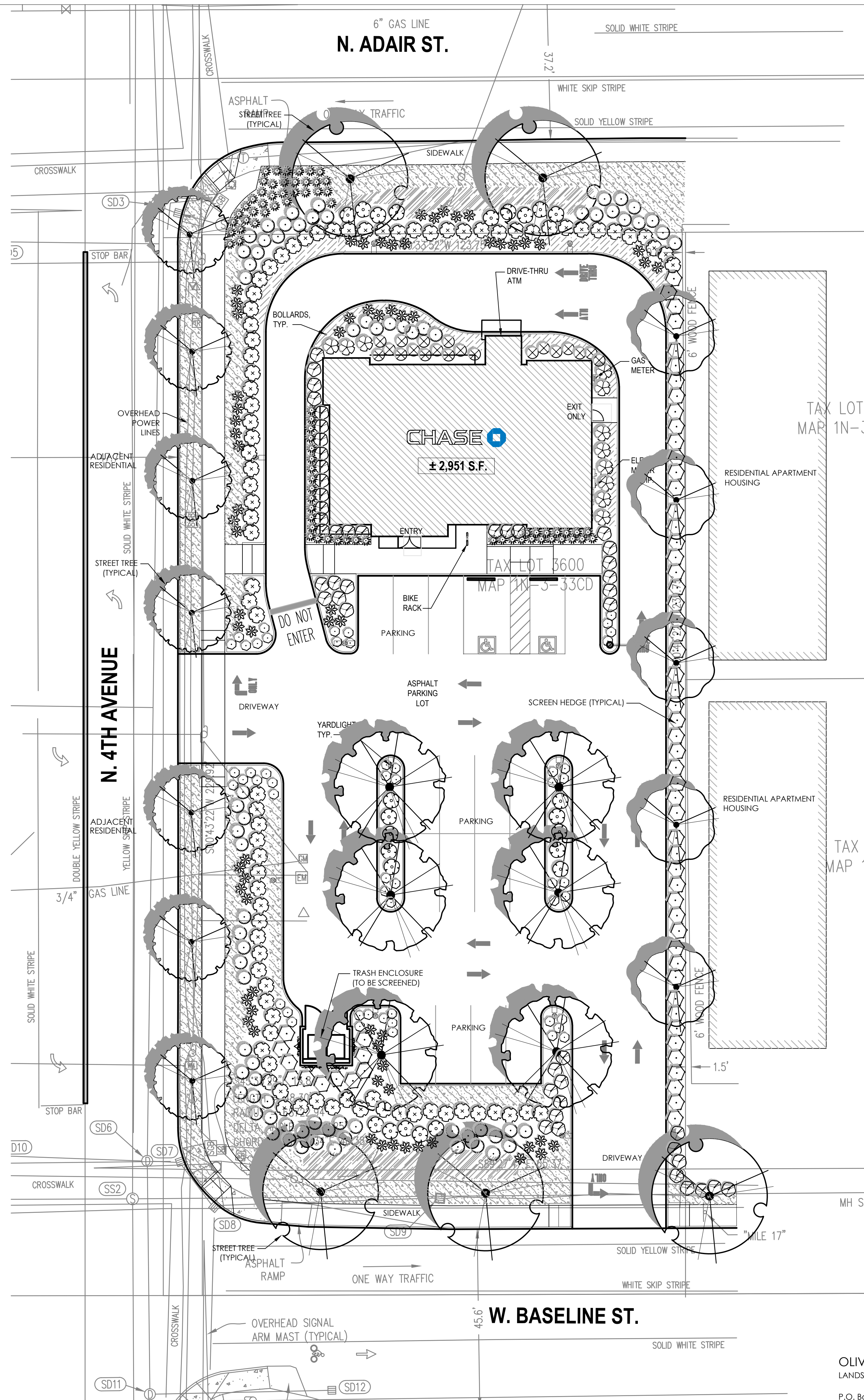
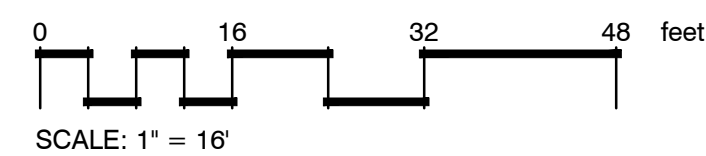
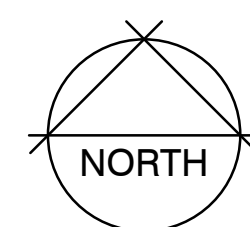
SHEET NUMBER  
A2.3

**PLANT SCHEDULE**

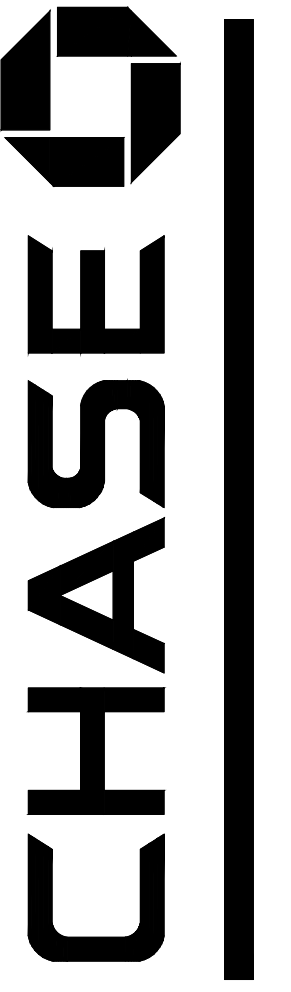
TREES	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS
	5	Lagerstroemia indica x fauriei 'Muskogee' / Muskogee Crape Myrtle	B & B	1"
	7	Magnolia x 'Galaxy' / Galaxy Magnolia	B & B	1"
	5	Ulmus x 'Frontier' / Frontier Elm	B & B	1.5"
	6	Zelkova serrata 'Village Green' / Village Green Japanese Zelkova	B & B	1.5"
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	
	11	Gaultheria shallon / Salal	5 gal.	
	53	Hebe x 'Autumn Glory' / Autumn Glory Hebe	5 gal.	
	74	Helictotrichon sempervirens / Blue Oat Grass	1 gal.	
	64	Nandina domestica 'Moon Bay' / Moon Bay Heavenly Bamboo	5 gal.	
	74	Perovskia atriplicifolia 'Blue Spire' / Blue Spire Russian Sage	1 gal.	
	24	Philadelphus x lemoinii 'Belle Etoile' / Belle Etoile Mock Orange	5 gal.	
	48	Prunus laurocerasus 'Mount Vernon' / Mount Vernon English Laurel	5 gal.	
	86	Prunus laurocerasus 'Otto Luyken' / Otto Luyken English Laurel	5 gal.	
	20	Sarcococca hookeriana digyna 'Purple Stem' / Purple Stem Sweetbox Shade plant	5 gal.	
	69	Yucca recurvifolia 'Walbristar' / Bright Star Soft Leaf Yucca	5 gal.	
VINES/ESPALIERS	QTY	BOTANICAL / COMMON NAME	CONT	
	4	Parthenocissus quinquefolia / Virginia Creeper	5 gal.	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	
	162	Cotoneaster procumbens 'Queen of Carpets' / Ground-hugging Cotoneaster	1 gal.	60" o.c.
	49	Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary	1 gal.	48" o.c.
	83	Sedum cyaneum / Blue Stonecrop	1 gal.	30" o.c.

**GENERAL NOTES**

- All landscape areas, except 5' next to building, shall receive a minimum 3" layer of organic mulch. 2"-3" cobble shall be placed within 5' of building envelope.
- All existing trees and shrubs (to remain) shall be protected in place during construction. Any damaged or dying plant material shall be replaced in kind.
- Existing irrigation system shall remain in place. Repair, add, modify existing irrigation to accommodate new plant material. Controller shall be weather based with an on-site weather sensor. Irrigation system shall comply with City of Cornelius irrigation standards.



OLIVE STREET  
LANDSCAPE ARCHITECTURE  
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707-280-8990  
OliveStreetLandscape.com  
rod@olivestreetlandscape.com



**CHASE OVP # 48200R0003080**  
**LINEAR MEDIUM**  
**(STANDARD PALETTE)**  
442 W BASELINE ST  
CORNELIUS, OR 97113

PREPARED FOR:

ARCHITECT/ ENGINEER OF RECORD



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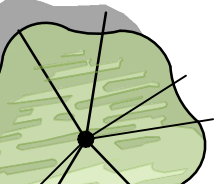

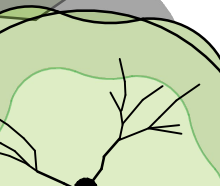





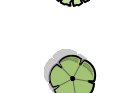




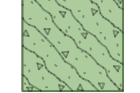



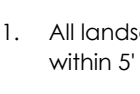
ISSUE	DATE	DESCRIPTION
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PROJECT INFORMATION BLOCK	
JOB #	CBR22007.0
DATE	08/30/2022
DRAWN BY:	ES
CHECKED BY:	AS

MODEL  
DRAWING STANDARDS v20.5  
SHEET TITLE  
**LANDSCAPE PLAN**

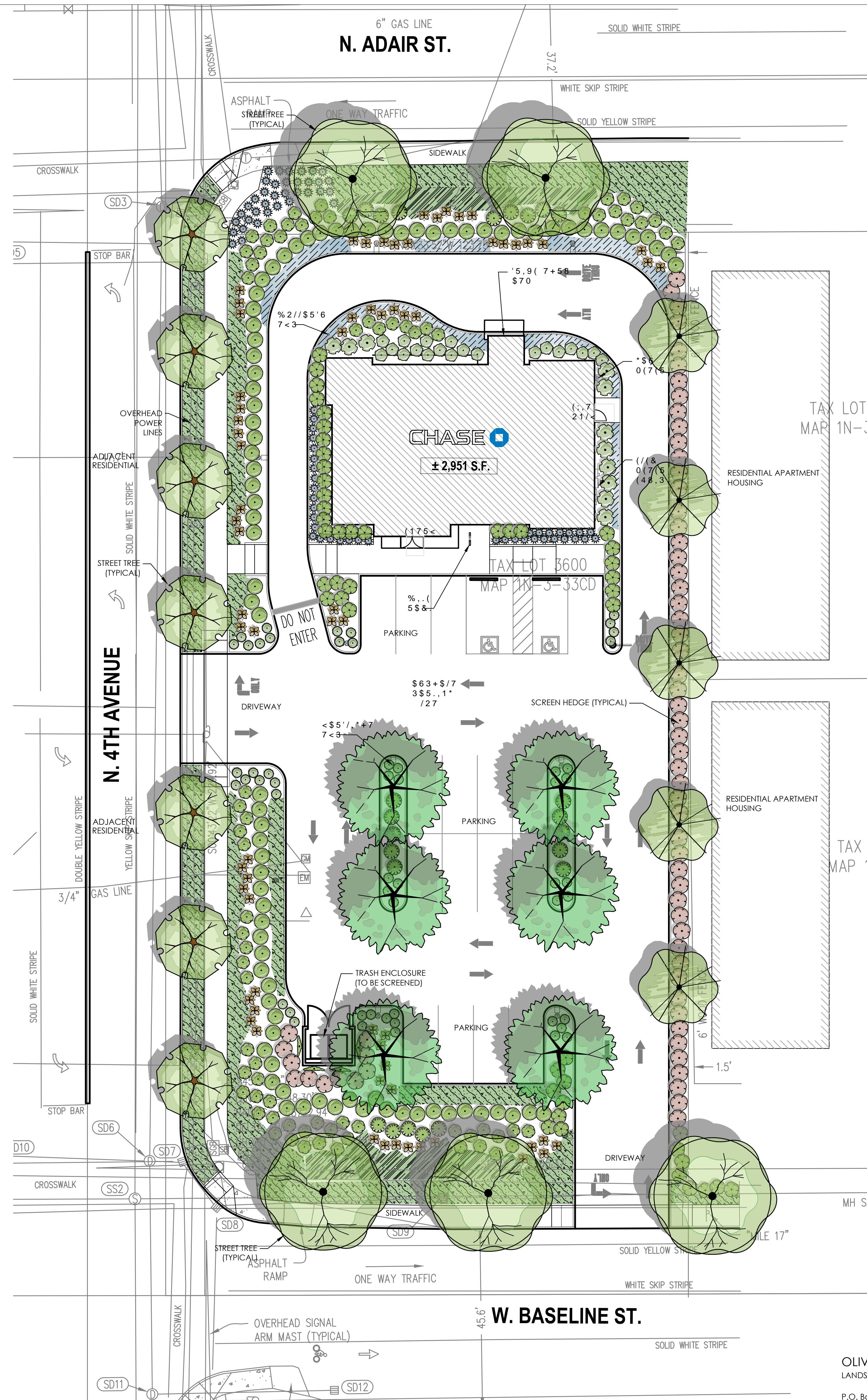
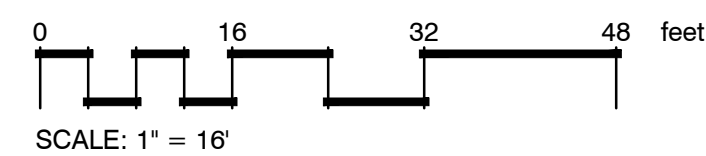
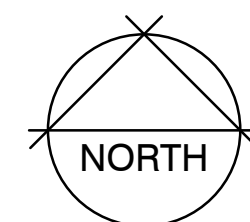
SHEET NUMBER

**PLANT SCHEDULE**

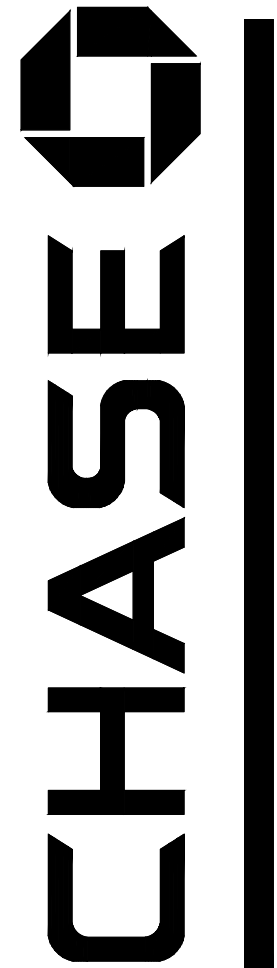
TREES	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS
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PREPARED FOR:

& + \$6 ( 293 . 5  
**LINEAR MEDIUM  
(STANDARD PALETTE)**  
: % \$6 ( / , 1 ( 67  
& 251 ( / , 86 25 "

ARCHITECT/ ENGINEER OF RECORD

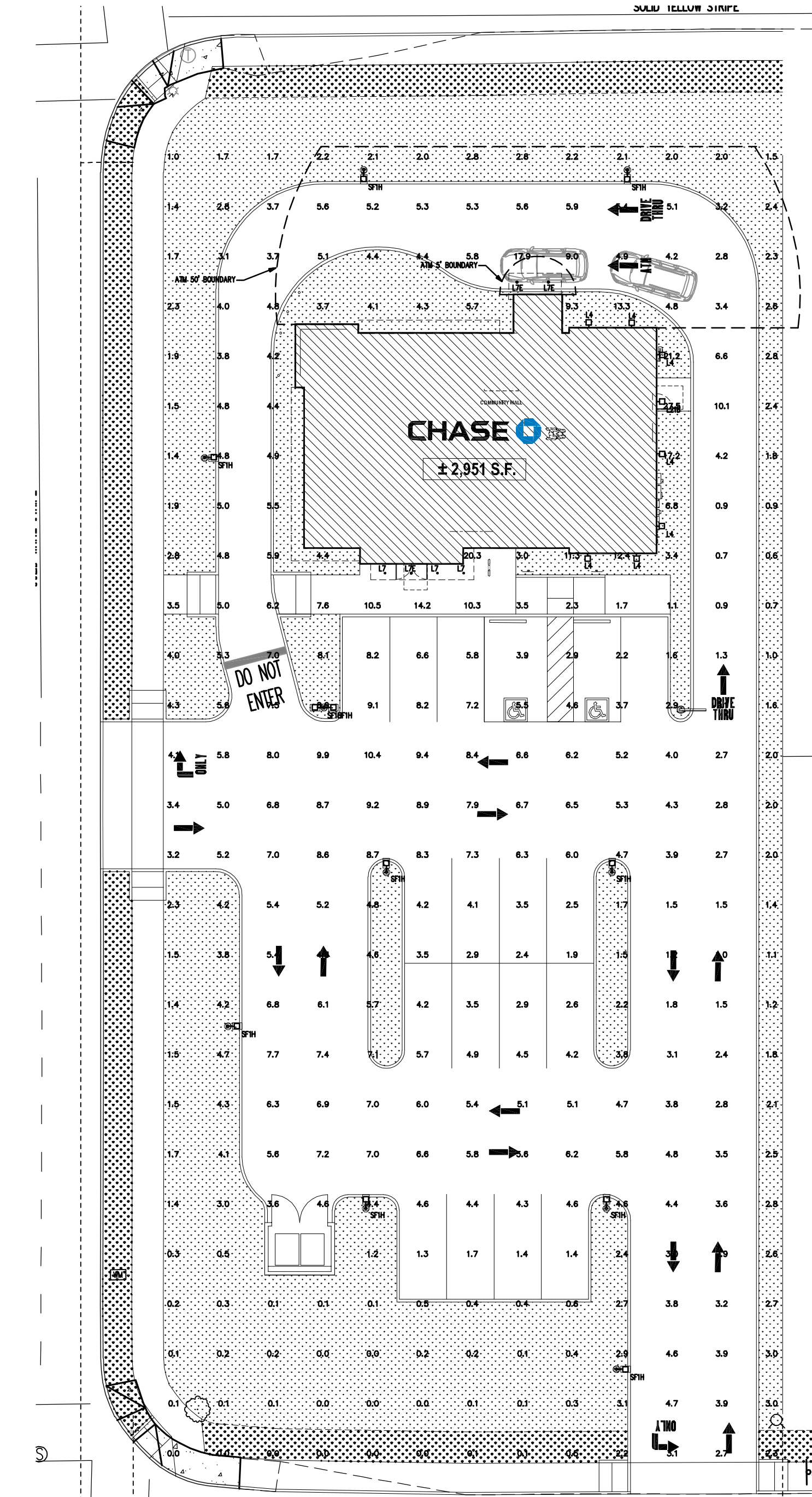


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PROJECT INFORMATION BLOCK		
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DRAWN BY:	ES	
CHECKED BY:	AS	
MODEL		
DRAWING STANDARDS v20.5		
SHEET TITLE		
LANDSCAPE PLAN		
SHEET NUMBER		
L1		

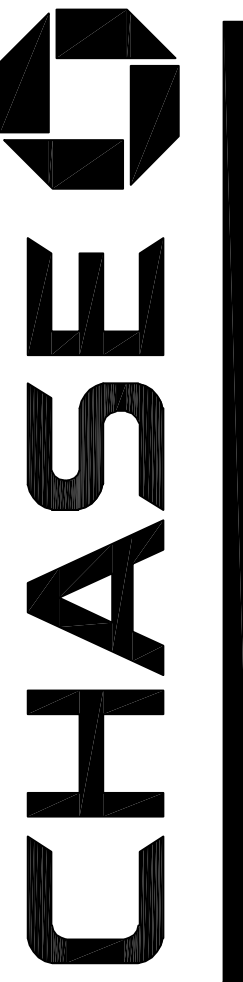
*SITE LUMINAIRE SCHEDULE*

CALLOUT	SYMBOL	DESCRIPTION	MODEL	MOUNTING	BALLAST	LAMP	VOLTS	TOTAL VA	NOTE 1
L4	◻	EXTERIOR UP/DOWN SCONCE WITH INTEGRAL LED DRIVER	LUMIERE: LANTERRA 9004-W2-RW-LED4080-W-W-CS-L1-UNV-WS	SURFACE	ELECTRONIC	(2) 10W LED	120V 1P 2W	20	
L7	•	4" RECESSED DOWNLIGHT 3500K LED LENSED DOWNLIGHT - WET LISTED	GE: LDXB-4R-0-30-T-35-V1 + RD4R-W-PT-WT-WR + BH3 (OPTIONAL)	RECESSED	ELECTRONIC	27.5W LED	120V 1P 2W	27.5	
L7E	•	4" RECESSED DOWNLIGHT 3500K LED LENSED DOWNLIGHT - WET LISTED - EMERGENCY BATTERY BACKUP	GE: LDXB-4R-0-30-T-35-V1-EL + RD4R-W-PT-WT-WR + BH3 (OPTIONAL)	RECESSED	ELECTRONIC	27.5W LED	120V 1P 2W	27.5	
L21B	◻	EXTERIOR WALL MOUNT 58W 4000K LED FULL CUT-OFF FIXTURE FOR EMERGENCY LIGHTING WITH 90-MINUTE BACKUP BATTERY	LUMARK - XTOR6B W BZ MS L2D CBP	SURFACE	ELECTRONIC	(1) 58W LED	120V 1P 2W	58	
SFIH	◻	EAEL AREA LIGHT	GE LIGHTING SOLUTIONS, EAEL01_E3A1740	POLE	ELECTRONIC	(1) 95W LED	120V 1P 2W	95	



SITE PHOTOMETRIC PLAN

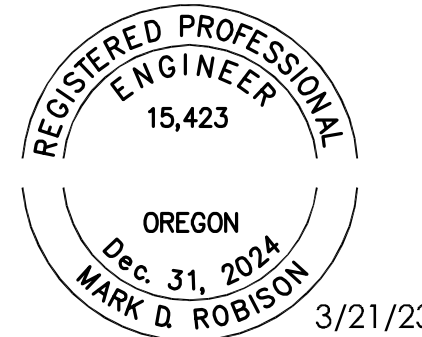
SCALE: 1" = 20'



PREPARED FOR:

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**(STANDARD PALETTE)**  
 442 W BASELINE ST  
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ARCHITECT/ ENGINEER OF RECORD



19401 40TH AVE W SUITE 302, LINNWOOD, WA 98036  
 TEL: 206-364-3343 FAX: 425-835-0098  
 CONTACT: SHANE MCCOLLIRE

Re: PROJECT No. 424-1669  
 CONTACT: SHANE MCCOLLIRE  
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CHECKED BY:	AS

MODEL  
 DRAWING STANDARDS v20.5

SHEET TITLE  
 SITE LIGHTING  
 PHOTOMETRIC PLAN

SHEET NUMBER

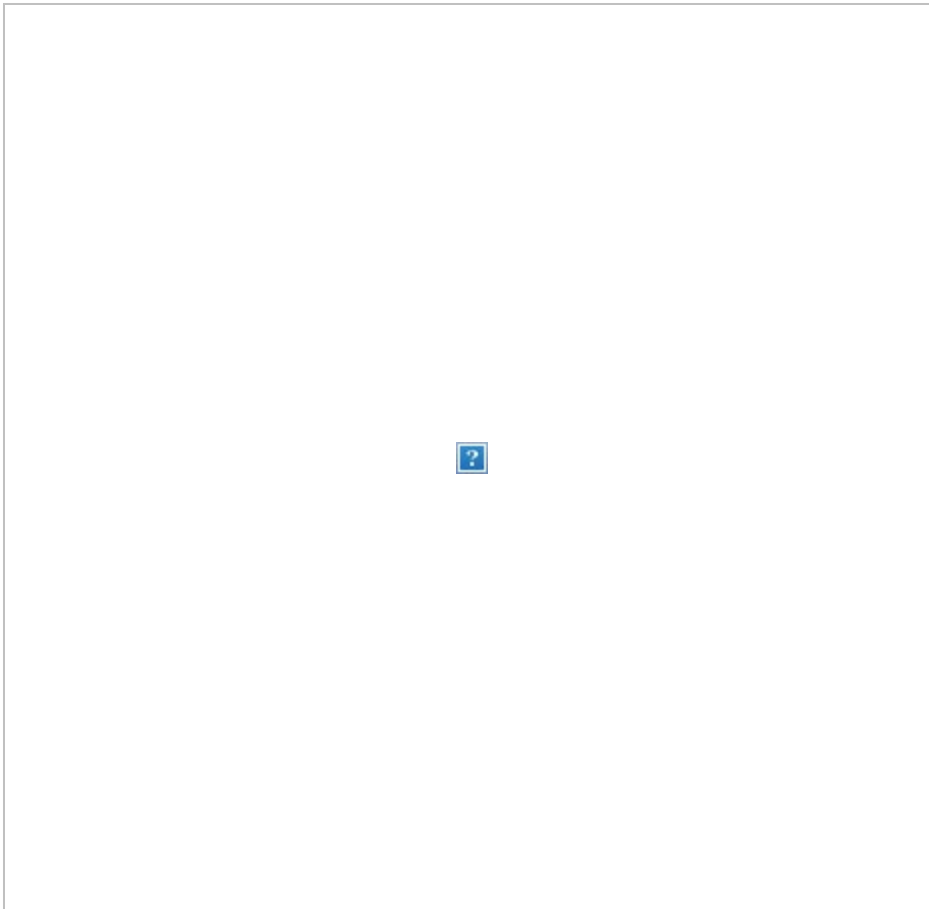
E0.2

**From:** [Ariane Sanders](#)  
**To:** [Tim Franz](#)  
**Cc:** [Barbara Fryer](#)  
**Subject:** RE: Chase Bank - Sheet C3.00  
**Date:** Friday, June 9, 2023 10:37:57 AM  
**Attachments:** [image001.png](#)  
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[pmdgemailsiqvalues\\_c07afb2f-415c-4db9-8153-cd93c110b74c.png](#)

---

Tim,

That is a mislabel by the civil engineer. We are only installing the bike rack by the entry / exit doors.  
This is a height bar. Thank you.



 **Ariane Sanders, Architect**  
Project Manager  
Direct: (707) 655-4320

---

211 Gateway Rd W, Suite 208  
Napa, CA 94558  
Cell: (707) 731-7394  
[pmdginc.com](http://pmdginc.com)



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---

**From:** Tim Franz <Tim.Franz@corneliusor.gov>  
**Sent:** Friday, June 9, 2023 10:25 AM  
**To:** Ariane Sanders <asanders@pmdginc.com>  
**Cc:** Barbara Fryer <Barbara.Fryer@corneliusor.gov>  
**Subject:** Chase Bank - Sheet C3.00

Hi Ariane,

Can you please take a look at Sheet C3.00, note/detail #11 and the Site Information column. It describes that two bicycle racks will be provided. One will be near the front door and the other will be at the drive-thru height bar. The height bar/bicycle rack appears to be in landscaped area. Wondering if this is a mistake on the sheet? Can you please verify if you intend on installing one or two bicycle racks. The one by the front door makes sense, but the other one does not.

Thanks,

*Tim Franz, Senior Planner  
City of Cornelius  
Community Development  
1300 S. Kodiak Circle  
Mailing: 1355 N. Barlow Street  
Cornelius, OR 97113*

*Phone: (503) 357-3011*

If you believe you have received this email by mistake, please inform us by an email reply and then delete the message. Also, the integrity and security of this email cannot be guaranteed over the Internet.

**If you believe you have received this email by mistake, please inform us by an email reply and then delete the message. Also, the integrity and security of this email cannot be guaranteed over the Internet.**

# Exhibit “B”

## Memo

Subject: Engineering Comments for the Land Use Application for 442 Baseline  
(Chase Bank)

Date: June 15, 2023

By: Terry, Keyes, P.E., City Engineer

---

These comments are based on existing conditions on the site and the preliminary plans provided by the applicant.

### General

The site consists of a parcel of 0.68 acres on the east side of 4th Avenue between Adair and Baseline.

### Streets

#### *Existing Conditions*

The frontage along Baseline is unimproved with a narrow shoulder adjacent to a road-side ditch. Overhead telecommunication lines are mounted on poles along the north side of Baseline.

The frontage along 4th is partially improved with a concrete curb and gutter only. Cobra-head street lights are mounted on their own poles on west side of 4th. Overhead power lines exist on the east side of the 4th.

The frontage along Adair is unimproved with a narrow shoulder adjacent to a road-side ditch. Overhead telecommunication lines are mounted on poles along the north side of Adair, but one pole is mounted on the south side of Adair with a guy connection to the pole on the north side of Adair.

#### *Street Frontage Improvements*

Street frontage infrastructure requirements are set out in the Cornelius Public Works Standards.

For **Baseline**, the frontage improvements include:

- **Concrete curb and gutter and appropriate drainage facilities**
- **6-foot parkway strip with street trees meeting the City's Public Works Standards**
- **6-foot concrete sidewalk**
- **Cobra-head street lights on their own poles**
- **Potential new ADA ramps on NE corner of Baseline and 4th (to be determined by The Oregon Department of Transportation - ODOT)**

The applicant's plans show a curb-tight sidewalk on Baseline. This is unacceptable to the City. A curb-tight sidewalk adjacent to a travel lane is too dangerous. **A 6-foot parkway strip is required between the sidewalk and curb.**



For **4<sup>th</sup> Avenue**, the frontage improvements include:

- **6-foot parkway strip with street trees meeting the City's Public Works Standards.**
- **6-foot concrete sidewalk**
- **Raised concrete median to prevent left turns in and out of the Bank's driveway**

The applicant's preliminary plans show these required improvements.

For **Adair**, the frontage improvements include:

- **Concrete curb and gutter and appropriate drainage facilities**
- **6-foot parkway strip with street trees meeting the City's Public Works Standards**
- **6-foot concrete sidewalk**
- **Cobra-head street lights on their own poles**
- **Potential new ADA ramps on NE corner of Baseline and 4th (to be determined by ODOT)**

The applicant's plans show a curb-tight sidewalk on Adair. This is unacceptable to the City. A curb-tight sidewalk adjacent to a travel lane is too dangerous. **A 6-foot parkway strip is required between the sidewalk and curb.**

#### *Driveways*

The applicant proposes the site's primary driveway to be on 4<sup>th</sup>, centered between Adair and Baseline. This driveway is shown as 28-foot wide. This is acceptable to the city and provides for safe traffic movement.

Another 24-foot driveway is proposed on the Baseline side of the site. This is acceptable to the City. However, this driveway shall meet the requirements stated in ODOT's May 5, 2023 Response Letter.

**All driveways shall be constructed in accordance with the Cornelius Standard Detail for a Commercial Driveway with a Parkway Strip (Detail S-22).** This requirement may be superseded by ODOT's driveway standards for the Baseline driveway.

#### *Street Trees*

The Cornelius Public Works Standards provide specific requirements for street trees. These requirements shall be followed for all street trees. However, ODOT's standards often preempt the placement of some street trees in their right-of-way. If ODOT requires a *design exception* or disallows some or all of the street trees, the City will not require the trees that conflict with ODOT standards.

The applicant's landscape plans show street trees along all the frontages, as required. The street trees shown are Frontier Elms on Adair and Baseline and Galaxy Magnolia on 4<sup>th</sup>. While these trees are on the required Portland Street Tree Lists, the planting plan does not meet the city's diversity requirements. **Frontages must be planted with a variety of street trees.**

### *Overhead Utility Lines*

Overhead utility lines currently exist along the Baseline and 4<sup>th</sup> Avenue frontages. While no overhead lines exist along the south side of Adair, Portland General Electric (PGE) has a pole mounted on the south side of Adair that is used to support the pole on the north side of Adair. Removing this anchor pole is likely impossible and is not required.

The City's Community Development Code requires overhead utilities be placed underground when a parcel is developed. This can be a costly undertaking, as stated in the May 8, 2023 comment letter from Chase's contractor: Dry Utility Services. However, any relief from this requirement must come from the Community Development Department and Planning Commission. **Unless this relief is given, the overhead utilities on 4<sup>th</sup> and Baseline need to be placed underground.**

### *Right-of-Way Dedications*

The City Public Works Standards do not require specific right-of-way widths. Instead, the City requires that all frontage improvements (streets, sidewalks, and parkway strips) be in the right-of-way. **Therefore, if needed, right-of-way will need to be dedicated to at least the back of the sidewalk.**

### *ODOT Comments*

ODOT provided comments on this proposal in an *ODOT Updated Response* dated May 5, 2023. The City concurs with all of ODOT's comments.

Especially important is the need to allow future connectivity between this site and the parcel to the east. **Therefore, the applicant shall dedicate a cross-over easement that includes access to the proposed Baseline driveway to the parcel to the east.** When the parcel to the east redevelops, a similar easement will be required from that parcel.

### Water

The site is surrounded by public water mains. Adair contains a 12-inch main; 4<sup>th</sup> has an 8-inch main; and Baseline holds a 10-inch main. No additional public water improvements are required for the project. The applicant proposes to use an existing tap from the 4<sup>th</sup> Avenue main near the southwest corner of the site. This is acceptable.

Fire hydrants exist on the NE corner of 4<sup>th</sup> and Adair, the NW corner of 4<sup>th</sup> and Baseline, and the SE corner of the parcel. While the Fire Department may require additional hydrants to serve the site, Public Works does not require additional hydrants

### Sanitary Sewer

Public sanitary sewers exist along the Baseline and 4<sup>th</sup> Avenue frontages. Both these sewers have capacity for the project. No public sanitary sewer improvements are required. The applicant proposes to connect to the 4<sup>th</sup> Avenue sanitary sewer. This is acceptable to the City.

## **Stormwater**

### *Conveyance*

A public storm sewer exists on the east side of 4th Avenue and north side of Adair. Frontage improvements on those streets can connect to the existing public storm sewers.

**The frontage improvements on Adair must ensure that runoff in the ditch on the south side of Adair has a way to get into the storm sewer system without creating ponding on the adjoining properties to the east.**

The Baseline frontage lacks a public storm sewer. Stormwater is instead conveyed from east to west in a roadside ditch. **As part of the frontage improvements on Baseline, the applicant needs to install a new storm sewer along this frontage.**

### *Treatment, Detention, and LIDA*

Stormwater runoff from all new development in urban Washington County must be treated and detained in accordance with Clean Water Services (CWS) Standards. The CWS requirements consist of three parts.

- 1) *Treatment* – All runoff from new impervious surfaces must be treated before release into the public storm system. Treatment for commercial sites like this typically entails use of biofiltration swales, rain gardens, or stormwater filters
- 2) *Hydromodification or Detention* – This requirement is based on a series of factors. These factors and their ratings for this site are:

Risk – low

Development Class – developed area

Project Size – medium (12,000 to 80,000 sq.ft.)

These criteria place the project in CWS's *Category 2*. Category 2 projects require significant detention as spelled out in the CWS Design and Construction Standards. Detention is typically provided by underground pipes or ponds.

- 3) *Low Impact Development Approach (LIDA)* – Projects must also incorporate some type of LIDA or green approach to stormwater control. Surface stormwater facilities such as swales and detention ponds meet the LIDA requirement. Other approaches that meet LIDA include: pervious pavement and green roofs.

**Therefore, the project must meet the CWS requirements for treatment, hydromodification, and LIDA.**

The applicant's preliminary plans show an area for a stormwater facility on the south side of the parking lot. While the plans lack detail at the preliminary stage, the area set aside for meeting the CWS requirements appears more than adequate.

## **Erosion Control**

**An erosion control plan is required for this project.** Since less than 1 acre of land will be disturbed, the erosion control plan does not need to meet 1200-CN requirements.

**From:** [Chad Toomey](#)  
**To:** [Barbara Fryer](#)  
**Cc:** [Jim Geering](#); [Dave Nemeyer](#)  
**Subject:** RE: Chase Bank  
**Date:** Wednesday, June 14, 2023 9:38:07 AM  
**Attachments:** [image001.png](#)

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Barbara and Tim,

Addressing has been discussed. Wherever the main entrance is located will determine the addressing. As I see the plans, it appears the proposed addressing will work as 442 Baseline. As for a Knox box, the answer is yes. We would expect a "Key Box" installed for all hours access. Fire suppression systems are handled by the building department. Specifications are a function of building size and construction. I expect they are required. Further guidance will need to come from the building department.

I hope this helps. I apologize for the delay.

*Chad Toomey*

**Deputy Fire Marshal**

Forest Grove Fire and Rescue

O-503.992.3196

C-971.348.9898

---

**From:** Barbara Fryer <Barbara.Fryer@corneliusor.gov>  
**Sent:** Wednesday, June 14, 2023 9:19 AM  
**To:** Jim Geering <jgeering@forestgrove-or.gov>  
**Cc:** Peter Brandom <peter.brandon@corneliusor.gov>; Chad Toomey <ctoomey@forestgrove-or.gov>; Dave Nemeyer <dnemeyer@forestgrove-or.gov>  
**Subject:** FW: Chase Bank  
**Importance:** High

Good morning Chief Geering,

We do need comments back from Fire on the Chase Bank Building. Tim asked two questions in the email below: 1 about addressing and the other about whether a Knox box or other fire protection is needed for a bank building.

No response.

I need something from Fire by the close of business tomorrow, June 15, 2023 to include the staff report that will be published on Tuesday the 20<sup>th</sup>.

Thank you,

Barbara

---

**From:** Tim Franz <[Tim.Franz@corneliusor.gov](mailto:Tim.Franz@corneliusor.gov)>  
**Sent:** Wednesday, June 14, 2023 9:14 AM  
**To:** Barbara Fryer <[Barbara.Fryer@corneliusor.gov](mailto:Barbara.Fryer@corneliusor.gov)>  
**Subject:** FW: Chase Bank

Please see my e-mail/questions I sent last week to Fire.

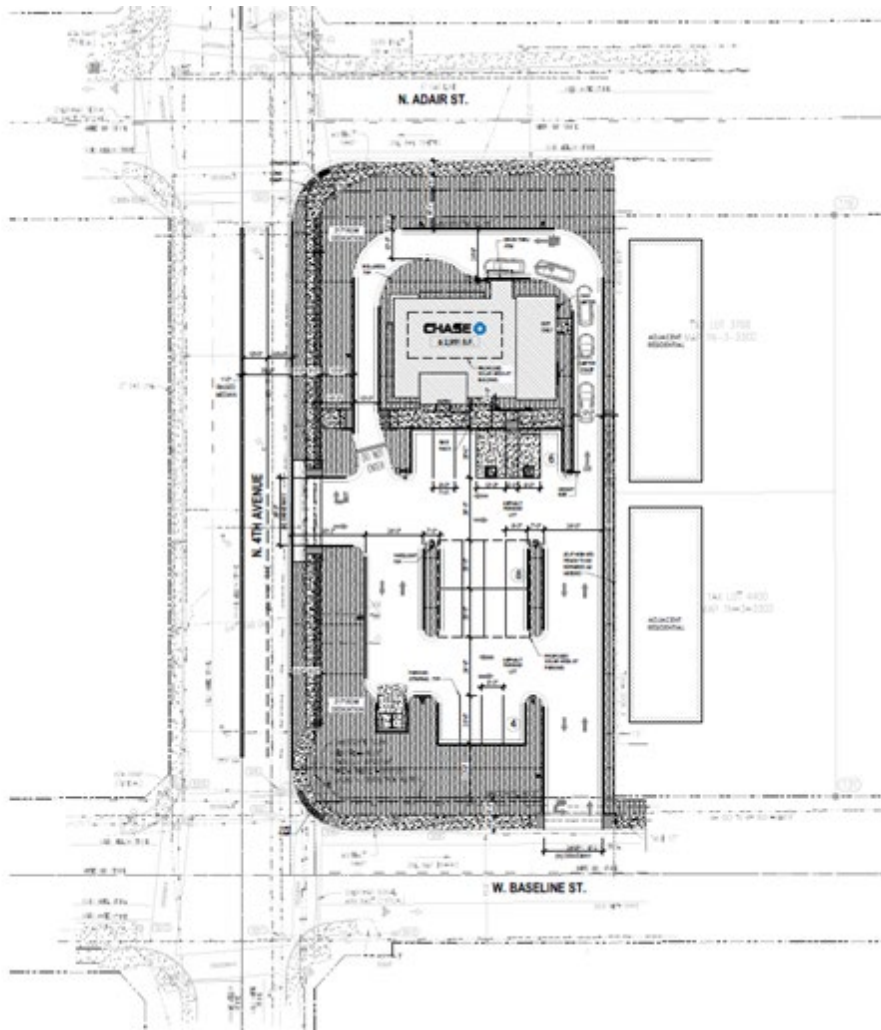
---

**From:** Tim Franz  
**Sent:** Thursday, June 8, 2023 3:13 PM  
**To:** Chad Toomey <[ctoomey@forestgrove-or.gov](mailto:ctoomey@forestgrove-or.gov)>  
**Cc:** Dave Nemeyer <[dnemeyer@forestgrove-or.gov](mailto:dnemeyer@forestgrove-or.gov)>  
**Subject:** Chase Bank

Hi Chad,

I'm working the staff report for the new Chase Bank and have a few questions. The current home on the lot is addressed as 442 Baseline Street. When looking at new building, the front door will face Baseline Street, but it's new location will be closer to N Adair Street. Access will be from N 4<sup>th</sup> Avenue and Baseline Street. The old home will be removed from the site.

Do you think 442 Baseline Street is still an acceptable address for the new building given its new location on the property? If not, maybe a new N 4<sup>th</sup> Avenue address?



Will the FD also require require a Knox box? Not sure is this type of access is common for a banking facility?

Please let me know what you think.

Thanks,

*Tim Franz, Senior Planner  
City of Cornelius  
Community Development  
1300 S. Kodiak Circle  
Mailing: 1355 N. Barlow Street  
Cornelius, OR 97113*

*Phone: (503) 357-3011*

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# Exhibit “C”



AFFIDAVIT OF MAILING

State of Oregon )  
 ) ss  
County of Washington)

I, Susan Rush, being first duly sworn, depose and say:

NOTICE OF PUBLIC HEARING

That I served upon the following named persons a TYPE III SITE DESIGN REVIEW DR-21-23  
Copy of which is marked Exhibit A, attached hereto and by this reference incorporated herein,  
by mailing to them a true and correct copy thereof on the 1<sup>st</sup> day of June, 2023.  
I further certify that said copies were then placed in a sealed envelope addressed as follows:

See Exhibit B attached hereto and by the reference incorporated herein,

Said envelope(s) were then placed in the United States Post Office at Cornelius, Oregon, with postage thereon fully prepaid.

Signed: Susan E Rush

# Cornelius

Oregon's Family Town

**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held before the City of Cornelius Planning Commission on Tuesday, **June 27, 2023 at 7:00 pm.** You may participate in the meeting in-person at the Cornelius City Council Chambers at 1355 N Barlow Street, online via the Zoom meeting platform at <https://zoom.us/j/88657023542>, or by phone by calling 1- (253) 215-8782 and using Meeting ID: 886 5702 3542, to consider the following:

**Request:** A Type III Site Design Review (DR-21-23) application to redevelop a commercially zoned property by building a new banking facility with a drive-thru ATM for Chase Bank. The development will include a new 2,951 sf building, a new parking lot, landscaping, a water quality facility and new frontage improvements.

**Applicant:** Arian Sanders  
3860 Park Center Dr.  
Suite 1240  
Costa Mesa, CA 92626

**Property Owner:** 442 West Baseline LLC  
3860 Park Center Dr. Suite 1240  
Costa Mesa, CA 92626

**Site:** 422 Baseline Street

**Map:** Township 1 North, Range 3 West, Map 33 CD, Tax Lot #03600.

**Zone:** Highway Commercial, C-2

**Applicable Criteria:** CMC Title 18 Zoning: Chapter 18.45 Highway Commercial (C-2), Chapter 18.100 Site Design Review, Chapter 18.143 Transportation Facilities, Chapter 18.145 Off-Street Parking and Loading, Chapter 18.150 Special Use Regulations, and Chapter 18.155 Solar Access for New Development.

At the time and place listed above, all persons will be given a reasonable opportunity to testify either for or against the proposal. Testimony may be either in oral or written form and must be relevant to the applicable criteria, cited above, upon which the proposal will be evaluated. At the public hearing, the Planning Commission Chair will open the public hearing, a staff report will be presented, the applicant will be given the opportunity to make a presentation, interested persons will be called on to speak for or against the proposal. Commissioners will ask questions, the applicant will be given the opportunity to rebut testimony, staff will be given the opportunity to provide closing remarks and the public hearing will be closed. At this point, all testimony is complete and the planning commission will deliberate on the facts and findings in the staff report and testimony.

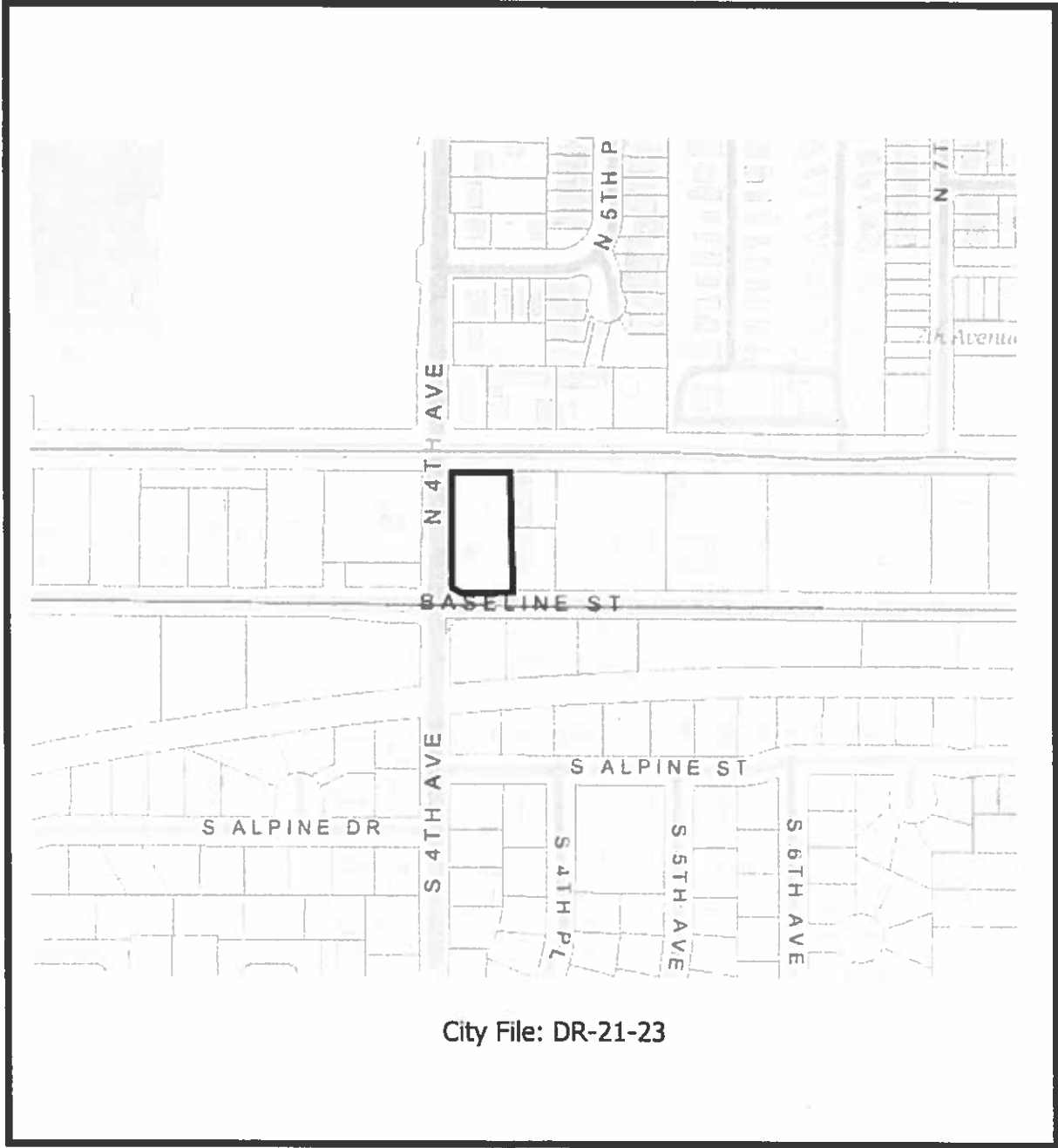
In order for an issue to be considered for appeal, it must be raised before the close of the record of the public hearing. Such issues must be raised with sufficient specificity so as to afford the hearing

body and the parties an adequate opportunity to respond to each issue. If no continuance is granted at the hearing, any participant in the hearing may request the record remain open for at least seven days after the hearing.

A copy of the application, all documents and evidence relied upon by staff and applicable criteria are available for review at the Community Development Department, 1300 S. Kodiak Circle. Copies may also be purchased at a reasonable cost of 25 cents per page.

If you have questions regarding the application, or would like to submit written comments, you may contact Tim Franz, Senior Planner, at (503) 357-3011, or [tim.franz@corneliusor.gov](mailto:tim.franz@corneliusor.gov).

# Vicinity Map



City File: DR-21-23



Map not to scale

*Cornelius*  
Oregon's Family Town



# EXHIBIT B

TLNO	OWNERNAME	OWNERADDR	OWNERADDR2	OWNERCITY	OWNERSTATE	OWNERZIP
1N333CD03600	442 WEST BASELINE LLC	3200 PARK CENTER DR	STE 1240	COSTA MESA	CA	92626
1N333CD08000	AMBER MEADOWS HOMEOWNERS ASSOC Arian Sanders	10020 MAIN ST 3860 Park Center Dr	Suite 1240 PO BOX 153	BELLEVUE Costa Mesa	WA CA	98004 92626
1S304BA00500	AVRES, MARVIN V ESTATE OF	SCHOEN, MICHAEL J & PAMELA A	PO BOX 153	CORNELIUS	OR	97113
1S304BA02301	BRAR ALPINE STREET MANAGEMENT LLC	BY CARL HEISSLER	3605 PACIFIC AVE	FOREST GROVE	OR	97116
1S304BA02100	CHAVEZ, JAVIER MIRANDA	400 S ALPINE ST		CORNELIUS	OR	97113
1S304BA00601	CORNELIUS, CITY OF	1355 N BARLOW ST		CORNELIUS	OR	97113
1S304BB04801	DRISCOLL, GREG C	1315 NE STILE DR		HILLSBORO	OR	97124
1N333CD03100	EMMERT, TERRY W	11811 SE HWY #212		CLACKAMAS	OR	97015
1S304BA02200	GARCIA, MARGARITO GALVAN	6004 SE 86TH AVE		PORTLAND	OR	97226
1N333CD06500	GASPAR, PABLO NICOLAS	159 N 5TH PL		CORNELIUS	OR	97113
1N333CC02500						
1N333CC02600						
1N333CC02600	HBH EQUITY LLC	5420 NW SEWELL RD		HILLSBORO	OR	97124
1N333CC02600	MORELLO, ANDREW N & LISA	165 N 5TH PL		CORNELIUS	OR	97113
1N333CD06400	RITZO, NICHOLAS LAWRENCE & JESSICA R	171 N 5TH PL		CORNELIUS	OR	97113
1N333CD06300	ROOFENER, JIM & DEBBIE	PO BOX 890		CORNELIUS	OR	97113
1S304BB00100	RUSSELL RESOURCES LLC	PO BOX 367		CORNELIUS	OR	97113
1S304BA00600						
1S304BA00400	SCHOEN, MICHAEL J & PAMELA A	PO BOX 153		CORNELIUS	OR	97113
1S304BA00300	TARR ACQUISITIONS LLC	PO BOX 12570		PORTLAND	OR	97212
1N333CC13900	WAL-MART STORES INC	ATTN PROPERTY TAX DEPT	PO BOX 8050 MS 055	BENTONVILLE	AR	72716
1N333CD03500						
1N333CD03300						
1N333CD03300						
1N333CD03400						
1N333CD03700						
1N333CD03200						
1N333CD04400	WHEELER, PATRICIA & JOHN REVOCABLE TRUST	12705 SE RIVER RD #305C		PORTLAND	OR	97222

# EXHIBIT B

## Office\_Address\_List

A	B	C	D	E	F	G	
1	Company Name	Department	Name	Address Line 1	City	State	ZIP Code
2	City of Cornelius			1355 N Barlow St	Cornelius	OR	97113
3	City of Forest Grove		Attn: James Reitz	PO Box 326	Forest Grove	OR	97116
4	City of Hillsboro			123 W Main Street	Hillsboro	OR	97123
5	Clean Water Services	Development Services Department	Attn: Jackie Humphreys	2550 SW Hillsboro Hwy.	Hillsboro	OR	97124
6	Comcast Cable Communications			14200 SW Brigadoon Court	Beaverton	OR	97005
7	Cornelius Rural Fire Protection Dist.			1355 N Barlow St	Cornelius	OR	97113
8	CPO 12C		c/o Joseph Auth	325 NW 334th Ave.	Hillsboro	OR	97124
9	CPO Coordinators	Oregon State Univ. Extension	Carol Renaud	245 N First Ave, MS20	Hillsboro	OR	97124
10	Department of Economic Development			775 Summer St, NE	Salem	OR	97301
11	Department of Energy			550 Capitol St NE FL 1	Salem	OR	97301
12	DEQ			700 NE Mulhommah St Ste. 600	Portland	OR	97232
13	Dept of Land Conservation and Development		Attn: Anne Debbaut	635 Capitol Street NE, Suite 150	Salem	OR	97301
14	Dept of Land Use & Transportation	County Surveyors Office	Attn: Scott Young	155 N 1st Ave. Ste #350-15	Hillsboro	OR	97124
15	District 18 Watermaster			1400 SW Walnut St. #240, MS 49	Hillsboro	OR	97124
16	Evergreen Disposal & Recycling			PO Box 5069	Aloha	OR	97006
17	Forest Grove School District		Attn: Casey Waleich	1728 Main St	Forest Grove	OR	97116
18	Hillsboro School District		Attn: Justin Wood	3083 NE 49th Place	Hillsboro	OR	97124
19	Home Builders Association			1555 SW Bangy Road Suite 301	Lake Oswego	OR	97035
20	METRO Parks			600 NE Grand Ave	Portland	OR	97232
21	Metro Regional Services	Compliance Coordinator		600 NE Grand Ave.	Portland	OR	97232
22	Metro Regional Services	Senior Transportation Planner	Attn: Caleb Winter	600 NE Grand Ave.	Portland	OR	97232
23	NW Natural Gas Company			250 SW Taylor St.	Portland	OR	97204
24	ODOT Rail Division			555 13th St. NE Suite 3	Salem	OR	97301
25	ODOT Region 1	Development Review Program		123 NW Flanders	Portland	OR	97209
26	Oregon State Dept of Fish & Wildlife			4034 Fairview Industrial Dr SE	Salem	OR	97302
27	Oregon State Division of State Lands			775 Summer Street NE	Salem	OR	97301
28	Port of Portland			P.O. Box 3529	Portland	OR	97208
29	Portland & Western Railroad, Inc.			3220 State St Ste 200	Portland	OR	97301
30	Portland General Electric			121 SW Salmon St	Portland	OR	97204
31	Tri-Met			4012 SE 17th Ave	Portland	OR	97202
32	Tualatin Soil and Water Conservation District			7175 NE Evergreen Pkwy, #400	Hillsboro	OR	97124
33	Tualatin Valley Irrigation Dist			2330 Elm St	Forest Grove	OR	97116
34	US Army Corps of Engineers			P.O. Box 2946	Portland	OR	97208
35	USPS		Attn: Post Master	1330 SW Walnut Street	Hillsboro	OR	97123
36	Washington County Assessment and Taxation Dept			155 N 1st Ave	Hillsboro	OR	97123
37	Washington County Enhanced Sheriffs Patrol Dist.			215 SW Adams Ave., MS.32	Hillsboro	OR	97123
38	Washington County Health & Human Services			155 N 1st Ave, Ste. 170 MS-23	Hillsboro	OR	97124
39	Washington County Housing Authority			111 NE Lincoln Street Suite 200-L	Hillsboro	OR	97124
40	Washington County Land Use & Transportation	Planning Division	Attn: Paul Schaeffer, Senior Planner	155 N 1st Ave. Ste#350 MS 14	Hillsboro	OR	97124
41	Washington County Land Use & Transportation	Planning & Development Services	Attn: Principal Planner	155 N 1st Ave. Ste. 350, MS 14	Hillsboro	OR	97124
42	WCCCA 9-1-1	Data Services	Attn: Ian Crawford	17911 NW Evergreen Pl	Beaverton	OR	97006

**From:** [Liz Hutchison](#)  
**To:** [Tim Franz](#)  
**Subject:** RE: Public Notice 290086  
**Date:** Friday, June 2, 2023 1:01:31 PM

---

I will, thank you.

Liz Hutchison, Legal Advertising  
Pamplin Media Group  
2004 Main Street, Forest Grove, OR 97116  
971-762-1164  
[lhutchison@pamplinmedia.com](mailto:lhutchison@pamplinmedia.com)  
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-----Original Message-----

From: Tim Franz <[Tim.Franz@corneliusor.gov](mailto:Tim.Franz@corneliusor.gov)>  
Sent: Friday, June 2, 2023 12:25 PM  
To: Liz Hutchison <[lhutchison@pamplinmedia.com](mailto:lhutchison@pamplinmedia.com)>  
Cc: Barbara Fryer <[Barbara.Fryer@corneliusor.gov](mailto:Barbara.Fryer@corneliusor.gov)>  
Subject: RE: Public Notice 290086

Thank you Liz,

Please continue to publish the notice in the paper on June 8th.

Tim Franz, Senior Planner  
City of Cornelius  
Community Development  
1300 S. Kodiak Circle  
Mailing: 1355 N. Barlow Street  
Cornelius, OR 97113

Phone: (503) 357-3011

-----Original Message-----

From: Liz Hutchison <[lhutchison@pamplinmedia.com](mailto:lhutchison@pamplinmedia.com)>  
Sent: Friday, June 2, 2023 12:08 PM  
To: Tim Franz <[Tim.Franz@corneliusor.gov](mailto:Tim.Franz@corneliusor.gov)>  
Subject: FW: Public Notice 290086

Your notice did appear online so it meets the legal requirements for publishing.

Liz

-----Original Message-----

From: Liz Hutchison  
Sent: Friday, June 2, 2023 12:04 PM



To: Tim Franz <Tim.Franz@corneliusor.gov>  
Subject: Public Notice 290086

Good afternoon, Tim,

Your public notice for the Planning Commission failed to print in the 6/1/23 News-Times through an error on our part. We will run the notice again on June 8,2023 for no charge. I am sorry.

Liz Hutchison, Legal Advertising  
Pamplin Media Group  
2004 Main Street, Forest Grove, OR 97116  
971-762-1164  
lhutchison@pamplinmedia.com

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# Exhibit “D”

**WAIVER OR EXTENSION OF 120 DAY RULE AT APPLICANT'S REQUEST**

State law requires the City to issue a final decision on land use reviews within 120 days of receiving a complete application. State law also allows an applicant to request in writing an extension of the 120-day review period for up to an additional 245 days.

When extensions are requested, it is important to ensure that there is adequate time to accommodate the required public review, drafting the decision, and any required hearings (including appeals) within the extended review period.

To request an extension of the 120-day review period, submit this form to the Community Development Department.

Applicant: Ariane Sanders, PM Design Group

Application Case Number: DR-21-23

Date of Complete Application: May 10, 2023

Date of 120 Day Period September 7, 2023

Pursuant to ORS 227.178\*, the Applicant requests to (check one):

- Extend the 120-day period for an additional 30 days to date of October 7, 2023.
- Extends the 120-day period to the maximum extension of 245 days to date of January 10, 2024. Note: The total number of extension requests may not exceed 245 days.

**\* 227.178 final action on certain applications required within 120 days; procedure; exceptions; refund of fees.**  
(1) Except as provided in subsections (3) and (4) of this section, the governing body of a city or its designee shall take final action on an application for a permit, limited land use decision or zone change, including resolution of all appeals under ORS 227.180, within 120 days after the application is deemed complete.

(4) The 120-day period set in subsection (1) of this section may be extended for a reasonable period of time at the request of the applicant.

(9) A city may not compel an applicant to waive the 120-day period set in subsection (1) of this section or to waive the provisions of subsection (7) of this section or ORS 227.179 as a condition for taking any action on an application for a permit, limited land use decision or zone change except when such applications are filed concurrently and considered jointly with a plan amendment.

By signing this form, the applicant acknowledges that the 120-day review period for this land use review application will be extended for the number of days specified.



Applicant signature

7/14/23

Date

Name: Ariane Sanders, PMDG

Address: 211 Gateway Rd W., Suite 208; Napa, CA 94558

Phone: 707.731.7394 email: asanders@pmdginc.com

# Exhibit “E”

**TYPE III – Approval Criteria and Technical and Design Standards Findings**  
**Applicant’s Submittal**  
**7.28.23**

**APPLICANT:** Ariane Sanders, PM Design Group  
3860 Broadway St., Suite 100; American Canyon, CA 94503

**OWNER:** Contour RE, LLC – David Bonani  
3200 Park Center Dr. Ste 1240, Costa Mesa, CA 92626

**REQUEST:** New bank building with site improvements and tenant improvements

**LOCATION:** 422 Baseline St  
Washington County Map 1N333CD03600

**I. BACKGROUND:**

- 1. Existing Conditions: The lot is located between Adair and Baseline and along N 4<sup>th</sup> Ave. It has an existing 2- story residential house surrounded by undeveloped land. No sidewalks along any streets. It is fenced against the adjacent residential lot.**
- 2. Project Description: Proposing new Bank building with drive-up ATM at rear of building and site improvement incl. landscaping and 16 parking stalls and 2 ada stalls.**

Municipal Code Standards and Requirements: The following sections of the Cornelius Municipal Code are applicable to this land use approval:

CHAPTER	PAGE
Chapter 18.10 -Application procedure(City’s development code Chapter 18) .....	2
Chapter 18.45 -Highway Commercial Zone C-2 (City’s development code Chapter 18) .....	7
Chapter 18.100 -Site Design Review (City’s development code Chapter 18) .....	14
Chapter 18.145 - Off-Street parking and loading (City’s development code Chapter 18) .....	26

#### **18.10.010 Plan/zone conformance.**

Properties proposed for development or use permits must be appropriately designated for the proposed use on the comprehensive plan and zoned in accordance with said plan, or the application must include a request for the appropriate plan amendment and zone change. [Code 2000 § 11.10.21.]

#### **18.10.020 Procedures for processing development permit.**

(A) An application for development permit shall be processed under one of the three procedures set forth in CMC [18.15.010](#).

(B) When an application and proposed development plan is submitted the community development director shall determine the appropriate procedure specified by the code, together with the determination of affected departments, public agencies, and property owners. Where there is a question as to the appropriate type of procedure, the application shall be processed in accordance with CMC [18.15.010](#)(C).

(C) The community development director shall be responsible for the coordination of the development permit application and decision-making procedure and shall only issue a development permit to an applicant whose application and proposed development is found in compliance with all of the applicable provisions set forth in the comprehensive plan and this title. Before issuing the development permit, the community development director shall be provided with the detail required to establish full compliance with the requirements of this code. [Ord. 810, 2000; Code 2000 § 11.10.22; Ord. 841 Exh. 2, 2003.]

**Response:** [Acknowledged. Type III application is used.](#)

#### **18.10.030 Neighborhood review meeting.**

(A) Prior to submittal of a Type III request which requires review by the planning commission, and for the application to be complete, the applicant shall provide an opportunity to meet with neighboring property owners, residents and businesses by conducting a neighborhood meeting.

(B) The purpose of the neighborhood review meeting is to allow the neighbors and residents to become familiar with the proposal and to identify any issues, which may be associated with an application. The intention of the meeting is for submittal of an application that is more responsive to neighborhood concerns, reducing the likelihood for delays and appeals of the application.

(C) The applicant shall send by regular mail a written notice announcing the neighborhood review meeting to the community development director and property owners within 250 feet of the subject property. The notice shall include the date, time and location of the meeting and a brief description of the nature and location of the proposal. The neighborhood review meeting must be held at an accessible

location within the Cornelius city limits. The notice shall be deposited in the mail in the city, not less than 20 days prior to the required neighborhood review meeting.

(D) At the neighborhood review meeting, the applicant shall present the proposed application to the neighbors in attendance.

(E) The applicant shall not be required to hold more than one neighborhood review meeting provided such meeting is held within 180 days prior to submitting a land use or design review application for one specific site. [Ord. 810, 2000; Code 2000 § 11.10.23; Ord. 841 Exh. 2, 2003; amended during 2007 recodification; Ord. 2016-011 § 1 (Exh. A), 2016; Ord. 2017-01 § 1 (Exh. A), 2017.]

**Response:** [Neighborhood meeting was held. Documents are included in the submittal.](#)

#### **18.10.040 Application documents.**

An application for a building or development permit, which is subject to site design review as set forth in Chapter [18.100](#) CMC shall consist of the materials and information specified in this section, plus any other materials or information required by this code. Required documents shall be submitted to the community development director as follows:

(A) A completed permit application form including identification of the project coordinator, or professional design team if application is in a commercial zone or for a planned unit development.

(B) A narrative addressing the approval criteria, including an explanation of intent; stating the nature of the proposed development, reasons for the permit request, pertinent background information, information required by the development standards and as required by other sections of this code because of the type of development proposal or the area involved or that may have a bearing in determining the action to be taken.

(C) Proof that the property affected by the application is in the exclusive ownership of the applicant or that the applicant has the consent of all individuals or partners in ownership of the affected property. Legal description of the property affected by the applicant.

(D) The application shall include conceptual and quantitatively accurate representations of the entire development sufficient to judge the scope, size, and impact of the development on the community, public facilities, and adjacent properties; and except as otherwise specified in this code.

(E) The number of required documents for completeness review, facilities and design review and planning commission review shall be identified on the application checklist.

(F) Site plans and architectural renderings drawn to scale, showing the proposed layout of all structures and other improvements per the approved city application checklist, including an erosion control plan for any building or land development permit. Such a plan shall conform to the standards established by Clean Water Services (CWS) and shall conform to CMC [13.30.020](#), Clean Water Services of Washington County rules adopted.

(G) The total land area, in square feet devoted to various uses such as total site area, building area (gross and net rentable), parking and paved coverage, landscaped area coverage, and average residential density per net acre. The percentage of site coverage for each use shall also be calculated.

(H) Documentation of Neighborhood Review Meeting, if Required.

(1) A copy of the notice sent to surrounding property owners within 250 feet of the subject parcel.

(2) A copy of the mailing list used to send out meeting notices.

(3) *Repealed by Ord. 2017-01.*

(4) An affidavit of mailing notices.

(5) Representative copies of written materials and plans presented at the neighborhood review meeting.

(6) Notes of the meeting, including the meeting date, time, and location, the names and addresses of those attending, and oral and written comments received.

(I) An application fee as set by the city council. [Ord. 696 § 1, 1989; Ord. 810, 2000; Code 2000 § 11.10.24; Ord. 841 Exh. 2, 2003; Ord. 2017-01 § 1 (Exh. A), 2017.]

**Response:** [Acknowledged. Documents as listed above are included in the submittal.](#)

**18.10.050 Complete submittal required.** 

Application materials shall be submitted to the community development director who shall have the date of submission indicated on each copy submitted. Within 30 calendar days from the date of submission, the community development director shall determine whether an application is complete.

(A) If the community development director determines that the application is incomplete or otherwise does not conform to the provisions of the code, the applicant shall immediately be notified of the negative determination in writing by mail conveying an explanation and a submittal deadline for completion or correction of the application. However, if the application remains incomplete for more than 30 days from



the date of notice of negative determination, the materials submitted shall be returned to the applicant and the file shall be closed. If an application is returned and the file closed, resubmittal shall require a new application.

**Response:** [Acknowledged](#).

(B) If an application is determined to be complete and in conformance with the provisions of the code, the community development director shall accept it and note the date of acceptance on the application form. The community development director shall then schedule the appropriate review and notify the applicant in writing of the date of the final decision or hearing as set forth in Chapter [18.15](#) CMC. [Ord. 810, 2000; Code 2000 § 11.10.25; Ord. 841 Exh. 2, 2003; Ord. 2016-011 § 1 (Exh. A), 2016.]

**Response:** [Acknowledged](#).

**18.10.060 Filing fee.** 

The council shall by resolution establish fees and deposits to be paid for all development permits. [Ord. 810, 2000. Code 2000 § 11.10.26.]

**Response:** [Acknowledged](#). [Fees will be paid as required by applicant](#).

**18.10.070 Jurisdiction and powers.** 

(A) Authority of Community Development Director. The community development director shall have authority over the daily administration and enforcement of the provisions of this chapter and shall have specific authority as follows:

- (1) Pursuant to Type I procedures set forth in CMC [18.15.010\(A\)](#), the community development director shall approve, approve with conditions, or deny:
  - (a) Design review Type I requests.
  - (b) Signs authorized for administrative review.
  - (c) Lot line adjustments in approved subdivisions and for other legally created lots.
  - (d) Fence construction permits, consistent with CMC [18.150.020](#).
  - (e) A temporary permit consistent with Chapter [18.120](#) CMC.
  - (f) Administrative Relief. The community development director may grant or deny a variation from quantifiable provisions of yard, lot coverage, lot area, lot dimension, or parking, to relieve

a hardship created by unusual lot conditions or circumstances, provided the request involves only the expansion or reduction of not more than 10 percent of the requirement.

(g) Request for the Community Development Director's Interpretation. The community development director shall have the initial authority and responsibility to interpret all terms, provisions and requirements of this title.

(2) Pursuant to Type II procedures set forth in CMC [18.15.010](#)(B), the community development director shall approve, approve with conditions, deny, or refer the following applications to the planning commission for a hearing, pursuant to CMC [18.15.010](#)(C):

(a) Design review Type II requests.

(b) Architectural, site development, and landscape plans in compliance with applicable standards.

(c) Land partitions and subdivisions in full compliance with Chapter [17.05](#) CMC.

(d) A temporary permit consistent with Chapter [18.120](#) CMC.

(e) Other specific actions or duties delegated by the planning commission, or by order of the city council, setting forth the review procedures guided by clear and objective standards for administration.

(B) Authority of Planning Commission.

(1) As specified in Chapter [2.65](#) CMC, the commission shall have authority to administer and enforce all the provisions of Chapter [18.15](#) CMC.

(2) At their earliest regularly scheduled meeting following the date of complete submission, the commission shall review and approve, approve with conditions, or deny the proposed development. However, if the commission finds that additional information or time is necessary to render a reasonable decision, the matter may be continued to a date certain. The applicant shall be immediately notified in writing of any such continuation or delay together with the scheduled date of review.

(C) Authority of City Council. Upon appeal or upon referral for legislative action, the council shall have final authority to interpret and enforce the procedures and standards set forth in this chapter. [Ord. 810, 2000; Code 2000 § 11.10.27; Ord. 841 Exhs. 1, 2, 2003.] **Response:** [Acknowledged](#).

**18.45.010 Purpose.** 

The purpose of the highway commercial or C-2 zone is to provide for retail businesses, services, and offices located along the Tualatin Valley Highway corridor, where the principal users are auto oriented. [Ord. 810, 2000; Code 2000 § 11.20.51.]

**Response:** [Project site is located in C-2 zone.](#)

**18.45.020 Uses permitted outright.** 

In a C-2 zone the following uses shall be permitted outright; provided, that all operations are conducted within an enclosed structure:

- (A) General retail.
- (B) Service commercial, including barber, **banks.**
- (C) Automobile, truck, marine, motorcycle, appliance and/or parts sales, service, repair, rental, and including custom vehicle assembly; provided, that all operations are conducted within an enclosed structure.
- (D) Office, including professional, medical/dental.
- (E) Indoor amusement or entertainment and restaurants, including fast food with drive-up window.
- (F) Motel, motor courts, hotel, inns or bed and breakfasts.
- (G) Small engine or equipment repair shop.
- (H) Single-family dwelling units as a secondary or accessory use to commercial.
- (I) Other similar uses as may be approved by the planning commission.
- (J) Type “A” or Type “B” mobile vendor, as described in Chapter [5.35](#) CMC; this use is not subject to the enclosed structure requirement. [Ord. 810, 2000; Code 2000 § 11.20.52; Ord. 841 Exh. 1, 2003; Ord. 2016-015 § 1 (Exh. A), 2016.]

**Response:** [Bank is permitted use.](#)

**18.45.030 Conditional uses permitted.** 

In a C-2 zone the following uses and their accessory uses may be permitted when in accordance with Chapter [18.105](#) CMC:

(A) Outdoor storage and/or display of merchandise, materials, goods, and equipment, or any other outdoor activity, subject to a Type II review if the outdoor activity complies with principally permitted uses within the zone, otherwise a Type III review is required.

(B) Government or other similar institutional uses.

(C) Warehouse or wholesale operation.

(D) Above ground utility yard and above ground storage tanks.

(E) Large machinery or farm equipment sales, service or rental.

(F) A planned unit development, as provided under Chapter [18.110](#) CMC.

(G) Requests to exceed the permitted building height.

(H) Church and associated church activities.

(I) Service stations and fuel distribution, provided storage tanks are underground.

(J) Multi-family dwelling units, including a residential facility consistent with state law, and all shall be consistent with A-2 standards.

(K) Indoor mini-storage facility.

(L) Certified child care center.

(M) Marijuana retail sales facilities, wholesale sales facilities, and medical marijuana dispensaries as defined in CMC [18.177.025](#) and subject to the provisions of Chapters [18.105](#) and [18.177](#) CMC. [Ord. 810, 2000; Code 2000 § 11.20.53; Ord. 841 Exh. 1, 2003; Ord. 916 § 1 (Exh. A), 2010; Ord. 2015-03 § 1 (Exh. A), 2015; Ord. 2016-014 § 1 (Exh. A), 2016; Ord. 2018-05 § 1 (Exh. A), 2018.]

**Response:** [Not applicable.](#)

**18.45.040 Development requirements.** 

(A) Lot Size. In a C-2 zone there is no minimum lot size, save and except that the lot must be large enough to accommodate the proposed use, including all design standards and functional requirements related to the use.

**Response:** [Acknowledged. Site can accommodate the use.](#)

(B) Setback Requirements. In a C-2 zone the following setbacks shall meet the base standard; however, the review body may require a greater or lesser setback based on the design review criteria set forth in this chapter:

- (1) The front yard shall be 10 feet, except that:
  - (a) Parking shall be allowed within five feet of the front property line.
  - (b) For all properties abutting the south side of Baseline Road, there shall be a front yard setback equal to five percent of the average lot depth, but not less than four feet.
- (2) No side yard shall be required, except five feet when abutting a residential use or zone, and when a side yard abuts a public street the setback shall be the same as the front yard.
- (3) No rear yard is required, except five feet when abutting a residential use or zone, and when a side yard abuts a public street the setback shall be the same as the front yard.

**Response:** [Acknowledged. Site plan is included in submittal for review. Setbacks are met.](#)

(C) Height of Building. No building shall exceed a height of 35 feet, unless approved by the planning commission. [Ord. 810, 2000; Code 2000 § 11.20.54; Ord. 2020-05 § 1 (Exh. A), 2020.]

**Response:** [Acknowledged. The tower is proposed at 21'-6" as the highest feature of the building.](#)

#### **18.45.050 Performance standards.**

In a C-2 zone no land or structure shall be used or occupied unless there is continuing compliance with the following standards:

- (A) Design Review Approval. All design review requirements and conditions of approval, including all prior attached conditions shall be satisfied.
- (B) Environmental Standards. All uses shall comply with required air, land, and water quality standards set forth by all state, federal and local jurisdictions (i.e., Department of Environmental Quality, Clean Water Services, and Metro).
- (C) Heat and Glare.

(1) Except for exterior lighting, operations producing heat or glare shall be conducted entirely within an enclosed structure, such that glare is not visible from a public street or adjacent property.

(2) Exterior lighting shall be designed such that glare is directed away from public streets or adjacent properties.

(D) Insects and Rodents. Materials including wastes shall be managed and stored, and grounds shall be maintained in a manner that will not attract or aid the propagation of insects or rodents or create a health hazard.

(E) Outside Storage. Outside storage shall be appropriately screened consistent with CMC [18.45.060](#)(F). [Ord. 810, 2000; Code 2000 § 11.20.55; Ord. 841 Exh. 2, 2003; Ord. 2020-05 § 1 (Exh. A), 2020.]

**Response:** [Acknowledged. Plans are included for review.](#)

**18.45.060 Development standards.** 

In a C-2 zone no new use or occupation of land or a structure or a new structure and no change of use of land or a structure shall be permitted unless there is continuing compliance with the following standards:

(A) Landscape Plan.

(1) For all uses in a C-2 zone, the first five feet of lineal street frontage on the subject site shall be landscaped (exclusive of frontage trees) prior to occupancy, in accordance with the approved site plan and the standards set forth herein.

(2) When at maturity, at least 80 percent of the proposed landscape area shall be covered by plant material, lawn, and trees. The remaining area may be covered in nonvegetative ground cover.

(3) Street Trees. Street trees shall be required and shall be selected from the approved public works street tree list. The total number of trees shall be determined by dividing the total linear footage of the site, which abuts a public street, by 30 feet. The location of the trees shall be determined through design review, and the trees shall be installed in accordance with Chapter 5 of the adopted public works standards.

(4) Installation of required landscaping may be deferred for up to six months; provided, that the owner posts with the city a cash deposit or irrevocable letter of credit assigned to the city for an amount equal to 150 percent of the estimated cost of the landscaping materials and installation by a qualified contractor.

**Response:** Acknowledged. Landscaping plan is included in the submittal for review. Landscaping and tree requirements are followed.

(B) Vehicular Access, Internal Circulation and Clear Vision Areas.

(1) Where possible, vehicular access to commercial developments shall be from abutting arterial or collector streets, and shall be shared with adjacent properties to minimize multiple curb cuts. Access to individual lots from T.V. Highway shall be approved by ODOT with secondary access from adjacent collectors or minor local streets where possible. Except in the case of a multi-building complex, direct lot access to an arterial shall not be permitted, unless there is no viable alternative, and direct access to collector and local streets shall only be allowed as permitted by the review body.

(2) The minimum public street width for commercial development shall comply with Chapter 5 of the adopted public works standards.

(3) Internal Access. All internal roadways and drives shall be paved and maintained by the owner in accordance with city standards. No entrance or exit shall be located closer than 100 feet to any intersection of a public street, unless there is no reasonable alternative. They shall have the following minimum unobstructed pavement width:

(a) Two-way traffic: 24 feet;

(b) One-way traffic: 15 feet.

(4) Internal sidewalks or pathways shall be provided to ensure safe and convenient pedestrian circulation throughout the development.

(5) Clear vision areas shall be provided at all roadway and driveway intersections in accordance with the vision clearance standards set forth in CMC [18.150.070](#).

**Response:** Acknowledged. Site plan is included in the submittal for review. No access to Adair proposed. Internal drives are at two way traffic and have 24 ft.

(C) Access Streets – Sidewalks – Drainage.

(1) All streets shall be designed in accordance with Chapter 5 of the adopted public works standards.

(2) All driveways for new construction shall have minimum pavement width of 12 feet and shall not be more than 35 feet in width at the curb, unless specifically approved by the review body to meet unusual requirements of a particular use. Each driveway shall have a concrete curb apron designed to comply with public works standards.

(3) Cul-de-sacs shall serve no more than four separate uses and shall have a minimum turning radius of 50 feet measured to the front edge of the curb.

(4) Sidewalks and Improvements.

(a) For all new construction, curbs, gutters, and a minimum six-foot-wide sidewalk, with eight feet at a bus stop, shall be provided along the entire lot frontage, and shall meet ADA accessibility standards.

(b) Site design review Type II requests for remodels, alterations and/or additions to an existing building shall require a sidewalk if one does not exist, the driveway apron and paved driveway to be constructed to city standards. Commercial sidewalks shall be curb tight, unless otherwise approved by the review body.

(5) Storm drainage shall be managed through a system of underground drainage lines and catch basins, which convey storm water off the site to a public storm system, and shall comply with Clean Water Services (CWS) standards for water quality and quantity.

**Response:** [Acknowledged. Site plan with dimensions is included in the submittal for review. Civil plans show the storm drainage design for review and approval.](#)

(D) Lighting Streets. Streets and walkways shall be lighted during the hours of darkness in accordance with public works standards.

**Response:** [Acknowledged. Site plan/photometric plan is included in the submittal for review. Further coordination with city engineer and ODOT for the location of street lights is required.](#)

(E) Mailboxes. Except for in-fill partitioning, clustered mailboxes shall be provided, consistent with the locational criteria set by the Post Master. They shall be of uniform style.

**Response:** [Not applicable. Only one tenant.](#)

(F) Screening.



(1) Sight-obscuring screening shall be provided for all garbage and trash collection areas, and for any approved outdoor storage, or parking lots abutting a residential development. Such screening shall be six feet in height, and shall consist of a wall of brick, stone, or other substantial material, or a densely planted evergreen hedge and a decorative fence, such as wrought-iron, or PVC or polymer covered chain link fencing. Galvanized chain link fencing shall not be permitted on new construction.

(2) The reviewing body may require nonsight-obscuring screening and/or fencing of parking lots abutting property lines, front yards abutting a public street, or other yards abutting a residential development.

**Response:** [Fence against the residential is to remain/repaired as required. Trash enclosure is screened by landscaping.](#)

(G) Parking and Loading Space.

(1) Off-Street Parking. Parking shall be provided as set forth in Chapter [18.145](#) CMC.

(2) Paving and Design. Off-street parking and maneuvering areas shall be paved with asphalt or concrete and designed in accordance with the standards of the off-street parking regulations of this title.

(3) Parking Lot Landscaping. There shall be a five-foot landscaped buffer at the perimeter of all parking lot areas. Parking lots shall be designed and landscaped so as to break up large paved areas with landscaped islands, at a minimum of every 10 spaces. [Ord. 810, 2000; Code 2000 § 11.20.56; Ord. 841 Exh. 2, 2003; Ord. 874 Exh. (1)(B), 2006; Ord. 2020-05 § 1 (Exh. A), 2020.]

**Response:** [Acknowledged. Site and landscaping plan is included for review.](#)

**18.45.070 Signs.** 

Signs within the C-2 zone may be allowed consistent with Chapter [18.175](#) CMC. [Ord. 810, 2000; Code 2000 § 11.20.57.]

**Response:** [Acknowledged. Sign vendor will apply for sign permit separately.](#)

### 18.100.010 Purpose.

The council finds that projects involving building design and development of land should have special review in order to promote and protect the public health, safety, and welfare of the city, to promote orderly growth of the community, to enhance aesthetic values, to assure development which is suitably related to its environment, to prevent both extremes of monotonous uniformity and substantial dissimilarity, and to conform with the comprehensive plan of development of the city, and, that to promote and implement these policies requires consideration of the particular character and impact of new development over and above that included in the zoning, subdivision and building code, ordinances and regulations.

(A) Purposes and Objectives. The council declares that the purposes and objectives of site development requirements and the site design review procedure are to:

- (1) Encourage originality, flexibility, and innovation in site planning and development, including the architecture, landscaping, and graphic design of said development.
- (2) Discourage monotonous, drab, unsightly, dreary, bright, showy, gaudy or cheaply ornate, and inharmonious development.
- (3) Conserve and enhance the city's natural beauty, visual character, and charm by insuring that structures, signs, and other improvements are properly related to their sites, and to surrounding sites and structures, with due regard to the aesthetic qualities of the natural terrain and landscaping, and that proper attention be given to exterior appearances of structures, signs, and other improvements.
- (4) Protect neighboring owners and users by assuring that reasonable provisions have been made for such matters as surface water drainage, suitable sound and sight buffers, the preservation of views, light and air, and those other aspects of design included under the zoning provisions of this code which may have substantial effects on neighboring land uses.
- (5) Ensure timely, orderly, and efficient administration of development permits.

**Response:** [Acknowledged.](#)

(B) Professional Quality Design Required. All development plans for Type II or Type III site design reviews shall be designed and drawn by a person trained, skilled, and knowledgeable in site planning and development. Such plans shall be of typical architectural, engineering, or drafting quality and accuracy as to scale and design detail. [Ord. 665 § 1, 1987; Ord. 810, 2000; Code 2000 § 11.30.11; Ord. 2020-05 § 1 (Exh. A), 2020.]

**Response:** [PM Design Group and its consultants are trained professionals.](#)

**18.100.020 Authority.** 

(A) Facilities and Design Review Committee. The city manager shall establish a facilities and design review committee (the “committee”) consisting of at least four city staff members, authorized consultants, or other agency staff, each with appropriate expertise, to properly evaluate proposed development plans. The committee at a minimum shall include representatives from the following departments: community development, public works, building and fire. The committee shall review all Type II and Type III requests. The committee members shall individually or collectively critique and comment on the plans relative to applicable code criteria and requirements. The community development director shall consider the committee comments and prepare a staff report for review by the applicant and interested parties.

(B) Jurisdiction and Powers. The community development director may make an initial determination whether a proposed project is subject to the criteria in this chapter or whether the project is exempt. Nothing in this chapter shall be construed to require the design review approval of ordinary repair, maintenance or replacement of any part of a building, structure, or landscaping. For purposes of this section, the term “major remodeling” means any work that changes the exterior appearance of a building or structure more than 25 percent.

(C) The provisions of design review shall pertain and conform to the following activities and standards specified in CMC [18.100.030](#)(A), (B), (C) and [18.100.040](#). No permit for building or site development shall be issued until the plans and other documents required by this title have been reviewed, approved and found to be in conformity with these standards. Design review Type I requests shall be processed per CMC [18.15.010](#)(A), Type I – Administrative Review. Design review Type II requests shall be processed per CMC [18.15.010](#)(B), Type II – Administrative Review. Design review Type III requests shall be processed per CMC [18.15.010](#)(C), Type III – Commission Review.

(D) Cumulative Action. As of the date of the ordinance codified in this chapter, cumulative design review actions shall be considered the sum total percent of proposed change(s) to already approved plans.

Where applicable:

(1) Design review Type I actions that propose to exceed a sum total of 10 percent change(s) to an approved plan shall be processed as a design review Type II request. The appropriate city application and fee shall be required.

(2) Design review Type II actions that propose a sum total of 50 percent or more change to an approved plan shall be processed as a design review Type III request. The appropriate city

application and fee shall be required. [Ord. 665 § 1, 1987; Ord. 810, 2000; Code 2000 § 11.30.12; Ord. 841 Exh. 2, 2003; Ord. 2020-05 § 1 (Exh. A), 2020.]

**Response:** [Acknowledged. Type III application is applied for.](#)

**18.100.030 Types of applications.** 

(A) Design review Type I actions are minor changes to plans already approved by the facilities and design review committee or community development director. Design review Type I actions include:

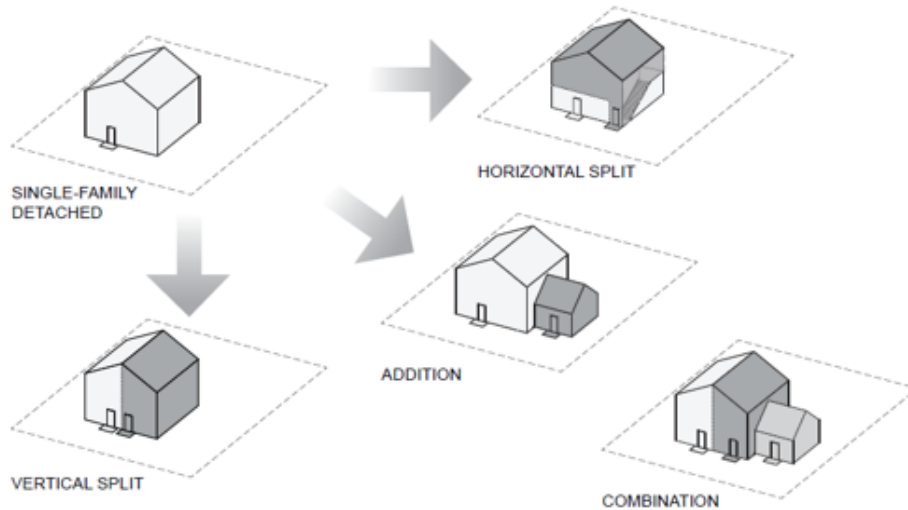
- (1) Site clearing, fill and grading involving more than 20 and less than 50 cubic yards, prior to the issuance of a development permit.
- (2) Site plans for detached single-unit dwellings, prefabricated dwellings, middle housing and accessory dwelling units.
- (3) Moving of residential and other structures.
- (4) Remodeling that changes by 20 percent or more the exterior appearance of the building or structure elevations.
- (5) All fences that are nonresidential or require a building permit shall be reviewed relative to screening, buffering, safety, building code and security.
- (6) Change in use or business that does not meet the threshold for a Type II or III review, but is identified as a different use by the off-street parking standards or as a change of occupancy as defined by the building official.
- (7) Conversion of an existing, legal multi-family residential dwelling (i.e., apartments) to condominiums.
- (8) Outdoor seating and outdoor display or storage in the central mixed use, core commercial, and gateway mixed use districts.
- (9) Other minor changes to a site or building not meeting the threshold of a Type II or Type III review, as determined by the community development director.
- (10) Conversions of a single-family dwelling to a duplex, triplex, quadplex, or cottage cluster dwelling, provided the following criteria are met:
  - (a) The converted housing type is allowed in the underlying zone.

(b) With the exception of minimum off-street parking requirements, the conversion does not create a nonconforming situation or does not increase nonconformance.

(c) Separate utility connections are provided for each additional unit.

(d) With the exception of cottage clusters, additional design requirements are not required for a conversion.

#### MIDDLE HOUSING CONVERSIONS



(B) Design review Type II actions are changes to previously approved design review plans or other moderate changes to structures or sites, which meet certain thresholds. Type II actions include:

(1) Increases in building area of between 10 and 50 percent when materials substantially match the originals.

(2) Addition or subtraction of similar or compatible approved parking spaces between 10 and 50 percent.

(3) Addition or subtraction of similar or compatible approved landscape area between 10 and 50 percent.

(4) Modification of loading facilities.

(5) Resubmittal of Type III plans which have expired pursuant to CMC [18.100.060\(A\)](#), and are being resubmitted within one year of expiration and exactly as originally approved.

(6) Review of minor development modifications to previously approved master plans/planned unit developments.

(7) Site clearing, fill and grading involving 50 cubic yards or more, prior to the issuance of a development permit.

(8) Other moderate changes to structures or sites.

(9) New development of multi-unit dwelling developments in the core residential district.

(C) Design review Type III actions are those which are major and include:

(1) Review of major development revisions to previously approved master plans/planned unit developments.

(2) General site plans for new development or substantial redevelopment.

(3) New development, buildings or structures not part of a previously approved master plan.

(4) Variances proposed with a design review request.

(5) Building additions with an increase of over 50 percent of the existing building area.

(6) Addition or subtraction of approved parking over 50 percent of the existing area.

(7) Addition or subtraction of approved landscape area over 50 percent of the existing area. [Ord. 665 § 1, 1987; Ord. 810, 2000; Code 2000 § 11.30.13; Ord. 841 Exhs. 1, 2, 2003; Ord. 916 § 1 (Exh. A), 2010; Ord. 2019-10 § 1 (Exh. A), 2019; Ord. 2020-05 § 1 (Exh. A), 2020; Ord. 2022-03 § 1 (Exh. A), 2022.]

**Response:** [Acknowledged. Type III application is applicable.](#)

**18.100.040 Approval criteria.** 

In addition to the other requirements of the zoning code and other city ordinances, a project submitted for design review shall comply with the standards and criteria in subsections (A) and (B) of this section; all applications for a sign permit subject to the provisions of the sign code, Chapter [18.175](#) CMC, inclusive, shall comply with the rules and regulations of the committee adopted under the provisions of Division III of this title and other applicable provisions of the Cornelius Municipal Code.

**Response:** [Acknowledged.](#)

(A) Technical Standards. Where applicable, required off-site improvements shall be based on proportional analysis.

(1) Facilities and Services. The public and private facilities and services provided by the development are adequate as to location, size, design and timing of construction in order to serve the residents or establishments to be accommodated and meet city standards and the policies and requirements of the comprehensive plan. The service provider is presumed correct in the evidence which they submit;

**Response:** [Acknowledged.](#)

(2) Traffic Generation. Based on anticipated vehicular and pedestrian traffic generation and the standards and policies of the comprehensive plan, adequate right-of-way and improvements to streets, pedestrian ways, bikeways, transitways and other ways are provided by the development in order to promote safety, reduce congestion, conserve energy and resources, and encourage transit use, bicycling and walking. Consideration shall be given to the need for constructing, widening and/or improving, to the standards of the comprehensive plan and this code, public streets, bicycle, pedestrian, and other ways in the area of the proposed development impacted by the proposed development. This shall include, but not be limited to, improvements to the right-of-way, such as installation of lighting, signalization, turn lanes, median and parking strips, traffic islands, paving, curbs and gutters, sidewalks, bikeways, transit facilities, street drainage facilities, traffic calming devices, and other facilities needed because of anticipated vehicular, transit, bicycle, and pedestrian traffic generation. Access and street design shall comply with the standards identified in Chapter [18.143](#) CMC, Transportation Facilities, and Chapter 5 of the adopted public works standards. Street trees shall be installed to the standards identified in Chapter 5 of the adopted public works standards. In lieu of actual construction of off-site improvements, the committee may accept written waivers of remonstrance to the formation of local improvement districts for the purpose of providing the needed off-site improvements or cash payment to the city in an amount equal to the estimated cost of said off-site improvements;

**Response:** [The project design is applying the comments from the pre-application meeting. On Adair and Baseline public sidewalk and landscaping per ODOT/city requirements with street trees are incorporated. The project also includes public sidewalk, landscaping with street trees and a median along N 4<sup>th</sup> Ave per city standards.](#)

(3) Dedication. Adequate dedication or reservation of real property for public use, as well as easements and right of entry for construction, maintenance and future expansion of public facilities

and services, shall be required to protect the public from any potentially deleterious effects resulting from the proposed use to fulfill the need for additional, improved services, whether on or off site, created by the proposed use, and to effect the implementation of the standards and policies of the comprehensive plan;

**Response:** Acknowledged. Easements and dedication will be assigned per engineering/ODOT requirements after review plans.

(4) Internal Circulation. There is a safe and efficient circulation pattern within the boundaries of the site. Consideration shall include the layout of the site with respect to the location, number, design and dimensions of vehicular, transit, and pedestrian access, exits, drives, walkways, bikeways, transit stops and facilities, building location and entrances, emergency equipment ways and other related on-site or off-site facilities so that there are adequate off-street parking and loading/unloading facilities provided in a safe, well designed and efficient manner. Consideration shall include the layout of parking, storage of all types of vehicles and trailers, shared parking lots and common driveways, garbage collection and storage points, as well as the surfacing, lighting, screening, landscaping, concealing and other treatment of the same. Developments shall provide a safe and reasonably direct pedestrian connection from the main entrance to the public right-of-way and/or the pedestrian system or both. The pedestrian connection shall be reasonably free of hazards from automobile traffic, so as to help encourage pedestrian and bicycle travel;

**Response:** The entry is connecting to the public sidewalk on N 4<sup>th</sup> Ave with a sidewalk and crosswalk striping. A trash enclosure is proposed at location for easy loading.

(5) Maintenance of Private Facilities. Adequate means are provided to ensure continued maintenance and necessary normal replacement of private common facilities and areas, drainage ditches, streets and other ways, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage storage areas and other facilities not subject to periodic maintenance by the city or other public agency. Materials, including wastes, shall be stored and managed, and grounds shall be maintained in a manner that will not attract or aid in the propagation of insects or rodents or cause a health hazard;

**Response:** Tenant will be maintaining the site.

(6) Public Facilities. The structures and public facilities and services serving the site are designed and constructed in accordance with adopted codes and/or city standards at a level which will provide adequate fire protection and protection from crime and accident, as well as protection from hazardous conditions due to inadequate, substandard or ill-designed development;



**Response:** Acknowledged. All utilities/public facilities required for the site development will be designed per standards.

(7) Security. Adequate facilities shall be provided to prevent unauthorized entries to the property, facilitate the response of emergency personnel, and optimize fire protection for the building and its occupants. Adequate facilities may include, but not be limited to, the use of lighted house numbers and a project directory for multi-unit dwelling development;

**Response:** The site will be adequately lit for security. Photometric is included in the submittal for review. Tenant will install fire alarm. A building address will be installed on the building.

(8) Grading. The grading and contouring of the site takes place and site surface drainage and on-site storage of surface waters facilities are constructed so there is no adverse effect on neighboring properties, public rights-of-way or the public storm drainage system and that said site development work will take place in accordance with the city site development code;

**Response:** Acknowledged. Grading plans are included in the submittal for review.

(9) Utilities. Prior to the development of a site, utilities shall be extended to serve the site or financially secured for extension to serve the site. Connection to city utilities shall be required prior to final inspection and occupancy. Electric, telephone, and other utility services to new development shall be located underground. New utilities for redeveloped parcels shall be located underground from the right-of-way to the redeveloped parcels;

**Response:** Acknowledged. Utility plan is included in the submittal for review. Further coordination with the power company is required to get the overhead electrical that is running along N 4<sup>th</sup> Ave undergrounded.

(10) Accessibility. Access and facilities for physically handicapped people are incorporated into the site and building design with particular attention to providing continuous, uninterrupted access routes;

**Response:** Acknowledged. Building, sidewalk and parking is designed to current accessibility requirements.

(11) Bicycle Lanes and Sidewalks. Where street improvements on arterials and collectors are required as a condition of development approval, they shall include bicycle lanes or off-street multi-modal pathways, and sidewalks constructed in accordance with city standards.

**Response:** Site plans are included in the submittal for review. It appears the bike lanes are on the other side of the street. If any additional are required, plans will be updated.

(B) Nonresidential Design Standards.

(1) Relation of Building to Site. The proposed structures shall be related harmoniously to the terrain and to existing buildings which have a visual relationship to the proposed structure. Building height, bulk, lot area, coverage, setbacks, and scale should be particularly considered with regard to achieving compatible relationships. Screening, except in the industrial zone, exposed storage areas, utility buildings, machinery, service and truck loading areas, solid waste disposal cans, containers and other structures, and other accessory uses and structures, shall be adequately set back and screened. If a building is constructed, enlarged or altered to meet Type II thresholds and is located within 500 feet of a bus/transit stop, a main entrance door shall be placed on the street side of the bus/transit line and located as close as structurally possible to the bus/transit stop in compliance with this title;

**Response:** Site plan and Floor plan are included in the submittal for review. There appears to be a bus stop along Baseline. Due to the location of the site in between the highways lanes and due to the restrictions by ODOT for accessing the site the building entrance and drive-up ATM is shown located further into the site.

(2) Trees and Vegetation. The development has been designed to, where possible, incorporate and preserve existing trees or vegetation of significant size and species. Consideration shall be given to whether habitat, survival of the tree species, and aesthetics can best be achieved by preserving groves or areas of trees as opposed to only individual trees;

**Response:** Landscaping plan is included in the submittal for review. No significant landscaping/trees are existing on this site.

(3) Historic Structures. Consideration is given to the effect of the proposed development on historic buildings or features both on the site and within the immediate area;

**Response:** No historic structures are existing on this site.

(4) Grading and contouring of the site shall take place with particular attention to minimizing the possible adverse effect of grading and contouring on the natural vegetation and physical appearance of the site;

**Response:** grading plans and alta survey are included in the submittal for review. No special contouring is proposed. Grading is minimized to change existing.

(5) Landscaping. The quality, location, size, and structural and aesthetic design of walls, fences, berms, traffic islands, median areas, hedges, screen planting and landscape areas are such that they serve their intended purposes and have no adverse effect on existing or contemplated abutting land uses;

**Response:** Site/Landscaping plans and alta survey are included in the submittal for review. Existing wood fence adjacent to neighboring parcel is to remain/repaired if needed.

(6) Lighting. Adequate exterior lighting shall be provided to promote public safety, and shall be designed to avoid unnecessary glare upon other properties;

**Response:** Photometric plan is included in the submittal for review. Cut sheet of the light fixtures are included for review.

(7) Solar Access. In determining the appropriate relation of the building or structure to the site, the committee shall require that the building or structure be located on the site in a location and direction that will maintain, where feasible, solar access for adjacent properties and buildings or structures within the site. [Ord. 588 §§ 1, 2, 1981; Ord. 665 § 1, 1987; Ord. 810, 2000; Code 2000 § 11.30.14; Ord. 874 Exh. (1)(B), 2006; Ord. 916 § 1 (Exh. A), 2010; Ord. 2018-02 § 1 (Exh. A), 2018; Ord. 2019-10 § 1 (Exh. A), 2019; Ord. 2020-05 § 1 (Exh. A), 2020; Ord. 2022-03 § 1 (Exh. A), 2022.]

**Response:** Site plan is included for review.

#### **18.100.050 Special conditions.**

(A) Open Space, Parks and Recreation Areas. Major residential developments, 20 units or more, shall include park and recreation areas, or both. In all multi-family projects, the required park and recreation area shall include a children's play area and play equipment for the use of residents and occupants of the multi-family project. The community development director shall have the power to approve plans for these recreation areas.

(B) Objectionable Uses. Odor, dust, smoke, fumes, noise, glare, heat, and vibration from commercial and industrial uses, or both, which might create a nuisance or be offensive to other uses in the area or be incompatible with such other uses shall be adequately eliminated or controlled by authorized measures. [Ord. 588 § 3, 1981; Ord. 665 § 1, 1987; Ord. 810, 2000; Code 2000 § 11.30.15; Ord. 841 Exh. 2, 2003.]

**Response:** [Not applicable.](#)

**18.100.060 Compliance with approvals.** 

(A) Time Limit on Approval. Site design review approvals shall be void after two years unless a building permit has been issued and substantial construction pursuant thereto has taken place.

(B) Certificate of Occupancy. In order to assure completion of the work in the manner and at the time approved, the premises shall not be used or occupied for the purposes set forth in the application until the city has completed a final inspection or issued a certificate of occupancy following completion of the work in substantial conformance to the approved plan. Prior to the final completion of all work, a certificate of occupancy or approval to occupy may be issued for a portion of the premises or conditioned upon further work being completed by a date certain.

(C) Revocation of Approval. The community development director may, upon reasonable notice to the applicant and an opportunity for him to be heard, revoke design review approval previously given and may revoke a certificate of occupancy for any of the following reasons:

- (1) Material misrepresentation of fact in the application or in testimony or evidence submitted, whether the misrepresentation is intentional or unintentional.
- (2) Failure to complete work within the time and in the manner approved without obtaining an extension of time or modification of plans.
- (3) Failure to maintain and use the property in accordance with the approved plans and conditions.

(D) Violation. It shall be unlawful to use or occupy premises for which design review approval is required, or to perform work for which design review approval is required, without complying with the provisions of CMC [18.100.010](#). It shall be unlawful to willfully violate any term or condition of an approved design review. [Ord. 665 § 1, 1987; Ord. 810, 2000; Code 2000 § 11.30.16; Ord. 841 Exh. 2, 2003.]

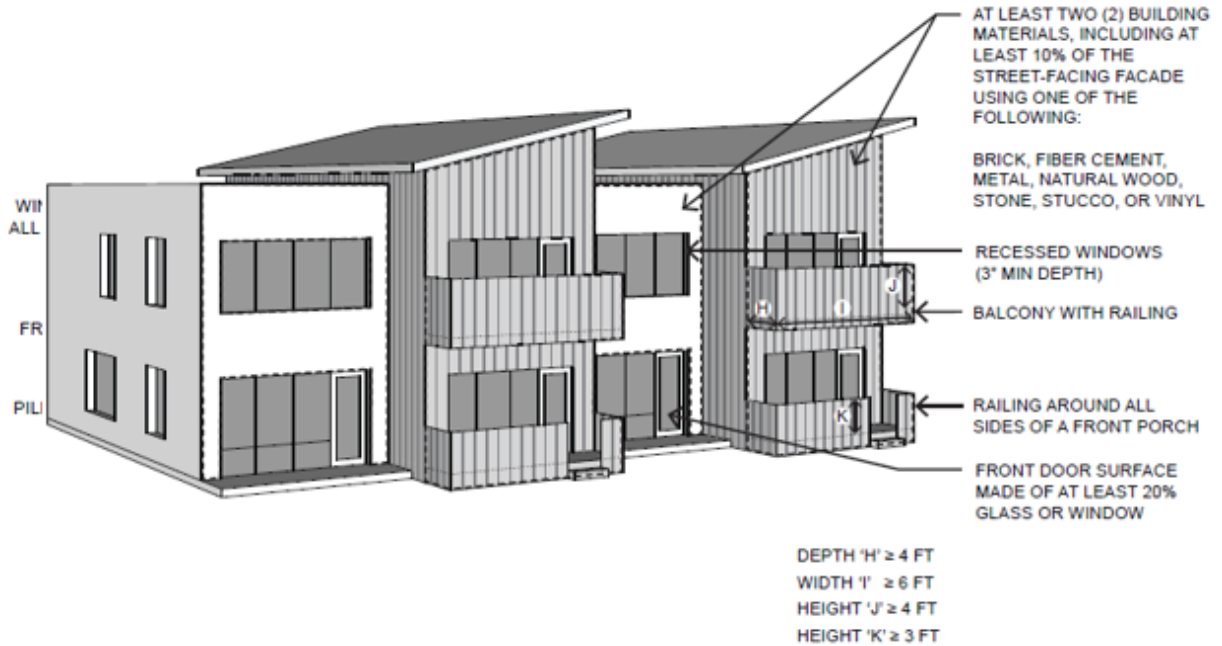
**Response:** [Acknowledged.](#)

**18.100.070 Residential design requirements.** 

(A) Each detached single-dwelling unit (site built, manufactured, and prefabricated dwellings on individual lots) and middle housing type must incorporate a minimum of three of the following design features:

- (1) Eaves: minimum 12 inches.
- (2) Dormer: minimum four feet wide.

- (3) Window trim: minimum three inches.
- (4) Recessed entrance: minimum two feet deep.
- (5) Balcony with a railing: minimum four feet deep and six feet wide; railing minimum four feet tall.
- (6) Porch: minimum four feet deep and six feet wide.
- (7) Off-sets in building face or roof: minimum 16 inches.
- (8) Recessed window: minimum three inches deep.
- (9) Pitched roof: minimum 4:12 or 3:12.
- (10) A variation of three different building materials, the least of which shall be five percent of the facade.
- (11) Pillars or posts.
- (12) Knee or eave braces.
- (13) Brick, cedar shingles, or stucco covering 10 to 15 percent of the street-facing facade.
- (14) Shutters on each ground level street-facing window: minimum 12 inches wide, 24 inches tall.
- (15) Railing around all sides of a front porch: minimum three feet tall.
- (16) Front door surface made of at least 25 percent glass or window.
- (17) Window grids on all street-facing windows.
- (18) Roof over front porch or balcony.
- (19) Different colors between at least two of the following on the street-facing facade: trim, doors, windows, walls, shutters, railings, posts/pillars.
- (20) Variation of at least two siding textures or styles among board and batten, vinyl, lap, brick, stone, natural wood, cedar, fiber cement siding, stucco, horizontal or vertical wood, or metal.



[Ord. 2022-03 § 1 (Exh. A), 2022.]

**Response:** [Not applicable.](#)

**18.145.010 General provisions.** [SHARE](#)

(A) The provision and maintenance of off-street parking and loading spaces are continuing obligations of the property owner. No building or other permit shall be issued until plans are presented that show property that is and will remain available for exclusive use as off-street parking and loading space as required by this title. The subsequent use of property for which the building permit is issued shall be conditional upon the unqualified continuance and availability of the amount of parking and loading space required for the specific use. Use of property in violation of the off-street parking and loading requirements located herein shall be a violation of this code. Should the owner or occupant of a lot or building change the use to which the lot or building is put, thereby increasing off-street parking or loading requirements, it shall be a violation of this code to begin or maintain the altered use until the required increase in off-street parking or loading is provided, except as provided in the central mixed use (CMU) and corridor commercial (CC) zoning districts (see CMC [18.145.020\(C\)](#)).

**Response:** [Acknowledged.](#)

(B) Unless otherwise provided, required parking and loading spaces shall not be located in a required yard.

**Response:** [Acknowledged. Not applicable.](#)

(C) Owners of two or more uses, structures, or parcels of land may agree to utilize jointly the same parking and loading spaces when the hours of operation do not overlap; provided, that satisfactory legal evidence is presented to the community development director in the form of deeds, leases, or contracts to establish the joint use.

**Response:** [Acknowledged. Not applicable.](#)

(D) A plan drawn to scale, indicating how the off-street parking and loading requirement is to be fulfilled, shall accompany the request for a building permit, site plan review, or certificate of occupancy. The plan shall show all those elements necessary to indicate that these requirements are being fulfilled and shall include but not be limited to:

- (1) Delineation of individual parking and loading spaces and their dimensions;
- (2) Circulation area necessary to serve spaces;
- (3) Access to streets, alleys and properties to be served;
- (4) Curb cuts;
- (5) Location and dimensions of all landscaping, including the type and size of plant material to be used, as well as any other nonliving landscape material incorporated into the overall plan, excluding single- and two-family residences and multi-family uses with not more than four units in the core residential zone; and
- (6) Specifications as to signs and bumper guards, excluding single- and two-family residences and multi-family uses with not more than four units in the core residential zone.

**Response:** [Site and landscaping plans are included in the submittal for review.](#)

(E) Requirements for types of buildings and uses not specifically listed herein shall be determined by the community development director, based upon the requirements of comparable uses listed. [Ord. 810, 2000; Code 2000 § 11.40.11; Ord. 841 Exh. 2, 2003; Ord. 2016-011 § 1 (Exh. A), 2016; Ord. 2018-02 § 1 (Exh. A), 2018; Ord. 2019-10 § 1 (Exh. A), 2019.]

**18.145.020 Off-street parking.** 

(A) At the time of erection of a new structure or at the time of enlargement or change in use of an existing structure within any zone in the city, off-street parking spaces shall be provided in accordance with CMC [18.145.030](#). If parking space has been provided in connection with an existing use or is added to an

existing use, the parking space shall not be eliminated if elimination would result in less space than is specified in the standards of this section when applied to the entire use. In cases of enlargement of a building or use of land existing on the effective date of the ordinance codified in this title, the number of parking spaces required shall be based only on floor area or capacity of such enlargement.

**Response:** [Not applicable. Existing building will be removed. All new construction are proposed on this site.](#)

(B) Where square feet are specified, the area measured shall be the gross floor area primary to the functioning of the particular use of the property but shall exclude space devoted to off-street parking or loading. Where employees are specified, persons counted shall be those working on the premises during the largest shift at the peak season, including proprietors.

**Response:** [Acknowledged. Gross area of 2,961 sf of the building is used for calculating parking requirements.](#)

(C) In the central mixed use and corridor commercial zoning districts, change of use of an existing commercial structure will not require additional parking to be constructed. However, construction of a new building or addition to an existing building will require the provision of off-street parking as required in CMC [18.145.030](#).

**Response:** [Acknowledged. Zone is C2 \(highway commercial\).](#)

(D) If several uses occupy a single structure or parcel of land, the total requirements for off-street parking shall be the sum of the requirements of the several uses computed separately with a reduction of 10 percent to account for cross-patronage and shared parking benefits. Where the peak hours of operation of two or more uses do not substantially overlap, such uses may share off-street parking spaces as required by this title.

**Response:** [Acknowledged. Not applicable. Lot is not proposed to be shared.](#)

(E) Parking spaces in public streets or alleys shall not be eligible as fulfilling any part of the parking requirements, except as allowed in the central mixed use and core commercial zoning districts.

**Response:** [Acknowledged. Not applicable.](#)

(F) Required parking spaces shall be available for the parking of operable motor vehicles for residents, customers, patrons, and employees only, and shall not be used for the storage or sale of vehicles or other



materials and shall not be rented, leased or assigned to any other person or organization not using or being directly served by the use.

**Response:** [Acknowledged.](#)

(G) Off-street parking spaces for dwellings shall be located on the same lot with the dwelling, unless specified elsewhere in the code. [Ord. 810, 2000; Code 2000 § 11.40.12; Ord. 2019-10 § 1 (Exh. A), 2019.]

**Response:** [Not applicable.](#)

**18.145.030 Required off-street parking spaces.** 

(A) Off-street parking shall be provided based on the primary use of the site according to the following standards and regardless of the parking zone in which the use is located (see Map 1 following this chapter).

<b>Table 1</b>				
<b>Minimum and Maximum Required Off-Street Vehicle and Bicycle Parking Requirements</b>				
<b>(unless otherwise noted, standard is per 1,000 sf of gross floor area)</b>				
<b>Land Use</b>	<b>Minimum Parking Standards</b>	<b>Maximum Parking Standards</b>		<b>Minimum Bicycle Parking Standards</b>
		<b>Zone A</b>	<b>Zone B</b>	
<b>RESIDENTIAL</b>				
Detached Single Dwelling Units	1.0/DU	none	none	none
Middle Housing	1.0/DU	none	none	none
Multi-Unit Dwellings	1.0/DU	none	none	1.0/2 DUs except elderly, which is 1.0/20 DUs
Manufactured Units	1.0/DU	none	none	none
Mobile Home Parks	1.0/DU	none	none	none

<b>Table 1</b>				
<b>Minimum and Maximum Required Off-Street Vehicle and Bicycle Parking Requirements</b>				
<b>(unless otherwise noted, standard is per 1,000 sf of gross floor area)</b>				
<b>Land Use</b>	<b>Minimum Parking Standards</b>	<b>Maximum Parking Standards</b>		<b>Minimum Bicycle Parking Standards</b>
		<b>Zone A</b>	<b>Zone B</b>	
<b>GROUP LIVING</b>	1.0/room 1.0/2.5 beds	none 2.7/1,000		1.0/5 beds
<b>TRANSITIONAL HOUSING</b>	1.0/2.5 beds	none	none	1.0/5 beds
<b>HOME OCCUPATION</b>	none	none	none	none
<b>CIVIC</b>				
Basic Utilities	none	none	none	none
Colleges	1.0/5 students/staff	1.0/3.3 students/staff	1.0/3.3 students/staff	1.0/3.0 students/staff
Community Recreation	2.0/1,000	2.5/1,000	4.0/1,000	0.3/1,000
Cultural Institutions	2.5/1,000	3.5/1,000	4.5/1,000	0.5/1,000
Medical Centers	2.0/1,000	3.7/1,000	4.2/1,000	0.2/1,000
<b>MOTOR VEHICLE RELATED</b>				
Motor Vehicle Sales/Rental	1.0/1,000 but no less than 4	1.3/1,000 but no less than 4	2.0/1,000 but no less than 4	0.2/1,000 sales area
Motor Vehicle Servicing/Repair	2.0/1,000 but no less than 4	2.3/1,000	2.6/1,000	0.2/1,000
Vehicle Fuel Sales	3.0 + 2.0/service bay	4.0 + 2.0/service bay	4.0 + 2.0/service bay	0.2/1,000
<b>OFFICE</b>	2.7/1,000	3.4/1,000	4.1/1,000	0.5/1,000
<b>COMMERCIAL</b>				
Commercial Lodging	1.0/room	1.2/room	1.4/room	1.0/10 rooms

<b>Table 1</b>				
<b>Minimum and Maximum Required Off-Street Vehicle and Bicycle Parking Requirements</b>				
<b>(unless otherwise noted, standard is per 1,000 sf of gross floor area)</b>				
<b>Land Use</b>	<b>Minimum Parking Standards</b>	<b>Maximum Parking Standards</b>		<b>Minimum Bicycle Parking Standards</b>
		<b>Zone A</b>	<b>Zone B</b>	
Eating and Drinking Establishments	fast food: 9.9/1,000 other: 15.3/1,000	12.4/1,000 19.1/1,000	14.9/1,000 23/1,000	All: 1.0/1,000
Self-Service Storage	1/5,000 sf up to 20,000 sf; 1/20,000 sf thereafter	none	none	1/50,000 sf
<b>ENTERTAINMENT ORIENTED</b>				
Major Event Entertainment	1.0/3 seats or 1.0/6' bench	1.0/2.5 seats or 1.0/5' bench	1.0/2 seats or 1.0/4' bench	1.0/10 seats or 40' bench
Outdoor Entertainment	4.0/1,000	4.5/1,000	5.0/1,000	0.4/1,000
Indoor Entertainment	4.3/1,000 theater: 1.0/3 seats	5.4/1,000 theater: 1.0/2.5 seats	6.5/1,000 theater: 1.0/2.0 seats	0.5/1,000 1.0/10 seats
Adult Entertainment	2.5/1,000 1.0/3 seats	3.5/1,000 1.0/1.25 seats	6.5/1,000 1.0/2.0 seats	0.5/1,000 1.0/10 seats
<b>GENERAL RETAIL</b>				
Sales-Oriented	3.7/1,000	5.1/1,000	6.2/1,000	0.3/1,000
Personal Services	2.5/1,000 bank with drive- in: 4.3/1,000	3.0/1,000 5.4/1,000	4.5/1,000 6.5/1,000	1.0/1,000 1.0/1,000
Repair-Oriented	3.3/1,000	4.0/1,000	4.5/1,000	0.3/1,000
Bulk Sales	1.0/1,000 but no less than 10	1.3/1,000	2.0/1,000	0.3/1,000

<b>Table 1</b>				
<b>Minimum and Maximum Required Off-Street Vehicle and Bicycle Parking Requirements</b>				
<b>(unless otherwise noted, standard is per 1,000 sf of gross floor area)</b>				
<b>Land Use</b>	<b>Minimum Parking Standards</b>	<b>Maximum Parking Standards</b>		<b>Minimum Bicycle Parking Standards</b>
		<b>Zone A</b>	<b>Zone B</b>	
Outdoor Sales	1.0/1,000 sales area	1.3/1,000 sales area	2.0/1,000 sales area	0.1/1,000 sales area
Animal-Related	3.3/1,000	4.0/1,000	4.5/1,000	0.3/1,000
<b>INDUSTRIAL</b>				
Industrial Services	0.8/1,000	1.2/1,000	1.8/1,000	0.1/1,000
Manufacturing; Production; Light Industrial; General Industrial; Heavy Industrial	1.6/1,000	none	none	0.1/1,000
Research and Development	2.0/1,000	3.0/1,000	3.8/1,000	0.5/1,000
Warehouse/Freight Movement	< 150,000 sq ft: 0.5/1,000 > 150,000 sq ft: 0.3/1,000	0.8/1,000 0.4/1,000	1.2/1,000 0.5/1,000	0.1/1,000
Waste-Related	5	7	10	none
Wholesale Sales	0.8/1,000	1.2/100	1.8/1,000	0.1/1,000
<b>OTHER</b>				
Agriculture/Horticulture	2.5/1,000 sales area but no less than 4	none	none	none
Cemeteries	exempt	exempt	exempt	none

<b>Table 1</b>				
<b>Minimum and Maximum Required Off-Street Vehicle and Bicycle Parking Requirements</b>				
<b>(unless otherwise noted, standard is per 1,000 sf of gross floor area)</b>				
<b>Land Use</b>	<b>Minimum Parking Standards</b>	<b>Maximum Parking Standards</b>		<b>Minimum Bicycle Parking Standards</b>
		<b>Zone A</b>	<b>Zone B</b>	
Detention Facilities	1.0/2.5 beds	none	none	1.0/15 beds
Wireless Communication Facility	none	none	none	none
Postal Services	2.5/1,000	3.0/1,000	4.5/1,000	0.3/1,000
Public Support Facilities	none	none	none	none
Religious Institutions	0.25/seat in main assembly area	0.6/seat in main assembly area	0.8/seat in main assembly area	1.0/20 seats in main assembly area
Schools	preschool: 5.0 + 1/classroom elementary/JR: 2.0/classroom SR: 1.0/5 students/staff	preschool: 7.0 + 1/classroom elementary/JR: 2.5/classroom SR: 1.0/3.3 students/staff	preschool: 10.0 + 1/classroom elementary/JR: 3.5/classroom SR: 1.0/3.3 students/staff	preschool: 1.0/classroom elementary/JR: 6.0/classroom SR: 6.0/classroom
Social/Fraternal Clubs/Lodges	10.0/1,000 main assembly area	12.0/1,000 main assembly area	14.0/1,000 main assembly area	2.0/1,000 main assembly area

All uses providing drive-in service as defined by this title shall provide on the same site a reservoir for inbound vehicles as follows:

<b>Land Use</b>	<b>Reservoir Requirement</b>
Drive-In Banks	5 spaces/service terminal
Drive-In Restaurants	10 spaces/service window

Land Use	Reservoir Requirement
Drive-In Theaters	10% of theater capacity
Gasoline Service Stations	3 spaces/pump
Mechanical Car Washes	3 spaces/washing unit
Parking Facilities – Free Flow Entry	1 space/entry driveway
Ticket Dispense Entry	2 spaces/entry driveway
Manual Ticket Dispensing	8 spaces/entry driveway

[Ord. 810, 2000; Code 2000 § 11.40.13; Ord. 841 Exh. 1, 2003; Ord. 2018-02 § 1 (Exh. A), 2018; Ord. 2022-03 § 1 (Exh. A), 2022.]

**Response:** The parking count is calculated with 3,195 sf of building area. For the bank with drive-up ATM use located in zone A, the required parking comes out to 13 stalls min. and 17 stalls. Max. with 5 spaces of stacking and 3 bike stalls.

**18.145.040 Off-street loading.** 

(A) Buildings and structures to be built or substantially altered which receive and distribute material or merchandise by truck shall provide and maintain off-street loading space as follows:

**Response:** Not applicable.

**18.145.050 Design and maintenance standards for off-street parking and loading facilities.**



(A) Except as otherwise defined in this code, “one standard parking space” means a minimum of a parking stall of nine feet in width and 20 feet in length. To accommodate compact cars more efficiently, up to 25 percent of the available parking spaces may have a minimum dimension of eight feet in width and 16 feet in length, so long as they are identified as compact car stalls and are not readily accessible to large cars.

**Response:** all stalls are proposed to be min. 9 ft x 20 ft.

(B) Excluding detached single-unit dwellings and middle housing residences, groups of two or more parking spaces shall be served by a service drive so that no backing movements or other maneuvering within a street or other public right-of-way would be required.

**Response:** Acknowledged. Service drives are proposed as required.

(C) Service drives shall be designed and constructed to facilitate the flow of traffic, provide maximum safety of traffic access and egress consistent with CMC [18.150.070](#), and maximum safety of pedestrians and vehicular traffic on the site.

**Response:** Acknowledged. Service drives are proposed as required.

(D) Each parking and/or loading space shall be accessible from a street and the access shall be of a width and location as described in this section.

**Response:** All parking spaces are accessible.

(E) Parking space configuration, stall and access aisles shall be of sufficient width for all vehicles turning and maneuvering.

**Response:** All parking spaces and aisle have sufficient width.

(F) Except for detached, single-unit dwellings and middle housing residences, any area intended to be used to meet the off-street parking requirements as contained in this title shall have all parking spaces clearly marked using a permanent paint. All interior drives and access aisles shall be clearly marked and signed to show direction of flow and maintain vehicular and pedestrian safety.

**Response:** All parking spaces and aisle are proposed to be clearly marked.

(G) Except for detached, single-unit dwellings and middle housing residences, all areas used for the parking and/or storage and/or maneuvering of any vehicle, boat and/or trailer shall be improved with asphalt or concrete surfaces according to the same standards required for the construction and acceptance of city streets. Off-street parking spaces for residential development with not more than four units in the core residential zone shall be improved with an asphalt or concrete surface to specification as approved by the building official.

**Response:** All parking lot is constructed per requirements / recommendations listed in soil report and per city standards with new asphalt and new concrete.

(H) Parking spaces along the outer boundaries of a parking lot or adjacent to interior landscaped areas or sidewalks shall be provided with a wheel stop at least four inches high located three feet back from the front of the parking stall. The facilities and design review committee or the planning commission may approve parking spaces without wheel stops, provided the abutting sidewalk is increased by three feet in width and/or the appropriate landscaping is planted where the bumper would overhang.

**Response:** [Parking spaces along sidewalk are proposed without wheel stop as the sidewalk is 7 ft in width except at accessible stalls.](#)

(I) Off-street parking and loading areas shall be drained in accordance with specifications approved by the city engineer.

**Response:** [Acknowledged. Grading plan is included in the submittal for review.](#)

(J) Artificial lighting on all off-street parking facilities shall be designed to deflect all light away from surrounding residences and so as not to create a hazard to the public use of any road or street.

**Response:** [Acknowledged. Photometric plan is included in the submittal for review.](#)

(K) Signs which are provided on parking lots for the purpose of meeting this section shall be as prescribed by the building official.

(L) All parking lots shall be kept clean and in good repair at all times. Breaks in paved surfaces shall be repaired promptly, and broken or splintered wheel stops shall be replaced so that their function will not be impaired.

**Response:** [Acknowledged.](#)

(M) Bicycle parking spaces shall be conveniently located with respect to the street, bicycle path/lane and building entrance. Bicycle parking spaces shall not conflict with off-street vehicle parking spaces and drive aisles. There shall be at least 36 inches of clearance between parked bicycles and other obstructions or buildings.

**Response:** [Site plan is included in the submittal for review. Bike rack is shown near building entry at 3ft away from building.](#)

(1) Short-Term Bicycle Parking. Short-term bicycle parking shall be provided to encourage shoppers, customers, and other visitors to use bicycles by providing a convenient and readily accessible place to park bicycles.



- (a) Short-term bicycle facilities shall be in the form of either a lockable enclosure or a stationary rack, either covered or uncovered, to which the bicycle can be locked.
- (b) Short-term bicycle facilities shall be located within 30 feet of the main entrance to the building, in a location that is easily accessible for bicycles.
- (c) Short-term bicycle facilities may be located within the right-of-way adjacent to the street frontage of a property within the central mixed use and core commercial districts if approved by the city engineer.

**Response:** [Bike rack is proposed.](#)

(2) Long-Term Bicycle Parking. Long-term bicycle parking provides employees, students, residents, commuters, and others who generally stay at a site for several hours a weather-protected place to park bicycles.

(a) A minimum of 50 percent of the bicycle parking spaces shall be provided as long-term bicycle parking in any of the following situations:

- (i) When 10 percent or more of automobile vehicle parking is covered.
- (ii) If more than four bicycle parking spaces are required.
- (iii) Multi-family residential development with nine or more units.

(b) Secured bicycle parking facilities shall be provided on site; facilities can include a bicycle storage room, bicycle lockers, covered racks, or other secure storage space inside or outside of the building. Long-term bicycle parking facilities shall be located not more than 75 feet from a building entrance. [Ord. 810, 2000; Code 2000 § 11.40.15; Ord. 841 Exh. 2, 2003; Ord. 874 Exh. (1)(B), 2006; Ord. 916 § 1 (Exh. A), 2010; Ord. 2016-011 § 1 (Exh. A), 2016; Ord. 2018-02 § 1 (Exh. A), 2018; Ord. 2018-05 § 1 (Exh. A), 2018; Ord. 2019-10 § 1 (Exh. A), 2019; Ord. 2022-03 § 1 (Exh. A), 2022.]

**Response:** [Not applicable.](#)

**18.145.060 Landscaping required.** 

(A) Purpose. The purpose of this section is to improve the appearance of off-street parking and open lot sales and services areas in Cornelius and to protect and preserve the appearance, character, and value of the surrounding neighborhoods and thereby promote the general welfare by providing for installation

and maintenance of landscaping for screening, buffering and aesthetic qualities, finding that the particular characteristics and qualities of Cornelius justify regulations to perpetuate its aesthetic appeal on a city-wide basis. It is also the purpose of this section to allow for increased seepage by providing openings in the impervious surface, increased safety by breaking up large expanses of pavement, and increased shading to reduce overheating of car interiors, and reduce glare and radiation from large numbers of vehicles.

**Response:** [Acknowledged. Landscaping plan is included in the submittal for review.](#)

(B) Minimum Requirements. All areas used for the display and/or parking of any and all types of vehicles, trailers, boats or heavy construction equipment, whether such vehicles traverse the property as a function of the primary use, hereinafter referred to as "other vehicular uses," shall conform to the minimum landscaping requirements provided in this section. Activities that are of a drive-in nature such as, but not limited to, filling stations, grocery and dairy stores, banks, restaurants, and the like shall conform to the minimum landscaping requirements also. The following areas are not required to meet the landscaping standards:

- (1) Where all of the parking or other vehicular uses are located under, on or within buildings; and
- (2) Parking areas serving single- and two-family uses and multi-family uses with not more than four units in the core residential zone as normally such residential areas shall not be required to meet.

**Response:** [Acknowledged. Landscaping plan is included in the submittal for review.](#)

(C) Installation. All landscaping shall be installed in a sound workmanship-like manner and according to accepted good planting procedures with the quality of plant materials as hereinafter described. All elements of landscaping exclusive of plant material except hedges shall be installed so as to meet all other applicable ordinances and code requirements. Landscaped areas shall require protection from vehicular encroachment as herein provided in CMC [18.145.050\(H\)](#). The community development director or the building official shall inspect all landscaping and no certificates of occupancy or similar authorization will be issued unless the landscaping meets the requirements herein provided.

(D) Maintenance. The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All plant growth in interior landscaped areas shall be controlled by pruning, trimming or otherwise so that:

- (1) It will not interfere with the maintenance or repair of any public utility;

(2) It will not restrict pedestrian or vehicular access; and

(3) It will not constitute a traffic hazard because of reduced visibility. [Ord. 810, 2000; Code 2000 § 11.40.16, Ord. 841 Exh. 2, 2003; Ord. 2019-10 § 1 (Exh. A), 2019.]

**Response:** [Acknowledged. Landscaping plan is included in the submittal for review. Tenant will maintain the landscaping.](#)

**18.145.070 Parking lot design standards.** 

(A) Required Landscaping Adjacent to Public Right-of-Way. A strip of land at least five feet in width located between the abutting right-of-way and the off-street parking area or vehicle use area which is exposed to an abutting right-of-way, except in required vision clearance areas as provided in CMC [18.150.070](#).

**Response:** [Landscaping plan is included in the submittal for review. Design is following pre-application meeting notes including ODOT requirements along Baseline and Adair.](#)

(B) Perimeter Landscaping Relating to Abutting Properties. On the site of a building or structure or open lot use providing an off-street parking area or other vehicular use area, where such areas will not be entirely screened visually by an intervening building or structure from abutting property, a five-foot landscaped strip shall be between the common lot line and the off-street parking area or other vehicular use area exposed to abutting property.

**Response:** [Landscaping plan is included in the submittal for review. Design is following pre-application meeting notes including ODOT requirements along Baseline and Adair.](#)

(C) Where the boundary of a parking lot in a nonresidential zone adjoins a residential district, a 10-foot landscaped strip shall be provided along the entire length abutting the residential zone, and shall be landscaped with evergreen plant material and maintained at a minimum height of 36 inches.

**Response:** [Landscaping plan is included in the submittal for review.](#)

(D) Parking Area Interior Landscaping. Landscaped islands shall be provided a minimum of every 10 parking spaces with a depth equivalent to the depth of the adjacent parking spaces and a minimum width of six feet to break up large expanses of pavement, improve the appearance and climate of the site, improve safety, and delineate pedestrian walkways and traffic lanes. Except for industrial development within industrial zones, the following interior landscaping shall be met:

(1) Sight Distance for Landscaping at Points of Access. When an accessway intersects a public right-of-way or when the subject property abuts the intersection of two or more public rights-of-way, all landscaping within vision clearance areas pursuant to CMC [18.150.070](#) shall provide unobstructed cross-visibility at a level between three feet and 10 feet above the curb line; provided however, visibility areas shall be allowed, provided they are so located so as not to create a traffic hazard. Landscaping except required grass or ground cover shall not be located closer than three feet from the edge of any accessway pavement.

(2) Parking lots that are more than three acres in size shall provide street features along major drive aisles. These features shall include at a minimum curbs, sidewalks and street trees and/or planter strips or both.

(3) Access to and from parking spaces/areas shall not permit backing onto a public street and/or a public vehicle travel lane or both, except for single-family or duplex dwellings and multi-family uses with not more than four units in the core residential zone. [Ord. 810, 2000; Code 2000 § 11.40.17; Ord. 874 Exh. (1)(B), 2006; Ord. 2019-10 § 1 (Exh. A), 2019.]

**Response:** [Landscaping plan is included in the submittal for review. Only 6 parking spaces are together. Planters are proposed 7 ft wide. Site is less than 1 acre.](#)

**18.145.080 Drainage of off-street parking and loading facilities.** 

Off-street parking and loading facilities shall be drained to avoid flow of water across public sidewalks. [Ord. 810, 2000; Code 2000 § 11.40.18; Ord. 2018-02 § 1 (Exh. A), 2018.]

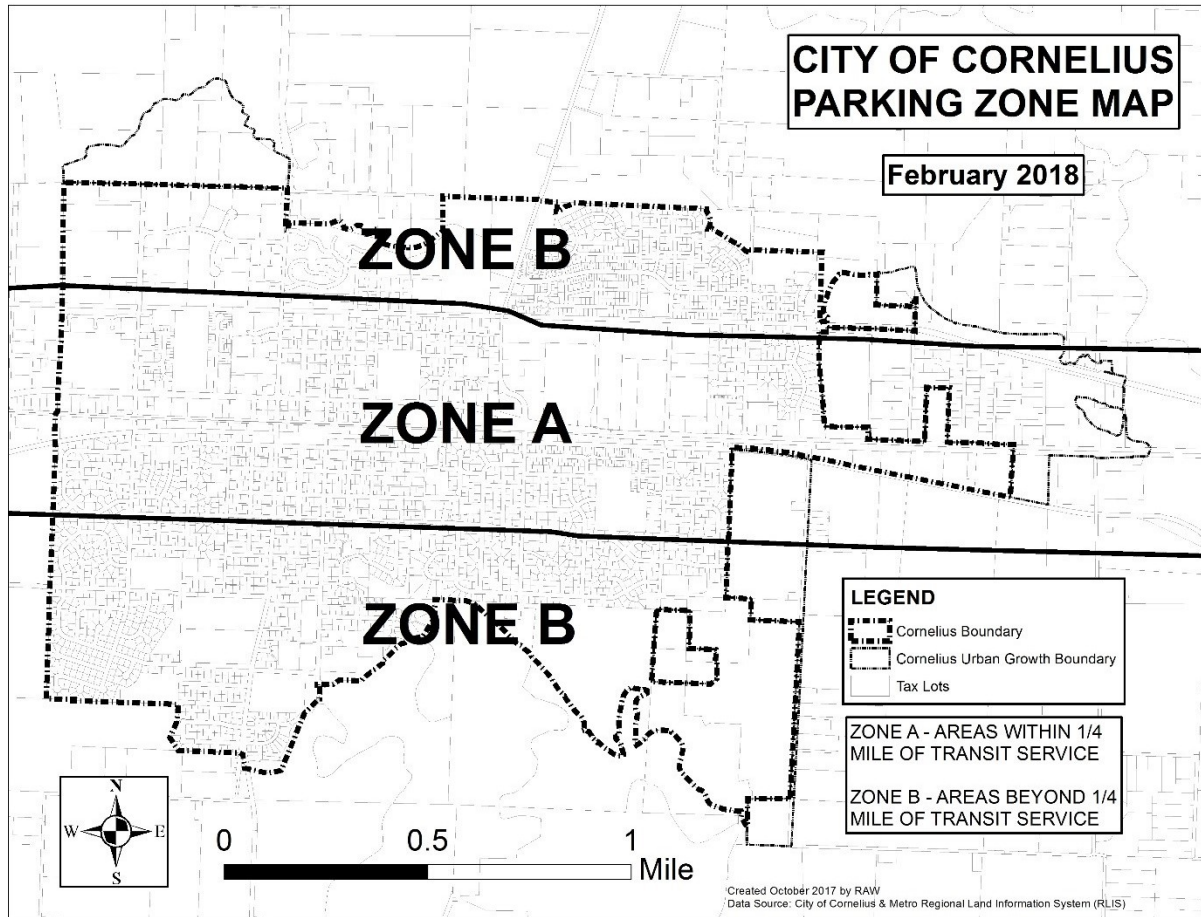
**Response:** [Civil plan is included in the submittal for review](#)

**18.145.090 Security required.** 

(A) Completion Time for Parking Lots. Required parking spaces shall be improved and available for use before the final inspection. An extension of time may be granted by the community development director, provided a security equal to 150 percent of the cost of the parking lot is posted with the city of Cornelius and the parking space is not required for immediate use. If the parking improvements are not completed within six months, the city shall have access to the security to complete the installation and/or revoke occupancy. Upon completion of the installation, any portion of the remaining security shall be returned to the owner. Costs in excess of the posted security shall be assessed against the property and the city shall thereupon have a valid lien against the property, which shall become due and payable. [Ord. 810, 2000; Code 2000 § 11.40.19; Ord. 841 Exh. 2, 2003.]

**Response:** [Acknowledged](#)

Map 1








**Community Development**

Located at 1300 S. Kodiak Circle, Cornelius, Oregon 97113

[www.ci.cornelius.or.us](http://www.ci.cornelius.or.us)

**Written Narrative Requirements**

-   
A. **Checklist.** Please provide one completed copy of this six-page checklist.
-   
B. **Description of proposal.** Please describe what changes are proposed to the site, structure, landscaping, parking, and land use. Provide findings verifying that the intended use is allowed by the City's *Development Code* (Chapter 18).
-   
C. **Approval criteria findings:** Please provide findings verifying that the proposal meets the Code's requirements found in *Section 18.100*, Land Use & Zoning Site Design Review, Development Requirements & Standards of the applicable zone, and the off-street parking and loading requirements of *Section 18.145.*, in addition, provide findings for any other applicable Code requirements. Specify conformance or proposed variance request from those requirements.
-   
D. **Technical and design standards.** Please provide findings specifically addressing each criteria found in *Section 18.100.040* of the City's *Development Code* (Chapter 18).
-   
E. **Proposed Operations:** Please provide the hours of operation, total number of employees, and maximum number of employees per shift.
- N/A  
F. **Additional Requirements:** Please be advised that special studies, investigations and reports may be required to ensure that the proposal does not adversely affect the surrounding community, and does not create hazardous conditions for persons or improvements on the site. These studies may include investigations and reports on noise attenuation, air quality, traffic control, soil conditions, flooding of waters and storm water run-off, natural resources, tree preservation, and other concerns.

**Written Narrative Requirements (cont.)**



**G. Site Analysis Information:**

- |   |  |         |
|---|--|---------|
| 1. Existing building area:                  | <u>2,080</u>   | sq. ft. |
| Proposed building addition or subtraction:  | <u>n/a</u>   | sq. ft. |
| 2. Existing building height:                | <u>+/- 27'</u>   | ft.     |
| Proposed building height:                   | <u>22' - 2"</u>  | ft.     |
| 3. Existing parking area:                   | <u>n/a</u>   | sq. ft. |
| Existing number of parking spaces:          | <u>n/a</u>   | # sp.   |
| Proposed parking addition or subtraction:   | <u>n/a</u>   | sq. ft. |
| Proposed number of parking spaces:          | <u>18</u>  | # sp.   |
| Proposed use:                               | <u>Bank</u>  |         |
| Parking requirement:                        | <small>MIN. 4.3 STALLS PER 1000 S.F. =13<br/>MAX. 5.4 STALLS PER 1000 SF =17</small> |         |
| 4. Existing landscaped area:                | <u>n/a</u>   | sq. ft. |
| Percentage of site:                         | <u>n/a</u>   | %       |
| Proposed landscape addition or subtraction: | <u>8,428</u>   | sq. ft. |
| Percentage of site:                         | <u>28%</u>   | %       |



**H. Neighborhood Review Meeting: information required (*Dev. Code Section 18.10.030.*). (Only required for Type III Reviews)**



1. A copy of the notice sent to surrounding property owners.
2. A copy of the mailing list used to send out meeting notices.
3. An affidavit of mailing notice.
4. Representative copies of written materials and plans presented at the Neighborhood Review Meeting.
5. Notes of the meeting, including the meeting date, time, and location, the names and addresses of those who attended, and oral and written comments received.

N/A

**I. Other Requirements: Please provide documentation that the requirements from other agencies and/or jurisdictions for your proposal have been permitted OR submit your schedule for application and approval of the required permits. If applicable, include a copy of a signed Sensitive Area Pre-Screening Letter from the City Engineer. Based upon the findings of the Sensitive Area Pre-Screening Letter, a **Clean Water Services Service Provider Letter may be required.****

TBD

**J. Temporary Construction Office. Please provide information on the site plan showing the location and state the duration of the temporary construction office. TBD - Contractor not on board**

## DESIGN REVIEW TYPE II & III

### Plan Requirements

All plans, except architectural elevations, shall be presented at a minimum of 1" = 20' engineering scale and on a maximum sheet size of 24" x 36." Please also include one 'unbound' set that is 8 1/2" x 11" in size. Each of the following plans and drawings shall be submitted on separate sheets. Architectural elevations may be presented at an architectural scale. Please include all of the following information.

-           A. **Existing Conditions Plan:**
-           1. North arrow, scale and date of plan.
  -           2. Vicinity map.
  -           3. The entire lot(s), including area and property lines dimensioned.
  -           4. Points of existing access, interior streets, driveways, and parking areas.
  -           5. Location of all existing buildings and structures.
  -           6. Existing right-of-way and improvements.
  -           7. Dimension from centerline to edge of existing right-of-way.
  -           8. Existing topographical information, showing 2 ft. contours.
  -           9. Surrounding development and conditions within 100 ft. of the property; such as zoning, land uses, buildings, driveways, and trees.
  -           10. Location of existing public and private utilities, easements, and 100-year floodplain.
  - N/A 11. Sensitive areas, as defined by the Clean Water Services standards.
  - N/A 12. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock out-croppings, and streams. *Wetlands must be professionally delineated.*
  -           13. Existing trees larger than 6" in dbh (diameter at breast height), including genus, species and size. Dbh is measured at 54" above grade.
-           B. **Dimensioned Site Plan:**
-           1. North arrow, scale and date of plan.
  -           2. The entire lot(s), including area, property lines dimensioned and labeled "front," "side," and "rear."
  -           3. Proposed points of access, interior streets, driveways, and parking areas.
  -           4. Proposed location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot-lots.
  -           5. Proposed right-of-way, dedications and improvements.
  -           6. Dimension from centerline to edge of proposed right-of-way.
  -           7. Dimensions of all improvements, including setbacks, parking spaces, driveways, and distance between buildings.
  -           8. Location of storm water quality/detention facilities.
  - N/A 9. Boundaries of development phases, if applicable.
  - N/A 10. Sensitive areas, as defined by the Clean Water Services standards.



N/A

11. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock out-croppings, and streams. *Wetlands must be professionally delineated.*

 C.

**Grading Plan:**

1. North arrow, scale and date of plan.
2. The entire lot(s).
3. Points of access, interior streets, driveways, and parking areas.
4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot-lots.
5. Proposed rights-of-way, dedications and improvements.
6. Dimension from centerline to edge of proposed right-of-way.
7. Existing and proposed topographical information, showing 2 ft. contours and appropriate spot elevations for features such as walls, retaining walls (top and bottom elevations), catch basins, stairs, sidewalks, and parking areas.
8. Location of 100-year flood plain.
9. Location of storm water quality/detention facilities.
10. Boundaries of development phases, if applicable.
11. Natural Resource Areas, Significant trees, and Historic trees, if applicable.
12. Sensitive areas, as defined by the Clean Water Services standards.
13. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock out-croppings, and streams. *Wetlands must be professionally delineated.*
14. Existing trees larger than 6" dbh. Indicate which trees are proposed to be saved and which are proposed to be removed.

  
N/A

  
N/A

N/A

N/A

N/A



 D.















**Utility Plan:**







1. North arrow, scale and date of plan.
2. The entire lot(s).
3. Points of access, interior streets, driveways, and parking areas.
4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
5. Proposed right-of-way, dedications and improvements.
6. Proposed topographical information, showing 2 ft. contours.
7. Location of 100-year flood plain.
8. Location of existing and proposed public and private utilities, easements, surface water drainage patterns, and storm water quality/detention facilities.
9. Boundaries of development phases, if applicable.
10. Sensitive areas, as defined by the Clean Water Services standards.
11. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock out-croppings, and streams. *Wetlands must be professionally delineated.*


N/A


N/A

N/A

-  E. **Landscape Plan:**
-  1. North arrow, scale and date of plan.
  -  2. The entire lot(s).
  -  3. Points of access, interior streets, driveways, and parking areas.
  -  4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
  -  5. Proposed right-of-way, dedications and improvements.
  -  6. Boundaries of development phases, if applicable.
  -  7. Sensitive areas, as defined by the Clean Water Services standards.
  -  8. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock out-croppings, and streams. *Wetlands must be professionally delineated.*
  -  9. Existing trees, larger than 6" dbh, proposed to be saved. Include genus, species, and size.
  -  10. The location and design of proposed landscaped areas, indicating all plant materials, including genus, species, common name, plant sizes, and spacing.
  -  11. List of plant materials, including genus, species, common name, size, quantity, spacing and condition.
  -  12. Other pertinent landscape features, including walls, retaining walls, berms, fences, and fountains.
  -  13. A note on the plan indicating that an irrigation system will be installed to maintain the landscape materials.

-  F. **Lighting Plan:**
-  1. Location of all exterior lighting, including those mounted on poles, walls, bollards and the ground.
  -  2. Type, style, height, and the number of fixtures per light.
  -  3. Wattage per fixture and lamp type, such as sodium, mercury, and halide.
  -  4. 8 ½" x 11" manufacturer's illustrations and specifications (cut sheets) of all proposed lighting poles and fixtures.
  -  5. For all exterior lighting, indicate the area and pattern of illumination measured at ½-foot candlepower.

-  G. **Architectural Renderings and Elevations, or both:** Please provide information that identifies the general character of the buildings and structures; indicate dimensions, materials, colors, and textures proposed for any structures. This includes buildings, retaining walls, refuse storage facilities, play structures, and fences

-  H. **Materials Board:** Please provide one 8½" x 11" or 8½" x 14" Materials Board with examples of all building materials, colors, and textures of exterior surfaces.

I have provided the items required in this six-page submittal checklist. I understand that any missing information, omissions or both may deem my project incomplete, which may lengthen the time to process the request.



---

Signature

7/28/23

---

Date

---

Ariane Sanders, PM Design Group

Print Name

---

(707) 655-4320

Telephone Number

# ADAIR AND 4TH

# CHASE

442 W BASELINE ST  
 CORNELIUS, OR 97113  
 CHASE OVP #48200R003080



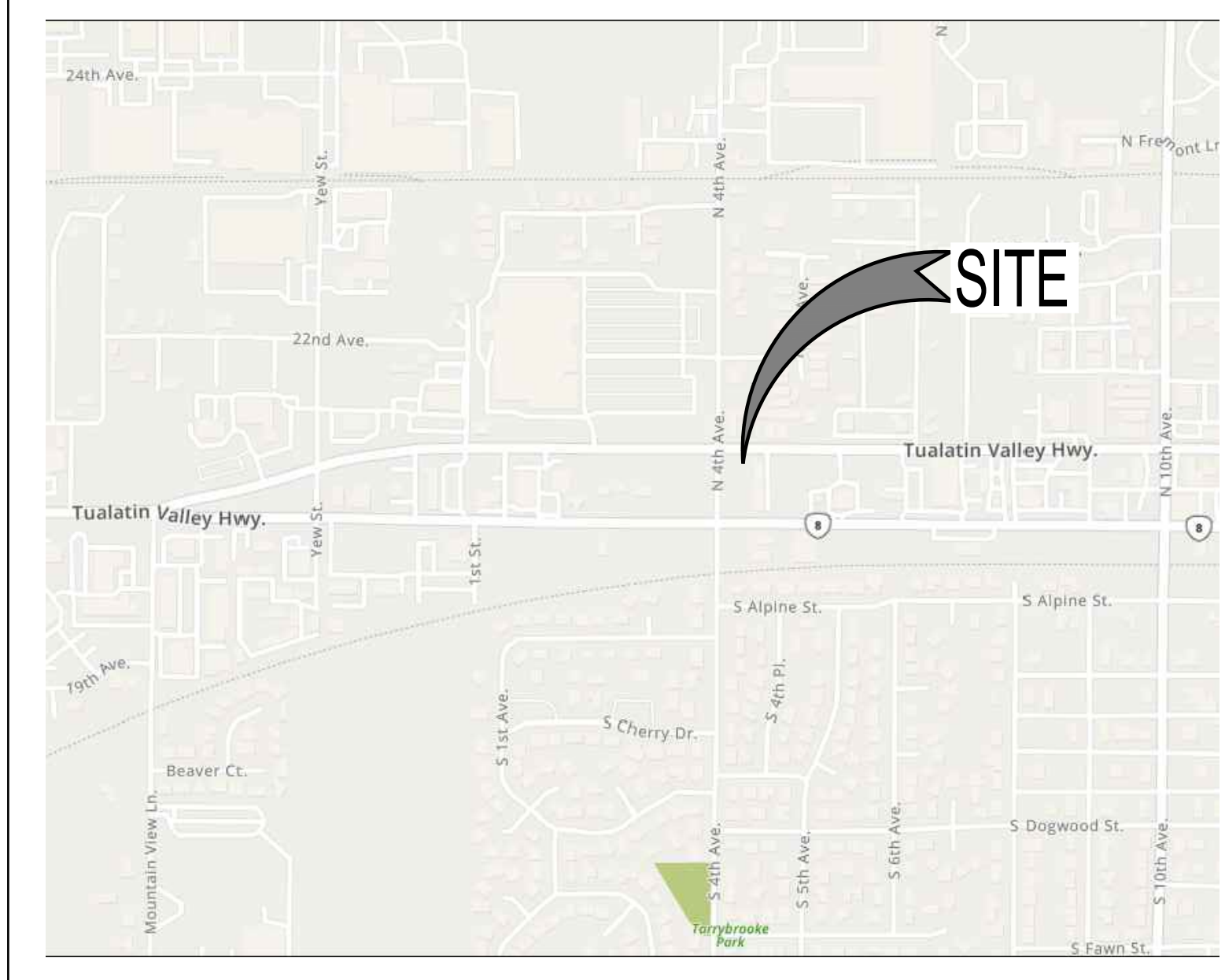
**CHASE OVP # 48200R0003080**  
**LINEAR MEDIUM**  
**(STANDARD PALETTE)**  
 442 W BASELINE ST  
 CORNELIUS, OR 97113

ARCHITECT/ ENGINEER OF RECORD

AREA MAP



VINCINITY MAP



BUILDING AND SITE DATA

JURISDICTION: CITY OF CORNELIUS  
 ASSESSORS PARCEL NUMBER: 1N 3 33CD - 3600  
 ZONE: C2 (HIGHWAY COMMERCIAL)  
 PROPOSED SITE AREA: ±29,606.6 S.F. (0.68 AC)  
 PROPOSED BUILDING AREA: 1-STORY BUILDING: 3,195 S.F.  
 CONSTRUCTION TYPE: TYPE VB; NON-SPRINKLERED  
 OCCUPANCY CLASSIFICATION:  
 PROPOSED USE: B-OFFICE  
 PARKING REQUIRED:  
 MIN. 4.3 STALLS PER 1000 S.F. = 4.3 \* 3,195 / 1000 = 13 STALLS  
 MAX. 5.4 STALLS PER 1000 SF = 5.4 \* 3,195 / 1000 = 17 STALLS  
 5 SPACES/SERVICE TERMINAL  
 1 BIKE STALL PER 1000 S.F. = 1 \* 3,195 / 1000 = 3 STALLS  
 PARKING PROVIDED:  
 17 STALLS @ 9' X 20'  
 1 ADA STALL (1 VAN ACCESSIBLE @ 12' X 20')  
 5 STACKING SPACES AT DRIVE-UP ATM  
 3 BIKE STALLS  
 SCOPE OF WORK  
 • NEW 3,195 S.F. CHASE BANK BUILDING W/ DRIVE-THRU ATM.  
 • SITE WORK INCLUDING PAVED PARKING AREA, LIGHT POLES, AND CONCRETE SIDEWALKS.  
 • NEW LANDSCAPE & IRRIGATION.  
 • NEW SIGNAGE (UNDER SEPARATE REVIEW & PERMIT).

SHEET INDEX

ARCHITECTURAL DRAWINGS	
A0.0	COVER SHEET
1 OF 2	ALTA SURVEY
2 OF 2	ALTA SURVEY
A0.1	PROPOSED SITE PLAN
A0.2	SITE DETAILS
C3.00	CIVIL AND DIMENSIONAL CONTROL PLAN
C4.00	GRADING AND DRAINAGE PLAN
C5.00	UTILITY PLAN
A1.0	PROPOSED FLOOR PLAN
A2.0	PROPOSED EXTERIOR ELEVATIONS
A2.1	PROPOSED EXTERIOR ELEVATIONS
A2.2	COLOR EXTERIOR ELEVATIONS
A2.3	COLOR EXTERIOR ELEVATIONS
L1	LANDSCAPE PLAN
L1	COLOR LANDSCAPE PLAN
E0.2	SITE LIGHTING PHOTOMETRIC PLAN

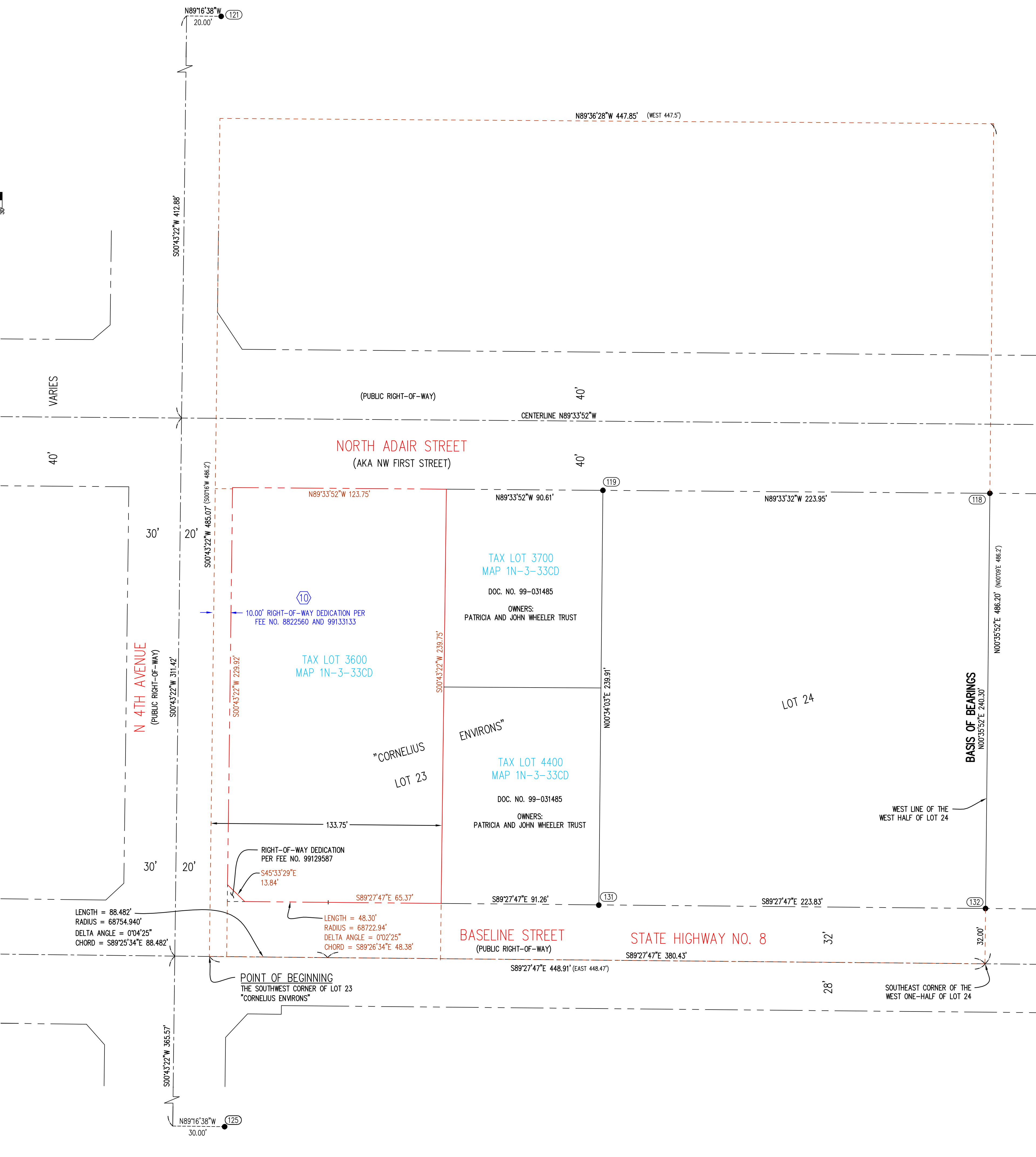
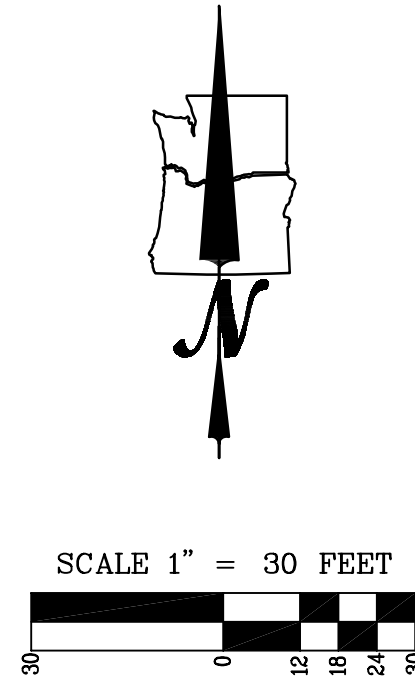
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ISSUE	DATE	DESCRIPTION
	07/25/23	PLANNING RESUBMITTAL
	04/27/23	PLANNING RESUBMITTAL
	03/08/23	PLANNING SUBMITTAL

PROJECT INFORMATION BLOCK	
JOB #	CBR22007.0
DATE:	08/30/2022
DRAWN BY:	ES
CHECKED BY:	AS

MODEL  
 DRAWING STANDARDS v20.6

SHEET TITLE  
 COVER SHEET  
 SHEET NUMBER  
 A0.0



**EXCEPTIONS** (#) EXCEPTION NUMBER PER PRELIMINARY REPORT

THE PROPERTY DESCRIPTION AND EXCEPTIONS ARE PER THE PRELIMINARY TITLE REPORT WITH AN EFFECTIVE DATE OF NOVEMBER 30, 2021 AT 8:00 A.M., ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH FILE NUMBER 7001-3868606.

EXCEPTIONS 1-9 AND 11-13 ARE NOT PLOTTABLE.

(10) RIGHT-OF-WAY DEDICATION FOR THE CITY OF CORNELIUS, OREGON, INCLUDING TERMS AND PROVISIONS THEREOF. RECORDED : DECEMBER 06, 1999 AS FEE NO. 99133133

**SURVEYOR'S NOTE:** THE PROPERTY DESCRIBED IN THIS DOCUMENT IS LOCATED WITHIN THE EXCEPTION PROPERTY RECORDED AS FEE NO. 8822560.

**PROPERTY DESCRIPTION**

REAL PROPERTY IN THE COUNTY OF WASHINGTON, STATE OF OREGON, DESCRIBED AS FOLLOWS:

THE WEST 133.75 FEET OF THAT PART OF THE FOLLOWING TRACT LYING SOUTH OF THE SOUTH LINE OF NORTHWEST FIRST STREET, TO-WIT:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 23 OF CORNELIUS ENVIRONS, A DULY RECORDED SUBDIVISION IN THE CITY OF CORNELIUS, WASHINGTON COUNTY, OREGON; THENCE EAST 448.47 FEET TO THE SOUTHEAST CORNER OF THE WEST ONE-HALF OF LOT 24 OF SAID SUBDIVISION; THENCE NORTH 0° 09' EAST ALONG THE EAST LINE OF THE WEST ONE-HALF OF SAID LOT 24 AND THE EAST LINE OF THE WEST ONE-HALF OF LOT 25 OF CORNELIUS ENVIRONS, A DISTANCE OF 486.2 FEET TO AN IRON PIPE; THENCE WEST 447.5 FEET TO AN IRON PIPE ON THE WEST LINE OF SAID LOT 25; THENCE SOUTH 0° 16' WEST ALONG THE WEST LINE OF LOTS 25 AND 23 A DISTANCE OF 486.2 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF CORNELIUS, A MUNICIPAL CORPORATION OF THE STATE OF OREGON BY STATUTORY WARRANTY DEED RECORDED MAY 27, 1988 AS FEE NO. 8822560, DEED RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF CORNELIUS, A MUNICIPAL CORPORATION OF THE STATE OF OREGON BY STATUTORY WARRANTY DEED RECORDED NOVEMBER 22, 1999 AS FEE NO. 99129587, DEED RECORDS.

**BOUNDARY RESOLUTION** ( ) ( )

THE BASIS OF BEARINGS FOR THIS SURVEY IS FROM THE MONUMENTS AT 118 AND 132 HOLDING THE BEARING PER SURVEY NUMBER 33706, WASHINGTON COUNTY SURVEY RECORDS. THOSE MONUMENTS WERE HELD FOR THE WEST LINE OF THE WEST HALF OF LOT 24, PER THAT SURVEY. THE CENTERLINE OF N. 4TH AVENUE WAS ESTABLISHED BY HOLDING RECORD OFFSETS FROM THE MONUMENTS AT 121 AND 125, PER SURVEY NUMBER 27745 AND PARTITION PLAT NO. 2020-027, WASHINGTON COUNTY SURVEY RECORDS. THE CENTERLINE WAS OFFSET 20.00 FEET TO THE EAST TO ESTABLISH THE WEST LINE OF LOT 23. THAT LINE WAS OFFSET 10.00 FEET TO THE EAST TO ESTABLISH THE CURRENT PROPERTY LINE AND RIGHT-OF-WAY LINE PER THE DEDICATION DEEDS. THE WEST LINE OF LOT 23 WAS ALSO OFFSET 133.75 FEET TO THE EAST TO ESTABLISH THE EAST PROPERTY LINE, PER THE PROPERTY DESCRIPTION. THE SOUTH LINE OF NORTH ADAIR STREET (PREVIOUSLY NW FIRST STREET) WAS ESTABLISHED BY HOLDING THE MONUMENTS AT 118 AND 119. THE CENTERLINE OF BASELINE STREET WAS ESTABLISHED BY HOLDING THE ALIGNMENT SHOWN ON SURVEY NUMBER 27745. RECORD DISTANCE FROM THAT SURVEY WAS HELD FROM THE MONUMENT AT 125 ALONG THE CENTERLINE OF N. 4TH AVENUE TO ESTABLISH THE INTERSECTION POINT WITH BASELINE STREET. THIS POINT WAS HELD WITH A 32.00 FOOT OFFSET FROM THE MONUMENT AT 132 TO ESTABLISH THE CENTERLINE OF BASELINE STREET. THAT CENTERLINE WAS OFFSET 32.00 FEET TO THE NORTH TO ESTABLISH THE SOUTHERLY PROPERTY BOUNDARY AND THE NORTHERLY RIGHT-OF-WAY OF BASELINE STREET.

- FOUND MONUMENT DESCRIPTIONS**
- (108) 5/8" IRON ROD WITH NO CAP; HELD
  - (118) 3/4" IRON PIPE; HELD FALLING PER SURVEY NUMBER 27745
  - (119) 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CASWELL HERTEL 503-544-3179"; HELD
  - (121) 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LS 2758"; HELD FOR RIGHT-OF-WAY
  - (125) 5/8" IRON ROD WITH NO CAP HELD FOR RIGHT-OF-WAY
  - (131) 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CASWELL HERTEL 503-544-3179"; BEARS S00°34'03"W 0.15'
  - (132) 3/4" IRON PIPE; HELD

**SURVEYOR'S CERTIFICATION**

TO PM DESIGN GROUP, INC. AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2-4, 7(a), 7(b), 8, 9, 11, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 29, 2022.

*Clinton H. Stubbs Jr.*  
CLINTON H. STUBBS JR.  
OREGON P.L.S. NO. 55469

December 6, 2022  
DATE OF PLAT OR MAP:

**ORTHWEST SURVEYING, INC.**  
1815 NW 169TH PLACE, SUITE 2090  
BEAVERTON, OR 97006  
PH: (503) 848-2127 FAX: (503) 848-2179  
EMAIL: nwsurveying@nwsurveying.com

LOCATED IN THE SW 1/4 OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 3 WEST, W.M., CITY OF CORNELIUS, WASHINGTON COUNTY, OREGON

**ALTA/NSPS LAND TITLE SURVEY CORNELIUS, OREGON**  
TAX LOT 3600

DRAWING NO.: 2543 ALTA  
SCALE: AS NOTED  
DRAWING GENERATED BY LD2004  
DRAWN BY: BJA  
CHECKED BY: CHS

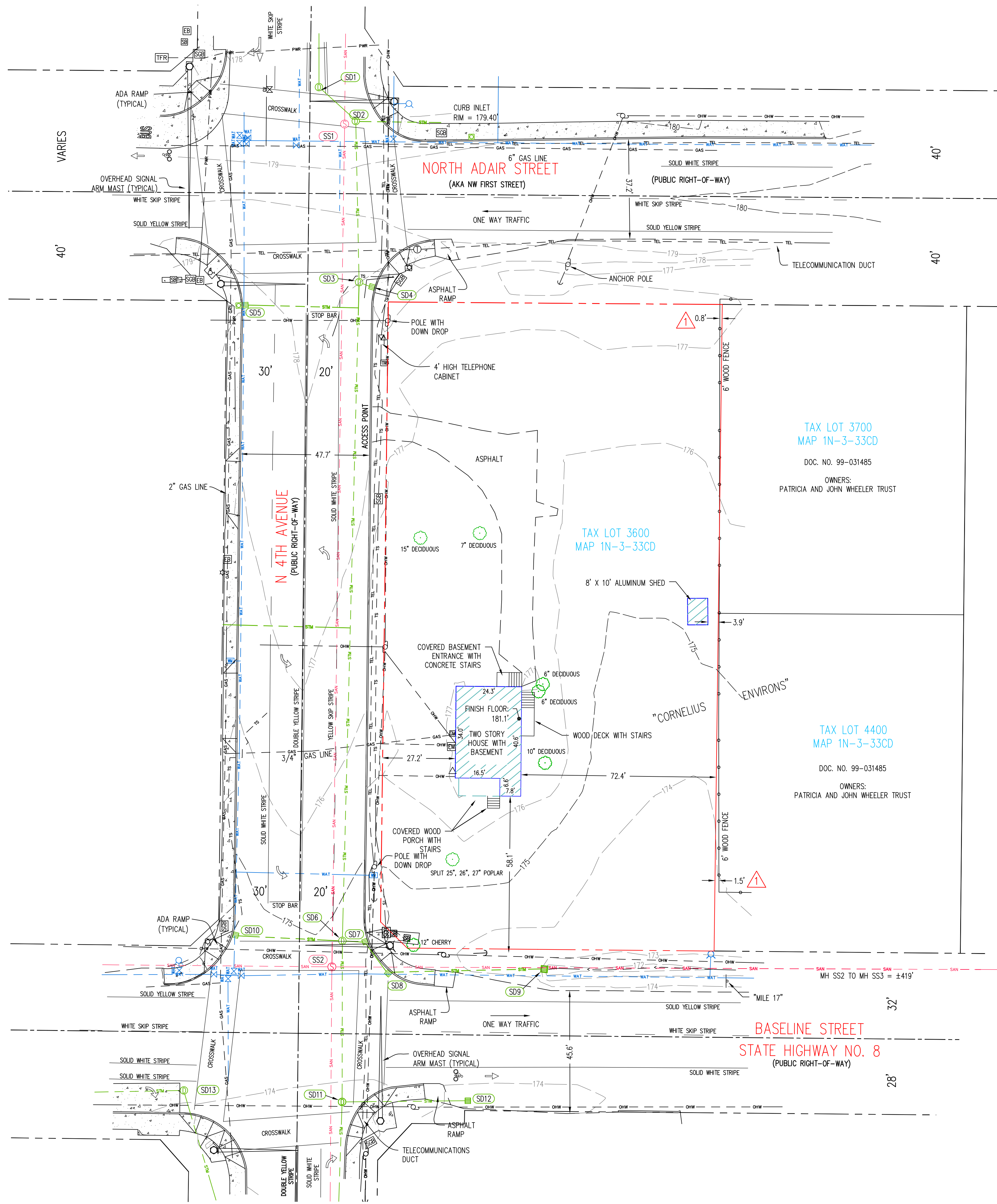
**PREPARED FOR:**  
PM DESIGN GROUP, INC.  
6930 DESTINY DR., SUITE 100  
ROCKLIN, CA 95677

REVISIONS:  
INITIAL RELEASE: DEC. 6, 2022

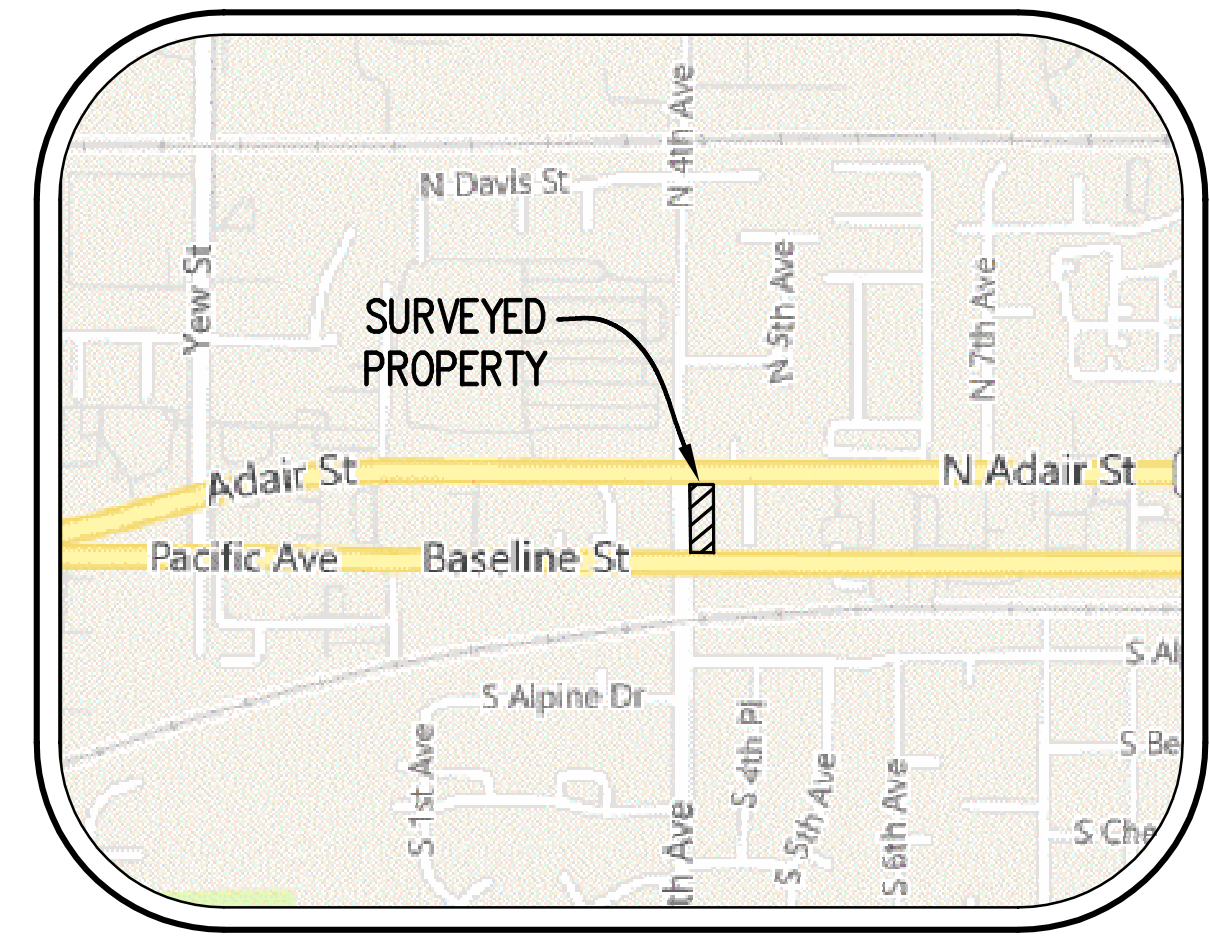
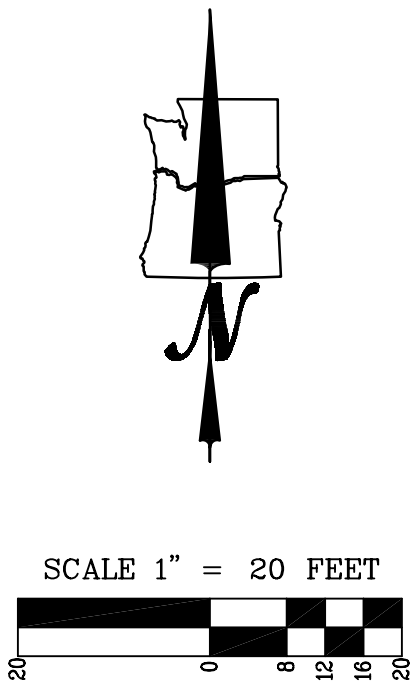
REGISTERED PROFESSIONAL LAND SURVEYOR  
*Clinton H. Stubbs Jr.*  
OREGON  
JANUARY 15, 2002  
CLINTON H. STUBBS JR.  
55469LS  
RENEWS: 06/30/24

JOB NUMBER  
**2543**

SHEET  
**1 OF 2**



**POTENTIAL ENCROACHMENTS**  
 A 6' HIGH WOOD FENCE IS LOCATED ON THE SURVEYED PROPERTY UP TO 0.8 FEET NEAR THE NORTHEAST CORNER AND ALSO LOCATED UP TO 1.5 FEET ONTO THE ADJACENT PROPERTY NEAR THE SOUTHEAST CORNER, AS SHOWN. OWNERSHIP OF THE FENCE IS UNKNOWN.



- NOTES**
1. THE SURVEYED PROPERTY ADDRESS IS 442 BASELINE STREET, CORNELIUS, OR 97113.
  2. THE GROSS PROPERTY AREA IS 29,650 SQUARE FEET, MORE OR LESS.
  3. THE PROPERTY HAS FRONTAGE ON THE PUBLIC RIGHT-OF-WAY OF NORTH ADAIR STREET, NORTH 4TH AVENUE AND BASELINE STREET. VEHICULAR ACCESS TO THE PROPERTY IS ATTAINED FROM NORTH 4TH AVENUE VIA CURB CUTS AS NOTED.
  4. THE PROPERTY IS LOCATED ON THE FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, OREGON WITH A MAP NUMBER 41067C0314E HAVING AN EFFECTIVE DATE OF NOVEMBER 4, 2016. THIS MAP SHOWS THAT THE PROPERTY IS LOCATED IN UN-SHADED ZONE "X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"
  5. ELEVATIONS AND CONTOURS SHOWN ON THIS MAP ARE BASED ON WASHINGTON COUNTY BENCH MARK NUMBER 470, BEING A BRASS DISK LOCATED IN A CONCRETE ISLAND AT THE SOUTHWEST CORNER OF THE INTERSECTION OF TUALATIN VALLEY HIGHWAY AND PACIFIC AVENUE. THE DISK IS STAMPED "V 669 1976". THE NGVD 1929 ELEVATION OF THE DISK IS 174.99 FEET.
  6. THE UNDERGROUND UTILITIES ARE BASED ON THE MARKINGS PER LOCATE TICKET NUMBERS 22315854, 22315872 AND 22315884.
  7. THERE ARE NO PARKING SPACES LOCATED ON THE SURVEYED PROPERTY.
  8. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
  9. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

**LEGEND**

DECIDUOUS TREE		GUY WIRE ANCHOR	
FIRE HYDRANT		UTILITY POLE	
WATER METER		POWER VAULT	
WATER VALVE		ELECTRICAL METER	
SANITARY SEWER MANHOLE		POWER JUNCTION BOX	
STORM SEWER CURB INLET		POWER TRANSFORMER	
STORM SEWER CATCH BASIN		LIGHT POLE	
STORM SEWER MANHOLE		TELEPHONE/TELEVISION JUNCTION BOX	
GAS METER		TELEPHONE/TELEVISION RISER	
GAS VALVE		TELECOM MANHOLE	
SIGN		TRAFFIC SIGNAL POLE	
FOUND SURVEY MONUMENT		PEDESTRIAN SIGNAL POLE	
		SIGNAL JUNCTION BOX	
		TRAFFIC SIGNAL CABINET	

RIGHT-OF-WAY LINE	
BOUNDARY LINE	
PROPERTY LINE	
CENTERLINE	
DITCH	
CURB	
EDGE OF PAVEMENT	
EASEMENT	
FENCE LINE	
POWER LINE	
OVERHEAD WIRE	
TELEPHONE LINE	
GAS LINE	
STORM SEWER LINE	
SANITARY SEWER LINE	
WATER LINE	
TRAFFIC SIGNAL WIRE	

**ORTHWEST SURVEYING, INC.**  
 1815 NW 169TH PLACE, SUITE 2090  
 BEAVERTON, OR 97006  
 PH: (503) 848-2127 FAX: (503) 848-2179  
 EMAIL: nwsurveying@nwsrvy.com

LOCATED IN THE SW 1/4 OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 3 WEST, W.M., CITY OF CORNELIUS, WASHINGTON COUNTY, OREGON

**ALTA/NSPS LAND TITLE SURVEY CORNELIUS, OREGON**  
 TAX LOT 3600

DRAWING NO.: 2543 ALTA  
 SCALE: AS NOTED  
 DRAWING GENERATED BY: LD2004  
 DRAWN BY: BJA  
 CHECKED BY: CHS

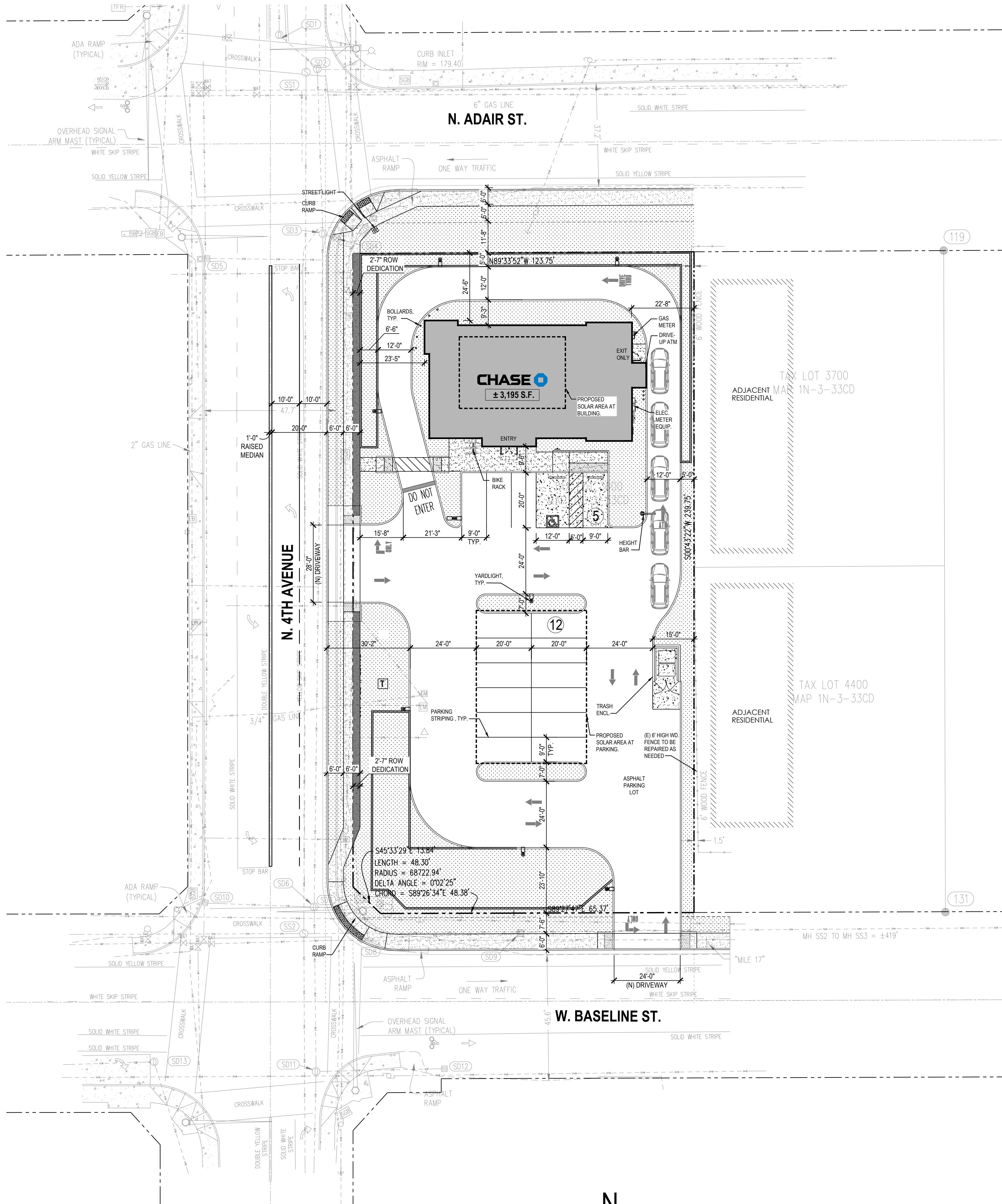
PREPARED FOR:  
 FM DESIGN GROUP, INC.  
 6930 DESTINY DR., SUITE 100  
 ROCKLIN, CA 95677

REVISIONS:  
 INITIAL RELEASE: DEC. 6, 2022

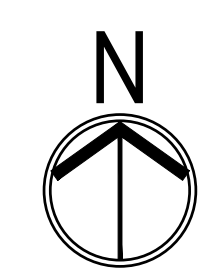
REGISTERED PROFESSIONAL LAND SURVEYOR  
 Oregon State Board of Professional Land Surveyors  
 OREGON  
 JANUARY 15, 2002  
 CLINTON H. STUBBS JR.  
 5546915  
 RENEWS: 06/30/24

JOB NUMBER  
**2543**

SHEET  
**2 OF 2**





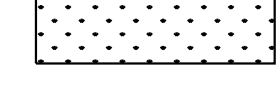
1 SITE PLAN  
A0.1 1"=20'-0"



**SITE AND BUILDING DATA**

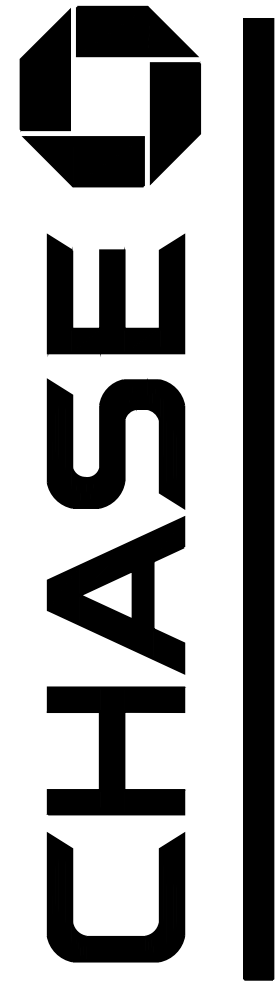
**SITE AREA:** 29,606.6 SF (0.68 AC)  
**BUILDING AREA:** ±3,195 SF  
**ZONING:** C2 (HIGHWAY COMMERCIAL)  
**APN:** 1N 3 33CD - 3600  
**SET BACKS:** FRONT 20'  
**PROPOSED BUILDING:** B-BUSINESS (BANK)  
**BUILDING HEIGHT:**  
 ALLOWED: 35'-0"  
 BUILDING HEIGHT: 22'-2"  
**TYPE OF CONSTRUCTION:**  
 V-B; NON-SPRINKLERED BUILDING  
**PARKING REQUIRED:**  
 MIN. 4.3 STALLS PER 1000 S.F. = 4.3 \* 3195 / 1000 = 13 STALLS  
 MAX. 5.4 STALLS PER 1000 SF = 5.4 \* 3,195 / 1000 = 17 STALLS  
 5 SPACES/SERVICE TERMINAL  
 1 BIKE STALL PER 1000 S.F. = 1 \* 3195 / 1000 = 3 STALLS  
**PARKING PROVIDED:**  
 16 STALLS @ 9' X 20'  
 1 ADA STALL (1 VAN ACCESSIBLE @ 12' X 20')  
 5 STACKING SPACES AT DRIVE-UP ATM  
 3 BIKE STALLS

**LEGEND:**

-  CONCRETE PAVEMENT.
-  CONCRETE SIDEWALK. PROVIDE EXPANSION JOINTS AT 25' AND GROOVES AT 5' INTERVAL. SEE CIVIL DRAWINGS.
-  LANDSCAPE. SEE LANDSCAPE DRAWINGS.

PREPARED FOR:

**CHASE OVP # 48200R0003080**  
**LINEAR MEDIUM**  
**(STANDARD PALETTE)**  
 442 W BASELINE ST  
 CORNELIUS, OR 97113



ARCHITECT/ ENGINEER OF RECORD

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ISSUE	DATE	DESCRIPTION
	07/25/23	PLANNING RESUBMITTAL
	04/27/23	PLANNING RESUBMITTAL
	03/08/23	PLANNING SUBMITTAL

PROJECT INFORMATION BLOCK	
JOB #	CBR22007.0
DATE:	08/30/2022
DRAWN BY:	ES
CHECKED BY:	AS

MODEL

DRAWING STANDARDS v20.6

SHEET TITLE

SITE PLAN

SHEET NUMBER

A0.1

PREPARED FOR:

ARCHITECT/ ENGINEER OF RECORD

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ISSUE	DATE	DESCRIPTION
	07/25/23	PLANNING RESUBMITAL
	04/27/23	PLANNING RESUBMITAL
	03/08/23	PLANNING SUBMITAL

PROJECT INFORMATION BLOCK	
JOB #	CBR2200
DATE:	08/30/20
DRAWN BY:	
CHECKED BY:	

MODEL

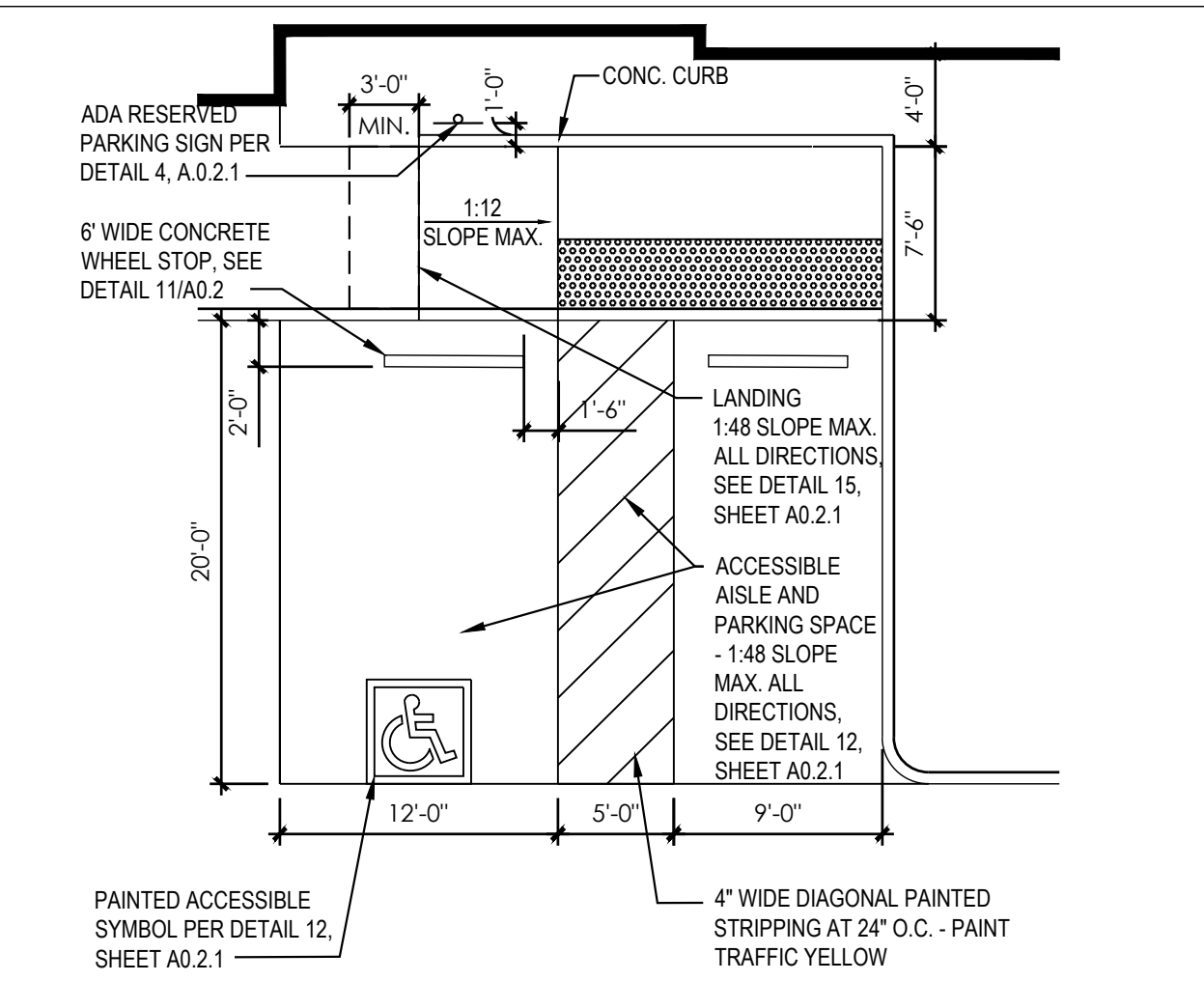
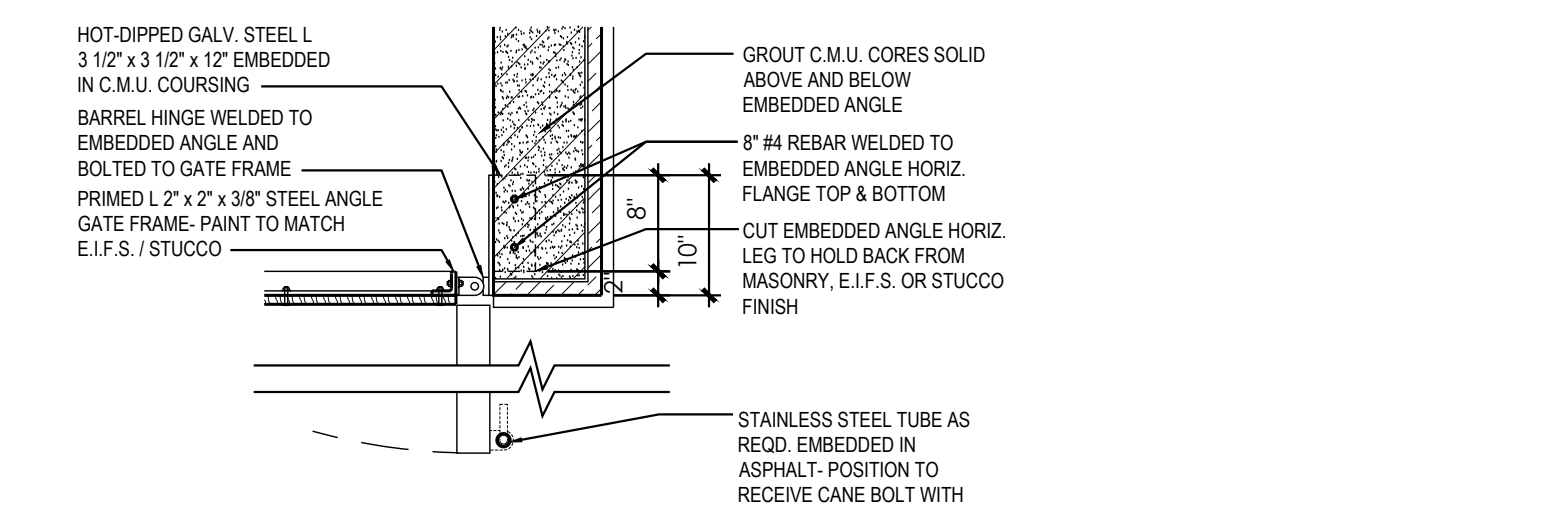
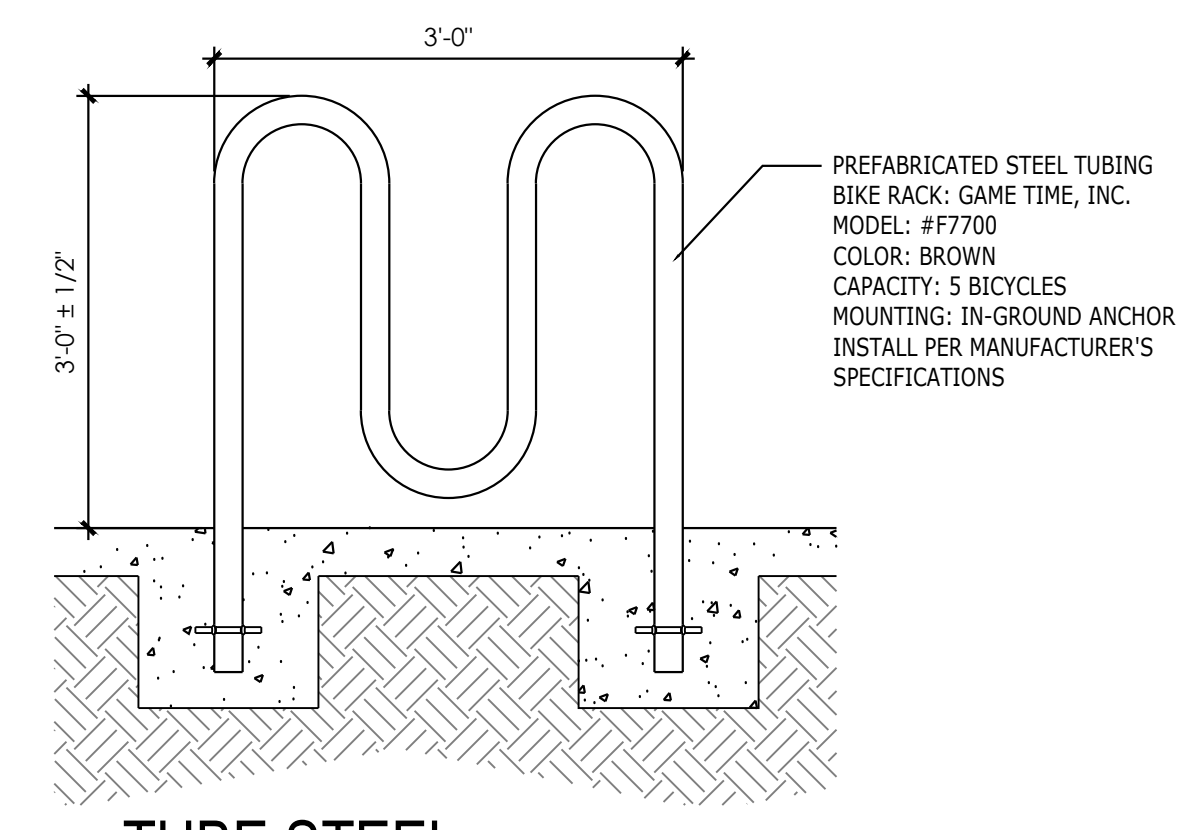
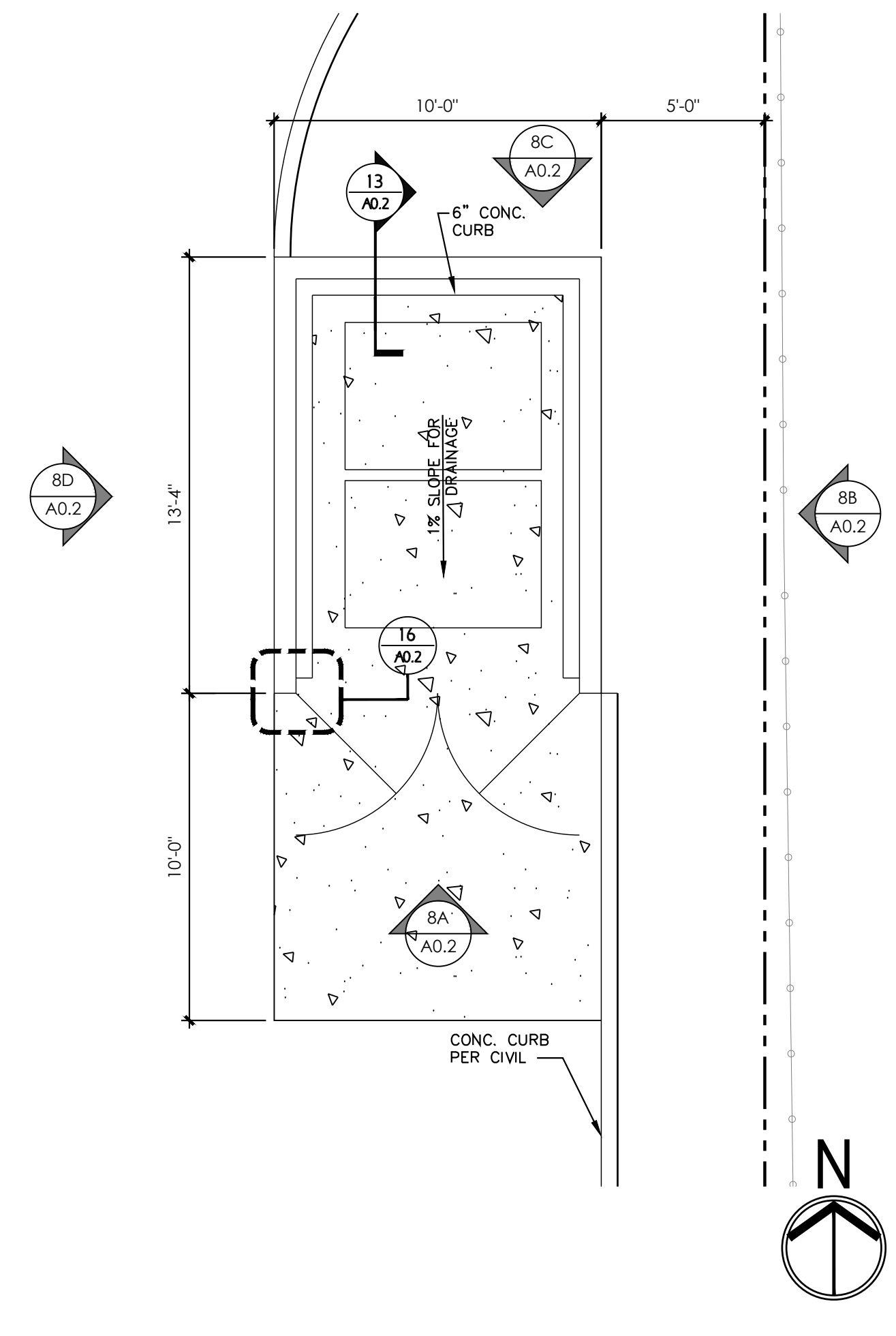
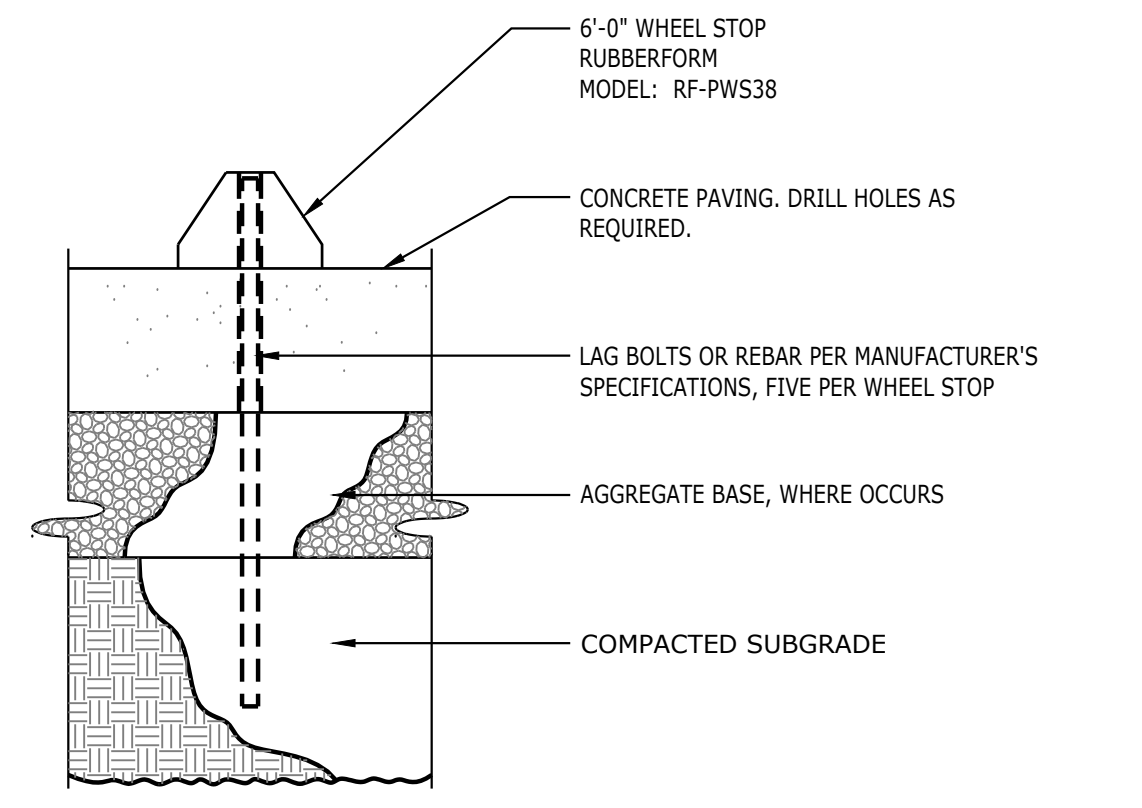
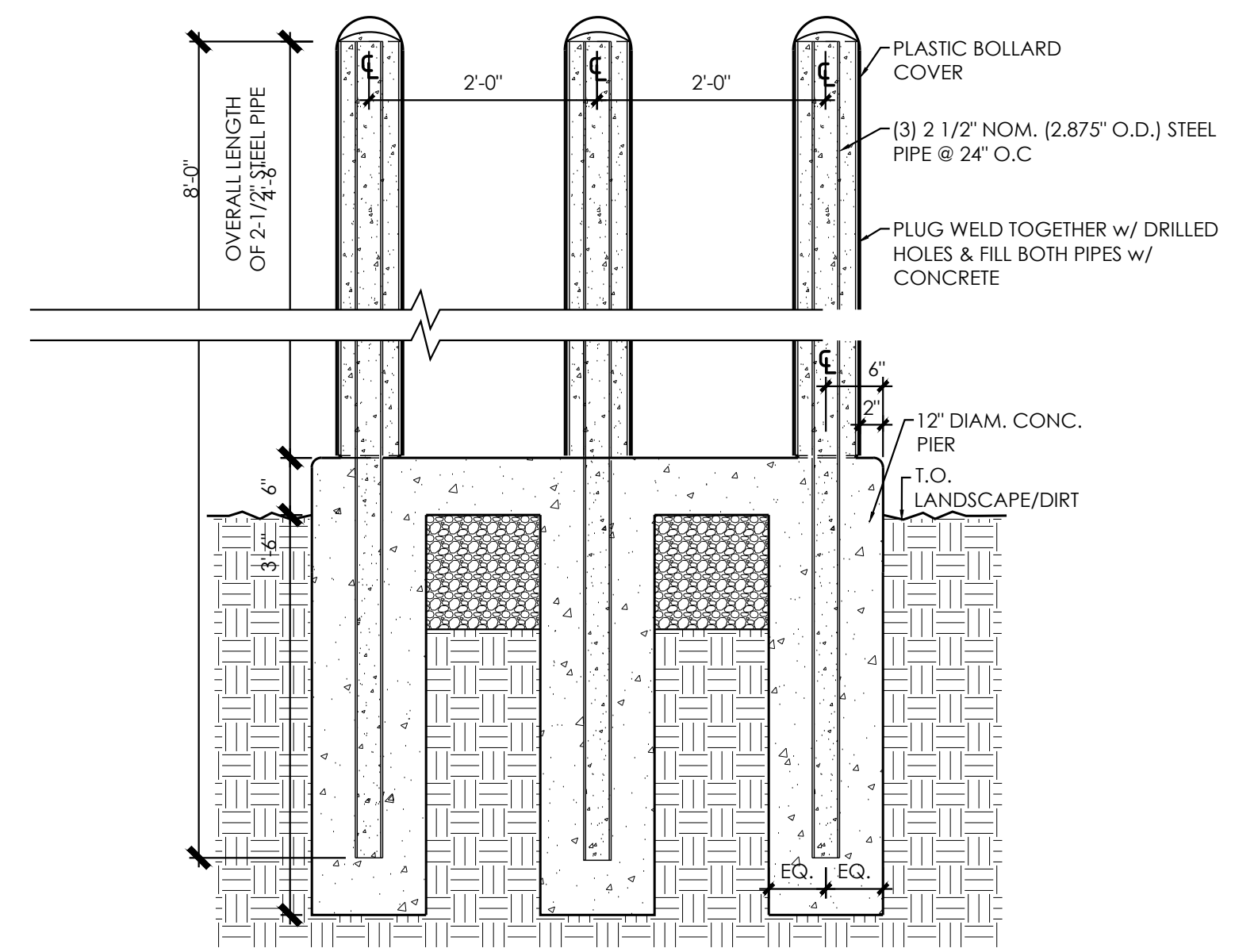
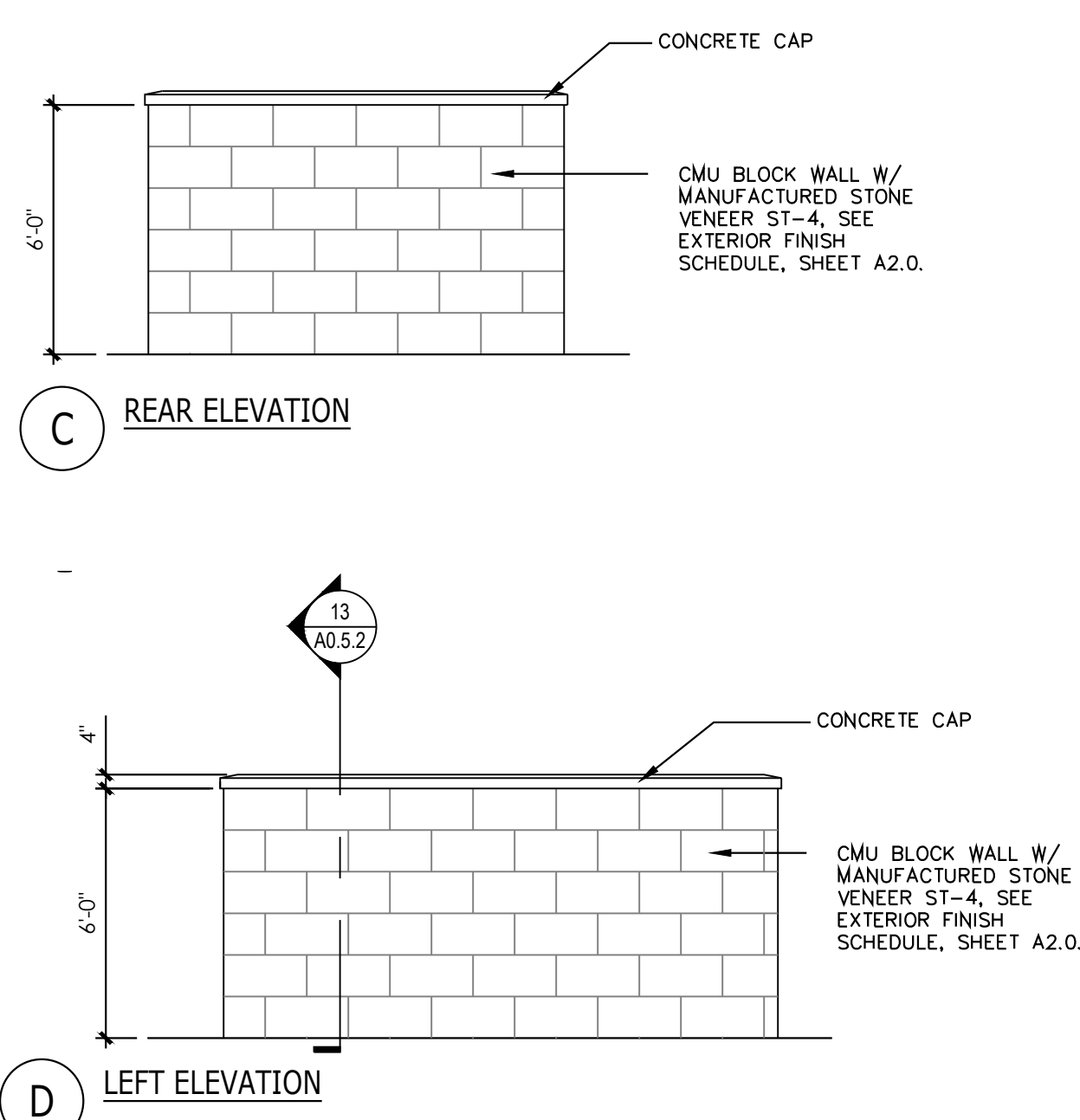
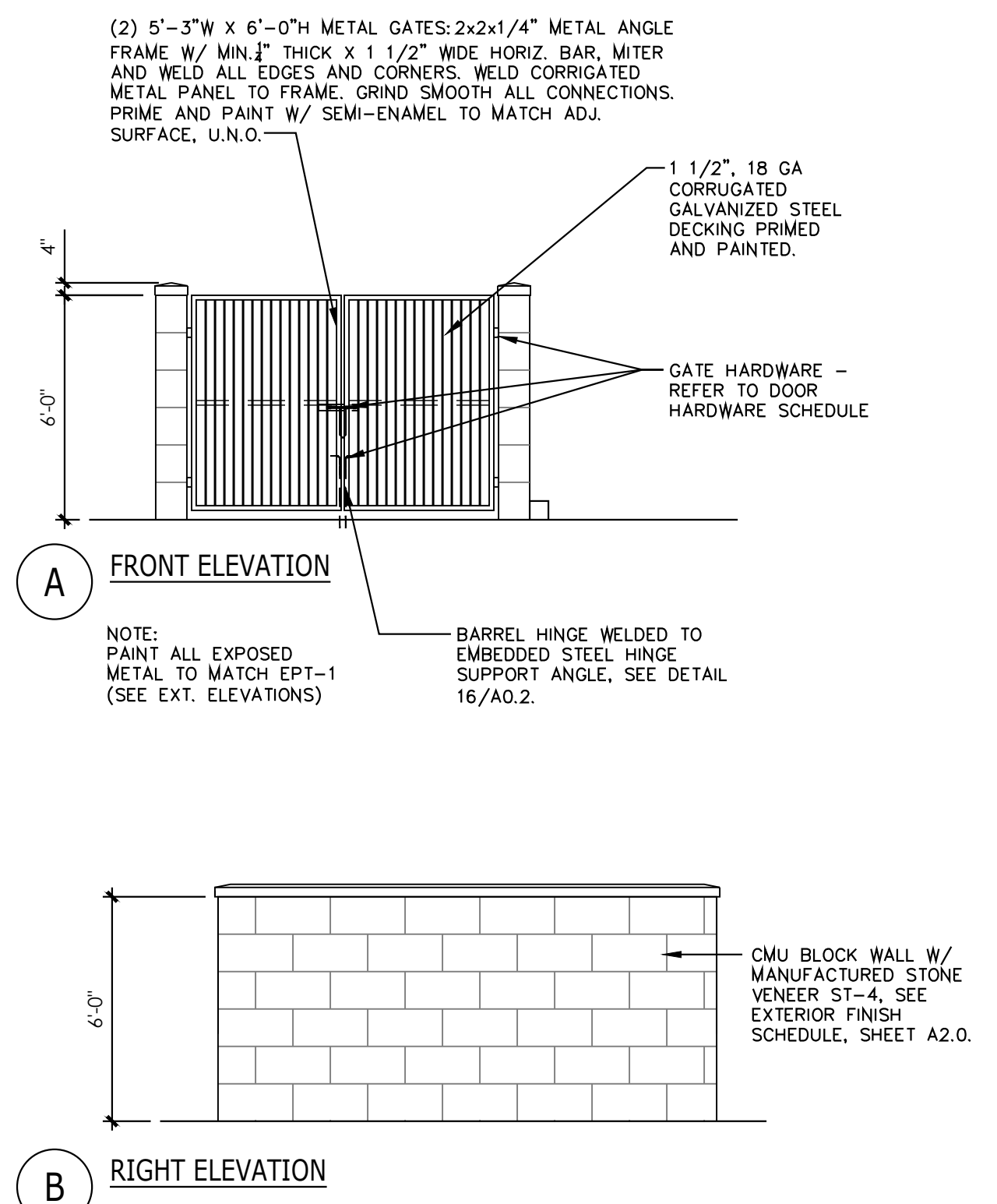
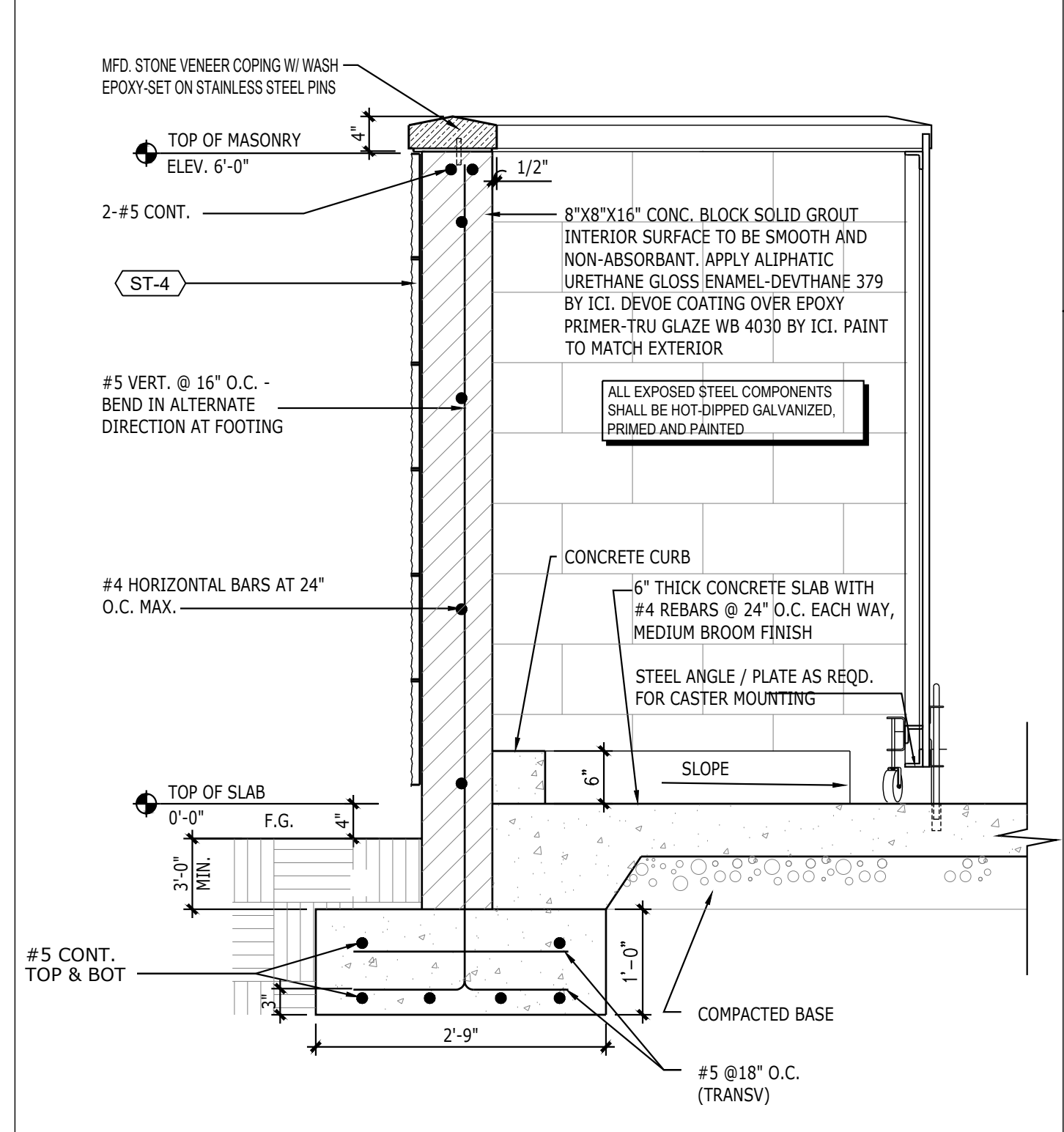
DRAWING STANDARDS v20.0

SHEET TITLE

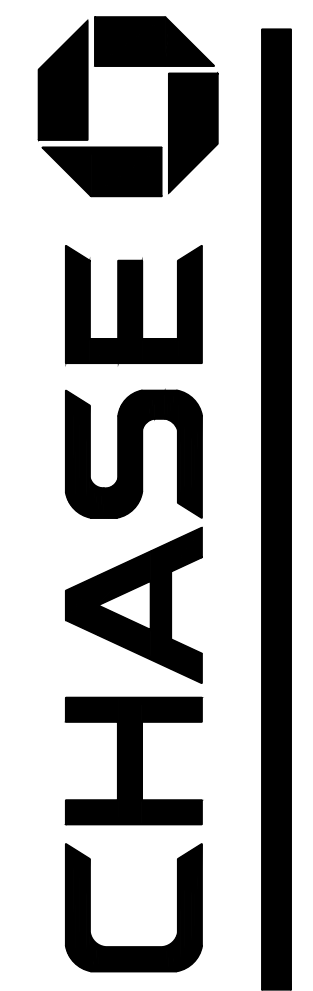
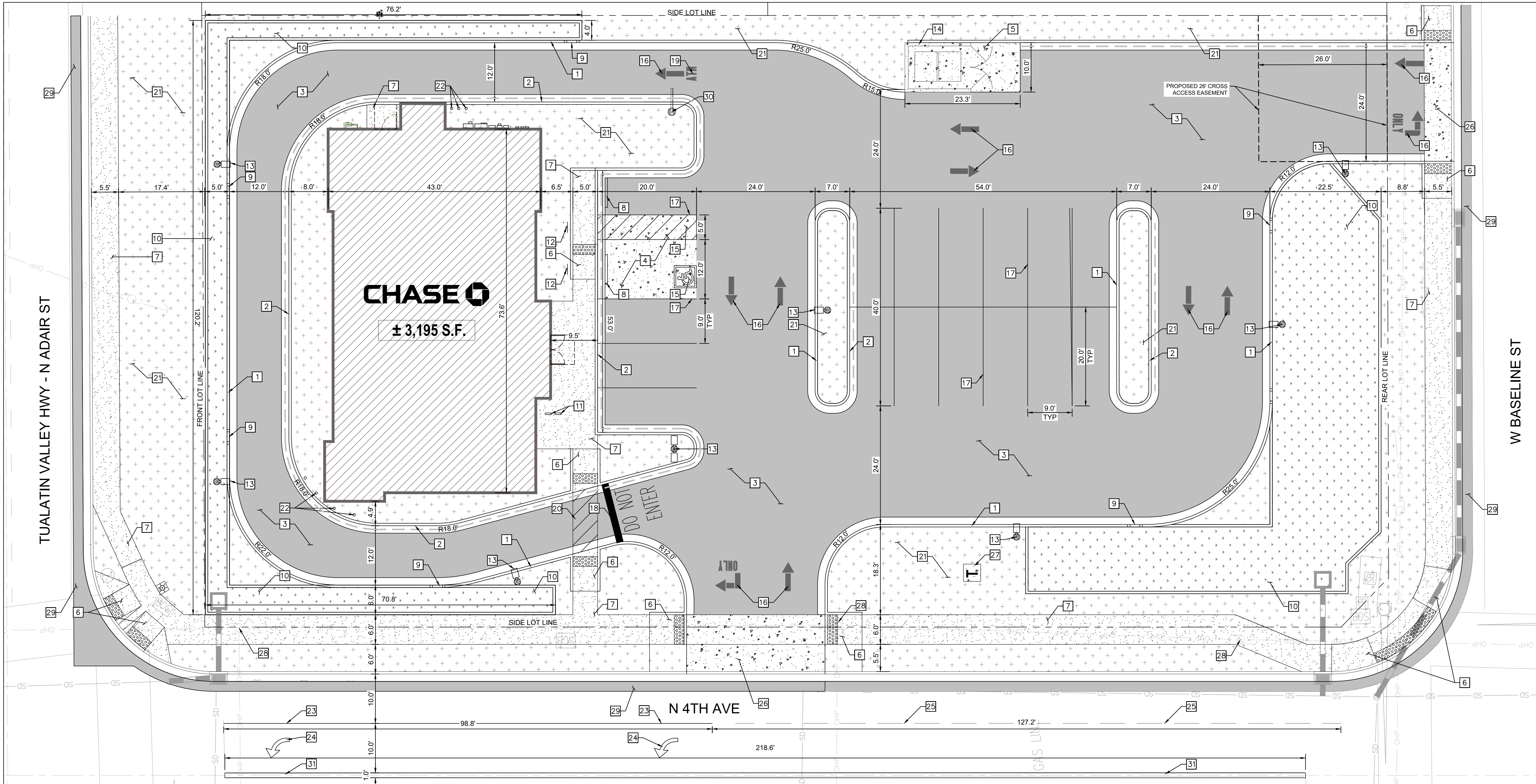
SITE DETAILS

SHEET NUMBER

**A0.2**







**CHASE OVP # 48200R0003080**  
**LINEAR MEDIUM**  
**(STANDARD PALETTE)**  
 442 W BASELINE ST  
 CORNELIUS, OR 97113

PREPARED FOR:

ARCHITECT/ ENGINEER OF RECORD

**CONSTRUCTION NOTES**

- 1 FURNISH AND INSTALL 6" CATCH CURB AND GUTTER PER CITY OF CORNELIUS STANDARD DETAIL S-11.
- 2 FURNISH AND INSTALL 6" CATCH CURB AND GUTTER PER DETAIL ON SHEET C6.00.
- 3 FURNISH AND INSTALL ASPHALT PAVEMENT PER DETAIL 9 ON SHEET C6.00.
- 4 FURNISH AND INSTALL CONCRETE PAVEMENT PER CITY OR CORNELIUS STANDARD DETAIL S-2.
- 5 FURNISH AND INSTALL HEAVY DUTY CONCRETE PAVEMENT. REFERENCE ARCHITECTURE PLANS FOR DETAILS.
- 6 FURNISH AND INSTALL ADA ACCESSIBLE RAMP WITH DETECTION STRIP PER ODOT STANDARD DRAWINGS RD902. SEE DETAIL 8 ON SHEET C6.00.
- 7 FURNISH AND INSTALL CONCRETE SIDEWALK PER ODOT STANDARD DRAWINGS RD720. FINISH PER CITY OF CORNELIUS STANDARD DRAWING S-25.
- 8 FURNISH AND INSTALL WHEEL STOP PER DETAIL 1 ON SHEET C6.00.
- 9 PROPOSED 2.5' WIDE CURB CUT. SEE DETAIL ON SHEET ON SHEET C6.00.
- 10 PROPOSED STORMWATER FACILITY. SEE STORM WATER PLANS FOR DETAILS.
- 11 FURNISH AND INSTALL BIKE RACK. SEE ARCHITECTURAL PLANS FOR DETAIL.
- 12 FURNISH AND INSTALL ACCESSIBLE PARKING SIGN PER DETAIL 2 & 3 ON SHEET C6.00 AND MUTCD STANDARDS AND SPECS.
- 13 FURNISH AND INSTALL LIGHT. SEE ELECTRICAL PLANS FOR LOCATION AND DETAILS.
- 14 DUMPSTER ENCLOSURE. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- 15 PAINT ACCESSIBLE PARKING STALL AND ACCESSIBLE AISLE PER CITY OF CORNELIUS AND MUTCD STANDARDS AND SPECIFICATIONS. SEE DETAIL 6 ON SHEET C6.00.
- 16 PAINT SOLID WHITE DIRECTIONAL ARROWS PER MUTCD STANDARDS AND SPECIFICATIONS. SEE DETAIL 4 ON SHEET C6.00.
- 17 PAINT 4" SOLID YELLOW PARKING STRIPING.
- 18 PAINT 8" WIDE WHITE STOP BAR AND WHITE "DO NOT ENTER" PER MUTCD STANDARDS. SEE DETAIL 5 ON SHEET C6.00.
- 19 PAINT WHITE 'ATM' PAVEMENT MARKING PER MUTCD STANDARDS.
- 20 PAINT 4" SOLID WHITE PARKING STRIPING @ 45° ON 2' SPACING.
- 21 LANDSCAPE AREA. SEE LANDSCAPE PLANS FOR DETAILS.
- 22 PROPOSED BOLLARD. SEE ARCHITECTURAL PLANS FOR DETAILS.
- 23 PROPOSED 4" SOLID WHITE STRIPE PER MUTCD STANDARDS.
- 24 PROPOSED WHITE LEFT TURN ARROW PER MUTCD STANDARDS.
- 25 PROPOSED 4" DASHED WHITE STRIPE PER MUTCD STANDARDS.
- 26 PROPOSED CONCRETE COMMERCIAL DRIVE ENTRANCE PER CITY OF CORNELIUS STANDARD DETAILS S-21 AND S-22.
- 27 PROPOSED TRANSFORMER PAD PER PORTLAND GENERAL ELECTRIC STANDARDS.
- 28 OVERHEAD POWER POLE TO BE REMOVED/RELOCATED PER PLANS BY OTHERS.
- 29 PROPOSED ASPHALT PAVEMENT PER INDUSTRIAL STREET SECTION ON CITY OF CORNELIUS STANDARD DETAIL S-1.
- 30 PROPOSED HEIGHT BAR. SEE ARCHITECTURAL PLANS FOR DETAILS.
- 31 PROPOSED 1' WIDE 6" HIGH RAISED CONCRETE MEDIAN PER CITY OF CORNELIUS STANDARDS AND SPECIFICATIONS.

**SITE INFORMATION**

TOTAL SITE AREA	29,606.6 SF (0.68 AC)
SITE ZONING	C2 (HIGHWAY COMMERCIAL)
EXISTING BUILDING AREA (TO BE REMOVED)	879 SF
PROPOSED BUILDING	3,195 SF
ALLOWABLE BUILDING HEIGHT	35'-0"
PROPOSED BUILDING HEIGHT	22'-2"
PARKING REQUIRED	13 MINIMUM, 17 MAXIMUM
PARKING PROVIDED	17
ADA STALL REQUIRED	1
ADA STALL PROVIDED	1
BICYCLE PARKING PROVIDED	3 STALLS
EXISTING IMPERVIOUS AREA	3,088 SF
PROPOSED IMPERVIOUS AREA	20,322 SF

**SITE INFORMATION**

- CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
- CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE DEMOLITION PLAN.
- ANY EXISTING STRUCTURE, IMPROVEMENT OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- ALL RADII 3' UNLESS OTHERWISE NOTED ON PLAN.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS AND ADA PLAN SHEETS FOR ADDITIONAL SITE INFORMATION.
- IT IS ANTICIPATED THAT THE TEMPORARY CONSTRUCTION TRAILER WILL BE LOCATED ON THE SOUTHWEST PORTION OF THE PROPERTY AND MOVED AS REQUIRED FOR CONSTRUCTION ACTIVITIES. THE DURATION OF THE TRAILER IS LIKELY TO MATCH THE CONSTRUCTION DURATION OF 8 MONTHS.

**SITE LEGEND**

	PROPERTY LINE
	EASEMENT LINE
	SPILL CURB
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	STORM WATER FACILITY
	PROPOSED LANDSCAPING

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ISSUE	DATE	DESCRIPTION
	03/08/23	PLANNING SUBMITTAL

**PROJECT INFORMATION BLOCK**

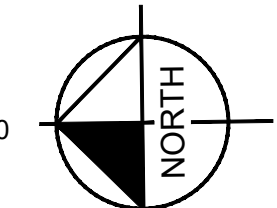
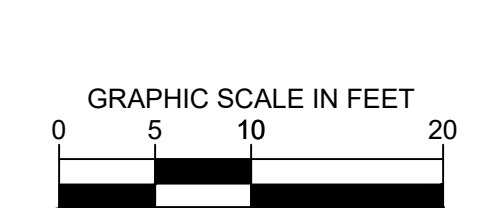
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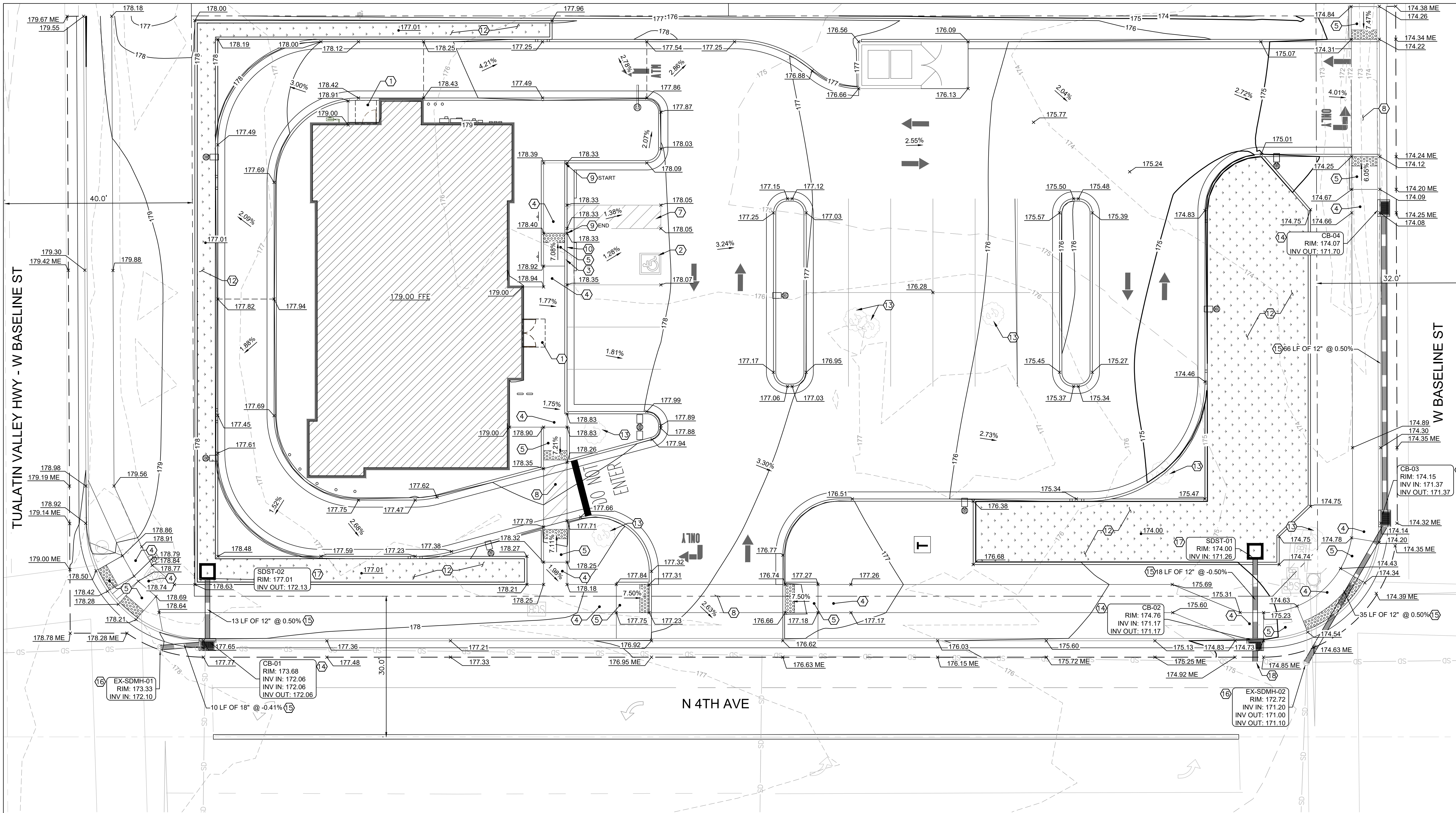
MODEL  
 DRAWING STANDARDS v20.5

SHEET TITLE  
 CIVIL AND DIMENSIONAL CONTROL PLAN

SHEET NUMBER

C3.00





**GRADING AND DRAINAGE NOTES**

- ① 5' CLEAR FLOOR SPACE - MAX 2% SLOPE IN ALL DIRECTIONS.
- ② ADA ACCESSIBLE STALL - MAX 2% SLOPE IN ALL DIRECTIONS (TYP).
- ③ GUTTER SLOPE IN ACCESSIBLE PATHS AND ADA PARKING STALLS SHALL NOT EXCEED 2%.
- ④ ADA LANDING AREA - 4'x4' MINIMUM AREA WITH MAX 2% SLOPE IN ALL DIRECTIONS.
- ⑤ ADA RAMP - SLOPES NOT TO EXCEED 8.33% RUNNING SLOPE AND 2% CROSS SLOPE (TYP).
- ⑦ ADA ACCESSIBLE LOADING ZONE - MAX 2% SLOPE IN ALL DIRECTIONS (TYP).
- ⑧ ADA ACCESSIBLE CROSSWALK - MAX 5% RUNNING SLOPE, MAX 2% CROSS SLOPE.
- ⑨ FLUSH CURB.
- ⑩ TRANSITION FROM FLUSH CURB TO STANDARD CURB.
- ⑪ CURB CUT.
- ⑫ STORMWATER INFILTRATION PLANTER PER CWS DETAIL 720.
- ⑬ EXISTING TREE WITH A DBH OF GREATER THEN 6" TO BE REMOVED.

- ⑭ PROPOSED CATCH BASIN PER CLEAN WATER SERVICES DETAIL CG-2.
- ⑮ PROPOSED PVC STORM DRAIN PIPE.
- ⑯ CONNECT TO EX. STORM DRAIN MANHOLE PER CLEANWATER SERVICES STANDARDS AND SPECIFICATIONS.
- ⑰ RAIN GARDEN OVERFLOW STRUCTURE PER CWS STANDARDS.
- ⑱ CONNECT TO EX. STORM DRAIN PIPE WITH TEE CONNECTION PER CLEANWATER SERVICES STANDARDS AND SPECIFICATIONS.

**GENERAL GRADING AND DRAINAGE NOTES**

1. CONTRACTOR TO VERIFY EXISTING GRADES SHOWN ON THE PLAN.
2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE. IF A CONFLICT OCCURS BETWEEN THESE PLANS AND FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
3. ALL EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL UTILITIES ARE SHOWN HERON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.
4. CONTRACTOR SHALL ENSURE ALL ACCESSIBLE PATHWAYS SHALL NOT EXCEED 2% CROSS SLOPE OR 5% RUNNING SLOPE. IF THIS CANNOT BE ACHIEVED WITH THE GRADES SHOWN, THE CONTRACTOR SHALL CONTACT THE ENGINEER OR RECORD BEFORE INSTALLING THE PATHWAY.
5. ALL DOOR CLEAR SPACES, ADA PARKING STALLS, AND ADA LANDING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION. THE CONTRACTOR SHALL CONTACT THE ENGINEER BEFORE INSTALLING HARDSCAPE IMPROVEMENTS IF THE PLANS INDICATE GRADES GREATER THAN 2% IN THESE AREAS.
6. THE GUTTER SLOPE IN ACCESSIBLE PATHWAYS SHALL NOT EXCEED 2% IN ANY DIRECTION.
7. CONTRACTOR SHALL USE A 2' LEVEL TO ENSURE ADA GRADES ARE COMPLIANT.
8. ALL EXISTING UTILITY VAULTS AND/OR RIM ELEVATIONS SHALL BE ADJUSTED TO FINISHED GRADE.
9. CONTRACTOR TO SMOOTHLY TRANSITION BETWEEN CATCH AND SPILL CURB SO THAT DRAINAGE IS NOT IMPOUNDED.

**GRADING LEGEND**

---	PROPERTY LINE
---	RIDGE LINE
---	STANDARD CURB
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR



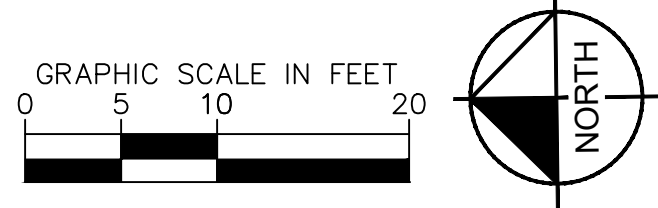
**CHASE OVP # 48200R0003080**  
**LINEAR MEDIUM**  
**(STANDARD PALETTE)**  
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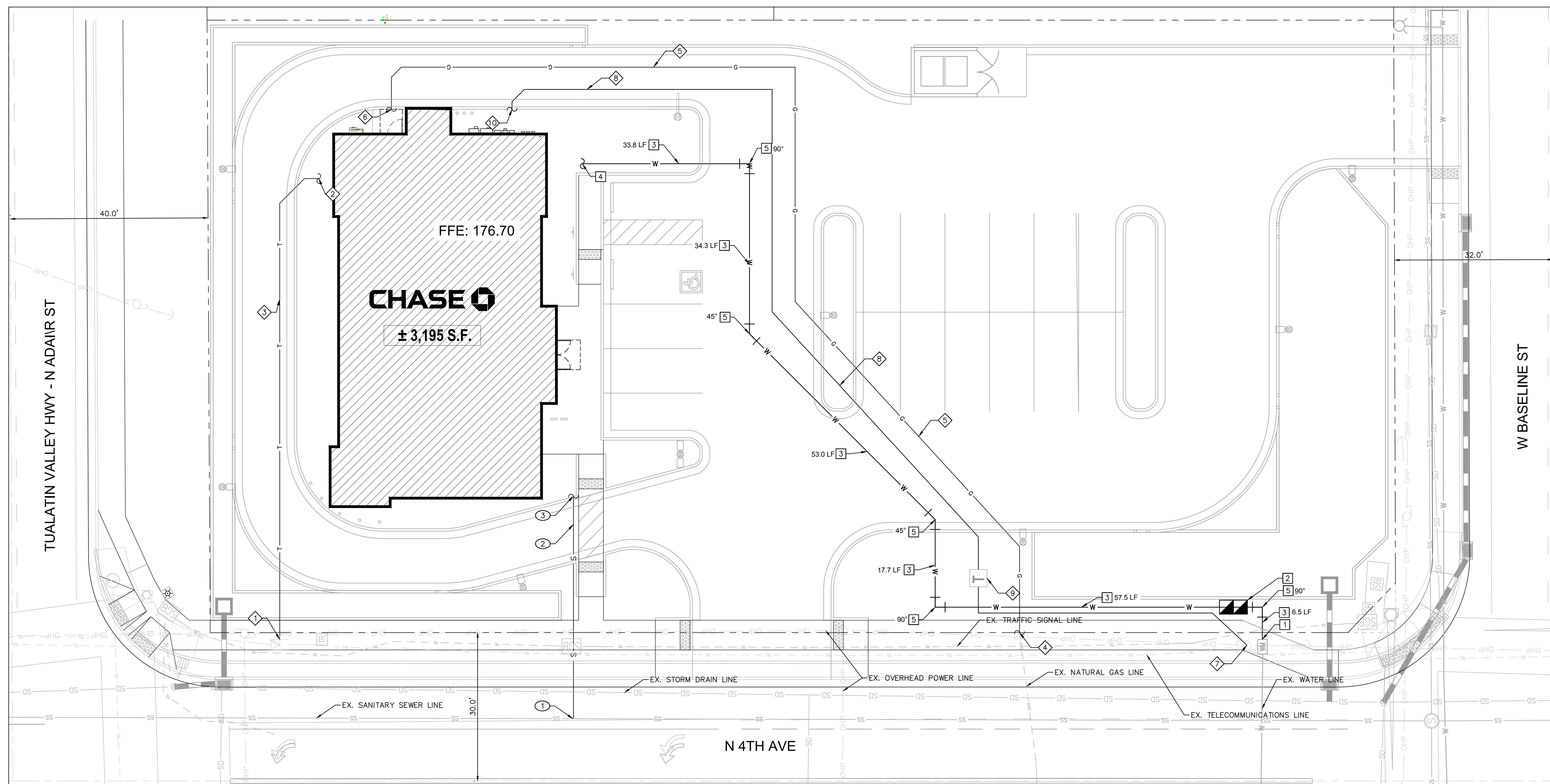
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JOB #	093638013	
DATE:	3/08/2023	
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MODEL		
DRAWING STANDARDS v20.5		
SHEET TITLE		
GRADING AND DRAINAGE PLAN		
SHEET NUMBER		

C4.00



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### WATER NOTES

- 1 CONNECT TO EXISTING WATER METER PER CITY OF CORNELIUS STANDARDS.
- 2 FURNISH AND INSTALL BFP PER CITY OF CORNELIUS STANDARDS
- 3 FURNISH AND INSTALL 1.5" TYPE K COPPER WATER LINE PER CITY OF CORNELIUS STANDARDS AND SPECIFICATIONS. LENGTH PER PLAN. WATER LINE TO HAVE ...
- 4 PROPOSED DOMESTIC WATER ENTRY LOCATION. SEE PLUMBING PLANS FOR CONTINUATION.
- 5 PROPOSED 1.5" BEND. ANGLE PER PLAN.

### SANITARY SEWER NOTES

- 1 CONNECT TO EXISTING SANITARY SEWER MAIN PER CITY OF CORNELIUS STANDARDS AND SPECIFICATIONS. THE INVERT SHOWN IS APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY THE INVERT AND CONTACT THE ENGINEER OF RECORD IF A 2% PIPE SLOPE CANNOT BE ACHIEVED.
- 2 FURNISH AND INSTALL 6" SDR 35 PVC SANITARY SEWER SERVICE PER CITY OF CORNELIUS STANDARDS AND SPECIFICATIONS. 2% MINIMUM SLOPE.
- 3 PROPOSED SANITARY SEWER BUILDING CONNECTION. STUB AND CAP WITHIN 5' OF PROPOSED BUILDING FOOTPRINT. INVERT PER PLAN. SEE PLUMBING PLAN FOR CONTINUATION.

### DRY UTILITY NOTES

- 1 CONNECT TO EXISTING TELECOM FACILITIES. COORDINATE WITH UTILITY COMPANY.
- 2 PROPOSED TELECOM BUILDING ENTRY LOCATION. STUB AND CAP WITHIN 5' OF PROPOSED BUILDING FOOTPRINT. SEE MEP PLANS FOR CONTINUATION.
- 3 PROPOSED TELECOM ALIGNMENT. CONTRACTOR TO INSTALL THREE 4" CONDUITS.
- 4 CONNECT TO EXISTING GAS. COORDINATE WITH GAS COMPANY.
- 5 PROPOSED ALIGNMENT OF GAS SERVICE; COORDINATE WITH MEP FOR SERVICE SIZE.
- 6 PROPOSED GAS SERVICE ENTRY LOCATION. STUB AND CAP WITHIN 5' OF PROPOSED BUILDING FOOTPRINT. SEE MEP PLANS FOR CONTINUATION.
- 7 CONNECT TO EXISTING ELECTRICAL LINE. COORDINATE WITH PORTLAND GENERAL ELECTRIC.
- 8 PROPOSED ALIGNMENT OF POWER; CONTRACTOR SHALL FURNISH AND INSTALL SCHEDULE 40 PVC CONDUIT WITH PULL CHORDS AND 45 DEGREE ELBOWS, COORDINATE WITH PORTLAND GENERAL ELECTRIC ON INSTALLATION.
- 9 PROPOSED TRANSFORMER LOCATION. COORDINATE WITH PORTLAND GENERAL ELECTRIC AND THE MEP PLANS.
- 10 PROPOSED POWER SERVICE ENTRY LOCATION; STUB AND CAP WITHIN 3' OF PROPOSED BUILDING FOOTPRINT. SEE MEP PLANS FOR CONTINUATION.

### UTILITY LEGEND

---	PROPERTY LINE
W	EXISTING WATER LINE
W	PROPOSED WATER LINE
SS	EXISTING SANITARY SEWER LINE
S	PROPOSED SANITARY SEWER LINE
-GAS-	EXISTING NATURAL GAS LINE
G	PROPOSED NATURAL GAS LINE
SD	EXISTING STORM DRAIN LINE
-TEL-	EXISTING TELECOMMUNICATION LINE
T	PROPOSED TELECOMMUNICATION LINE
OHP	EXISTING OVERHEAD POWER
-TS-	EXISTING TRAFFIC SIGNAL LINE
[Symbol]	PROPOSED STORM WATER FACILITY
[Symbol]	PROPOSED LIGHTING

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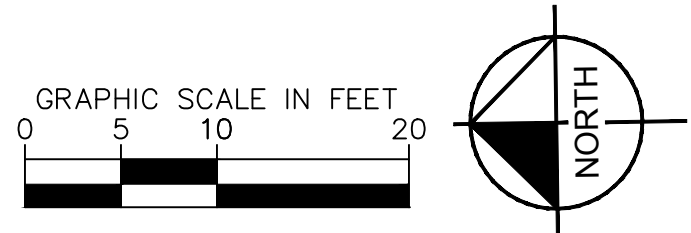
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 DRAWING STANDARDS v20.5

SHEET TITLE  
 UTILITY PLAN

SHEET NUMBER  
 C5.00





1 PROPOSED FLOOR PLAN  
A1.0 1/4" = 1'-0"



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	07/25/23	PLANNING RESUBMITAL
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	03/08/23	PLANNING SUBMITAL

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DATE:	08/30/2022
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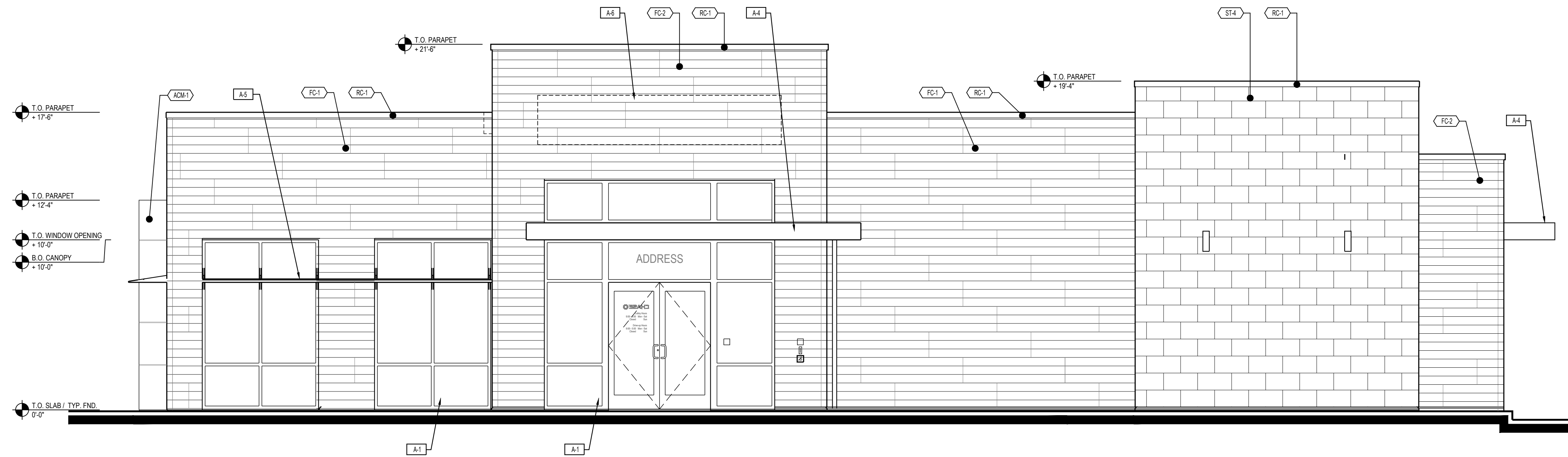
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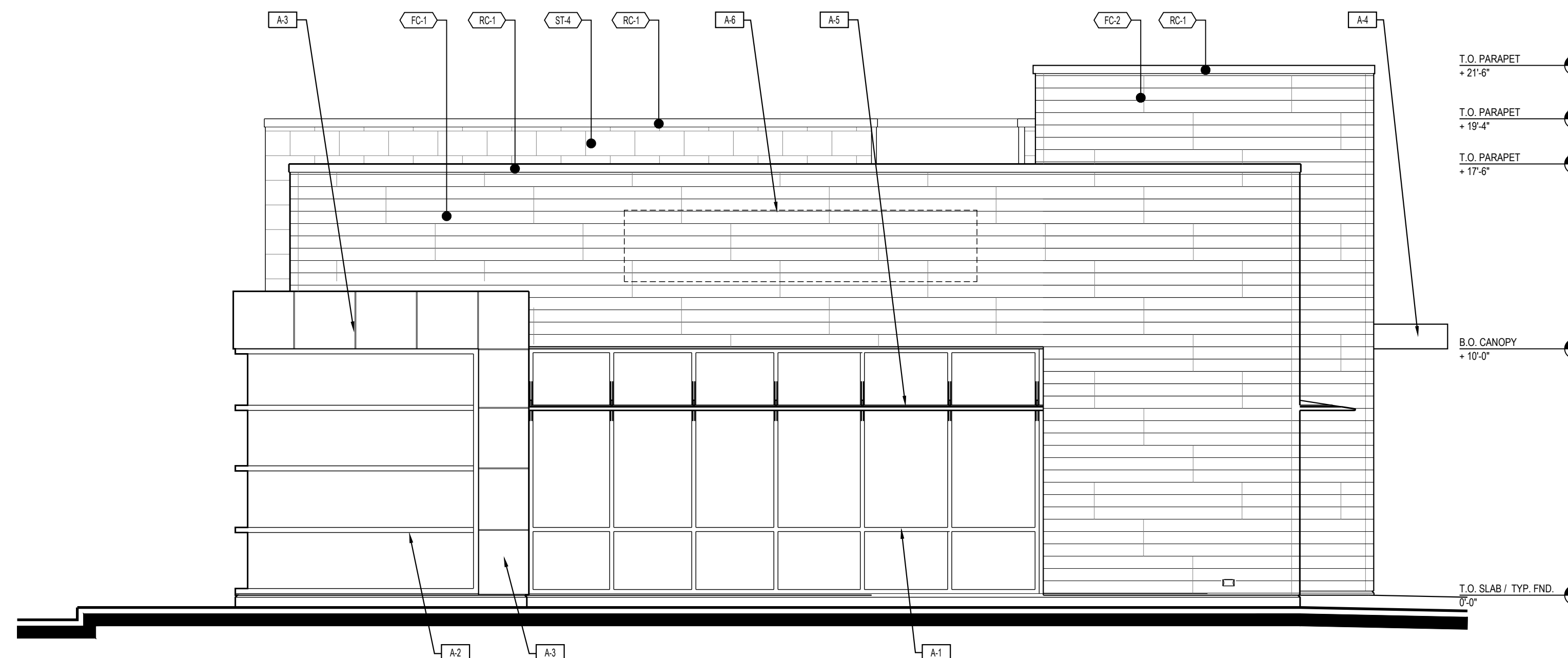
PROPOSED FLOOR PLAN

SHEET NUMBER

A1.0



1 SOUTH ELEVATION (FRONT)  
1/4"=1'-0"



2 WEST ELEVATION (SIDE)  
1/4"=1'-0"

EXTERIOR FINISH MATERIALS	
ST-4	<b>CAST STONE- ROCKFACE FIELD UNITS</b>
	MANUFACTURER: CORONADO STONE PRODUCTS
	PRODUCT: MANUFACTURED STONE VENEER
	COLOR: CREAM
	FINISH: CHISELED LIMESTONE
	SIZE: 24" WIDE x 12" HIGH x 1" THICK
FC-1	<b>FIBER CEMENT PANEL- DARK</b>
	MANUFACTURER: NICHHA FIBER CEMENT
FC-2	<b>FIBER CEMENT PANEL- LIGHT</b>
	MANUFACTURER: NICHHA FIBER CEMENT
	PRODUCT: VINTAGEWOOD AWP 1818 (AVAILABLE AS AWP 3030 FOR NON-PROTOTYPICAL PROJECTS)
	COLOR: BARK
RC-1	<b>ROOF COPING</b>
	MANUFACTURER: PETERSEN ALUMINUM / PAC-CLAD
ACM-1	<b>ALUMINUM COMPOSITE MATERIAL</b>
	MANUFACTURER: ALCOA ARCHITECTURAL PRODUCTS
	PRODUCT: REYNOBOND
EPT-1	<b>EXTERIOR PAINT</b>
	MANUFACTURER: SHERWIN-WILLIAMS
	PRODUCT: METALATEX ACRYLIC SEMI-GLOSS
	COLOR: SW 7045 INTELLECTUAL GRAY
EPT-2	<b>EXTERIOR PAINT</b>
	MANUFACTURER: SHERWIN-WILLIAMS
	PRODUCT: METALATEX ACRYLIC SEMI-GLOSS
	COLOR: SW 7036 ACCESSIBLE BEIGE
EPT-8	<b>EXTERIOR PAINT</b>
	MANUFACTURER: SHERWIN-WILLIAMS
	PRODUCT: METALATEX ACRYLIC SEMI-GLOSS
	COLOR: SW 6995 SUPERWHITE
DFS-1	<b>DIRECT-APPLY FINISH SYSTEM (ALT. TO PAINTED STEEL DECK)</b>
	MANUFACTURER: STO
	PRODUCT: STOQUIK GOLD
	COLOR: MATCH SHERWIN WILLIAMS SW 6995 SUPERWHITE

EXTERIOR ELEVATION KEYNOTES	
A-1	BLACK ANODIZED STOREFRONT SYSTEM
A-2	CLEAR ANODIZED STOREFRONT SYSTEM
A-3	ACM METAL PANEL
A-4	CANOPY: SHOP FABRICATED SITE-ASSEMBLED PRE-FINISHED BLACK CUSTOM ALUMINUM CANOPY UNIT WITH PREPPED ELECTRICAL OPENINGS AND INTEGRAL DRAINAGE SYSTEM FASTENED TO BUILDING STRUCTURE - MAPES ARCHITECTURAL CANOPIES SUPER LUMIDECK WITH FLAT SOFFIT AND 12" FASCIA, OR APPROVED EQUAL
A-5	METAL SUN SCREEN
A-6	OUTLINE OF SIGNAGE, UNDER SEPARATE PERMIT.
A-7	HOLLOW METAL DOOR
A-8	SURFACE-MOUNT DECORATIVE LIGHT FIXTURE
A-9	SURFACE-MOUNT EMERGENCY LIGHT FIXTURE
A-10	SECURITY CAMERA
A-11	ELECTRICAL SERVICE METER & CABINET
A-12	GAS METER

PREPARED FOR:

**CHASE OVP # 48200R0003080**  
**LINEAR MEDIUM**  
**(STANDARD PALETTE)**  
442 W BASELINE ST  
CORNELIUS, OR 97113



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	03/08/23	PLANNING SUBMITTAL

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DATE: 08/30/2022  
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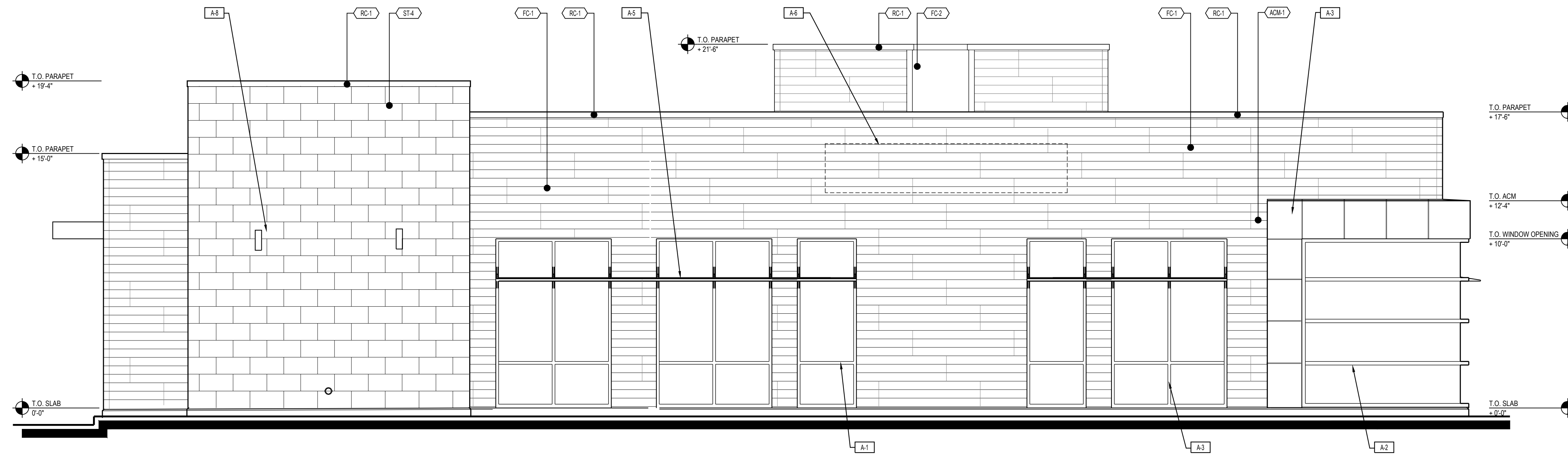
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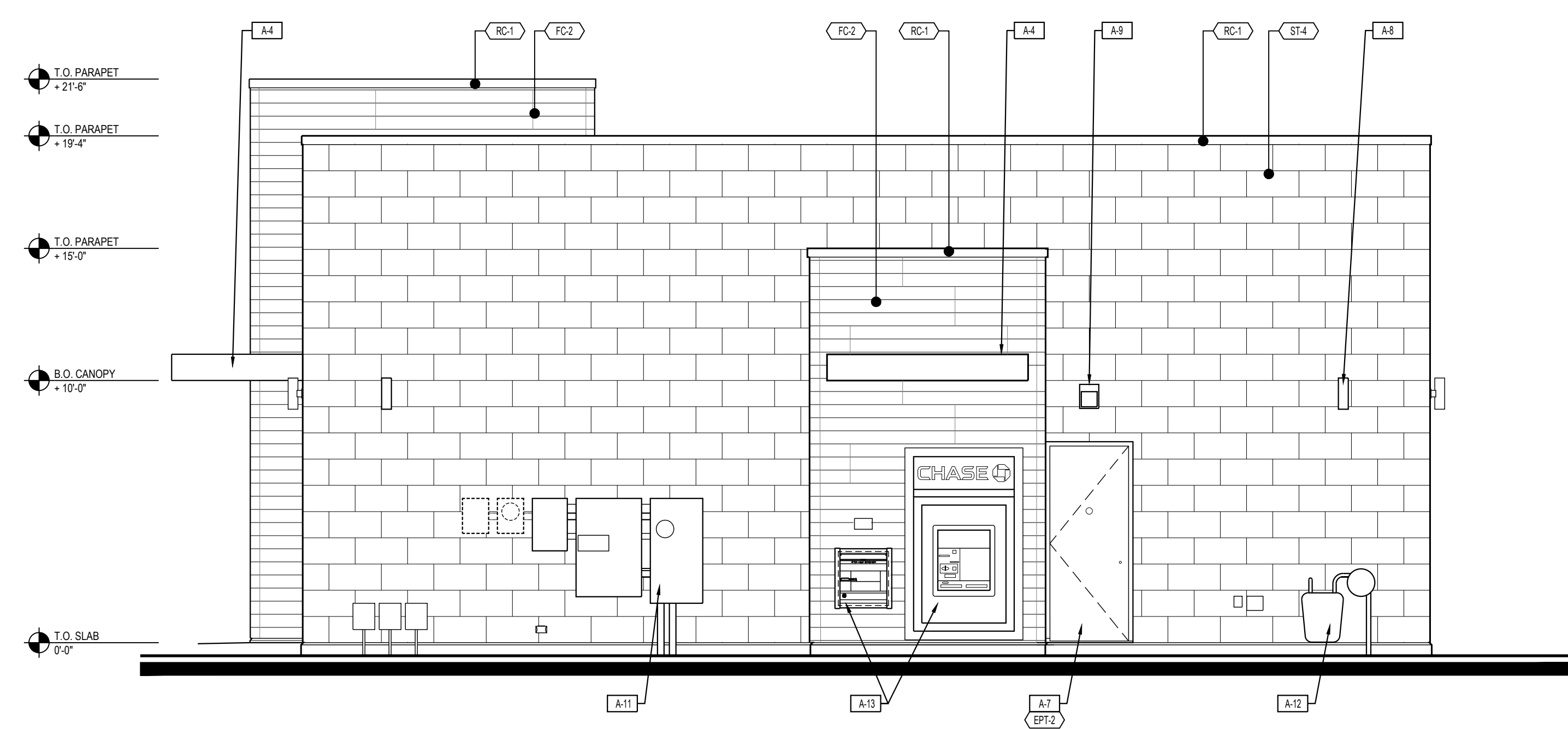
PROPOSED EXTERIOR ELEVATIONS

SHEET NUMBER

A2.0



1 NORTH ELEVATION (REAR)  
A2.1 1/4"=1'-0"



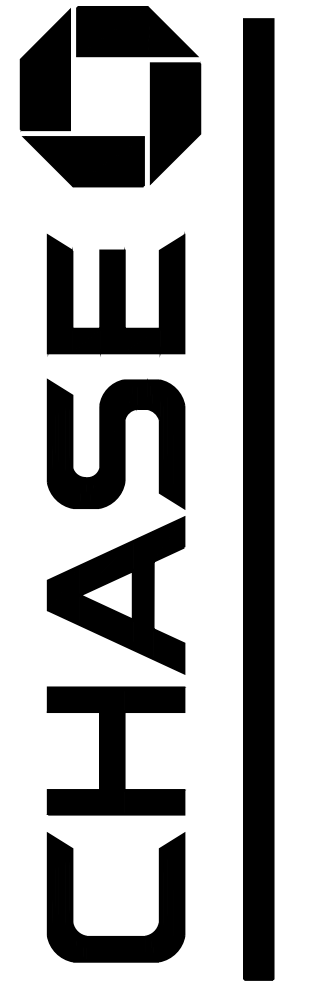
2 EAST ELEVATION (SIDE)  
A2.1 1/4"=1'-0"

EXTERIOR FINISH MATERIALS	
ST-4	<b>CAST STONE- ROCKFACE FIELD UNITS</b>
	MANUFACTURER: CORONADO STONE PRODUCTS
	PRODUCT: MANUFACTURED STONE VENEER
	COLOR: CREAM
	FINISH: CHISELED LIMESTONE
FC-1	<b>FIBER CEMENT PANEL- DARK</b>
	MANUFACTURER: NICHHA FIBER CEMENT
	PRODUCT: VINTAGEWOOD AWP 1818 (AVAILABLE AS AWP 3030 FOR NON-PROTOTYPICAL PROJECTS)
	COLOR: BARK
	SIZE: 18" NOMINAL x 72" NOMINAL AND 120" NOMINAL
FC-2	<b>FIBER CEMENT PANEL- LIGHT</b>
	MANUFACTURER: NICHHA FIBER CEMENT
	PRODUCT: VINTAGEWOOD AWP 3030 (AVAILABLE AS AWP 1818 FOR NON-PROTOTYPICAL PROJECTS)
	COLOR: ASH
	SIZE: 18" NOMINAL x 72" NOMINAL AND 120" NOMINAL
RC-1	<b>ROOF COPING</b>
	MANUFACTURER: PETERSEN ALUMINUM / PAC-CLAD
	PRODUCT: PAC-CONTINUOUS
ACM-1	<b>ALUMINUM COMPOSITE MATERIAL</b>
	MANUFACTURER: ALCOA ARCHITECTURAL PRODUCTS
	PRODUCT: REYNOBOND
EPT-1	<b>EXTERIOR PAINT</b>
	MANUFACTURER: SHERWIN-WILLIAMS
	PRODUCT: METALATEX ACRYLIC SEMI-GLOSS
	COLOR: SW 7045 INTELLECTUAL GRAY
	FINISH: SEMI-GLOSS
EPT-2	<b>EXTERIOR PAINT</b>
	MANUFACTURER: SHERWIN-WILLIAMS
	PRODUCT: METALATEX ACRYLIC SEMI-GLOSS
	COLOR: SW 7036 ACCESSIBLE BEIGE
	FINISH: SEMI-GLOSS
EPT-8	<b>EXTERIOR PAINT</b>
	MANUFACTURER: SHERWIN-WILLIAMS
	PRODUCT: METALATEX ACRYLIC SEMI-GLOSS
	COLOR: SW 6995 SUPERWHITE
	FINISH: SEMI-GLOSS
DFS-1	<b>DIRECT-APPLY FINISH SYSTEM (ALT. TO PAINTED STEEL DECK)</b>
	MANUFACTURER: STO
	PRODUCT: STOQUIK GOLD
	COLOR: MATCH SHERWIN WILLIAMS SW 6995 SUPERWHITE
	FINISH: STOLIT 1.0

EXTERIOR ELEVATION KEYNOTES	
A-1	BLACK ANODIZED STOREFRONT SYSTEM
A-2	CLEAR ANODIZED STOREFRONT SYSTEM
A-3	ACM METAL PANEL
A-4	CANOPY: SHOP FABRICATED SITE-ASSEMBLED PRE-FINISHED BLACK CUSTOM ALUMINUM CANOPY UNIT WITH PREPPED ELECTRICAL OPENINGS AND INTEGRAL DRAINAGE SYSTEM FASTENED TO BUILDING STRUCTURE. MAPES ARCHITECTURAL CANOPIES SUPER LUMIDECK WITH FLAT SOFFIT AND 12" FASCIA, OR APPROVED EQUAL
A-5	METAL SUN SCREEN
A-6	OUTLINE OF SIGNAGE. UNDER SEPARATE PERMIT.
A-7	HOLLOW METAL DOOR
A-8	SURFACE-MOUNT DECORATIVE LIGHT FIXTURE
A-9	SURFACE-MOUNT EMERGENCY LIGHT FIXTURE
A-10	SECURITY CAMERA
A-11	ELECTRICAL SERVICE METER & CABINET
A-12	GAS METER
A-13	BANK EQUIPMENT, COORDINATE EXACT OPENING SIZE WITH BANK EQUIPMENT VENDOR.

PREPARED FOR:

**CHASE OVP # 48200R0003080**  
**LINEAR MEDIUM**  
**(STANDARD PALETTE)**  
 442 W BASELINE ST  
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MODEL  
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SHEET TITLE  
 PROPOSED EXTERIOR ELEVATIONS

SHEET NUMBER  
 A2.1



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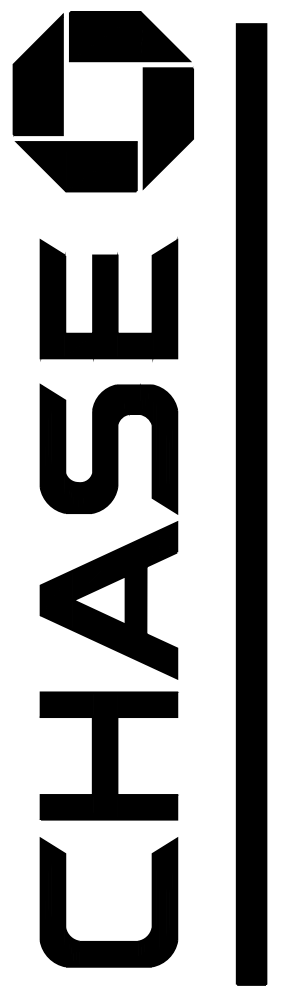
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1 SOUTH ELEVATION (FRONT)  
A2.2 1/4"=1'-0"



2 WEST ELEVATION (SIDE)  
A2.2 1/4"=1'-0"

PREPARED FOR:



**CHASE OVP # 48200R0003080**  
**LINEAR MEDIUM**  
**(STANDARD PALETTE)**  
 442 W BASELINE ST  
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MODEL

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SHEET TITLE

PROPOSED  
EXTERIOR  
ELEVATIONS

SHEET NUMBER

A2.2



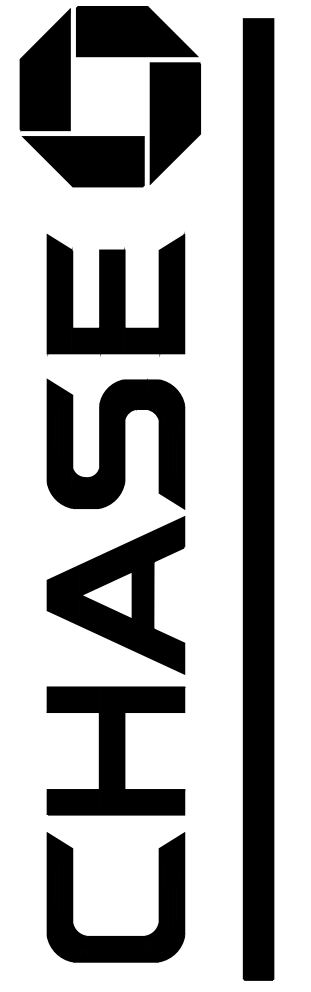
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BARK - NICHHA	SHERWIN WILLIAMS: CHISLED LIMESTONE	ASH - NICHHA	ROOF COPING BLACK	ALUMINUM - CHASE SILVER	STOREFRONT - BLACK ANODIZED	STOREFRONT - CLEAR ANODIZED

1 NORTH ELEVATION (REAR)  
A2.3 1/4"=1'-0"



2 EAST ELEVATION (SIDE)  
A2.3 1/4"=1'-0"



PREPARED FOR:

**CHASE OVP # 48200R0003080**  
**LINEAR MEDIUM**  
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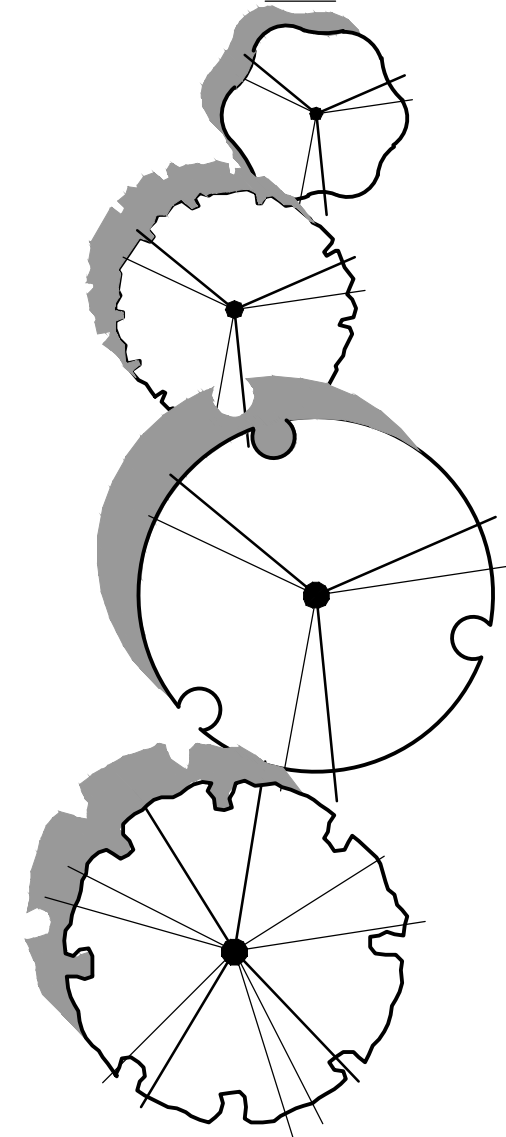
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**PROPOSED EXTERIOR ELEVATIONS**

SHEET NUMBER  
**A2.3**



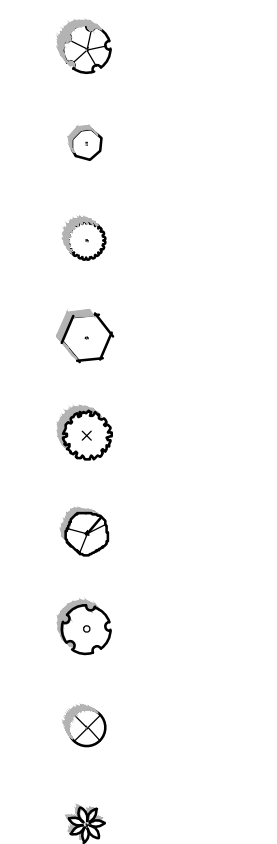
**PLANT SCHEDULE**

TREES QTY BOTANICAL / COMMON NAME CONT CALIPER



10	Cercis canadensis / Eastern Redbud	B & B	1"
10	Magnolia x 'Galaxy' / Galaxy Magnolia	B & B	1"
2	Ulmus x 'Frontier' / Frontier Elm	B & B	1.5"
4	Zelkova serrata 'Village Green' / Village Green Japanese Zelkova	B & B	1.5"

SHRUBS QTY BOTANICAL / COMMON NAME CONT



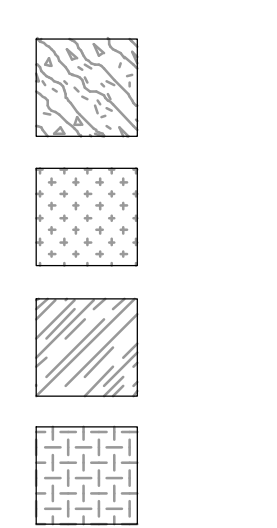
22	Gaultheria shallon / Salal	5 gal.
60	Hebe x 'Autumn Glory' / Autumn Glory Hebe	5 gal.
61	Lavandula angustifolia / English Lavender	5 gal.
42	Nandina domestica 'Moon Bay' / Moon Bay Heavenly Bamboo Suitable for bio-retention areas	5 gal.
27	Philadelphus x 'lemainei' 'Belle Etoile' / Belle Etoile Mock Orange Suitable for bio-retention areas	5 gal.
11	Prunus laurocerasus 'Mount Vernon' / Mount Vernon English Laurel	5 gal.
131	Rhamnus californica 'Mound San Bruno' / Mound San Bruno Coffeeberry Suitable for bio-retention areas	5 gal.
30	Sarcococca hookeriana digyna 'Purple Stem' / Purple Stem Sweetbox Shade plant	5 gal.
80	Yucca recurvifolia 'Walbristar' / Bright Star Soft Leaf Yucca	5 gal.

VINES/ESPALLIERS QTY BOTANICAL / COMMON NAME CONT



2	Parthenocissus quinquefolia / Virginia Creeper	5 gal.
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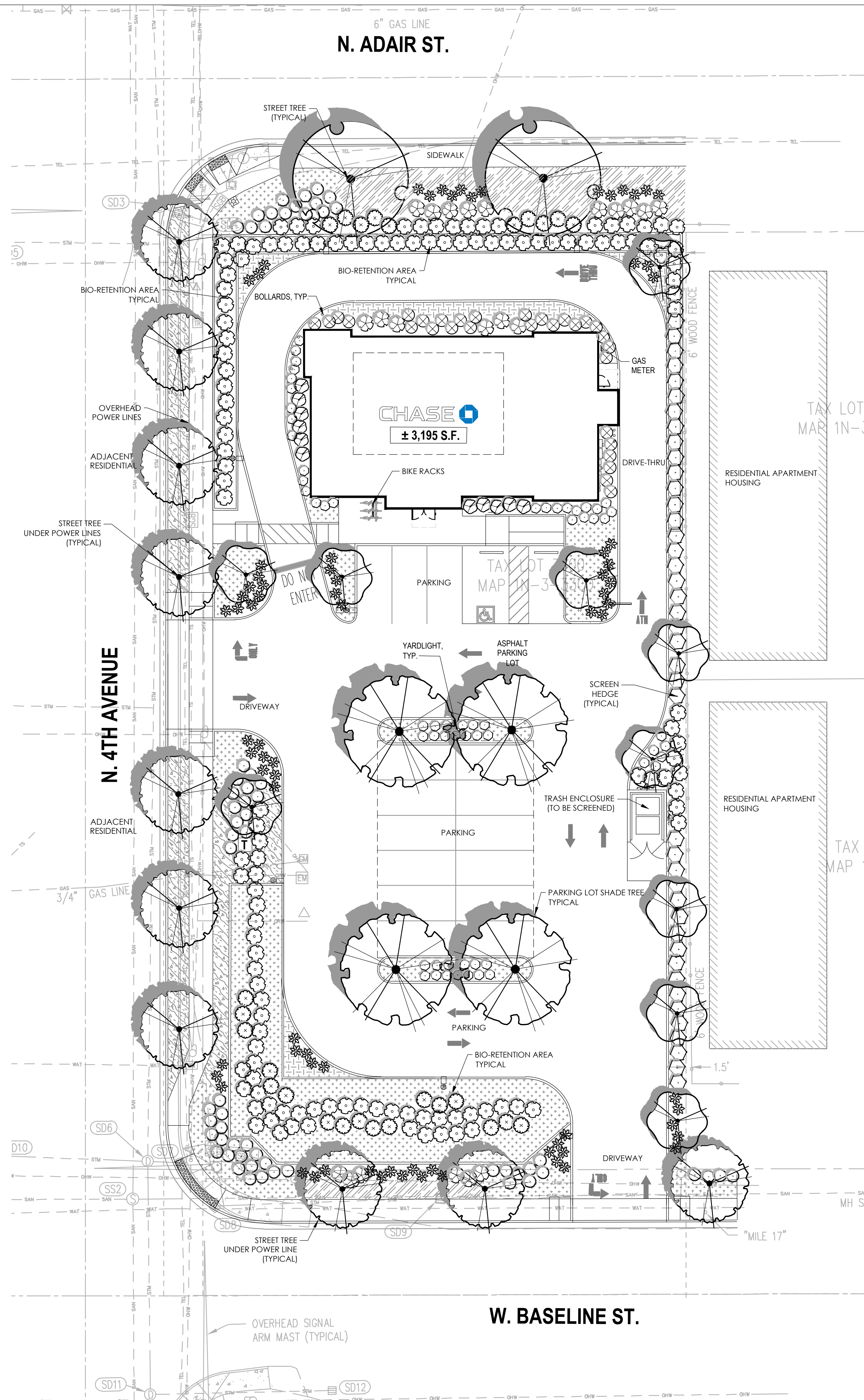
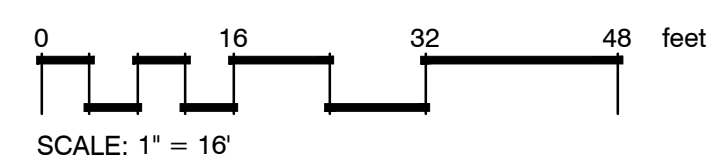
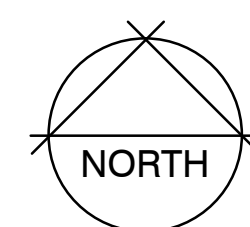
GROUND COVERS QTY BOTANICAL / COMMON NAME CONT



93	Arcrostaphylos uva-ursi / Kinnikinnick Suitable for bio-retention areas	1 gal.	48" o.c.
488	Helictotrichon sempervirens / Blue Oat Grass Suitable for bio-retention areas	1 gal.	30" o.c.
69	Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary	1 gal.	48" o.c.
65	Sedum cyaneum / Blue Stonecrop Suitable for bio-retention areas	1 gal.	30" o.c.

**GENERAL NOTES**

- All landscape areas, except 5' next to building and bio retention basins, shall receive a minimum 3" layer of organic mulch, a minimum 4" layer of 2"-3" dia. cobble shall be placed within 5' of building envelope. No mulch shall be placed in bio-retention areas: See civil drawings for soil profile of basin.
- All existing trees and shrubs(to remain) shall be protected in place during construction. Any damaged or dying plant material shall be replaced in kind.
- Existing irrigation system shall remain in place. Repair, add, modify existing irrigation to accommodate new plant material. Controller shall be weather based with an on-site weather sensor. Irrigation system shall comply with City of Cornelius irrigation standards..



PREPARED FOR:

**CHASE OVP # 48200R0003080**  
**LINEAR MEDIUM**  
**(STANDARD PALETTE)**  
 442 W BASELINE ST  
 CORNELIUS, OR 97113

ARCHITECT/ ENGINEER OF RECORD



**OLIVE STREET**  
 LANDSCAPE ARCHITECTURE

P.O. Box 2083  
 Petaluma CA 94952  
 707-280-8990

olivestreetlandscape.com

rod@olivestreetlandscape.com

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ISSUE	DATE	DESCRIPTION
	07/25/23	PLANNING RESUBMITTAL
	04/27/23	PLANNING RESUBMITTAL
	03/08/23	PLANNING SUBMITTAL

PROJECT INFORMATION BLOCK	
JOB #	CBR22007.0
DATE:	08/30/2022
DRAWN BY:	ES
CHECKED BY:	AS

MODEL  
 DRAWING STANDARDS v20.6

SHEET TITLE  
**LANDSCAPE PLAN**

SHEET NUMBER  
**L1**

**PLANT SCHEDULE**

TREES QTY BOTANICAL / COMMON NAME CONT CALIPER

	10	Cercis canadensis / Eastern Redbud	B & B	1"
	10	Magnolia x 'Galaxy' / Galaxy Magnolia	B & B	1"
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SHRUBS QTY BOTANICAL / COMMON NAME CONT

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VINES/ESPALLIERS QTY BOTANICAL / COMMON NAME CONT

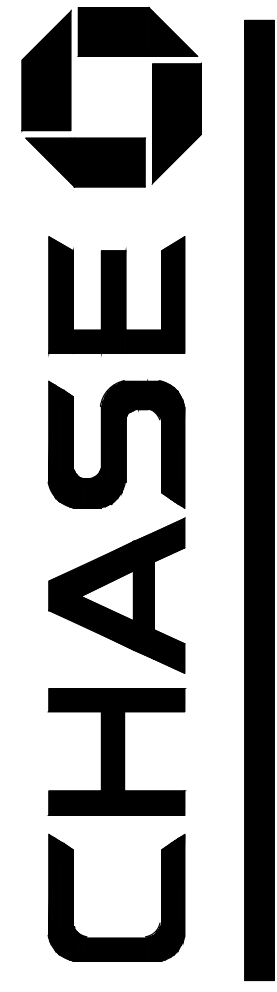
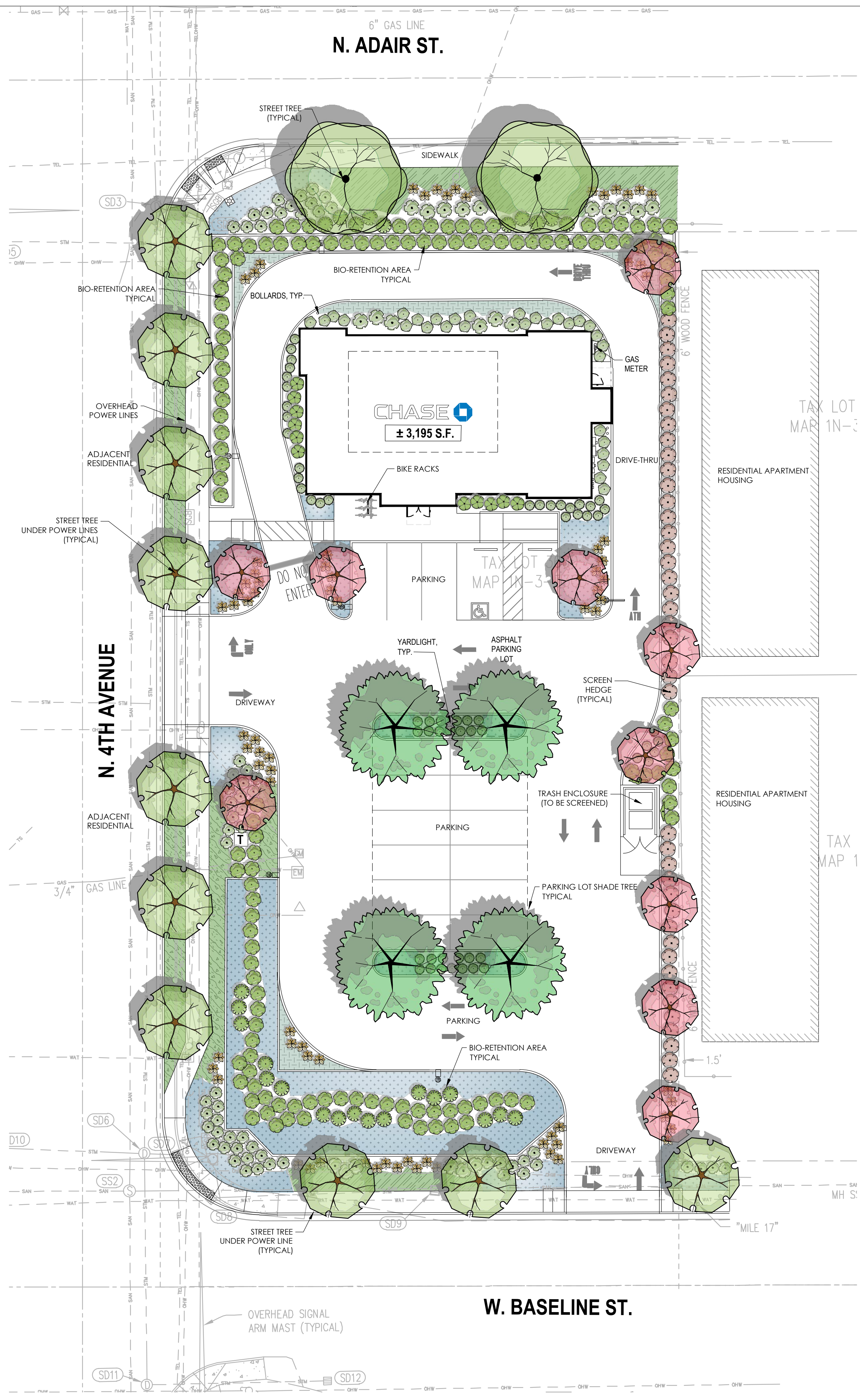
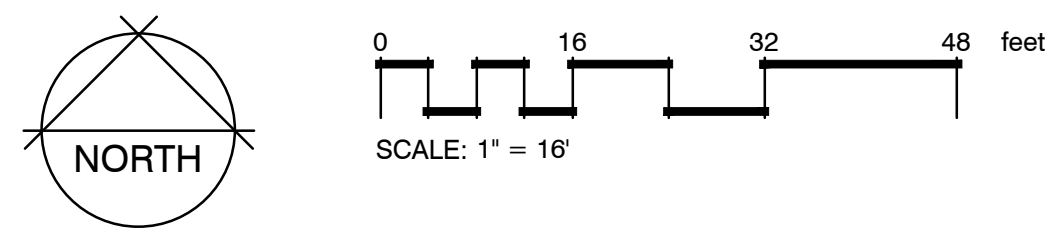
	2	Parthenocissus quinquefolia / Virginia Creeper	5 gal.
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GROUND COVERS QTY BOTANICAL / COMMON NAME CONT

	93	Arctostaphylos uva-ursi / Kinnikinnick Suitable for bio-retention areas	1 gal.	48" o.c.
	488	Helictotrichon sempervirens / Blue Oat Grass Suitable for bio-retention areas	1 gal.	30" o.c.
	69	Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary	1 gal.	48" o.c.
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ISSUE	DATE	DESCRIPTION
	07/25/23	PLANNING RESUBMITTAL
	04/27/23	PLANNING RESUBMITTAL
	03/08/23	PLANNING SUBMITTAL

**PROJECT INFORMATION BLOCK**

JOB #	CBR22007.0
DATE:	08/30/2022
DRAWN BY:	ES
CHECKED BY:	AS

MODEL  
 DRAWING STANDARDS v20.6

SHEET TITLE  
**LANDSCAPE PLAN**

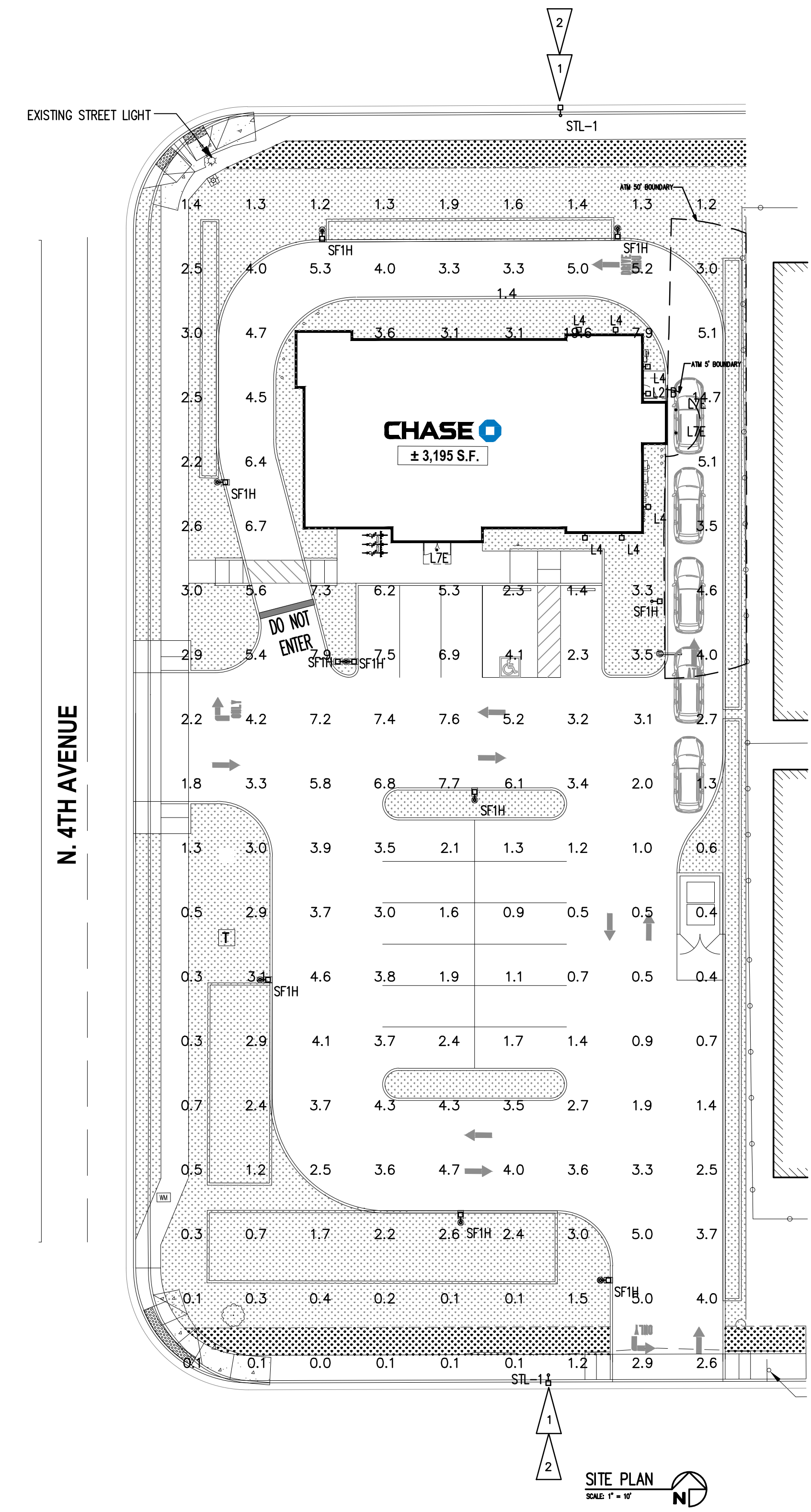
SHEET NUMBER  
**L1**

SITE LUMINAIRE SCHEDULE									
CALLOUT	SYMBOL	DESCRIPTION	MODEL	MOUNTING	BALLAST	LAMP	VOLTS	TOTAL VA	NOTE 1
L4	◐	EXTERIOR UP/DOWN SCONCE WITH INTEGRAL LED DRIVER	LUMIERE: LANTERRA 9004-W2-RW-LED4080-W-W-CS-L1-UNV-WS	SURFACE	ELECTRONIC	(2) 10W LED	120V 1P 2W	20	
L7	•	4" RECESSED DOWNLIGHT 3500K LED LENSED DOWNLIGHT - WET LISTED	GE: LDXB-4R-0-30-T-35-V1 + RD14R-W-PT-WT-WR + BH3 (OPTIONAL)	RECESSED	ELECTRONIC	27.5W LED	120V 1P 2W	27.5	
L7E	•	4" RECESSED DOWNLIGHT 3500K LED LENSED DOWNLIGHT - WET LISTED - EMERGENCY BATTERY BACKUP	GE: LDXB-4R-0-30-T-35-V1-EL + RD14R-W-PT-WT-WR + BH3 (OPTIONAL)	RECESSED	ELECTRONIC	27.5W LED	120V 1P 2W	27.5	
L21B	◐	EXTERIOR WALL MOUNT 58W 4000K LED FULL CUT-OFF FIXTURE FOR EMERGENCY LIGHTING WITH 90-MINUTE BACKUP BATTERY	LUMARK - XTOR6B W BZ MS L20 CBP	SURFACE	ELECTRONIC	(1) 58W LED	120V 1P 2W	58	
SF1H	◐	EACL AREA LIGHT WITH BACK LIGHT SHIELD	GE LIGHTING SOLUTIONS, EACL01_E3AW740/ ELS EAC RBL BLCK	POLE	ELECTRONIC	(1) 95W LED	120V 1P 2W	95	

STREET LTG LUMINAIRE SCHEDULE							
CALLOUT	SYMBOL	LAMP	DESCRIPTION	MODEL	MOUNTING	TOTAL VA	VOLTS
STL-1	◐	(1) 123W LED	STREET LIGHT	LEOTEK GREEN COBRA - GCM3 60J MV 40K 3R GY 185 PGR7 4B RWG ML BSK	POLE	123	120V 1P 2W

**FLAG NOTES:**

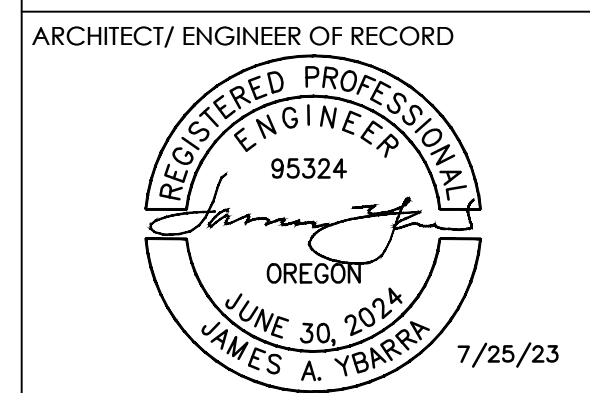
- NEW STREET LIGHT PER CITY STANDARDS. CONNECT TO LOCAL DISTRIBUTION SYSTEM AND NEAREST SERVICE CABINET. COORDINATE WITH PORTLAND GENERAL ELECTRIC.
- CONTRACTOR SHALL LOCATE EXISTING SERVICE CABINET AND DISCONNECT POWER TO WORK. COORDINATE WITH CITY.



BRING TO CHASE BANK (44-1850) CHASE - CORNELIUS, OR (P) 503-650-1111 SITE PLAN/DATE: 08-15-2023 09:30  
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CHASE OVP # 48200R0003080  
**LINEAR MEDIUM  
 (STANDARD PALETTE)**  
 442 W BASELINE ST  
 CORNELIUS, OR 97113



**ROBISON ENGINEERING, INC.**  
 1940 1 40TH AVE W SUITE 302, LYNNWOOD, WA 98036  
 TEL: 206-364-3345 FAX: 425-935-0098  
 RI PROJECT NO: 424-1830 / CONTACT: SHANE MCCLURE

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ISSUE	DATE	DESCRIPTION
	03/08/23	PLANNING SUBMITTAL

**PROJECT INFORMATION BLOCK**

JOB #	CBR22007.0
DATE:	08/30/2022
DRAWN BY:	BK
CHECKED BY:	SM

MODEL  
 DRAWING STANDARDS v20.5  
 SHEET TITLE  
**SITE & STREET LIGHTING PLAN**  
 SHEET NUMBER

E0.2