

**NOTICE OF DECISION**

**PROPOSAL:** A Type III Site Design Review (DR-17-22) for a 4,240 sf new building expansion to the Hybrid Heating & Air Conditioning site. The expansion includes a new warehouse, remodel of existing space for offices, a new parking lot area, landscaping and other minor site improvements.

**APPLICANT:** Ardor Consulting – Greta Holmstrom

**OWNER:** Kuntz Enterprises, LLC

**LOCATION:** 230 Baseline Street, Cornelius, OR 97113

**LEGAL:** 1N3 33CC TL#02900

**ZONING:** Highway Commercial (C-2)

**ACTION TAKEN:**

On May 24, 2022, the Cornelius Planning Commission, based on the facts, findings, conclusions, exhibits, findings report, testimony, evidence, and conditions of approval presented at the public hearing **approved** the proposed Type III Site Design Review application for City File# DR-17-22.

This decision and a copy of the approved Site Design Review materials have been prepared in written form and placed in the file of City records at the Development & Operations building located at 1300 S Kodiak Circle, Cornelius, OR this **26<sup>th</sup> day of May, 2022** and are available for public inspection.

**RIGHT OF APPEAL**

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

For further information, please contact us at (503) 357-3011.



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Barbara Fryer, AICP  
Community Development Department Director



CITY OF CORNELIUS  
COMMUNITY DEVELOPMENT DEPARTMENT

**STAFF REPORT**

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**Hybrid Heating & Air Conditioning**

**Type III Site Design Review (DR-17-22)**

**Planning Commission Hearing Date: May 24, 2022**

**Staff Report Date: May 16, 2022**

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**APPLICANT:** Ardor Consulting – Greta Holmstrom

**OWNER:** Kuntz Enterprises, LLC

**LOCATION:** 230 Baseline Street, Cornelius, OR 97113

**PROPOSAL:** A Type III Site Design Review (DR-17-22) for a 4,240 sf new building expansion to the Hybrid Heating & Air Conditioning site. The expansion includes a new warehouse, remodel of existing space for offices, a new parking lot area, landscaping and other minor site improvements.

**LEGAL:** 1N3 33CC TL#02900

**ZONING:** Highway Commercial (C-2)

**PROCESS:** Approval of a Type III Site Design Review shall be processed per Cornelius Municipal Code (CMC) Section 18.15.010(C). The request shall be processed with notice and a public hearing shall be held before the Planning Commission pursuant to Chapter 18.15.040. The notice of the Planning Commission's decision shall be provided to the applicant and interested parties. A ten-day appeal period is provided by the CMC for any person to appeal the decision of the Planning Commission.

## **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 is currently developed with an older commercial building, that is approximately 1,600 sf in size.
- The subject Site is approximately .46 acres in size.
- The subject Site abuts and accesses Baseline Street, an Oregon Department of Transportation (ODOT) facility. As this transportation corridor is a State facility, ODOT has control over improvements within the public rights-of-way (ROW) and access.
- The applicant is proposing a new 4,240 warehouse building, remodel of the existing building for offices, a new parking lot area, landscaping and other supporting amenities, as described within Exhibit “A”.
- The application was submitted on February 18, 2022 and was deemed complete on April 8, 2022.
- The City Engineer 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 published in the local newspaper on April 28, 2022 which is shown within Exhibit “C”.
- As of the date of this staff report no public or agency comments have been received.

## **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), Service Commercial uses are permitted outright. The business, Hybrid Heating & Air Conditioning, is classified as a ‘Service Commercial’ use by selling and repairing residential and commercial heating and air condition units. To accommodate growth of the business and storage/warehousing needs, a new 4,240 sf building is proposed, as described and shown within Exhibits “A”.

##### *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 Site is approximately .46 acres in size, according to the Washington County Tax Assessors Maps. The Site, located along Baseline Street, an Oregon Department of Transportation (ODOT) facility. Baseline Street is also known as SW Tualatin Valley Highway or Highway 8. (State Highway 8). The site current has one access from Baseline Street. No new access points are proposed with this application.

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 the location of the existing and proposed buildings. The Site is not on the south side of Baseline Street, it is within the couplet of Baseline Street and N Adair Street. There is an abutting existing legal non-conforming single-family dwelling to the east of the site. The new proposed building will be located on the northwestern portion of the site, while the parking is proposed on the east side of the site.

The applicant described within the application packet that the building will be less than 25 feet in height and the proposed building elevations also verify that the building will be less than 25 feet in height. The height limitation within the C-2 zoning district is 35 feet.

As depicted on the site plan and building elevations, the minimum setbacks for the new development and height limitations will be met, as shown within Exhibit, “A”.

**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 February 18, 2022 the applicant submitted their land use application and it was deemed complete on April 8, 2022. To staff’s knowledge, are no outstanding previous conditions of approvals that have not been satisfied for the Site. The applicant has submitted the necessary application materials for the Planning Commission to review and consider.

***(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 continue to 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.

Staff finds that CWS signed a sensitive area pre-screening site assessment form, which indicates there are no sensitive areas on-site, as showing within Exhibit, “A”.

***(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. On-site lighting be installed and functional prior to issuance of a final occupancy permit, this shall be a condition of approval. The on-site lighting shall not glare into the abutting ROWs or adjacent properties, this shall be a condition of approval.

***(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 indicates that insects and rodents are not anticipated to be attracted to the Site. 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.

***(E) Outside Storage. Outside storage shall be appropriately screened consistent with CMC 18.45.060(F).***

**Findings:** No outdoor storage is proposed with this application, other than an outside trash enclosure. The application plan sheet C7.2 notes the Trash Enclosure Plan. Staff finds that the appropriate screening will be provided as required by CMC 18.45.060(F) per Sheet C7.2.

**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”, plan sheet A01. The plan shows general compliance with the minimum landscaping and street tree requirements. 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 meet 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 has access onto Baseline Street, an Oregon Department of Transportation (ODOT) facility. As required by the CMC, the City held a pre-application conference with the applicant. At the meeting, staff indicated that the applicant 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 June 16, 2021 from ODOT. The proposal 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 Baseline Street, as described within the June 16, 2021 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 City Engineer’s detailed comments are shown as Exhibit “B”. City records indicate that no additional ROW dedications are necessary. 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 aisle will be approximately 24' feet in width. This is the main drive-aisle from Baseline Street into the parking lot area. The vehicle maneuvering areas will be asphalted. The entrance and exit will be onto Baseline Street, an ODOT facility. The driveway is not within 100 feet of a roadway intersection that is on the same side of the street.

Staff also finds that the location of the development on the Site will not preclude a future cross-over easement/frontage road between the abutting property to the east, so accesses onto Baseline Street could be minimized upon future development of the easterly abutting property.

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

**Findings:** The applicant proposes frontage improvements along Baseline Street, including a 6' public sidewalk. From the new public sidewalk, an internal sidewalk is proposed to the front door of the business, as shown on the submitted site plan of Exhibit "A", Plan Sheet C0.0. Prior to issuance of final occupancy permits, the pedestrian pathway that connects the front door of the business to the Baseline Street frontages, shall be installed. This shall be a condition of approval.

*(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 proposes to move the driveway access from the west to the east side of the Baseline frontage. As shown in Exhibits "A" and "B", both the City and ODOT (Response #12172) have found the driveway location acceptable. Clear vision areas are shown on Exhibit "A", Plan Sheet C2.0. A condition of approval shall require that the clear vision area adjacent to the driveway access as shown on Exhibit "A", Plan Sheet C2.0 remain clear.

The applicant coordinated the new driveway with ODOT. Further ODOT permitting shall be a condition of approval. The proposed driveway width will be approximately 24 feet in width, which

is 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.

***(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:** 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.

The City Engineer notes that there is an existing sidewalk on the submitted plans will be reconstructed to a 6-foot wide concrete sidewalk as a result of a new driveway drop. The new proposed sidewalk is acceptable.

***(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. Therefore, prior to final occupancy, the storm water system shall be installed and comply with all applicable CWS standards. 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 provided a lighting plan for the Site. The lighting plan shows interior Site lighting during hours of darkness. The City Engineer notes that street lighting is provided on the south side of Baseline Street. No new street lights are 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.***

**Findings:** The applicant indicates that the business has an existing mail service, which will be continued. The narrative/plans do not specifically indicate if a mailbox will be provided. If proposed, a condition of approval shall require that the mailbox and its placement conform to the requirements of the Post Master.

***(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.***

**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 “A”, Plan Sheet C7.2. The proposed screened garbage and trash collection area is not located within the front yard area, it is proposed at the rear of the property as shown on Exhibit “A”, Plan Sheet C2.0. A chain link fence with slats is proposed. The plans and details do not specify if the chain link fencing will be galvanized. As indicated above, galvanized chain link fencing is not permitted. Therefore, the proposed chain link fencing shall be a PVC or polymer covered. This shall be a condition of approval. Prior to issuance of final occupancy, the screened trash enclosure with slats shall be installed as shown within Exhibit “A”, Plan Sheets C7.2 and C2.0, with PVC or Polymer coating.

***(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 not directly abut a residential development, other than the existing non-conforming residence that is located to the east. The submitted site plan shows that all of the on-site parking will be within the interior of the Site.

***(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, “A”, provides a detailed site plan that showing 8 on-site parking spaces and one bicycle parking rack. The property is located within parking zone “A” of the City. The applicant is proposing 8 on-site parking spaces. Within the application packet, the applicant is calculating the on-site parking based upon an Industrial Service use. The existing building is approximately 1,600 sf in size and the new building will be approximately 4,240 sf in size. The new building will primarily be used for warehousing with two office spaces. The applicant does not provide a detailed parking lot and parking code analysis.

Staff finds that the parking code does not have a ‘Service Commercial’ category, for determining a required parking count. In conversations with the property owner, there is little to customer visitations to the site, one to two a week. A majority of the sales/services occur on-line, via the phone or at the customers’ place of business/residence. The new office spaces within the new building will be for the owner and installation manager. The interior area of the existing building will be remodeled, once the new building is constructed, to updated office space. The owner indicates there are approximately 5 office employees. The field technicians typically take their work vehicles home in the evening, reporting to the office for training or to pick up materials for their scheduled installation. When reviewing the CMC, staff finds that the appropriate off-street parking table to use for this project is the ‘Industrial Services’ category. This category is similar in nature and most fitting for the exiting on-site activity. If future redevelopment or a change of land use occurs, the on-site parking category and design of the parking lot may need to be reevaluated.

In total, the site consists of approximately 5,840 sf of building area. With an Industrial Services use, .8 parking spaces per 1,000 sf of floor area is necessary. In total 5 parking spaces are required, but the applicant is proposing 8 parking spaces. Therefore, a total of 8 on-site parking spaces as shown on the site plan of Exhibit, “A” shall be provided. This shall be a condition of approval. Commercial the on-site area will be

For the proposed use, .1 bicycle parking spaces per 1,000 sf of floor area is necessary. One bicycle parking space is required to be installed. The applicant has shown on the site plan the location of a bicycle rack. Prior to issuance a final occupancy certificate, the bicycle parking space shall be installed. 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:** No signs are proposed with this application. Any future wall and/or freestanding signage shall receive sign permit and building permit approval prior to their installation.

**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:** The site has access on Baseline Street, which are ODOT facilities and are designated as Arterial Streets as defined by the 2018 Cornelius Transportation System Plan. 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 “A”) and ODOT’s Response #12172 demonstrating location standards for driveway placement have been met.

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. Staff finds that the applicant shall be required to 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.

The City Engineer does note that the water line that serves the site is inadequate and substandard. To the west of the site the Carl's Jr. development upgraded the main line with a new 8" C900 water main. Therefore, the City Engineer is requiring that the application replace the water main along the frontage, as described within Exhibit "B". 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:** The applicant proposes constructing a new 4,240 sf commercial service building for warehousing and storage and remodeling the existing building to locate two new office spaces. The proposal also includes new landscaping, a new parking lot area and other supporting amenities. Based on City standards, the City Engineer is not requiring a Traffic Study for the proposed redevelopment, unless required by ODOT. Based upon the ODOT letter (#12172) to the applicant, a Traffic Study is not required.

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. This shall be a condition of approval. 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.

***(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:** No additional public ROW dedication is necessary. However, the City Engineer does notes that a 8-foot wide Public Utility Easement (PUE) outside of the existing ROW is necessary for utilities. Therefore, prior to issuance of development permits the applicant/owner shall record an 8-foot PUE along the frontage of the site as required by the City Engineer. 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 submitted a site plan (Exhibit “A”) showing the location of the building, parking spaces, internal sidewalks, trash enclosure, and a sidewalk connection to Baseline Street.

The applicant shows the location of the proposed enclosed trash receptacle area. The structure will be located near rear of the Site. The structure will have a double gate at the front for removing the trash bin. Staff finds that the gates will not impede the internal vehicle circulation or pedestrian areas.

The applicant is proposing a new walkway from Baseline Street to the front door of the existing office and new building as shown within Exhibit “A”, Plan Sheet C2.0. Staff finds that the new walkway will provide safe internal pedestrian connectivity.

***(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 applicable requirements as deemed necessary from the Building Official and Fire Department for fire protection and public safety.

***(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 or the Building Official. Prior to occupancy, the new building shall be adequately addressed for location by emergency personnel. For commercial buildings, the Fire Department may require installation of a Knox Box for emergency access. The applicant/owner shall contact the Fire Department and discuss emergency protection measures. If measures, such as a Knox Box are necessary, they 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 conditions plan and rough grading plan, as shown within Exhibit “A”. The site is relative flat where the new building will be constructed. 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 applicant/owner 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 an older building that is approximately 1,600 sf in size. The applicant/owner proposes to keep the original building and add a new 4,240 sf building in the rear of the lot. A detailed utility plan has been provided, which is shown within Exhibit “A”. 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.

***(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 is an existing striped bicycle lane adjacent to the southernmost travel lane of Baseline Street. No new bicycle lane is necessary in front of the Site. The City Engineer is requiring frontage improvements, which include a new sidewalk that is six feet in width, as described within Exhibit, “B”.

***(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”), renderings and architectural plans of the proposed structure to be placed on-site. The building height, setbacks, and scale comply with the C-2 zoning district standards. The new building will be located along rear western half of the site. The parking lot will be located roughly in the middle of the lot with the screened trash enclosure in the northeastern corner of the lot. The applicant is proposing a pathway from the sidewalk along Baseline Street to the front door, this will be a pedestrian connection. The lot is located within the couplet of N Adair Street and Baseline Street, but the lot only legally abuts Baseline Street. The Site does not have access onto N Adair Street. The front door of the existing office faces Baseline Street. New landscaping around the front walkway and entrance of the office is proposed. The site is located within 500 feet of a bus/transit line (Bus 57); however, the bus stop is located on the south side of Baseline Street.

***(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 an older office near Baseline Street. To the rear of the property there is a field with minimal established trees/landscaping. The new building will be placed in the rear portion of the property. The applicant has submitted a detailed landscaping plan that shows new landscaped areas. There is an existing tree that will be removed for the new building.

***(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 near the proposed building area. There will be some on-site grading necessary for the required storm water facility. The applicant submitted an existing conditions/grading plan as shown within Exhibit “A”. The grading and contouring plan shall be reviewed by the City Engineer and Building Official prior to issuance of a grading permit.

The applicant is also required to meet all applicable City and CWS requirements prior to any site work. The applicant shall obtain all the necessary grading permits for on-site and any off-site ROW work prior to commencing site work. This shall be a condition of approval.

***(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 a diverse variety of trees, shrubs, 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. To ensure plant health, the landscape areas shall be maintained and an irrigation system shall be installed. 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 lighting onto the exterior surface of the building. The lighting fixture details have been provided, as shown within Exhibit “A”. To protect the nearby uses on adjacent properties and public rights-of-way, a condition of approval shall require that no on-site lighting may shine or glare into adjacent properties or public rights-of-way.

***(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 has indicated that the project will not impact solar access on adjacent properties. Staff finds that the footprint and orientation of this commercial structure is similar to

other buildings and developments along the highway corridor. The relation of the building to nearby properties will not impact solar access.

## **CONCLUSION AND DECISION**

Based on the facts, findings, public testimony and conclusions found in this staff report, the Cornelius Planning Commission conditionally approves the Type III Site Design Review application, City File# DR-17-22. The proposal as represented by the applicant can conform to the applicable chapters of the CMC, with the following conditions of approval:

1. This approval is for a Type III Site Design Review (DR-17-22) as described within Exhibit “A”.

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

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

### **Prior to Site Development**

5. The applicant shall obtain all the necessary grading and erosion control permits for on-site and off-site work.
6. 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”.
7. 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**

8. 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.

9. 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.
10. The applicant shall provide plans that demonstrate the storm water system complies with all applicable CWS standards, to be reviewed and approved by the City Engineer.
11. 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.
12. The applicant/owner shall record an 8-foot Public Utility Easement along the frontage of the site as required by the City Engineer.

**Prior to Occupancy**

13. 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.
14. 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. 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".
15. A private storm water quality facility maintenance agreement shall be signed and recorded by the applicant.
16. A total of 8 on-site parking spaces shall be provided, as shown on the submitted site plan.
17. The applicant shall comply with all requirements as deemed necessary by the Cornelius Fire Department and the Building Official.
18. The building shall be adequately addressed for location by emergency personnel.
19. A Knox Box, if required, shall be installed near the front entrance as required by the Fire Department.
20. All new utilities serving the site shall be located underground.
21. One bicycle parking rack shall be installed prior to issuance a final occupancy certificate.

22. The applicant shall obtain any required maintenance bonds for street trees and the water quality facility.
23. The applicant shall coordinate the installation of a mail box with the City and the Post Master, if proposed.
24. 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).
25. 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 approved site plan. The ADA parking space and internal sidewalk and its connection to the public sidewalk shall meet all applicable Building Code and ADA requirements.
26. The screened trash enclosure with slats shall be installed as shown on Exhibit "A", Plan Sheets C2.0 and C2.7. Galvanized chain link fencing is prohibited, therefore; the fencing shall be PVC or polymer covered.
27. A pedestrian pathway that connects the front door of the business to the Baseline Street frontage, shall be installed as shown on the submitted site plans.

**Other**

28. The applicant shall meet all applicable State, County and City Building, Electrical, Plumbing, and Mechanical Code requirements.
29. Signage that is placed on the property must receive Sign Permit approval through a Sign Permit application review process.
30. The streets and walkways shall be lighted during the hours of darkness in accordance with the public works standards.
31. 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.
32. 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.
33. 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 Planning Commission Decision:** May 24, 2022



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Dave Waffle, Planning Commission Chair



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Barbara Fryer, AICP, Community Development Director

Exhibits:     “A” Applicant's submittal  
                  “B” City Engineer  
                  “C” Notice

\*\*\*\*\*

# Exhibit “A”



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

OFFICIAL USE ONLY		
Date Received: <u>2/18/22</u>	Date Complete: <u>4/8/22</u>	↓ File Number ↓
Application Fee: <u>\$3,314.00</u>	Receipt Number: <u>414801</u>	<u>DR-17-22</u>

**APPLICATION TYPE**

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

- Design Review I                       Lot Line Adjustment                       Administrative Relief  
 Land Partition—Final Plat                       Subdivision—Final Plat  
 Other *please describe:* \_\_\_\_\_

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

- Design Review II                       Land Partition—Preliminary Plat                       Subdivision—Preliminary Plat  
 Other *please describe:* \_\_\_\_\_

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

- Design Review III                       Conditional Use Permit                       Planned Unit Development  
 Comprehensive Plan Amendment                       Zone Map Amendment                       Zone Text Amendment  
 Annexation                       ROW/Easement Vacation                       Subdivision—Preliminary Plat  
 Other *please describe:* \_\_\_\_\_

**APPLICANT INFORMATION**

Name: Greta Holmstrom/Ardor Consulting                      Signature: [Signature]  
Mail Address: 3296 NE 13<sup>th</sup> Pl, Hillsboro OR 97124  
Phone: 360-721-5745                      Fax: \_\_\_\_\_                      E-mail: gholmstrom@yahoo.com

**PROPERTY OWNER INFORMATION**

Name: Hybrid Heating                      Signature: [Signature]  
Mail Address: 230 W Baseline, Cornelius, OR 97113  
Phone: 5033575663                      Fax: \_\_\_\_\_                      E-mail: Kevin@hybridhc.com

**SUBJECT SITE INFORMATION**

Property Address: 230 Baseline Rd  
Map & Tax Lot Number(s): 1N333CC02900  
Current Zoning: C2 Highway Comm.                      Total Size of Site: 0.46 acres  
Existing Use: Appliance Repair  
Proposed Use: expansion of existing industrial service

Revised April 2017

**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.
- 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>1600</u>               | sq. ft. |
| Proposed building addition or subtraction:  | <u>4240</u>               | sq. ft. |
| 2. Existing building height:                | <u>215'</u>               | ft.     |
| Proposed building height:                   | <u>220'</u>               | ft.     |
| 3. Existing parking area:                   | <u>200</u>                | sq. ft. |
| Existing number of parking spaces:          | <u>2</u>                  | # sp.   |
| Proposed parking addition or subtraction:   | <u>6</u>                  | sq. ft. |
| Proposed number of parking spaces:          | <u>8</u>                  | # sp.   |
| Proposed use:                               | <u>industrial service</u> |         |
| Parking requirement:                        | <u>6</u>                  |         |
| 4. Existing landscaped area:                | <u>20,000</u>             | sq. ft. |
| Percentage of site:                         | <u>50</u>                 | %       |
| Proposed landscape addition or subtraction: | <u>4,401</u>              | sq. ft. |
| Percentage of site:                         | <u>22</u>                 | %       |
- ✓
- H. **Neighborhood Review Meeting:** information required (*Dev. Code Section 18.10.030.*). (Only required for Type III Reviews)
- |            |   |
|------------|---|
| <u>✓</u>   | 1. A copy of the notice sent to surrounding property owners.  |
| <u>✓</u>   | 2. A copy of the mailing list used to send out meeting notices.   |
| <u>✓</u>   | 3. An affidavit of mailing notice.  |
| <u>N/A</u> | 4. Representative copies of written materials and plans presented at the Neighborhood Review Meeting. <u>No attendees</u>   |
| <u>N/A</u> | 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. <u>No attendees</u> |
- ✓
- 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.**
- N/A
- J. **Temporary Construction Office.** Please provide information on the site plan showing the location and state the duration of the temporary construction office.

## 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.*
  - N/A 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.
  - ✓ 9. Boundaries of development phases, if applicable.
  - ✓ 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.

N/A

- 9. Location of storm water quality/detention facilities.

N/A

- 10. Boundaries of development phases, if applicable.

N/A

- 11. Natural Resource Areas, Significant trees, and Historic trees, if applicable.

N/A

- 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.*

✓ 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.

N/A

- 6. Proposed topographical information, showing 2 ft. contours.

✓

- 7. Location of 100-year flood plain.

N/A

- 8. Location of existing and proposed public and private utilities, easements, surface water drainage patterns, and 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.*

- ✓  
 \_\_\_\_\_ 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.
  - ✓  
 N/A  
 W/LA  
 \_\_\_\_\_ 8. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock out-croppings, and streams. *Wetlands must be professionally delineated.*
  - ✓  
 N/A  
 \_\_\_\_\_ 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.

- N/A  
 \_\_\_\_\_ 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

2/18/22  
Date

Greta Holms trom  
Print Name

360-721-5745  
Telephone Number



## HYBRID HEATING - COMPLETENESS REVIEW RESPONSE

April 5, 2022

RE: Completeness Review Response for Hybrid Heating Site Design Review

The following is a response to the comments received for the Hybrid Heating Site Design Review application.

1. Provide a signed affidavit of mailing for the neighborhood meeting notice.

RESPONSE: A signed affidavit is now included in the application materials.

2. Include in narrative form, details addressing CMC 18.155, Solar Access for New Development.

RESPONSE: Solar access is now addressed in the narrative.

3. Provide a detailed Landscaping Plan.

RESPONSE: Landscaping is now shown on the architectural site plan.

4. Provide a detailed Lighting Plan.

RESPONSE: Lighting is now shown on the architectural site plan.

5. Provide a detail of the proposed trash enclosure with its dimensions.

RESPONSE: The trash enclosure detail is now shown on sheet C7.2.

6. Provide a materials board/color board for the proposed building.

RESPONSE: Materials and colors are now shown on the architectural elevations.

7. Provide bicycle parking, along with a detail, per CMC 18.175 of the Parking Code.

RESPONSE: Bicycle parking is now shown on the Civil site plan, and a detail is included on Sheet C7.2.

8. Address CMC 18.45.040 & 18.45.050 from the Highway Commercial, C-2 standards.

RESPONSE: The requested standards are now addressed in the narrative.



9. Demonstrate that the required Clear Vision Zone will be met per CMC 18.150.070., on the site plan.

RESPONSE: The Clear Vision Zone is now shown on the Civil site plan.

10. Provide a general floor plan for the new building.

RESPONSE: The floor plan is now provided in the architectural plans.

11. Provide 11 additional copies of the complete application packet, one electronic copy and one copy unbound at 8 1/2"x11".

RESPONSE: Additional copies are provided as requested.

Please let me know if you need any additional information or have questions.

Thanks!

Greta Holmstrom

Ardor Consulting, LLC

Hybrid Heating

Design Review



## **Supporting Materials**

Signed Land Use Application

Narrative

Clean Water Services Provider Letter

Neighborhood Meeting Materials

Plan Set

Stormwater Analysis

## **Project Overview**

The applicant, Hybrid Heating, seeks to expand their existing appliance repair / service facility by adding a second building. The applicant also plans to improve the access within the site, including adding parking spaces.

The site is located in the C2 Highway Commercial zone. Surrounding properties are similarly zoned. The site has already been occupied by Hybrid Heating for some time. As such, there are existing frontage improvements, landscaping and utility services available. Improvements to these facilities are shown on the attached plans.

As shown in the following response to approval criteria, all design standards of the City are met.

## **Approval Criteria**

### **DESIGN REVIEW**

*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:*

RESPONSE: Hybrid Heating is proposing to expand their existing appliance repair business – listed as permitted use (G).

*18.45.040 Development requirements.*

- A. Lot Size. In a C-2 zone there is no minimum lot size.*
- B. Setback requirements. In a C-2 zone the following setbacks shall meet the base standard; however, the review authority may require a greater or lesser setback based on the design review criteria:*
  - 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.*

RESPONSE: A five foot setback to the parking along Baseline is proposed as allowed in (a) above. The property does not abut the south side of Baseline, therefore (b) does not apply.

- 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.*

RESPONSE: The property is surrounded by commercial zoning, but a residential use abuts the eastern property line. A five foot side yard setback is proposed.

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: The rear yard abuts commercially zoned property, therefore no setback is required.

- C. *Height of Building. No building shall exceed a height of 35 feet, unless approved by the planning commission.*

RESPONSE: The building is less than 25 feet in height, therefore it meets this standard.

#### *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.*

RESPONSE: Design review criteria are addressed in this narrative.

- B. *Environmental Standards. All uses shall comply with required air, land, and water quality standards set forth by all state, federal and local jurisdictions.*

RESPONSE: The proposal will comply with all environmental standards.

- C. *Heat and Glare.*

1. *Except of 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.*

RESPONSE: No heat or glare is anticipated from this development. Exterior lighting will be wall-mounted and placed / selected to not provide glare on adjacent properties or streets. Details of the lighting fixtures are located on the architectural site plan.

*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.*

RESPONSE: Insects and rodents are not anticipated to be attracted to the proposed development.

*E. Outside Storage. Outside storage shall be appropriately screened consistent with CMC 18.45.060(F).*

RESPONSE: Screening requirements are addressed in the design review criteria.

*18.45.060 Development Standards. In a C-2 zone now 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 prior to occupancy, in accordance with the approved site plan and 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 by non-vegetative 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 the 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 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: Five feet of landscape area is provided along the project frontage as required. Landscape materials, including street trees, will be installed as required.

*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.*
- (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'*
    - b. One-way traffic: 15'*
  - (4) Internal sidewalks and 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: The existing Hybrid Heating business is accessed from Baseline Street (TV Highway). This access will be maintained and improved to meet Code standards. Two-way traffic will be allowed into the site to access the parking and building areas. Therefore, a 24' internal access is proposed. Convenient pedestrian circulation is provided into the site via proposed internal sidewalks. Since Baseline is one-way, a clear vision triangle is shown on the west side of the driveway on the proposed site plan.

#### *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 a 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...*
- (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.*
- (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 system and shall comply with Clean Water Services standards for water quality and quantity.*

RESPONSE: The existing driveway for the Hybrid Heating facility will be utilized and improved for this expansion. All improvements will meet City Code standards, in addition to complying with CWS stormwater standards.

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

RESPONSE: No new lighting is proposed.

*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: The existing business has mail service, and intends to continue this service.

*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.*

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

RESPONSE: The site is surrounded by the C-2 Highway Commercial Zone. Existing commercial development also surrounds the site. One pre-existing non-conforming residence is located to the east. Landscaping will be provided as screening for this residence. The proposed trash enclosure will be screened with sight obscuring fencing as shown in the detail on Sheet C7.2.

*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 or all parking areas. Parking lots shall be designed and landscaped so as to break up large parking areas with landscaped islands, at a minimum of every 10 spaces.*

RESPONSE: The proposed parking area will be designed to City standards. A 5' landscape buffer is provided along the perimeter of the site.



*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 regulations of the committee adopted under the provisions of Division III of this title and other applicable provisions of Cornelius Municipal Code.*

*A. Technical Standards. When 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 to the 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: The site is developed with the existing Hybrid Heating commercial use. This expansion will continue to be served by existing public facilities.

*(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 proposed expansion will serve the existing business. No expansion of employees or vehicle trips is anticipated.

- (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: The applicant proposes frontage improvements along Baseline.

- (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 site is accessed via an existing driveway on Baseline. This will be improved to continue serving the site. Parking, pedestrian access, a dedicated area for garbage collection, and landscaped areas are all shown on the site plan.

- (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: The owner, Hybrid Heating, will continue to provide maintenance of private facilities onsite that serve their business.

- (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: The existing business is served by public services. Improvements to the access drive will enhance service entrances to the site when needed.

- (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;*

RESPONSE: The existing facility is accessible to emergency personnel, and will continue to be.

- (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: The site is flat. Minimal grading will occur to install the building, access and parking improvements and utilities.

- (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: A utility plan is provided with this submittal. The existing business is served by public utilities.

- (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: Access to ADA standards is proposed on the attached site plan.

- (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: Frontage improvements to Baseline are proposed that will include sidewalks.

**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;*

RESPONSE: The existing building along Baseline that has served the Hybrid Heating business will be retained. The new proposed building will be located to the north, behind this existing structure. The streetscape will not change. Improvements will be made to the existing access and to the existing informal parking area in compliance with the City code.

*(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: The site is flat and mostly vegetated with grass. One existing tree will be removed for the building placement.

- (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: Not applicable.

- (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: The site is relatively flat. No significant grading will occur other than to construct the building, access, parking areas and utilities. As previously mentioned, the view of the site from the street will not change as the existing building will be retained.

- (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: A five foot perimeter landscape area along the street and adjacent property lines will be provided.

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

RESPONSE: No additional lighting is proposed.

- (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.*

RESPONSE: Development of this commercially zoned property with a single-story building will not have a significant impact on solar access for adjacent properties.

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 zone in which the land use is located.*

*Industrial Service = 0.8 parking spaces per 1,000 square feet  
0.1 bicycle parking spaces per 1,000 square feet*

RESPONSE: The proposed expansion of an existing appliance repair facility does not have an exact parking requirement in the Code. The facility does not offer retail or serve customers onsite. It serves remote customers at their individual location. The closest parking requirement is “Industrial Repair” as listed above. The required number of parking spaces would be 6, based on a total of 5,840 square feet between the existing and proposed buildings. The applicant is proposing 8 parking spaces. All parking spaces and associated improvements will be designed in accordance with the requirements outlined in code section 18.145.050 – 18.145.090.

One bicycle parking space is also required. This will be located between the existing and proposed building, as shown on the engineering site plan, and detailed on Sheet C7.2.

18.155.040 Access to sunshine

*The elements of the development plan (e.g., buildings, circulation, open spaces and landscaping) shall be located and designed, to the maximum extent feasible, to protect access to sunshine for planned solar energy systems or for solar-oriented rooftop surfaces that can support a solar collector or collectors capable of providing for the anticipated hot water needs of the buildings in the project between the hours of 9:00 am and 3:00pm PST, on December 21<sup>st</sup>.*

RESPONSE: The orientation of the proposed buildings would allow for the conversion to solar technology in the future.

18.155.050 Shading

- A. The physical elements of the development plan shall be, to the maximum extent feasible, located and designed so as not to cast a shadow onto

structures on adjacent property greater than the shadow which would be cast by a 25-foot hypothetical wall located along the property lines of the project between the hours of 9:00am and 3:00pm , PST, on December 21<sup>st</sup>.

- B. The impact of trees shall be evaluated on an individual basis considering the potential adverse impacts that the shading could create for the adjacent properties in terms of blocking sunlight in indoor living areas, outdoor activity areas, gardens, and similar spaces benefiting from access to sunlight.

RESPONSE: The proposed building is less than 25' in height, therefore, it complies with the shading standard for physical development elements. Proposed landscaping is clustered around existing and proposed development onsite, and is not anticipated to have negative impacts to solar access for surrounding properties.

### **Conclusion**

The proposed development meets or exceeds all review criteria established by City of Cornelius. Therefore, approval of the application is requested.



**AFFIDAVIT OF MAILING**


State of Oregon        )  
                                  )    ss  
County of Washington)

I, Greta Holmstrom, being first duly sworn, depose and say:

That I served upon the following named persons a mailed letter  
Copy of which is marked Exhibit \_\_\_\_\_, attached hereto and by this reference incorporated herein,  
by mailing to them a true and correct copy thereof on the 18 day of January, 22.  
I further certify that said copies were then placed in a sealed envelope addressed as follows:

See Exhibit \_\_\_\_\_ 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:  \_\_\_\_\_

January 18, 2022

RE: Neighborhood Meeting – Hybrid Heating Site Improvements

Dear Neighbor:

I am writing this letter on behalf of Hybrid Heating who owns and operates the heating and cooling system repair dispatch facility at 230 West Baseline Street.

The owners of the facility would like to add additional warehouse space to the north of the existing building.

The City requires a Type III Design Review application to approve this request. The City's approval process includes a requirement for a neighborhood meeting to inform and gather feedback from surrounding property owners.

Therefore, you are cordially invited to attend a meeting to be held remotely via Zoom:

February 8, 2022 at 6pm

<https://us05web.zoom.us/j/84382480976?pwd=ckRXcEE4K0pCVjZ6MVpDZkYwMkhDUT09>

Meeting ID: 843 8248 0976

Passcode: 7PfXg5

Please note that this will be an informational meeting only and is not intended to take the place of a public hearing. You will have an opportunity to present testimony when an application is submitted to the City for review.

If you would like to learn more about this project, please plan to attend the neighborhood meeting. I look forward to seeing you. Please feel free to contact me at 360-721-5745 or [gholmstrom@yahoo.com](mailto:gholmstrom@yahoo.com) if you have questions about this meeting or the proposed project.

Sincerely,  
**Ardor Consulting, LLC**

Greta Holmstrom, LEED-AP  
Planner

Enclosure:  
Location Map / Site Plan

# Preliminary Drainage Report

*for*

## Hybrid Heating

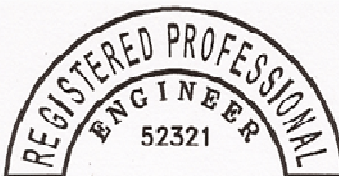
Cornelius, Oregon

Prepared for:

Hybrid Heating  
230 Baseline Road  
Cornelius, OR 97113

Prepared By:

**Mai Civil Engineering, PC**  
**5290 NW 164<sup>th</sup> Ave.**  
**Portland, Oregon 97229**



EXP. 12-31-2022

*December 6, 2021*  
*Project No: KWV001*  
Case File No.

Walmart  
PO Box 8042  
Bentonville, AR 72712

Shipman Living Trust  
PO Box 1588  
Rockaway Beach, OR 97136

KB Land Development  
875 Country Club Road  
Eugene, OR 97401

F. Davis Properties LLC  
6950 NW Kansas City Rd  
Forest Grove, OR 97116

Russell Resources LLC  
PO Box 367  
Cornelius, OR 97113

AJS Enterprises LLC  
17104 SW Green Heron Drive  
Sherwood, OR 97140

HBH Equity LLC  
5420 NW Sewell Rd  
Hillsboro, OR 97124

Richard Tilden Revocable Trust  
PO Box 25404  
Portland, OR 97298

City of Cornelius  
Attn: Tim Franz  
1355 N Barlow St  
Cornelius, OR 97113

## **PROJECT DESCRIPTION**

The proposed redevelopment commercial project is located west of the address 230 Baseline Road in Cornelius, Oregon (See Figure 1 for Vicinity Map). The site can also be located on tax map 1N333CC (tax lot number 2900).

## **EXISTING CONDITIONS**

Currently, the site has is a house and asphalt parking lot area. The north half of the project is covered with grasses. See Figure 2 for the existing conditions.

## **PROPOSED DRAINAGE**

The proposed and existing storm sewer systems are shown in Figure 3. Stormwater on the developed site will be managed as follows:

- Runoff from the buildings, private parking lot, and driveway will be treated in a stormfilter catchbasin (See Figure 3).
- The proposed storm sewer system will be connected to the existing public storm sewer main located on the north side of Baseline Road.

## **HYDROLOGIC ANALYSIS**

Hydrologic analyses for the site have been completed following the Type 1A (SCS) method. The Santa Barbara Urban Hydrograph computer program enables the user to develop runoff hydrographs. Analysis calculations, supporting information, and computer output are contained in Appendix A.

### ***Impervious and Pervious Surface Areas***

The pervious and impervious areas used for the analyses are summarized in Table 1 and Table 2 below. The areas were determined using existing conditions and a final site design of the proposed pervious and impervious surfaces. A map showing the proposed development is contained in Appendix B.

### ***Curve Numbers***

Curve numbers used for the analyses are based on characterization of the site's soils as primarily Type C soil. The curve numbers represent values appropriate for wet antecedent moisture conditions, which is typical of the wet-weather conditions for the area.

### ***Time of Concentration***

The time of concentration used for the analyses is summarized in Table 1 and Table 2. The post-development time of concentration takes into consideration of the on-site area that contributes to the peak discharges for the site. Calculations and the flow path are presented in Appendix A and figure 2, respectively.

**Table 1. Basins A and B Impervious and Pervious Areas**

Area Description	Pre-Development Basin A		Post Development Basin B	
	Area (sf)	CN	Area (sf)	CN
Pervious Surface	9,017	74	4,243	86
Impervious Surface	10,868	98	15,642	98
Time of Concentration	5 minutes		5 minutes	

**Table 2. Basin C Impervious and Pervious Areas**

Area Description	Post Development Basin C		
	Area (ac)	CN	Time of Concentration
Pervious Surface	14.8	86	30.3 minutes
Impervious Surface	34.6	98	
Time of Concentration			

**Peak Discharges**

Peak discharge rates for the prescribed rainfall events for pre-developed and post-developed site conditions are summarized in the following tables. The rainfall depths are 24-hour rainfall depths used for the Washington County area (per Cleanwater Services). Computer model output is contained in Appendix A.

**Table 3. Peak Runoff Rates for Basins A and B**

Storm Event	Rainfall (inches)	Peak Runoff Rate (cfs)	
		Pre-Developed Basin A	Post Developed Basin B
		25-yr	3.9

**Table 4. Peak Runoff Rate for Basin C**

Storm Event	Rainfall (inches)	Peak Runoff Rate (cfs)	
			Post Developed Basin C
25-yr	3.9		35.89

**HYDROMODIFICATION**

The project’s additional impervious area of 4,774 and is qualified to pay a fee in lieu by meeting CWS R&O 19-22, Section 4.03.7.a.5.A to Section 4.03.7.a.5.D. The fee to be paid to the City of Cornelius is \$4,774.

## **WATER QUANTITY**

As shown in Table 3, the pre-development and post-development flows for the proposed site are 0.3 cfs and 0.4 cfs, respectively. The increase in flow rate is a low flow rate of 0.1 cfs and therefore a detention system is not being proposed. The flow rate of 35.9 cfs for the downstream system analysis is shown in Table 4. The 70% impervious area and 30% pervious area multipliers were used to apply to the overall 49.8-acre area.

## **WATER QUALITY**

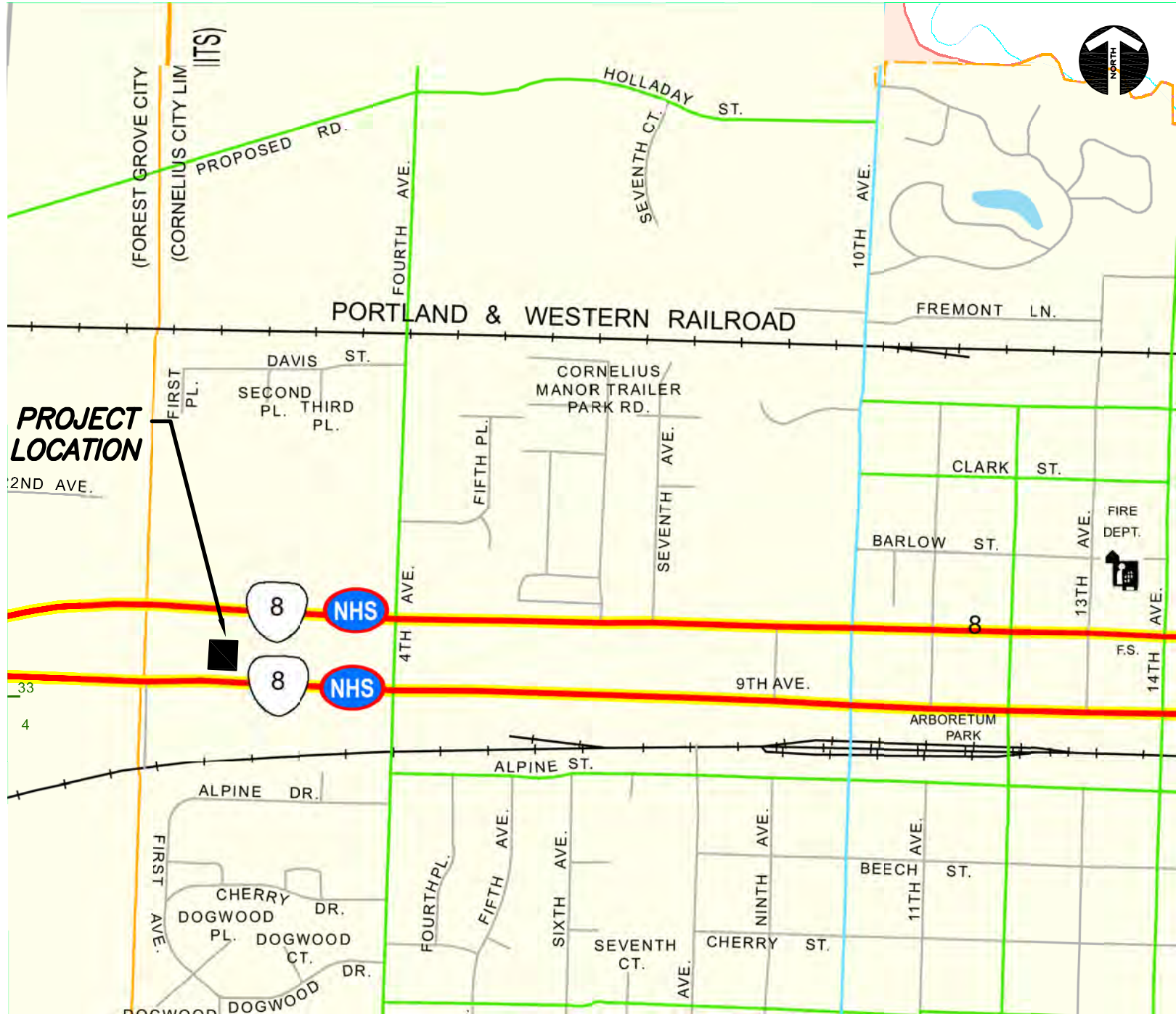
Stormwater from the roof, parking lot, and private driveway areas will be treated in the proposed storm-filter catchbasin for water-quality treatment.

## **DOWNSTREAM ANALYSIS**

The additional flow from the proposed development and the flow from the tributary basins are 0.1 cfs and 35.89 cfs, respectively. See Figure 4 for the tributary basin area and flow path. The additional flow from the proposed development is 0.28 % and is less than 10% of the total tributary drainage flow. Following CWS R&O 19-22 (Section 2.04.2.m.3.C), a visual investigation was performed downstream to the ¼-mile point and found no observable impacts to structures (see Appendix B for calculations).

## **MAINTENANCE**

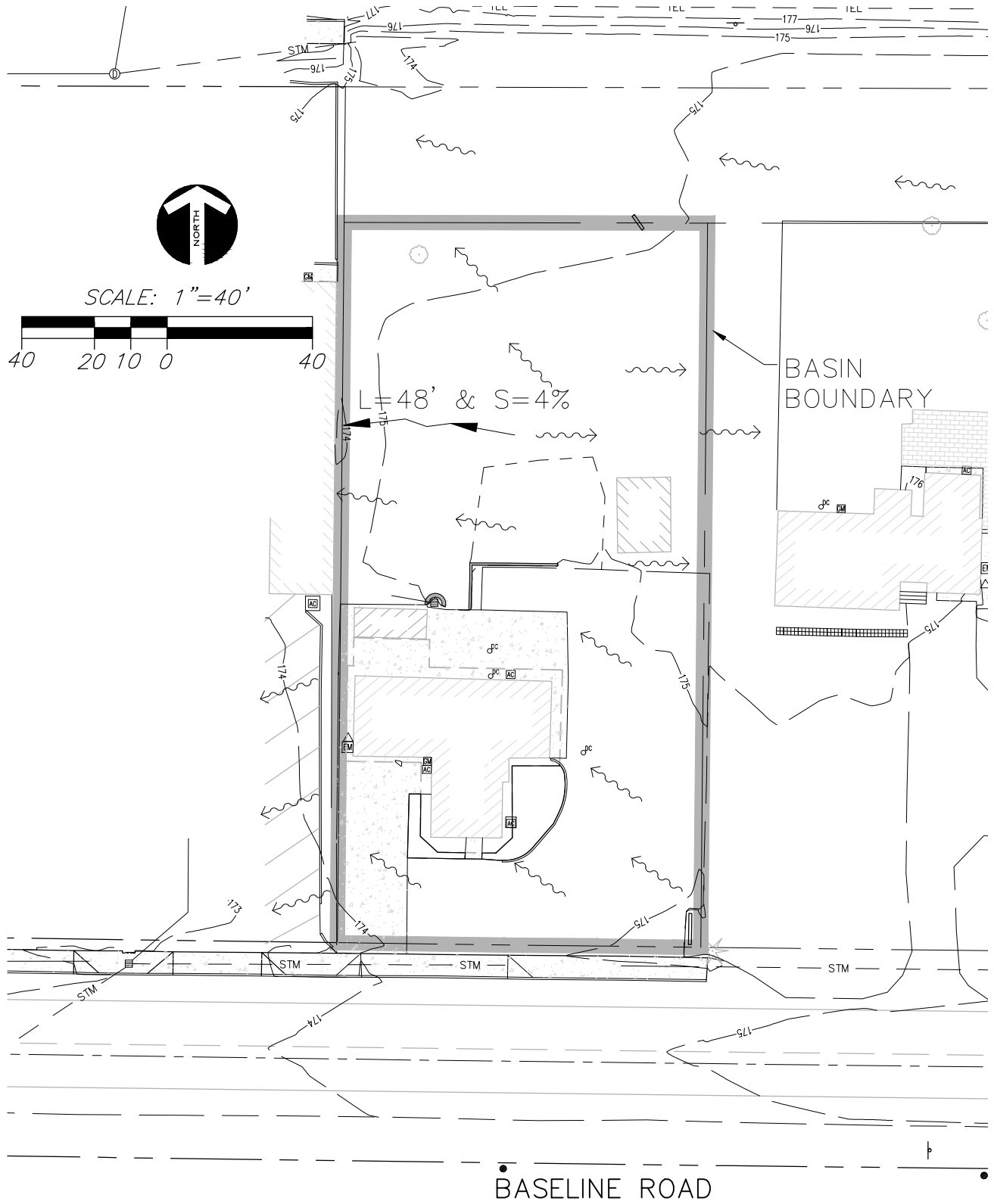
The storm-filter catchbasin shall be maintained per manufacture requirements. The rest of the storm sewer system including the roof gutters shall be inspected after a rain event. Sediment shall be removed to prevent pipes and roof gutters from plugging.



**FIGURE 1: VICINITY MAP**

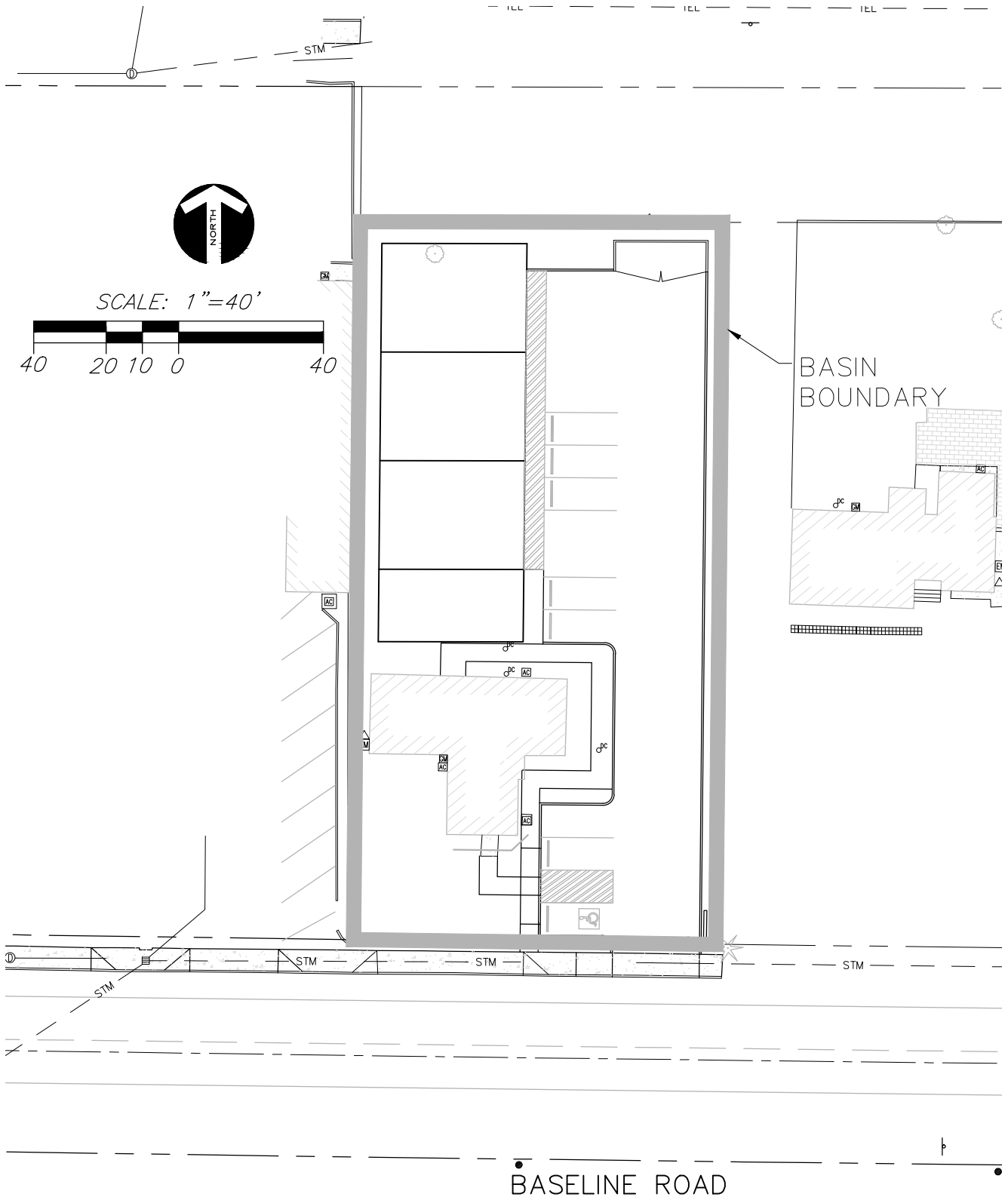
SCALE: NTS





**FIGURE 2: PRE DEVELOPMENT BASIN**

SCALE: 1" = 40'

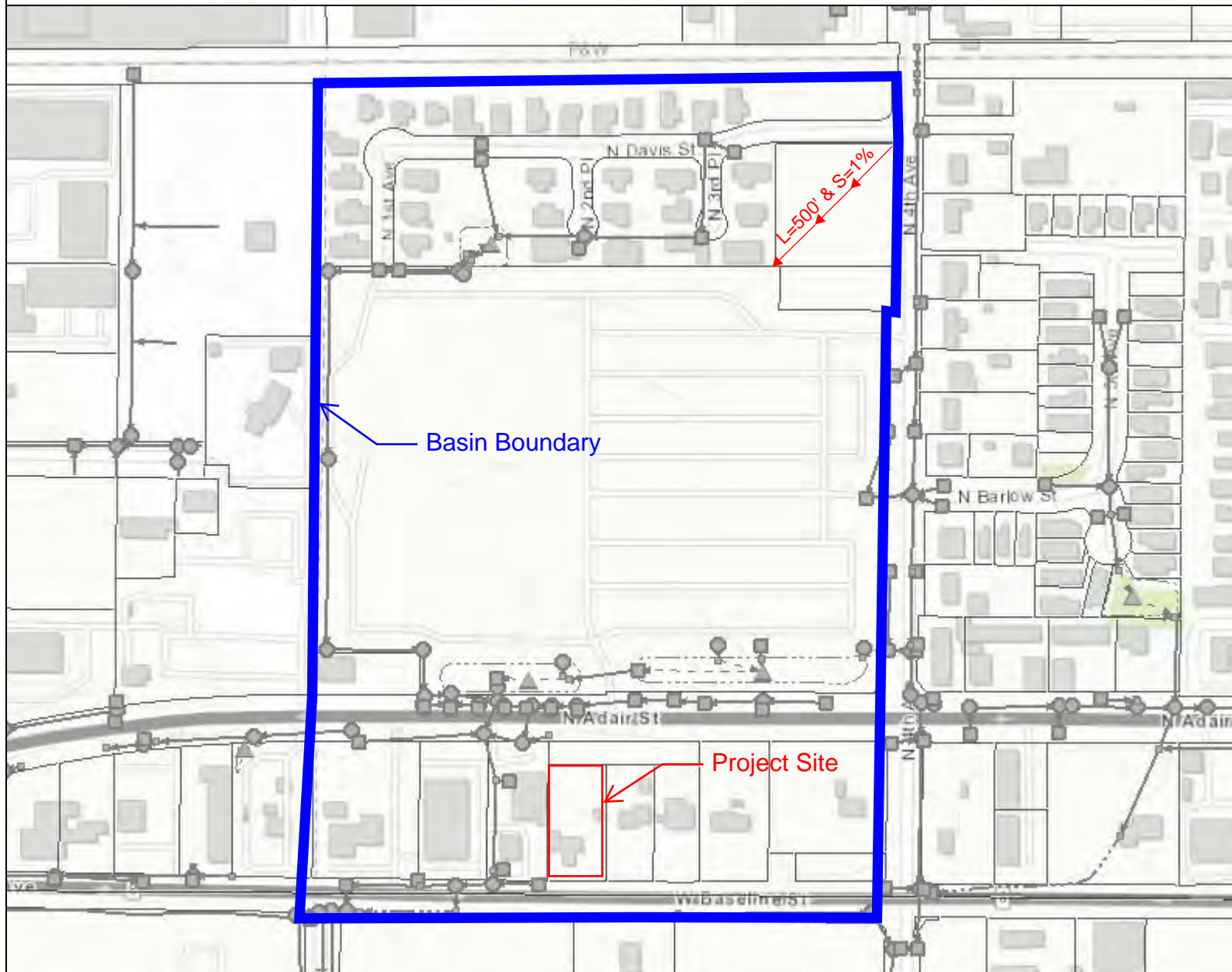


**FIGURE 3: POST-DEVELOPMENT BASIN**

SCALE: 1" = 40'



# Clean Water Services -- Sewer Map



## Legend

- Cleanout
- Fitting
- ⊕ Valve
- Manhole
- Inlet
- △ Pond
- Vault
- ☆ Treatment Plant
- Ⓟ Pump Station
- Gravity Line
- Pressure Line
- Open Channel
- Virtual Flow
- ⌚ Pond Outline
- ▭ CWS Boundary
- ▭ County Boundary
- ▭ Urban Growth Boundary

## Basin Summary

Area = 49.8 acres  
 t=30.3 minutes  
 Flow = 35.9 cfs.

- X Abandoned
- CWS Sani
- CWS Storm
- Partner Sani
- Partner Storm



Disclaimer: This product and its associated data is for informational purposes only and was derived from several databases. It was not prepared for, and is not suitable for legal, engineering or surveying purposes. Users of this information should review or consult the primary data and information sources to ensure accuracy. Clean Water Services cannot accept any responsibility for errors, omissions or positional accuracy. There are no warranties for this product. Mainline and service lateral locations are depicted using best available information but must be field verified and located before digging. Service laterals are marked in the field as "Unlocatable underground facilities" as defined in OAR 952-001-0010 (20). Easement data is not currently completed District-wide and should be used for general reference only. All sanitary or storm sewer data, with the exception of sanitary lines 24" and larger located within the city limits of Beaverton, Cornelius, Forest Grove, Hillsboro, Lake Oswego, Portland, Sherwood, Tigard or Tualatin, need to be verified by contacting the Development Services, 2550 SW Hillsboro Highway, Hillsboro OR 97123, (503) 681-5100.

**FIGURE 4: DOWNSTREAM BASIN MAP**

# **APPENDIX “A”**

## **CALCULATIONS**

**BASIN SUMMARY**

Project: KBV001  
Hybrid Heating and Cooling

	<u>BASIN</u>
<b><u>PRE DEVELOPMENT AREA:</u></b>	A
PERVIOUS AREA (sf):	9,017
IMPERVIOUS AREA (sf):	10,868
EXISTING PARKING, & SIDEWALK AREAS (sf)	8,093
EXISTING ROOF AREA (sf)	2,775
TOTAL AREA (sf):	19,885

	<u>BASIN</u>
<b><u>POST DEVELOPMENT AREA:</u></b>	B
PERVIOUS AREA (sf):	4,243
IMPERVIOUS AREA (sf):	15,642
PROPOSED ROOF AREA (sf)	4,400
EXISTING ROOF AREA (sf)	2,152
EXISTING WALKWAY (sf)	969
PROPOSED PARKING LOT (sf)	8,121
TOTAL AREA (sf):	19,885

*ADDITION OR MODIFICATION IMPERVIOUS AREA (sf) = 4,774*

## WATER QUALITY FLOW CALCULATION

Project No.: KVV001

### **SUMMARY:**

Q (cfs) =	0.03 CWS WQ flow rate
V(cf)=	469 WQ Volume
A (sf) =	15,642 Impervious area only

*where:*

WQ Volume = 0.36 (in) x Area (sf) / [12 (in/ft)]

CWS WQ flow rate = WQ Volume (cf) / [14,400 sec]

or

CWS WQ flow rate = [ 0.36 (in) x Area (sf) / [ 12 (in/ft) (4hr) (60min/hr) (60sec/min)]]

**WQ STORMFILTER CATCHBASIN SIZING:**

$$WQ (Q) = 0.03 \text{ cfs}$$

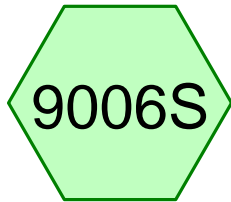
$$\text{Number of Cartridges (N)} = 0.60$$

Where  $N = Q \text{ (cfs)} \times 449 \text{ gpm/cfs} \times 22.5 \text{ gpm/cart}$

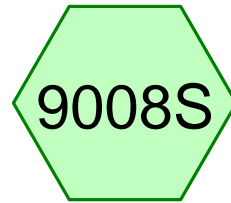
One cartridge can treat up to 22.5 gpm for 3.05' hydraulic drop

**Use a 1-cartridge stormfilter structure per manufacture.**

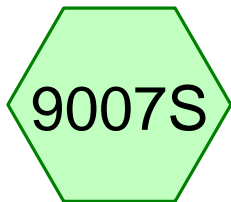




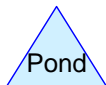
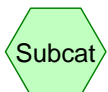
PROPOSED PROJECT  
POST - BASIN B



Downstream Basin C



PRE-DELOPMENT  
BASIN A



**KAV001-MODEL**

Type IA 24-hr 25-yr Rainfall=3.90"

Prepared by {enter your company name here}

Printed 12/6/2021

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Page 2

**Summary for Subcatchment 9006S: PROPOSED PROJECT POST - BASIN B**

[49] Hint: Tc<2dt may require smaller dt

Runoff = 0.40 cfs @ 7.87 hrs, Volume= 0.127 af, Depth> 3.33"

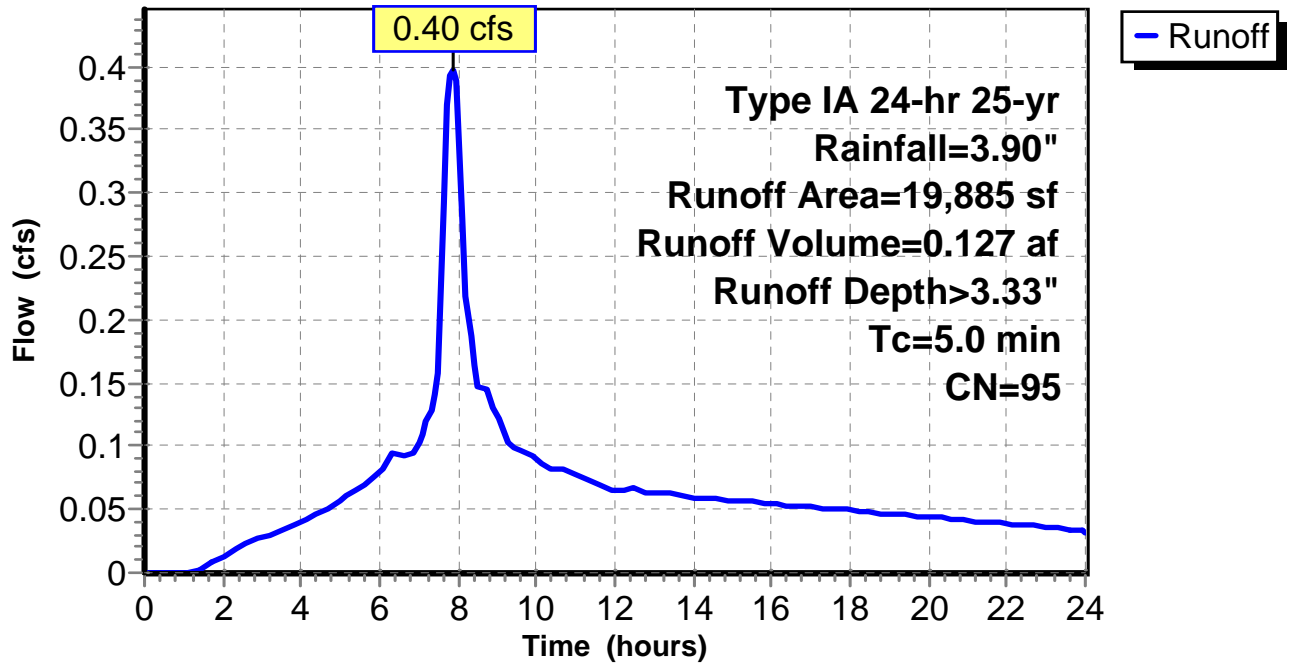
Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs  
Type IA 24-hr 25-yr Rainfall=3.90"

Area (sf)	CN	Description
4,243	86	<50% Grass cover, Poor, HSG C
* 4,400	98	Proposed Roof Area
* 2,152	98	Existing Roof Area
* 969	98	Proposed Sidewalk Area
* 8,121	98	Proposed Parking Lot
19,885	95	Weighted Average
4,243		Pervious Area
15,642		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 9006S: PROPOSED PROJECT POST - BASIN B**

**Hydrograph**



**KAV001-MODEL**

Type IA 24-hr 25-yr Rainfall=3.90"

Prepared by {enter your company name here}

Printed 12/6/2021

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Page 3

**Summary for Subcatchment 9007S: PRE-DELOPMENT BASIN A**

[49] Hint: Tc<2dt may require smaller dt

Runoff = 0.30 cfs @ 7.91 hrs, Volume= 0.097 af, Depth> 2.54"

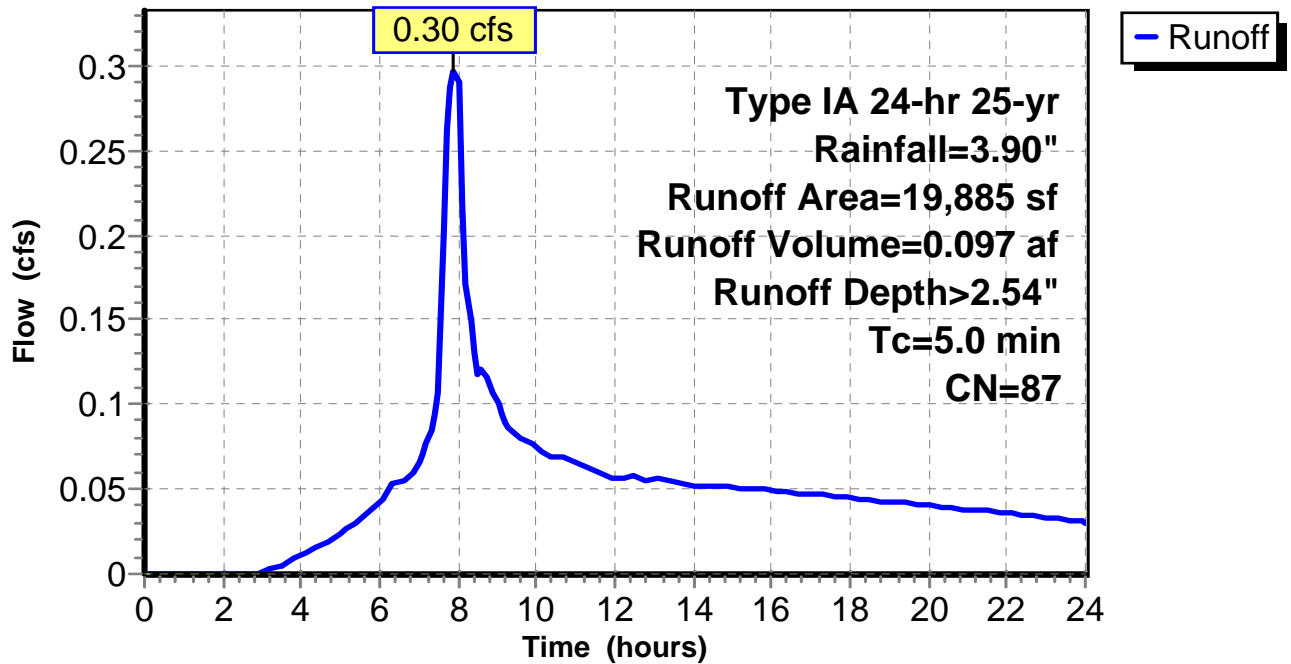
Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs  
Type IA 24-hr 25-yr Rainfall=3.90"

Area (sf)	CN	Description
9,017	74	>75% Grass cover, Good, HSG C
* 8,093	98	Existing Parking Lot and Sidewalk Areas
* 2,775	98	Existing Roof Area
19,885	87	Weighted Average
9,017		Pervious Area
10,868		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

**Subcatchment 9007S: PRE-DELOPMENT BASIN A**

**Hydrograph**



**KAV001-MODEL**

Type IA 24-hr 25-yr Rainfall=3.90"

Prepared by {enter your company name here}

Printed 12/6/2021

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Page 4

**Summary for Subcatchment 9008S: Downstream Basin C**

Runoff = 35.89 cfs @ 8.21 hrs, Volume= 13.156 af, Depth> 3.20"

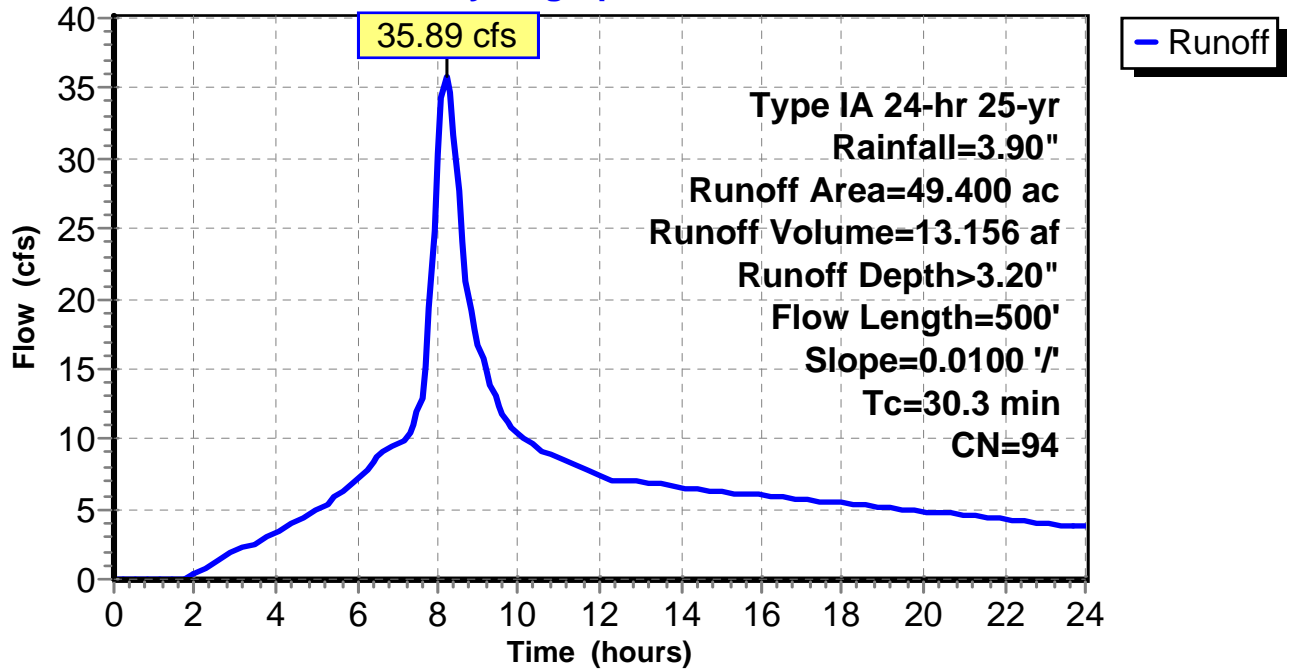
Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.10 hrs  
Type IA 24-hr 25-yr Rainfall=3.90"

Area (ac)	CN	Description
14.800	86	<50% Grass cover, Poor, HSG C
34.600	98	Paved parking & roofs
49.400	94	Weighted Average
14.800		Pervious Area
34.600		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
28.2	300	0.0100	0.18		<b>Sheet Flow,</b> Grass: Short n= 0.150 P2= 3.90"
2.1	200	0.0100	1.61		<b>Shallow Concentrated Flow,</b> Unpaved Kv= 16.1 fps
30.3	500	Total			

**Subcatchment 9008S: Downstream Basin C**

**Hydrograph**



**APPENDIX “B”  
SOIL INFORMATION**

Washington County, Oregon (OR067)			
Washington County, Oregon (OR067)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
45A	Woodburn silt loam, 0 to 3 percent slopes	0.6	100.0%
<b>Totals for Area of Interest</b>		<b>0.6</b>	<b>100.0%</b>



Summary by Map Unit — Washington County, Oregon (OR067)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
45A	Woodburn silt loam, 0 to 3 percent slopes	C	0.6	100.0%
<b>Totals for Area of Interest</b>			<b>0.6</b>	<b>100.0%</b>

**Description — Hydrologic Soil Group**

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

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

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

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

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

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

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

# SENSITIVE AREA PRE-SCREENING SITE ASSESSMENT

 Clean Water Services File Number 22-000232

 1. **Jurisdiction:** Cornelius

 2. **Property Information** (example: 1S234AB01400)

 Tax lot ID(s): \_\_\_\_\_  
1N333CC02900
**OR Site Address:** 230 Baseline Road

 City, State, Zip: Cornelius, OR, 97113

 Nearest cross street: NW 4th Ave

 3. **Owner Information**

 Name: Hybrid Heating

Company: \_\_\_\_\_

 Address: 230 W Baseline St

 City, State, Zip: Cornelius, OR, 97113

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 Addition to existing commercial use

 4. **Applicant Information**

 Name: Greta Holmstrom

 Company: Ardor Consulting, LLC

 Address: 3296 NE 13th Place

 City, State, Zip: Hillsboro, OR, 97124

 Phone/fax: 360-721-5745

 Email: gholmstrom@yahoo.com

 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 Greta Holmstrom

Print/type title \_\_\_\_\_

 Signature ONLINE SUBMITTAL

 Date 1/7/2022

## 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.**

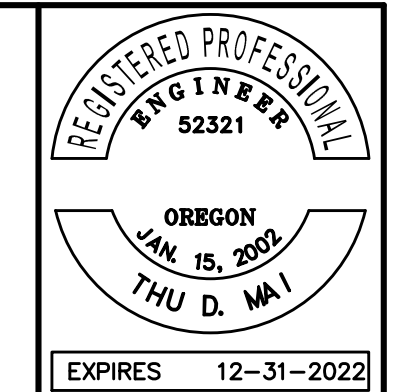
 Reviewed by Stacy Benjamin

 Date 1/26/2022

 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

# Hybrid Heating

Cornelius, Oregon



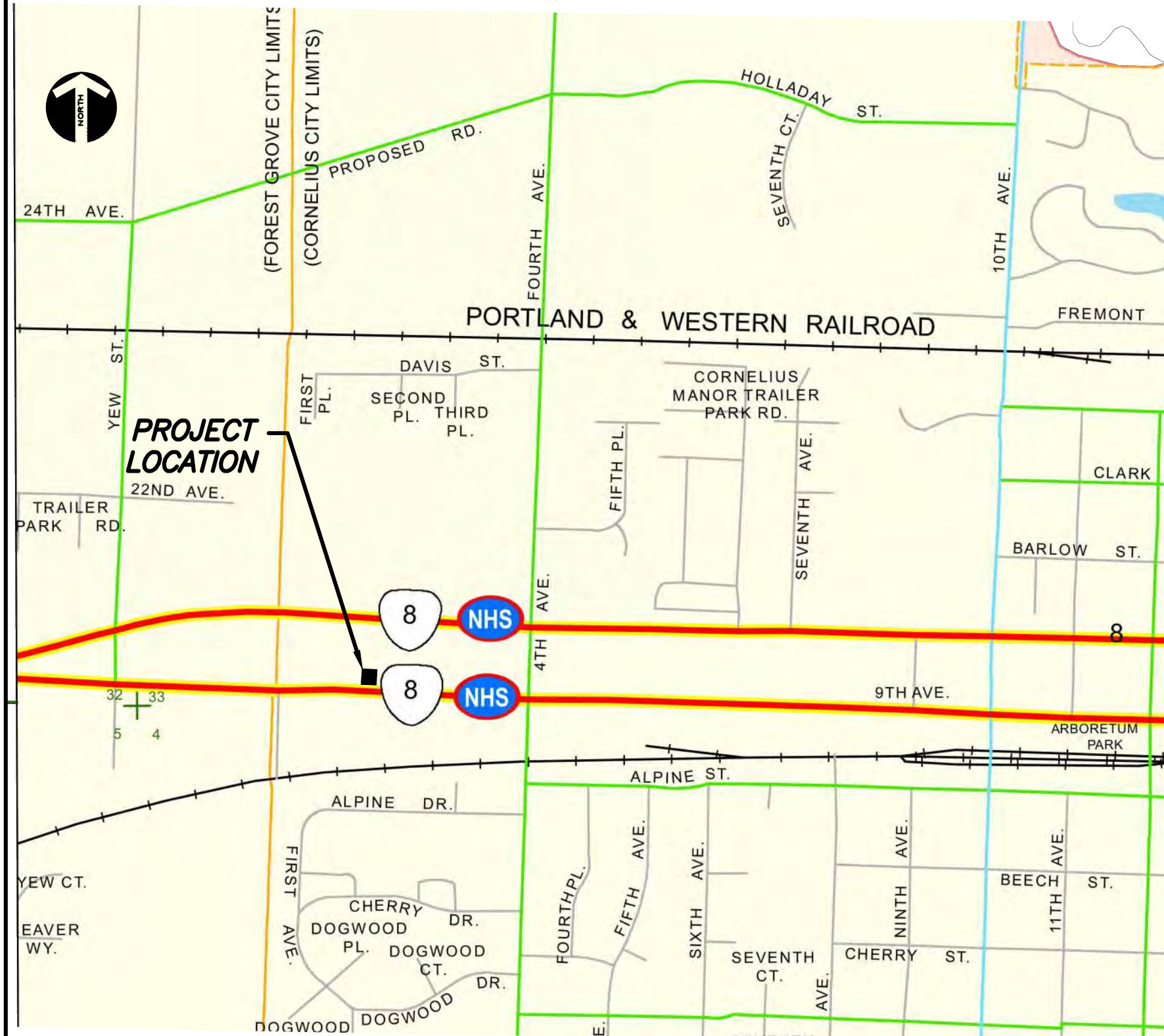
**MAI CIVIL ENGINEERING, PC**  
 5290 NW 164th Ave.  
 PORTLAND, OR 97229  
 TEL: 971-235-4656  
 tmai@yahoo.com

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

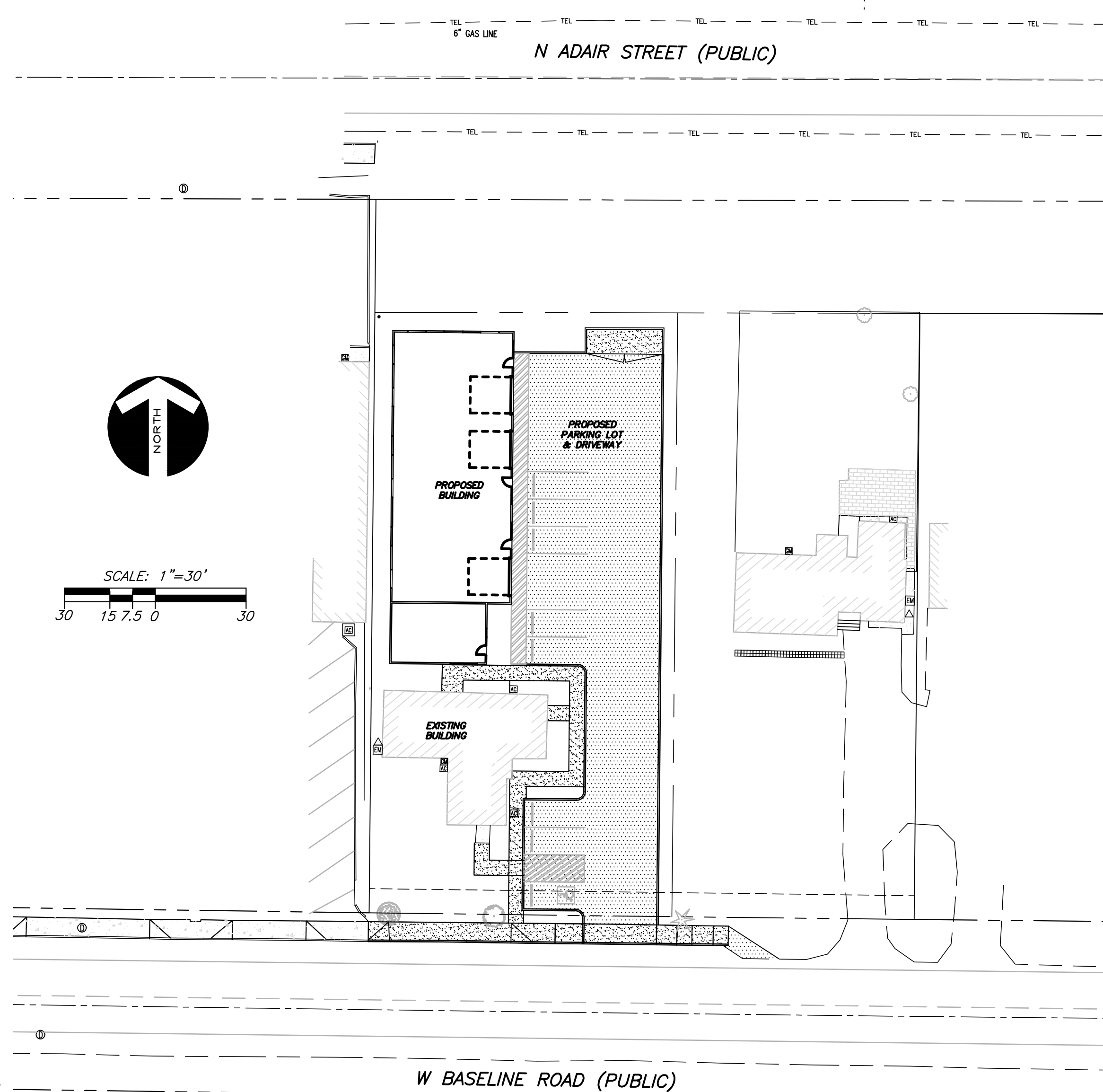
**COVER SHEET**  
**Hybrid Heating**  
 CITY OF CORNELIUS, OREGON

REV.	DATE	BY
DRAWN BY: TDM		
DESIGN BY: TDM		
CHECKED BY: TDM		
SCALE: AS SHOWN		
12-29-21		
JOB NO. KVV001		

**C0.0**



**VICINITY MAP**  
SCALE: NTS



**SITE MAP**  
SCALE: 1" = 30'

**NOTES:**  
 CONTRACTOR IS RESPONSIBLE FOR POTHOLE AND VERIFY ELEVATION AND LOCATION OF EXISTING UTILITIES AND CURB PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND. CONTRACTOR HEREBY AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF PERSONS AND PROPERTIES; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER AND ENGINEER FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

**BENCHMARK**  
 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.

**LOCATES (48 HOURS NOTICE REQUIRED)**  
 ONE CALL SYSTEM: (503) 246-6699

**PROJECT CONTACTS:**

**OWNER/DEVELOPER:**  
 HYBRID HEATING  
 230 W BASELINE ST.  
 CORNELIUS, OR 97113

**CONTACT:**  
 KEVIN KUNTS  
 PH: 503-357-5663  
 kevin@hybridhc.com

**CIVIL ENGINEER:**  
 MAI CIVIL ENGINEERING, PC  
 5290 NW 164TH AVE.  
 PORTLAND, OR 97229

**CONTACT:** THU D. MAI, P.E.  
 TEL: 971-235-4656  
 tmai@yahoo.com

**SURVEYOR:**  
 NW SURVEYING, INC.  
 1815 NW 169TH PLACE  
 BEAVERTON, OR 97006

**CONTACT:** CLINT STUBBS, PLS  
 T:503-848-2127  
 F:503-848-2179  
 clint@nwsrvy.com

**GEOTECHNICAL ENGINEER:**  
 GEOPACIFIC ENGINEERING, INC.  
 14835 SW 72ND AVENUE  
 PORTLAND, OR 97224

**CONTACT:** JIM IMBRIE, PE  
 FAX: 503-625-4455  
 jimbr@geopacificeng.com

**PROJECT INFORMATION:**

TAX LOT: 2900  
 TAX MAP: 1N333CC

**ADDRESS:**  
 230 BASELINE ROAD  
 CORNELIUS, OR 97113

LANDSCAPING AREA = 4,401 SF  
 LANDSCAPING PERCENTAGE = 22%  
 TOTAL SITE = 19,946 SF = 0.46 ACRE

DISTURBED AREA = 25,000 SF = 0.57 ACRE (APPROXIMATELY)

**TABLE OF IMPERVIOUS AREA**

DESCRIPTION	EXISTING (sq. ft.)	PROPOSED (sq. ft.)
PUBLIC R.O.W.	0	0
PRIVATE R.O.W.	0	0
PRIVATE PROPERTY	10,869	4,615
TOTAL	10,869	4,615

**ADDITIONAL INFORMATION FOR IMP. AREA (SF)**

REMOVED AREA	8,558
REPLACED AREA	4,615
NEW AREA	4,615
NEEDS WQ TREATMENT	15,484
IS TREATED	15,484
QUALIFIED FOR HYDRO-MODIFICATION FEE IN LIEU	4,615

EXISTING	LEGEND	PROPOSED
	- STREET TREE	
	- WATER VALVE	
	- WATER METER	
	- UTILITY POLE WITH ANCHOR	
	- CATCHBASIN (CG-30)	
	- CATCHBASIN (CG-2)	
	- STORMFILTER CATCHBASIN	
	- STORM MANHOLE	
	- STORM CLEANOUT	
	- SANITARY MANHOLE	
	- SANITARY CLEANOUT	
	- FIRE HYDRANT	
	- MAILBOX	
	- SIGN	
	- GAS METER	
	- STORM DRAINAGE LINE	
	- SANITARY SEWER LINE	
	- WATER LINE	
	- GAS LINE	
	- LOT LINE	
	- EASEMENT LINE	
	- SETBACK LINE	
	- RIGHT-OF-WAY LINE	
	- RIGHT-OF-WAY CENTERLINE	
	- BOUNDARY LINE OF SUBJECT PARCEL	
	- WALL AS NOTED	
	- CONCRETE	
	- ASPHALT PAVEMENT	
	- BUILDING FOOTPRINT	

**SHEET INDEX**

C0.0	COVER SHEET
C0.1	CONSTRUCTION NOTES
C0.2	EXISTING CONDITIONS PLAN
C1.0	DEMOLITION PLAN
C1.1	ROUGH GRADING AND SEDIMENT & EROSION CONTROL PLAN
C2.0	DIMENSION PLAN
C3.0	COMPOSITE UTILITY PLAN
C5.0	DETAILS
C5.1	DETAILS
C6.0	DETAILS
C6.1	DETAILS
C6.2	DETAILS
C7.0	DETAILS
C7.1	DETAILS
C7.2	DETAILS



# GENERAL NOTES

1. THE CONTRACTOR SHALL PAVE AFTER ALL TESTING RESULTS HAVE BEEN APPROVED BY CITY OF CORNELIUS AND CWS INSPECTORS.
2. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS FOR CITY OF CORNELIUS AND CLEAN WATER SERVICES DESIGN & CONSTRUCTION STANDARDS R & O 19-22, THE CONDITIONS OF APPROVAL FOR THE PROJECT, THE UNIFORM BUILDING CODE APPENDIX, CHAPTER 33 EXCAVATION AND GRADING, AND THE AGREEMENT ALLOWING THE DEVELOPER TO CONSTRUCT PUBLIC IMPROVEMENTS. SEE SPECIFICATIONS PROVIDED.
3. THE EXCAVATOR MUST COMPLY WITH ALL PROVISIONS OF ORS 757.541 TO 757.571, INCLUDING NOTIFICATION OF ALL OWNERS OF UNDERGROUND FACILITIES AT LEAST 48 HOURS, BUT NOT MORE THAN 10 BUSINESS DAYS, BEFORE COMMENCING ANY EXCAVATION.
4. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING SEDIMENT TRANSPORT WITHIN THE PROJECT LIMITS, USING RECOGNIZED METHODS FOR EROSION CONTROL AS APPROVED BY THE COUNTY/CWS.
5. THE CONTRACTOR IS TO LEAVE THE PROJECT FREE OF DEBRIS AND UNUSED MATERIALS UPON COMPLETION.
6. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE UTILITY SYSTEMS SUCH AS POWER, TELEPHONE, GAS, CABLE TV, ETC., WITH EACH INDIVIDUAL UTILITY COMPANY, PRIOR TO FINAL INSTALLATION OF THE SYSTEMS.
7. THE CONTRACTOR SHALL MAINTAIN AND PROTECT EXISTING PUBLIC AND PRIVATE UTILITY LINES AND OTHER PUBLIC UTILITY STRUCTURES. THE CONTRACTOR SHALL RESTORE ALL PUBLIC PROPERTY TO ITS ORIGINAL CONDITION UPON COMPLETION OF WORK.
8. TEMPORARY EROSION CONTROL METHODS MUST REMAIN IN PLACE AND BE MAINTAINED UNTIL PERMANENT EROSION CONTROL METHODS ARE IN PLACE AND OPERATIONAL.
9. ALL AREAS TO RECEIVE FILL SHALL BE STRIPPED OF ALL VEGETATION AND OTHER DELETERIOUS MATERIALS. ALL SUCH MATERIALS SHALL BE REMOVED FROM SITE AT THE CONTRACTOR'S EXPENSE.
10. ALL NONMETALLIC SANITARY AND STORM SEWER SERVICE LATERAL PIPING SHALL HAVE AN ELECTRICALLY CONDUCTIVE INSULATED 12 GA. GREEN COPPER TRACER WIRE THE FULL LENGTH OF THE INSTALLED PIPE. ALL PUBLIC SERVICE LATERALS TO HAVE DETECTOR TAPE BURIED 18" ABOVE LATERAL.
11. NO MATERIAL SUBSTITUTIONS OR DESIGN CHANGES SHALL BE MADE WITHOUT PRIOR PERMISSION OF THE ENGINEER AND THE CITY OF CORNELIUS.
12. A FULL SET OF THE APPROVED PLANS WITH ALL CURRENT REVISIONS AND AMENDMENTS SHALL BE MAINTAINED ON THE SITE AT ALL TIMES DURING CONSTRUCTION.
13. ALL FILL SHALL BE PLACED IN 8" LIFTS AND SHALL BE COMPACTED TO AASHTO 95% DENSITY. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO EMPLOY A GEOTECHNICAL ENGINEER TO TEST ALL FILLED LOTS. TEST REPORTS SHALL BE SUBMITTED TO THE CWS/COUNTY AND TO THE ENGINEER, PER GEOTECHNICAL ENGINEERING REPORT.
14. CONTRACTOR SHALL KEEP RECORDS OF ALL CONSTRUCTION THAT DIFFERS FROM THE APPROVED PLANS AND SHALL MAINTAIN "RECORD DRAWINGS" DURING THE CONSTRUCTION PERIOD. RECORD DRAWINGS SHALL BE SUBMITTED TO THE PROJECT ENGINEER AT THE END OF THE PROJECT.
15. CONTRACTOR SHALL SET UP THE PRE-CONSTRUCTION MEETING. CONTACT THE CITY OF CORNELIUS FOR A PRE-CONSTRUCTION MEETING AT LEAST 48 HOURS PRIOR TO CONSTRUCTION AT (503) 357-3011.
16. ALL ROAD CUTS MUST MEET 00745.70 SMOOTHNESS SPECIFICATION 2018. ALL EDGES SHALL NOT HAVE BUMPS/DIPS AND CRACK.
17. FUTURE BUILDING EXCAVATION MATERIAL SHALL BE HAULED OFF TO AN APPROVED LOCATION. SPREADING SUCH MATERIAL ON SITE ONCE GRADING PERMIT IS FINALED IS NOT ALLOWED WITHOUT A NEW GRADING PERMIT ISSURANCE.
18. CONTRACTOR SHALL NOTIFY CWS AND CITY OF CORNELIUS INSPECTORS AT LEAST ONE WORKING DAY IN ADVANCE OF REQUIRED INSPECTIONS AT THE VARIOUS STAGES OF THE WORK DISCUSS AT THE PRE-CONSTRUCTION MEETING.
19. CONTRACTOR HEREBY AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF PERSONS AND PROPERTIES; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER AND ENGINEER FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
21. CONTRACTOR SHALL FURNISH ALL MATERIALS INCLUDING FITTINGS.
22. TO AVOID DELAY, CONTRACTOR SHALL COORDINATE WITH THE DEVELOPER/OWNER TO POTHOLE EXISTING UTILITIES PRIOR TO CONSTRUCTION. ENGINEERING PLAN SUBMITTAL TO THE CITY OF CORNELIUS WILL BE REQUIRED FOR PLAN REVISIONS.

# STORM DRAIN NOTES

1. CONTRACTOR SHALL HAVE TESTING DONE FOR THE STORM SYSTEM. ALL MATERIALS, INSTALLATION, TESTS AND INSPECTION SHALL BE IN ACCORDANCE WITH CLEAN WATER SERVICES AGENCY RESOLUTION AND ORDER 19-22 DESIGN AND CONSTRUCTION STANDARDS FOR STORM SEWER AND SURFACE WATER MANAGEMENT AND STANDARD SPECIFICATIONS PREPARED FOR THE PROJECT.
2. WHEN EXISTING FIELD DRAINS ARE ENCOUNTERED, CONTRACTOR TO CONTACT PROJECT ENGINEER AND CWS.
3. PRIVATE PROPERTY - CLEANOUTS SHALL BE PROVIDED AT 100 FOOT INTERVALS AND AT HORIZONTAL OR VERTICAL ALIGNMENT CHANGES EXCEEDING 45' (CUMULATIVE). NO 90° ELBOWS SHALL BE USED. ALL PIPE WORK OUTSIDE THE PUBLIC RIGHT-OF-WAY SHALL COMPLY WITH THE UNIFORM PLUMBING CODE AS ADOPTED BY CITY OF CORNELIUS.
4. STORM DRAIN LATERALS SHALL BE 4" DIAMETER AND WHITE IN COLOR WITH A MINIMUM SLOPE OF 2% (6" CAN BE 1%).
5. PRIOR TO BUILDING DEMOLITION, EVERY ABANDONED BUILDING SEWER, OR PART THEREOF, SHALL BE PLUGGED WITH A WATERTIGHT CAP AT THE MAIN LINE. INSPECTION IS REQUIRED.
6. ABANDONED STORM SEWER SHALL BE REMOVED IN THEIR ENTIRETY OR FILL WITH CONCRETE. INSPECTION IS REQUIRED.
7. GRANULAR BACK FILL SHALL BE COMPACTED PER CWS DWG NO. 590.
8. TOP OF THE CURB SHALL BE STAMPED WITH "SD" FOR STORM SEWER LATERAL.

# SANITARY SEWER NOTES

1. CONTRACTOR SHALL HAVE TESTING DONE FOR THE SANITARY SEWER. ALL MATERIALS, INSTALLATION, TESTS AND INSPECTIONS SHALL BE IN ACCORDANCE WITH CLEAN WATER SERVICES R&O 19-22.
2. GRANULAR BACK FILL SHALL BE COMPACTED PER CWS DWG NO. 590.
3. VERTICAL AND HORIZONTAL ALIGNMENT FOR SERVICE LATERALS SHALL BE ESTABLISHED AND MAINTAINED IN A MANNER CONSISTENT WITH THE INSTALLATION OF MAIN LINES. FOR SIDE SEWERS, REFER TO CWS DWG. 520.
4. SANITARY SEWER PIPE SHALL BE POLYVINYL CHLORIDE PIPE (PVC) TYPE AND GREEN IN COLOR: ASTM D3034 SDR 35, MAINS AND LATERALS UNLESS NOTED OTHERWISE.
5. ABANDONED SANITARY SEWER SHALL BE REMOVED IN THEIR ENTIRETY OR FILL WITH CONCRETE. INSPECTION IS REQUIRED.
6. TOP OF THE CURB SHALL BE STAMPED WITH "SS" FOR SANITARY SEWER LATERAL.

# FILL AND GRADING NOTES

1. UNLESS OTHERWISE NOTED, FG (FINISHED GRADE POINT) IS THE SAME AS FL (FLOW LINE POINT).
2. NATIVE OR IMPORTED MATERIAL MAY BE USED FOR FILL, PROVIDED THE SOIL IS FREE OF ORGANICS, COBBLES LARGER THAN 6" IN MAXIMUM DIAMETER, OR OTHER DELETERIOUS MATTER; IS OF LOW PLASTICITY; AND, IS AT THE PROPER WATER CONTENT. THE EXISTING NEAR-SURFACE SOILS MAY PROVE TO BE TOO WET TO ECONOMICALLY UTILIZE FOR STRUCTURAL FILL.
3. FILLS SHOULD BE PLACED ON LEVEL BENCHES IN THIN LIFTS AND COMPACTED TO A DRY DENSITY OF AT LEAST 95% OF ITS MAXIMUM DRY DENSITY (MDD) AS DETERMINED BY THE STANDARD PROCTOR TEST (ASTM D-698).
4. FOR ANY OVER-EXCAVATION COMPLETED IN THE AREA OF FOOTINGS OR SLABS, THE BACKFILL MATERIAL SHALL CONSIST OF FREE-DRAINING, WELL-GRADED, CRUSHED AGGREGATE BASE WITH A MINIMUM PARTICLE SIZE OF 3/4 INCH. THE ROCK SHALL NOT CONTAIN MORE THAN 5% FINES (MATERIAL PASSING THE NO. 200 SIEVE, AS TESTED BY ASTM D-1140). THE ROCK SHALL BE COMPACTED TO A DRY DENSITY OF AT LEAST 95% OF ITS MDD.
5. A MINIMUM OF THREE DAYS PRIOR TO THE PLACEMENT OF ANY FILL, AN APPROVED TESTING LAB SHOULD BE SUPPLIED WITH A 30-POUND SAMPLE (APPROXIMATELY A FULL 5-GALLON BUCKET) OF ANY SOIL OR BASE ROCK TO BE USED AS FILL (INCLUDING NATIVE AND IMPORT MATERIALS) FOR TESTING AND APPROVAL.



EXPIRES 12-31-2022

MAIL CIVIL ENGINEERING, P.C.  
5290 NW 764th Ave.  
PORTLAND, OR 97229  
TEL: 971-235-4656  
tmail@yahoo.com

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GENERAL NOTES

Hybrid Heating

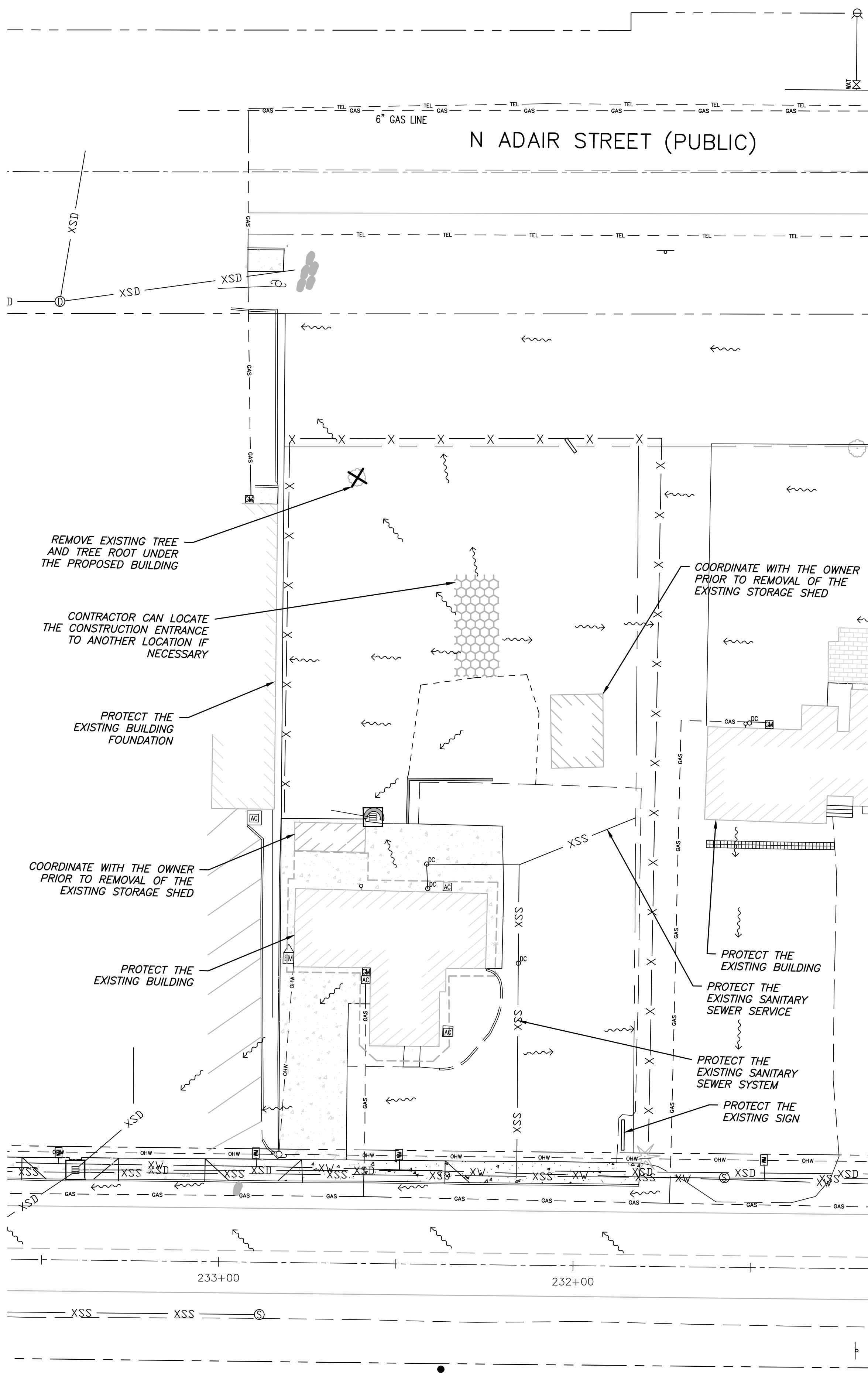
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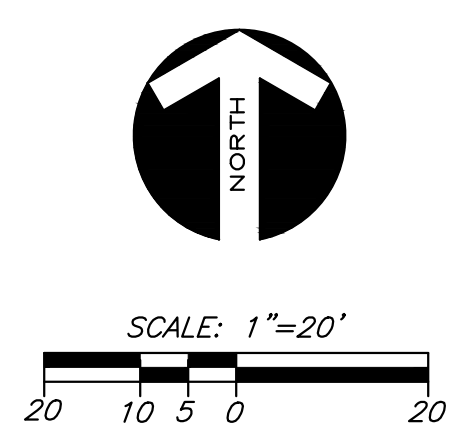
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City of Hillsboro PUP# & EC#

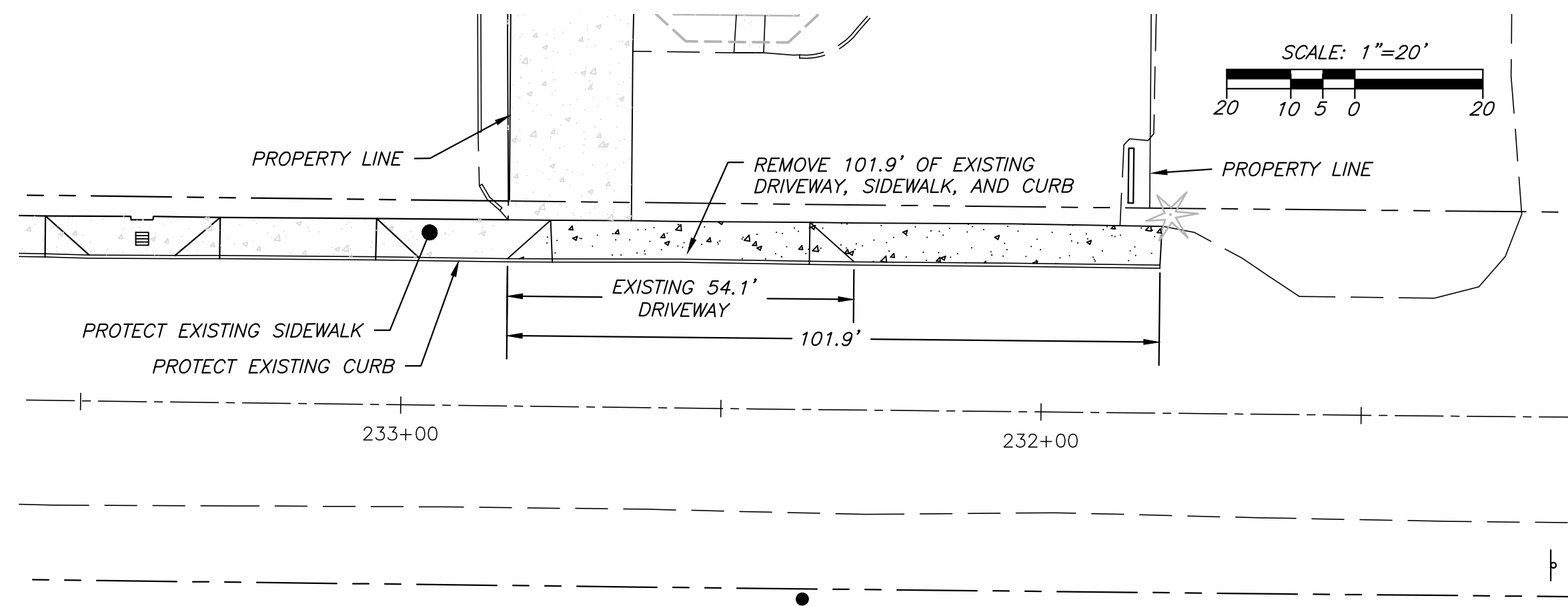


W BASELINE ROAD (PUBLIC)  
DEMOLITION PLAN  
 SCALE: 1" = 20'



### LEGEND

- EXISTING GROUND CONTOUR (1 FT)
- EXISTING GROUND CONTOUR (2 FT)
- EXISTING TREE TO REMAIN
- SEDIMENT BARRIER (PERIMETER)
- CONSTRUCTION ENTRANCE
- INLET PROTECTION
- DRAINAGE FLOW DIRECTION



W BASELINE ROAD (PUBLIC)  
ENLARGEMENT PLAN  
 SCALE: 1" = 20'



**TDM CIVIL ENGINEERING, PC**  
 5290 NW 764th Ave.  
 PORTLAND, OR 97229  
 TEL: 971-235-4656  
 tmail@yahoo.com

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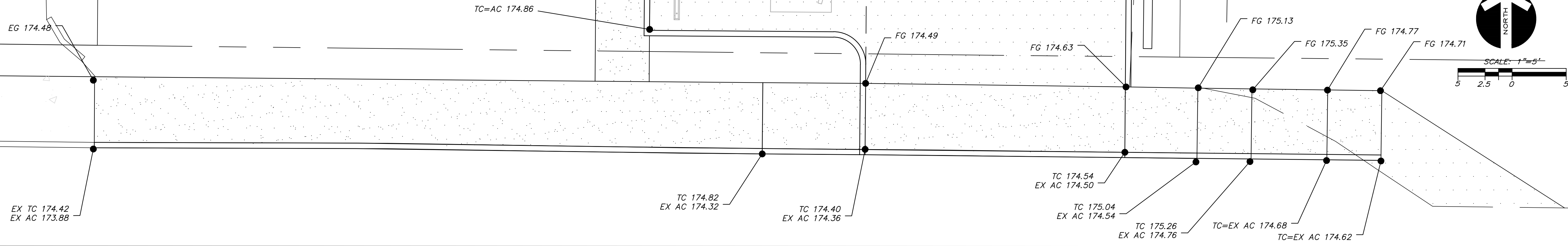
DEMOLITION PLAN  
**Hybrid Heating**  
 CITY OF CORNELIUS, OREGON

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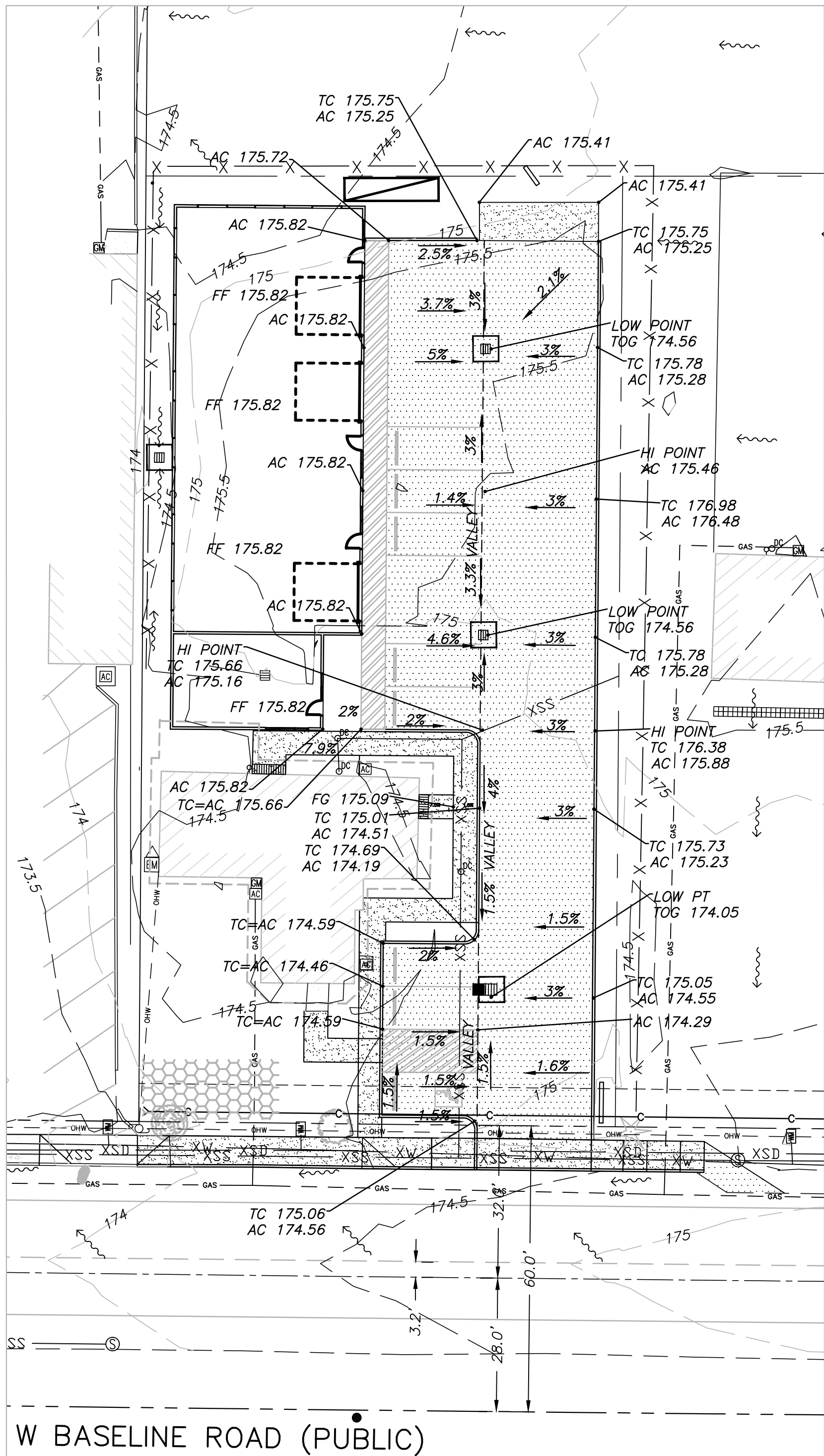
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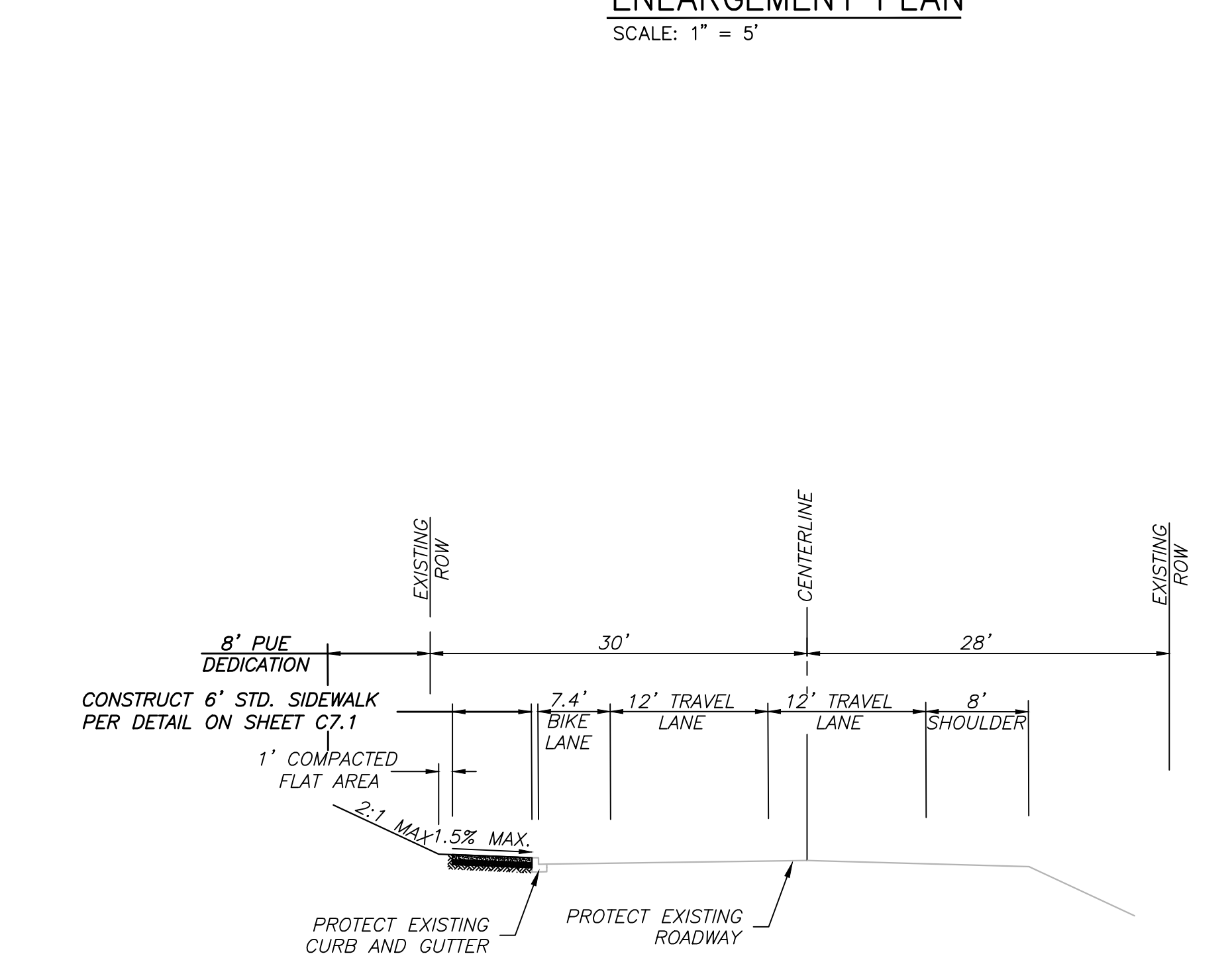
City of Hillsboro PUP, PUP# & EC#



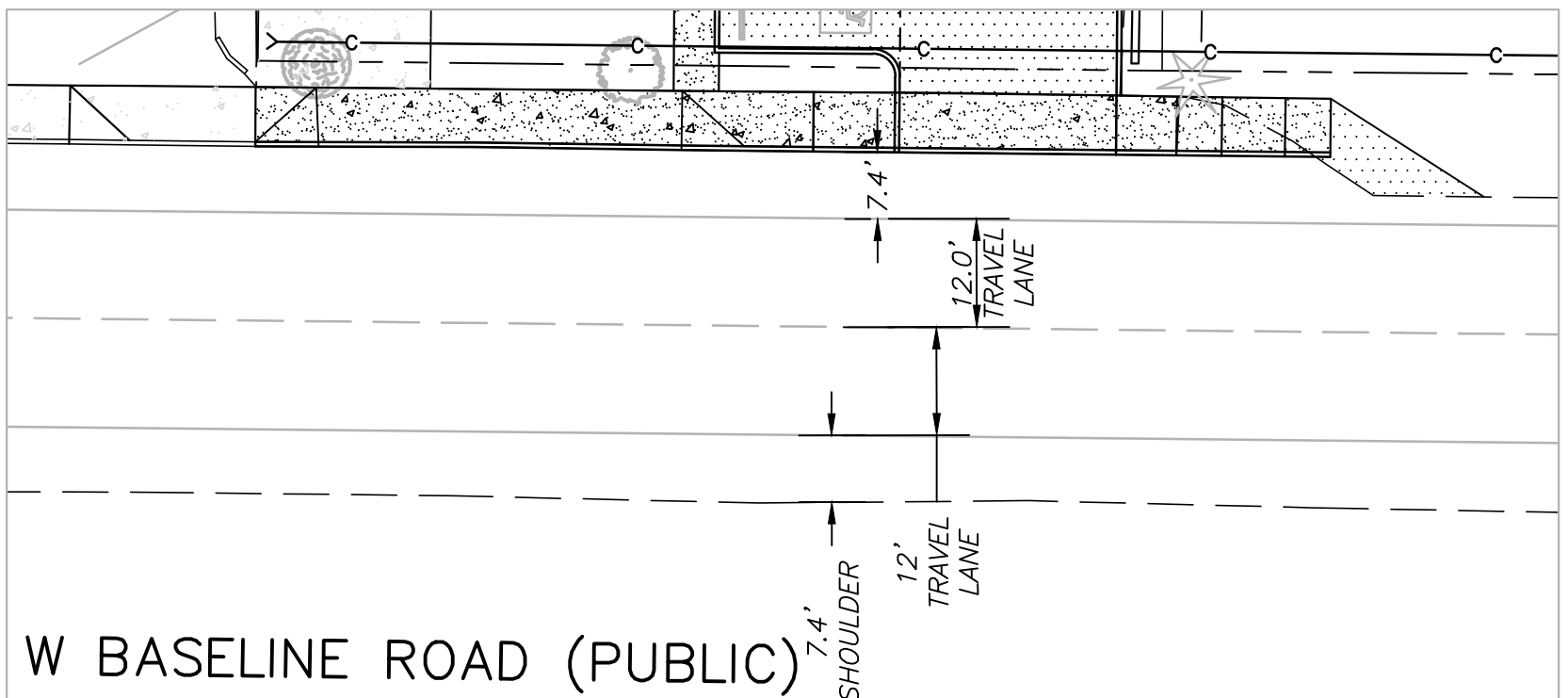
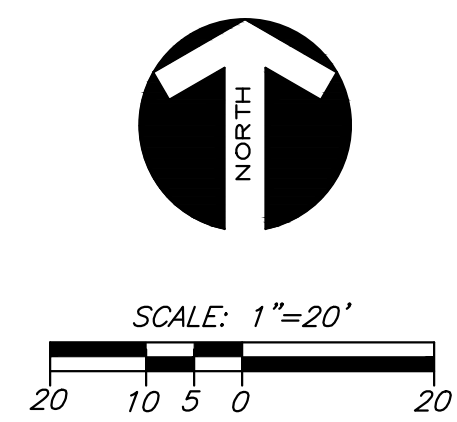
**ENLARGEMENT PLAN**  
SCALE: 1" = 5'



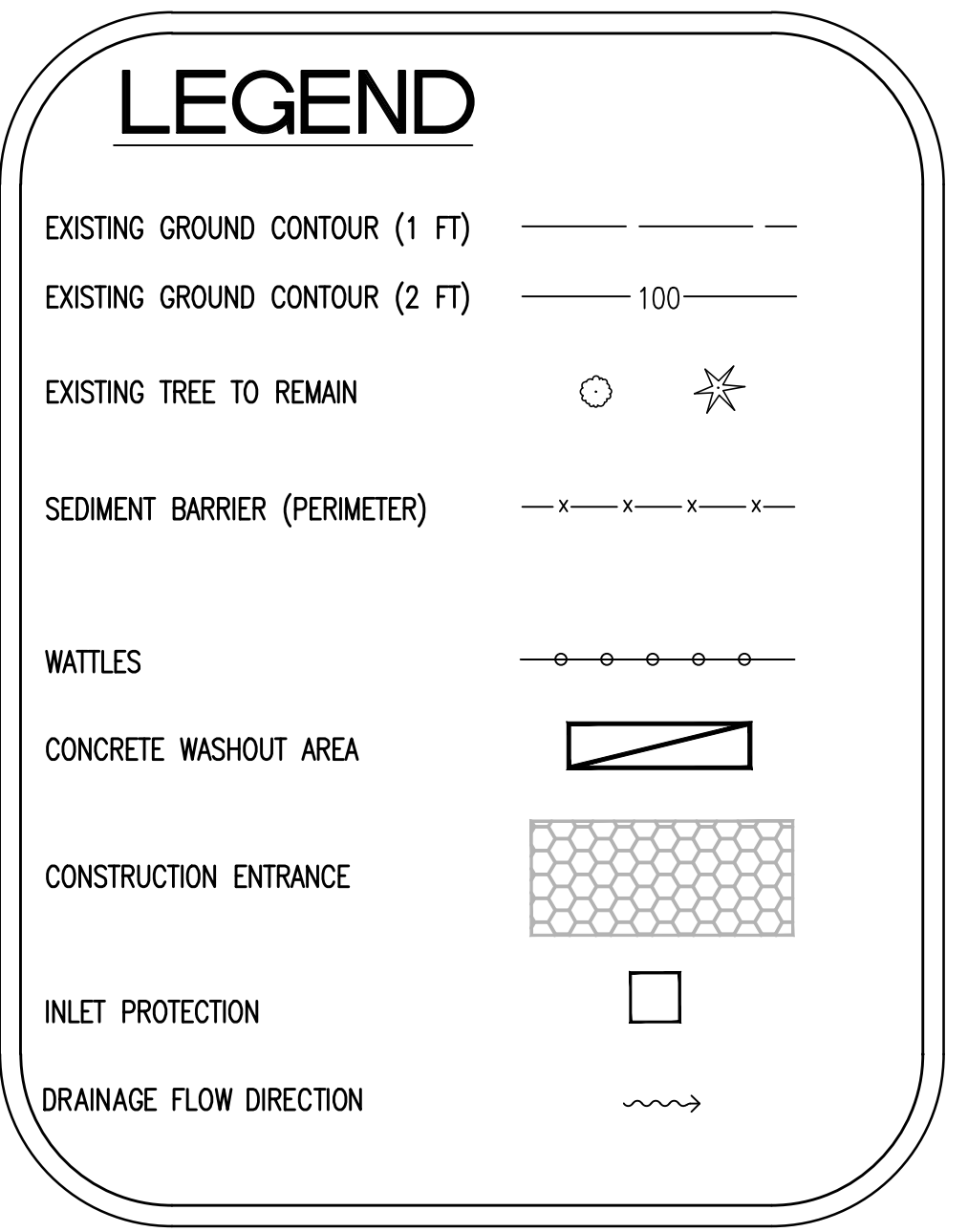
**ROUGH GRADING AND EROSION CONTROL PLAN**  
SCALE: 1" = 20'



**W BASELINE ROAD SECTION**  
SCALE: NTS



**EXISTING STRIPING PLAN**  
SCALE: 1" = 20'



**PAVEMENT REPLACEMENT NOTES**  
2" GRIND AND INLAY WITH LEVEL 3, 1 1/2" DENSE ACP REQUIRED TO THE NEAREST LANE LINE FOR A MINIMUM DISTANCE OF 100 FEET IF THE ACP IN THE HIGHWAY IS DAMAGED. TO BE DETERMINED BY ODOT INSPECTOR. IF THE SAWCUT IS IN THE ASPHALT SHOW THE 2" GRIND AND INLAY WITH LEVEL 3, 1 1/2" DENSE ACP TO THE NEAREST LANE LINE FOR A MINIMUM OF 100 FEET IN THE PLAN VIEW.

**REGISTERED PROFESSIONAL ENGINEER**  
52321  
**ORBON**  
JAN. 15, 2002  
THU. D. MAI  
EXPIRES 12-31-2022

**TIM CIVIL ENGINEERING, PC**  
5290 NW 164th Ave.  
PORTLAND, OR 97229  
TEL: 971-235-4656  
tim@yahoo.com

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**ROUGH GRADING AND EROSION CONTROL PLAN**

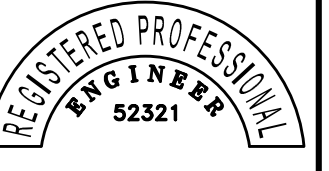
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**CITY OF CORNELIUS, OREGON**

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OREGON  
JAN 15, 2022  
THU D. MAI

EXPIRES 12-31-2022

T/M/J CIVIL ENGINEERING, PC  
5290 NW 764th Ave.  
PORTLAND, OR 97229  
TEL: 971-235-4656  
tmjail@yahoo.com

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DIMENSION PLAN  
*Hybrid Heating*  
CITY OF CORNELIUS, OREGON

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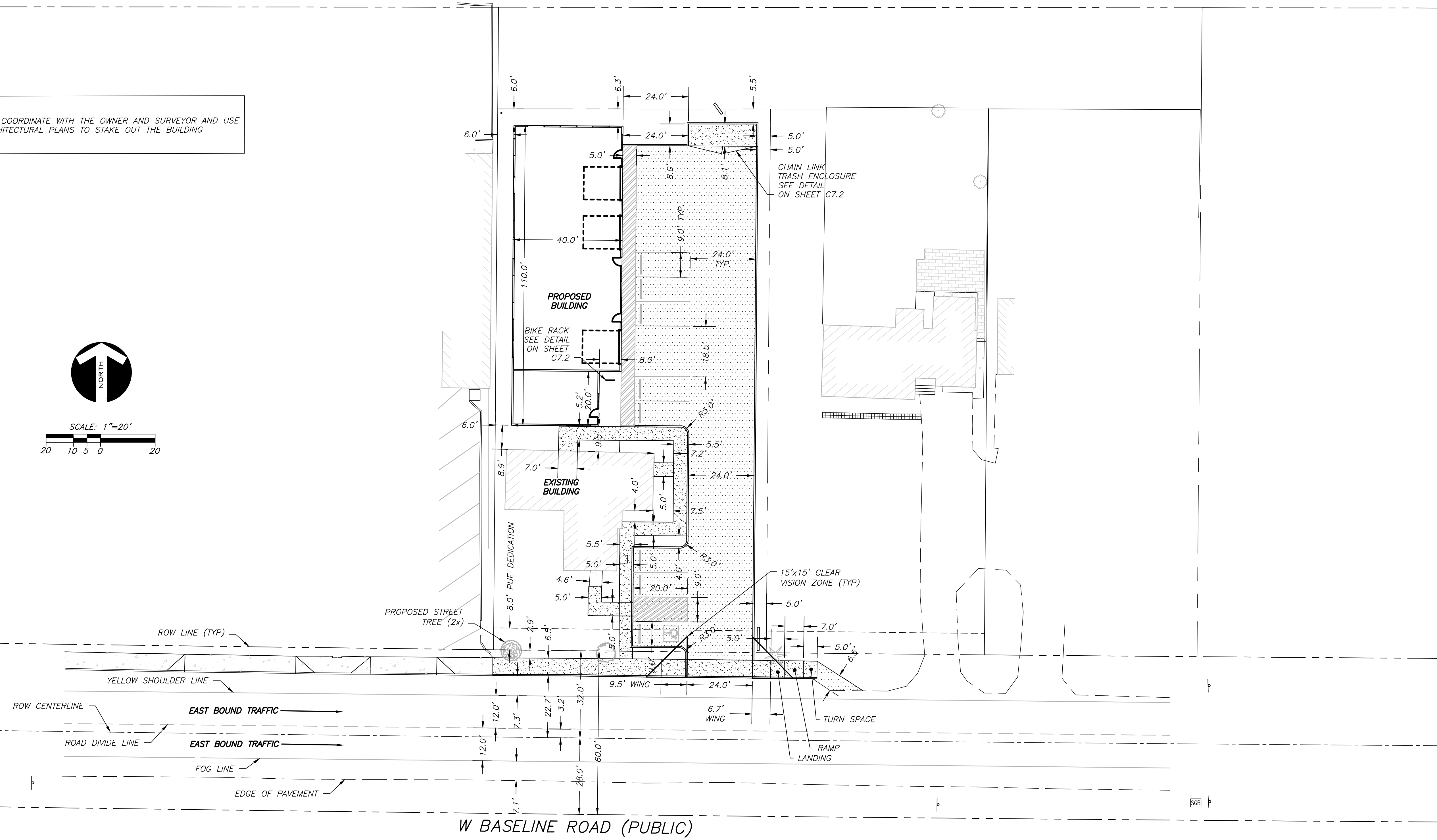
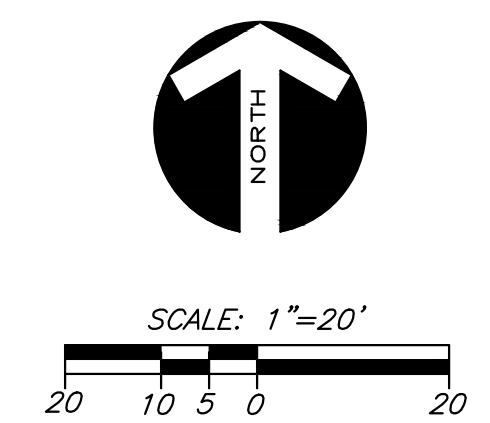
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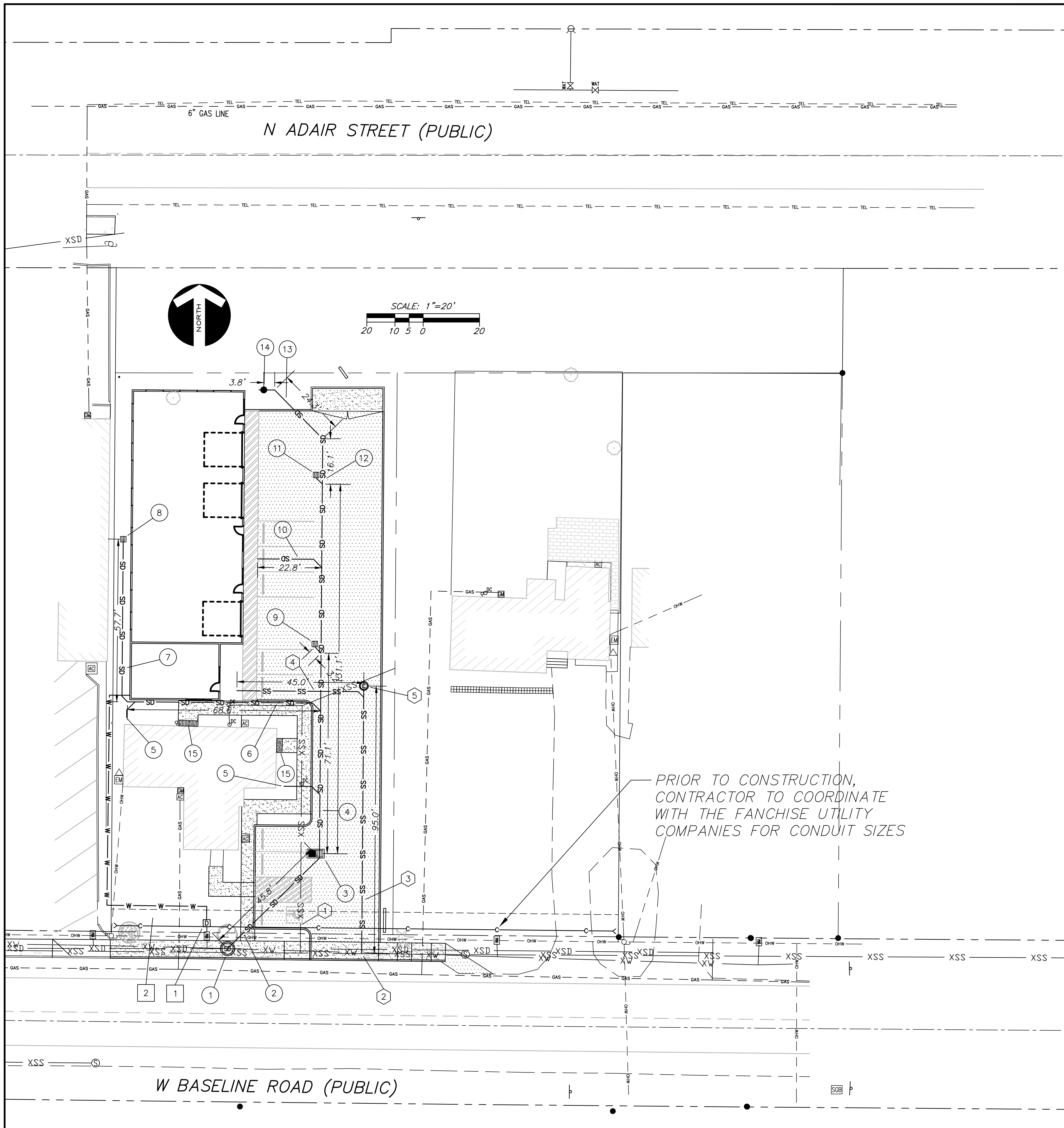
N ADAIR STREET (PUBLIC)

W BASELINE ROAD (PUBLIC)

**NOTE:**  
CONTRACTOR SHALL COORDINATE WITH THE OWNER AND SURVEYOR AND USE THE APPROVED ARCHITECTURAL PLANS TO STAKE OUT THE BUILDING LOCATION.



**DIMENSION PLAN**  
SCALE: 1" = 20'



**COMPOSITE UTILITY PLAN**  
SCALE: 1" = 20'

**# STORM SEWER CONSTRUCTION NOTES**

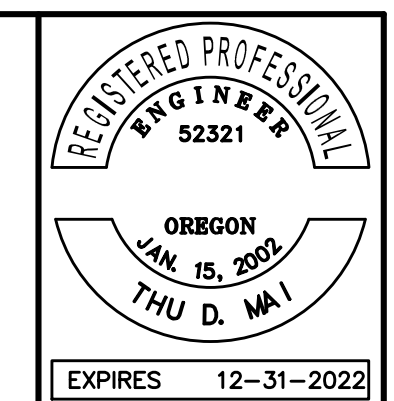
- CONTRACTOR SHALL POTHOLE AND VERIFY THE EXISTING STORM DRAIN, SANITARY SEWER MAIN, AND WATER MAIN PRIOR TO ORDERING ALL MATERIALS AND CONSTRUCTION. IF THERE IS ADEQUATE CLEARANCE TO FIT A MANHOLE, INSTALL A FLAT TOP MANHOLE OVER THE EXISTING 12" STORM DRAIN MAIN. SEE DETAILS ON SHEET C6.0  
RIM 174.83 (CONTRACTOR TO VERIFY FINISHED GROUND)  
IE 170.32 8" IN NE  
EXISTING IE 170.06 12" IN E  
EXISTING IE 170.06 12" OUT W
- INSTALL A 8" PVC D3034 STORM SEWER MAIN, L=45.8', & S=0.005 FT/FT (CLASS "B" TRENCH BACKFILL, SEE DRAWING NO S-3 ON SHEET C6.0).
- INSTALL A 1-CARTRIDGE STEEL CB#1 WITH CONCRETE COLLAR (SEE DETAIL ON SHEET C6.2)  
RIM 174.05  
IE 171.75 8" IN N  
IE 170.55 8" OUT SW
- INSTALL A 8" PVC D3034 STORM SEWER MAIN, L=131.1', & S=0.008 FT/FT (CLASS "B" TRENCH BACKFILL, SEE DRAWING NO S-3 ON SHEET C6.0).
- VERIFY THE EXISTING HOUSE RAIN DRAIN SYSTEM AND INSTALL EITHER AN 8"x4" OR A 4"x4" WYE CONNECTION.
- INSTALL A 4" ABS STORM SEWER LINE, L=68.8', & S=0.01 FT/FT (CLASS "A" TRENCH BACKFILL, SEE DRAWING NO S-3 ON SHEET C6.0).
- INSTALL A 4" ABS STORM SEWER LINE, L=57.7', & S=0.01 FT/FT (CLASS "A" TRENCH BACKFILL, SEE DRAWING NO S-3 ON SHEET C6.0).
- INSTALL A 24" LYNCH CATCHBASIN CB#2 (SEE DETAIL ON SHEET C6.1)  
TOG 173.9  
IE 173.18  
24" SUMP
- INSTALL A 24" LYNCH CATCHBASIN CB#3 (SEE DETAIL ON SHEET C6.1)  
TOG 174.56  
IE 172.43  
24" SUMP  
6" PVC C900, L=3', & S=0.01 FT/FT  
8"x6" WYE CONNECTION
- INSTALL A 4" PVC D3034 STORM SEWER LINE, L=22.8', & S=0.01 FT/FT (CLASS "B" TRENCH BACKFILL, SEE DRAWING NO S-3 ON SHEET C6.0).
- INSTALL A 24" LYNCH CATCHBASIN CB#4 (SEE DETAIL ON SHEET C6.1)  
TOG 174.56  
IE 172.91  
24" SUMP  
6" PVC C900, L=3', & S=0.01 FT/FT  
8"x6" WYE CONNECTION
- INSTALL AN 8"x4" ECCENTRIC REDUCER  
IE 172.80 8"
- INSTALL A 4" PVC D3034 STORM SEWER LINE, L=28.1', & S=0.01 FT/FT (CLASS "B" TRENCH BACKFILL, SEE DRAWING NO S-3 ON SHEET C6.0).
- INSTALL SD CLEANOUT #1 WITH FRAME AND COVER PER DETAILS ON SHEET C6.1  
RIM TO MATCH FINISHED GROUND  
IE 173.08
- INSTALL TRENCH DRAIN WITH ADA GRATE AND CONNECT TO THE PROPOSED ROOF DRAIN SYSTEM FOR THE EXISTING HOUSE.

**XX SANITARY SEWER CONSTRUCTION NOTES**

- PRIOR TO CONSTRUCTION AND ORDERING ALL MATERIALS, CONTRACTOR SHALL COORDINATE WITH THE OWNER TO TV THE EXISTING SANITARY SEWER LINE TO VERIFY THE CONDITION. ALSO, HAVE A LICENSED PLUMBER TO CHECK IF THE EXISTING SANITARY SEWER SERVICE CAN SERVE THE EXISTING BUILDINGS AND PROPOSED BUILDING.
- PRIOR TO CONSTRUCTION AND ORDERING ALL MATERIALS, CONTRACTOR SHALL POTHOLE AND VERIFY THE EXISTING SANITARY SIZE AND MATERIAL.  
IE 169.12 10"x6" INSERTA TEE  
EXISTING IE 168.95 10" (APPROXIMATELY)
- CONSTRUCT 6" PVC D3034, L=95' & S=0.02 FT/FT (CLASS B TRENCH BACKFILL PER DETAIL ON SHEET C6.0).
- CONSTRUCT 6" PVC D3034, L=45' & S=0.02 FT/FT (CLASS B TRENCH BACKFILL PER DETAIL ON SHEET C6.0). INSTALL A CLEANOUT WITH FRAME AND COVER AT THE FRONT OF THE BUILDING PER DETAILS ON SHEET C6.1

**XX WATER CONSTRUCTION NOTES**

- PRIOR TO CONSTRUCTION AND ORDERING ALL MATERIALS, CONTRACTOR SHALL HAVE A LICENSED PLUMBER TO VERIFY IF THE EXISTING WATER METER CAN SERVE THE EXISTING AND PROPOSED AND EXISTING BUILDINGS. ALSO, HAVE THE LICENSED PLUMBER TO SIZE AND INSTALL THE DOUBLE CHECK VALVE ASSEMBLY. REMOVE THE EXISTING WATER SERVICE SERVING THE EXISTING HOUSE FROM THE WATER METER AND CONNECT TO THE BACK OF THE PROPOSED DOUBLE CHECK VALVE ASSEMBLY.
- CONTRACTOR SHALL HAVE A LICENSED PLUMBER TO SIZE AND INSTALL THE WATER SERVICE LINE FOR THE PROPOSED BUILDING.



CIVIL ENGINEERING, PC  
5290 NW 764th Ave.  
PORTLAND, OR 97229  
TEL: 971-235-4656  
tmail@yahoo.com

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COMPOSITE UTILITY PLAN  
**Hybrid Heating**  
CITY OF CORNELIUS, OREGON

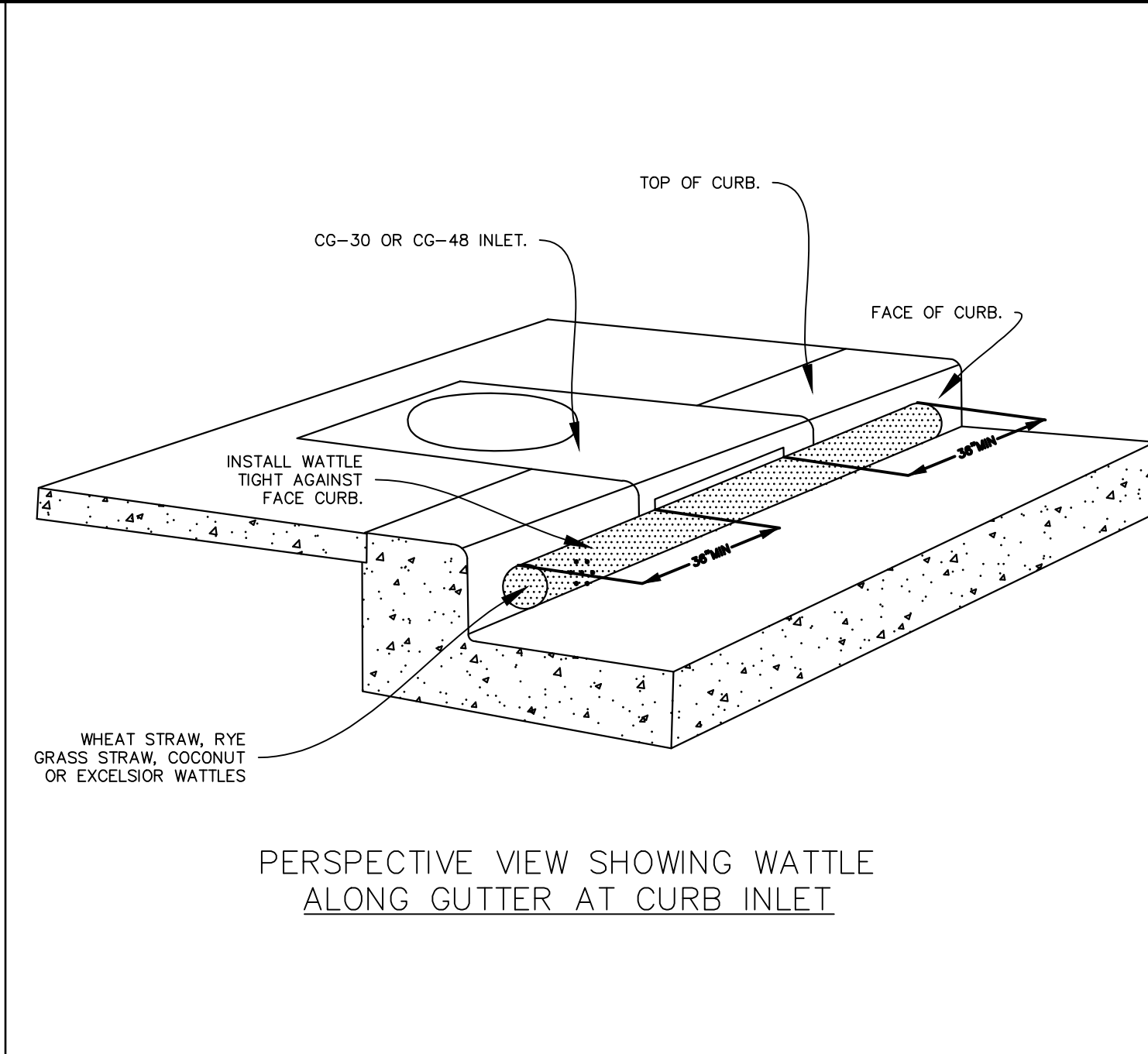
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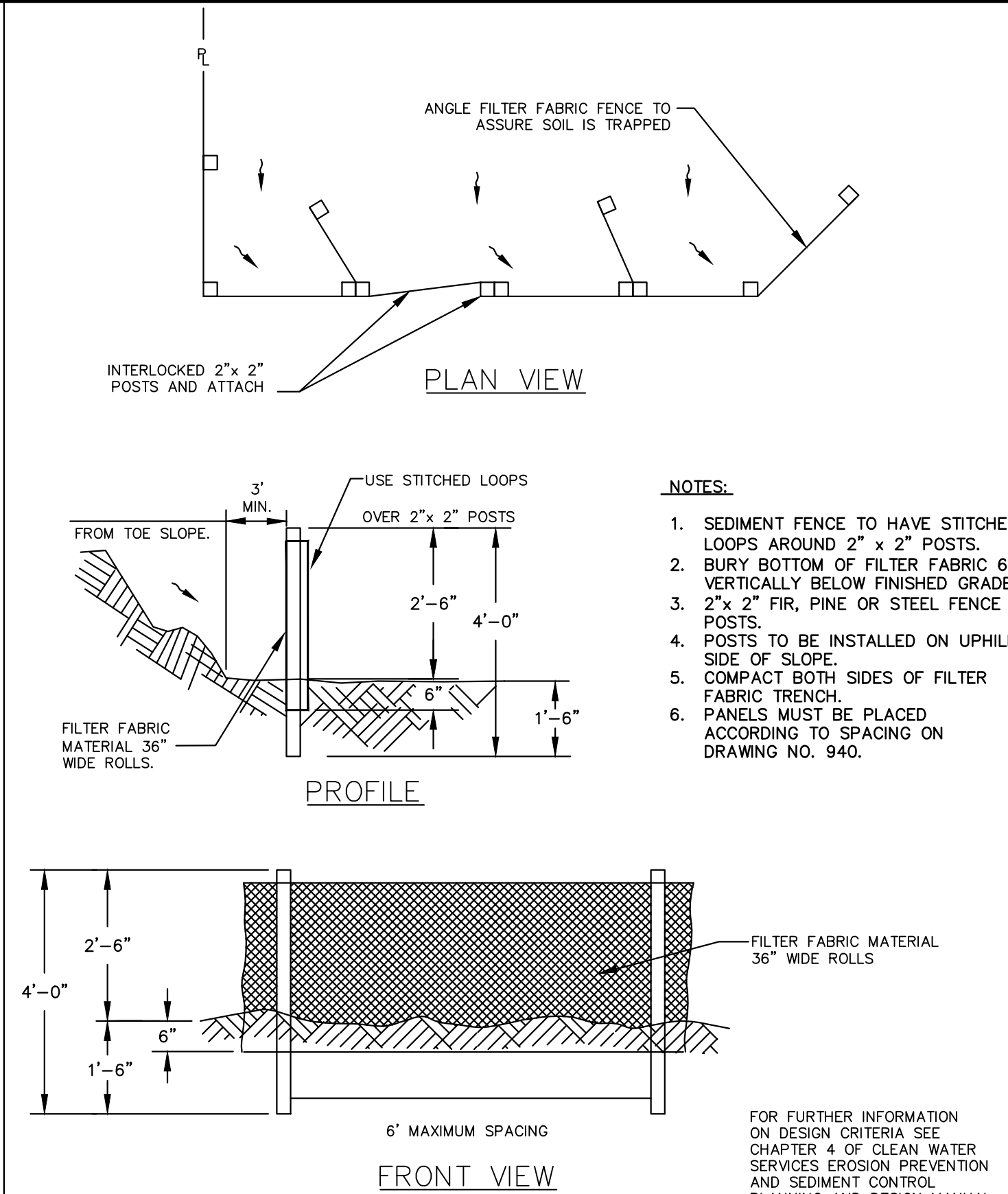
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City of Hillsboro PIP, PUP, & EC #

- NOTES:
1. WHEN RAINFALL AND RUNOFF OCCURS, A KNOWLEDGEABLE AND EXPERIENCED PERSON IN THE PRINCIPLES, PRACTICES, INSTALLATION, AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS WHO WORKS FOR THE PERMITTEE MUST PROVIDE DAILY INSPECTIONS OF THE EROSION AND SEDIMENT CONTROLS AND DISCHARGE OUTFALLS.
  2. CONSTRUCTION ACTIVITIES MUST AVOID OR MINIMIZE EXCAVATION AND CREATION OF BARE GROUND FROM OCTOBER 1 THROUGH MAY 31ST EACH YEAR.
  3. DURING WET WEATHER PERIOD, TEMPORARY STABILIZATION OF THE SITE MUST OCCUR AT THE END OF EACH WORK DAY.
  4. SEDIMENT CONTROLS MUST BE INSTALLED AND MAINTAINED ON ALL DOWN GRADIENT SIDES OF THE CONSTRUCTION SITE AT ALL TIMES DURING CONSTRUCTION. THEY MUST REMAIN IN PLACE UNTIL PERMANENT VEGETATION OR OTHER PERMANENT COVERING OF EXPOSED SOIL IS ESTABLISHED.
  5. ALL ACTIVE INLETS MUST HAVE SEDIMENT CONTROLS INSTALLED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
  6. SIGNIFICANT AMOUNTS OF SEDIMENT THAT LEAVES THE SITE MUST BE CLEANED UP WITHIN 24 HOURS AND PLACED BACK ON THE SITE AND STABILIZED OR PROPERLY DISPOSED. THE CAUSE OF THE SEDIMENT RELEASE MUST BE FOUND AND PREVENTED FROM CAUSING A RECURRENCE OF THE DISCHARGE WITHIN THE SAME 24 HOURS. ANY IN-STREAM CLEAN UP OF SEDIMENT SHALL BE PERFORMED ACCORDING TO THE OREGON DEPARTMENT OF STATE LANDS REQUIRED TIME FRAME.
  7. SEDIMENT MUST NOT BE INTENTIONALLY WASHED INTO STORM SEWERS, DRAINAGE WAYS, OR WATER BODIES.
  8. SEDIMENT MUST BE REMOVED FROM BEHIND ALL SEDIMENT CONTROL MEASURES WHEN IT HAS REACHED A HEIGHT OF 1/3-RD THE BARRIER HEIGHT AND PRIOR TO THE CONTROL MEASURES REMOVAL.
  9. CLEANING OF ALL STRUCTURES WITH SUMPS MUST OCCUR WHEN THE SEDIMENT RETENTION CAPACITY HAS BEEN REDUCED BY 50% AND AT COMPLETION OF PROJECT.
  10. ANY USE OF TOXIC OR OTHER HAZARDOUS MATERIALS MUST INCLUDE PROPER STORAGE, APPLICATION, AND DISPOSAL.
  11. THE PERMITTEE MUST PROPERLY MANAGE HAZARDOUS WASTES, USED OILS, CONTAMINATED SOILS, CONCRETE WASTE, SANITARY WASTE, LIQUID WASTE, OR OTHER TOXIC SUBSTANCES DISCOVERED OR GENERATED DURING CONSTRUCTION.
  12. THE APPLICATION RATE OF FERTILIZERS USED TO REESTABLISH VEGETATION MUST FOLLOW MANUFACTURER'S RECOMMENDATIONS. NUTRIENT RELEASES FROM FERTILIZERS TO SURFACE WATERS MUST BE MINIMIZED. TIME RELEASE FERTILIZERS SHOULD BE USED AND CARE SHOULD BE MADE IN APPLICATION OF FERTILIZERS WITHIN ANY WATER WAY RIPARIAN ZONE.
  13. OWNER OR DESIGNATED PERSON SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES, IN ACCORDANCE WITH CURRENT CLEAN WATER SERVICES STANDARDS AND STATE, AND FEDERAL REGULATIONS.
  14. PRIOR TO ANY LAND DISTURBING ACTIVITIES, THE BOUNDARIES OF THE CLEARING LIMITS, VEGETATED BUFFERS, AND ANY SENSITIVE AREAS SHOWN ON THIS PLAN SHALL BE CLEARLY DELINEATED IN THE FIELD. UNLESS OTHERWISE APPROVED, NO DISTURBANCE IS PERMITTED BEYOND THE CLEARING LIMITS. THE OWNER/PERMITTEE MUST MAINTAIN THE DELINEATION FOR THE DURATION OF THE PROJECT. NOTE: VEGETATED CORRIDORS TO BE DELINEATED WITH ORANGE CONSTRUCTION FENCE OR APPROVED EQUAL.
  15. PRIOR TO ANY LAND DISTURBING ACTIVITIES, THE BMPs THAT MUST BE INSTALLED ARE GRAVEL CONSTRUCTION ENTRANCE, PERIMETER SEDIMENT CONTROL, AND INLET PROTECTION. THESE BMPs MUST BE MAINTAINED FOR THE DURATION OF THE PROJECT.
  16. IF VEGETATIVE SEED MIXES ARE SPECIFIED, SEEDING MUST TAKE PLACE NO LATER THAN SEPTEMBER 1ST; THE TYPE AND PERCENTAGES OF SEED IN THE MIX ARE AS IDENTIFIED ON THE PLANS OR AS SPECIFIED BY THE DESIGN ENGINEER.
  17. WATERTIGHT TRUCKS MUST BE USED TO TRANSPORT SATURATED SOILS FROM THE CONSTRUCTION SITE. AN APPROVED EQUIVALENT IS TO DRAIN THE SOIL ON SITE AT A DESIGNATED LOCATION USING APPROPRIATE BMPs; SOIL MUST BE DRAINED SUFFICIENTLY FOR MINIMAL SPILLAGE.
  18. ALL PUMPING OF SEDIMENT LADEN WATER MUST BE DISCHARGED OVER AN UNDISTURBED, PREFERABLY VEGETATED AREA, AND THROUGH A SEDIMENT CONTROL BMP (I.E. FILTER BAG).
  19. THE ESC PLAN MUST BE KEPT ONSITE. ALL MEASURES SHOWN ON THE PLAN MUST BE INSTALLED PROPERLY TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER A SURFACE WATER SYSTEM, ROADWAY, OR OTHER PROPERTIES.
  20. THE ESC MEASURES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE MEASURES SHALL BE UPGRADED AS NEEDED TO MAINTAIN COMPLIANCE WITH ALL REGULATIONS.
  21. WRITTEN ESC LOGS ARE SUGGESTED TO BE MAINTAINED ONSITE AND AVAILABLE TO DISTRICT INSPECTORS UPON REQUEST.
  22. IN AREAS SUBJECT TO WIND EROSION, APPROPRIATE BMPs MUST BE USED, WHICH MAY INCLUDE THE APPLICATION OF FINE WATER SPRAYING, PLASTIC SHEETING, MULCHING, OR OTHER APPROVED MEASURES.
  23. ALL EXPOSED SOILS MUST BE COVERED, AT END OF BUSINESS DAY, DURING WET WEATHER PERIOD, FROM OCTOBER 1 - MAY 31.



- NOTES:
1. ONLY ALLOWED USE OF APPLICATION IS ON CURB AND GUTTER INLETS.
  2. INSTALL WATTLE ALONG INLET WITH WATTLE EXTENDING A MIN OF 36" BEYOND INLET OPENINGS IN EACH DIRECTION.
  3. WATTLE MUST BE INSTALLED TIGHTLY AGAINST CURB. MAY REQUIRE ADDITIONAL MEASURES TO ENSURE WATTLE REMAINS TIGHT AGAINST CURB, SUCH AS USING ZIP TIES TO SECURE WATTLE TO INLET'S TRASH BARS OR USING SANDBAGS TO WEIGHT DOWN WATTLE.
  4. REPLACE WATTLE AS NECESSARY TO PREVENT SEDIMENT FROM ENTERING THE STORM SYSTEM.



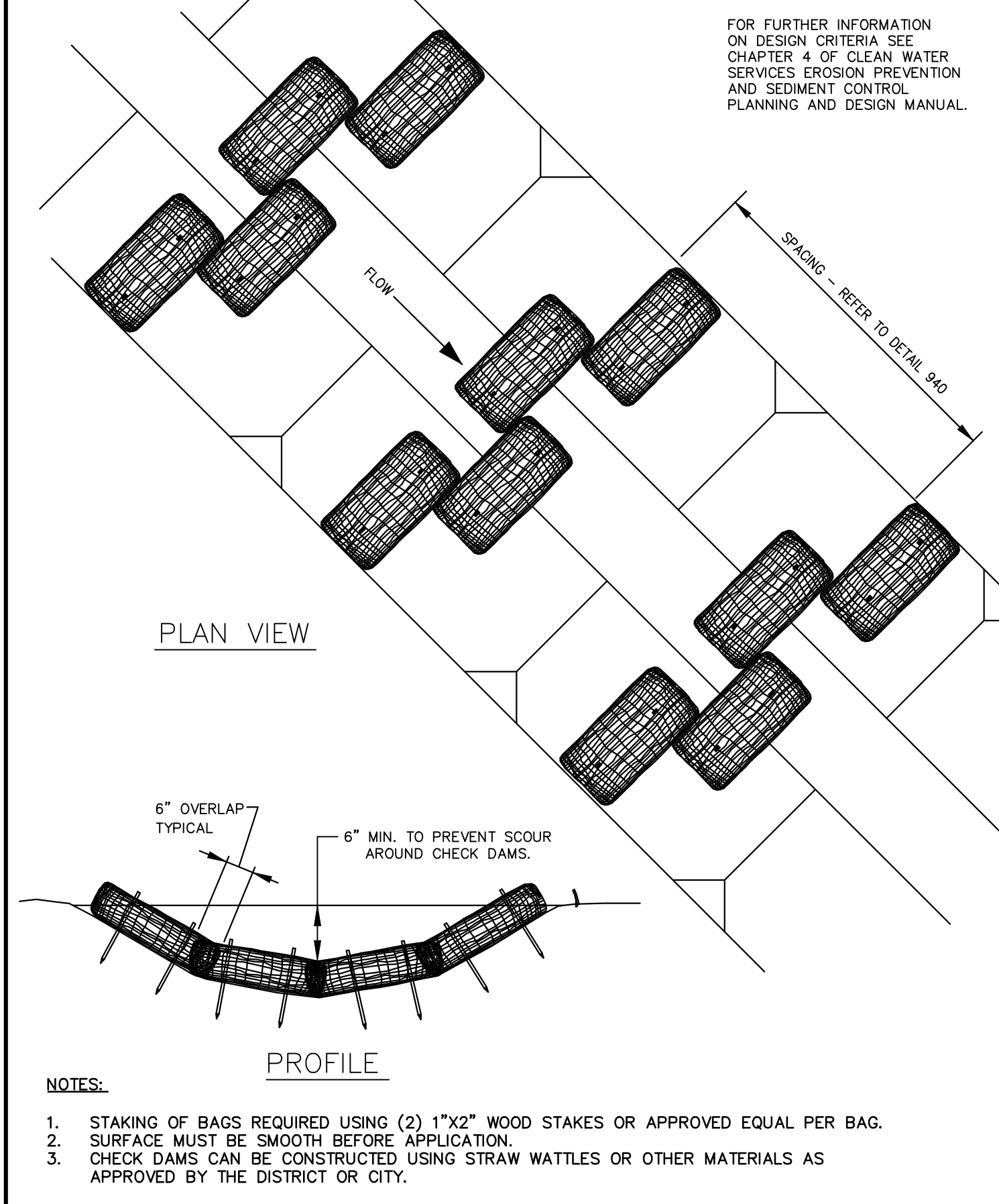
STANDARD EROSION CONTROL NOTES FOR SITES LESS THAN 1 ACRE  
 DRAWING NO. 945  
 REVISED 10-31-19



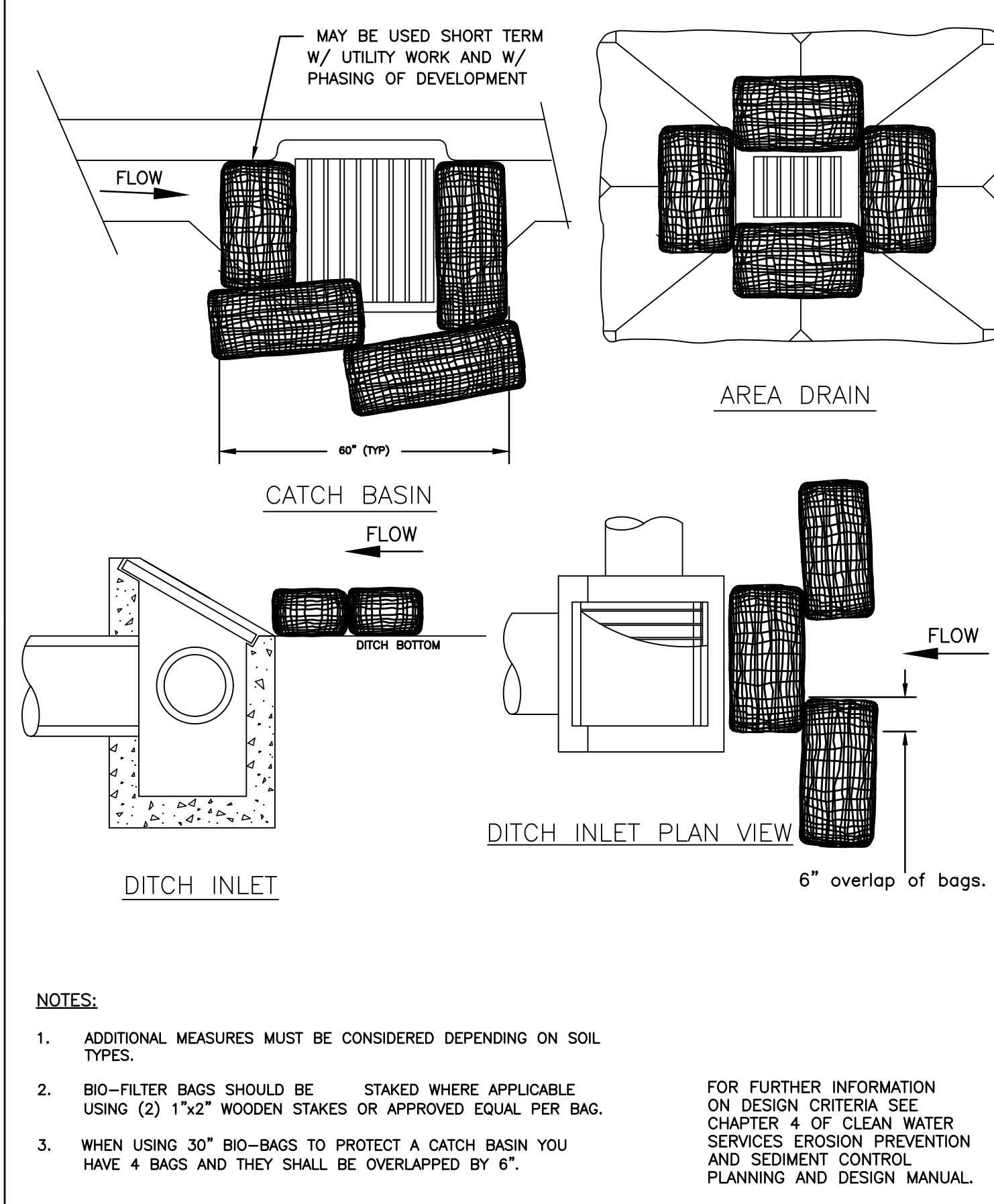
CURB AND GUTTER INLET PROTECTION  
 DRAWING NO. 905  
 REVISED 10-31-19



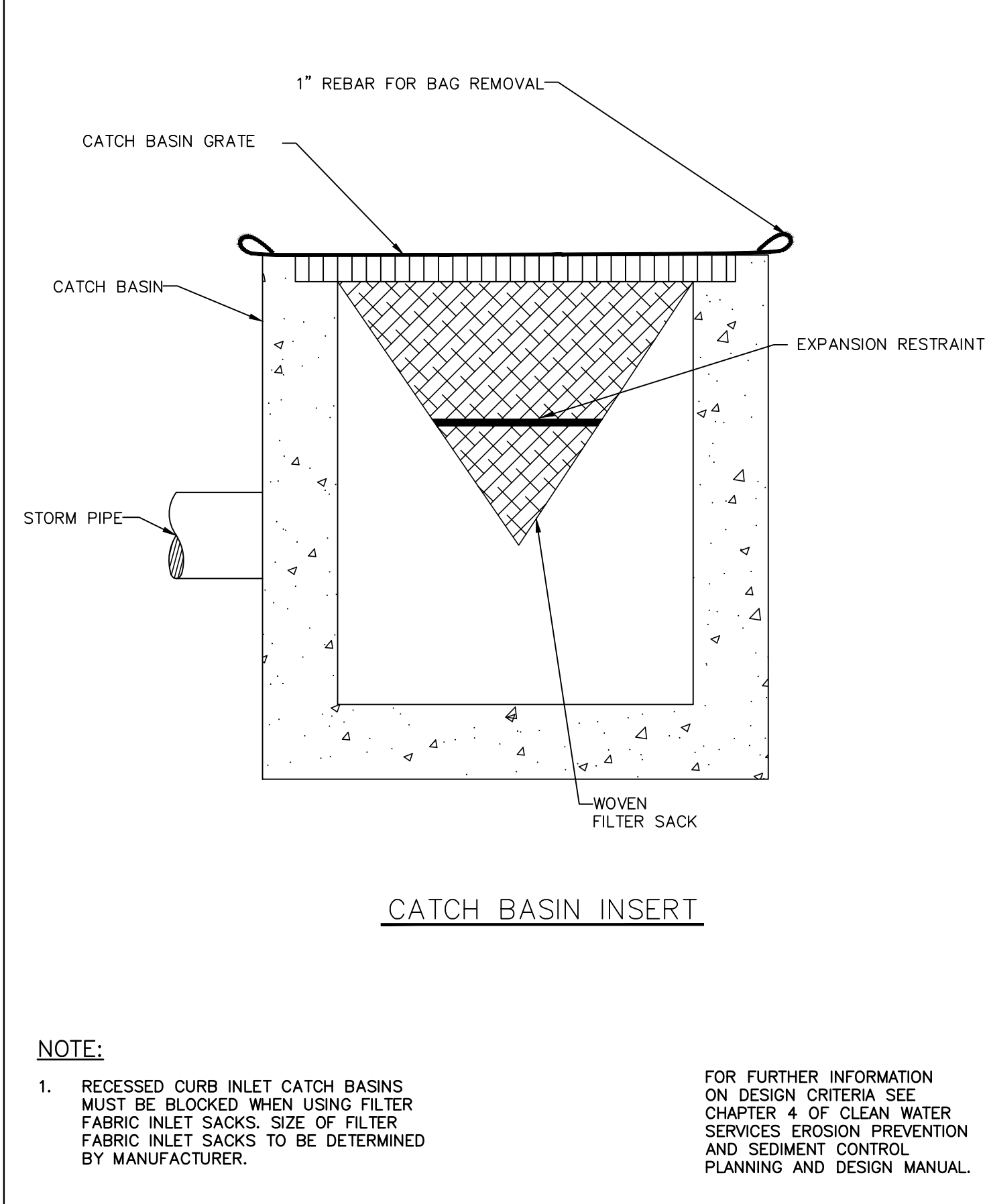
SEDIMENT FENCE  
 DRAWING NO. 875  
 REVISED 10-31-19



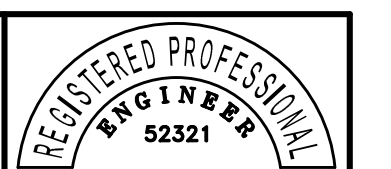
CHECK DAM BIO-FILTER BAG  
 DRAWING NO. 845  
 REVISED 10-31-19



INLET PROTECTION TYPE 4  
 DRAWING NO. 915  
 REVISED 10-31-19



INLET PROTECTION TYPE 5  
 DRAWING NO. 920  
 REVISED 10-31-19



OREGON  
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TRAIL CIVIL ENGINEERING, PC  
 5290 NW 764th Ave.  
 PORTLAND, OR 97229  
 TEL: 971-235-4656  
 tmail@yahoo.com

PRELIMINARY NOT FOR CONSTRUCTION

EROSION AND SEDIMENT CONTROL DETAILS  
 Hybrid Heating  
 CITY OF CORNELIUS, OREGON

REV.	DATE	BY

DRAWN BY:  
TDM

DESIGN BY:  
TDM

CHECKED BY:  
TDM

SCALE:  
AS SHOWN

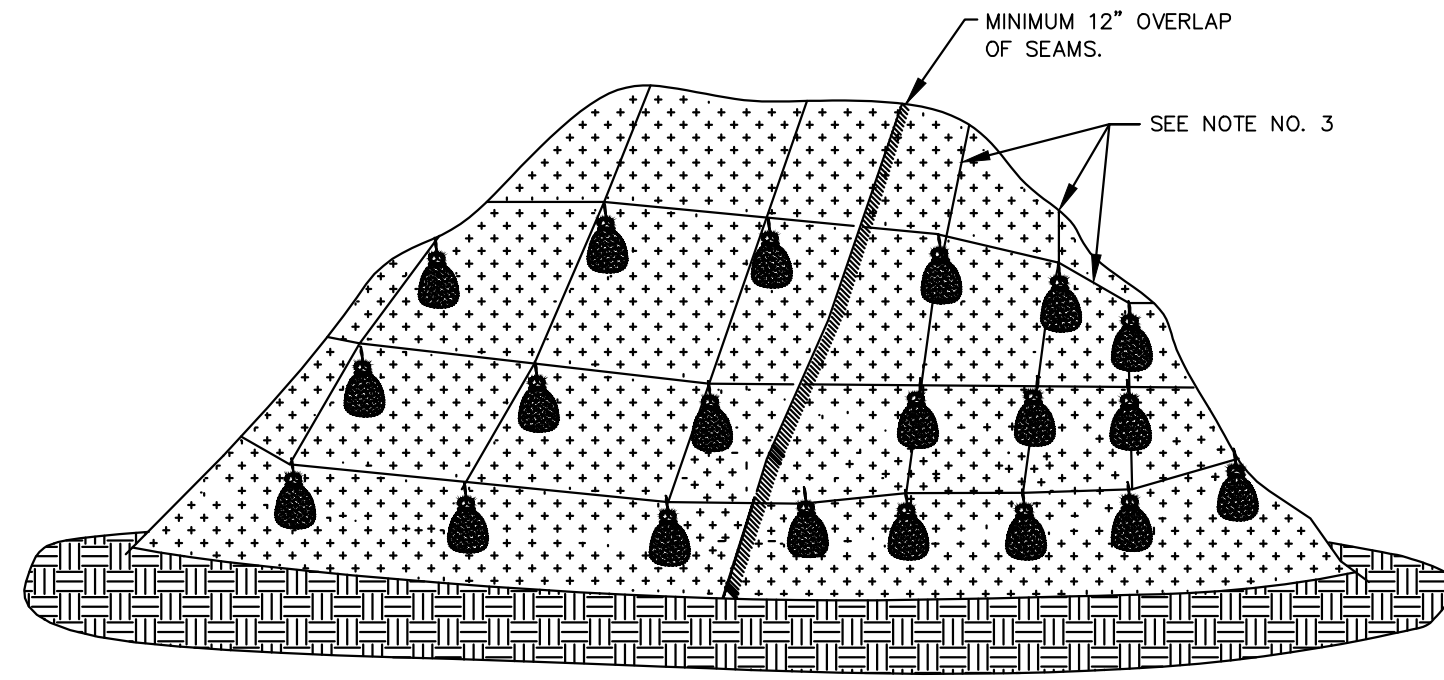
12-29-21

JOB NO. KW001

C5.0

City of Hillsboro PUP, PUP# & EC#

FOR FURTHER INFORMATION ON DESIGN CRITERIA SEE CHAPTER 4 OF CLEAN WATER SERVICES EROSION PREVENTION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL.



**NOTES:**

1. MINIMUM 12" OVERLAP OF ALL SEAMS REQUIRED.
2. PERIMETER SEDIMENT CONTROL BMP TO BE INSTALLED A MINIMUM OF 3' FROM TOE OF STOCKPILE.
3. COVERING MAINTAINED TIGHTLY IN PLACE BY USING SANDBAGS OR APPROVED EQUAL ON ROPES WITH A MAXIMUM 10' GRID SPACING IN ALL DIRECTIONS.
4. PLASTIC TO EXTEND MINIMUM 1' BEYOND TOE OF SLOPE.
5. AS APPROPRIATE, BMP'S SHALL BE INSTALLED TO CONVEY WATER DISCHARGE FROM STOCKPILE AREAS.

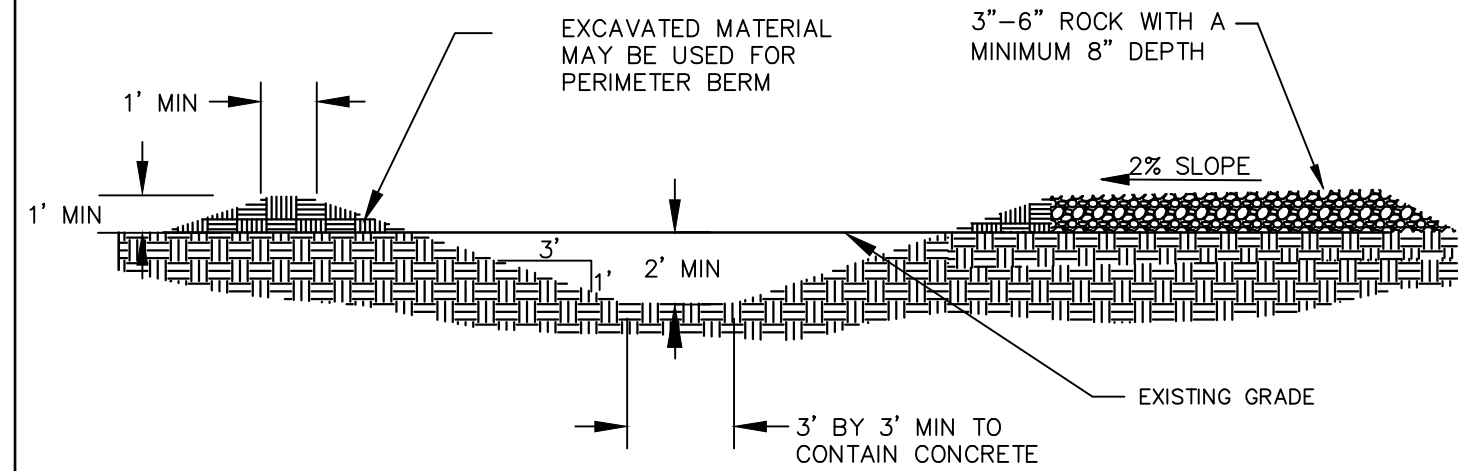
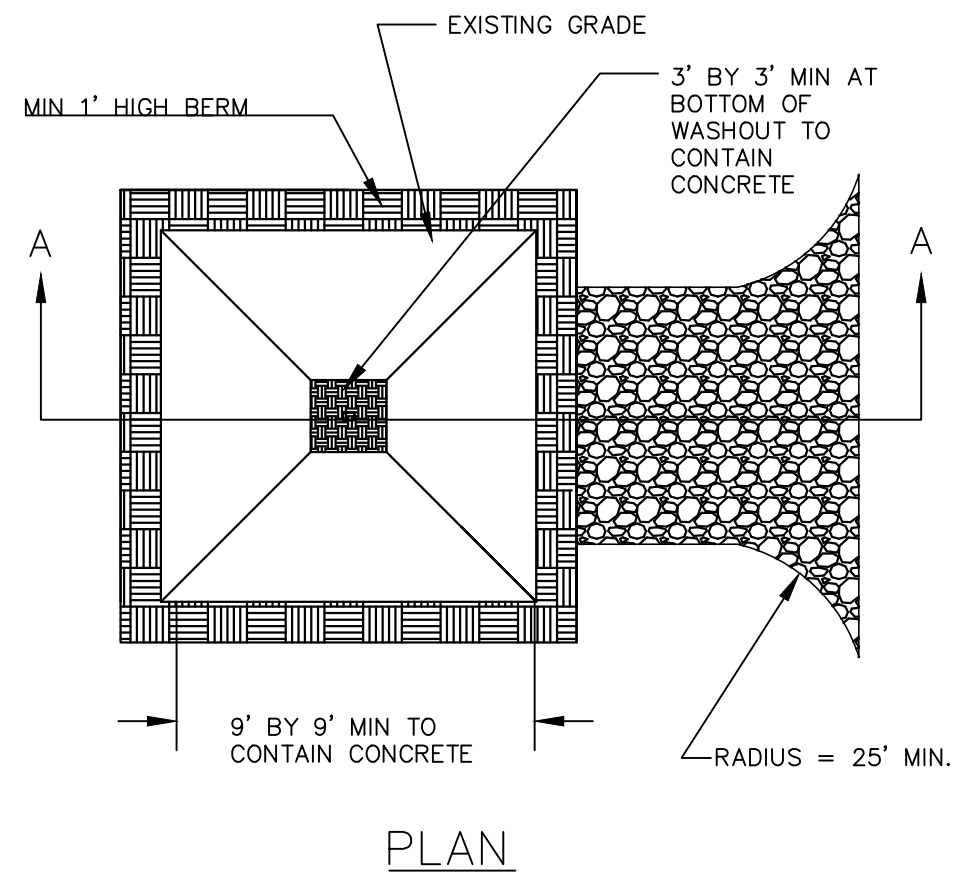
**PLASTIC SHEETING**

DRAWING NO. 810 REVISED 10-31-19



**NOTES:**

1. WASHOUT FACILITIES SHALL BE MAINTAINED TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM FREEBOARD OF 12 INCHES.
2. WASHOUT FACILITIES MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASHOUT IS 75% FULL.
3. IF THE WASHOUT IS NEARING CAPACITY, VACUUM AND DISPOSE OF THE WASTE MATERIAL IN AN APPROVED MANNER.
4. TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE LOCATED A MINIMUM OF 50 FT FROM SENSITIVE AREAS INCLUDING OPEN DRAINAGE FACILITIES AND WATER SOURCES.
5. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
6. INSTALL CONCRETE WASHOUT SIGN WITHIN 30 FEET OF TEMPORARY CONCRETE WASHOUT FACILITY.
7. TEMPORARY CONCRETE WASHOUTS MAY BE A PREFABRICATED CONTAINER THAT IS PORTABLE AND REUSABLE.

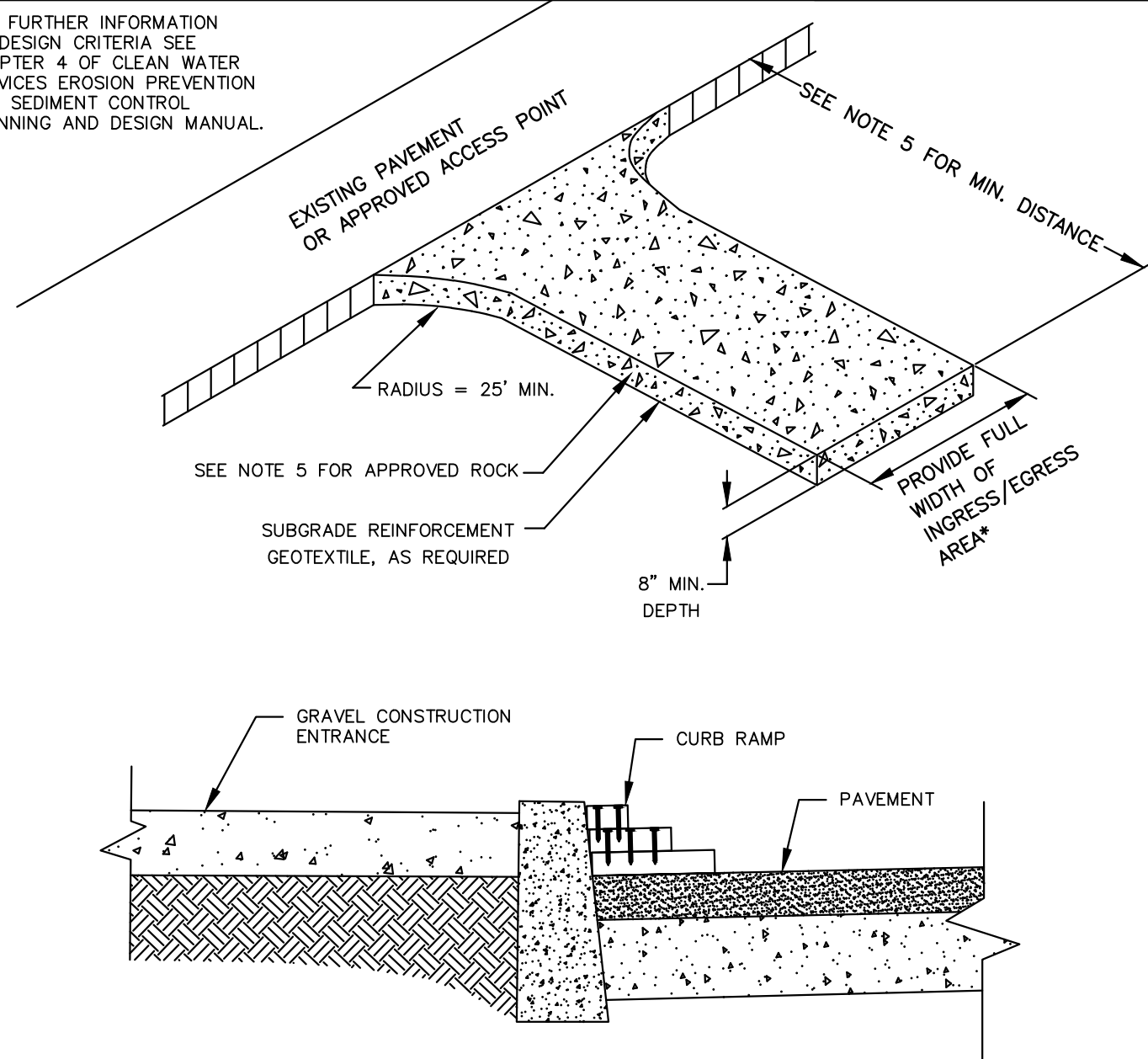


**CONCRETE WASHOUT**

DRAWING NO. 900 REVISED 10-31-19



FOR FURTHER INFORMATION ON DESIGN CRITERIA SEE CHAPTER 4 OF CLEAN WATER SERVICES EROSION PREVENTION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL.



**NOTES:**

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. WHERE RUNOFF CONTAINING SEDIMENT LADEN WATER IS LEAVING THE SITE VIA THE CONSTRUCTION ENTRANCE, OTHER MEASURES SHALL BE IMPLEMENTED TO DIVERT RUNOFF THROUGH AN APPROVED FILTERING SYSTEM.
5. **DIMENSIONS**  
SINGLE FAMILY: 20' LONG BY 20' WIDE 8" DEEP OF 3/4" MINUS CLEAN ROCK.  
COMMERCIAL/SITE DEVELOPMENT: 50' LONG BY 20' WIDE 3-6" CLEAN ROCK, GOVERNING AUTHORITY MAY REQUIRE GEOTEXTILE FABRIC TO PREVENT SUB-SOIL PUMPING.

**CONSTRUCTION ENTRANCE**

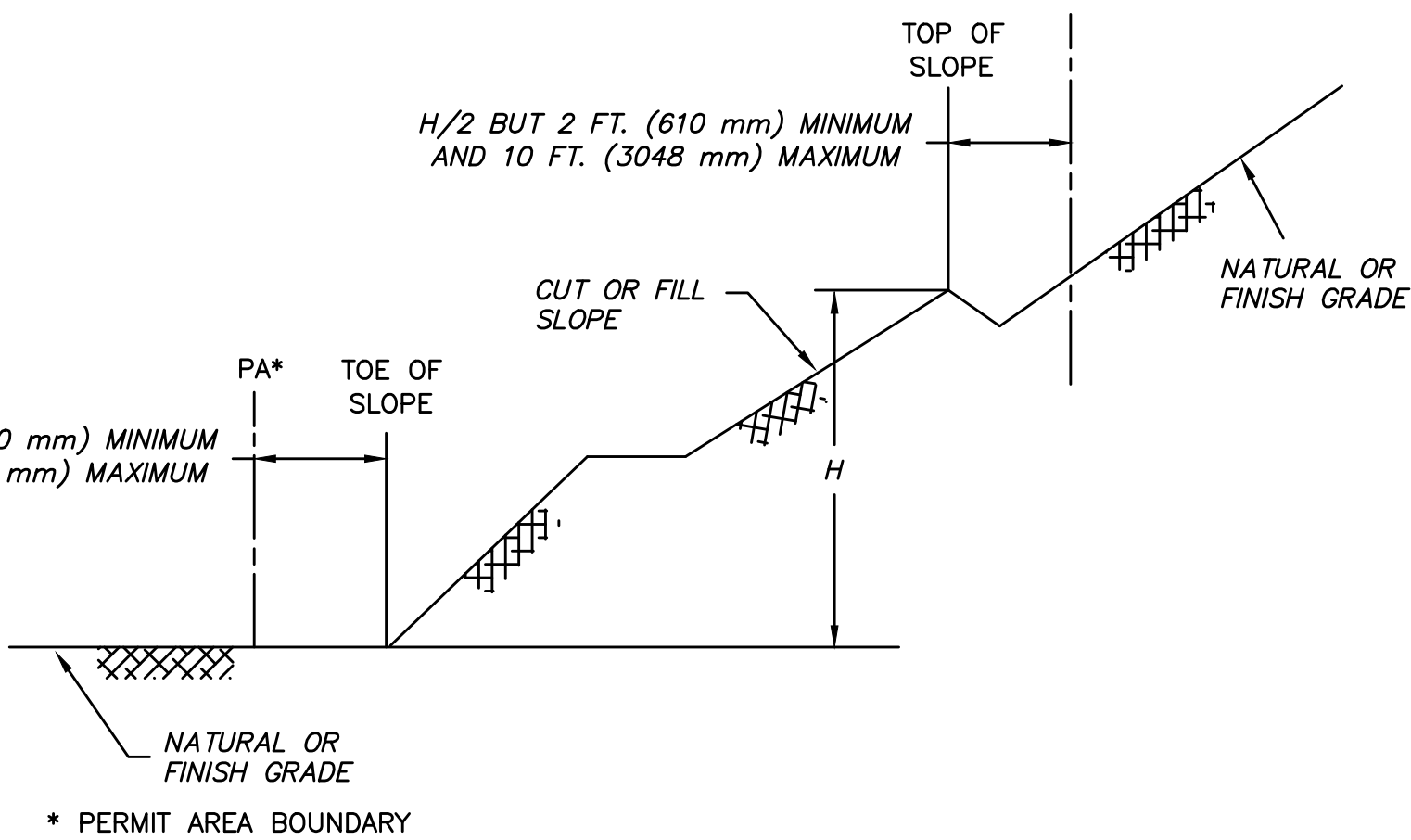
DRAWING NO. 855 REVISED 10-31-19



**CONCRETE WASHOUT**

H/2 BUT 2 FT. (610 mm) MINIMUM AND 20 FT. (6096 mm) MAXIMUM

H/2 BUT 2 FT. (610 mm) MINIMUM AND 10 FT. (3048 mm) MAXIMUM



**APPENDIX CHAPTER 33**

Civil engineers shall state that to the best of their knowledge the work within their area of responsibility was done in accordance with the final approved grading plan.

2. A report prepared by the soils engineer retained to provide such services in accordance with Section 3317.3, including locations and elevations of field density tests, summaries of field and laboratory tests, other substantiating data, and comments on any changes made during grading and their effect on the recommendations made in the approved soils engineering investigation report. Soils engineers shall submit a statement that, to the best of their knowledge, the work within their area of responsibilities is in accordance with the approved soils engineering report and applicable provisions of this chapter.

3. A report prepared by the engineering geologist retained to provide such services in accordance with Section 3317.5, including a final description of the geology of the site and any new information disclosed during the grading and the effect of the same on recommendations incorporated in the approved grading plan. Engineering geologists shall submit a statement that, to the best of their knowledge, the work within their area of responsibility is in accordance with the approved engineering geologist report and applicable provisions of this chapter.

**GOVERNING CODE FOR SET BACK: WCGO-689**

4. The grading contractor shall submit in a form prescribed by the building official a statement of conformance to said as-built plan and specifications.

3318.2 Notification of Completion. The permittee shall notify the building official when the grading operation is ready for final inspection. Final approval shall not be given until all work, including installation of all drainage facilities and their protective devices, and all erosion-control measures have been completed in accordance with the final approved grading plan, and the required reports have been submitted.

**FIGURE A-33-1 SETBACK DIMENSIONS**

SCALE: NTS



CIVIL ENGINEERING, PC  
5290 NW 764th Ave.  
PORTLAND, OR 97229  
TEL: 971-235-4656  
tmail@yahoo.com

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CONSTRUCTION

EROSION AND SEDIMENT CONTROL DETAILS

Hybrid Heating

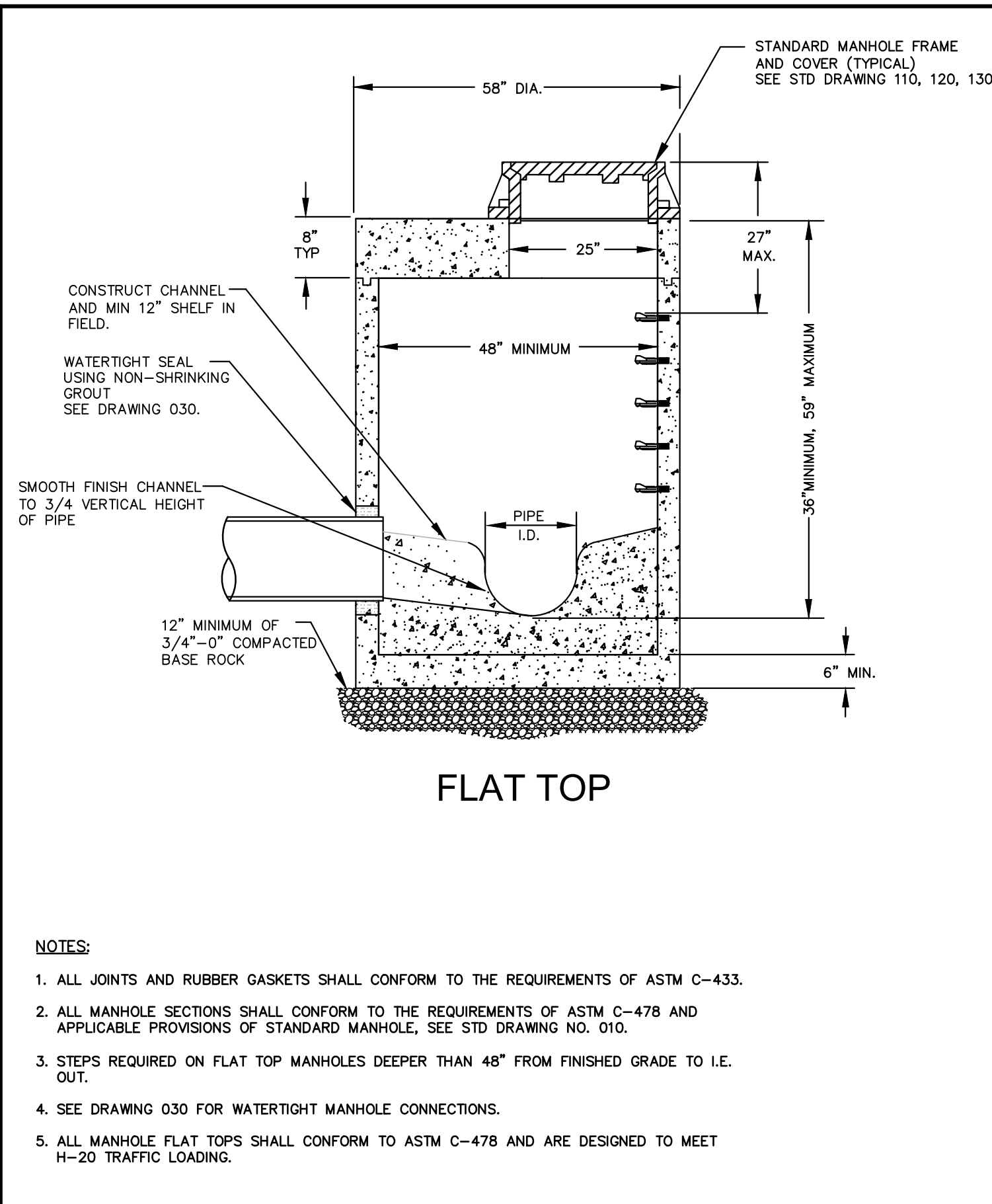
CITY OF CORNELIUS, OREGON

REV.	DATE	BY

DRAWN BY: TDM  
DESIGN BY: TDM  
CHECKED BY: TDM  
SCALE: AS SHOWN  
12-29-21  
JOB NO. KWW001

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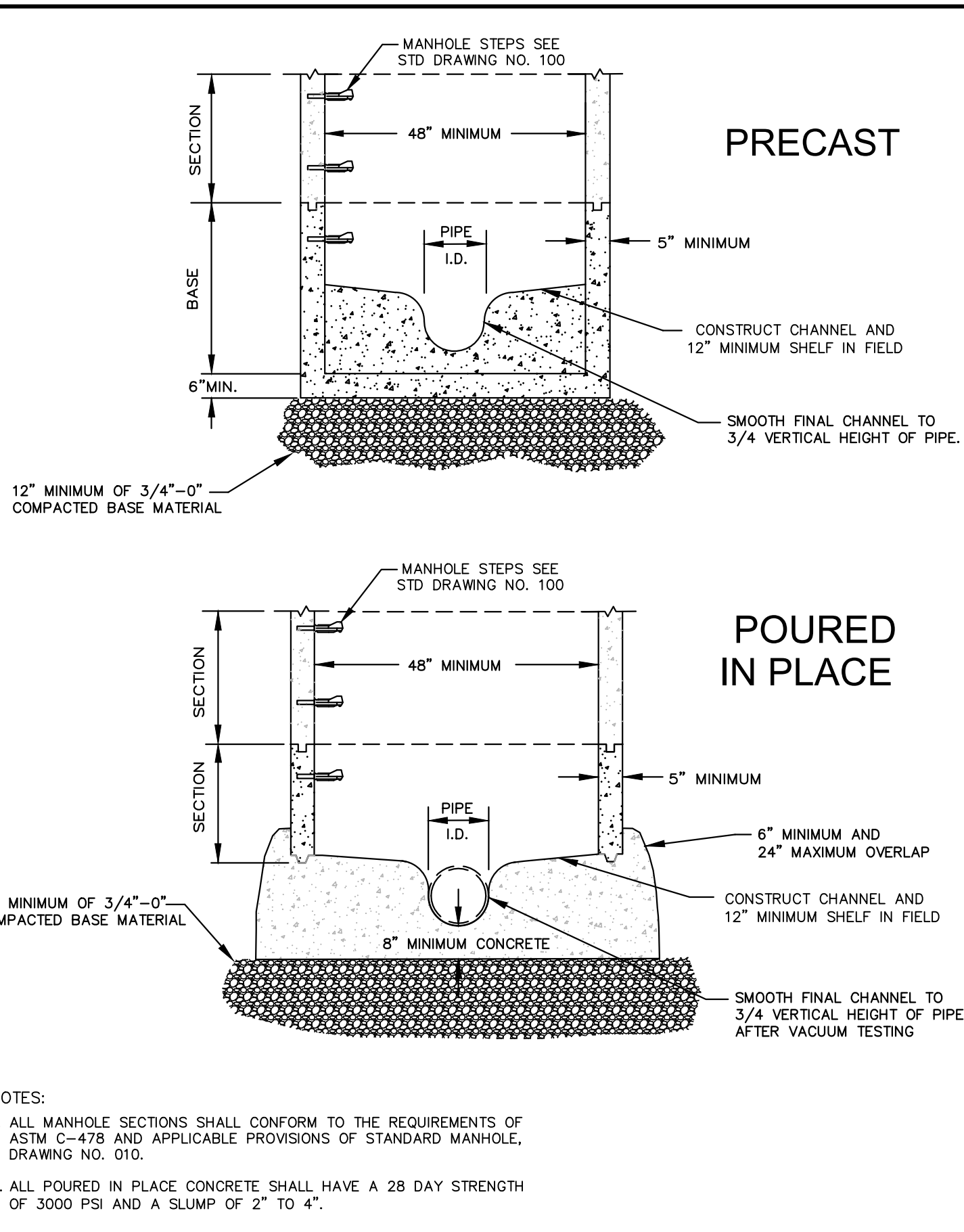
City of Hillsboro PIP# PUP# & EC#



- NOTES:
1. ALL JOINTS AND RUBBER GASKETS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-433.
  2. ALL MANHOLE SECTIONS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-478 AND APPLICABLE PROVISIONS OF STANDARD MANHOLE, SEE STD DRAWING NO. 010.
  3. STEPS REQUIRED ON FLAT TOP MANHOLES DEEPER THAN 48\"/>

FLAT TOP MANHOLE

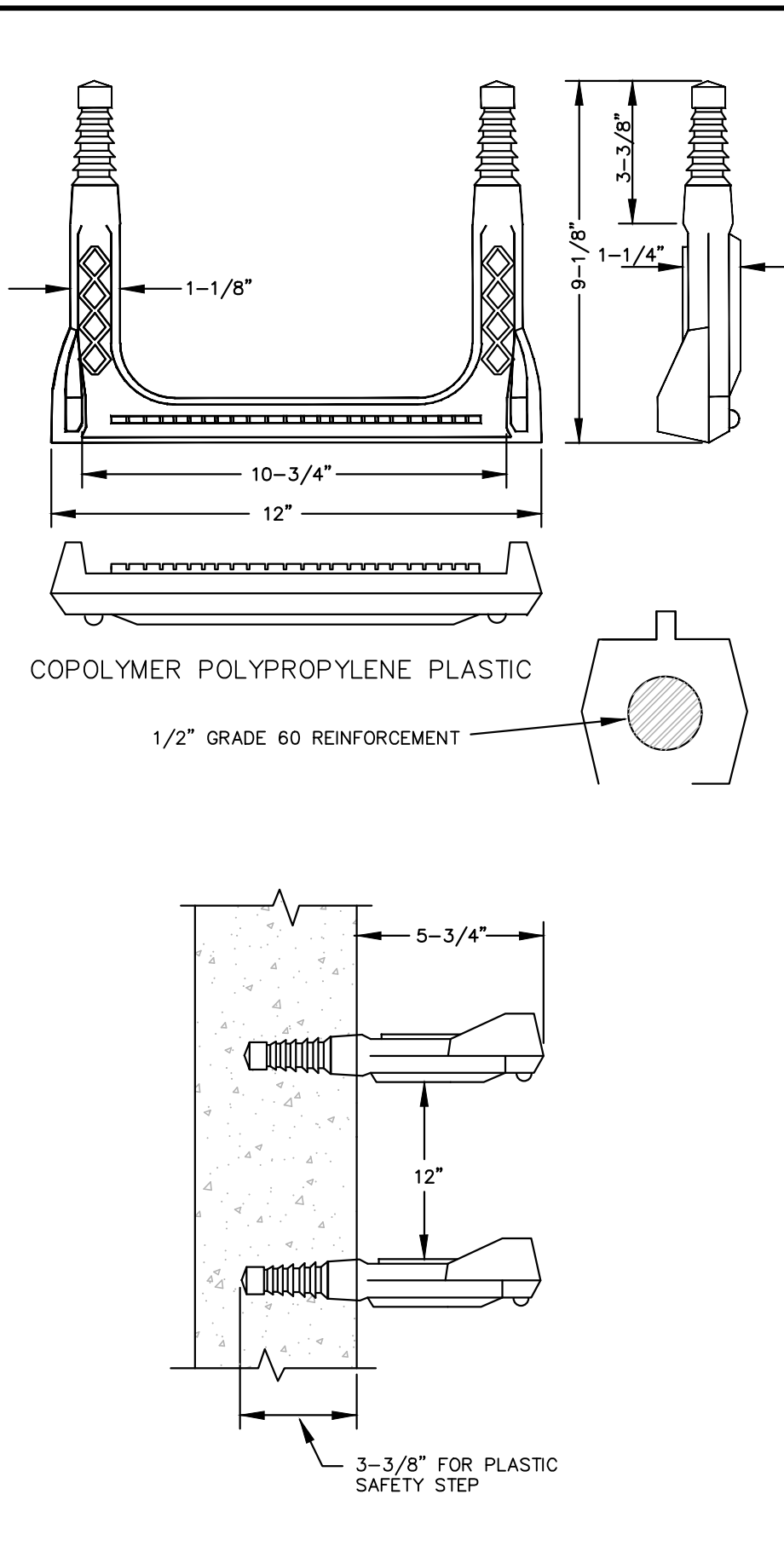
DRAWING NO. 050 REVISED 10-31-19



- NOTES:
1. ALL MANHOLE SECTIONS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-478 AND APPLICABLE PROVISIONS OF STANDARD MANHOLE, DRAWING NO. 010.
  2. ALL POURED IN PLACE CONCRETE SHALL HAVE A 28 DAY STRENGTH OF 3000 PSI AND A SLUMP OF 2\"/>

PRE-CAST/POURED IN PLACE MANHOLE BASE

DRAWING NO. 020 REVISED 10-31-19



- MATERIALS:
- PLASTIC:  
MUST CONFORM WITH ASTM C-478. STEEL REINFORCING BAR MINIMUM 1/2\"/>

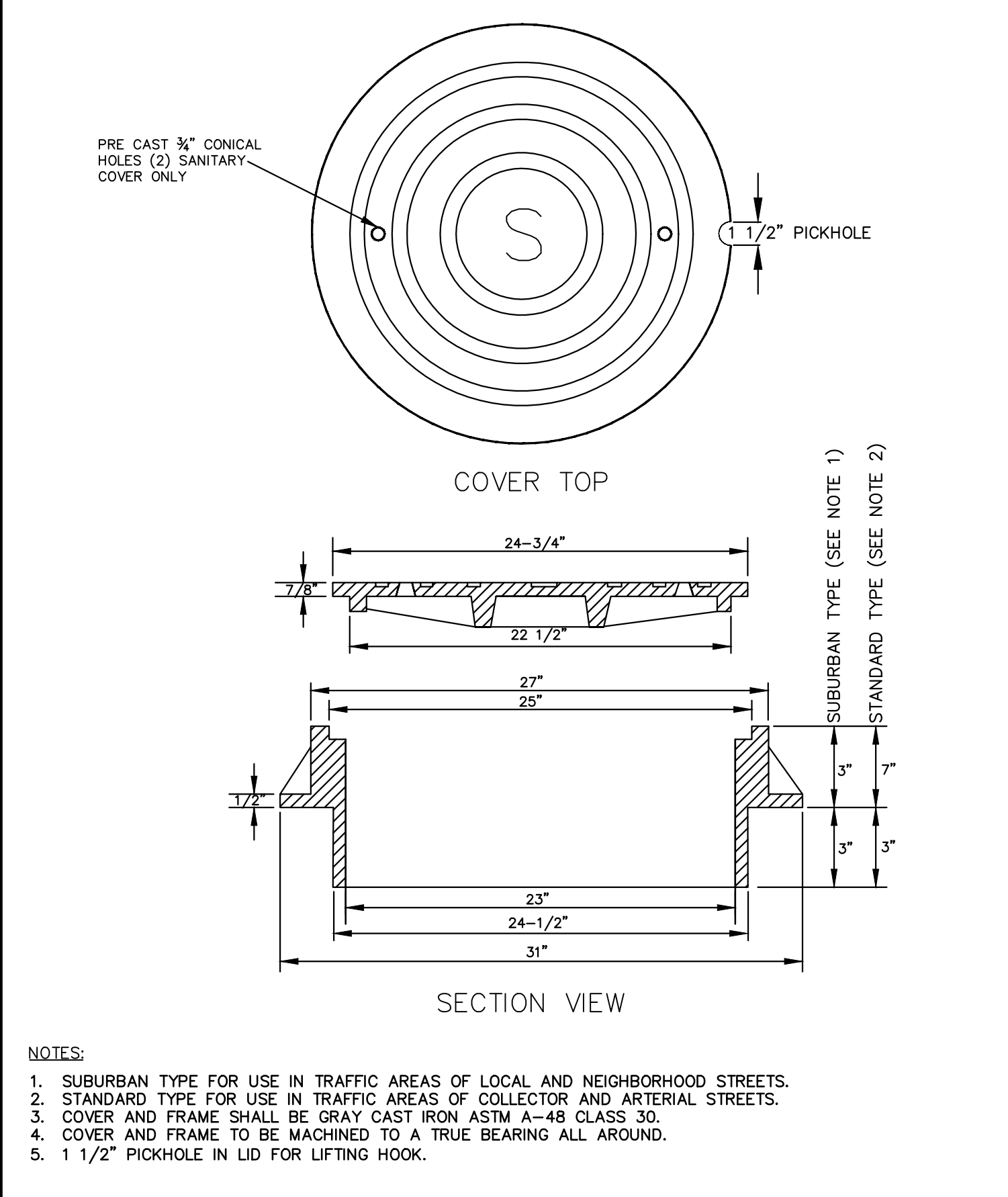
COPOLYMER POLYPROPYLENE PLASTIC  
1/2\"/>

NOTES:

  1. ALL STEPS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-478.
  2. MANHOLE STEPS MUST BE TIGHT AND FIRMLY EMBEDDED.
  3. ALL STEPS WITHIN A MANHOLE SHALL BE OF THE SAME DESIGN, TYPE, AND SIZE. (MIXING OF UNMATCHED STEPS IS NOT PERMITTED).
  4. STEPS ADJUSTED OR ADDED SHALL BE EPOXIED IN HOLES THAT ARE FREE OF MOISTURE AND DEBRIS. (EPOXY TO MEET ASTM C881).

MANHOLE STEP

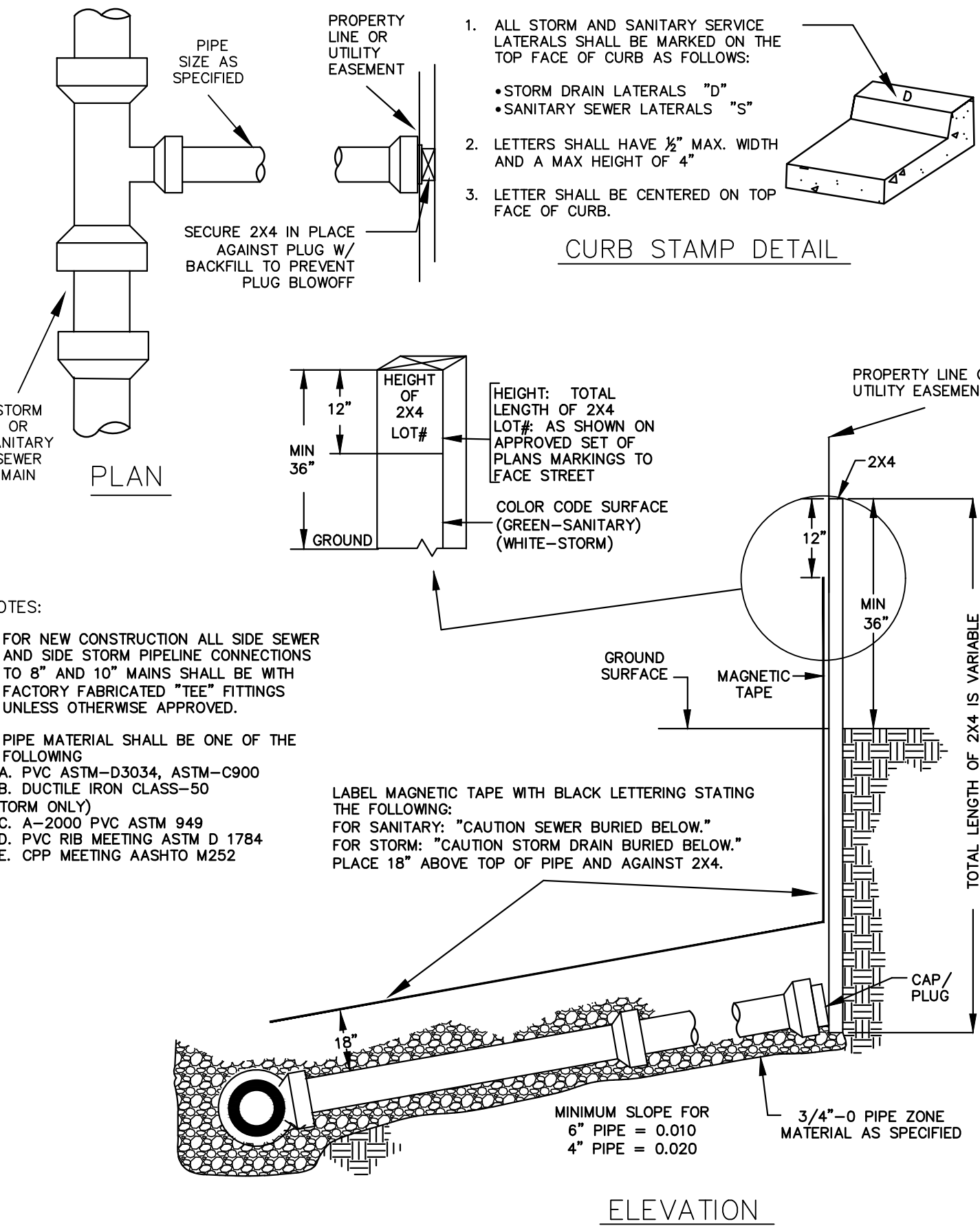
DRAWING NO. 100 REVISED 10-31-19



- NOTES:
1. SUBURBAN TYPE FOR USE IN TRAFFIC AREAS OF LOCAL AND NEIGHBORHOOD STREETS.
  2. STANDARD TYPE FOR USE IN TRAFFIC AREAS OF COLLECTOR AND ARTERIAL STREETS.
  3. COVER AND FRAME SHALL BE GRAY CAST IRON ASTM A-48 CLASS 30.
  4. COVER AND FRAME TO BE MACHINED TO A TRUE BEARING ALL AROUND.
  5. 1 1/2\"/>

SUBURBAN AND STANDARD MANHOLE FRAME AND COVER SANITARY

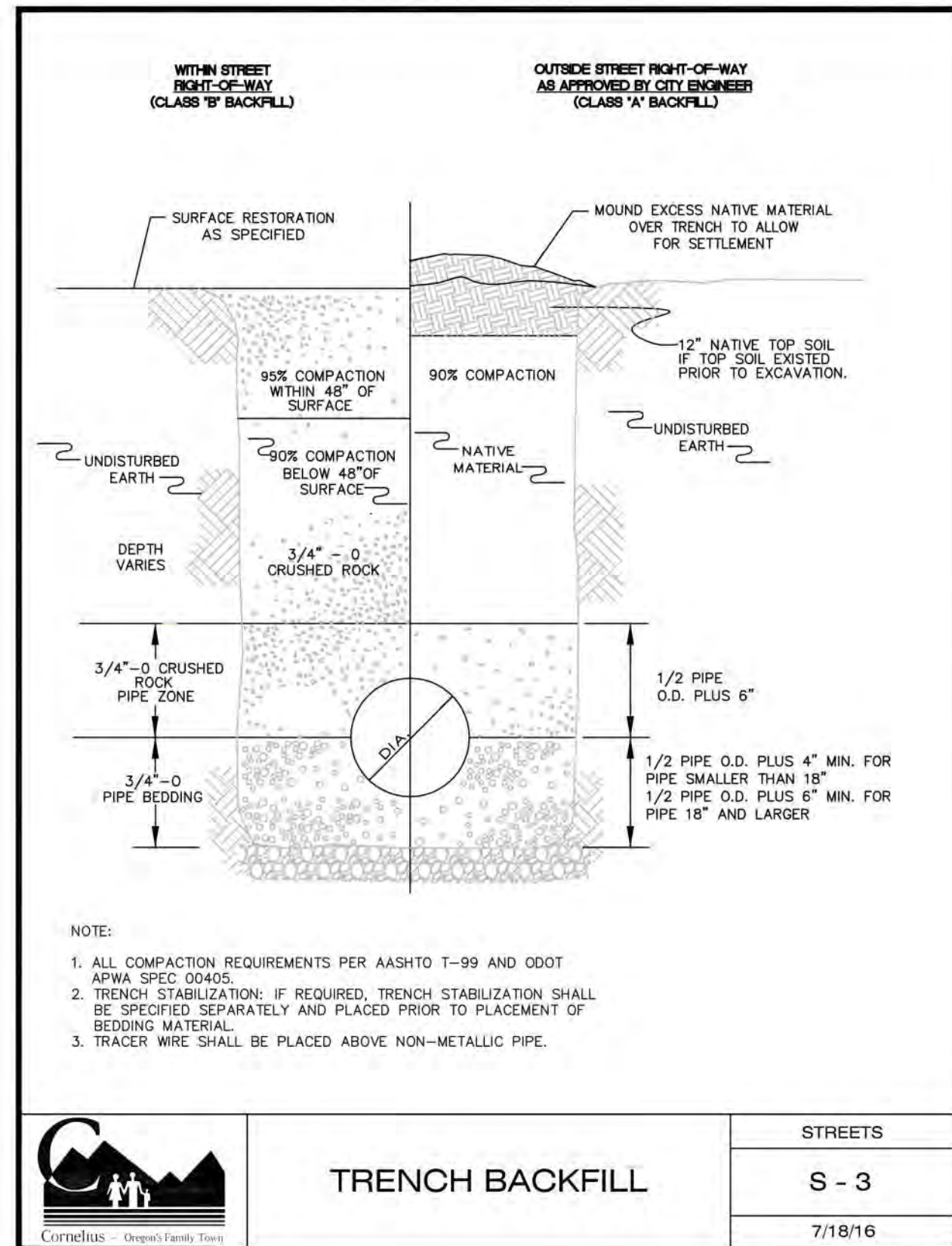
DRAWING NO. 110 REVISED 10-31-19



- NOTES:
1. FOR NEW CONSTRUCTION ALL SIDE SEWER AND SIDE STORM PIPELINE CONNECTIONS TO 8\"/>
  2. PIPE MATERIAL SHALL BE ONE OF THE FOLLOWING:  
A. PVC ASTM-D3034, ASTM-C900  
B. DUCTILE IRON CLASS-50 (STORM ONLY)  
C. A-2000 PVC ASTM 949  
D. PVC RIB MEETING ASTM D 1784  
E. CPP MEETING AASHTO M252

SIDE SEWER / SIDE STORM PIPELINE

DRAWING NO. 520 REVISED 10-31-19



- NOTE:
1. ALL COMPACTION REQUIREMENTS PER AASHTO T-99 AND ODOT APWA SPEC 04045.
  2. TRENCH STABILIZATION: IF REQUIRED, TRENCH STABILIZATION SHALL BE SPECIFIED SEPARATELY AND PLACED PRIOR TO PLACEMENT OF BEDDING MATERIAL.
  3. TRACER WIRE SHALL BE PLACED ABOVE NON-METALLIC PIPE.

TRENCH BACKFILL

STREETS
S - 3
7/18/16



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5290 NW 764th Ave.  
PORTLAND, OR 97229  
TEL: 971-235-4656  
tmill@yahoo.com

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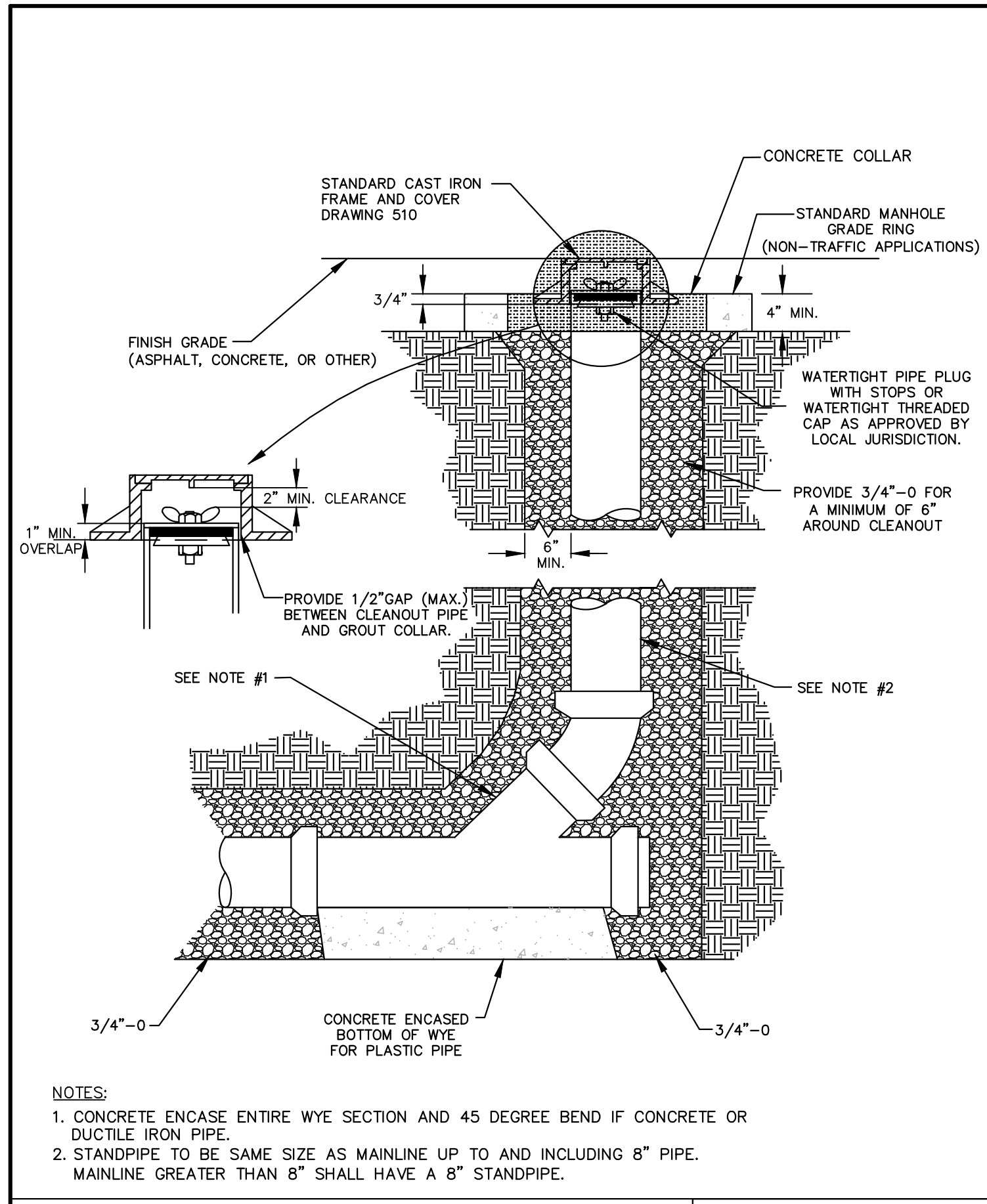
STORM AND SANITARY SEWER DETAILS  
*Hybrid Heating*  
CITY OF CORNELIUS, OREGON

REV.	DATE	BY

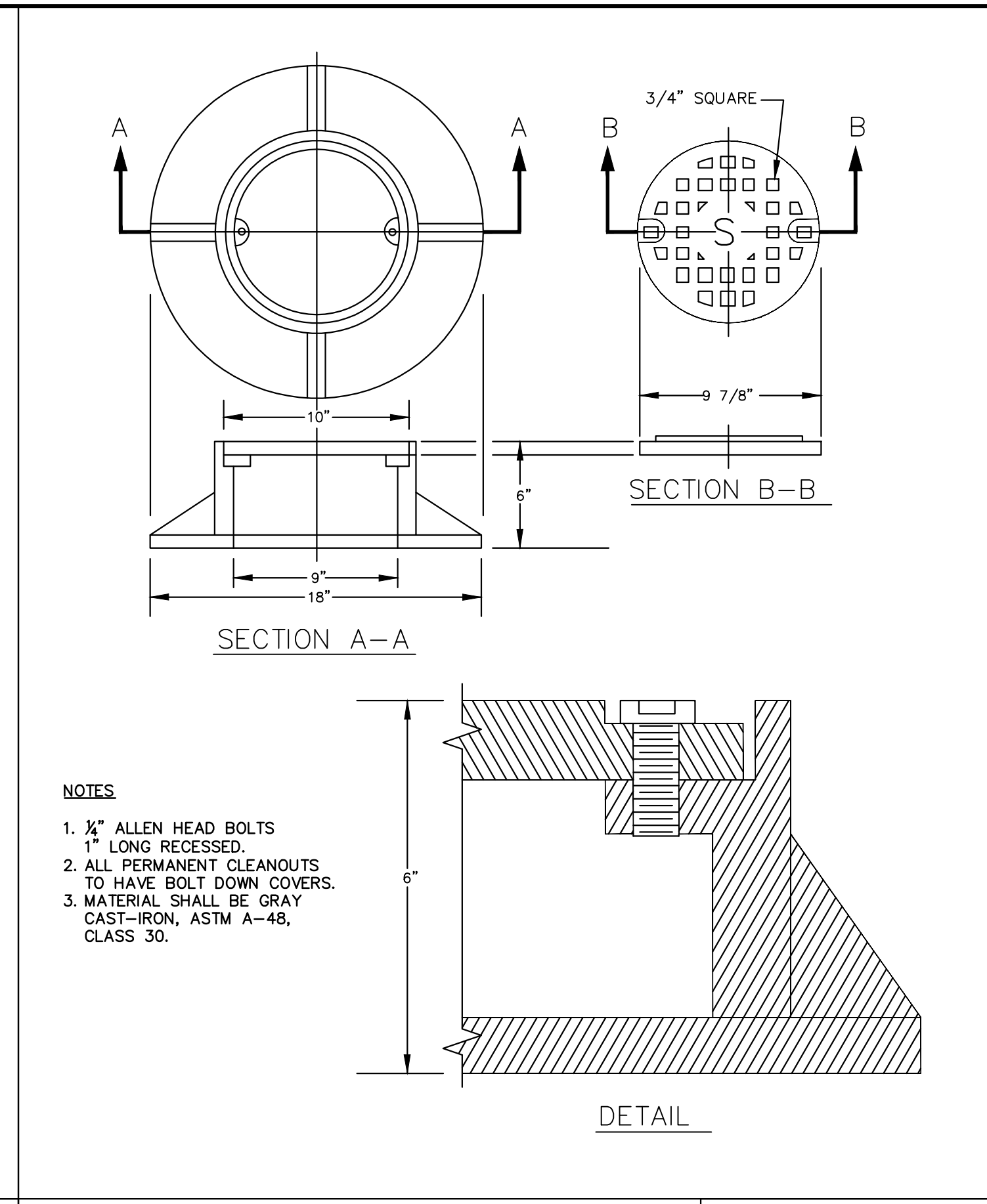
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DESIGN BY: TDM  
CHECKED BY: TDM  
SCALE: AS SHOWN  
12-29-21  
JOB NO. KWW001







- NOTES:
1. CONCRETE ENCASE ENTIRE WYE SECTION AND 45 DEGREE BEND IF CONCRETE OR DUCTILE IRON PIPE.
  2. STANDPIPE TO BE SAME SIZE AS MAINLINE UP TO AND INCLUDING 8" PIPE. MAINLINE GREATER THAN 8" SHALL HAVE A 8" STANDPIPE.

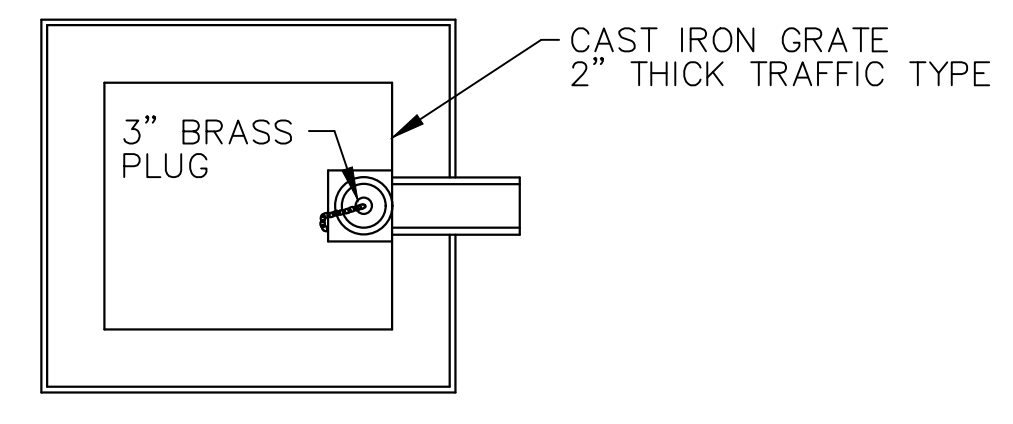


- NOTES:
1. 1/4" ALLEN HEAD BOLTS 1" LONG RECESSED.
  2. ALL PERMANENT CLEANOUTS TO HAVE BOLT DOWN COVERS.
  3. MATERIAL SHALL BE GRAY CAST-IRON, ASTM A-48, CLASS 30.

STANDARD CLEANOUT  
DRAWING NO. 500  
REVISED 10-31-19

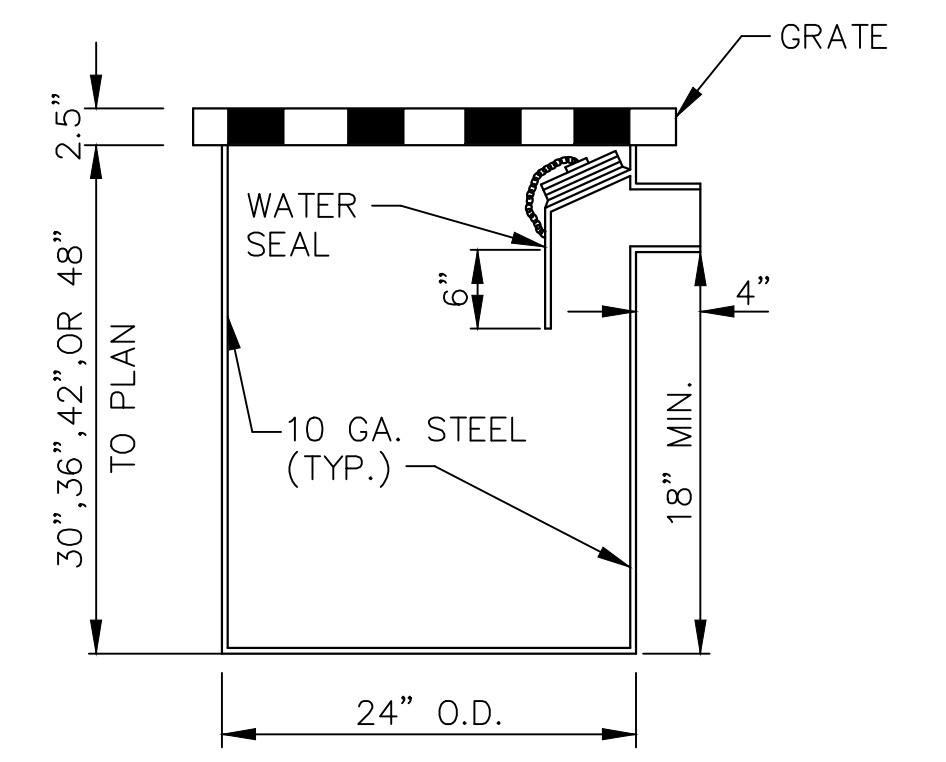


CLEANOUT FRAME AND COVER  
DRAWING NO. 510  
REVISED 10-31-19



NOTES:

1. ALL WELDED STEEL CONSTRUCTION.
2. COATED INSIDE & OUTSIDE W/ ASPHALT PAINT.
3. THE CATCH BASIN SHALL BE PROVIDED A TOP TURNED OUT FLANGE OF NOT LESS THAN TWO INCHES AND THE OUTER EDGE RAISED TO THE HEIGHT OF THE TOP EDGE OF THE GRATE.
4. ALL CATCH BASINS SHALL BE TRAPPED BY USING AN INVERTED QUARTER BEND OR WELDED BAFFLE.
5. TRAPS SHALL BE CONSTRUCTED TO PROVIDE NO LESS THAN SIX INCH WATER SEAL.
6. WHEN OTHER THAN A TURNED DOWN QUARTER BEND IS PROVIDED, A CLEANOUT SHALL BE REQUIRED.



LYNCH CATCH BASIN  
N.T.S.



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5290 NW 764th Ave.  
PORTLAND, OR 97229  
TEL: 971-235-4656  
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*Hybrid Heating*  
CITY OF CORNELIUS, OREGON

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DESIGN BY:  
TDM  
CHECKED BY:  
TDM  
SCALE:  
AS SHOWN  
12-29-21  
JOB NO. KVV001

C6.1

City of Hillsboro PUP# & EC#

**STORMFILTER CONCRETE CATCHBASIN DESIGN NOTES**

STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. 1 CARTRIDGE CATCHBASIN HAS A MAXIMUM OF ONE CARTRIDGE. SYSTEM IS SHOWN WITH A 18" CARTRIDGE. AND IS ALSO AVAILABLE WITH AN 27" CARTRIDGE.

PEAK HYDRAULIC CAPACITY PER TABLE BELOW. IF THE SITE CONDITIONS EXCEED PEAK HYDRAULIC CAPACITY, A DOWNSTREAM BYPASS STRUCTURE IS REQUIRED.

CARTRIDGE SELECTION	27"			18"			18" DEEP		
	RECOMMENDED HYDRAULIC DROP (H)	3.06'	1.67'	3.06'	1.67'	3.06'	3.5'	1.67'	3.5'
SPECIFIC FLOW RATE (gpm/sf)	2 gpm/sf	1.67 gpm/sf	1 gpm/sf	2 gpm/sf	1.67 gpm/sf	1 gpm/sf	2 gpm/sf	1.67 gpm/sf	1 gpm/sf
CARTRIDGE FLOW RATE (gpm)	22.5	18.79	11.25	15	12.53	7.5	15	12.53	7.5
PEAK HYDRAULIC CAPACITY	1.0			1.0			1.8		
INLET PERMANENT POOL LEVEL (A)	1'-7"			1'-7"			2'-4"		
OVERALL STRUCTURE HEIGHT (B)	5'-0"			4'-0"			5'-0"		

\* 1.67 gpm/sf SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHOSORB® (PSORB) MEDIA ONLY

**GENERAL NOTES**

- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- FOR SITE SPECIFIC DRAWINGS WITH DETAILED STORMFILTER CATCHBASIN STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.conteches.com
- STORMFILTER CATCHBASIN WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
- INLET SHOULD NOT BE LOWER THAN OUTLET. INLET (IF APPLICABLE) AND OUTLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR.
- CONCRETE STRUCTURE TO BE MANUFACTURED OF PRECAST CONCRETE TO MEET HS25 LOAD RATING. CASTINGS SHALL MEET AASHTO M306 LOAD RATING.
- FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF-CLEANING. RADIAL MEDIA DEPTH SHALL BE 7-INCHES. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 38 SECONDS.
- SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft).

**INSTALLATION NOTES**

- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CATCHBASIN (LIFTING CLUTCHES PROVIDED).
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.



**OPERATION AND MAINTENANCE**

**CatchBasin StormFilter™**

Important: These guidelines should be used as a part of your site stormwater plan.

**Overview**  
The CatchBasin StormFilter™ (CBSF) consists of a multi-chamber steel, concrete, or plastic catch basin unit that can contain up to four StormFilter cartridges. The steel CBSF is offered both as a standard and as a deep unit.

Once in the cartridge chamber, polluted water ponds and percolates horizontally through the media in the filter cartridges. Treated water collects in the cartridge's center tube from where it is directed by an under-drain manifold to the outlet pipe on the downstream side of the overflow weir and discharged.

The CBSF is installed flush with the finished grade and is applicable for both constrained lot and retrofit applications. It can also be fitted with an inlet pipe for roof leaders or similar applications.

When flows into the CBSF exceed the water quality design value, excess water spills over the overflow weir, bypassing the cartridge bay, and discharges to the outlet pipe.

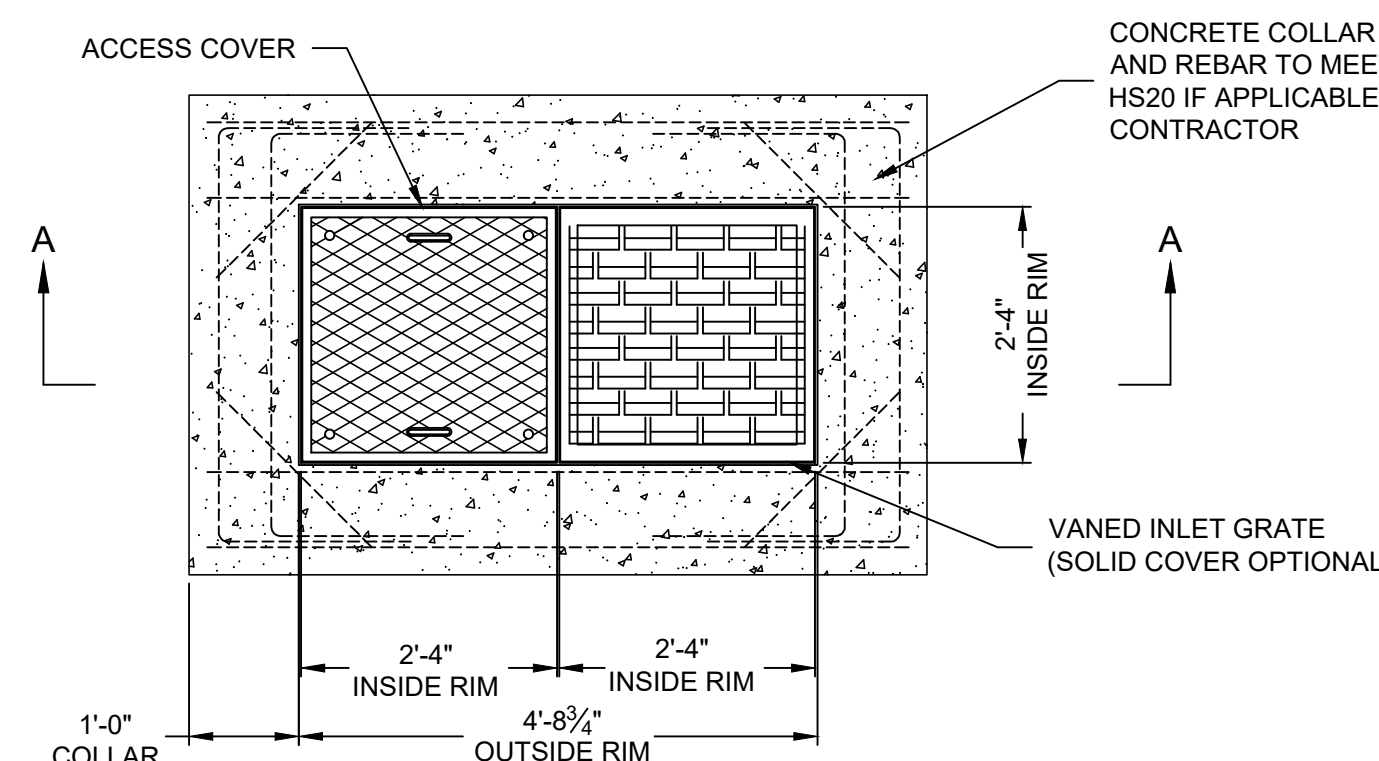
**Applications**  
The CBSF is particularly useful where small flows are being treated or for sites that are flat and have little available hydraulic head to spare. The unit is ideal for applications in which standard catch basins are to be used. Both water quality and catchment issues can be resolved with the use of the CBSF.

**Applications**  
The CBSF is particularly useful where small flows are being treated or for sites that are flat and have little available hydraulic head to spare. The unit is ideal for applications in which standard catch basins are to be used. Both water quality and catchment issues can be resolved with the use of the CBSF.

**Design Operation**  
The CBSF is installed as the primary receiver of runoff, similar to a standard, grated catch basin. The steel and concrete CBSF units have an H-20 rated, traffic bearing lid that allows the filter to be installed in parking lots, and for all practical purposes, takes up no land area. Plastic units can be used in landscaped areas and for other non-traffic-bearing applications.

**Retro-Fit**  
The retrofit market has many possible applications for the CBSF. The CBSF can be installed by replacing an existing catch basin without having to "chase the grade," thus reducing the high cost of re-piping the storm system.

The CBSF consists of a sumped inlet chamber and a cartridge chamber(s). Runoff enters the sumped inlet chamber either by sheet flow from a paved surface or from an inlet pipe discharging directly to the unit vault. The inlet chamber is equipped with an internal baffle, which traps debris and floating oil and grease, and an overflow weir. While in the inlet chamber, heavier solids are allowed to settle into the deep sump, while lighter solids and soluble pollutants are directed under the baffle and into the cartridge chamber through a port between the baffle and the overflow weir.



STRUCTURE ID	CB#
WATER QUALITY FLOW RATE (cfs)	0.03
PEAK FLOW RATE (cfs)	0.40
RETURN PERIOD OF PEAK FLOW (yrs)	25-YR
CARTRIDGE HEIGHT (27", 18", 18" DEEP)	18"
CARTRIDGE FLOW RATE (gpm)	15
MEDIA TYPE (PERLITE, ZPG, PSORB)	PERLITE
RIM ELEVATION	174.05

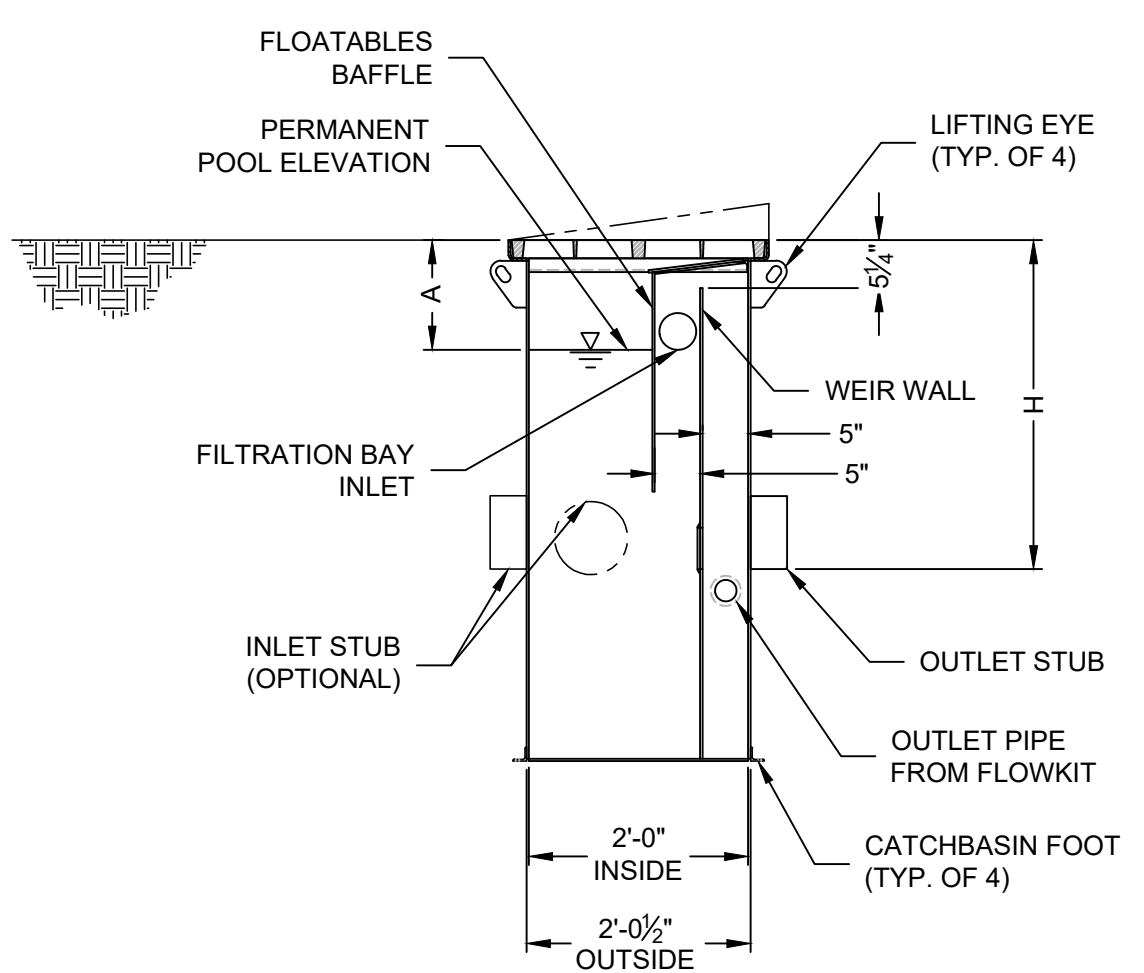
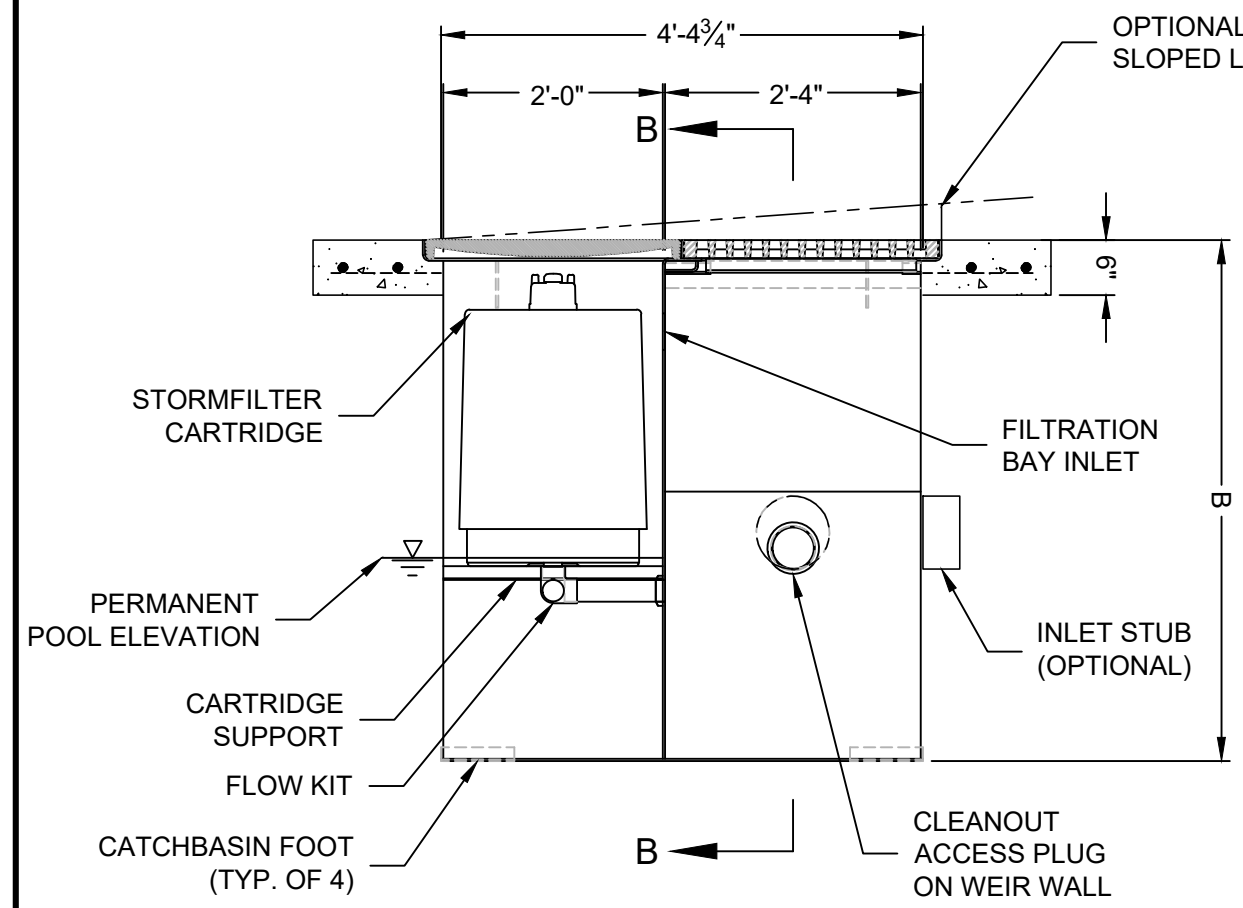
PIPE DATA	I/E	DIAMETER
INLET STUB	171.75	8"
OUTLET STUB	170.55	8"

CONFIGURATION	OUTLET	OUTLET
	INLET	INLET

SLOPED LID: NO  
SOLID COVER: NO  
NOTES/SPECIAL REQUIREMENTS:



**STORMFILTER CB#1**  
SCALE: NTS



www.conteches.com/stormwater  
800-338-1122  
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**OPERATION AND MAINTENANCE**

**CatchBasin StormFilter™**

**Maintenance Guidelines**  
Maintenance procedures for typical catch basins can be applied to the CatchBasin StormFilter (CBSF). The filter cartridges contained in the CBSF are easily removed and replaced during maintenance activities according to the following guidelines.

**Mosquito Abatement**  
In certain areas of the United States, mosquito abatement is desirable to reduce the incidence of vectors. In BMPs with standing water, which could provide mosquito breeding habitat, certain abatement measures can be taken.

- Establish a safe working area as per typical catch basin service activity.
- Remove steel grate and diamond plate cover (weight 100 lbs. each).
- Turn cartridge(s) counter-clockwise to disconnect from pipe manifold.
- Remove 4" center cap from cartridge and replace with lifting cap.
- Remove cartridge(s) from catch basin by hand or with vector truck boom.
- Remove accumulated sediment via vector truck (min. clearance 13" x 24").
- Remove accumulated sediment from cartridge bay. (min. clearance 9.25" x 11").
- Rinse interior of both bays and vector remaining water and sediment.
- Install fresh cartridge(s) threading clockwise to pipe manifold.
- Replace cover and grate.
- Return original cartridges to Contech for cleaning.

- Periodic observation of the standing water to determine if the facility is harboring mosquito larvae.
- Regular catch basin maintenance.
- Use of larvicides containing Bacillus thuringiensis israelensis (BTI). BTI is a bacterium toxic to mosquito and black fly larvae.

In some cases, the presence of petroleum hydrocarbons may interrupt the mosquito growth cycle.

**Using Larvicides in the CatchBasin StormFilter**  
Larvicides should be used according to manufacturer's recommendations. Two widely available products are Mosquito Dunks and Summit B.t.i. Briquets. For more information, visit [http://www.summitchemical.com/mos\\_ctrl/default.htm](http://www.summitchemical.com/mos_ctrl/default.htm). The larvicide must be in contact with the permanent pool. The larvicide should also be fastened to the CatchBasin StormFilter by string or wire to prevent displacement by high flows. A magnet can be used with a steel catch basin.

For more information on mosquito abatement in stormwater BMPs, refer to the following: <http://www.ucmp.ucdavis.edu/publications/managingmosquitoesstormwater8125.pdf>

Media may be removed from the filter cartridges using the vector truck before the cartridges are removed from the catch basin structure. Empty cartridges can be easily removed from the catch basin structure by hand. Empty cartridges should be reassembled and returned to Contech as appropriate. Materials required include a lifting cap, vector truck and fresh filter cartridges. Contact Contech for specifications and availability of the lifting cap. The vector truck must be equipped with a hose capable of reaching areas of restricted clearance. The owner may refresh spent cartridges. Refreshed cartridges are also available from Contech on an exchange basis. Contact the maintenance department of Contech at 503-258-3157 for more information. Maintenance is estimated at 26 minutes of site time. For units with more than one cartridge, add approximately 5 minutes for each additional cartridge. Add travel time as required.

For more information on mosquito abatement in stormwater BMPs, refer to the following: <http://www.ucmp.ucdavis.edu/publications/managingmosquitoesstormwater8125.pdf>



www.conteches.com/stormwater  
800-338-1122  
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CIVIL ENGINEERING, P.C.  
5290 NW 764th Ave.  
PORTLAND, OR 97229  
TEL: 971-235-4656  
tmail@yahoo.com

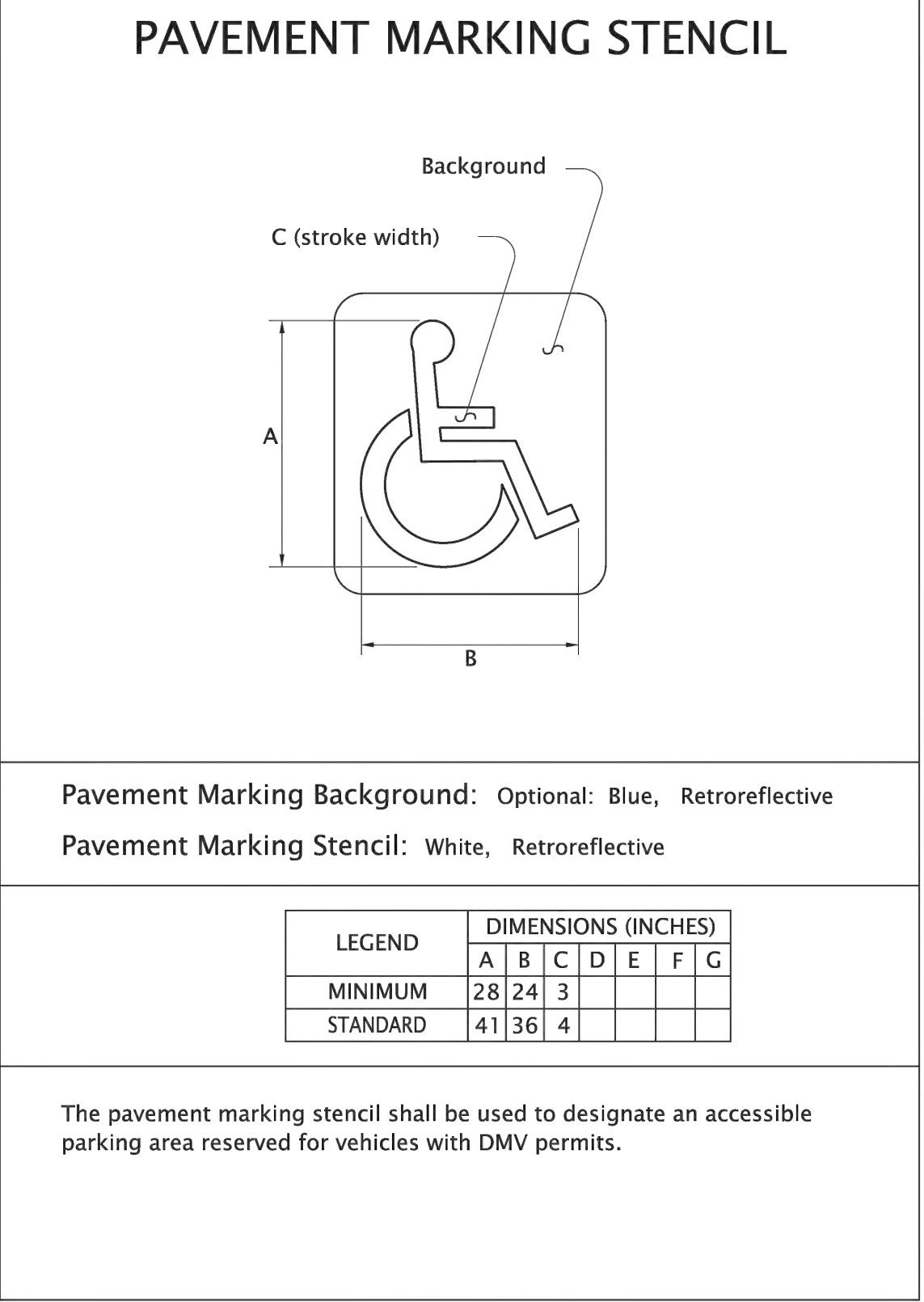
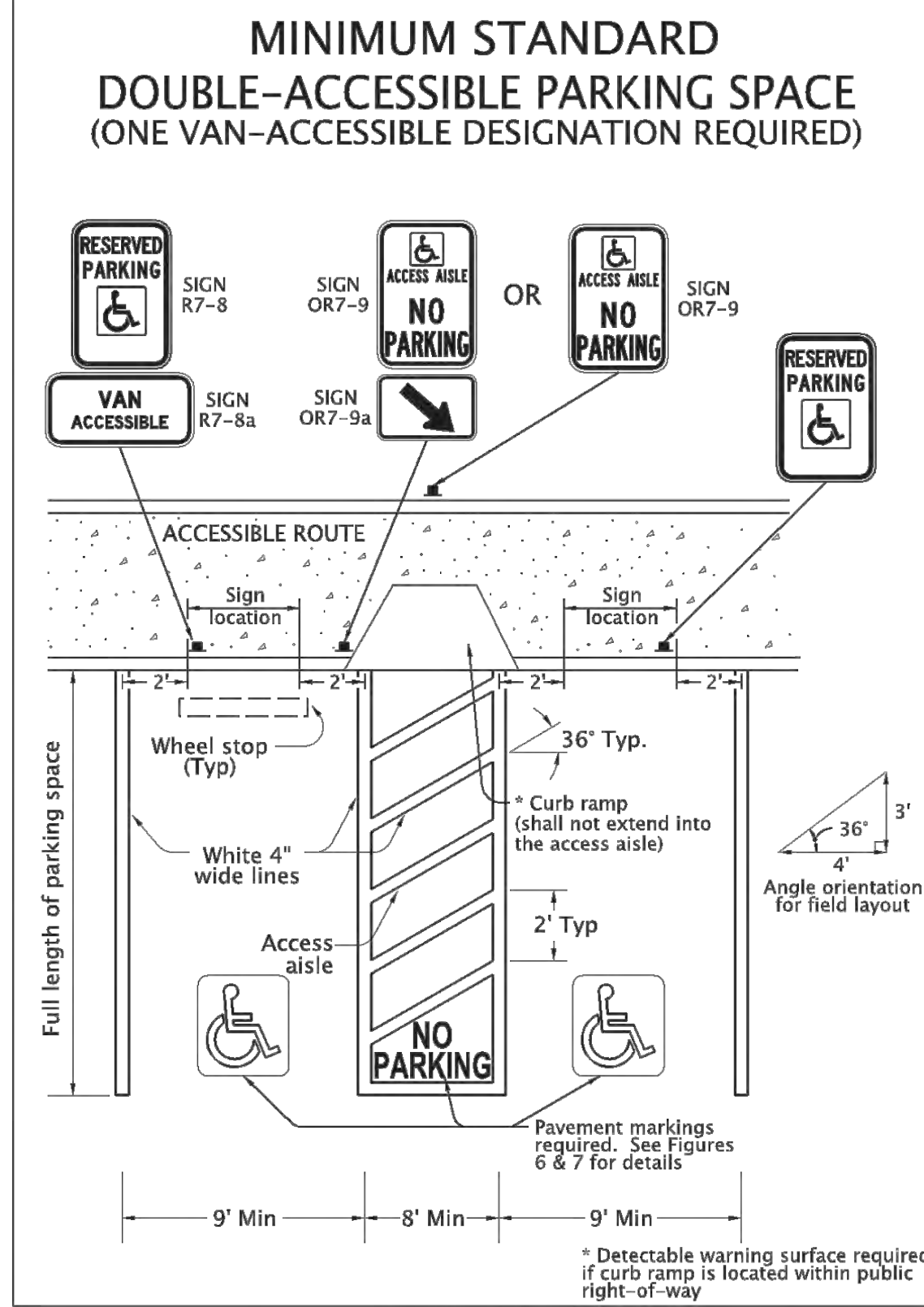
PRELIMINARY  
NOT FOR  
CONSTRUCTION

STORM AND SANITARY SEWER DETAILS  
*Hybrid Heating*  
CITY OF CORNELIUS, OREGON

REV.	DATE	BY

DRAWN BY: TDM  
DESIGN BY: TDM  
CHECKED BY: TDM  
SCALE: AS SHOWN  
12-29-21  
JOB NO. KWW001

**C6.2**



Pavement Marking Background: Optional: Blue, Retroreflective  
Pavement Marking Stencil: White, Retroreflective

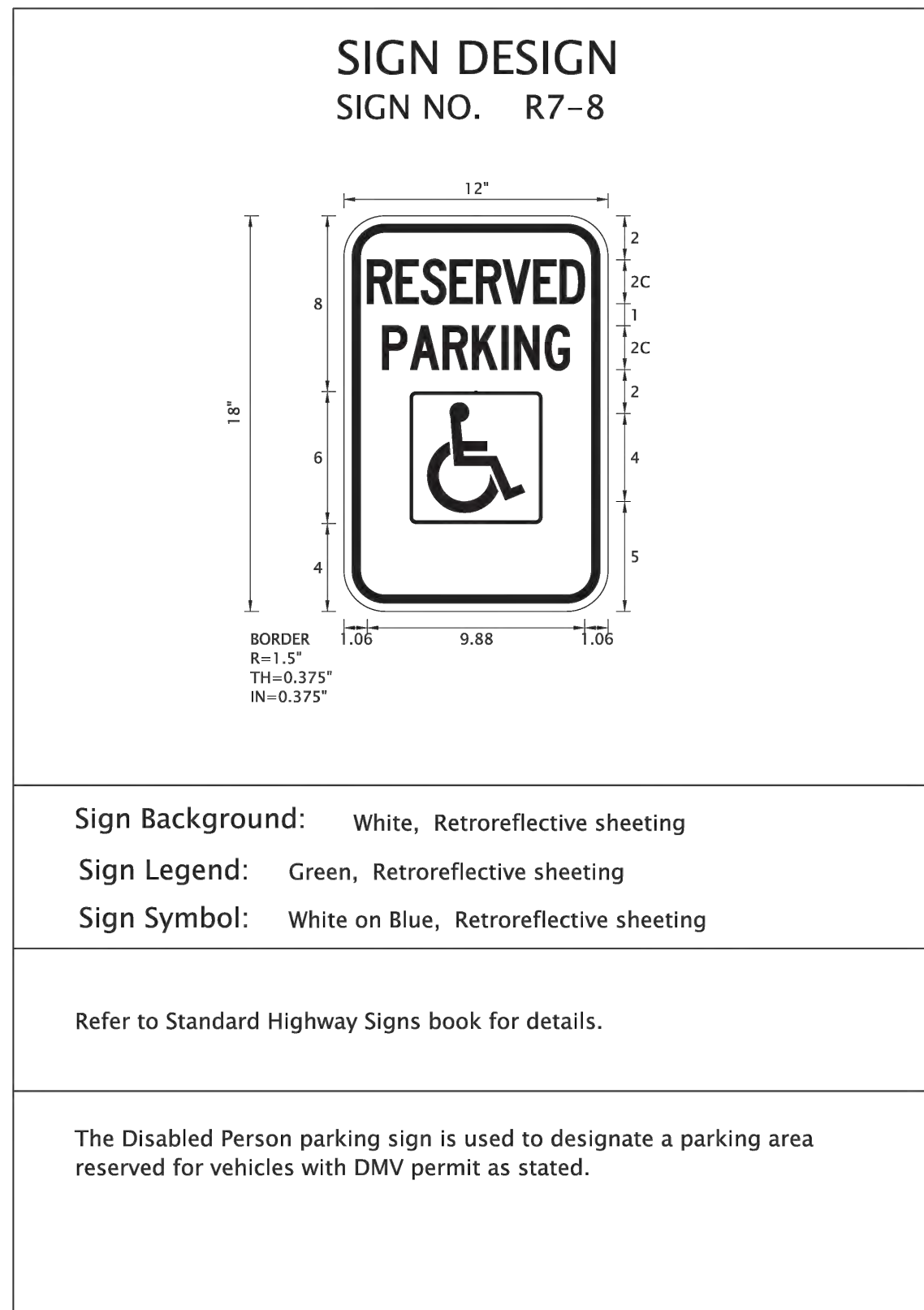
LEGEND	DIMENSIONS (INCHES)						
	A	B	C	D	E	F	G
MINIMUM	28	24	3				
STANDARD	41	36	4				

The pavement marking stencil shall be used to designate an accessible parking area reserved for vehicles with DMV permits.



Pavement Marking Legend: White or Yellow, Retroreflective

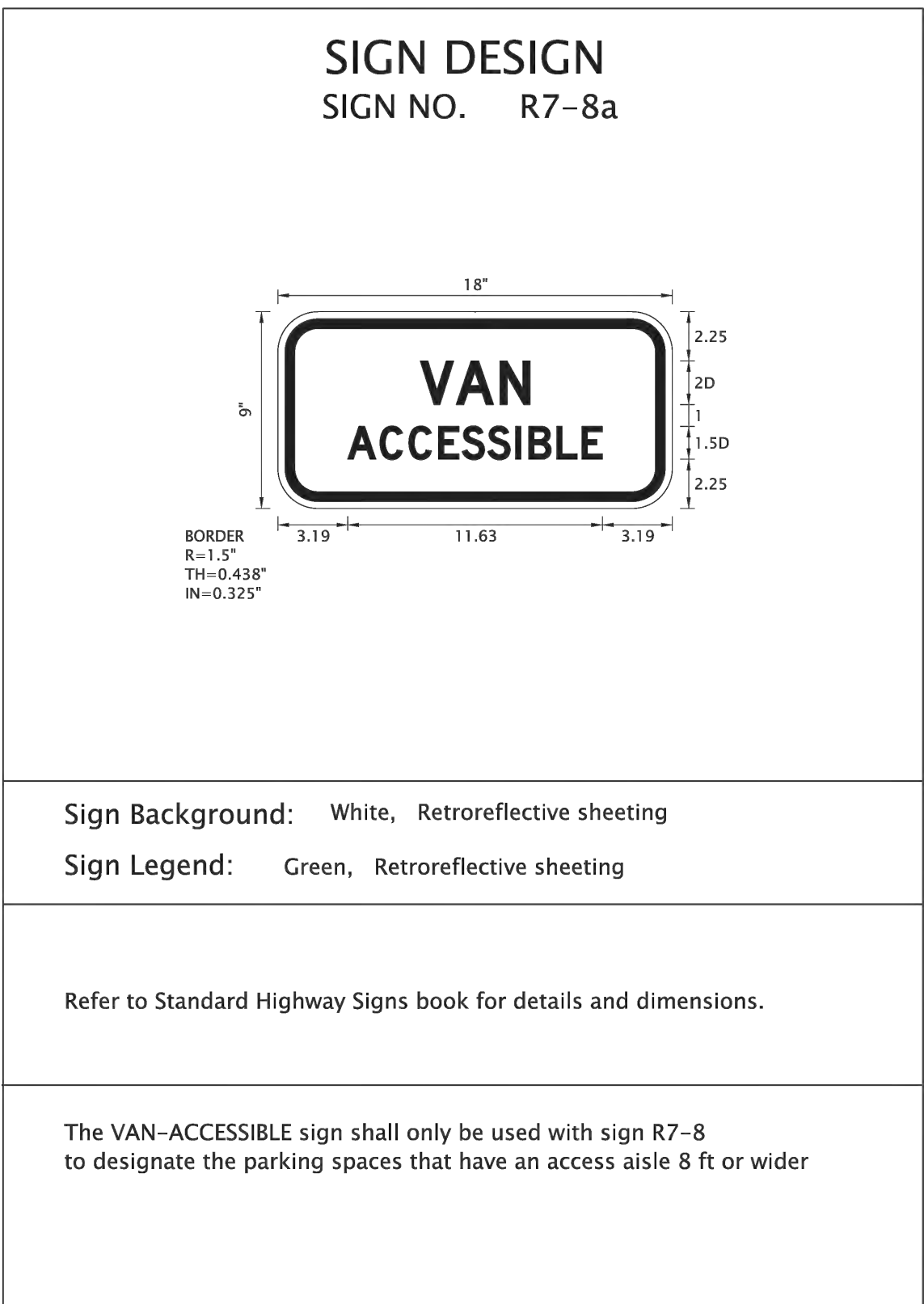
The "No Parking" pavement marking is used to designate an access aisle reserved for persons use parking with a DMV permit. This marking shall be required for all access aisles next to accessible parking spaces. Engineering judgement should be used for placement location to give best visual location to prevent illegal use of access aisle. Yellow may be used instead of white to increase contrast between access aisle white lines and the "No Parking" legend.



Sign Background: White, Retroreflective sheeting  
Sign Legend: Green, Retroreflective sheeting  
Sign Symbol: White on Blue, Retroreflective sheeting

Refer to Standard Highway Signs book for details.

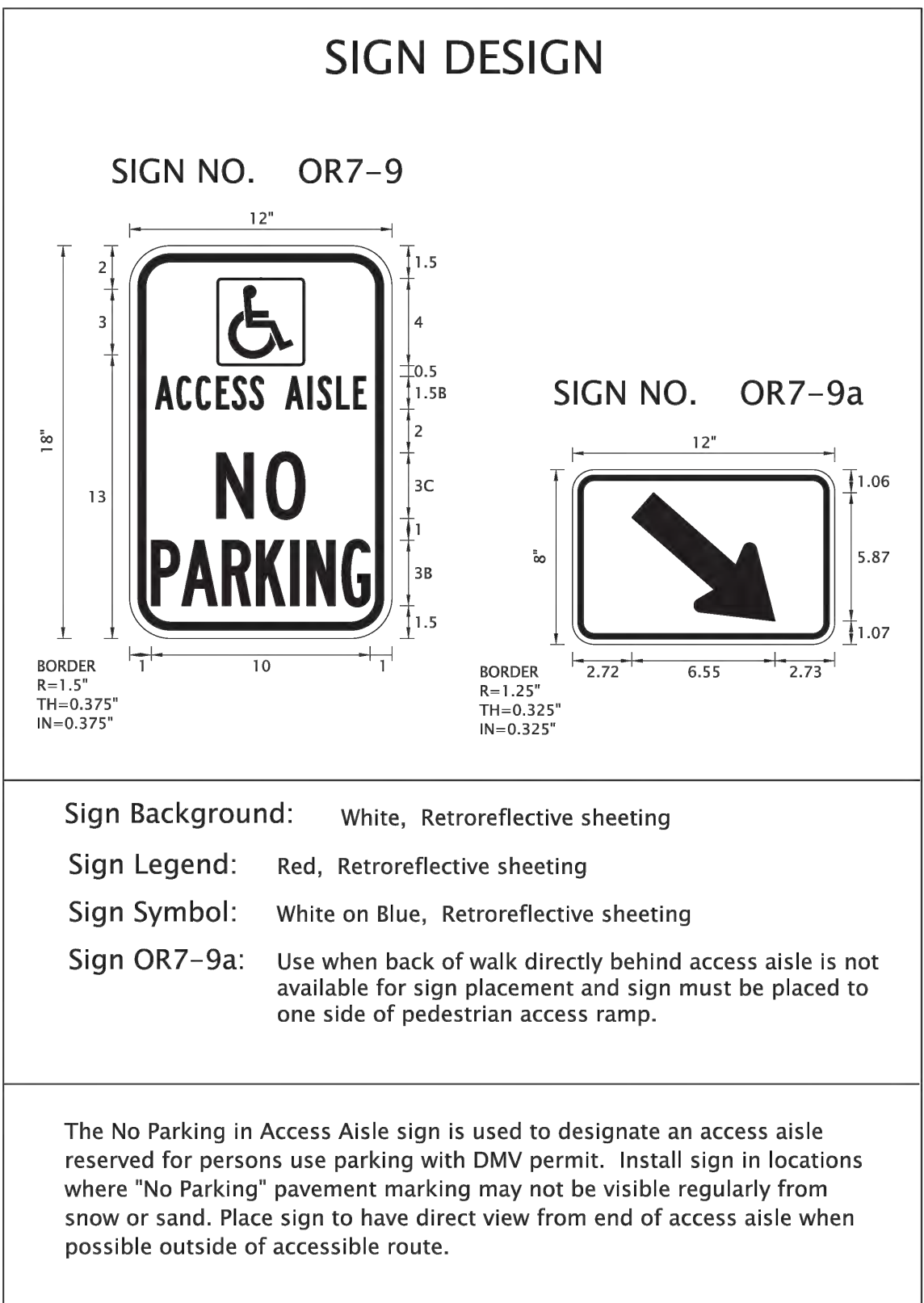
The Disabled Person parking sign is used to designate a parking area reserved for vehicles with DMV permit as stated.



Sign Background: White, Retroreflective sheeting  
Sign Legend: Green, Retroreflective sheeting

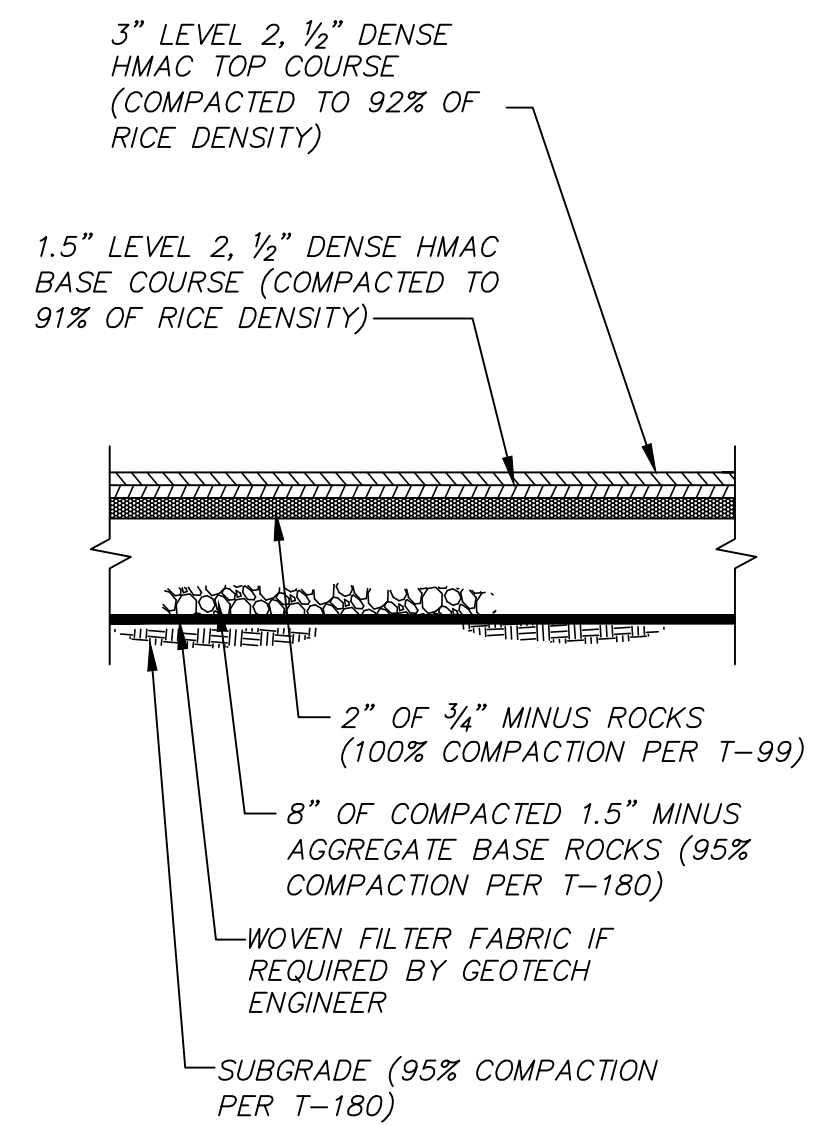
Refer to Standard Highway Signs book for details and dimensions.

The VAN-ACCESSIBLE sign shall only be used with sign R7-8 to designate the parking spaces that have an access aisle 8 ft or wider



Sign Background: White, Retroreflective sheeting  
Sign Legend: Red, Retroreflective sheeting  
Sign Symbol: White on Blue, Retroreflective sheeting  
Sign OR7-9a: Use when back of walk directly behind access aisle is not available for sign placement and sign must be placed to one side of pedestrian access ramp.

The No Parking in Access Aisle sign is used to designate an access aisle reserved for persons use parking with DMV permit. Install sign in locations where "No Parking" pavement marking may not be visible regularly from snow or sand. Place sign to have direct view from end of access aisle when possible outside of accessible route.



REGISTERED PROFESSIONAL  
ENGINEER  
52321

OREGON  
JAN 15, 2002  
THU D, MAI

EXPIRES 12-31-2022

TMAI CIVIL ENGINEERING, PC  
5290 NW 764th Ave.  
PORTLAND, OR 97229  
TEL: 971-235-4656  
tmail@yahoo.com

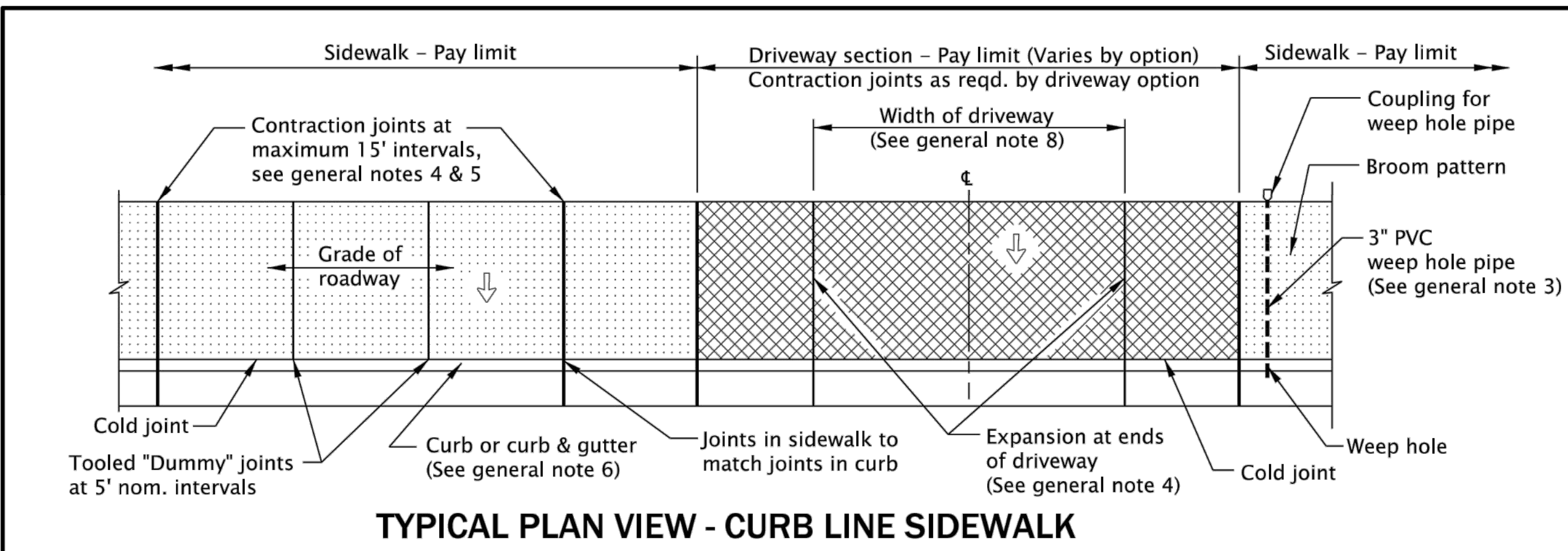
PRELIMINARY  
NOT FOR  
CONSTRUCTION

ROADWAY DETAILS  
*Hybrid Heating*  
CITY OF CORNELIUS, OREGON

REV.	DATE	BY

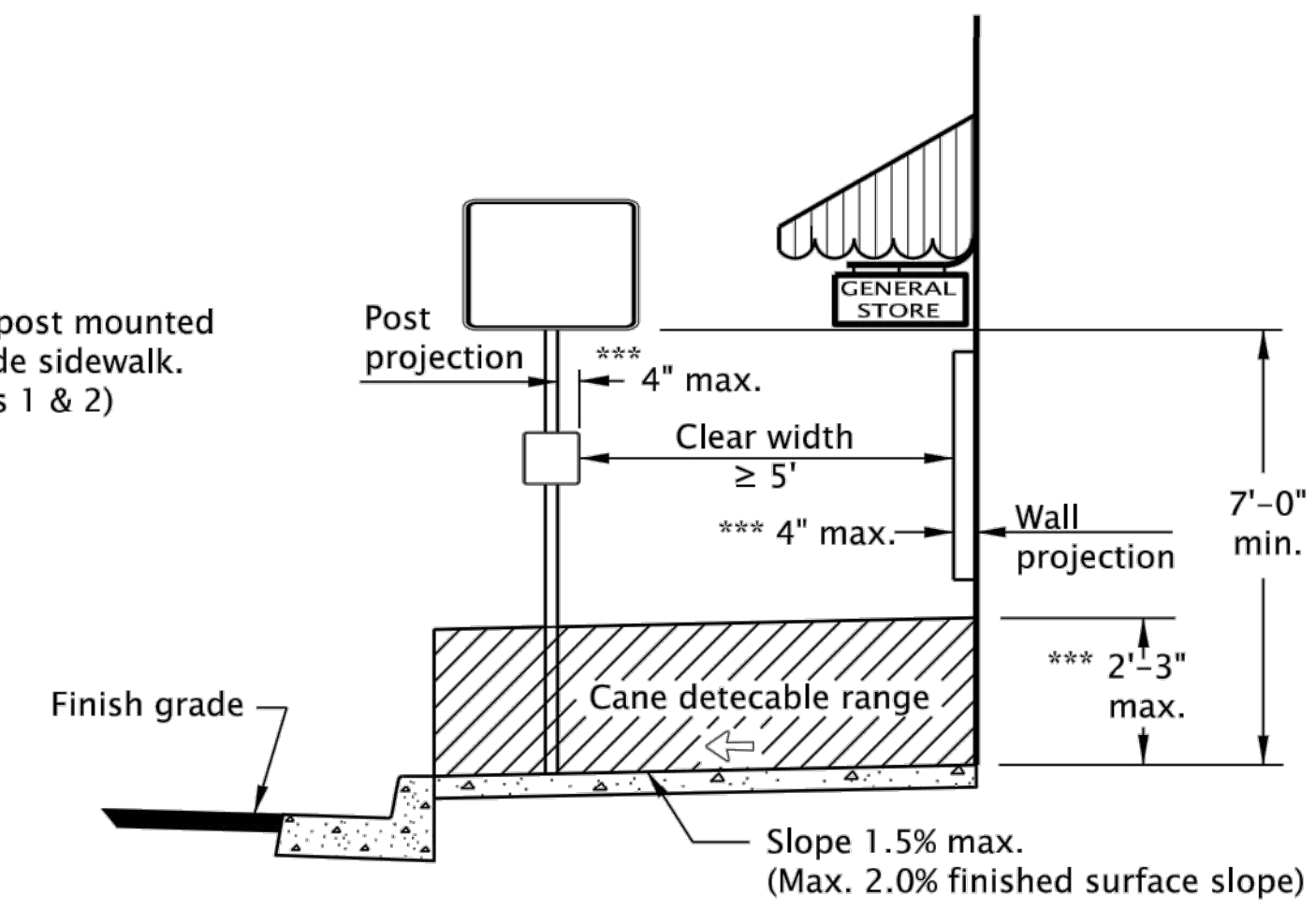
DRAWN BY: TDM  
DESIGN BY: TDM  
CHECKED BY: TDM  
SCALE: AS SHOWN  
12-29-21  
JOB NO. KVV001

C7.0

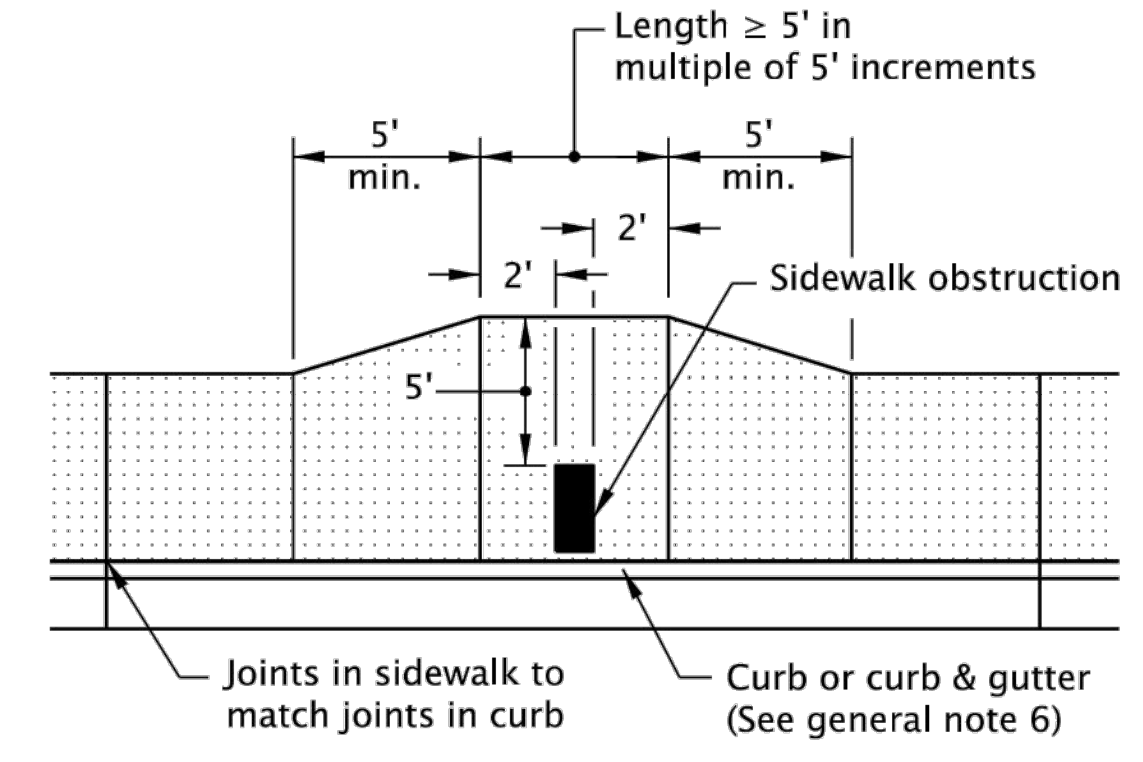


\*\*\* Objects with base below 2'-3" may protrude any distance as long as the 5' circulation path is maintained. When an object with a base higher than 2'-3" protrudes further than 4" provide a detection below protrusion to delineate edge.

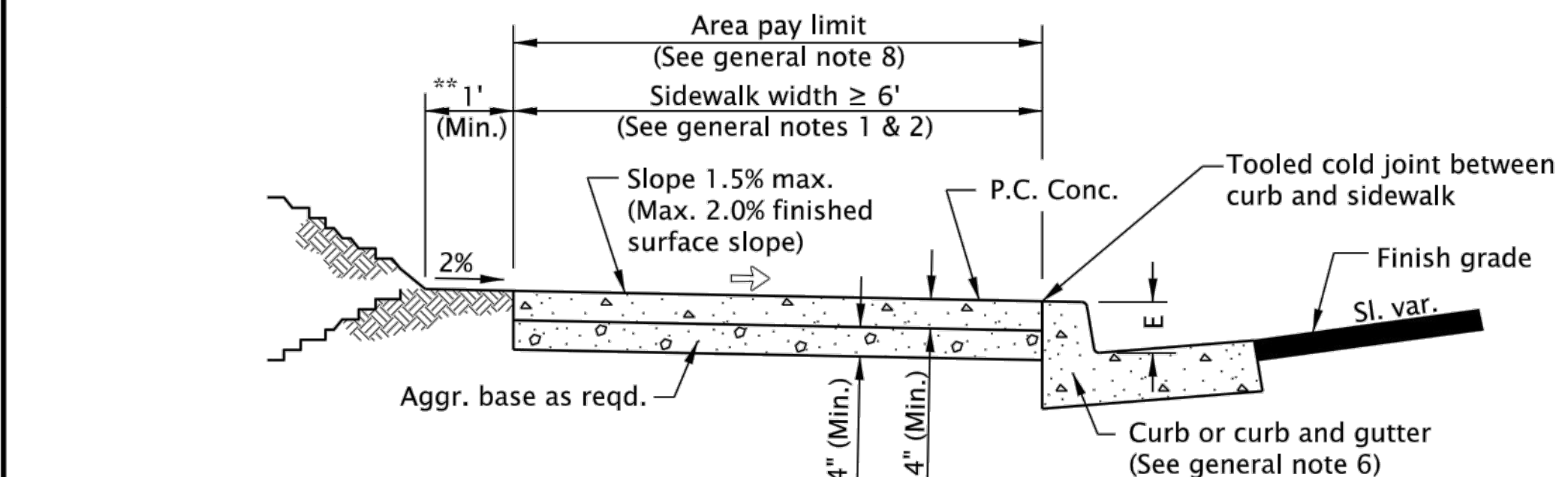
Building, wall, or post mounted obstruction outside sidewalk. (See general notes 1 & 2)



CLEAR CIRCULATION PATH

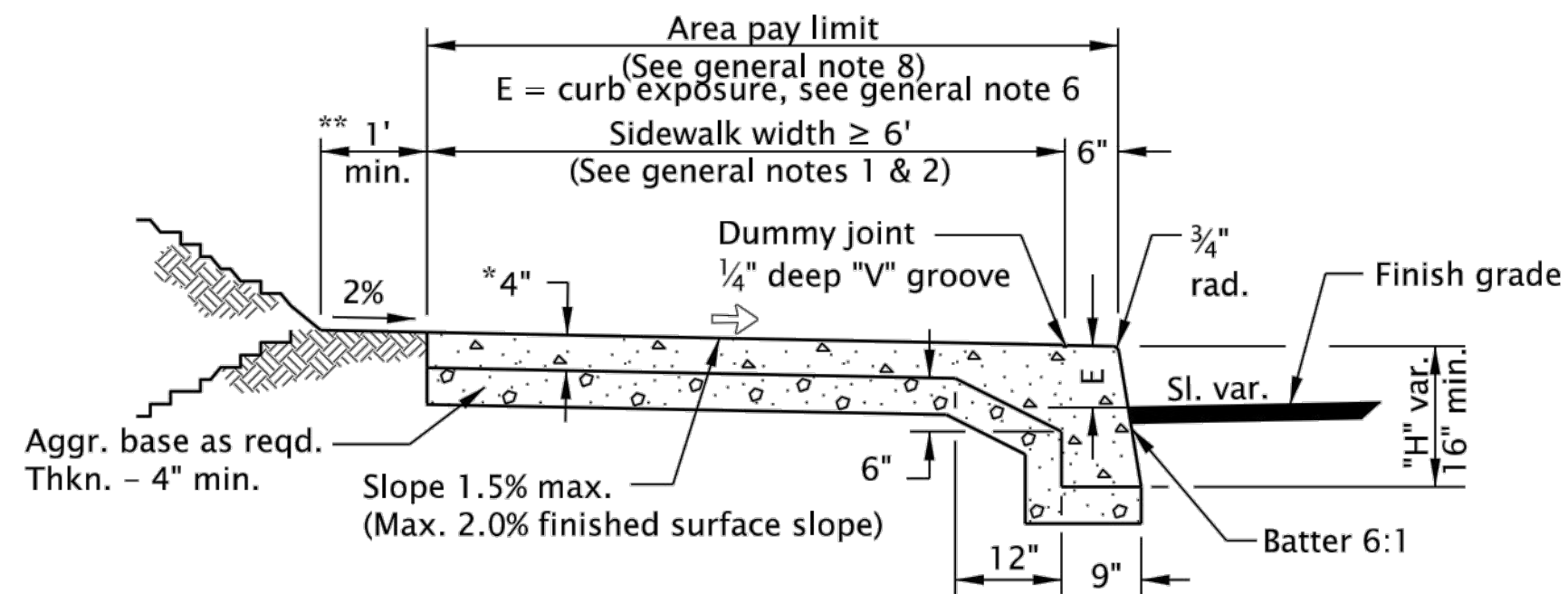


REQUIRED SIDEWALK WIDENING AROUND OBSTRUCTIONS



TYPICAL CURB SIDEWALK CROSS SECTION

\* Min. 4" or as specified in plans. A thickness  $\geq$  6" if sidewalk is intended as portion of a driveway or mountable curb is used.  
\*\* Provide compacted backfill adjacent to curb and sidewalk



TYPICAL MONOLITHIC CURB & SIDEWALK CROSS SECTION  
E = curb exposure, see general note 6

GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:

1. Include additional paved or unpaved 2' shy distance to vertical faces higher than 5' such as retaining walls, sound walls, fences and buildings.
2. Curb type and sidewalk width as shown on plans or as directed. On sidewalks 8' and wider, provide a longitudinal joint at the midpoint.
3. Install 3" pvc weep hole pipes in sidewalks where shown on plans, and allowed by jurisdiction. Place contraction joint over top of pipe. See Std. Dwg. RD700 for weep hole details.
4. Provide expansion joints around poles, posts, boxes, at ends of each driveway, and other fixtures which protrude through or against the structures. For sidewalk, monolithic curb & sidewalk, const. expansion joints at 45' maximum spacing. See Std. Dwg. RD722 for expansion joints details.
5. Const. contraction joints at 15' maximum spacing, and at ends of each curb ramp. See Std. Dwg. RD722 for contraction joints details.
6. For curb details, see Std. Dwgs. RD700 & RD701. ODOT standard E=7".

7. Sidewalk details are based on applicable ODOT standards.
8. Fully lowered sidewalk shown; see project plans for the driveway design specified. For driveway details not shown, see Std. Dwgs. RD725, RD730, RD735, RD740, RD745 & RD750.
9. See project plans for details not shown.

LEGEND

- Sidewalk pay limit.
- Driveway pay limit, varies by option, (See general note 8).
- Cross slope 1.5% max. (Max. 2.0% finished surface slope) (Normal sidewalk cross slope)

CALC. BOOK NO. N/A

SDR DATE 21-JUN-2019

NOTE: All material and workmanship shall be in accordance with the current Oregon Standard Specifications

OREGON STANDARD DRAWINGS

CURB LINE SIDEWALKS

2021	
DATE	REVISION DESCRIPTION

*The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without consulting a Registered Professional Engineer.*

DRAWN BY: TDM  
DESIGN BY: TDM  
CHECKED BY: TDM  
SCALE: AS SHOWN  
12-29-21  
JOB NO. KWW001

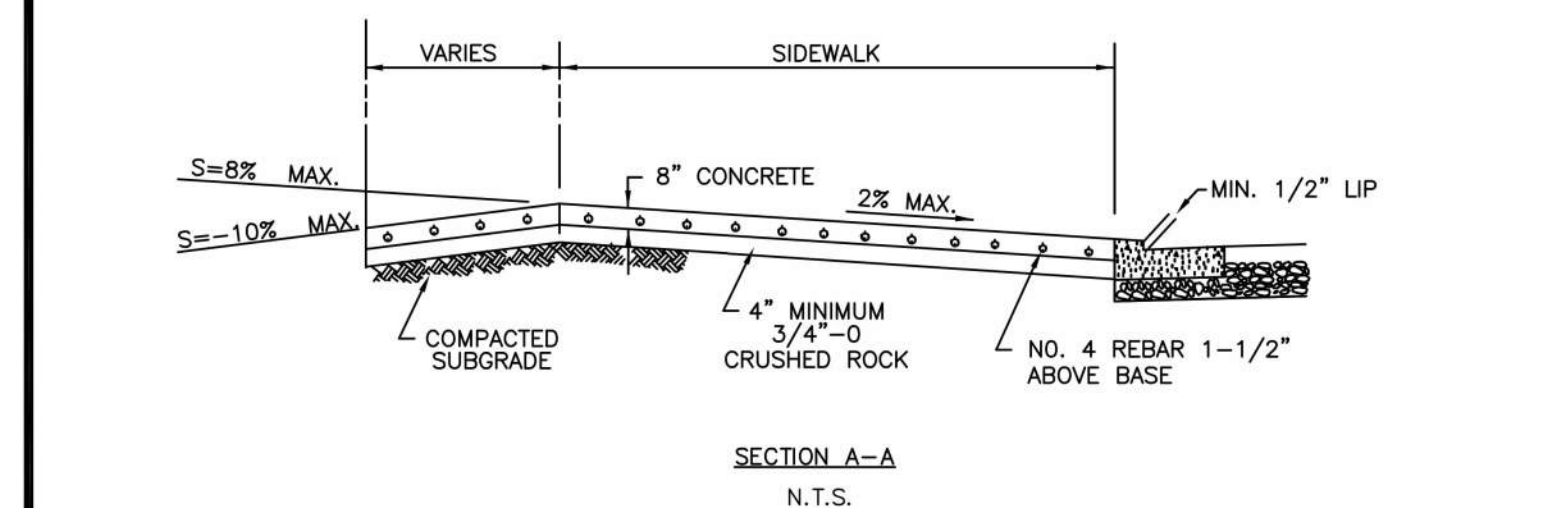
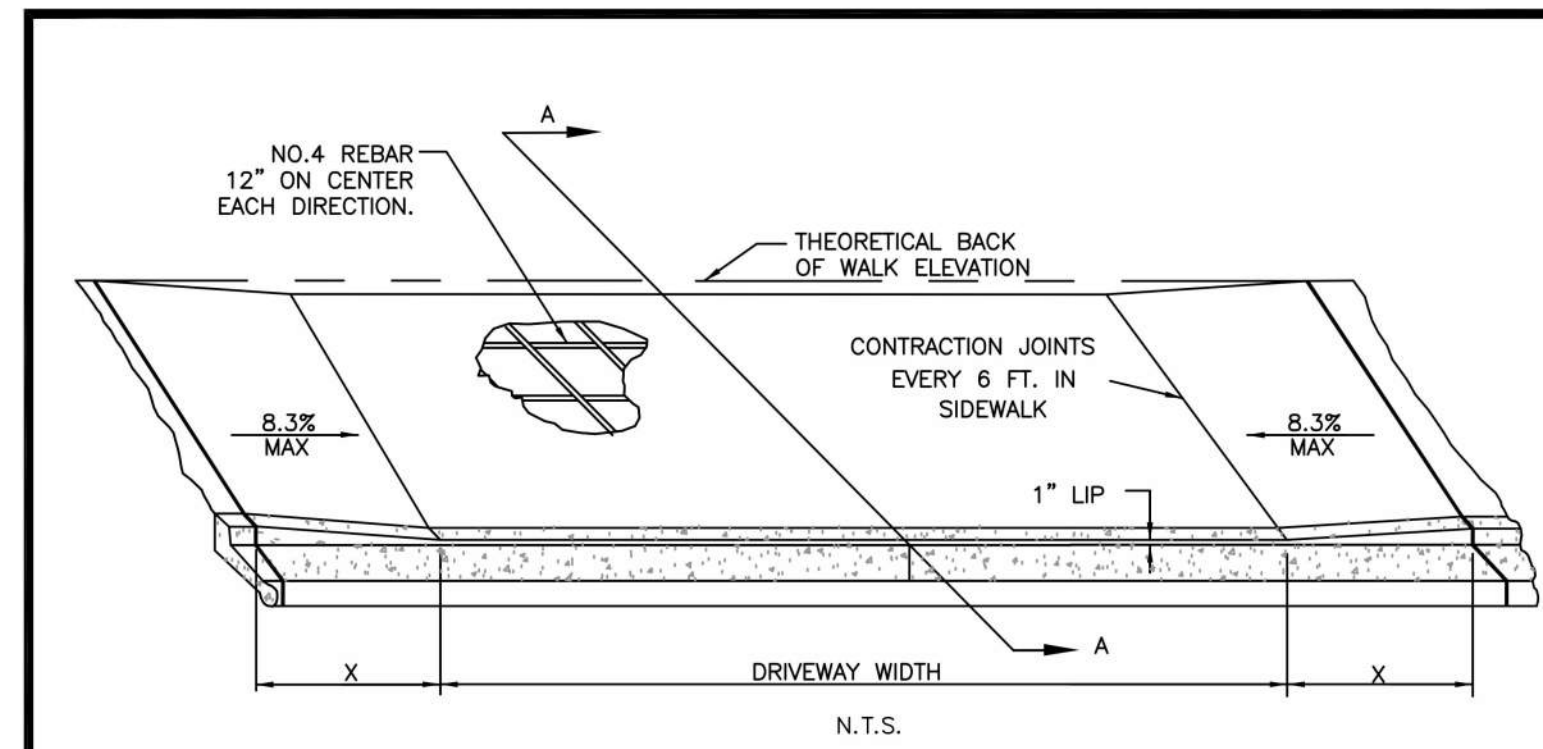
Effective Date: December 1, 2021 - May 31, 2022

RD720

rd720.dgn 20-JUL-2020

RD720

City of Hillsboro PUP# EUP# & EC#



- NOTES:
1. CALL PUBLIC WORKS (503) 357-3011 FOR FORM INSPECTION AT LEAST 24 HRS. PRIOR TO PLACEMENT.
  2. DRIVEWAY APPROACH MUST EXTEND TO BACK OF RIGHT-OF-WAY (R/W).
  3. CONCRETE SHALL HAVE A MINIMUM BEARING STRENGTH OF 4000 PSI AFTER 28 DAYS.
  4. REBAR TO BE SUPPORTED ON 1-1/2" BLOCKS.
  5. DIMENSION "X" IS TYPICALLY 6 FEET WITH A 6 INCH HIGH CURB. THE CRITICAL DIMENSION FOR THE WING IS THE 8.3% MAXIMUM SLOPE TO MEET A.D.A. STANDARDS.

	COMMERCIAL DRIVEWAY WITH CURB-TIGHT SIDEWALK	STREETS
		S - 21
		7/18/16

P.O. Box 22326  
Lincoln, NE 68542

PF: 402/421-9464  
FX: 402/421-9479  
WEBSITE: [www.sitescapesonline.com](http://www.sitescapesonline.com)  
E-MAIL: [info@sitescapesonline.com](mailto:info@sitescapesonline.com)

TITLE  
**APEX  
BIKE RACK**

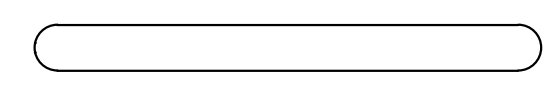
PRODUCT NO.  
**AP2-02-EM**

INCH TOLERANCES U.O.S.  
FRACTION--±1/16"  
ANG-----±1°

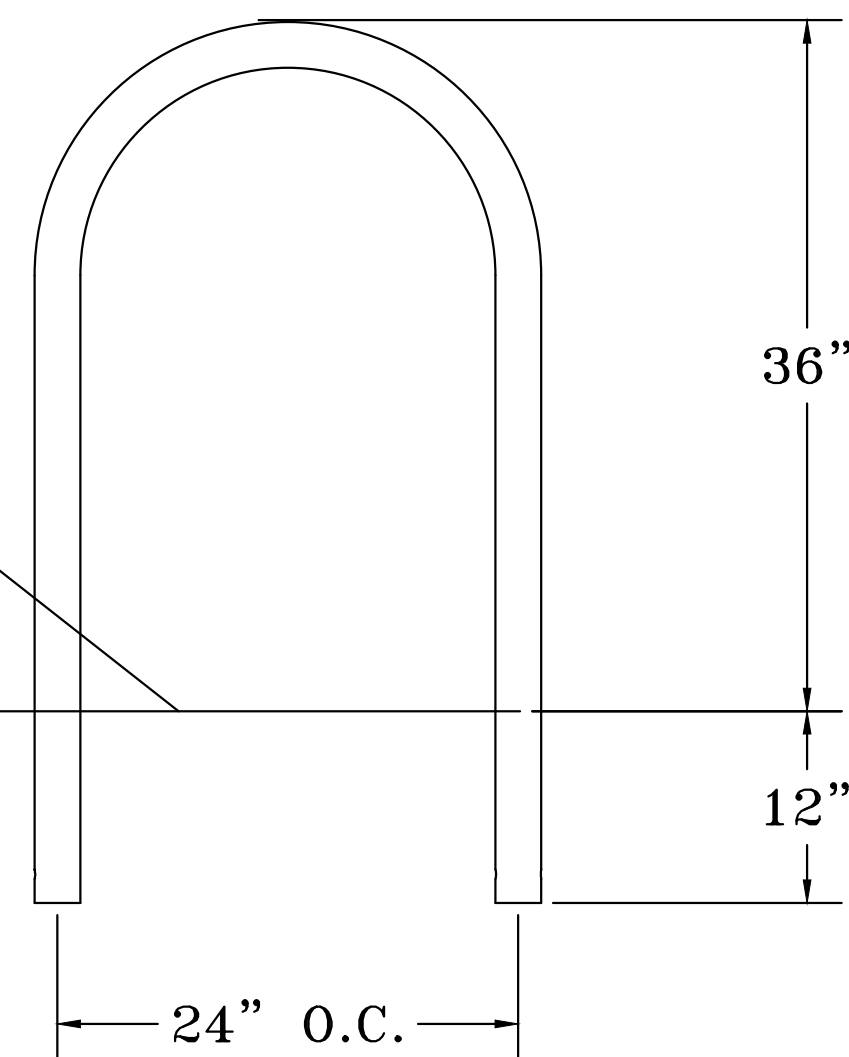
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SITESCAPES, INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF SITESCAPES, INC. IS PROHIBITED.

\*Available in powder coat and DuraCoat finishes

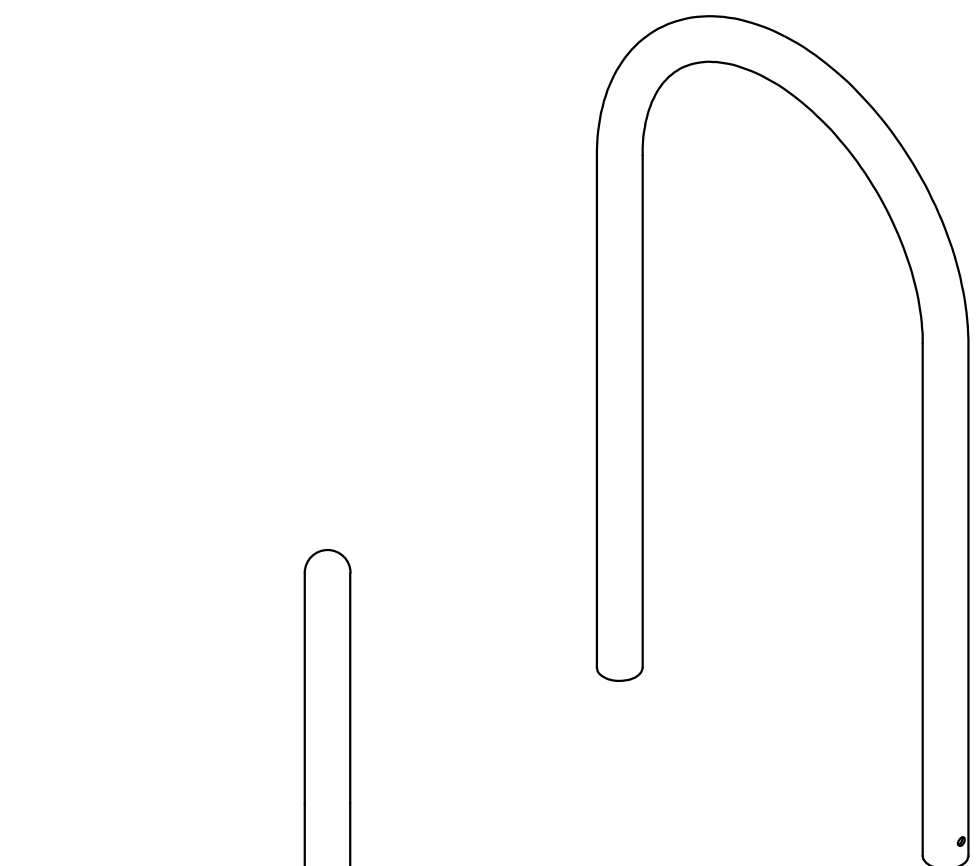
MATERIALS LIST  
(1) Tubing - Ø 2 3/8" x .154" Wall Steel Tubing



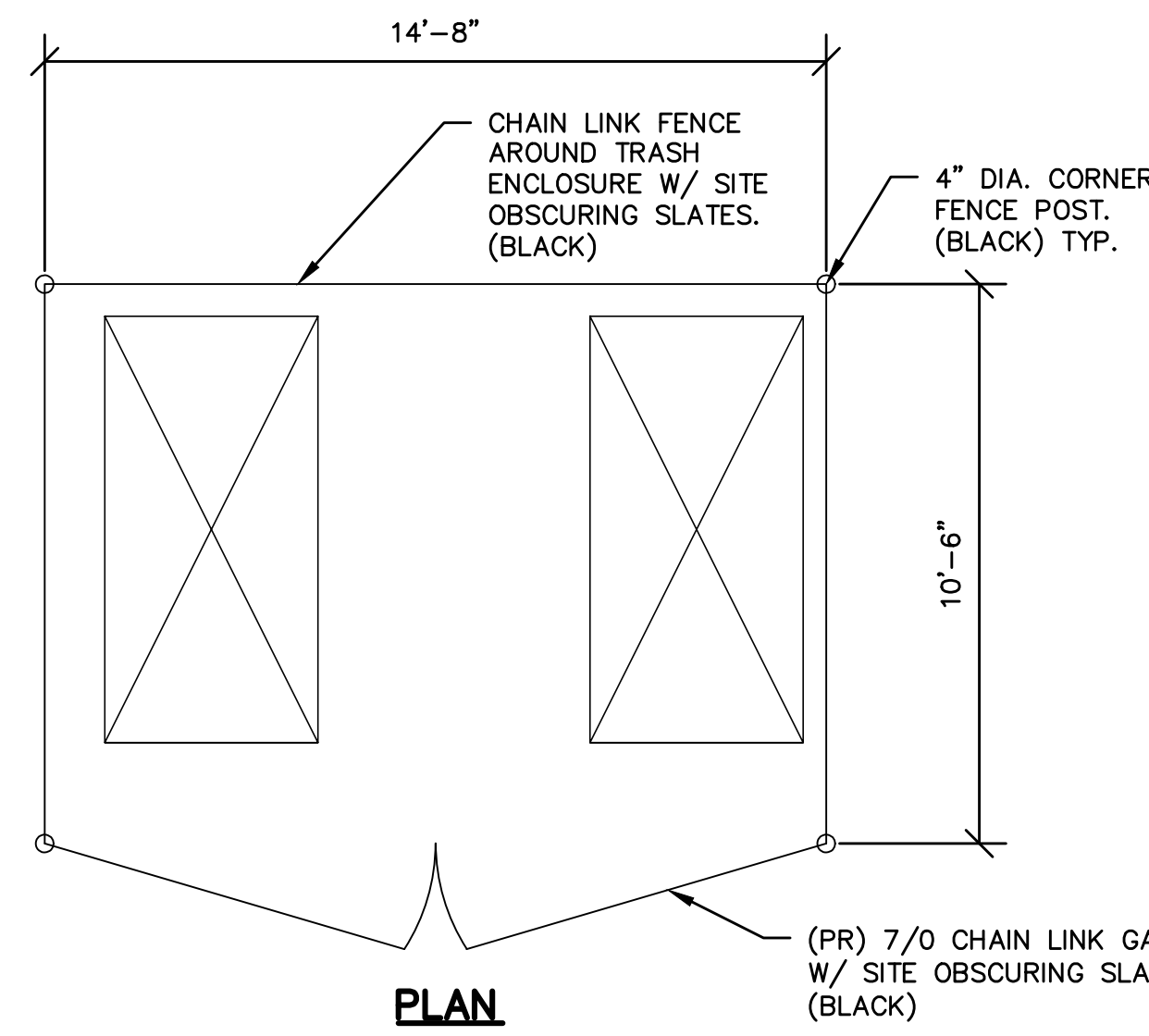
TOP VIEW



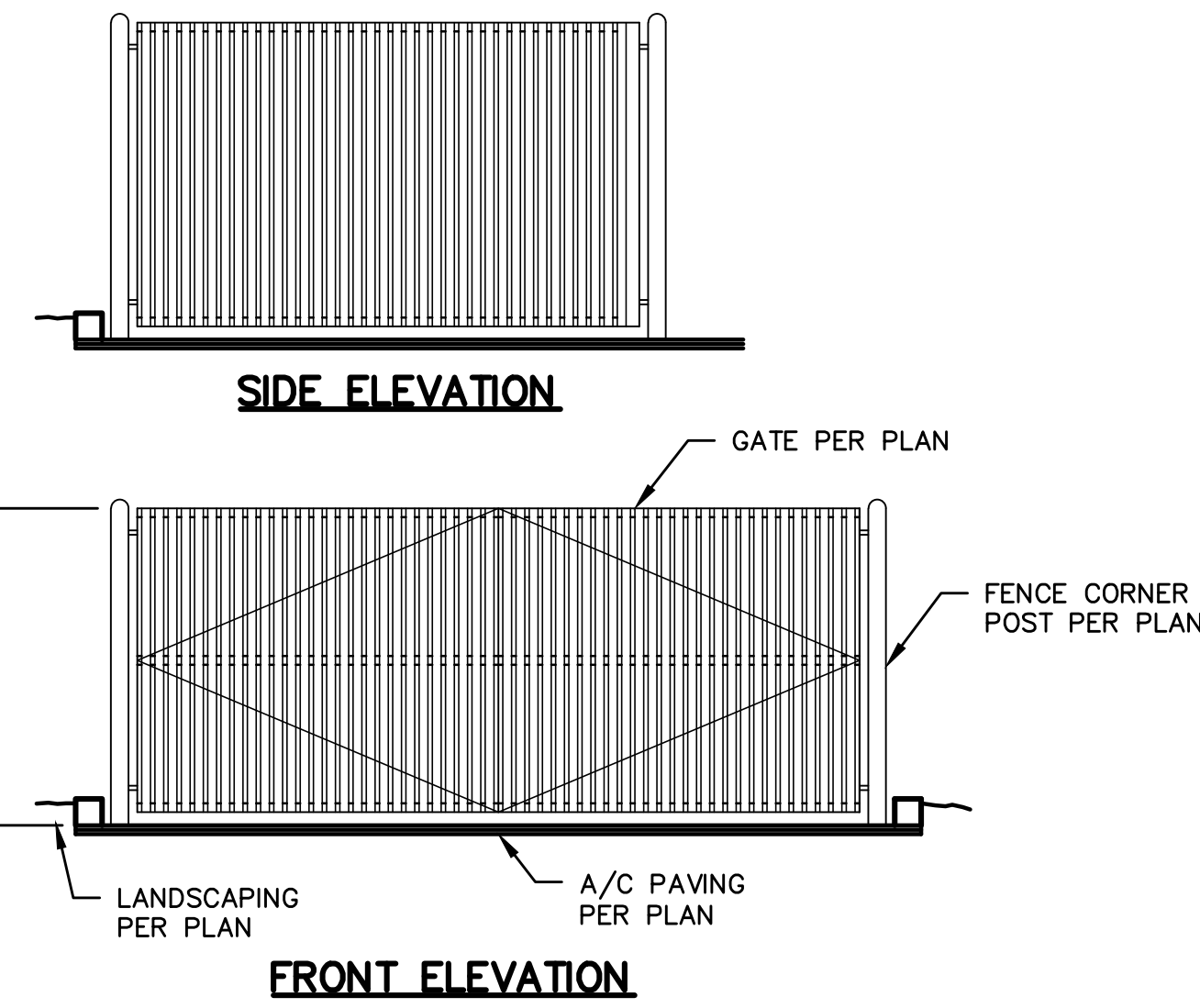
FRONT VIEW



RIGHT SIDE VIEW



PLAN



FRONT ELEVATION

**1**  
AS2  
**TRASH ENCLOSURE PLAN**  
SCALE: 3/4" = 1'-0"



T.M. HILL  
CIVIL ENGINEERING, PC  
5290 NW 764th Ave.  
PORTLAND, OR 97229  
TEL: 971-235-4656  
tmhill@yahoo.com

PRELIMINARY  
NOT FOR  
CONSTRUCTION

ROADWAY DETAILS  
**Hybrid Heating**  
CITY OF CORNELIUS, OREGON

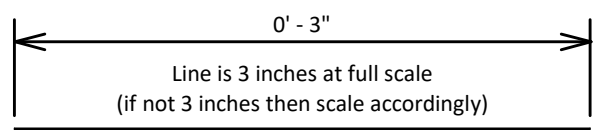
REV.	DATE	BY

DRAWN BY:  
TDM  
DESIGN BY:  
TDM  
CHECKED BY:  
TDM  
SCALE:  
AS SHOWN  
3-15-22  
JOB NO. KWW001

**C7.2**

City of Hillsboro PUP# & EC#

# HYBRID HEATING & AIR CONDITIONING WAREHOUSE/OFFICE BUILDING



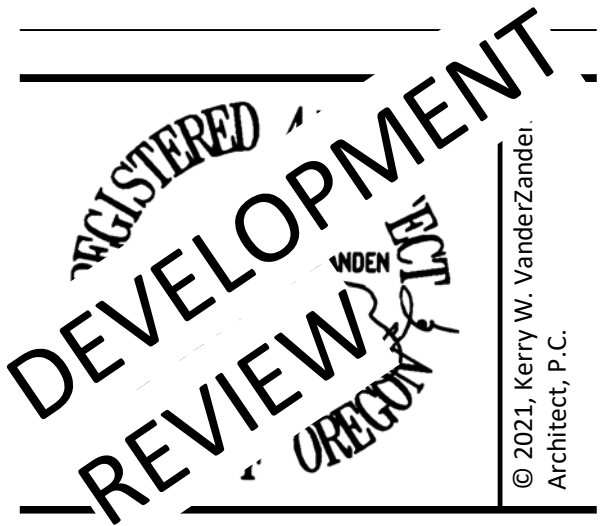
PREPARED FOR:

HYBRID HEATING & AIR  
CONDITIONING  
230 W BASELINE ST. CORNELIUS, OR  
97113

PROJECT NAME & ADDRESS:

WAREHOUSE/OFFICE  
BUILDING

HYBRID HEATING & AIR  
CONDITIONING  
230 W BASELINE ST.  
CORNELIUS, OR 97113



KERRY W. VANDERZANDEN  
ARCHITECT, P.C.

13981 NW MAIN STREET  
BANKS, OREGON 97106  
(503) 324-0533 / (503) 324-0883 FAX

REVISIONS:

No.	Date	Description

PROJECT NUMBER: 211298

DATE: 2022-03-16

DEVELOPMENT REVIEW

SHEET TITLE:

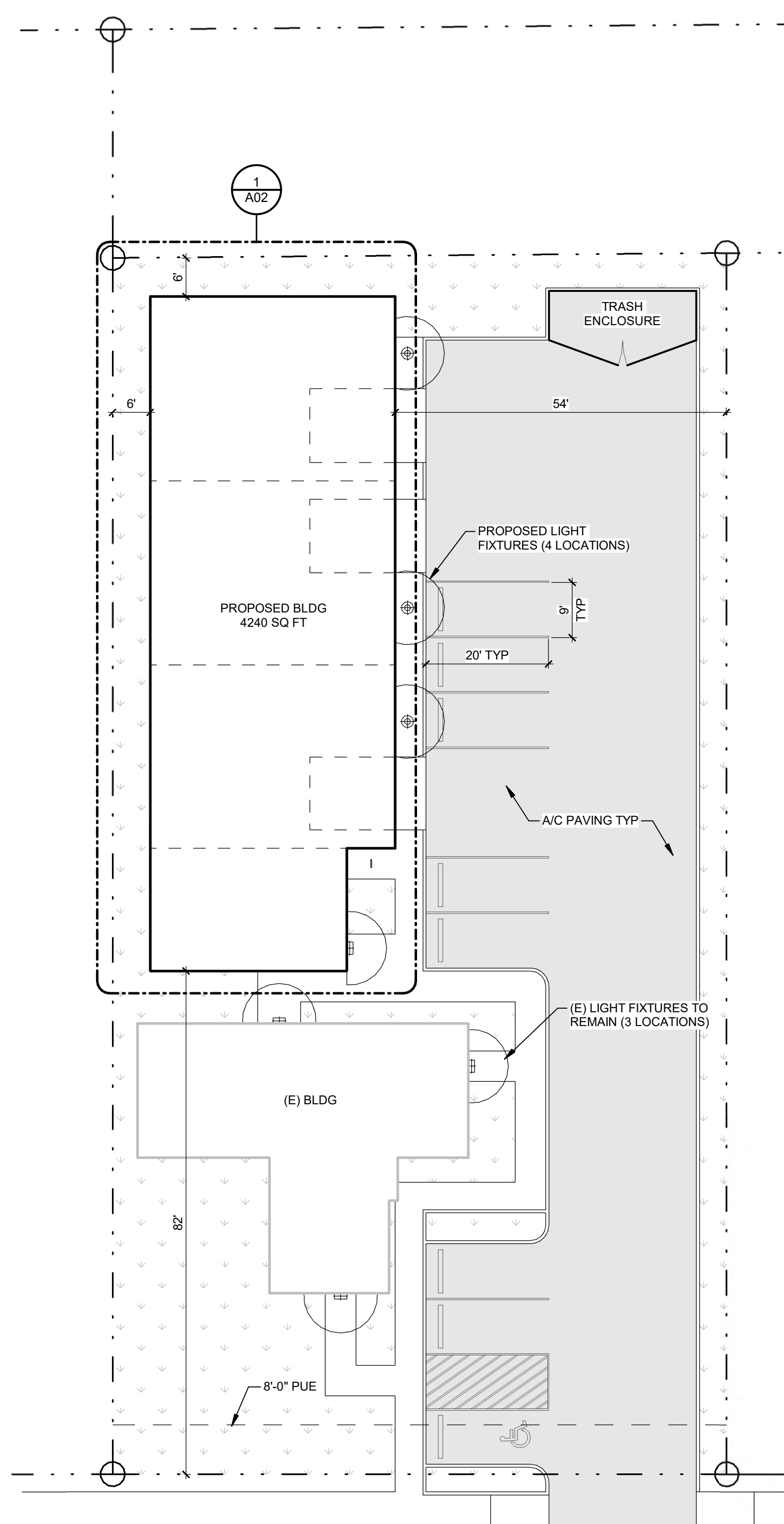
DR DRAWINGS

SHEET NUMBER:

A01

N ADAIR STREET

N ADAIR STREET



## ZONING DATA

**PROPERTY INFORMATION:**  
Tax Lot #: 1N333C02900  
Zone: C2 - Hwy Commercial  
Site Area: 0.46 acres (19,946 sq ft)

**SETBACKS:**  
Setbacks Req'd/Provided (feet):  
Front: 10 / 82  
East Side: 0 / 54  
West Side: 0 / 6  
Rear: 0 / 6

**PARKING:**  
Req'd per City: 5  
Provided: 8 total  
Standard: 7  
ADA Van Accessible: 1  
ADA Standard: 0  
Total: 8

**BUILDING AREA:**  
Proposed: 4,240 sq ft (21% of site sq ft)

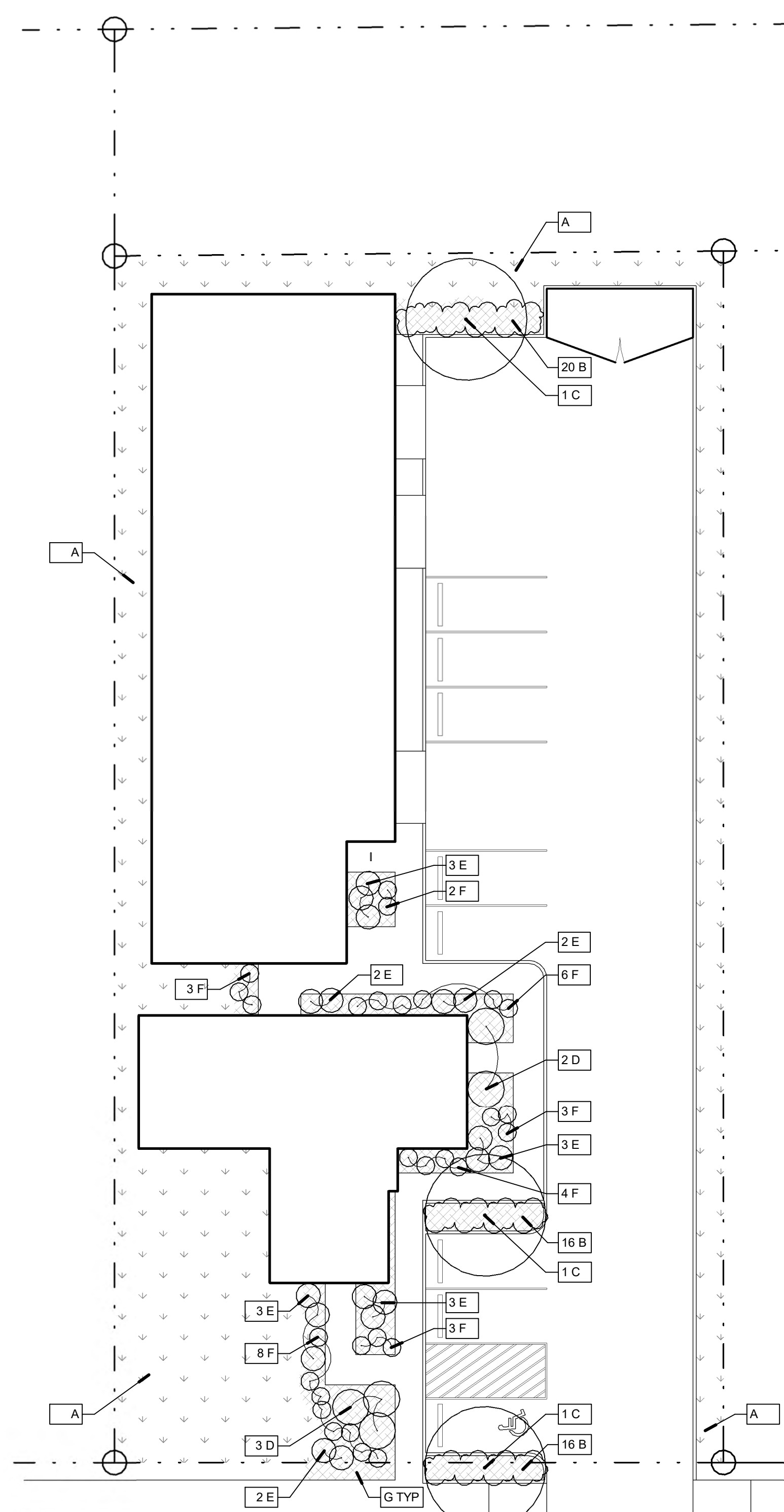
**LANDSCAPE AREA:**  
Proposed: 4,401 sq ft (22% of site sq ft)

## SITE PLAN LEGEND

- PROPOSED STRUCTURE
- EXISTING STRUCTURE
- PROPOSED CONCRETE WALKS
- PROPOSED ASPHALTIC PAVING
- LANDSCAPE AREA
- PROPERTY LINE
- EASEMENT LINE



VICINITY MAP

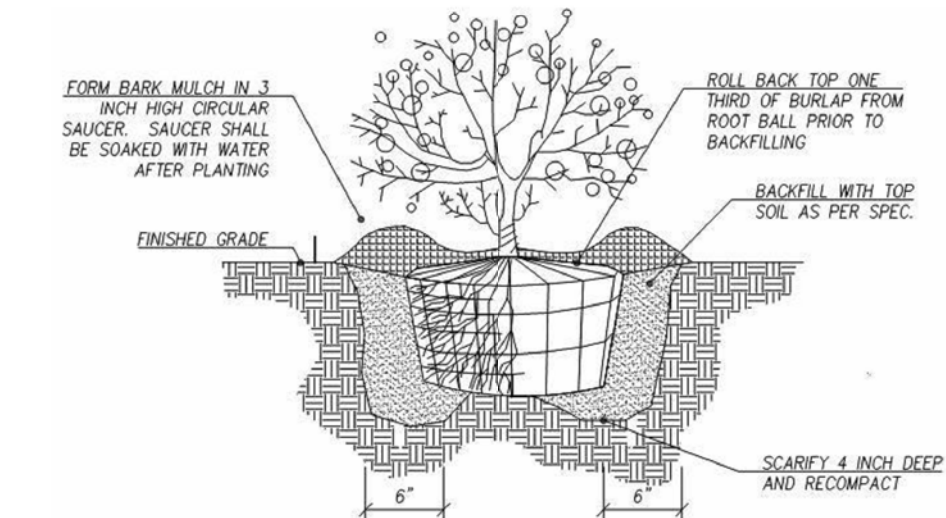


LANDSCAPE PLAN

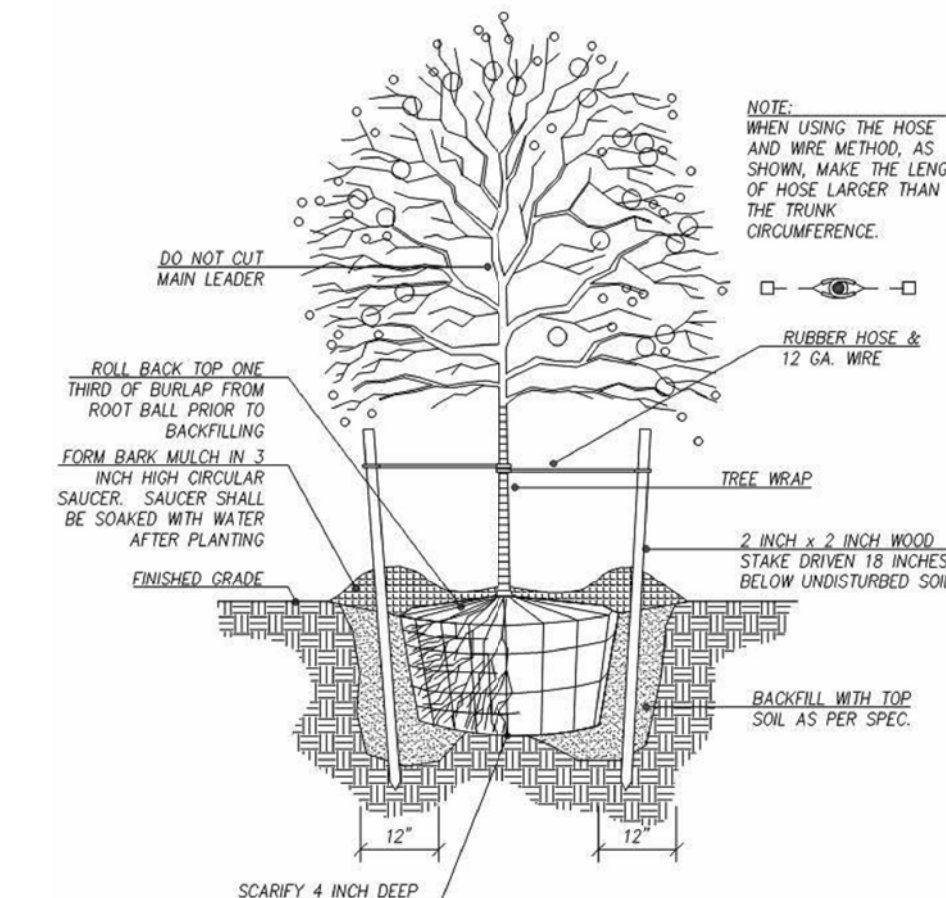
### PLANTING LEGEND

KEY	COMMON NAME	SIZE	QUAN	COMMENTS
A	GROUND COVER - GRASS			
B	'EVERSHEEN' SEDGE	1 GAL	52	WELL BRANCHED
C	WIRELESS ZELKOVA	2 1/2" CAL	3	WELL BRANCHED
D	'GOLD FLAME' SPIREA	2 GAL	5	WELL BRANCHED
E	'KELSEY' RED TWIG DOGWOOD	2 GAL	18	WELL BRANCHED
F	DWARF FOUNTAIN GRASS	1 GAL	29	WELL BRANCHED
G	GROUND COVER - BARK			

- ### LANDSCAPING NOTES
- SEE CIVIL DRAWINGS FOR ADD'L REQ'S
  - ALL LANDSCAPE AREAS WILL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM DESIGNED BY CONTRACTOR IN CONFORMANCE TO LOCAL CITY AND STATE CODES. CONTRACTOR WILL PROVIDE MATERIALS AND INSTALL ALL IRRIGATION DOWNSTREAM OF THE WATER METER
  - SEE ENGINEERING DRAWINGS FOR EROSION CONTROL FENCING AND DETAILS
  - NOTE: EXISTING TREES TO REMAIN - PROTECT WITH ORANGE PLASTIC SNOW FENCING AROUND DRIPLINE DURING CONSTRUCTION (NEITHER TOPSOIL STORAGE OR CONSTRUCTION MATERIAL SHALL BE LOCATED WITHIN THE DRIPLINE OF THE TREE. THE LANDSCAPE CONTRACTOR IS TO THOROUGHLY REVIEW THE SITE. IF THERE ARE ANY DISCREPANCIES BETWEEN THE PLAN AND THE EXISTING CONDITIONS THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY
  - IF THE LANDSCAPE CONTRACTOR STARTS WORK BEFORE SITE CONDITIONS ARE READY, THEY WILL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS RELATING TO THE CONDITION
  - TOPSOIL: LANDSCAPE CONTRACTOR IS TO USE EXISTING STOCKPILED TOPSOIL FOR ALL LANDSCAPE BEDS AND LAWN AREAS, AND PLACED AT A DEPTH OF 6" (KEEP TOPSOIL WEED FREE). TOPSOIL SHALL BE OVER ROCK-FREE SUBGRADE. TOPSOIL TO BE RIPPED AND TILLED 6" INTO SUBGRADE.
  - MOUND PLANTING BED AREAS 3% GRADE FOR POSITIVE DRAINAGE AND AESTHETICS.
  - SOIL AMENDMENTS: ADD 2" "GARDEN CARE" COMPOST (OR APPROVED EQUAL) TO TOPSOIL (TL IN 6") FOR ALL PLANT BEDS.
  - BARK MULCH: SPREAD 2" DEEP FINE HEMLOCK BARK OVER ALL SHRUB BEDS. KEEP BARK CLEAR OF SHRUB STEM BASE.
  - PROVIDE A 36" DIAMETER LAWN CUT-OUT AROUND TRUNKS OF ALL TREES. PUT BARK MULCH IN TREE CUTOUT.
  - PLANTING POCKETS: REPLACE 1/3 OF EXISTING SOIL FROM PLANTING HOLES WITH "GARDEN CARE" COMPOST (OR APPROVED EQUAL). MIX THOROUGHLY BEFORE BACK FILLING.
  - PLANT QUANTITIES SHOWN ARE INTENDED TO ASSIST THE CONTRACTOR IN EVALUATING THEIR OWN TAKE OFFS. IF THERE IS A DISCREPANCY BETWEEN PLANT QUANTITIES AND SYMBOLS SHOWN ON THE PLAN, USE THE LARGER OF THE TWO AMOUNTS. CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES.



PLANTING DETAIL SHRUB



PLANTING DETAIL TREE

NOTE: SEE CIVIL SHEETS FOR ADDITIONAL REQUIREMENTS  
SITE PLAN / LIGHTING PLAN  
1/16" = 1'-0"

1/16" = 1'-0"

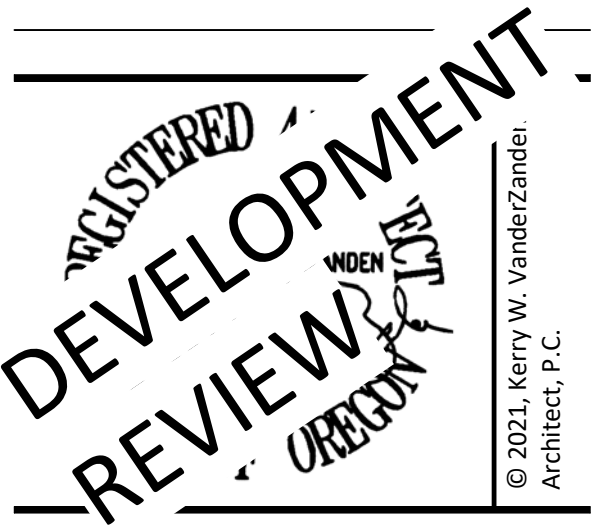
3/16/2022 9:51:25 AM E:\Dropbox\06 Projects\KVA\211298 Hybrid Heating Air Conditioning\09 CADD\211298 Hybrid Heating.rvt

0" - 3"  
 Line is 3 inches at full scale  
 (if not 3 inches then scale accordingly)

PREPARED FOR:  
 HYBRID HEATING & AIR  
 CONDITIONING  
 230 W BASELINE ST. CORNELIUS, OR  
 97113

PROJECT NAME & ADDRESS:  
 WAREHOUSE/OFFICE  
 BUILDING

HYBRID HEATING & AIR  
 CONDITIONING  
 230 W BASELINE ST.  
 CORNELIUS, OR 97113



**KERRY W. VANDERZANDEN**  
 ARCHITECT, P.C.  
 13981 NW MAIN STREET  
 BANKS, OREGON 97106  
 (503) 324-0533 / (503) 324-0883 FAX

REVISIONS:

No.	Date	Description

PROJECT NUMBER: 211298  
 DATE: 2022-03-16

**DEVELOPMENT REVIEW**  
 SHEET TITLE:

DR DRAWINGS

SHEET NUMBER:

**A02**

**WARELIGHT**  
 PROJECT NAME: \_\_\_\_\_ CATALOG NUMBER: \_\_\_\_\_  
 NOTES: \_\_\_\_\_ FIXTURE SCHEDULE: \_\_\_\_\_

**Full Cutoff Wall Pack**

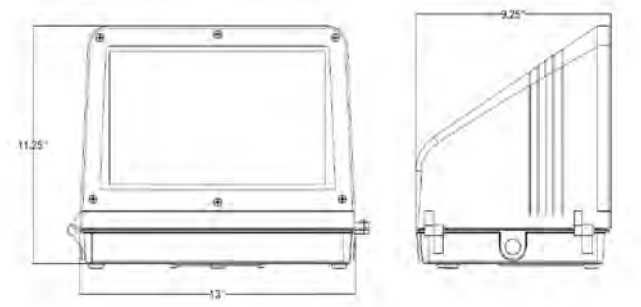
The Full Cutoff Wall Pack is designed to cast the light down and reduce light spread. It has a tempered glass lens that will resist yellowing over time. It is wet location rated for mounting outside along the sides of buildings, schools, garages and other structures.



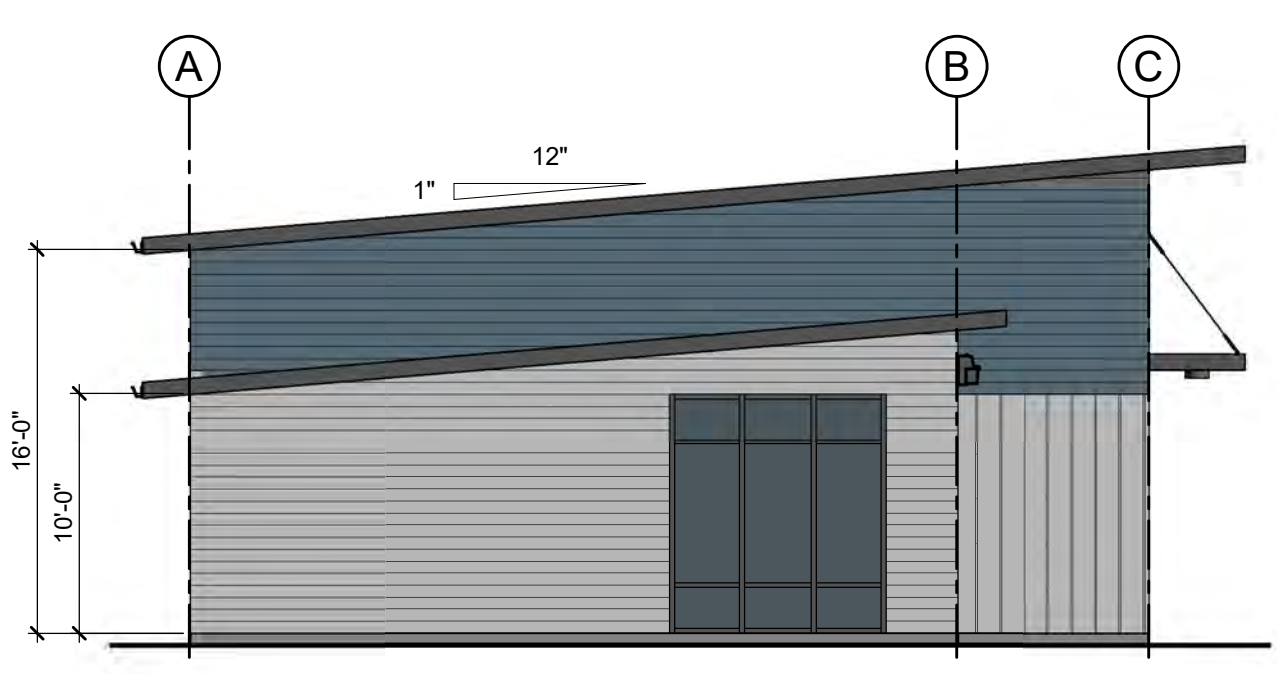
- Features:**
- Tempered glass lens, non-yellowing
  - 0-10V dimming standard
  - ETL, DLC Listed
  - IP65 Rated
  - 120-277V
  - CRI: >90
  - CCT: 4000K or 5000K
  - Life: 50000 Hours
  - Warranty: 5 Years
  - Lumens:
    - 45W = 5500
    - 60W = 6900
    - 75W = 8800
    - 90W = 11000
- Applications:**
- Building façade
  - Carports
  - Loading areas
  - Driveways
  - Parking areas

Model	Wattage	CCT	Voltage	Generation
WLFC	45W	4000K	MV (120-277V)	G2
	60W	5000K		
	75W			
	90W			

**Dimensions**  
 Length: 13" (330mm)  
 Width: 11.25" (280mm)  
 Height: 9.25" (230mm)



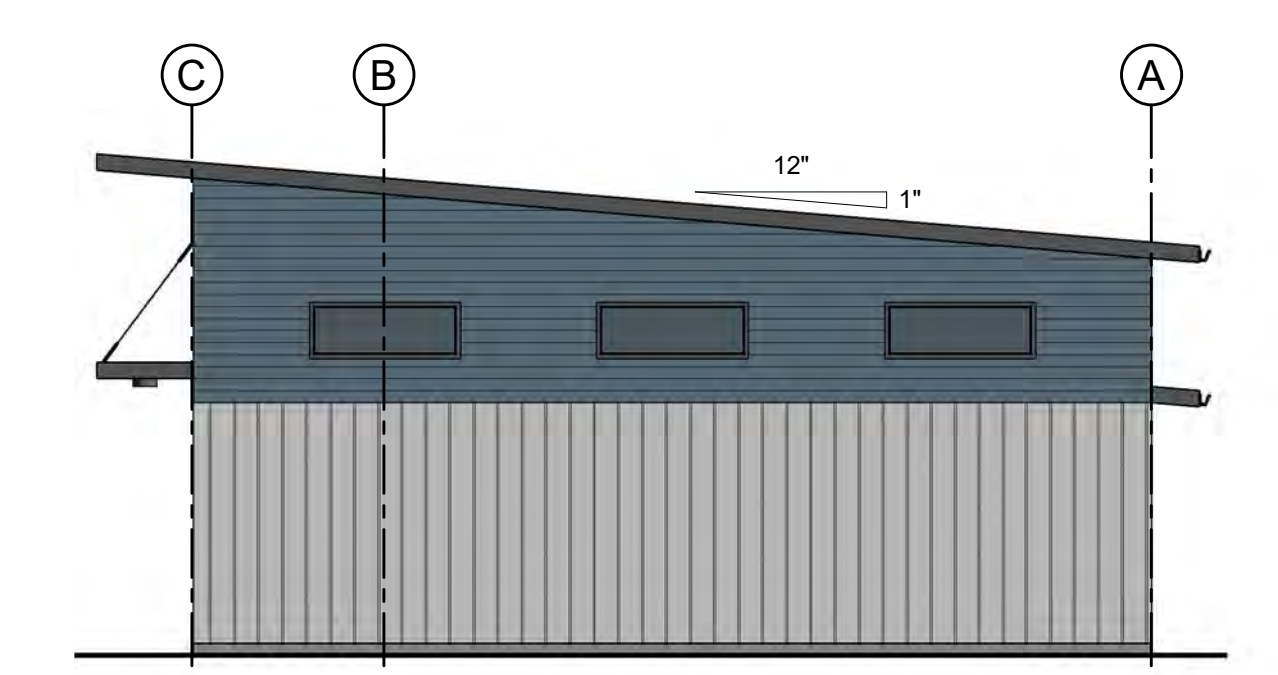
Warehouse-Lighting.com  
 2750 South 163<sup>rd</sup> St  
 New Berlin, WI 53151  
 info@warehouse-lighting.com  
 Warehouse-Lighting.com  
 Phone: 888-454-4480  
 info@warehouse-lighting.com  
 WAREHOUSE-LIGHTING.COM



**SOUTH ELEVATION**  
 1/8" = 1'-0"



**EAST ELEVATION**  
 1/8" = 1'-0"



**NORTH ELEVATION**  
 1/8" = 1'-0"



**WEST ELEVATION**  
 1/8" = 1'-0"

**2 CUTOFF WALL PACK**  
 1" = 1'-0"

**PEEPERS Wall Sconce / Ceiling Mount**  
 Universal Voltage: 32-601-xx



FIXTURE TYPE \_\_\_\_\_ LOCATION \_\_\_\_\_  
 PROJECT \_\_\_\_\_ DATE \_\_\_\_\_



**LIGHT SOURCE:** 1 x 18.2W LED, 3000K, CRI 90  
**LUMINAIRE POWER:** 21.2W at 120V  
**RATED LIFE:** 60000 hr. RL  
**OPTIONAL COLOR TEMPERATURES:** 2700K, 3500K, 4000K  
**LUMEN OUTPUT:** Delivered: 1110 lm (LM-79)  
**INPUT VOLTAGE:** Universal Voltage 120V-277V  
**DRIVER OUTPUT:** 600mA  
**DIMMING:** 0-10V - 50/60Hz, 100% to 10% Dimming  
**CONSTRUCTION:** Polished Steel and Acrylic  
**DIFFUSER:** - Matte White Acrylic  
**FINISHES:** Polished Nickel (-20), Satin Nickel (-24), Aged Brass (-40)  
**MOUNTING:** 4" Octagonal J-Box, 4" Square J-Box, 2"x3" J-Box  
**STANDARDS:** ETL Dry/Damp listed, ADA compliant, Conforms to UL, STD 1098, Certified CAN/CSA, STD C22.2 No. 250.0

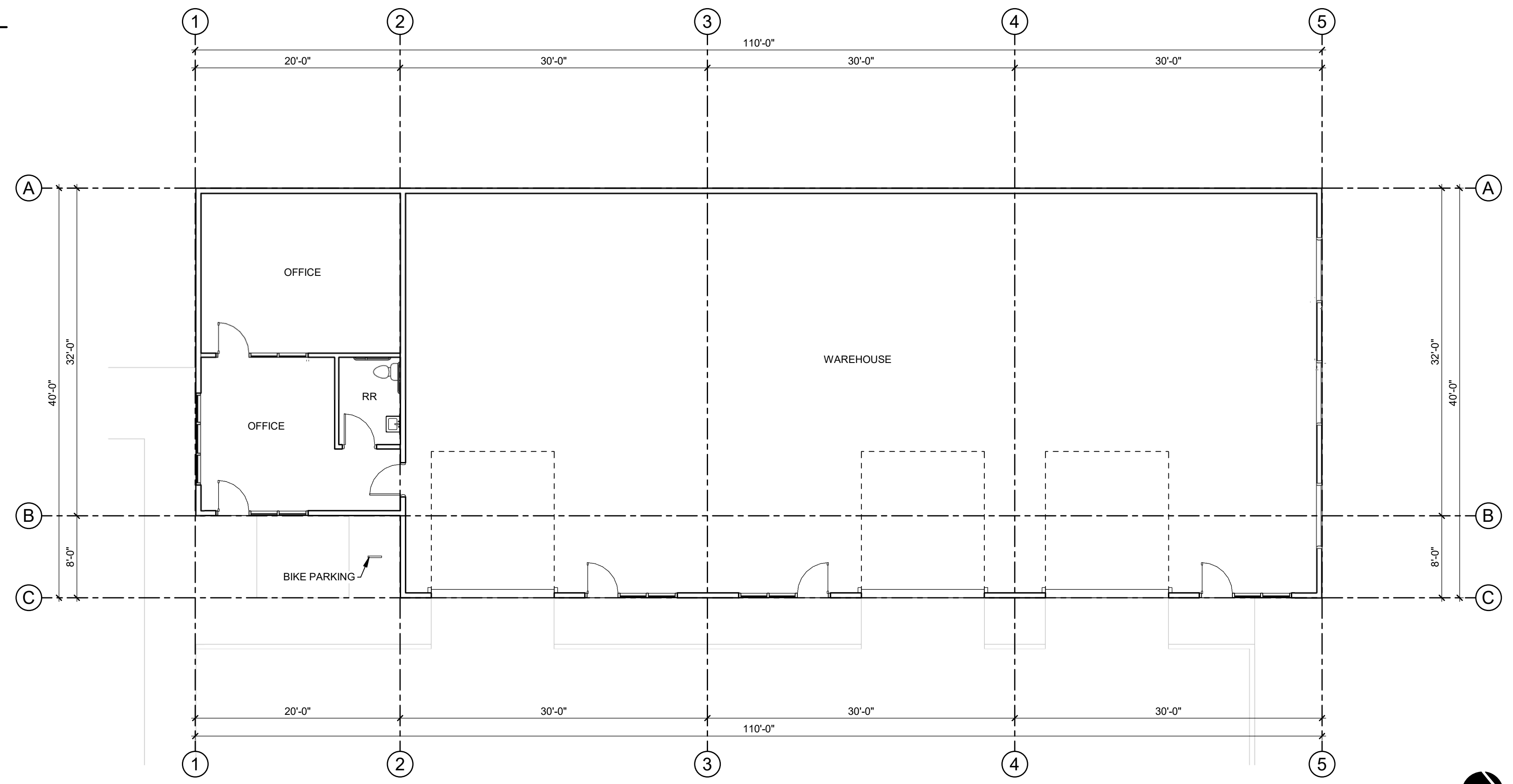
**DIMENSIONS:**  
 Dia.: 10.25"  
 Ext.: 3.375"  
 M.C.: 5.125" From top of fixture

Order example for standard fixture:  
 32-601-24 (v. Voltage - xxx-Sequence # - xx-Finish)  
 32: Universal Voltage  
 Order example for optional color temperatures: 32-601-2724  
 27: 2700K, 35: 3500K, 40: 4000K

201 Railroad Road, Fort Worth, TX 76106 - Tel. (877) 607-0202 - www.oxygenlighting.com

**MATERIAL LEGEND**

- COMPOSITION SHINGLE ROOF
- 6" REVEAL CEMENTITIOUS HORIZONTAL LAP SIDING
- CEMENTITIOUS BOARD & BATTEN SIDING



**1 FLOOR PLAN**  
 1/8" = 1'-0"

**3 CANOPY CEILING MOUNT LED**  
 1" = 1'-0"

3/16/2022 9:51:27 AM E:\Dropbox\06 Projects\KVA\21298 Hybrid Heating Air Conditioning\09 CADD\211298 Hybrid Heating.rvt



# Oregon

Kate Brown, Governor

## Department of Transportation

Region 1 Headquarters  
123 NW Flanders Street  
Portland, Oregon 97209  
(503) 731.8200  
FAX (503) 731.8259

June 16<sup>th</sup>, 2021

ODOT #12172

## ODOT Response

<b>Project Name:</b> Hybrid Heating Remodel & Addition	<b>Applicant:</b> Kevin Kuntz
<b>Jurisdiction:</b> City of Cornelius	<b>State Highway:</b> OR 8
<b>Site Address:</b> 230 Baseline Street, Cornelius, OR	<b>Legal Description:</b> 01N 03W 33CC <b>Tax Lot(s):</b> 02900

The site of this proposed land use action is adjacent to Baseline St (OR 8). 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

ODOT has review the pre-application materials for remodeling the existing office space and adding storage to the back of the property located at 230 Baseline St. The site plan shows the access to the highway being relocated to the eastern property line adjacent to TL 2800 and new sidewalks along the highway frontate. The new access location will require the applicant to obtain a State Highway Approach Road Permit from ODOT. ODOT's standard access width is 24ft which is consistent with what is shown on the site plan. The site plan also notes that it will be 35ft in the future which is wider than the ODOT standard. The actual width of the driveway will be determined based on turning templates of the vehicles using the access. Additionally, to avoid conflicts at the access with onsite parking ODOT typically requests no parking within 25ft from the property line.

The site plan also shows two future buildings on the property to the east. Although this property is not specifically included as part of the pre application, the new highway access location at the property line would serve both properties in the future if cross over access easements are established between the two tax lots. 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. The site plan for any future development of TL 2800 the traffic circulation should be designed with utilizing the shared access.

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**

### Frontage Improvements and Right of Way

- Curb and sidewalk shall be constructed as necessary to be consistent with local, ODOT and ADA standards

### Access to the State Highway

- A State Highway Approach Road Permit from ODOT for access to the state highway 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 property to the east 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.

### 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.

**Please send a copy of the Land Use Notice including conditions of approval to:**

ODOT Region 1 Planning  
Development Review  
123 NW Flanders St  
Portland, OR 97209

[ODOT\\_R1\\_DevRev@odot.state.or.us](mailto:ODOT_R1_DevRev@odot.state.or.us)

Development Review Planner: Marah Danielson	503.731.8258, <a href="mailto:marah.b.danielson@odot.state.or.us">marah.b.danielson@odot.state.or.us</a>
District Contact: District 2B	<a href="mailto:D2bup@odot.state.or.us">D2bup@odot.state.or.us</a>

# Exhibit “B”

## Memo

Subject: Engineering Comments for Hybrid HVAC Land Use Application (DR 17-22)

Date: May 12, 2022

By: Terry, Keyes, P.E., City Engineer

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These comments are based on existing conditions on the site and the preliminary plans provided for the land use application.

## General

The site consists of an approximately 0.46-acre parcel at 230 Baseline. The parcel has no frontage on Adair St.

Baseline has a 60-foot right-of-way (ROW) in this area and the frontage is improved with curb and sidewalk. Streetlights mounted on power poles exist on the south side of Baseline.

## Streets

### *Driveway*

The applicant proposes moving the driveway access from the west to the east sides of the Baseline frontage. This location is acceptable to the City. However, relocation of the driveway requires ODOT approval since Baseline is an ODOT street. Therefore, **the applicant must secure the necessary permits and approval from ODOT prior to relocation of the driveway.**

The new driveway drop shall meet the Cornelius Standard Detail S-21 which is included in the Preliminary Engineering Plans. Also, the plans show the sidewalk along Baseline reconstructed as a 6-foot concrete sidewalk which is appropriate.

### *Overhead Utility Lines*

The City Code requires overhead utility lines to be placed underground along a street frontage in connection with projects like this one. The overhead utilities appear to be telecommunication facilities, not PGE lines. **The overhead lines shall be placed underground along the Baseline frontage. Also, an 8-foot wide Public Utility Easement (PUE) shall be dedicated outside the ROW.** The preliminary engineering plans appear to indicate that the overhead lines will be placed underground in conduit.

A new pole can be located at the SE corner of the property and the overhead lines can be placed underground between this new pole and the existing pole at the SW corner of the property. If the applicant plans in the future to develop the parcel to the east, then the most efficient approach to undergrounding is to simply run conduit between the existing poles at the SW corner of the Hybrid site and the SE corner of the adjacent parcel to the east.

### *Street Trees*

**Three street trees shall be planted along the Baseline frontage in accordance with the Cornelius Public Works Standards. The three trees shall all be different to maintain planting diversity. The trees shall be selected from the appropriate City of Portland Street Tree List.**

The preliminary engineering plans (Sheet C2.0) show these street trees, however, the landscaping plan does not show the required street trees.

### *Traffic Impact Study*

Due to the low traffic volumes generated by this use, no traffic study is required for this project.

### Water

The property is now served by a 4" public water main in Baseline. This main was upgraded as part of the Carl's Jr. development to the west. The upgrade will bring a new 8" main to the fire hydrant located 125-feet west of the SW corner of the site. Eventually, this new 8" main will be extended along the frontage to 4th Avenue.

**Because the current water main is substandard and located under the sidewalk and driveway which are being replaced, the applicant shall replace the existing 4-inch main with a new 8-inch C900 water main along the frontage.**

### Sanitary Sewer

An existing public sanitary sewer in Baseline serves the site. No public improvements are required.

### Stormwater

#### *Conveyance*

The applicant proposes to place a flat top manhole over the existing storm drain under the sidewalk along the frontage and then run a storm lateral into the site. This is acceptable to the City, however, the other utilities in this area may prevent installation of a flattop manhole. The applicant might entertain using a Type II Area Drain (CWS Detail 380) rather than a flattop manhole. Type II Area Drains are acceptable to the City in this situation and they allow easy City maintenance of the system.

No downstream capacity analysis is required; however, the applicant's engineer performed a downstream analysis and found no capacity constraints in the system from the additional drainage produced by this site.

#### *Treatment*

The applicant proposes to treat site runoff with a one-cartridge Stormfilter catch basin. This approach is acceptable to the City and Clean Water Services (CWS).

#### *Hydromodification, i.e., Detention*

The applicant proposes to meet the requirement for hydromodification detention by paying a fee-in-lieu of \$1 for every 1 sq.ft. of new impervious surface. This is acceptable to the City and allowed by CWS rules.

*LIDA (Low Impact Development Approaches)*

Because the applicant is paying a fee-in-lieu of detention, LIDA is not required for the project.

**Erosion Control**

Erosion control plans are required for these improvements and are included in the preliminary engineering plans.

**Service Provider Letter (SPL)**

Development sites like this are required to determine if wetland or vegetated corridors exist on or adjacent to the site. The determination is issued in the form of a *Service Provider Letter*. The project acquired the required SPL from CWS on 1-26-22.

**ODOT Permits**

As noted above, the applicant is proposing to move the access point for the site to the east. Also, work is proposed to occur in the ODOT right-of-way (utilities, sidewalk, irrigation, street trees, etc.). **This work all requires ODOT approval and permits. The City will not approve the plans until ODOT approval is granted.**

# Exhibit “C”

**AFFIDAVIT OF MAILING**

State of Oregon        )  
                                  )    ss  
County of Washington)

I, LINDA W. CARTER, being first duly sworn, depose and say:

That I served upon the following named persons a NOTICE OF PUBLIC HEARING  
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 28<sup>th</sup> day of APRIL, 2022  
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 Linda W. Carter

**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, **May 24, 2022 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://us02web.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-17-22**) application to redevelop a commercially zoned property by building a new storage building for Hybrid Heating and Air Conditioning. The development will include a modification of an existing building to office space, adding a new indoor storage facility, a new parking and loading area, vehicular and pedestrian circulation, landscaping, and a water quality facility.

<b><u>Applicant</u></b>	Greta Holmstrom Ardor Consulting 3296 NW 13 <sup>th</sup> Place Hillsboro, OR 97124	<b><u>Property Owner</u></b>	Kuntz Enterprises, LLC. PO Box 329 Cornelius, OR 97113
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**Site:** 230 Baseline Street  
**Map:** Township 1 South, Range 3 West, Map 33 CC, Tax Lot #02900.  
**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 TIBIX3

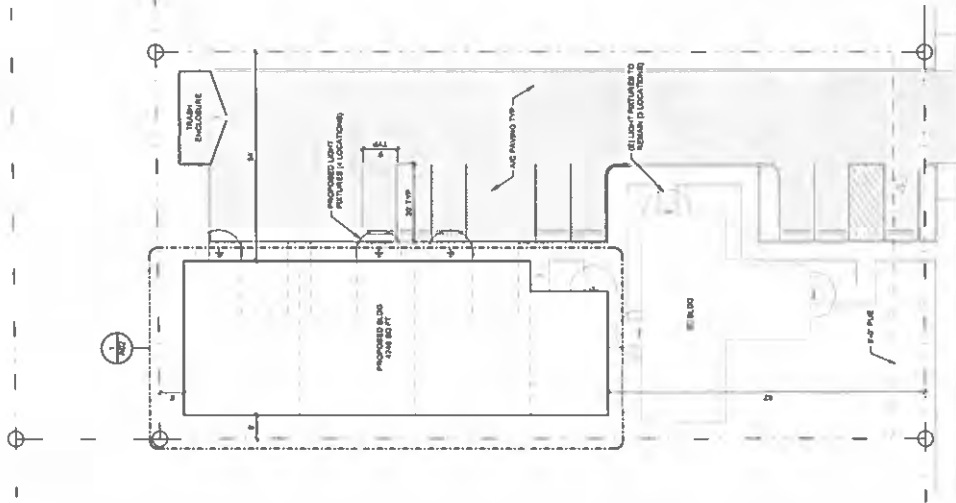
A copy of the application, all documents and evidence relied upon by staff and applicable criteria are available for review at the Community Development Department, 1300 S. Kodiak Circle. Copies may also be purchased at a reasonable cost of 25 cents per page.

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@comeliusor.gov](mailto:tim.franz@comeliusor.gov).

# HYBRID HEATING & AIR CONDITIONING WAREHOUSE/OFFICE BUILDING

N ADAIR STREET

N ADAIR STREET



### ZONING DATA

**PERMITTED LAND-USE CATEGORIES:**

Zone:	U-1 (Urban Commercial)
Min. Area:	10,000 sq ft
Min. Lot Area:	10,000 sq ft

**PERMITTED HEIGHTS (feet):**

Structure:	35
Sign:	15
Antenna:	15

**PERMITTED SIGNAGE:**

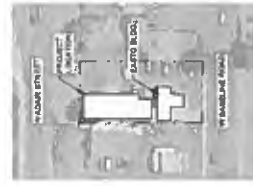
Sign Type:	Billboard
Sign Area:	100 sq ft
Sign Height:	10 feet

**PERMITTED LANDSCAPING:**

Planting:	100% of site area
Planting:	100% of site area

### SITE PLAN LEGEND

- PROPOSED STRUCTURE
- EXISTING STRUCTURE
- PROPOSED CONCRETE WALL
- PROPOSED ASPHALTIC PAVEMENT
- LANDSCAPE AREA
- PROPERTY LINE
- EASEMENT LINE



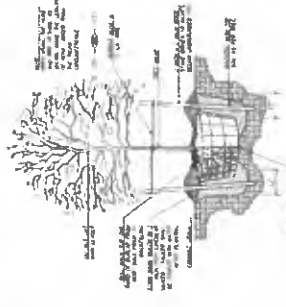
### VICINITY MAP

### PLANTING LEGEND

SYM	COMMON NAME	SIZE	QTY	COMMENTS
A	ORANGE LEMON	1 GAL	50	WELL BRANCHED
B	WAXY RED YEW	2 GAL	2	WELL BRANCHED
C	WAXY RED YEW	2 GAL	2	WELL BRANCHED
D	WAXY RED YEW	2 GAL	2	WELL BRANCHED
E	WAXY RED YEW	2 GAL	2	WELL BRANCHED
F	WAXY RED YEW	2 GAL	2	WELL BRANCHED
G	WAXY RED YEW	2 GAL	2	WELL BRANCHED
H	WAXY RED YEW	2 GAL	2	WELL BRANCHED
I	WAXY RED YEW	2 GAL	2	WELL BRANCHED
J	WAXY RED YEW	2 GAL	2	WELL BRANCHED

### LANDSCAPING NOTES

- SEE CIVIL DRAWINGS FOR ADJUST. VERIFY ALL DIMENSIONS WITH ALL TRADES UNDERGROUND BEFORE TYPING. VERIFY ALL DIMENSIONS BY CONTRACTOR. CONTRACTOR WILL PROVIDE MATERIALS AND INSTALL. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
- SEE EXISTING DIMENSIONS FOR EXISTING CONCRETE, FINISHING AND FINISHING DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
- NOTE: EXISTING TREES TO REMAIN - PROTECT WITH CHAIN LINK FENCING. REMOVE ANY OTHER TREES TO BE REMOVED FOR CONSTRUCTION.
- PLANTING SHALL BE LOCATED WITHIN THE SHEDLINE OF THE TREE MATERIAL. SHALL BE LOCATED WITHIN THE SHEDLINE OF THE TREE MATERIAL. SHALL BE LOCATED WITHIN THE SHEDLINE OF THE TREE MATERIAL. SHALL BE LOCATED WITHIN THE SHEDLINE OF THE TREE MATERIAL.
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### PLANTING DETAIL TREE

DATE: 11/20/2023  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: 1/8" = 1'-0"

PROJECT NAME: [Name]  
 PROJECT NUMBER: [Number]  
 DATE: [Date]

WAREHOUSE/OFFICE BUILDING  
 HYBRID HEATING & AIR CONDITIONING  
 230 W BASELINE ST  
 CORNELIUS, OR 97113

REVIEW DEVELOPMENT

KERRY W. VANDERZANDEN  
 ARCHITECT, P.C.  
 13961 NW MAIN STREET  
 BAINBRIDGE, OREGON 97106  
 (503) 334-0533 / (503) 334-0883 FAX

DEVELOPMENT REVIEW  
 SHEET TITLE: [Title]

DR DRAWINGS  
 A01

DATE: 11/20/2023

PROJECT NAME: HYBRID HEATING & AIR CONDITIONING  
330 W BASELINE ST, CORVALLIS, OR 97331

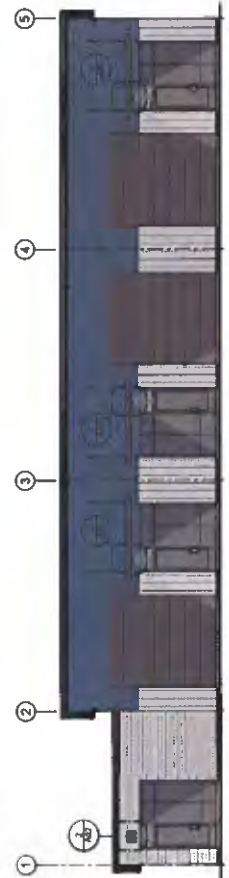
DESIGNER: KERRY W. VANDERZANDEN ARCHITECT, P.C.  
13881 NW BAIN STREET  
BANKS, OREGON 97106  
(503) 314-0533 / (503) 314-0883 FAX

REVISIONS

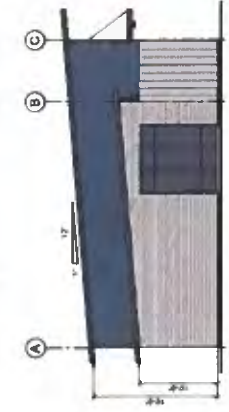
No.	Date	Description

DEVELOPMENT REVIEW  
DATE: 2022-03-18  
PROJECT NUMBER: 211-208

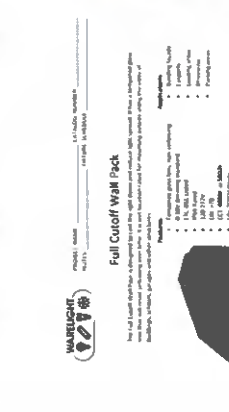
DR DRAWINGS  
SHEET NUMBER: A02



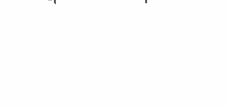
**SOUTH ELEVATION**  
1/8" = 1'-0"



**EAST ELEVATION**  
1/8" = 1'-0"



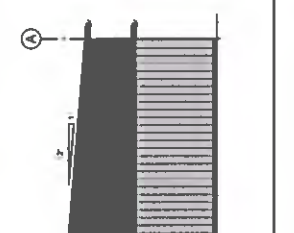
**WEST ELEVATION**  
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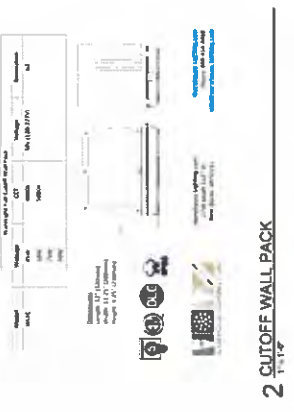
**NORTH ELEVATION**  
1/8" = 1'-0"



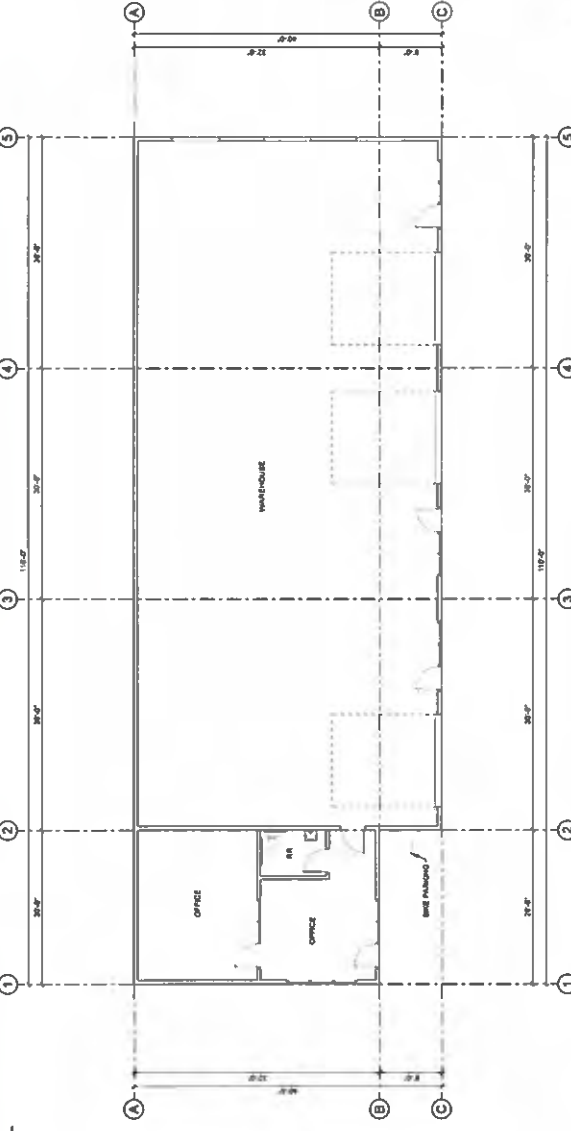
**MATERIAL LEGEND**



**2 CUTOFF WALL PACK**  
1/8" = 1'-0"



**3 CANOPY CEILING MOUNT LED**  
1/8" = 1'-0"



**1 FLOOR PLAN**  
1/8" = 1'-0"

**oxygen**

PEPPER Wall Scones / Canopy Mount  
Model: 21-071-04  
Material: Cast Aluminum  
Color: White  
Finish: Matte  
Height: 12" (305mm)  
Width: 6" (152mm)  
Depth: 4" (102mm)  
Weight: 3.5 lbs (1.6kg)  
Volume: 0.15 cu ft (4.2L)

Full Cutoff Wall Pack  
Model: 21-071-01  
Material: Cast Aluminum  
Color: White  
Finish: Matte  
Height: 12" (305mm)  
Width: 6" (152mm)  
Depth: 4" (102mm)  
Weight: 3.5 lbs (1.6kg)  
Volume: 0.15 cu ft (4.2L)

Canopy Ceiling Mount LED  
Model: 21-071-03  
Material: Cast Aluminum  
Color: White  
Finish: Matte  
Height: 12" (305mm)  
Width: 6" (152mm)  
Depth: 4" (102mm)  
Weight: 3.5 lbs (1.6kg)  
Volume: 0.15 cu ft (4.2L)

Energy Star  
EPA  
UL

# EXHIBIT B

AUS ENTERPRISES LLC	17104 SW GREEN HERON DR	SHERWOOD	OR	97140
F DAVIS PROPERTIES LLC	6950 NW KANSAS CITY RD	FOREST GROVE	OR	97116
HBH EQUITY LLC	5420 NW SEWELL RD	HILLSBORO	OR	97124
KB LAND DEVELOPMENT CO LLC	875 COUNTRY CLUB DR	EUGENE	OR	97401
KUNTZ ENTERPRISES LLC	PO BOX 329	CORNELIUS	OR	97113
RUSSELL RESOURCES LLC	PO BOX 367	CORNELIUS	OR	97113
SHIPMAN LIVING TRUST	PO BOX 1588	ROCKAWAY BEACH	OR	97136
TILDEN, RICHARD H REVOCABLE TRUST	TILDEN, ANN SNYDER REVOCABLE TRUST	PORTLAND	OR	97298
WAL-MART STORES INC	PO BOX 8042	BENTONVILLE	AR	72712

## Office\_Address\_List

	A	B	C	D	E	F	G
	Company Name	Department	Name	Address Line 1	City	State	ZIP Code
1							
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	Corncast Cable Communications			14200 SW Brigadon 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 Multnomah 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			1728 Main St	Forest Grove	OR	97116
18	Hillsboro School District		Attn: Casey Waleitch	3083 NE 49th Place	Hillsboro	OR	97124
19	Home Builders Association		Attn: Justin Wood	15555 SW Bangy Road Suite 301	Lake Oswegc	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	Salem	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	97124
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