

Exhibit “A”



Land Use Application

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

OFFICIAL USE ONLY

Date Received: _____ Date Complete: _____ ↓ File Number ↓
Application Fee: _____ Receipt Number: _____

APPLICATION TYPE

Type I – administrative review without public notice

- Design Review I
- Land Partition—Final Plat
- Other → please describe: _____
- Lot Line Adjustment
- Subdivision—Final Plat
- Administrative Relief


Type II – administrative review with public notice

- Design Review II
- Other → please describe: _____
- Land Partition—Preliminary Plat
- Subdivision—Preliminary Plat


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

- Design Review III
- Comprehensive Plan Amendment
- Annexation
- Other → please describe: _____
- Conditional Use Permit
- Zone Map Amendment
- Vacation
- Planned Unit Development
- Zone Text Amendment
- Subdivision—Preliminary Plat

APPLICANT INFORMATION

Name: Samedy Kem Signature: 
 Mail Address: 17891 SW Pheasant Lane Aloha, Oregon 97003
 Phone: 971.563.0552 Fax: 888.311.5610 E-mail: samedy@kem-developments.com

PROPERTY OWNER INFORMATION

Name: Russell Resources LLC Signature: 
 Mail Address: P.O Box 367 Cornelius, OR 97113-0367
 Phone: 503.820.1110 Fax: _____ E-mail: rresourcesllc@gmail.com

SUBJECT SITE INFORMATION

Property Address: 271 Baseline Street Cornelius, Oregon 97113
 Map & Tax Lot Number(s): 1S304BB00100 and 00200
 Current Zoning: C-2 Total Size of Site: 2.1 ACRES
 Existing Use: Residential
 Proposes Use: Sport Complex

Revised April 2016

Phone 503.357.3011

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

Fax 503.357.3424

**LAND PARTITION (Preliminary Plat)
Written Narrative Requirements**

- X A. **Checklist:** Please provide one completed and signed copy of this four page checklist.
- X B. **Description of proposal:** Please describe what the existing conditions are on-site and the changes proposed to the site, structure, landscaping, parking, and land use, including the number of parcels created. Provide findings verifying that the intended use is allowed by the City's *Development Code*.
- X C. **Approval criteria findings:** Please provide a narrative that evaluates and verifies the proposal meets the approval criteria identified below:

Section 17.05.030(C) of the Development Code

1. *The proposal conforms with the City's Comprehensive Plan.*

Please note when making findings, the applicant shall address all applicable Comprehensive Plan policies.

2. *The proposal complies with all applicable statutory and ordinance requirements.*

Please note when making findings, the applicant shall address all applicable Development Code requirements. Specify conformance or proposed variance request from the requirements of the Development.

3. *Adequate public facilities are available to serve the proposal; and*

4. *All proposed lots conform to the size and dimensional requirements of this ordinance; and*

5. *All proposed improvements meet City standards.*

Section 18.155 of the Development Code

1. If the subject parcel is located in the R-10 or R-7 the proposal shall meet the Solar Access Protection design standards identified in *Section 18.155* The applicant will state which option, exemption or both is chosen and describe how it complies.

- N/A D. **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, 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.

X

- E. **Fee Ownership:** If applying for a Fee Ownership Land Division please Provide findings specifically addressing each of the approval criteria found in *Section 17.05.050*, of the City's *Development Code*. The criteria below are required in addition to the evaluation of the Land Partition criteria.
1. *As a whole, the development of which the unit is a part meets ordinance criteria for lot area, lot dimensions, setbacks, parking, lot coverage, landscaping, public facilities and street frontage.*
 2. *The development as a whole, the unit for which fee ownership is desired and any unit affected by the division shall meet all building, plumbing and fire code standards.*
 3. *Ingress and egress is provided to all lots.*
 4. *Parking is provided in accordance with ordinance standard for the individual unit either on the new lot or through easements as described in subsection 6, below. If assigned parking is provided, it shall meet ordinance standards.*
 5. *Adequate public facilities are provided to the new lot.*
 6. *The applicant provides deed covenants required that address: parking, maintenance of buildings and utilities, landscaping and common areas, ingress and egress. The deed covenants must be approved by the City Attorney and Planning Director.*

X

- F. **Sensitive Area Pre-Screening Site Assessment Letter:** Please provide a copy a completed and signed Sensitive Area Pre-Screening Site Assessment Letter from the City of Cornelius City Engineer.

Plan Requirements

All plans shall be presented at a minimum scale of 1" = 20', and on a maximum sheet size of 24" x 36". Please include all of the following information on the plan.

A. **Existing Conditions Plan** includes the following:

- _____ 1. North arrow, scale and date of plan.
- _____ 2. Vicinity map.
- _____ 3. All existing and proposed lot sizes, lot lines and dimensions.
- _____ 4. Points of existing access, interior streets, driveways, and parking areas.
- _____ 5. Location of all existing buildings and structures, including refuse storage locations and pedestrian/bike paths.
- _____ 6. Existing right-of-way and improvements, including sidewalk dimensions.
- _____ 7. Dimension from right-of-way centerline to edge of existing property line and to required right-of-way dedication.
- _____ 8. Dimensions of all improvements, including setbacks.
- _____ 9. Location of existing public and private utilities, and 100-year floodplain.
- _____ 10. Topographical information, (2 ft. contour lines) of existing grades.

B. **Proposed Preliminary Plat** includes the following:

- _____ 1. Location, widths and names of all existing, proposed streets and public ways within or adjacent to the plat. Illustrate easements for utilities, other encumbrances and railroad right-of-ways. New streets shall be designated with proposed street names.
- _____ 2. Dimension from right-of-way centerline to edge of existing property line and to required right-of-way dedication.
- _____ 3. Location of existing and proposed easements.
- _____ 4. Location of at least one temporary bench mark within the plat boundaries.
- _____ 5. Square footage of all proposed lots.
- _____ 6. The total gross acreage of the partition plat.
- _____ 7. Identify and label on the plat conformance with the Solar Ordinance requirements.

N/A

C. **Preliminary Plat Reduction** includes the following:

- _____ 1. Provide one proposed preliminary plat reduced to 8.5" x 11".

D. **Proposed Improvement Plan** includes the following:

- _____ 1. North arrow, scale and date of plan.
- _____ 2. All proposed lot sizes, lot lines and dimensions.
- _____ 3. Dimension from right-of-way centerline to edge of existing and proposed property line and to required right-of-way dedication.
- _____ 4. Existing and proposed right-of-way and improvements, including sidewalk dimensions.
- _____ 5. Topographical information, (2 ft. contour lines) of existing and proposed grades.
- _____ 6. Location of proposed public and private utilities, proposed easements, and 100-year floodplain.

7. Plans and profiles of proposed sanitary and storm sewers, showing that gravity service is feasible for all lots.
8. Cross-section of all street and bike path improvements.

N/A

E. **Landscape Plan:**

1. Submit proposed landscaping of water quality, water quantity, wetland mitigation, common space and other non-buildable tracts. Plantings of water quality or quantity facilities shall be designed in accord with Clean Water Services (CWS) standard plant list.

I have provided the items required in this four 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.

Samedy Kem
Print name

971.5630552 / 888.311.5610

Telephone Number /FAX Number


Signature

8/11/2022

Date

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

Written Narrative Requirements

- X A. **Checklist.** Please provide one completed copy of this six-page checklist.
- X 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).
- X 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.
- X 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).
- X E. **Proposed Operations:** Please provide the hours of operation, total number of employees, and maximum number of employees per shift.
- N/A F. **Additional Requirements:** Please be advised that special studies, investigations and reports may be required to ensure that the proposal does not adversely affect the surrounding community, and does not create hazardous conditions for persons or improvements on the site. These studies may include investigations and reports on noise attenuation, air quality, traffic control, soil conditions, flooding of waters and storm water run-off, natural resources, tree preservation, and other concerns.

Written Narrative Requirements (cont.)

<u> X</u>	G. <u>Site Analysis Information:</u>		
	1. Existing building area:	<u>4214</u>	sq. ft.
	Proposed building addition or subtraction:	<u>37,764</u>	sq. ft.
	2. Existing building height:	<u>app . 25</u>	ft.
	Proposed building height:	<u>38'-2"</u>	ft.
	3. Existing parking area:	<u>0</u>	sq. ft.
	Existing number of parking spaces:	<u>0</u>	# sp.
	Proposed parking addition or subtraction:	<u>+35,261</u>	sq. ft.
	Proposed number of parking spaces:	<u>76</u>	# sp.
	Proposed use:		
	Parking requirement:	<u>76</u>	
	4. Existing landscaped area:	<u>90,000</u>	sq. ft.
	Percentage of site:	<u>97</u>	%
	Proposed landscape addition or subtraction:	<u>-76,742</u>	sq. ft.
	Percentage of site:	<u>15</u>	%

- X H. **Neighborhood Review Meeting:** information required (*Dev. Code Section 18.10.030.*). (Only required for Type III Reviews)
- | | |
|------------|---|
| <u> X</u> | 1. A copy of the notice sent to surrounding property owners. |
| <u> X</u> | 2. A copy of the mailing list used to send out meeting notices. |
| <u> X</u> | 3. An affidavit of mailing notice. |
| <u> X</u> | 4. Representative copies of written materials and plans presented at the Neighborhood Review Meeting. |
| <u> X</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. |

 X 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.

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

X C.

Grading Plan:

- X 1. North arrow, scale and date of plan.
- X 2. The entire lot(s).
- X 3. Points of access, interior streets, driveways, and parking areas.
- X 4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot-lots.
- X 5. Proposed rights-of-way, dedications and improvements.
- X 6. Dimension from centerline to edge of proposed right-of-way.
- X 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.
- N/A 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.
- N/A 13. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock out-croppings, and streams. *Wetlands must be professionally delineated.*
- X 14. Existing trees larger than 6" dbh. Indicate which trees are proposed to be saved and which are proposed to be removed.

X D.

Utility Plan:

- X 1. North arrow, scale and date of plan.
- X 2. The entire lot(s).
- X 3. Points of access, interior streets, driveways, and parking areas.
- X 4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
- X 5. Proposed right-of-way, dedications and improvements.
- X 6. Proposed topographical information, showing 2 ft. contours.
- X 7. Location of 100-year flood plain.
- X 8. Location of existing and proposed public and private utilities, easements, surface water drainage patterns, and storm water quality/detention facilities.
- X 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.*

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

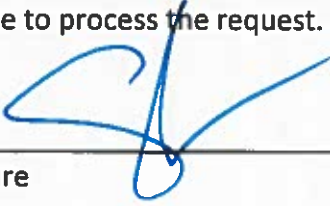
- X F. **Lighting Plan:**
- X 1. Location of all exterior lighting, including those mounted on poles, walls, bollards and the ground.
- X 2. Type, style, height, and the number of fixtures per light.
- X 3. Wattage per fixture and lamp type, such as sodium, mercury, and halide.
- X 4. 8 ½" x 11" manufacturer's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

- X 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

- X 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



Date

8/11/2022

Print Name

Samedy Kem

Telephone Number

971.563.0552

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

Written Narrative Requirements

- X A. **Checklist:** Please provide one completed and signed copy of this checklist.
- X B. **Description of proposal:** Please describe the existing conditions on-site and the changes proposed to the site, structure, landscaping, parking, and land use, including the number of parcels created. Provide findings verifying that the intended use is allowed by the City's *Development Code*.
- X C. **Approval criteria findings:** Please provide a narrative that evaluates and verifies that the proposal meets the approval criteria identified below:
- Conditional Use Permit, Section 18.105.030(B) of the Development Code.
1. *The proposal conforms with the City's Comprehensive Plan;*
 2. *The applicable requirements of the zoning district are satisfied;*
and
 3. *That the location, size, design, and functional characteristics of the proposed use are such that it can be made reasonably compatible with and have a minimum impact on the livability and appropriate development of other properties in the surrounding neighborhood;*
 4. *The granting of the proposal will provide for a facility that is consistent with the overall needs of the city.*
- X D. Please provide the hours of operation, total number of employees, and maximum number of employees per shift.

X

E. **Site Analysis Information:**

1. Existing building area:	<u>4214</u>	sq. ft.
Proposed building addition or subtraction:	<u>+ 37,764</u>	sq. ft.
2. Existing building height:	<u>approx 25</u>	ft.
Proposed building height:	<u>38' 2"</u>	ft.
3. Existing parking area:	<u>0</u>	sq. ft.
Existing number of parking spaces:	<u>0</u>	# sp.
Proposed parking addition or subtraction:	<u>+ 35,261</u>	sq. ft.
Proposed number of parking spaces:	<u>76</u>	# sp.
Proposed use:	<u>—</u>	
Parking requirement:	<u>76</u>	
4. Existing landscaped area:	<u>90,000</u>	sq. ft.
Percentage of site:	<u>97</u>	%
Proposed landscape addition or subtraction:	<u>- 76,7423</u>	sq. ft.
Percentage of site:	<u>15</u>	%

N/A

F. **Additional Requirements:** Please be advised that special studies, investigations and reports may be required to ensure that the proposal does not adversely affect the surrounding community, and does not create hazardous conditions for persons or improvements on the site. These studies may include investigations and reports on noise attenuation, air quality, traffic control, soil conditions, flooding of waters and storm water run-off, natural resources, tree preservation, and other concerns.

X

G. **Neighborhood Review Meeting:** information required (*Dev. Code Section 18.10.030.*)

- X 1. A copy of the notice sent to surrounding property owners.
- X 2. A copy of the mailing list used to send out meeting notices.
- X 3. An affidavit of mailing.
- X 4. Representative copies of written materials and plans presented at the Neighborhood Review Meeting.
- X 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.

Plan Requirements

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

- X A. **Existing Conditions Plan:**
- X 1. North arrow, scale and date of plan.
 - X 2. Vicinity map.
 - X 3. The entire lot(s), including area and property lines dimensioned.
 - X 4. Points of existing access, interior streets, driveways, and parking areas.
 - X 5. Location of all existing buildings and structures.
 - X 6. Existing right-of-way and improvements.
 - X 7. Dimension from centerline to edge of existing right-of-way.
 - X 8. Existing 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.
 - N/A 9. Surrounding development and conditions within 100-ft. of the property; such as zoning, land uses, buildings, driveways, and trees.
 - X 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 (CWS) standards.
 - N/A 12. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock out-cropping's and streams. *Wetlands must be professionally delineated.*
- X B. **Dimensioned Site Plan:**
- X 1. North arrow, scale and date of plan.
 - X 2. The entire lot(s), including area, property lines dimensioned and labeled "front," "side," and "rear."
 - X 3. Points of access, interior streets, driveways, and parking areas.
 - X 4. Proposed land uses including housing densities and the location of buildings and structures. Building and structures include refuse storage locations, pedestrian and bike paths, or both, swimming pools, tennis courts, and tax lots.

- X 5. Proposed right-of-way, dedications and improvements.
 - X 6. Dimension from centerline to edge of proposed right-of-way.
 - X 7. Dimensions of all improvements, including setbacks, parking spaces, driveways, and distance between buildings.
 - ~~N/A~~ 8. Location of storm water quality and detention facilities, or both.
 - 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-cropping's and streams. *Wetlands must be professionally delineated.*
 - X 12. Topographical information (2 ft. contour lines) of existing and proposed grades on-site and for surrounding properties within 100 ft. of the subject property.
 - X 13. Location and schematic massing of proposed buffering, screening, and landscaped areas.
 - N/A 14. Other pertinent landscape features, including walls, retaining walls, berms, fences, and fountains.
- X C. **Architectural Renderings, Elevations, or both:** Please provide information which identifies the general character of the buildings and structures by indicating dimensions, materials, colors, and textures proposed. This includes buildings, retaining walls, refuse storage facilities, play structures, accessory facilities, and fences.
- X D. **Sensitive Area Pre-Screening or Service Provider Letter:** Please provide a completed and signed Pre-Screening or CWS Service Provider Letter.

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



 Signature

 7/15/22

 Date

 Samedy Kem

 Print Name

 971-205-2602

 Telephone Number

DEVELOPER OR AGENT: Kem Development, Inc.

PROJECT LOCATION: 271 SW Baseline Street

AFFIDAVIT OF MAILING NOTICE

I, Samedy Kem, being first duly sworn; say that I am (represent) the party intended to submit an application to the City of Cornelius for a proposed Sport Facility affecting land located at 271 SW Baseline Street, and that pursuant to Ordinance 810, Chapter 18.10, and the guidelines set out by the Community Development Director, did on the 20 day of April, 2022, personally mail notice to affected property owners within 250 feet of the proposed development site.

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

Signature: _____

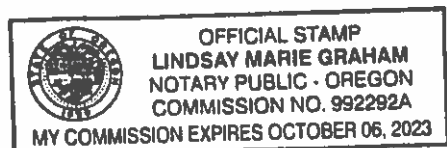
Dated this _____ day of _____, _____.

State of Oregon
County of Washington

Subscribed and sworn to (or affirmed) before me this 11th day of August, 2022.

[Signature]
Notary Public for the State of Oregon

My Commission expires: 10/06/2023



Neighborhood Review Meeting

On a

Preliminary Development Proposal

for the Property located at

271 SW Baseline

Cornelius, OR 97113

Proposed as ...

A Sport Facility

A meeting to discuss the preliminary development proposal is schedule for....

6:00 pm on Thursday, May 19th 2022

at

Cornelius Baptist Church

200 S 16th Avenue

Cornelius, OR 97113

In the back Building

ALL INTERESTED PERSONS MAY ATTEND

This Notice is being sent to Property Owners within 250 ft of the subject Property listed above.

For more information, please contact

Samedy Kem

971.205.2602

info@kem-developments.com

Notice Mail Date: 4/20/2022

1S304BB-00300
Department Of Transportation

, OR

1S304BB-00100
Russell Resources Llc
Po Box 367
Cornelius, OR 97113

1S304BB-00200
Russell Resources Llc
Po Box 367
Cornelius, OR 97113

1S304BB-00800
Jose Rosales
188 S Alpine Dr
Cornelius, OR 97113

1N333CC-02400
Pacific Outdoor Advertising
715 NE Everett St
Portland, OR 97232

1S304BB-01400
Jose & Efren Ortiz
300 S Alpine Dr
Cornelius, OR 97113

1S304BB-01000
Max & Maria Olvera
214 S Alpine Dr
Cornelius, OR 97113

1S304BB-01100
Ivan Lopez
224 S Alpine Dr
Cornelius, OR 97113

1N333CC-02900
Kuntz Enterprises Llc
Po Box 329
Cornelius, OR 97113

1N333CC-02500
Hbh Equity Llc
5420 NE Sewell Ave
Hillsboro, OR 97124

1N333CC-02600
Hbh Equity Llc
5420 NE Sewell Ave
Hillsboro, OR 97124

1N333CC-02700
Hbh Equity Llc
5420 NE Sewell Ave
Hillsboro, OR 97124

1S304BB-00900
Roselia & Maria Gomez
198 S Alpine Dr
Cornelius, OR 97113

1S304BB-01500
Miguel Garcia & Maria Reyes-Ortiz
336 S Alpine Dr
Cornelius, OR 97113

1N333CC-03100
F Davis Properties Llc
6950 NW Kansas City Rd
Forest Grove, OR 97116

1N333CC-03200
F Davis Properties Llc
6950 NW Kansas City Rd
Forest Grove, OR 97116

1S304BB-01700
Maria Chavez
368 S Alpine Dr
Cornelius, OR 97113

1S304BB-01300
Jaime Calderon & Evelia Deortiz
274 S Alpine Dr # 282
Cornelius, OR 97113

1S304BB-01600
Lucila Bustamante
1349 S Alpine St
Cornelius, OR 97113

1S304BB-01200
Salvador Bautista & Guadalupe
250 S Alpine Dr
Cornelius, OR 97113

1N333CC-02800
Ajs Enterprises Llc
17104 SW Green Heron Dr
Sherwood, OR 97140

1N333CC-02400
Hbh Equity Llc
5420 NE Sewell Ave
Hillsboro, OR 97124

1N333CC-02400
Hbh Equity Llc
5420 NE Sewell Ave
Hillsboro, OR 97124

1N333CC-02400
Hbh Equity Llc
5420 NE Sewell Ave
Hillsboro, OR 97124



271 Baseline Street
Cornelius, Oregon 97113

The indoor Sports Facility will be registered under the name, Kem Hoops, and will be situated on the main eastbound thoroughfare in Cornelius, Oregon.

Kem Hoops will be owned and managed by Samedy Kem, a long-time construction business owner in Aloha, OR, who also has 30+ years of experience in Basketball coaching.

He has coached boys & girls at all levels and has extensive experience in running & managing both youth and high school level Basketball Camps and Tournament's. The Sports Facility will include 4 full size high school basketball courts and is intended to offer a unique/welcoming atmosphere for youth and teens in the Cornelius area.



This Facility is mainly intended for Basketball, but can also expand to offer services for Volleyball, Indoor Soccer, in addition to almost any other sport that can be done indoors.

The Plan is to build a modern recreational Sporting Facility that offers safe & new equipment for customer use, in a location that is easily accessible to individuals of multiple economic backgrounds. It is intended for local use, as well as to be available for rent out for Private Tournament use. Because it is located on the public Bus Line, as well as on the main thoroughfare in Cornelius, and within walking distance for local patrons, access to the facility is extremely easy.

Kem Hoops aims to offer a nice, spacious and well-equipped Sporting Facility for both residents, corporate and sports stakeholders, including schools and private teams. The business will attract customers of various ages, social, economic and cultural backgrounds. It is extremely important that all patrons have a great experience at this Sporting Facility, as happy customers equal repeat customer.

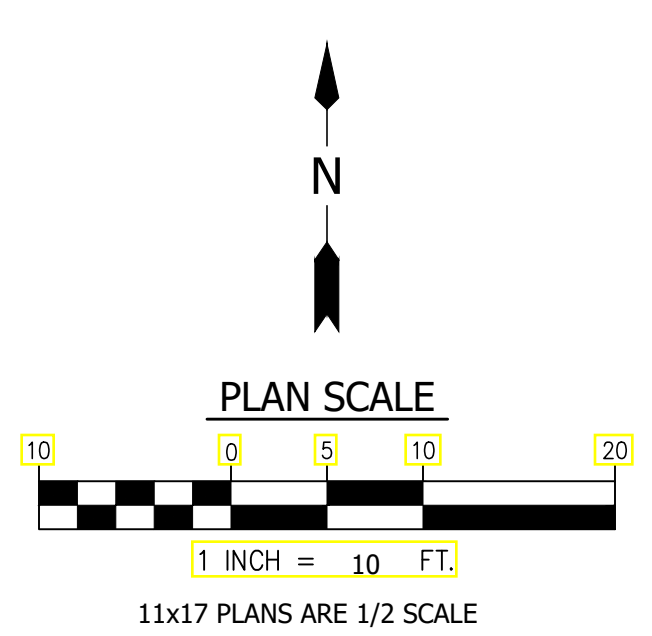
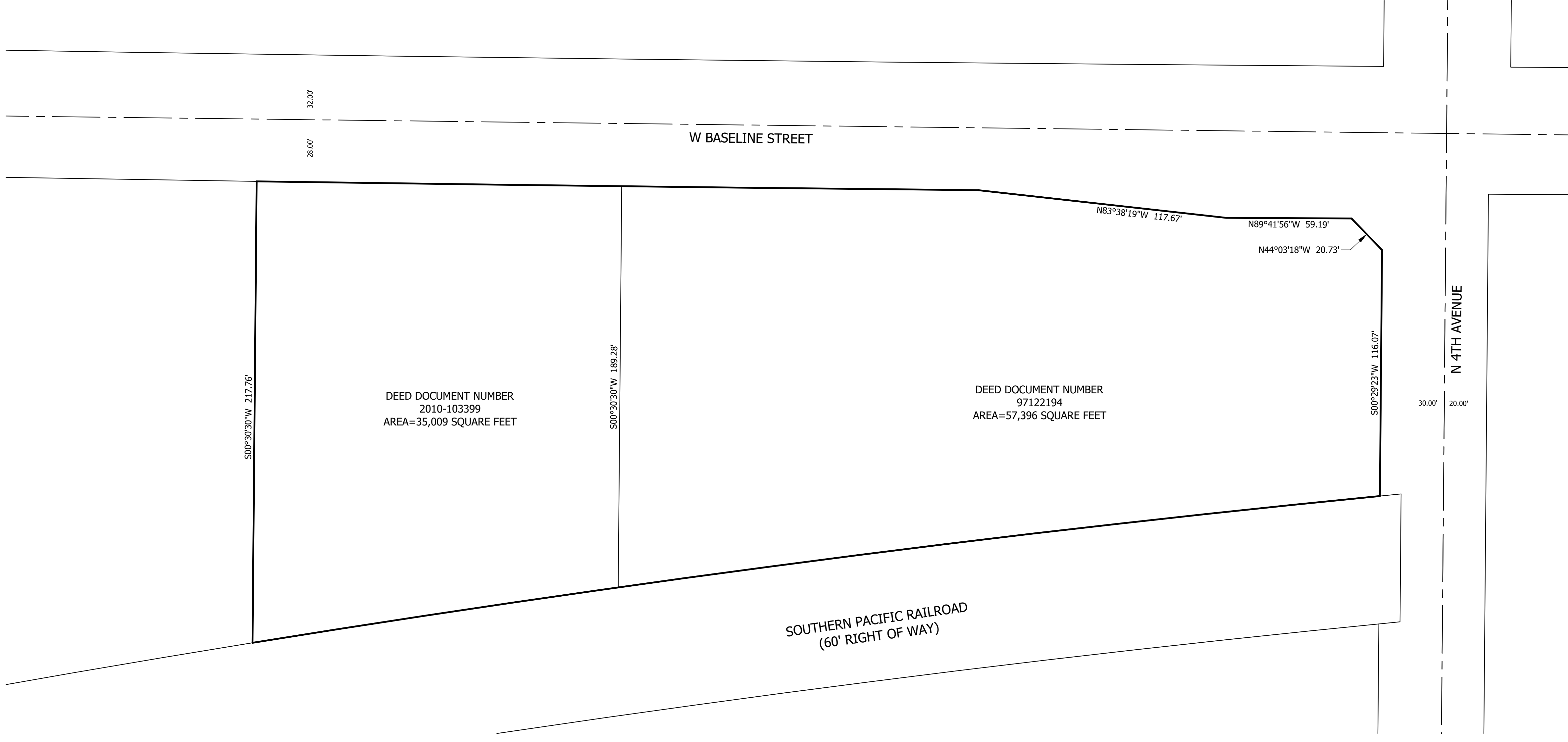
TAXID	Owner Name	Mailing Address	Mail City	Mail State	Mail Zip
1S304BB-00300	Department Of Transportation			OR	
1S304BB-00100	Russell Resources Llc	Po Box 367	Cornelius	OR	97113
1S304BB-00200	Russell Resources Llc	Po Box 367	Cornelius	OR	97113
1S304BB-00800	Jose Rosales	188 S Alpine Dr	Cornelius	OR	97113
1N333CC-02400	Pacific Outdoor Advertising	715 NE Everett St	Portland	OR	97232
1S304BB-01400	Jose & Efen Ortiz	300 S Alpine Dr	Cornelius	OR	97113
1S304BB-01000	Max & Maria Olvera	214 S Alpine Dr	Cornelius	OR	97113
1S304BB-01100	Ivan Lopez	224 S Alpine Dr	Cornelius	OR	97113
1N333CC-02900	Kuntz Enterprises Llc	Po Box 329	Cornelius	OR	97113
1N333CC-02500	Hbh Equity Llc	5420 NE Sewell Ave	Hillsboro	OR	97124
1N333CC-02600	Hbh Equity Llc	5420 NE Sewell Ave	Hillsboro	OR	97124
1N333CC-02700	Hbh Equity Llc	5420 NE Sewell Ave	Hillsboro	OR	97124
1S304BB-00900	Roselia & Maria Gomez	198 S Alpine Dr	Cornelius	OR	97113
1S304BB-01500	Miguel Garcia & Maria Reyes-Ortiz	336 S Alpine Dr	Cornelius	OR	97113
1N333CC-03100	F Davis Properties Llc	6950 NW Kansas City Rd	Forest Grove	OR	97116
1N333CC-03200	F Davis Properties Llc	6950 NW Kansas City Rd	Forest Grove	OR	97116
1S304BB-01700	Maria Chavez	368 S Alpine Dr	Cornelius	OR	97113
1S304BB-01300	Jaime Calderon & Evelia Deortiz	274 S Alpine Dr # 282	Cornelius	OR	97113
1S304BB-01600	Lucia Bustamante	1349 S Alpine St	Cornelius	OR	97113
1S304BB-01200	Salvador Bautista & Guadalupe Miramontes	250 S Alpine Dr	Cornelius	OR	97113
1N333CC-02800	Ajs Enterprises Llc	17104 SW Green Heron Dr	Sherwood	OR	97140
1N333CC-02400	Hbh Equity Llc	5420 NE Sewell Ave	Hillsboro	OR	97124

Site Address	Site City	Site State	Site Zip
No Site Address	Cornelius	OR	
No Site Address	Cornelius	OR	97113
271 Baseline St	Cornelius	OR	97113
194 S Alpine Dr	Cornelius	OR	97113
47 N 4th Ave	Cornelius	OR	97113
300 S Alpine Dr	Cornelius	OR	97113
214 S Alpine Dr	Cornelius	OR	97113
224 S Alpine Dr	Cornelius	OR	97113
230 Baseline St	Cornelius	OR	97113
No Site Address	Cornelius	OR	97113
316 Baseline St	Cornelius	OR	97113
300 Baseline St	Cornelius	OR	97113
198 S Alpine Dr	Cornelius	OR	97113
336 S Alpine Dr	Cornelius	OR	97113
200 Baseline St	Cornelius	OR	97113
186 Baseline St	Cornelius	OR	97113
368 S Alpine Dr	Cornelius	OR	97113
274 S Alpine Dr	Cornelius	OR	97113
352 S Alpine Dr	Cornelius	OR	97113
250 S Alpine Dr	Cornelius	OR	97113
280 Baseline St	Cornelius	OR	97113
47 N 4th Ave	Cornelius	OR	97113

271 BASELINE - PUBLIC MEETING

5/14/22

	NAME	PHONE (HOME)	PHONE (CELL)	EMAIL
1	Tyha Young	503 318-4914	same	tyhayoung@gmail.com
2	Christa Kem	471-5263-0550	"	christinekem@premierproperty.com
3	Magdalena Esmerlo	971-217-0438		MagdalenaEsmerlo1@gmail.com
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14				
15				



RECORP, LLC
 2050 BEAVERCREEK RD, SUITE #101-143
 OREGON CITY, OREGON 97045
 503-998-2880

REGISTERED PROFESSIONAL LAND SURVEYOR
 JUSTIN M. RECORE
 EXPIRES 12-31-22

EXISTING PROPERTY LINES
 W BASELINE STREET
 271 W BASELINE STREET
 CORNELIUS, OR 97113
 KEM DEVELOPMENT

NO.	DATE	DESCRIPTION
DATE	08-05-2022	
DESIGNED		
DRAWN		
CHECKED		
CASE FILE NO.		

EXISTING PROPERTY LINES

EX A

**Type III Design Review
Narrative
Kem Hoops
1S304BB00100 and 00200
Revised 8.4.22**

The applicant is requesting Type III Design Review approval for the construction of an indoor sports facility. There is a serious lack of gym space available for practicing and tournaments. This lack of gym space greatly affects our youth and the ability for them to participate in sports. Sports participation provides youth with a positive outlet, character development, socialization, and self-discipline. Participation in sports teaches youth teamworking skills and they are exposed to positive role models in coaches and older participants.

The applicant is proposing six full-tournament size courts that can be utilized for basketball, volleyball, soccer and other sports activities during the day and evenings. In the future, the applicant is considering allowing a maximum of two food trucks to operate during various events. If, in the future food trucks operate on-site the applicant/owner will ensure that the food trucks are permitted and meet the applicable sections in the Cornelius Municipal Code Section 5.35 Mobile Food Vendors. If utilized, food vendors would be located in the northeast portion of the site, north of the building in a courtyard area.

The subject site is a total of 2.1 acres in size and currently consists of two Parcels located in the C-2 zone. The Parcels can be identified as Tax Lots 100 and 200 on Washington County Assessor's Tax Map 1S3-04BB, the applicant is proposing to consolidate these two Parcels into one, a land use application will be submitted in the near future for this consolidation. There is an existing home, approximately 1,522 square feet in size, located on Tax Lot 200, the home is legal non-conforming and will be removed as part of this development and its existing utility lines will be capped.

Division II. Land Use and Zoning Districts.

18.45.040 Development requirements.

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

Response: The subject site is a total of 2.1 acres in size and consists of two Parcels that can be specifically identified as Tax Lots 100 and 200 on Washington County Assessor's Tax Map 1S3-04BB. Tax Lot 100 is approximately 1.32 acres and Tax Lot 200 is approximately 0.78 acres. The parcels are located within the C-2 zone. The combined Parcels are sufficient in size to accommodate 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 10 feet, except that:

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

Response: Associated parking drive aisles are located within 10' of the property line, drive aisles abut the public right-of-way. The subject site is an irregular shaped parcel, and the proposed building has various setbacks to the front-yard with the closest being 18' 5 1/2" to the northern property line. However, the site abuts Baseline Road, the average lot depth is 47' which results in a minimum 2.35' front-yard setback (see below).

(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: The subject site abuts the south side of Baseline Road, the average lot depth is 47 feet, five percent of 47 feet is 2.35 feet. Therefore, the front yard setback must be a minimum of 4 feet. The site is irregular in shape, the building has various setbacks to the front-yard with the closest being greater than 18 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.

Response: The site abuts a vacant site to the west and a public street to the east. The proposed building would be located approximately 146 feet from the property line to the west and approximately 19 feet 9 inches from the property line to the east.

(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 subject sites southerly property line (rear yard) does not abut a residential use or zone. A portion of the southern pacific railroad immediately abuts the sites southerly property boundary. Therefore, no rear yard setback is required. However, the proposed building, will be setback from the rear property line between 3 feet 7 inches and 6 feet at various points along buildings southern footprint, providing sufficient space between the building and railroad right-of-way for landscape and building maintenance. See Sheet C2 - Site Plan.

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

Response: The building is proposed to be 38 feet 2 inches in height. The applicant will be requesting Conditional Use approval to exceed the maximum height.

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: The applicant is requesting Design Review Approval. There are no prior conditions related to the proposed project.

(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).

Response: The proposed Use is an indoor entertainment facility and therefore, will not affect air or land quality. The applicant will comply with Clean Water Services water quality requirements. Water quality treatment will be provided using a stormwater filter system. See Sheet C5.2 and preliminary Drainage Report.

(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.

Response: The proposed use, an indoor sports facility, will not be producing heat or glare.

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

Response: Exterior lighting has been designed to direct glare away from public streets and adjacent properties. See Parking Lot Lighting 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: The applicant is not proposing any storing of materials. Any waste and/or recycling will be kept in the trash and recycling containers located south of the building, west of the parking lot area for pick up from the garbage hauler. The grounds will be maintained in a manner that will not attract or encourage the propagation of insects or rodents and will not create a health hazard.

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

Response: The applicant is not proposing outside storage of materials or supplies.

18.45.060 Development standards for 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.

Response: The applicant is proposing public street improvements along Baseline Road which includes a landscape strip to be provided between the roadway and the public sidewalk. Additional landscaping is being proposed along N 4th Avenue frontage. See Sheets C2 and C4.1.

(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.

Response: The applicant will ensure that at maturity, at least 80 percent of the proposed landscape areas will survive. If there is less than 80 percent coverage, the applicant will install new plantings.

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

Response: The applicant will provide street trees that are on the City of Portland street tree list that the city utilizes (City of Portland). The number of street trees will be determined by dividing the total linear footage of the site, abutting a public street and dividing by 30 feet. It is understood that the desired location of the street trees will be determined through design review and the installed in accordance with Chapter 5. Proposed locations of street trees can be found on the site plan, sheet C2 and Landscape plans.

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

Response: The applicant understands that installation of required landscaping may be deferred for up to six months, provided that the owner obtains approval from the city and posts either an irrevocable letter of credit or cash deposit in the amount specified above.

(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.

Response: Due to sites location at an intersection of Baseline Street and N 4th Avenue and site constraints, vehicular access is proposed at the northwest portion of the sites frontage to Baseline Street. The applicant has obtained permission from Oregon Department of Transportation (ODOT) to provide vehicular access at this location. A copy of the letter from ODOT has been provided in the application packet. See Sheet C2 which includes details regarding the clear vision triangle.

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

Response: The applicant is not proposing to construct any new public streets as part of this development. The applicant is proposing a half-street improvement along the sites Baseline Road frontage which includes a 6-foot-wide sidewalk, 6-foot-wide landscape strip, and bicycle lane striping. See Sheet C2 Site Plan and Sheet C4.1 for Baseline Street Improvements. The street improvements will comply with Chapter 5 of the adopted public works standards.

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

(a) Two-way traffic: 24 feet;

(b) One-way traffic: 15 feet.

Response: All internal parking lot drives are designed for two-way traffic with drive aisles widths of 24 feet. The drive aisles and parking areas will be paved and maintained by the owner in accordance with city standards. The driveway access is located as far east as possible from the intersection of Baseline Street and N 4th Avenue and is not located closer than 100 feet of any intersection. See Sheet C2 for details regarding parking, pedestrian pathways, and drive aisles.

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

Response: Internal sidewalks and/or pathways are being proposed as part of this development. Including pedestrian connectivity to the proposed public sidewalk to be located along Baseline Road and interior sidewalks. See Sheet C2 for internal pedestrian pathways.

(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: Clear vision area will be provided at the driveway intersection with Baseline Street in accordance with the vision clearance standards, which will be a triangular area beginning at the intersection of projected curb lines of a street and extending 15 feet along the leg of each projection. The clear vision triangle and detail can be found on Sheet C2.

(C) Access Streets – Sidewalks – Drainage.

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

Response: The applicant is not proposing to construct any new public streets as part of this development. The applicant is proposing a half-street improvement along the sites Baseline Road frontage which includes a 6 feet wide sidewalk, 6 feet 5-inch-wide landscape strip, and bicycle lane striping. See Sheet C2 Site Plan and Sheet C4.1 Baseline Street Improvements. The street improvements will comply with Chapter 5 of the adopted public works standards.

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

Response: The applicant is proposing a new driveway located at the northwestern portion of the site, as far west from the intersection of Baseline Street and N 4th Avenue. The pavement width will be approximately 30 feet in width, which meets the minimum width of 12 feet and does not exceed the maximum of 35 feet. The driveway will be designed with a concrete curb apron and will comply with public works standards. See Sheet C2 for driveway and clear vision details.

(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.

Response: Not applicable.

(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.

Response: A half-street improvement is proposed along the sites frontage to Baseline Road. The applicant will construct curbs, gutters and a 6' sidewalk along its Baseline Road frontage and will ensure that the existing sidewalk located near the bus stop located at the intersection of Baseline Road and N 4th Avenue is 6 feet wide, if not the applicant will widen the existing sidewalk to 6 feet in width. Per Pre-Application meeting notes the applicant does not need to improve the sidewalk at the bus stop to 8 feet in width. New public improvements will 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.

Response: Not applicable.

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

Response: The proposed development will require new underground storm drainage lines and catch basins which will convey storm water off the site and will connect to the existing public storm system located in N 4th Avenue. Stormwater collected from the proposed development will be collected and treated on-site to CWS standards before it is released to the public storm system. See Sheet Storm Drainage Plan on sheet C5.1 and the preliminary drainage narrative.

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

Response: The half-street improvements include street lights which will be designed in accordance with public works standards.

(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: A mailbox will be installed in a location agreed upon by the Post Master. Clustered mailboxes are not applicable to this land use application.

(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.

Response: A trash enclosure is proposed south of the proposed building and on the westside of the parking lot area. The applicant is proposing a wooden enclosure 6 feet in height.

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

Response: Not applicable.

(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.

Response: Off-street parking and maneuvering areas will be paved with asphalt and will be constructed to meet the standards of the cities off-street parking regulations.

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

Response: The parking lot area has been designed with landscape buffers 5 feet in width around perimeters of parking lot spaces. Landscape islands have also been provided between every 7 standard spaces and between every 8/9 compact spaces.

Division III. Types of Permit, Applications and Requests

18.100 Site Design Review

18.100.030 Types of applications.

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

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

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

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

(4) Variances proposed with a design review request.

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

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

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

Response: The applicant is proposing new development, consisting of a new building and parking which was not part of a previously approved master plan. Therefore, the applicant is submitting a Type III Design Review application.

18.100.040 Approval criteria.

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

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

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

Response: Both public (half street improvements) and private facilities provided as part of the proposed development will be designed and constructed according to city standards.

(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 applicant is proposing to construct a half-street improvement along the sites Baseline Road frontage. Which will include bike lane and sidewalk. The half-street improvement will be designed to standards found in Chapter 5 of the public works standards. See Sheets C2 and C4.1.

(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 will dedicate right-of-way if deemed necessary as part of the proposed development.

(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: Internal circulation has been considered within the design of the proposed development. The site is meeting the minimum required vehicle and bicycle parking spaces, internal drive aisle widths have been met for two-way traffic. There is a transit stop located along the frontage of the site. A pedestrian path is being proposed to connect the development to the public sidewalk and pedestrian walkways have been design within the parking lot area. There is sufficient access for refuse/recycling haulers to access the trash/recycling enclosure. The proposed design also includes landscaped areas, a courtyard, bicycle parking and accessible parking spaces have been located close to the main entry of the proposed building.

(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 applicant intends to provide maintenance of all private facilities. Parking spaces will remain clearly marked, asphalt will be repaired as necessary, landscape areas will be irrigated as needed, remain free of weeds and non-native invasives. The building will receive necessary maintenance and repairs will be made as soon as possible. The trash/recycling area will be maintained and kept in a manner that it will not attract rodents or insects.

(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 public half-street improvement will be constructed as designed and will be built to public standards.

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

Response: All attempts will be made to keep the employees and visitors to the site safe. There is adequate access for emergency vehicles and the site will be lighted for safe navigation of the site for pedestrians.

(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 subject site is relatively flat. Grading and contouring of the site will ensure that site surface drainage and on-site storage of surface waters (infiltration system) are designed and constructed so there is no adverse effect on neighboring properties, public rights-of-way or the public storm system. The existing home will be removed as part of this proposed development. See sheets C3.1 for the grading plan and Sheet C5.1 for the storm drainage plan.

(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: An 8" water line is located adjacent to the site in 4th Avenue, a 10" sanitary sewer line is located adjacent to the site in Baseline Road and an existing public storm system is located in 4th Avenue. Connections to city utilities will be conducted prior to final inspection. Stormwater on the southside of Baseline Road is conveyed via a roadside ditch. See Sheet C6 for the utility plan.

(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: Nine accessible parking spaces are proposed, and pathways have been provided north of the proposed building, nearest the main entry and accessible pathways are included in the site design to allow continuous and uninterrupted access to the facilities.

(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: A half-street improvement is proposed along the sites frontage to Baseline Road. The half-street improvement would include a bicycle lane and sidewalk 6 feet in width. The applicant will

ensure that the existing sidewalk, located near the bus stop at the intersection of Baseline Road and 4th Avenue is 6 feet wide. If it is not 6 feet wide, the applicant will widen it to 6 feet in width.

(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 proposed building does not have any adjacent buildings to compete with. The building has been thoughtfully designed to be visually appealing as well as functional for the proposed use, an indoor sports facility. The only accessory structure is a trash/recycling enclosure located south of the building which is screened and out of site from both abutting public streets. A bus/transit stop is located at the intersection of Baseline and N 4th Avenue, adjacent to the sites northeast corner.

(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 applicant will not be able to preserve any existing trees or vegetation. There are no existing groves of trees or any trees or vegetation of significant size or species on the site. The applicant has submitted a landscape plan providing 15% landscaping of the site for review.

(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: There are no historic structures located on the subject site.

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

Response: Due to the proposed use and site design, the entire site will be graded. The subject site does not contain any significant natural vegetation and the site is relatively flat. The existing home will be removed.

(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: The proposed landscaping will not have an adverse effect on existing or contemplated abutting land uses. The applicant is proposing landscaping in the parking areas, along the Baseline Street frontage as well as open space area to be located east of the proposed building.

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

Response: Adequate exterior lighting will be provided to promote public safety and has been designed to avoid glare upon other properties. See parking lot lighting plan.

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

Response: Baseline Road abuts the site to the north, a vacant parcel to the west, railroad right-of-way abuts the site to the south and N 4th Avenue is to the west. The proposed building will not impact solar access for adjacent properties. The site development plan proposes that the building is constructed within the eastern portion of the site which will not impact the vacant parcel to the west if/when it develops.

18.100.050 Special conditions.

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

Response: Not applicable to the proposed project.

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

Response: Not applicable to the proposed project.

18.100.060 Compliance with approvals.

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

Response: The applicant understands that the site design approval is for two years and that a building permit must be obtained and reach substantial completion prior to the two-year expiration.

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

Response: The applicant understands that the building, when constructed, cannot be used or occupied for the purposes set forth in the land use application until the structure has obtained final inspections and or been issued a certificate of occupancy.

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

(1) Material misrepresentation of fact in the application or in testimony or evidence submitted, whether the misrepresentation is intentional or unintentional.

(2) Failure to complete work within the time and in the manner approved without obtaining an extension of time or modification of plans.

(3) Failure to maintain and use the property in accordance with the approved plans and conditions.

Response: The applicant intends to construct the facility with the approved material and site design, complete work within the specific time and intends to maintain and use the property in accordance with the approved plans and conditions. The applicant understands that deviation from the approved site design and construction practices can result in a revocation of approval.

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

Response: The applicant is seeking Type III Design Review approval.

Chapter 18.145 Off-Street Parking and Loading

18.145.010 General provisions.

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

Response: The applicant has provided a parking and circulation plan. The off-street parking will remain available for exclusive use as off-street parking as required. The applicant understands that if the property is still under their ownership and the use of the building changes, therefore increasing the required parking that the new "use" would be in violation until the adequate parking is provided.

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

Response: Not applicable.

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

Response: Not applicable.

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

(1) Delineation of individual parking and loading spaces and their dimensions;

Response: A parking/circulation plan has been provided. Individual parking spaces will be marked using permanent paint. Compact spaces will be marked with a "C". Standard spaces will be 9 feet wide and 20 feet (9' x 20') deep and compact spaces will be 8 feet wide and 16 feet (8' x 16') deep. See Sheet C2 for parking lot details.

(2) Circulation area necessary to serve spaces;

Response: A circulation plan has been provided to show that there is sufficient area and drive aisles necessary to serve all parking spaces, and for access to the garbage/recycling area.

(3) Access to streets, alleys and properties to be served;

Response: The parking and circulation plan indicates the vehicular access, which is located off of Baseline Street in the northwest portion of the site in a location as far from the intersection of Baseline Street and N 4th Avenue as possible.

(4) Curb cuts;

Response: The applicant is proposing a driveway in the northwest portion of the site along the frontage of Baseline Street. This portion of Baseline Street is unimproved and therefore no curb cuts will be required, rather the applicant will be constructing the driveway along with half-street improvements.

(5) Location and dimensions of all landscaping, including the type and size of plant material to be used, as well as any other nonliving landscape material incorporated into the overall plan, excluding single- and two-family residences and multi-family uses with not more than four units in the core residential zone; and

Response: The vehicular access to the subject site will be constructed as part of the half-street improvement along Baseline Street.

(6) Specifications as to signs and bumper guards, excluding single- and two-family residences and multi-family uses with not more than four units in the core residential zone.

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

Response: The proposed use is considered "Major Event Entertainment" which is a Use permitted outright in the C-2 zone, therefore a determination of "Use" by the Community Development Director will not be necessary.

18.145.020 Off-street parking.

(A) At the time of erection of a new structure or at the time of enlargement or change in use of an existing structure within any zone in the city, off-street parking spaces shall be provided in accordance with CMC 18.145.030. If parking space has been provided in connection with an existing use or is added to an existing use, the parking space shall not be eliminated if elimination would result in less space than is specified in the standards of this section when applied to the entire use. In cases of enlargement of a

building or use of land existing on the effective date of the ordinance codified in this title, the number of parking spaces required shall be based only on floor area or capacity of such enlargement.

Response: The applicant is proposing to construct a new structure with associated parking. Parking will meet the minimum required parking spaces; the proposed Use is "Major Events Entertainment".

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

Response: Areas will be provided in square feet and will exclude space devoted to off-street parking or loading. The landscape plan includes total the approximate total lot area in square feet, total building square footage, parking, landscaping, and walkways.

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

Response: This application is for a new development and not a change of use of an existing commercial structure. Therefore, provisions for off-street parking will be required.

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

Response: Not applicable.

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

Response: The applicant is not including any parking spaces in public streets or alleys as fulfilling any part of the on-site parking requirements. The applicant is not proposing to construct or design any parking spaces in public streets as part of this proposed development.

(F) Required parking spaces shall be available for the parking of operable motor vehicles for residents, customers, patrons, and employees only, and shall not be used for the storage or sale of vehicles or other materials and shall not be rented, leased or assigned to any other person or organization not using or being directly served by the use.

Response: All parking spaces provided as a result of this proposed development will be available for operable vehicles for customers, patrons and employees and will not be used for storage or sale of

any vehicles or for any purpose other than parking. The parking spaces provided for this development will not be rented, leased, or utilized by any other person not related to the organization as an employee, patron, or maintenance.

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

Response: Not applicable.

18.145.030 Required off-street parking spaces.

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

Table 1

Minimum and Maximum Required Off-Street Vehicle and Bicycle Parking Requirements (unless otherwise noted, standard is per 1,000 sf of gross floor area)

Land Use	Minimum Parking	Minimum Bicycle Parking Standards
Major Event Entertainment	Vehicle: 1.0/3 seats or 1.0/6' bench	Bicycle: 1.0/10 seats or 1.0/40' bench

Response: The applicant is proposing 448 lineal feet of bench seating, which would result in 75 parking spaces ($448/6 = 75$ parking spaces). The subject site abuts Baseline Street and there is a bus stop located at the intersection of Baseline Street and N 4th Avenue, therefore, is allowed a 10 percent reduction in the minimum parking required ($75 \times .10 = 7.5$) which would be a total of 68 parking spaces.

The applicant is proposing to provide 50 standard parking spaces (dimensions 9' wide by 20' long), 17 compact spaces (8' wide by 16' long and is allowed for up to 25% of the available spaces or 19 compact spaces) and 9 accessible parking spaces (dimensions 9' wide by 20' long) for a total of 76 parking spaces. Which meets the minimum required for this project.

Bicycle parking will be located just north of the main entry. The applicant is proposing 448 lineal feet of bench seating, which would result in 11 parking spaces ($448/40 = 11$ bicycle spaces).

18.145.040 Off-street loading.

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

(B) Passengers. A driveway designed for continuous forward flow of passenger vehicles for the purpose of loading and unloading children shall be located on the site of any school having a capacity greater than 25 students.

Response: Not applicable.

(C) Merchandise, Materials or Supplies. Buildings or structures to be built or substantially altered which receive and distribute material or merchandise by truck shall provide and maintain off-street loading berths in sufficient numbers and size to adequately handle the needs of the particular use. If loading space has been provided in connection with an existing use or is added to an existing use, the loading space shall not be eliminated if elimination would result in less space than is required to adequately handle the needs of the particular use.

Response: Not applicable to the proposed use.

(D) Any area to be used for the maneuvering of delivery vehicles and the unloading or loading of materials shall be separated from designated off-street parking areas and appropriately designed to prevent the encroachment of delivery vehicles into off-street parking areas or into a public street.

Response: Not applicable to the proposed use.

(E) The facilities review committee may modify the off-street loading requirements as they apply to any individual case only for good cause shown, and it shall set reasonable safeguards and conditions to ensure that any such modification conforms to the intent of this title. Modification may be granted if it is demonstrated to the satisfaction of the committee that loading operations of the use or structure in question will not interfere with pedestrian or vehicular traffic on a public street.

Response: Not applicable.

(F) Exceptions and Adjustments. Loading areas within a street right-of-way within the Cornelius Town Center may be approved when all of the following conditions are met:

- (1) Area is signed for short duration only (i.e., less than one hour);
- (2) Expected visits are infrequent (less than three operations occur daily between 5:00 a.m. and 12:00 a.m. or all operations occur between 12:00 a.m. and 5:00 a.m. at a location that is not adjacent to a residential zone);
- (3) Area does not unreasonably obstruct traffic;
- (4) Area does not obstruct a primary emergency response route; and
- (5) Designation is acceptable to the applicable roadway authority. [Ord. 810, 2000; Code 2000 § 11.40.14; Ord. 2018-02 § 1 (Exh. A), 2018.]

Response: Not applicable. There will not be a need for loading areas within a street right-of-way with this proposed project.

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

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

Response: The applicant is proposing to provide 50 standard parking spaces (dimensions 9' wide by 20' long), 17 compact spaces (8' wide by 16' long and is allowed for up to 25% of the available spaces or 19 compact spaces) and 9 accessible parking spaces (dimensions 9' wide by 20' long) for a total of 76 parking spaces. The 17 compact spaces are identified as compact car stalls by a "C" with permanent paint in each stall. See Sheet C2 for a detailed parking plan.

(B) Excluding single-family and duplex residences and multi-family uses with not more than four units in the core residential zone, groups of two or more parking spaces shall be served by a service drive so that no backing movements or other maneuvering within a street or other public right-of-way would be required.

Response: All vehicle parking spaces are served by a service drive of 24 feet in width. There are no parking spaces proposed for this development which would result in backing or maneuvering within a public street or public right-of-way.

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

Response: The site development plan includes service drives that have been designed to facilitate the flow of traffic within the parking lot and within the access drive providing safe ingress and egress.

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

Response: The parking area will be accessible from Baseline Road; the access will be 30 feet in width and located as far away from the intersection of Baseline Road and N 4th Avenue as is possible.

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

Response: The parking area has been designed to provide sufficient vehicular access to parking stalls and access aisles. The access aisles are 24 feet in width providing the necessary area for two-way traffic, backing, turning, and maneuvering.

(F) Except for single- and two-family residences and multi-family uses with not more than four units in the core residential zone, any area intended to be used to meet the off-street parking requirements as

contained in this title shall have all parking spaces clearly marked using a permanent paint. All interior drives and access aisles shall be clearly marked and signed to show direction of flow and maintain vehicular and pedestrian safety.

Response: All parking spaces as part of this development will be marked using permanent paint. The interior drive aisles are designed for two-way traffic.

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

Response: All of the parking spaces and parking drive aisles will be improved with asphalt and will be constructed to the standards that are required by the City.

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

Response: Wheel stops will be provided for the accessible parking spaces and the compact parking spaces located just west of the proposed building.

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

Response: Off-street parking area will be drained into the private storm system via storm grates and will flow into the water quality facility for treatment prior to leaving the site and entering the public storm system.

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

Response: The subject site is bounded by a public street to the north and east, a railroad to the south and a vacant lot to the west. However, the applicant will design lighting within the off-street parking area so that deflects light away from surrounding areas and focuses light upon the proposed development.

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

Response: The applicant will install signs within the parking lot areas if/as conditioned by the building official.

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

Response: The parking lot will be kept clean and in good repair. Paved surfaces will be maintained, and damage will be repaired. The applicant does not anticipate that wheel stops will be required since all parking spaces face curbs and walkways.

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

Response: Eleven (11) Bicycle parking spaces will be conveniently located near the main entrance to the building and within a paved area located just north of the proposed building entrance, near the bike lane which would be located in Baseline Road. See Sheet C2.

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

Response: Short-term bicycle parking will be provided to encourage and allow patrons and participants of the facilities to use bicycle transportation.

(a) Short-term bicycle facilities shall be in the form of either a lockable enclosure or a stationary rack, either covered or uncovered, to which the bicycle can be locked.

Response: Short-term bicycle facilities will be provided in the form of an uncovered stationary rack, which will allow for the bicycle to be locked.

(b) Short-term bicycle facilities shall be located within 30 feet of the main entrance to the building, in a location that is easily accessible for bicycles.

Response: The short-term bicycle facilities are located approximately 27 feet from the buildings main entrance.

(c) Short-term bicycle facilities may be located within the right-of-way adjacent to the street frontage of a property within the central mixed use and core commercial districts if approved by the city engineer.

Response: Bicycle parking will be provided within the confines of the proposed development, to be located just north of the buildings main entrance. The applicant is not proposing to provide bicycle parking within any public rights-of-ways.

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

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

(i) When 10 percent or more of automobile vehicle parking is covered.

(ii) If more than four bicycle parking spaces are required.

(iii) Multi-family residential development with nine or more units.

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

Response: Employees will be allowed to park their bicycles within the facility for long-term parking.

18.145.060 Landscaping required.

(A) Purpose. The purpose of this section is to improve the appearance of off-street parking and open lot sales and services areas in Cornelius and to protect and preserve the appearance, character, and value of the surrounding neighborhoods and thereby promote the general welfare by providing for installation and maintenance of landscaping for screening, buffering and aesthetic qualities, finding that the particular characteristics and qualities of Cornelius justify regulations to perpetuate its aesthetic appeal on a city-wide basis. It is also the purpose of this section to allow for increased seepage by providing openings in the impervious surface, increased safety by breaking up large expanses of pavement, and increased shading to reduce overheating of car interiors, and reduce glare and radiation from large numbers of vehicles.

Response: The applicant has submitted a landscaping plan for review and approval. It is the intent of the landscaping plan to meet the cities overall "purpose" for landscaping and meet or exceed the minimum requirements.

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

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

Response: Not applicable.

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

Response: All landscaping will be installed using sound workmanship and to the landscape plan approved by the City. All landscaped areas will be protected from vehicular encroachment by curbs.

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

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

Response: Landscaping will not interfere with the maintenance or repair of any public utility. Landscaping will be installed and maintained in accordance with the landscaping plan approved by the City.

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

Response: Landscaping will be installed in accordance with the landscaping plan approved by the City and will be maintained so that it does not restrict pedestrian or vehicular access.

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

Response: All proposed landscaping will not cause a traffic hazard. All landscaping will be maintained to avoid reducing any vehicular, pedestrian or bicycle visibility.

18.145.070 Parking lot design standards.

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

Response: See Sheet C2 for details regarding landscaping adjacent to the public right-of-way.

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

Response: The sites abuts a vacant property to the west. The applicant is proposing off-street parking in the western portion of the site and is proposing to provide a 6 feet 5 inch wide landscape strip between the site's parking area and the vacant parcel to the west.

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

Response: Not applicable.

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

Response: The applicant is proposing landscaped islands for every 7-9 parking spaces. The landscaped islands will be 6' in width and equivalent in depth to the adjacent parking space(s). See Sheet C2 for details regarding parking area landscaping.

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

Response: The proposed accessway to the parking area will be located in the northwest portion of the site off of Baseline Road. There will be no obstructing landscaping within the clear vision zone. See Sheet C2 for details regarding the proposed access drive.

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

Response: Not applicable, the parking lot is not more than three acres in size.

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

Response: No parking spaces are located on a public street. No vehicles will be backing onto a public street or public travel lane.

18.145.080 Drainage of off-street parking and loading facilities.

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

Response: Off-street parking will be designed and drained to avoid sheetflow of water across public sidewalks or internal walkways and will not impede pedestrians.

18.145.090 Security required.

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

Response: The required parking spaces will be available for use prior to final inspection.

Chapter 18.150 SPECIAL USE REGULATIONS

18.150.070 Clear vision zones.

Except in the central mixed use (CMU) zoning district, a clear vision zone shall be maintained on the corners of all property adjacent to the intersection of two streets, a street and a railroad, or a driveway providing vehicular access to a public street.

(A) The clear vision zone is defined as the triangular area beginning at the intersection of the projected curb lines, and extending 15 feet along the leg of each intersection. No fence, berm, wall, hedge or other planting or structure shall be placed within the clear vision zone that would impede visibility between a height of 30 inches and 10 feet as measured from the top of curb, or in the absence of a curb, from the established street center line grades. If the relation of the surface of the lot to the streets is such that visibility is already obscured, nothing shall be done to increase the impediment to visibility within the

vertical and horizontal limits set forth above. Poles, tree trunks, and similar objects less than 12 inches in width may be allowed in the clear vision zone if they meet the vertical requirements noted above.

Response: The applicant will maintain a clear vision zone at the intersection of the vehicular access and Baseline Street. There will be no obstructions within the clear vision triangle. See Sheet C2 for details regarding the clear vision triangle.

(B) A private access shall be treated as a public street for the purpose of this section. The edge of the paved surface area of the private access, be it roadway, curb or sidewalk, shall be treated as the curb line in determining the vision clearance zone.

Response: It is understood that private access is treated as public street for the purpose of clear vision zones and that the edge of the paved surface area of the private access is the point where the clear vision zone is determined.

(C) The requirements of visibility at intersections in the CMU zoning district shall be determined on a case-by-case basis by the facilities and design review committee in accordance with traffic and transportation engineering standards. [Ord. 810, 2000; Code 2000 § 11.40.27; Ord. 841 Exh. 2, 2003; Ord. 2018-02 § 1 (Exh. A), 2018; Ord. 2019-10 § 1 (Exh. A), 2019.]

Response: The subject site is not located within the CMU zone.

Chapter 18.155

SOLAR ACCESS FOR NEW DEVELOPMENT

18.155.010 Purpose.

It is the city's intent to encourage the use of both active and passive solar energy systems for heating air and water in homes and businesses, as long as natural topography, soil, or other subsurface conditions or other natural conditions peculiar to the site are preserved. While the use of solar energy systems is optional, the right to solar access is protected. Additionally, a goal of this section is to ensure that site plan elements do not excessively shade adjacent properties, creating a significant adverse impact upon adjacent property owners. Thus, standards are set forth to evaluate the potential impact of shade caused by buildings, structures, and trees.

18.155.020 Applicability.

All development shall be designed throughout to accommodate active and/or passive solar installations to the extent reasonably feasible.

Response: The subject site is located on a corner lot with Baseline Street to the north, N 4th Avenue to the east, Railroad Right-of-Way to the south; and a vacant parcel to the west. The proposed 38' 2" building will be located in the eastern portion of the site. The applicant is not proposing any solar

installations at this time. However, the proposed site design could easily accommodate solar installations due to its location, orientation and design.

18.155.030 Solar-oriented residential lots.

At least 65 percent of the lots less than 10,000 square feet in area in single- and two-family residential developments must conform to the definition of a “solar-oriented lot” (see CMC 18.195.190) in order to preserve the potential for solar energy usage.

Response: Not applicable.

18.155.040 Access to sunshine.

The elements of the development plan (e.g., buildings, circulation, open space 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 a.m. and 3:00 p.m. PST, on December 21st.

Response: The subject site is located on a corner lot with Baseline Street to the north, N 4th Avenue to the east, Railroad Right-of-Way to the south; and a vacant parcel to the west. The proposed 38’ 2” would be located in the eastern portion of the site. The building is being designed to accommodate a solar energy system, if desired in the future. The parking area which will be located in the western portion of the site would be unobstructed from southern sun exposure due to approximately 60 feet of railroad right-of-way located to the south of the subject site. This would allow for possible a possible solar energy system to be located within the parking lot, if desired 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 9:00 a.m. and 3:00 p.m., PST, on December 21st. This provision shall not apply to structures within the central mixed use (CMU) and corridor commercial (CC) zoning districts.

Response: The subject site is located at the intersection of Baseline Road and N 4th Avenue. The proposed 38’ 2” tall building would be located in the eastern portion of the site with the front façade facing north. A vacant parcel is located to the west and approximately 60 feet of railroad right-of-way to the south. Therefore, the proposed building will not impact any structures located south of both the subject site and existing railroad right-of-way or west of the site on the vacant parcel.

(B) The impact of trees shall be evaluated on an individual basis considering the potential impacts of the shading and 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 subject site does not have any existing trees which will pose any adverse impacts to neighboring sites. As mentioned previously, the subject site is located at the intersection of Baseline Road and N 4th Avenue, with a vacant parcel to the west and railroad right-of-way to the south. Per the landscape plan, there will be no impact to any neighboring structures and the trees that are proposed are necessary to meet landscaping requirements.

18.155.060 Alternative compliance.

Upon request by an applicant, the planning commission may approve an alternative site layout that may be substituted in whole or in part for a plan meeting the standards of this chapter.

(A) Procedure. Alternative compliance plans shall be prepared and submitted in accordance with submittal requirements for plans as set forth in this section. The plan shall clearly identify and discuss the modifications and alternatives proposed and the ways in which the plan will equally or better accomplish the purpose of this chapter than a plan which complies with the standards of this chapter.

(B) Review Criteria. In approving an alternative plan, the planning commission shall find that the proposed alternative plan accomplishes the purposes of this chapter equally or better than a plan which complies with the standards of this chapter.

In reviewing the proposed alternative plan, the planning commission shall take into account whether the alternative design enhances neighborhood continuity and connectivity, fosters nonvehicular access, and preserves existing natural or topographic conditions on the site.

Response: An alternative plan is not being requested or proposed.



Written Narrative Requirements

B: Description of Proposal

Existing Conditions:

The Property is located at 271 Baseline Street in Cornelius, a city in Washington County, Oregon.

The entire Property consists of two, level, adjacent Tax Lots totaling 2.1 acres. They are located on the corner of Baseline St, which is a one-way road traveling eastbound and S 4th Ave.

Tax ID R0409953 is .78 acres w/ an unoccupied 2814 sq ft home located on it.

Tax ID R0409944 is 1.32 acres of vacant land directly on the corner of Baseline & S 4th Ave.

This Property is currently zoned C-2, which is a Commercial designation in the City of Cornelius Comprehensive Plan. Consequently, the Proposed Use of the property already fits into the Allowable Use categories of the current zoning.

Proposed Use:

The Applicant is proposing a new indoor entertainment facility w/ six full-tournament size courts that can be utilized for basketball, volleyball, soccer and other sports activities during the day, and evenings. These courts will be located inside 1 overall building, that will have small concession area, viewing areas, offices and bathrooms.

In order to move forward w/ this Proposed Building, the existing home will need to be taken down.

The Proposed Building itself will be pushed to the back (south), and east side of the overall property, with the entrance/parking at the west end of the Property.

There will be landscaping around the front of the Proposed Building, as well as 34 trees in various locations along the street and around the parking lot. There will be 67 compact/standard parking spaces, with an additional 9 handi-cap spaces, for a total of 76 parking spaces.

As stated above, this Property is currently zoned C-2, which is a Commercial designation in the City of Cornelius Comprehensive Plan. Consequently, the Proposed Use of the property already fits into the Allowable Use categories of the current zoning.

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:

(E) Indoor amusement or entertainment and restaurants, including fast food with drive-up window.

**CONDITIONAL USE PERMIT
KEM HOOPS
1S304BB-00100 and 00200**

The applicant is requesting Type III Design Review and Conditional Use approval for a new indoor entertainment facility, the proposed new building would exceed the maximum building height, which is currently 35' in the C-2 zone, which requires Conditional Use. Therefore, the applicant is requesting Conditional Use approval to exceed the maximum building height of 35' by 3' 2" or approximately 9.14 percent, resulting in a building height of 38' 2".

There is a serious lack of gym space available for practicing and tournaments. This lack of gym space greatly affects our youth and the ability for them to participate in sports. Sports participation provides youth with a positive outlet, character development, socialization and self-discipline. Participation in sports teaches youth teamworking skills and they are exposed to positive role models in coaches and older participants.

The applicant is proposing six full-tournament size courts that can be utilized for basketball, volleyball, soccer and other sports activities during the day and evenings.

The subject site is a total of 2.1 acres in size and currently consists of two Parcels located in the C-2 zone and has a designation of C Commercial in the Comprehensive Plan. The Parcels can be identified as Tax Lots 100 and 200 on Washington County Assessor's Tax Map 1S3-04BB.

18.45.030 Conditional uses permitted.

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

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

Response: Not applicable to the request.

(G) Requests to exceed the permitted building height.

Response: The applicant is requesting Conditional Use approval to exceed the permitted building height. The maximum building height in the C-2 zone is 35 feet. The applicant is requesting Conditional Use approval for a building height of 38 feet 2 inches. This is an increase of approximately 9.14 percent or 3 feet 2 inches.

18.105.010 Purpose.

Certain types of uses require special consideration prior to being permitted in a particular district. The reasons for requiring special consideration involves, among other things, the size of the area required,

the nature of the traffic problems, the effect such uses have on any adjoining land uses and on the growth and development of the community as a whole. The uses are listed in each use district as a conditional use. [Ord. 640 § 1, 1985; Ord. 810, 2000; Code 2000 § 11.30.31.]

Response: Per Cornelius Municipal Code section 18.45.030 (G) requests to exceed the permitted building height will require Conditional Use approval.

18.105.020 Authority.

The planning commission may approve, approve with conditions, or deny the application for a conditional use permit. In permitting a conditional use, the planning commission may impose conditions found necessary to protect the best interests of the surrounding property or neighborhood, or the city as a whole. A conditional use permit shall not grant variances to the regulations prescribed by this title.

(A) Authorization to Grant or Deny Conditional Uses.

(1) Uses designated in this title as conditional uses permitted shall be permitted or enlarged or altered upon approval of the commission in accordance with the standards and procedures specified in this chapter.

Response: The applicant understands that this request may be approved, approved with conditions or denied.

(2) The conditions may include, but are not limited to, the following requirements:

(a) Increasing the required lot size or yard dimensions;

Response: Not applicable.

(b) Controlling the location and number of vehicular access points to the property;

Response: Not applicable.

(c) Increasing street width;

Response: Not applicable.

(d) Increasing the number of off-street parking or loading spaces required;

Response: Not applicable.

(e) Limiting the number of signs;

Response: Not applicable.

(f) Limiting the coverage or height of buildings because of obstruction to view or reduction of light or air to adjacent property;

Response: The applicant is requesting approval to exceed the maximum allowed building height in the C-2 zone, which is 35'. The applicant is requesting approval to construct a 38' 2" building, exceeding the maximum height limit by 3' 2" or approximately 9.14 percent. The proposed project is on a corner lot, located at the southwest corner of Baseline Road and N 4th Avenue, a railroad with associated right-of-way is located on the south side of the site and a vacant parcel to the west. The proposed building would be located in the eastern portion of the site. If approved, the developed site will not affect air, views or cause a reduction of light on adjacent property. There are residences located south of the site however, railroad and public street right-of-way separate the proposed development from the residences.

(g) Requiring sight-obscuring fencing and landscaping where necessary to reduce noise or glare or maintain the property in a character in keeping with the surrounding area; and

Response: The applicant is requesting Conditional Use approval to exceed the maximum building height in the C-2 zone for a proposed development being reviewed under a Type III Design Review. It is anticipated that any requirements for sight-obscuring fencing or landscaping will be conditioned under the Design Review request and not part of this Conditional Use request.

(h) Requirements under which any future enlargement or alteration of the use shall be reviewed by the city and new conditions imposed.

Response: The applicant does not anticipate any future enlargement or alteration of this particular Conditional Use request, which is approval to exceed the maximum building height.

(3) Change in use, expansion or contraction of site area, or alteration of structures or uses classified as conditional existing prior to the effective date of the ordinance codified in this title shall conform to the regulations pertaining to conditional uses. If the site is found inappropriate for the use requested, the commission may deny approval of the conditional use.

Response: Not applicable.

18.105.030 Procedures.

(A) Application. A request for a conditional use or modification of an existing conditional use may be initiated by a property owner or his authorized agent by filing an application form prescribed by the community development director and shall be filed with the community development director.

Request: The applicant is requesting Type III Design Review approval for a new indoor entertainment facility, the proposed new building would exceed the maximum building height, which is currently 35' in the C-2 zone, which requires Conditional Use. The applicant is seeking Conditional Use approval to exceed the maximum building height of 35' by 3' 2" or approximately 9.14 percent. The proposed building height is 38' 2".

(B) Approval Criteria. The approval, approval with conditions or denial of an application for conditional use or to enlarge or to alter a conditional use shall be based on findings of fact with regard to each of the following approval standards:

(1) The proposed development will comply with the comprehensive plan;

Response: The proposed development is zoned C2 and has a designation of C Commercial in the Comprehensive Plan. The applicant is proposing an indoor entertainment facility which complies with the Comprehensive Plan. The site development plan has proactively planned for safe traffic circulation, public safety and will be visually appealing. Development in this area requires Design Review approval. The applicant has submitted a Type III Design Review application as well as a Conditional Use application requesting approval to exceed the maximum building height in the C2 zone.

(2) The applicable requirements of the zoning district are satisfied; and

Response: The applicable requirements of the zoning district are met. The applicant is requesting Type III Design Review approval along with this request for Conditional Use approval.

(3) That the location, size, design, and functional characteristics of the proposed use are such that it can be made reasonably compatible with and have a minimum impact on the livability and appropriate development of other properties in the surrounding neighborhood;

Response: The applicant is requesting approval to exceed the maximum building height in the C-2 zone which is 35'. The applicant is requesting approval for a building height of 38'-2"' which is an increase of 3' 2" or approximately 9.14 percent. The requested height increase is negligible and will not affect negatively affect the livability or compatibility of surrounding properties. The subject site is a corner lot and is located at the southwest corner of the intersection of Baseline Road and N 4th Avenue, railroad right-of-way is located to the south and a vacant lot to the west. The building is situated in the eastern portion of the site, away from any development that may occur on the vacation parcel to the west.

(4) The granting of the proposal will provide for a facility that is consistent with the overall needs of the city.

Response: The applicant is requesting Conditional Use approval to exceed the maximum building height related to the construction of an indoor sports facility with six full-size courts. A Type III Design Review application has also been submitted for review and approval. There is a lack of indoor sport courts available for youth and adults to use. Sports participation provides youth with a positive outlet, character development, socialization and self-discipline. Participation in sports teaches youth teamworking skills and they are exposed to positive role models in coaches and older participants.

(C) Modifications. A request to substantially modify an existing conditional use permit shall be processed in the same manner as a new request for a conditional use permit. Minor modifications of an existing conditional use permit may be approved by the community development director. When an interpretation is discretionary, notice shall be provided in accordance with Chapter 18.15 CMC.

Response: Not applicable.

(D) Public Hearing Required. A public hearing shall be scheduled for each application requiring action by the planning commission. The hearing shall be conducted at the next regularly scheduled planning commission meeting where legally sufficient notice can be provided to the public prior to the hearing,

following receipt and verification of a completed application. Notice of the time, place and purpose of the public hearing shall be given in accordance with the requirements of CMC 18.15.030.

Response: The applicant understands that a Public Hearing is required to obtain Conditional Use approval. The applicant is also requesting a Type III Design Review for a new building on the site, which will also require a Public Hearing. The applicant requests that both applications be heard at the same hearing, if possible.

(E) Notification of Action. The community development director shall notify the applicant of the conditional use decision rendered by the planning commission, in writing within five days after the decision has been made.

Response: Understood.

(F) Time Limit on Approvals. A conditional use permit shall become void two years after the date of final approval or after such time less than two years as may be specified as a condition of approval unless prior to that time a building permit has been issued for the project and substantial construction has taken place.

Response: The applicant understands that Conditional Use approval is valid for two years after the date of final approval. And, that the Conditional Use approval shall become void after two years unless prior to the two-year expiration, that a building permit has been issued for the proposed project and substantial construction has occurred.

(G) Special Conditions.

(1) The permit granted pursuant to the provisions of this section shall run with the land and shall continue to be valid upon a change of ownership of the site or structure unless otherwise specified in conditions attached to the permit.

Response: The applicant understands that Conditional Use approval, once obtained follows the land and will continue in perpetuity unless any condition of approval states otherwise.

(2) The applicant shall file a copy of the approved conditional use permit with the Washington County Department of Records and Elections. Building permits shall not be issued until the applicant has provided evidence satisfactory to the city of compliance. [Ord. 640 § 1, 1985; Ord. 810, 2000; Code 2000 § 11.30.33; Ord. 841 Exh. 2, 2003; Ord. 2020-05 § 1 (Exh. A), 2020.]

Response: The applicant will file a copy of the conditional use approval with the Washington County Department of Records and Elections, if necessary for the request Conditional Use approval requested, which is to exceed the maximum building permit height for the C-2 zone.

Written Narrative Requirements (cont.)

D: Hours of Operation/ Employees

The Proposed Facility hours of operation are as follows:

Monday -	8 am – 10 pm
Tuesday –	8 am – 10 pm
Wednesday -	8 am – 10 pm
Thursday –	8 am – 10 pm
Friday -	8 am – 10 pm
Saturday -	8 am – 10 pm
Sunday -	8 am – 10 pm

There will be a total of 6 employees, with a Maximum of 4 employees per shift.



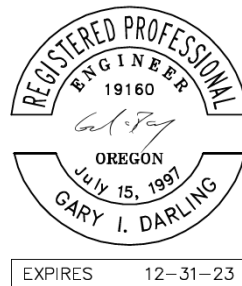
Drainage Narrative
Baseline Street Indoor Basketball Courts
Tax Map 1S304BB00200, TL 100 and TL 200
271 Baseline Street
Cornelius, OR 97133

Prepared for:

Samedy Kem
20449 SW TV Highway # 300
Aloha, OR 97113

Prepared By:

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July 7, 2022

Case No: SAM060

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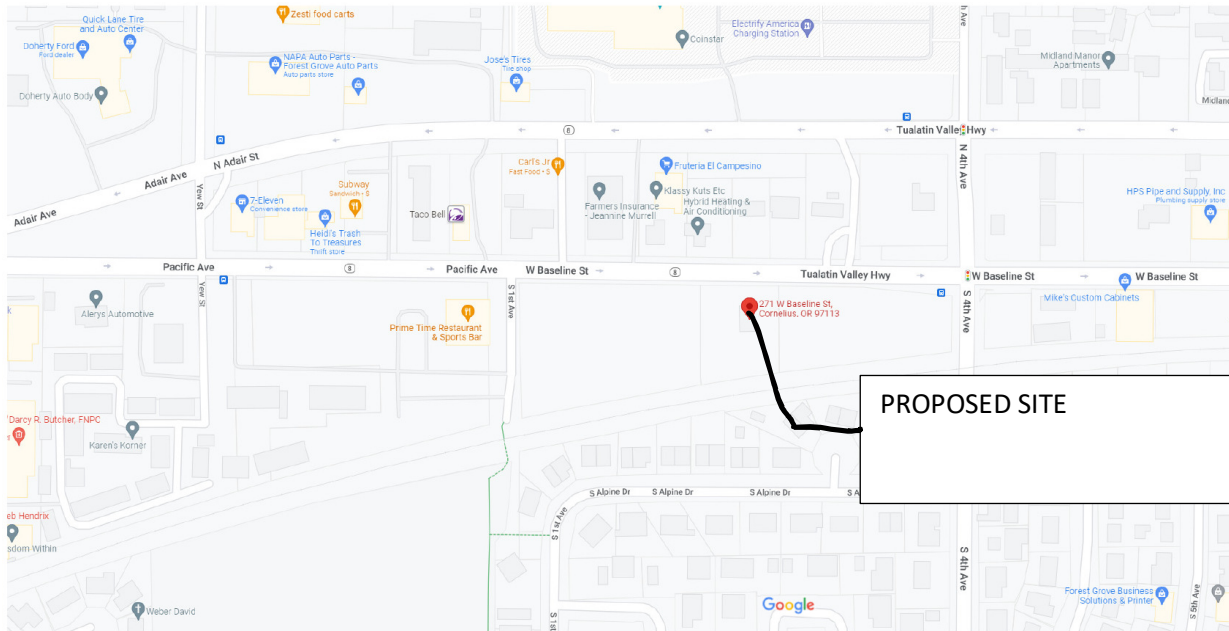


Figure 1: Vicinity map.

Project Overview

The proposed project will be an indoor basketball facility including parking and landscaping. The site is in the NW ¼ of the NW ¼ of Section 4, T1S, R3W, Willamette Meridian, Washington County and includes tax lots 100 and 200

EXISTING CONDITIONS

The project site is 92,900 SF in size and is covered with vegetation, an existing house, and a gravel driveway.

The site's topography is fairly flat. The site is roughly at elevation 173. It is highest near Baseline and the lowest point of 170,00 is in the SW corner of the lot. There is an existing storm drain that daylights near the south property line about 175 feet west of 4th Street.

The native soil is predominately Woodburn silt loam (Figure 5). Willamette silt loam belongs to Hydraulic Soil Group C (Figure 6). According to the National Resources Conservation Service, this soil is moderately well drained. The CN was determined to be 79 for the pervious soils.

PROPOSED DRAINAGE IMPROVEMENTS

The proposed indoor basketball facility and associated parking lot will drain to a series of catch basins and rain drains which will connect to a detention system on the north side of the building. Downstream of the detention system there will be a one cartridge and 4 cartridge stormfilter catch basin which will treat the runoff. From that point the storm sewer will head to the east and then turn south and connect to the existing storm system that daylights on the south side of the lot.

The detention system will consist of 35 - Oldcastle 8x16x2 foot high stormcapture detention vaults. A flow control structure with 3 orifices will control the flow to limit runoff to the preexisting 25, 10, and 2 year storm events.

WATER QUALITY CALCULATIONS

PROPOSED SITE WORK

Pervious to Impervious – New Impervious 79,930 SF
Impervious to Pervious – Modification/Perm. Removed = 0

SITE WORK BREAKDOWN

Total New Impervious = 79,930 SF
Total Modified Impervious = 0
Total Permanently Removed = 0

EQUATION

Treatment = New Impervious + 3 * (Modified Impervious – Permanently Removed Impervious)

Treatment = 3 * (79,930)

Total Required Treatment Area = 79,930 SF

Treatment Areas:

New Building, Parking Lot, Sidewalk 79,930

Total Area 79.930 SF

The new parking lot and building (79,930 SF) will be treated with a Stormfilter 4 and 1 cartridge catch basins.

A one and 4 cartridge Stormfilter catch basin will be used to treat the runoff for the roof and parking lot.

Water Quality Flow = 0.36 inch/4 hours x Imp. Area = .09 x 1.83 = 0.165 cfs

$$\text{Water Quality Flow (cfs)} = \frac{0.36 \text{ (in.)} \times \text{Area (sq.ft.)}}{12 \text{ (in/ft)}(4 \text{ hr})(60 \text{ min/hr})(60 \text{ sec/min})}$$

$$.36 \times 79,930 / (12 \times 4 \times 60 \times 60) = \mathbf{0.165 \text{ CFS}}$$

Number of Cartridges = Water Quality Flow (cfs) x (449 gpm/cfs / 15 gpm/cartridge)

$$.048 \times (449/15) = \mathbf{4.94 \text{ cartridges} = 5 \text{ cartridges.}}$$

Capacity of 5 Cartridge = 0.165 CFS.

Storm Filter Catch Basin - Peak Flow Capacity

The peak runoff of the site will be generated from roof runoff, sidewalk runoff, and overflow from the pervious pavement, grasscrete, and landscape areas. The peak runoff for a 25-year storm event is **1.79 CFS**. See Table 7 Below.

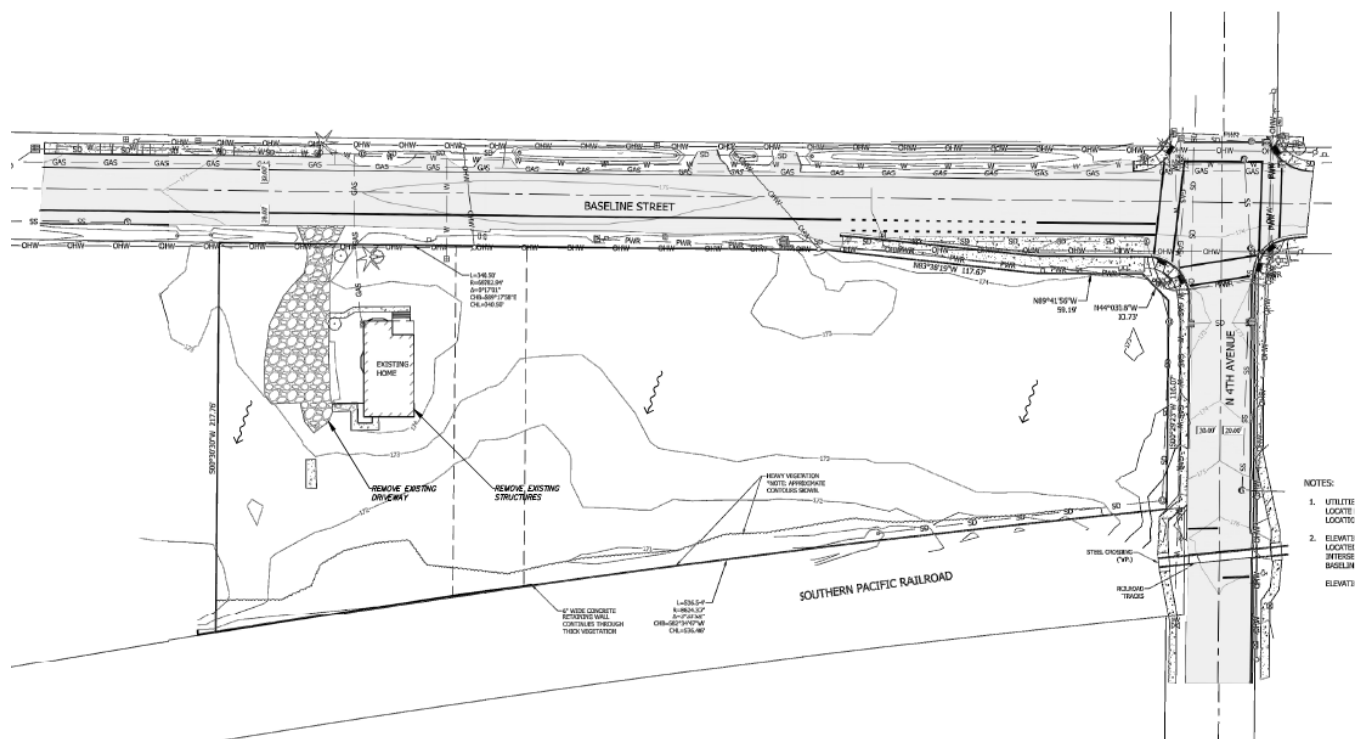


Figure 2: Existing Conditions map.

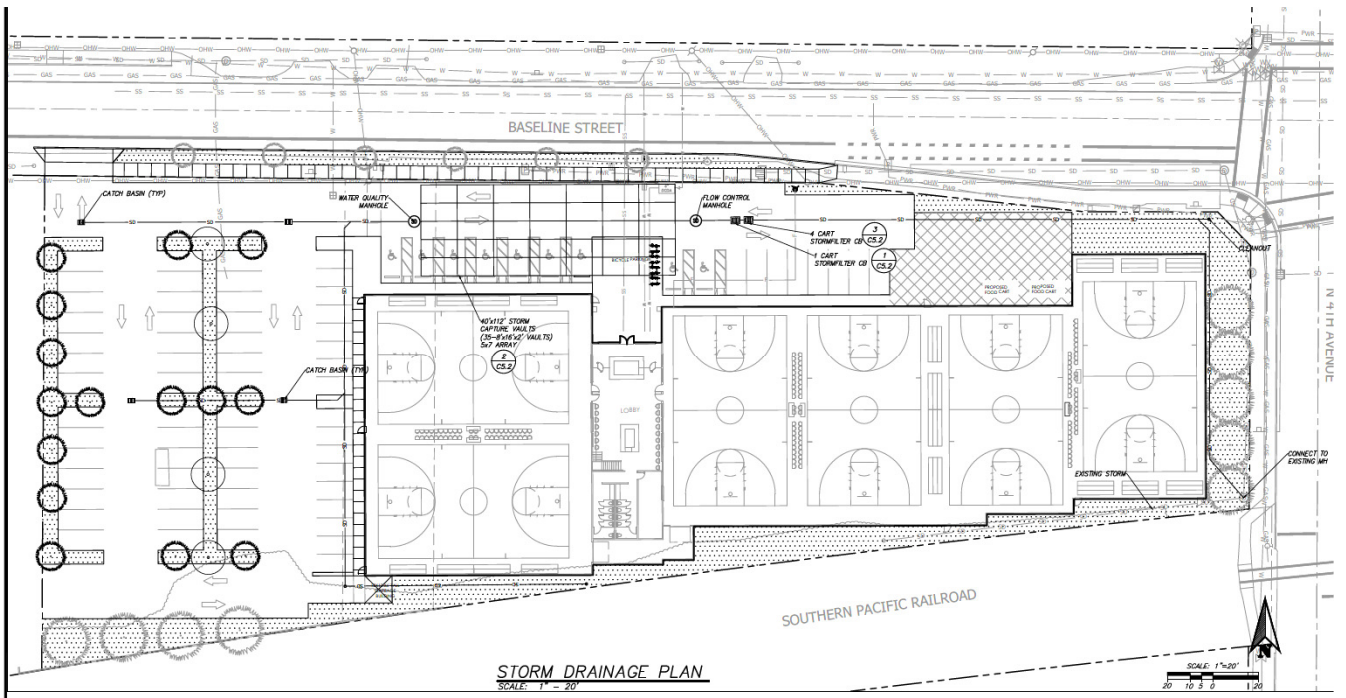


Figure 3: Drainage Plan

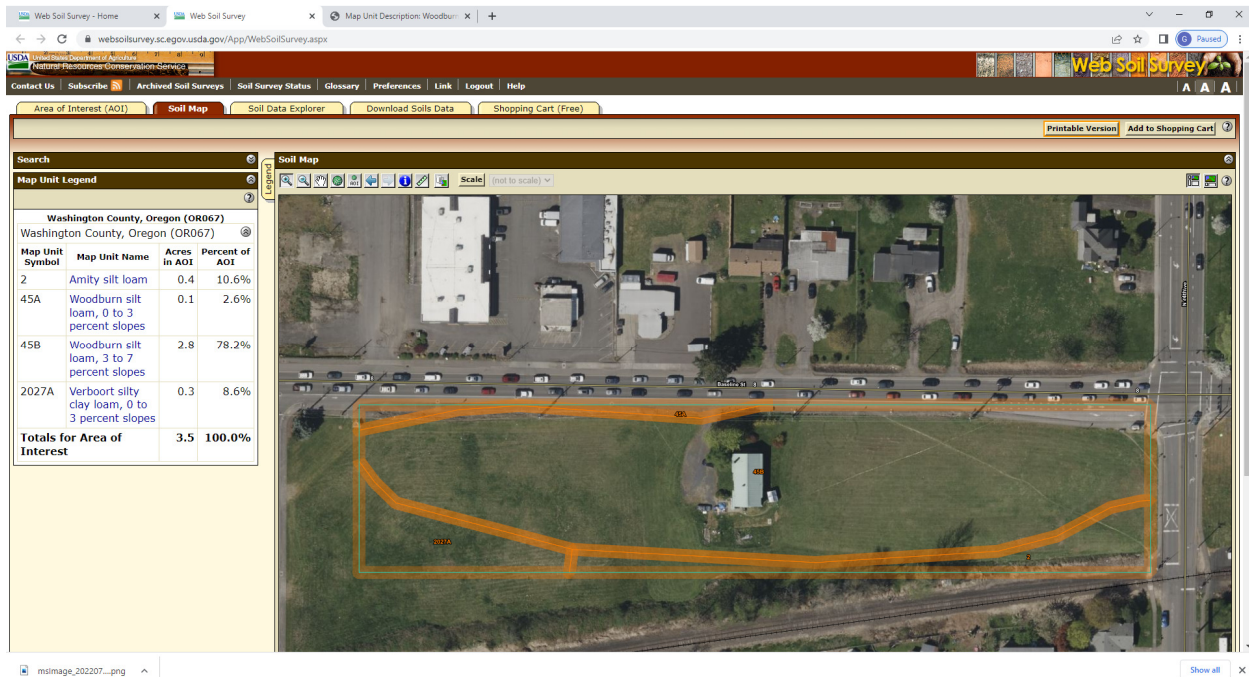


Figure 4: Soil Map

Washington County, Oregon

45B—Woodburn silt loam, 3 to 7 percent slopes

Map Unit Setting

National map unit symbol: 2209
Elevation: 150 to 400 feet
Mean annual precipitation: 40 to 50 inches
Mean annual air temperature: 50 to 54 degrees F
Frost-free period: 165 to 210 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Woodburn and similar soils: 85 percent
Minor components: 1 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Woodburn

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Old alluvium

Typical profile

H1 - 0 to 16 inches: silt loam
H2 - 16 to 31 inches: silty clay loam
H3 - 31 to 60 inches: silt loam

Properties and qualities

Slope: 3 to 7 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 25 to 32 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 12.0 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Ecological site: R002XC008OR - Valley Terrace Group
Forage suitability group: Moderately Well Drained < 15% Slopes (G002XY004OR)
Other vegetative classification: Moderately Well Drained < 15% Slopes (G002XY004OR)

Hydric soil rating: No

Minor Components

Dayton

Percent of map unit: 1 percent

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Other vegetative classification: Poorly Drained (G002XY006OR)

Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Washington County, Oregon

Survey Area Data: Version 21, Oct 27, 2021

Figure 5: Soil Description

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DETAIL BASIN SUMMARY

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BASIN ID: sam60x2      NAME: EXISTING 2 YEAR
SCS METHODOLOGY
TOTAL AREA.....: 2.13 Acres      BASEFLOWS: 0.00 cfs
RAINFALL TYPE....: TYPE1A          PERV           IMP
PRECIPITATION....: 2.50 inches     AREA...: 2.02 Acres      0.11 Acres
TIME INTERVAL....: 10.00 min      CN.....: 79.00          98.00
                                      TC.....: 10.00 min      6.00 min

ABSTRACTION COEFF: 0.20
PEAK RATE: 0.33 cfs VOL: 0.16 Ac-ft  TIME: 500 min
    
```

TIME (min)	DESIGN RUNOFF (cfs)	TIME (min)	DESIGN RUNOFF (cfs)	TIME (min)	DESIGN RUNOFF (cfs)	TIME (min)	DESIGN RUNOFF (cfs)	TIME (min)	DESIGN RUNOFF (cfs)	TIME (min)	DESIGN RUNOFF (cfs)
10		310	0.0097	610	0.1329	910	0.0997	1210	0.0822	1510	
20		320	0.0097	620	0.1318	920	0.0990	1220	0.0823	1520	
30		330	0.0097	630	0.1318	930	0.0990	1230	0.0823	1530	
40		340	0.0110	640	0.1234	940	0.1001	1240	0.0828	1540	
50		350	0.0110	650	0.1220	950	0.1004	1250	0.0829	1550	
60		360	0.0110	660	0.1219	960	0.1003	1260	0.0829	1560	
70	0.0002	370	0.0122	670	0.1165	970	0.0961	1270	0.0834	1570	
80	0.0002	380	0.0122	680	0.1156	980	0.0953	1280	0.0835	1580	
90	0.0002	390	0.0123	690	0.1155	990	0.0953	1290	0.0835	1590	
100	0.0019	400	0.0176	700	0.1138	1000	0.0962	1300	0.0840	1600	
110	0.0019	410	0.0183	710	0.1135	1010	0.0964	1310	0.0841	1610	
120	0.0019	420	0.0185	720	0.1135	1020	0.0964	1320	0.0841	1620	
130	0.0035	430	0.0379	730	0.1113	1030	0.0974	1330	0.0846	1630	
140	0.0035	440	0.0414	740	0.1109	1040	0.0975	1340	0.0847	1640	
150	0.0036	450	0.0416	750	0.1109	1050	0.0975	1350	0.0846	1650	
160	0.0049	460	0.0706	760	0.1082	1060	0.0929	1360	0.0792	1660	
170	0.0049	470	0.0759	770	0.1078	1070	0.0920	1370	0.0781	1670	
180	0.0049	480	0.0780	780	0.1077	1080	0.0920	1380	0.0781	1680	
190	0.0057	490	0.2941	790	0.1047	1090	0.0928	1390	0.0785	1690	
200	0.0058	500	0.3323	800	0.1042	1100	0.0929	1400	0.0786	1700	
210	0.0058	510	0.3313	810	0.1042	1110	0.0929	1410	0.0786	1710	
220	0.0063	520	0.2287	820	0.1058	1120	0.0880	1420	0.0789	1720	
230	0.0063	530	0.2129	830	0.1062	1130	0.0871	1430	0.0790	1730	
240	0.0063	540	0.2126	840	0.1061	1140	0.0871	1440	0.0784	1740	
250	0.0072	550	0.1790	850	0.1026	1150	0.0877	1450	0.0127	1750	
260	0.0072	560	0.1734	860	0.1020	1160	0.0878	1460		1760	
270	0.0072	570	0.1731	870	0.1020	1170	0.0878	1470		1770	
280	0.0084	580	0.1444	880	0.1034	1180	0.0827	1480		1780	
290	0.0085	590	0.1394	890	0.1037	1190	0.0817	1490		1790	
300	0.0085	600	0.1393	900	0.1036	1200	0.0817	1500		1800	

Figure 6: 2 Year Existing Storm

DETAIL BASIN SUMMARY

BASIN ID: sam60x10 NAME: EXISTING 10 YEAR
 SCS METHODOLOGY
 TOTAL AREA.....: 2.13 Acres BASEFLOWS: 0.00 cfs
 RAINFALL TYPE....: TYPE1A PERV IMP
 PRECIPITATION....: 3.50 inches AREA...: 2.02 Acres 0.11 Acre
 TIME INTERVAL....: 10.00 min CN.....: 79.00 98.00
 TC.....: 10.00 min 6.00 min
 ABSTRACTION COEFF: 0.20
 PEAK RATE: 0.72 cfs VOL: 0.28 Ac-ft TIME: 500 min

TIME	DESIGN	TIME	DESIGN	TIME	DESIGN	TIME	DESIGN	TIME	DESIGN	TIME	DESIGN
(min)	RUNOFF	(min)	RUNOFF	(min)	RUNOFF	(min)	RUNOFF	(min)	RUNOFF	(min)	RUNOFF
(min)	(cfs)	(min)	(cfs)	(min)	(cfs)	(min)	(cfs)	(min)	(cfs)	(min)	(cfs)
10		310	0.0148	610	0.2422	910	0.1686	1210	0.1345	1510	
20		320	0.0148	620	0.2395	920	0.1672	1220	0.1346	1520	
30		330	0.0150	630	0.2393	930	0.1672	1230	0.1346	1530	
40		340	0.0268	640	0.2220	940	0.1685	1240	0.1352	1540	
50		350	0.0290	650	0.2188	950	0.1688	1250	0.1353	1550	
60		360	0.0292	660	0.2187	960	0.1687	1260	0.1353	1560	
70	0.0012	370	0.0480	670	0.2074	970	0.1611	1270	0.1358	1570	
80	0.0012	380	0.0517	680	0.2052	980	0.1596	1280	0.1359	1580	
90	0.0012	390	0.0519	690	0.2052	990	0.1596	1290	0.1360	1590	
100	0.0042	400	0.0787	700	0.2007	1000	0.1607	1300	0.1365	1600	
110	0.0043	410	0.0838	710	0.1998	1010	0.1609	1310	0.1366	1610	
120	0.0043	420	0.0842	720	0.1998	1020	0.1609	1320	0.1366	1620	
130	0.0066	430	0.1241	730	0.1947	1030	0.1620	1330	0.1371	1630	
140	0.0066	440	0.1317	740	0.1937	1040	0.1622	1340	0.1372	1640	
150	0.0066	450	0.1322	750	0.1937	1050	0.1621	1350	0.1371	1650	
160	0.0084	460	0.1865	760	0.1880	1060	0.1540	1360	0.1281	1660	
170	0.0085	470	0.1969	770	0.1869	1070	0.1525	1370	0.1263	1670	
180	0.0085	480	0.2011	780	0.1869	1080	0.1525	1380	0.1263	1680	
190	0.0094	490	0.6349	790	0.1808	1090	0.1533	1390	0.1267	1690	
200	0.0094	500	0.7159	800	0.1796	1100	0.1535	1400	0.1268	1700	
210	0.0094	510	0.7136	810	0.1796	1110	0.1534	1410	0.1268	1710	
220	0.0100	520	0.4608	820	0.1816	1120	0.1451	1420	0.1272	1720	
230	0.0100	530	0.4160	830	0.1820	1130	0.1435	1430	0.1273	1730	
240	0.0100	540	0.4153	840	0.1819	1140	0.1435	1440	0.1263	1740	
250	0.0111	550	0.3405	850	0.1752	1150	0.1442	1450	0.0207	1750	
260	0.0111	560	0.3268	860	0.1739	1160	0.1443	1460		1760	
270	0.0111	570	0.3263	870	0.1739	1170	0.1442	1470		1770	
280	0.0128	580	0.2680	880	0.1755	1180	0.1356	1480		1780	
290	0.0128	590	0.2571	890	0.1758	1190	0.1339	1490		1790	
300	0.0128	600	0.2570	900	0.1758	1200	0.1339	1500		1800	

Figure 7: 10 year Existing Storm

DETAIL BASIN SUMMARY

```

BASIN ID: sam60x25           NAME: EXISTING 25 YEAR
SCS METHODOLOGY
TOTAL AREA.....: 2.13 Acres      BASEFLOWS: 0.00 cfs
RAINFALL TYPE....: TYPE1A          PERV          IMP
PRECIPITATION....: 4.00 inches     AREA...: 2.02 Acres    0.11 Acres
TIME INTERVAL....: 10.00 min       CN....: 79.00         98.00
                                           TC....: 10.00 min     6.00 min

ABSTRACTION COEFF: 0.20
PEAK RATE: 0.93 cfs VOL: 0.35 Ac-ft TIME: 500 min
    
```

TIME	DESIGN	TIME	DESIGN	TIME	DESIGN	TIME	DESIGN	TIME	DESIGN	TIME	DESIGN
(min)	RUNOFF	(min)	RUNOFF	(min)	RUNOFF	(min)	RUNOFF	(min)	RUNOFF	(min)	RUNOFF
	(cfs)		(cfs)		(cfs)		(cfs)		(cfs)		(cfs)
10		310	0.0271	610	0.3000	910	0.2040	1210	0.1611	1510	
20		320	0.0292	620	0.2963	920	0.2023	1220	0.1612	1520	
30		330	0.0294	630	0.2961	930	0.2023	1230	0.1612	1530	
40		340	0.0502	640	0.2740	940	0.2036	1240	0.1618	1540	
50		350	0.0543	650	0.2698	950	0.2039	1250	0.1619	1550	
60		360	0.0545	660	0.2697	960	0.2038	1260	0.1619	1560	
70	0.0019	370	0.0782	670	0.2550	970	0.1944	1270	0.1624	1570	
80	0.0019	380	0.0828	680	0.2523	980	0.1926	1280	0.1626	1580	
90	0.0020	390	0.0832	690	0.2522	990	0.1926	1290	0.1626	1590	
100	0.0056	400	0.1175	700	0.2461	1000	0.1937	1300	0.1631	1600	
110	0.0056	410	0.1240	710	0.2449	1010	0.1940	1310	0.1632	1610	
120	0.0056	420	0.1245	720	0.2449	1020	0.1940	1320	0.1632	1620	
130	0.0082	430	0.1754	730	0.2381	1030	0.1950	1330	0.1637	1630	
140	0.0082	440	0.1851	740	0.2369	1040	0.1953	1340	0.1638	1640	
150	0.0083	450	0.1858	750	0.2368	1050	0.1952	1350	0.1637	1650	
160	0.0102	460	0.2537	760	0.2295	1060	0.1853	1360	0.1529	1660	
170	0.0103	470	0.2668	770	0.2281	1070	0.1834	1370	0.1507	1670	
180	0.0103	480	0.2721	780	0.2280	1080	0.1834	1380	0.1507	1680	
190	0.0112	490	0.8250	790	0.2202	1090	0.1843	1390	0.1512	1690	
200	0.0112	500	0.9296	800	0.2187	1100	0.1845	1400	0.1512	1700	
210	0.0112	510	0.9264	810	0.2187	1110	0.1844	1410	0.1512	1710	
220	0.0118	520	0.5876	820	0.2207	1120	0.1742	1420	0.1517	1720	
230	0.0118	530	0.5260	830	0.2212	1130	0.1722	1430	0.1517	1730	
240	0.0119	540	0.5250	840	0.2211	1140	0.1722	1440	0.1505	1740	
250	0.0130	550	0.4272	850	0.2126	1150	0.1729	1450	0.0247	1750	
260	0.0131	560	0.4090	860	0.2110	1160	0.1731	1460		1760	
270	0.0131	570	0.4083	870	0.2110	1170	0.1730	1470		1770	
280	0.0151	580	0.3337	880	0.2127	1180	0.1625	1480		1780	
290	0.0151	590	0.3197	890	0.2130	1190	0.1605	1490		1790	
300	0.0152	600	0.3195	900	0.2130	1200	0.1605	1500		1800	

Figure 8: 25 Year Existing Storm

DETAIL BASIN SUMMARY

BASIN ID: sam60D2 NAME: DEV 2 YEAR
 SCS METHODOLOGY
 TOTAL AREA.....: 2.13 Acres BASEFLOWS: 0.00 cfs
 RAINFALL TYPE....: TYPE1A PERV IMP
 PRECIPITATION....: 2.50 inches AREA...: 0.24 Acres 1.89 Acres
 TIME INTERVAL....: 10.00 min CN.....: 79.00 98.00
 TC.....: 5.00 min 5.00 min
 ABSTRACTION COEFF: 0.20
 PEAK RATE: 1.07 cfs VOL: 0.36 Ac-ft TIME: 490 min

TIME	DESIGN	TIME	DESIGN	TIME	DESIGN	TIME	DESIGN	TIME	DESIGN	TIME	DESIGN
(min)	(cfs)	(min)	(cfs)	(min)	(cfs)	(min)	(cfs)	(min)	(cfs)	(min)	(cfs)
10		310	0.1670	610	0.2624	910	0.1590	1210	0.1205	1510	
20		320	0.1670	620	0.2624	920	0.1590	1220	0.1205	1520	
30		330	0.1672	630	0.2622	930	0.1590	1230	0.1205	1530	
40		340	0.1887	640	0.2341	940	0.1592	1240	0.1206	1540	
50		350	0.1887	650	0.2341	950	0.1592	1250	0.1206	1550	
60		360	0.1889	660	0.2339	960	0.1592	1260	0.1206	1560	
70	0.0035	370	0.2103	670	0.2152	970	0.1495	1270	0.1207	1570	
80	0.0035	380	0.2103	680	0.2152	980	0.1495	1280	0.1207	1580	
90	0.0037	390	0.2106	690	0.2152	990	0.1495	1290	0.1207	1590	
100	0.0323	400	0.2493	700	0.2060	1000	0.1497	1300	0.1208	1600	
110	0.0323	410	0.2493	710	0.2060	1010	0.1497	1310	0.1208	1610	
120	0.0325	420	0.2498	720	0.2059	1020	0.1497	1320	0.1208	1620	
130	0.0610	430	0.3084	730	0.1967	1030	0.1498	1330	0.1209	1630	
140	0.0610	440	0.3084	740	0.1967	1040	0.1498	1340	0.1209	1640	
150	0.0612	450	0.3090	750	0.1966	1050	0.1497	1350	0.1208	1650	
160	0.0849	460	0.3786	760	0.1872	1060	0.1400	1360	0.1109	1660	
170	0.0849	470	0.3786	770	0.1872	1070	0.1400	1370	0.1109	1670	
180	0.0850	480	0.3841	780	0.1872	1080	0.1400	1380	0.1109	1680	
190	0.0989	490	1.0696	790	0.1777	1090	0.1401	1390	0.1109	1690	
200	0.0989	500	1.0696	800	0.1777	1100	0.1401	1400	0.1109	1700	
210	0.0990	510	1.0653	810	0.1777	1110	0.1400	1410	0.1109	1710	
220	0.1088	520	0.5237	820	0.1781	1120	0.1302	1420	0.1110	1720	
230	0.1088	530	0.5237	830	0.1781	1130	0.1302	1430	0.1110	1730	
240	0.1089	540	0.5226	840	0.1780	1140	0.1302	1440	0.1101	1740	
250	0.1235	550	0.3846	850	0.1684	1150	0.1304	1450		1750	
260	0.1235	560	0.3846	860	0.1684	1160	0.1304	1460		1760	
270	0.1237	570	0.3839	870	0.1684	1170	0.1303	1470		1770	
280	0.1452	580	0.2902	880	0.1687	1180	0.1204	1480		1780	
290	0.1452	590	0.2902	890	0.1687	1190	0.1204	1490		1790	
300	0.1454	600	0.2900	900	0.1686	1200	0.1204	1500		1800	

Figure 9: 2 year Developed Storm

DETAIL BASIN SUMMARY

```

BASIN ID: sam60D10           NAME: DEV 10 YEAR
SCS METHODOLOGY
TOTAL AREA.....:    2.13 Acres    BASEFLOWS:    0.00 cfs
RAINFALL TYPE....:    TYPE1A              PERV              IMP
PRECIPITATION....:    3.50 inches    AREA...:    0.24 Acres    1.89 Acres
TIME INTERVAL....:    10.00 min    CN....:    79.00    98.00
                                           TC....:    5.00 min    5.00 min

ABSTRACTION COEFF:    0.20
PEAK RATE:    1.55 cfs  VOL:    0.53 Ac-ft  TIME:    490 min
    
```

TIME	DESIGN	TIME	DESIGN	TIME	DESIGN	TIME	DESIGN	TIME	DESIGN	TIME	DESIGN
(min)	RUNOFF	(min)	RUNOFF	(min)	RUNOFF	(min)	RUNOFF	(min)	RUNOFF	(min)	RUNOFF
(min)	(cfs)	(min)	(cfs)	(min)	(cfs)	(min)	(cfs)	(min)	(cfs)	(min)	(cfs)
10		310	0.2498	610	0.3766	910	0.2270	1210	0.1715	1510	
20		320	0.2498	620	0.3766	920	0.2270	1220	0.1715	1520	
30		330	0.2500	630	0.3762	930	0.2270	1230	0.1715	1530	
40		340	0.2805	640	0.3357	940	0.2272	1240	0.1716	1540	
50		350	0.2805	650	0.3357	950	0.2272	1250	0.1716	1550	
60	0.0002	360	0.2807	660	0.3354	960	0.2271	1260	0.1716	1560	
70	0.0204	370	0.3119	670	0.3084	970	0.2132	1270	0.1717	1570	
80	0.0204	380	0.3119	680	0.3084	980	0.2132	1280	0.1717	1580	
90	0.0208	390	0.3123	690	0.3083	990	0.2132	1290	0.1717	1590	
100	0.0735	400	0.3690	700	0.2950	1000	0.2134	1300	0.1718	1600	
110	0.0735	410	0.3690	710	0.2950	1010	0.2134	1310	0.1718	1610	
120	0.0738	420	0.3697	720	0.2949	1020	0.2134	1320	0.1718	1620	
130	0.1137	430	0.4535	730	0.2815	1030	0.2136	1330	0.1719	1630	
140	0.1137	440	0.4535	740	0.2815	1040	0.2136	1340	0.1719	1640	
150	0.1140	450	0.4543	750	0.2813	1050	0.2135	1350	0.1718	1650	
160	0.1454	460	0.5533	760	0.2678	1060	0.1995	1360	0.1577	1660	
170	0.1454	470	0.5533	770	0.2678	1070	0.1995	1370	0.1577	1670	
180	0.1455	480	0.5613	780	0.2677	1080	0.1995	1380	0.1577	1680	
190	0.1613	490	1.5512	790	0.2541	1090	0.1996	1390	0.1577	1690	
200	0.1613	500	1.5512	800	0.2541	1100	0.1996	1400	0.1577	1700	
210	0.1613	510	1.5449	810	0.2541	1110	0.1995	1410	0.1577	1710	
220	0.1719	520	0.7553	820	0.2544	1120	0.1855	1420	0.1578	1720	
230	0.1719	530	0.7553	830	0.2544	1130	0.1855	1430	0.1578	1730	
240	0.1720	540	0.7537	840	0.2543	1140	0.1855	1440	0.1565	1740	
250	0.1908	550	0.5534	850	0.2406	1150	0.1856	1450		1750	
260	0.1908	560	0.5534	860	0.2406	1160	0.1856	1460		1760	
270	0.1910	570	0.5523	870	0.2406	1170	0.1855	1470		1770	
280	0.2203	580	0.4170	880	0.2409	1180	0.1715	1480		1780	
290	0.2203	590	0.4170	890	0.2409	1190	0.1715	1490		1790	
300	0.2205	600	0.4167	900	0.2408	1200	0.1715	1500		1800	

Figure 10: 10 year Developed Storm

DETAIL BASIN SUMMARY

```

BASIN ID: sam60D25          NAME: DEV 25 YEAR
SCS METHODOLOGY
TOTAL AREA.....:    2.13 Acres    BASEFLOWS:    0.00 cfs
RAINFALL TYPE....:    TYPE1A          PERV          IMP
PRECIPITATION....:    4.00 inches    AREA...:    0.24 Acres    1.89 Acres
TIME INTERVAL....:    10.00 min      CN.....:    79.00      98.00
                                         TC.....:    5.00 min    5.00 min

ABSTRACTION COEFF:    0.20
PEAK RATE:    1.79 cfs  VOL:    0.61 Ac-ft  TIME:    500 min
    
```

TIME	DESIGN	TIME	DESIGN	TIME	DESIGN	TIME	DESIGN	TIME	DESIGN	TIME	DESIGN
(min)	RUNOFF	(min)	RUNOFF	(min)	RUNOFF	(min)	RUNOFF	(min)	RUNOFF	(min)	RUNOFF
	(cfs)		(cfs)		(cfs)		(cfs)		(cfs)		(cfs)
10		310	0.2923	610	0.4339	910	0.2610	1210	0.1971	1510	
20		320	0.2923	620	0.4339	920	0.2610	1220	0.1971	1520	
30		330	0.2926	630	0.4335	930	0.2610	1230	0.1971	1530	
40		340	0.3279	640	0.3866	940	0.2612	1240	0.1972	1540	
50		350	0.3279	650	0.3866	950	0.2612	1250	0.1972	1550	
60	0.0003	360	0.3282	660	0.3864	960	0.2611	1260	0.1972	1560	
70	0.0332	370	0.3636	670	0.3551	970	0.2451	1270	0.1973	1570	
80	0.0332	380	0.3636	680	0.3551	980	0.2451	1280	0.1973	1580	
90	0.0337	390	0.3642	690	0.3550	990	0.2451	1290	0.1973	1590	
100	0.0965	400	0.4292	700	0.3396	1000	0.2453	1300	0.1974	1600	
110	0.0965	410	0.4292	710	0.3396	1010	0.2453	1310	0.1974	1610	
120	0.0969	420	0.4300	720	0.3395	1020	0.2453	1320	0.1974	1620	
130	0.1417	430	0.5265	730	0.3240	1030	0.2455	1330	0.1974	1630	
140	0.1417	440	0.5265	740	0.3240	1040	0.2455	1340	0.1974	1640	
150	0.1420	450	0.5274	750	0.3238	1050	0.2454	1350	0.1973	1650	
160	0.1766	460	0.6413	760	0.3082	1060	0.2293	1360	0.1811	1660	
170	0.1766	470	0.6413	770	0.3082	1070	0.2293	1370	0.1811	1670	
180	0.1767	480	0.6504	780	0.3081	1080	0.2293	1380	0.1811	1680	
190	0.1929	490	1.7933	790	0.2924	1090	0.2294	1390	0.1811	1690	
200	0.1929	500	1.7933	800	0.2924	1100	0.2294	1400	0.1811	1700	
210	0.1930	510	1.7860	810	0.2924	1110	0.2293	1410	0.1811	1710	
220	0.2036	520	0.8716	820	0.2927	1120	0.2132	1420	0.1812	1720	
230	0.2036	530	0.8716	830	0.2927	1130	0.2132	1430	0.1812	1730	
240	0.2037	540	0.8698	840	0.2926	1140	0.2132	1440	0.1798	1740	
250	0.2243	550	0.6381	850	0.2768	1150	0.2133	1450		1750	
260	0.2243	560	0.6381	860	0.2768	1160	0.2133	1460		1760	
270	0.2246	570	0.6369	870	0.2768	1170	0.2132	1470		1770	
280	0.2577	580	0.4806	880	0.2770	1180	0.1970	1480		1780	
290	0.2577	590	0.4806	890	0.2770	1190	0.1970	1490		1790	
300	0.2579	600	0.4802	900	0.2769	1200	0.1970	1500		1800	

Figure 11: 25 Year Developed Storm

STAGE STORAGE TABLE

RECTANGULAR VAULT ID No. STORMC
 Description: STORMCAPTURE
 Length: 105.00 ft. Width: 35.00 ft. voids: 1.000

STAGE <---STORAGE---	STAGE <---STORAGE---	STAGE <---STORAGE---	STAGE <---STORAGE---
(ft) ---cf--- --Ac-Ft-	(ft) ---cf--- --Ac-Ft-	(ft) ---cf--- --Ac-Ft-	(ft) ---cf--- --Ac-Ft-
171.50 0.0000 0.0000	172.10 2205 0.0506	172.70 4410 0.1012	173.30 6615 0.1519
171.60 367.50 0.0084	172.20 2573 0.0591	172.80 4778 0.1097	173.40 6983 0.1603
171.70 735.00 0.0169	172.30 2940 0.0675	172.90 5145 0.1181	173.50 7350 0.1687
171.80 1103 0.0253	172.40 3308 0.0759	173.00 5513 0.1265	
171.90 1470 0.0337	172.50 3675 0.0844	173.10 5880 0.1350	
172.00 1838 0.0422	172.60 4043 0.0928	173.20 6248 0.1434	

Figure 12: Storage - Vaults

STAGE DISCHARGE TABLE

MULTIPLE ORIFICE ID No. ORIFICE
 Description: ORIFICE
 Outlet Elev: 171.00
 Elev: 171.00 ft Orifice Diameter: 2.2000 in.
 Elev: 172.00 ft Orifice 2 Diameter: 3.0000 in.
 Elev: 172.65 ft Orifice 3 Diameter: 2.0000 in.

STAGE <---DISCHARGE---	STAGE <---DISCHARGE---	STAGE <---DISCHARGE---	STAGE <---DISCHARGE---
(ft) ---cfs--	(ft) ---cfs--	(ft) ---cfs--	(ft) ---cfs--
171.00 0.0000	171.00 0.0000	171.00 0.0000	171.00 0.0000

Figure 13: Orifices

LEVEL POOL TABLE SUMMARY

<-----DESCRIPTION----->	MATCH	INFLOW	-STO-	-DIS-	<-PEAK->		OUTFLOW	STORAGE
	(cfs)	(cfs)	--id-	--id-	<-STAGE>	id	(cfs)	VOL (cf)
25 YEAR	0.93	1.79	STORMC	ORIFICE		173.32	1	0.57 6693.93 cf
10 YEAR	0.72	1.55	STORMC	ORIFICE		173.04	1	0.50 5667.39 cf
2 YEAR	0.33	1.07	STORMC	ORIFICE		172.50	1	0.33 3666.28 cf

Figure 14: Level Pool Routing

SENSITIVE AREA PRE-SCREENING SITE ASSESSMENT

Clean Water Services File Number

1. **Jurisdiction:** _____

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

Tax lot ID(s): _____

OR Site Address: _____

City, State, Zip: _____
 Nearest cross street: _____

3. **Owner Information**

Name: _____
 Company: _____
 Address: _____
 City, State, Zip: _____
 Phone/fax: _____
 Email: _____

4. **Development Activity** (check **all** that apply)

- Addition to single family residence (rooms, deck, garage)
- Lot line adjustment Minor land partition
- Residential condominium Commercial condominium
- Residential subdivision Commercial subdivision
- Single lot commercial Multi lot commercial
- Other _____

4. **Applicant Information**

Name: _____
 Company: _____
 Address: _____
 City, State, Zip: _____
 Phone/fax: _____
 Email: _____

6. **Will the project involve any off-site work?** Yes No Unknown

Location and description of off-site work: _____

7. **Additional comments or information that may be needed to understand your project:** _____

This application does NOT replace Grading and Erosion Control Permits, Connection Permits, Building Permits, Site Development Permits, DEQ 1200-C Permit or other permits as issued by the Department of Environmental Quality, Department of State Lands and/or Department of the Army COE. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.

By signing this form, the Owner or Owner's authorized agent or representative, acknowledges and agrees that employees of Clean Water Services have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related to the project site. I certify that I am familiar with the information contained in this document, and to the best of my knowledge and belief, this information is true, complete, and accurate.

Print/type name _____

Print/type title _____

Signature ONLINE SUBMITTAL _____

Date _____

FOR DISTRICT USE ONLY

- Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.
- Based on review of the submitted materials and best available information sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider Letter as required by Resolution and Order 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. All required permits and approvals must be obtained and completed under applicable local, State and federal law.
- Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider Letter as required by Resolution and Order 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. All required permits and approvals must be obtained and completed under applicable local, state and federal law.
- THIS SERVICE PROVIDER LETTER IS NOT VALID UNLESS _____ CWS APPROVED SITE PLAN(S) ARE ATTACHED.**
- The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). **NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.**

Reviewed by Mila Gonzalez Lima _____

Date _____

Once complete, email to: SPLReview@cleanwaterservices.org • Fax: (503) 681-4439

OR mail to: SPL Review, Clean Water Services, 2550 SW Hillsboro Highway, Hillsboro, Oregon 97123



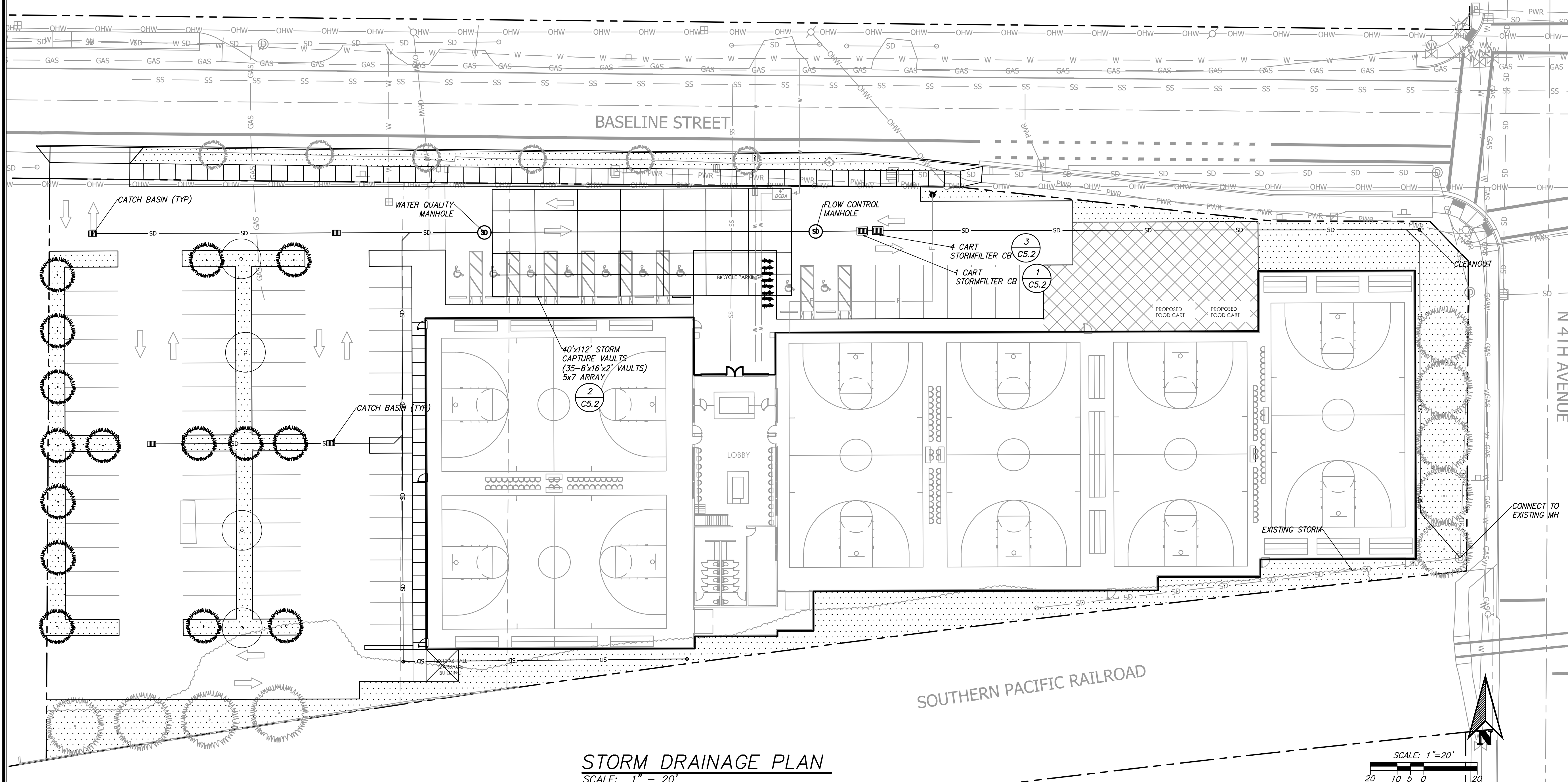
DL CONSULTING WA INC.

500 West 8th Street
Suite 45
Vancouver, WA 98660
(360) 567-6466

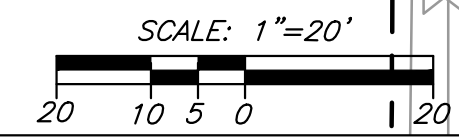


EXPIRES 12-31-23

BASELINE BASKETBALL FACILITY
CORNELIUS, OR
STORM DRAINAGE PLAN



STORM DRAINAGE PLAN
SCALE: 1" = 20'



REV.	DATE	BY

PROJECT NUMBER	SAM060
Date:	07/08/2022
Scale:	AS SHOWN
Drawn By:	JEM
Designed By:	GID
Checked By:	GID

C5.1



Oregon

Kate Brown, Governor

Department of Transportation

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

5/13/22

ODOT #12486

ODOT Response

Project Name: Sport Court- Baseline Basketball Facility	Applicant: Samed Kem
Jurisdiction: City of Cornelius	State Highway: Baseline St (OR 8)
Site Address: 271 W Baseline St, Cornelius, OR	

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

The applicant proposes to develop basketball courts on tax lots 100 and 200. ODOT had the opportunity to participate in the pre-application conference and recommended for moving the access location to the western property line to maximize safety and operation. We have received an updated site plan showing the access at the western property line. ODOT appreciates the applicant's efforts to address ODOT concerns.

The city plan calls for a planter strip with trees between the highway and the sidewalk along the property frontage. As discussed, the traffic speed transitions in this area and ODOT Region 1 Roadway has indicated that they would not approve a design exception from the clear zone for a posted speed over 35mph. Because a section of the frontage is under 35mph, we requested an opinion from Roadway. Roadway has determined that they would not approve trees within a planter strip across the property frontage for the following reasons:

1. Clear zone requirement 14 to 16ft
2. Introducing objects that don't conform to the rest of the corridor
3. Speed, traffic volumes and terrain

Trees will be allowed behind the sidewalk. Plantings up to two feet may be allowed between the roadway and the sidewalk.

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.
- Right of way donated to ODOT as necessary to accommodate the planned cross section shall be provided. The deed must be to the State of Oregon, Oregon Department of Transportation. The ODOT District contact will assist in coordinating the transfer. ODOT should provide verification to the local jurisdiction that this requirement has been fulfilled. The property owner must be the signatory for the deed and will be responsible for a certified environmental assessment of the site prior to transfer of property to the Department.

Note: It may take up to **3 months** to transfer ownership of property to ODOT.

Access to the State Highway

- A State Highway Approach Road Permit from ODOT for access to the state highway or written determination (e-mail, fax or mail acceptable) from ODOT that the existing approach(es) is/are legal for the proposed use is required. Truck turning templates shall be provided as needed to ensure vehicles can enter and exit the approach safely. Site access to the state highway is regulated by OAR 734.51. For application information go to <http://www.oregon.gov/ODOT/HWY/ACCESSMGT/Pages/Application-Forms.aspx>.

Note: It may take **2 to 3 months** to process a State Highway Approach Road Permit.

- The applicant shall record cross-over access easements to the adjacent properties with state highway frontage with the County Assessor to facilitate future shared access. Shared access will improve highway safety by reducing potential conflicts between vehicles and between vehicles and pedestrians and bicyclists at closely spaced driveways and will implement ODOT Access Management Program goals.

Permits and Agreements to Work in State Right of Way

- An ODOT Miscellaneous Permit must be obtained for all work in the highway right of way. When the total value of improvements within the ODOT right of way is estimated to be \$100,000 or more, an agreement with ODOT is required to address the transfer of ownership of the improvement to ODOT. An Intergovernmental Agreement (IGA) is required for agreements involving local governments and a Cooperative Improvement Agreement (CIA) is required for private sector agreements. The agreement shall address the work standards that must be followed, maintenance responsibilities, and compliance with ORS 276.071, which includes State of Oregon prevailing wage requirements.

Note: If a CIA is required, it may take up to **6 months** to process.

- The applicant must obtain an ODOT permit to place trees in the state right of way. Tree spacing and design must be consistent with the ODOT Highway Design Manual section

4.2.6 (http://www.oregon.gov/ODOT/Engineering/Documents_RoadwayEng/HDM_04-Cross-Sections.pdf).

If proposed tree placement deviate from ODOT standards (such as placement in a planter strip), a Design Exception Request for clear zone must be prepared by a licensed engineer for review by ODOT Technical Services. Preparation of a Design Exception request does not guarantee its ultimate approval.

Note: It may take up to **3 months** to process a Design Exception.

- An ODOT Miscellaneous Permit is required for connection to state highway drainage facilities. Connection will only be considered if the site's drainage naturally enters ODOT right of way. The applicant must provide ODOT District with a preliminary drainage plan showing impacts to the highway right of way.

A drainage study prepared by an Oregon Registered Professional Engineer is usually required by ODOT if:

1. Total peak runoff entering the highway right of way is greater than 1.77 cubic feet per second; or
2. The improvements create an increase of the impervious surface area greater than 10,758 square feet.

Please send a copy of the Land Use Notice to:

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

ODOT_R1_DevRev@odot.oregon.gov

Development Review Planner: Marah Danielson	503.731.8258, marah.b.danielson@odot.oregon.gov
Traffic Contact: John Russell	503.731.8282 John.russell@odot.oregon.gov
District Contact: District 2B	D2bup@odot.oregon.gov

Kem Hoops

271 West Baseline Cornelius, Oregon

PLANTING NOTES

Final rough grades to be established by the General Contractor. Landscape Contractor to be responsible for final grading and for ensuring that surface and stormwater runoff flows are functioning as designed. Top of mulch at all planting beds to be 1" below top of curbs or adjacent paving.

Plant material: Native plant material to be nursery grown and obtained from regional sources under climatic conditions similar to or harder than those at the site. All plants to be of normal habit of growth, healthy, vigorous, and free of disease, harmful insects, insect eggs and larvae.

Trees: All trees shall be healthy grown nursery stock. Street trees to be a min. of 1-1/2" caliper at 6 inches above ground level, and be at least 8-10 feet high conforming in size and grade with the standard for nursery stock.

well developed leader with tops and roots characteristic of the species, cultivar or variety. All trees must be free of insects, diseases, mechanical injury, and other objectionable features when planted. Bare root stock shall leave a root system sufficient to insure survival and healthy growth. Balled and burlap (B&B) stock shall leave a natural sound ball sufficient to insure survival and healthy growth.

Topsoil: Any imported topsoil used is to be fertile, friable and free of noxious weeds and debris.

Fertilizer: 10-15-10 slow release on street trees and open space trees. No fertilizer on native plants in buffer. All plants in buffer to be inoculated with mycorrhizae ("M-Roots" dry granules mixed into planting hole) at installation. Apply fertilizer and mycorrhizae according to manufacturer's specifications.

Minimum 3" medium grind, well-rotted bark mulch or commercial compost. No mulch to be used in pond facility.

Planting: Stones, mortar, rubbish, and any material harmful to plant life are all to be removed from all planting areas.

- All planting areas to be raked smooth prior to planting.
- All planting holes are to be twice the diameter of the plant root ball or system. Sides and bottom of holes are to be broken up.
- All plants to be watered in when the planting holes have been half filled with soil. The irrigation system is not to be used to water plants in.
- Apply fertilizer (if applicable) when the planting hole is 3/4 full.
- All plants to be inoculated with mycorrhizae at time of planting.

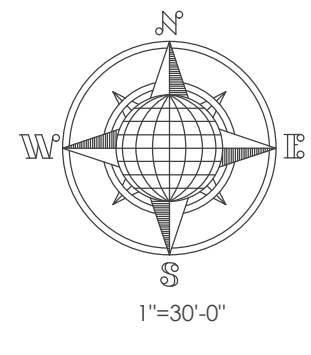
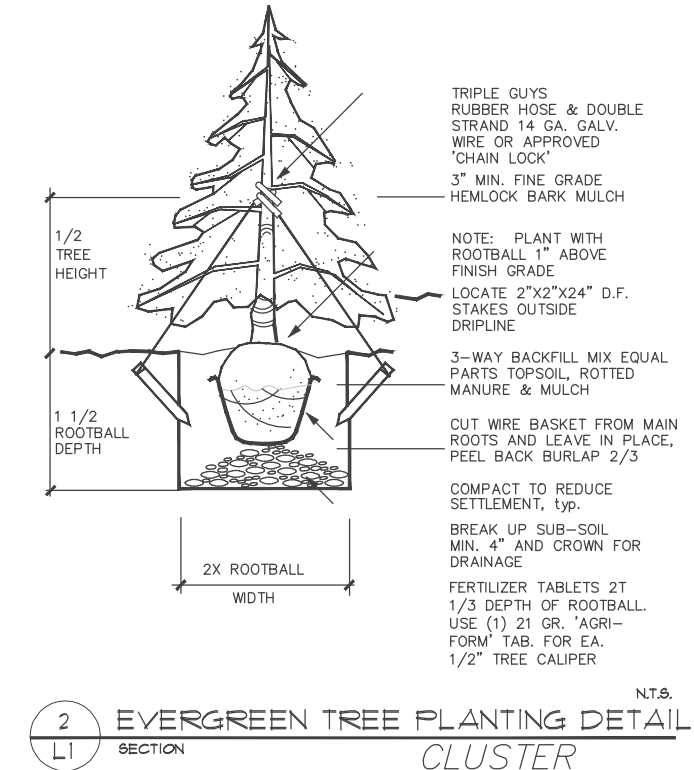
Product to be either "root dip gel" for bare root stock or "m-roots" granular formula for containerized stock, manufactured by the Roots Company (local supplier: United Horticultural Supply, 28500 SE Orient Drive, Gresham, Oregon, 1-800-636-1191). Mycorrhizae inoculant to be applied according to manufacturer's recommendations.

Finished planting level of plants to be at or slightly above level grown in nursery.

Landscape Architect shall inspect all plantings and give written approval before owner will accept the landscaping work (from the General Contractor) as being satisfactorily complete.

Maintenance: Begin maintenance immediately after each shrub and tree is planted. Protect and maintain plantings for a period of 60 days after acceptance. Water, weed, cultivate, maintain mulch, and reset plants to proper grades and upright positions as required.

Guarantee: Guarantee all plant material after final acceptance for duration of one full growing season or for one year, whichever is longer. Replace plant materials not surviving or in poor condition, except only loss or damage due to freezing, vandalism, or acts and neglects on the part of others.



DEVELOPER: Kem Development, Inc.
20449 SW Tualatin Valley Hwy #325
Aloha, Oregon 97003

Phone: 971.205.2602
Fax: 888.311.5610
cc#: 212193

Property Address: 271 W Baseline
Cornelius, Oregon 97113
100 and 200

Tax Lot:

IRRIGATION NOTES

- Irrigation shall be provided to cover all planted areas. Irrigation system to be bidder-design; head to head coverage from rotors or impact spray heads is suggested. FOR MITIGATION PLANTING ON BANK ONLY: IRRIGATION SYSTEM MAY BE TEMPORARY, SUFFICIENT TO ENSURE PLANT SURVIVAL DURING THE FIRST THREE GROWING SEASONS. SUPPLY LINES FOR TEMPORARY IRRIGATION MAY BE PLACED ON GRADE. HIGH IMPACT ROTORS ON STANDS SUGGESTED FOR IRRIGATION HEADS. Entire system design to be approved by the Landscape Architect prior to installation.
- All valves are to be placed in approved locking valve boxes. All valves are to be placed on minimum 2 cubic feet of drain rock.
- Install backflow prevention devices and manual shutoff valve in accordance with local codes and ordinances. All double check valves shall be Febco, Combraco or approved equivalent. Double check valves to be installed in locking vault on minimum 3 cubic feet of drain rock.
- Make provision to drain all systems. Install manual drain valve at point of connection.
- Submittals: At completion of project, provide owner with as-built drawings, maintenance summary and all brochures or instructions included with equipment. As-built drawing to show location of all valves.
- Maintenance: During first year grower period, shut down and winterize system no later than November 1st. Activate system in spring, not later than May 15th. Contractor shall be responsible for any damage resulting from freezing water in the lines and improper winterizing of system the first year.
- Guarantee: The entire system shall be unconditionally guaranteed as to materials and workmanship, including but not limited to settling of backfill areas or to damage lawns, plantings, paving etc. for a period of one year from date of acceptance. Any areas, materials or workmanship requiring repair shall be without cost to the owner.

MAINTENANCE NOTES

Provide maintenance access as required by Washington County Guidance Manual for Water Quality & Quantity Facility Design.

Mowing: Water quality swale is not to be mowed.

Pruning: Trees, shrubs and groundcovers are only to be pruned if overall health of the plant or stand is threatened (such as tent caterpillar infestation). If necessary, dead or diseased branches are to be pruned and removed from the site; make all pruning cuts according to best accepted practices. DO NOT TIP BACK OR SHEAR WOODY PLANTS IN ANY MANNER.

Mulch: Mulched areas (outside of swale facility) to receive additional topdressing once a year in the fall. All woody plants (trees, shrubs) to receive 18" diameter circle of coarse wood chips around the base of the plant to aid in weed suppression. Replace chips yearly, as necessary until plants are established and able to outcompete weeds.

Weed Control: The removal of noxious weeds including Himalayan Blackberry (*Rubus discolor*), Reed Canarygrass (*Phalaris arundinacea*), Teasel (*Dipsacus fulanum*), Canada Thistle (*Cirsium arvense*) and others will be necessary through the maintenance period, or until a healthy stand of desirable vegetation is established. During removal of invasive vegetation core shall be taken to minimize impacts to existing native trees and shrub species. Remove weeds and their root systems by hand or similar mechanical methods; glyphosate-based herbicides (Roundup or equivalent) may be used only if approved by Clean Water Services.

Plant replacement: Plants that fail to meet the acceptance criteria (see Chapter 2.14.1) must be replaced during the maintenance period. Prior to replacement, the cause for loss should be determined. Upon determining the cause, correct the problem (e.g. amend soil, provide wildlife protection, modify species selection) and then replace the plant(s). If at any time during the warranty period the landscaping fails below the 80% survival level, the Owner shall reinstall all deficient planting at the next appropriate planting opportunity and the two year maintenance period shall begin again from the date of replanting.

Wildlife protection: Appropriate measures should be taken to discourage wildlife browsing. Biodegradable plastic mesh tubing, or other substitute approved by the Agency/City, should be placed around individual trees and shrubs to prevent browsing by wildlife, including beaver, nutria, deer, mice and voles.

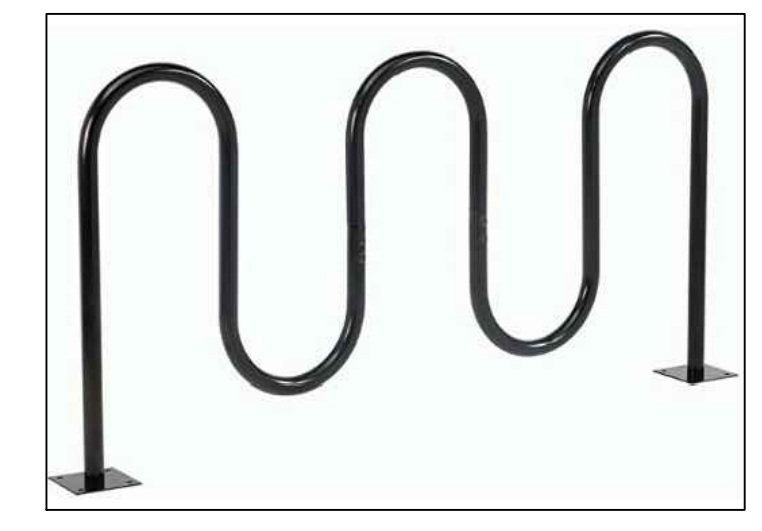
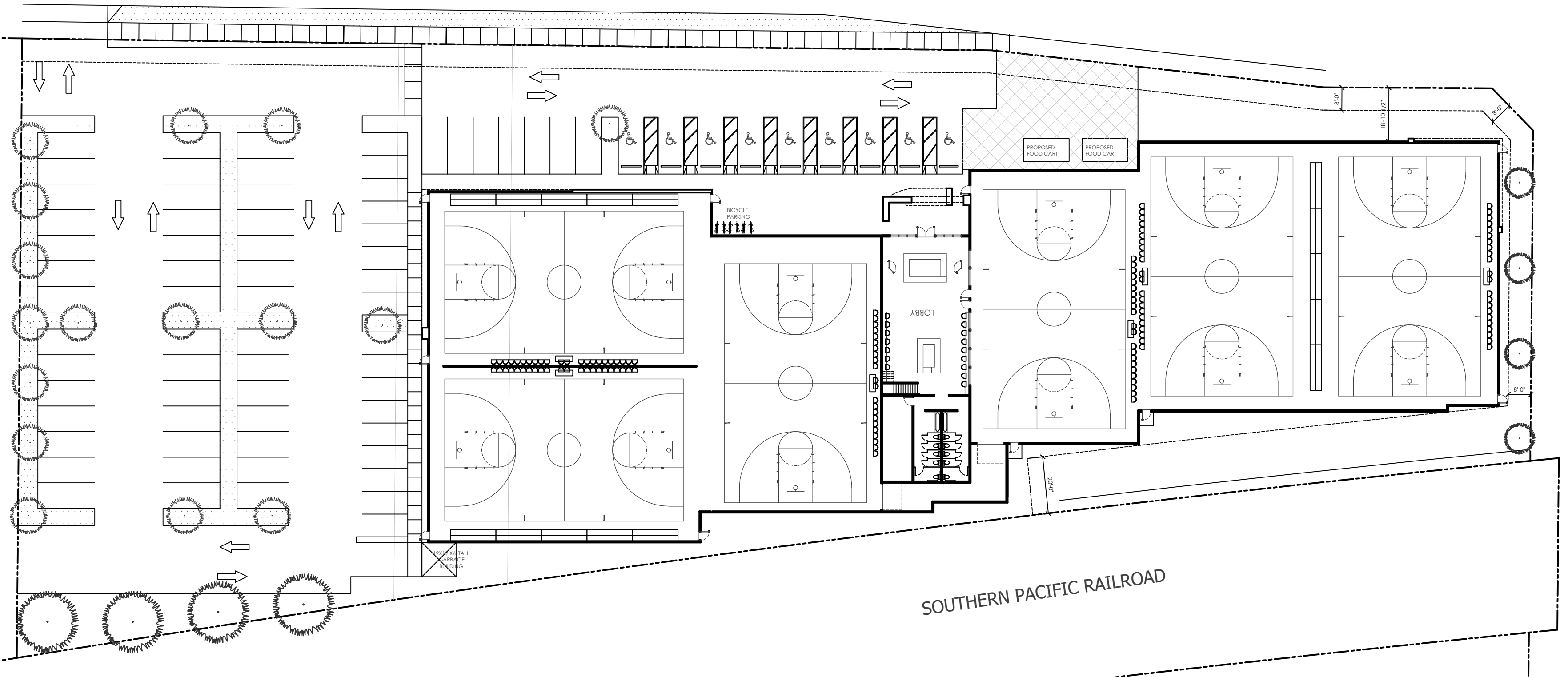
BASILINE STREET

N 4TH AVENUE

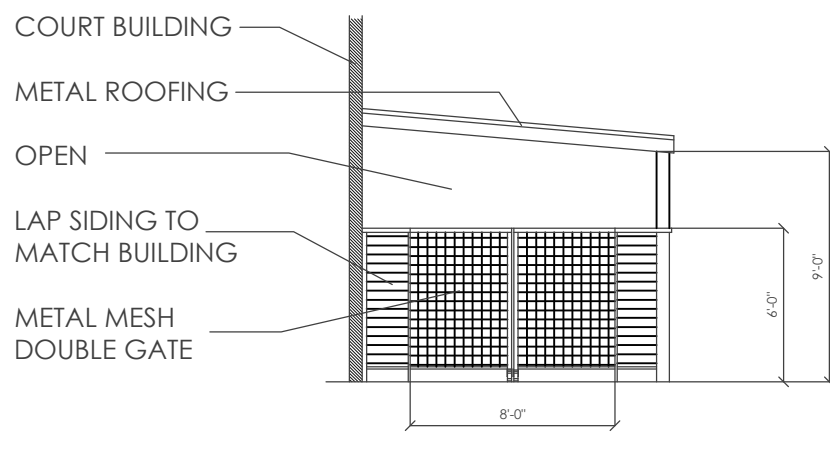
SOUTHERN PACIFIC RAILROAD

STORAGE SQ. FT.	540
COURTS SQ. FT.	36,162
OFFICE/BATHROOM/LOBBY	5,276
TOTAL BUILDING SQ. FT.	41,978
BUILDING COVERAGE	38,173
LOT AREA	92,404
LANDSCAPE AREA	13,577
LANDSCAPE COVERAGE	15%
CONC. WALKWAY	6,611
PAVED AREA	35,261

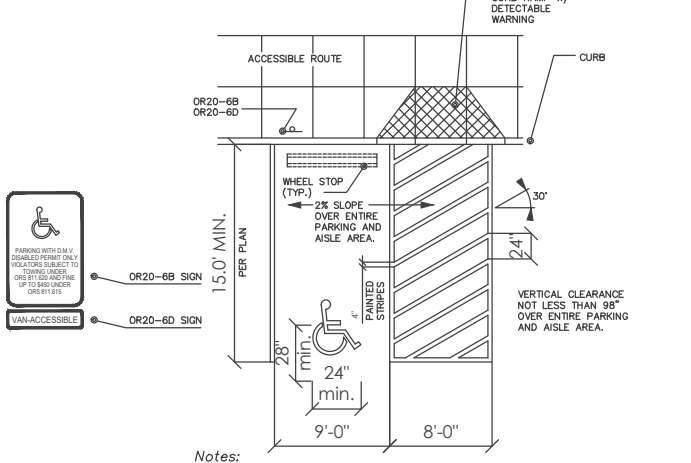
PARKING REQUIREMENT	
448	LIN. FT. OF BENCH
75	SPACE REQUIRED
7.5	10% REDUCTION BUS LINE
17	8X16 COMPACT SPACE ALLOWED (25%)
17	COMPACT SPACE PROVIDED
9	HANDICAP PARKING SPACE
50	STANDARD PARKING SPACE
76	TOTAL PARKING



Bike Rack

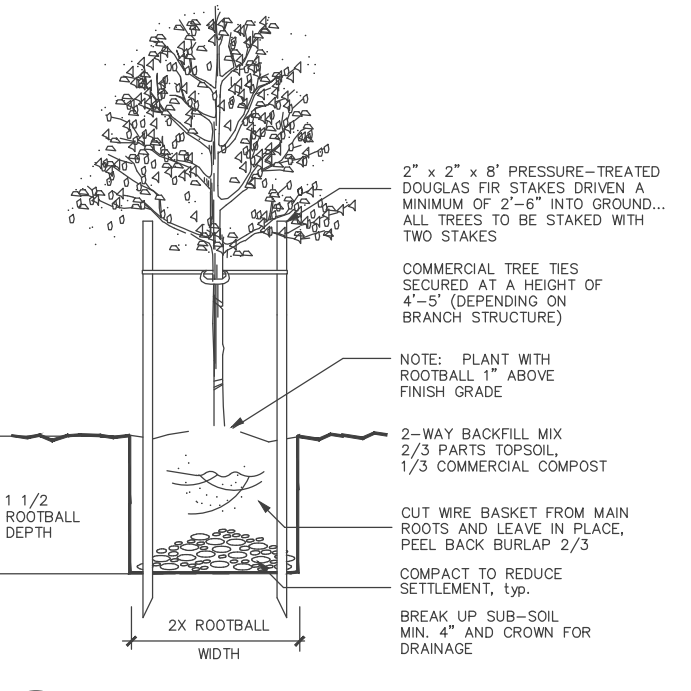


Garbage Collection Building

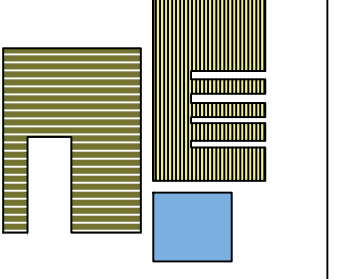


Notes:
1. WHITE STRING AND PAINTMENT STENCIL REQUIRED
2. STROKE WIDTH ON SYMBOL IS 3" MINIMUM
3. BLUE BACKGROUND AND BLUE PAINTED CURB OPTIONAL

PLANT LEGEND		
SYMBOL	QUANTITY	SIZE
STREETSCAPE & OPEN SPACE		
(Symbol)	(15)	5-6 feet
(Symbol)	(15)	2" caliper
(Symbol)		Artificial Grass



3 DECIDUOUS TREE PLANTING DETAIL SECTION



SamedyKem
designer - consultant
custom design - stock plans - remodels
P.O. Box 1571
Hillsboro, Oregon 97123
971.563.0552 fax: 888.311.5610
E-Mail: samedy@kem-consultant.com

"Success is not measured by the position someone has reached in my life, but the obstacles he has overcome while trying to succeed"
- Booker T.

Written dimensions on these drawing shall have precedence over scaled dimensions. Contractor shall assume responsibility for all dimensions and conditions on the job. Samedy Kem, Designer must be notified and consent to any variation from dimensions set forth herein.
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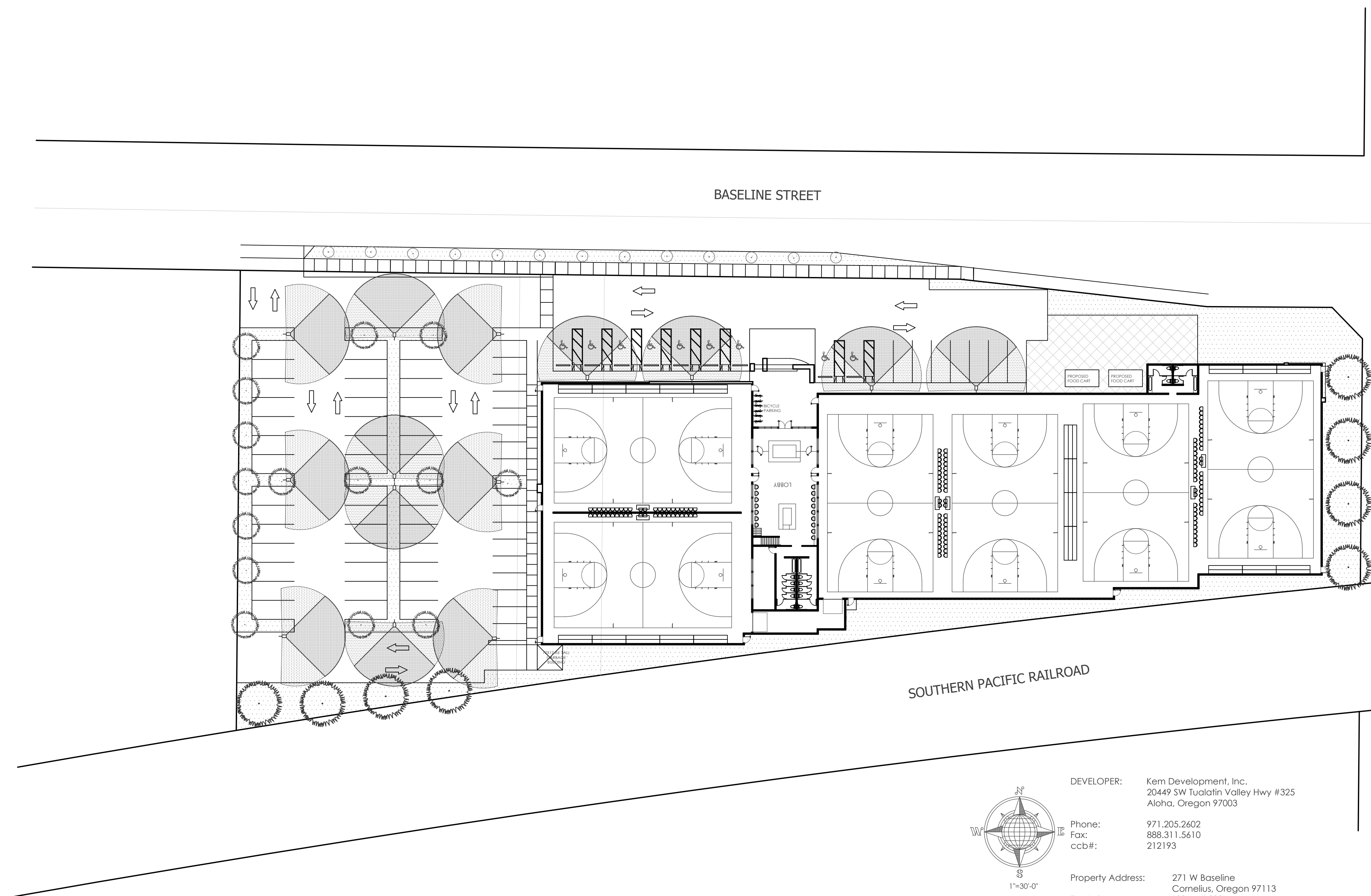
Landscape Plan

6/14/2022
Date:
Project Number

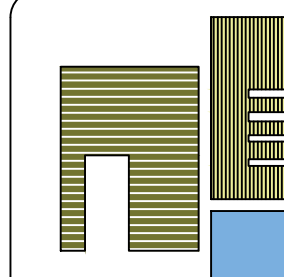
Sheet Number of

Kem Hoops

271 West Baseline Cornelious, Oregon



PARKING LOT LIGHTING PLAN



SamedyKem
designer - consultant
custom design - stock plans - remodels

P.O. Box 1571
Hillsboro, Oregon 97123
971.563.0552 Fax: 888.311.5610
E-Mail: samedy@kem-consultant.com

"Success is not measured by the position someone has reached in my life, but the obstacles he has overcome while trying to succeed"
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Technical Details	
Manufacturer	Gerolty
Part Number	SSL-62
Item Weight	26.3 pounds
Product Dimensions	2.76 x 13.5 x 23.54 inches
Item model number	SSL-62
Batteries	4 Lithium Ion batteries required. (included)
Assembled Height	23.54 inches
Assembled Length	2.76 inches
Assembled Width	13.5 inches
Batteries Included?	Yes
Batteries Required?	No
Light Source Type	LED
Power Source	Solar Powered
Controller Type	Remote Control
Wattage	800 watts
Control Method	Remote

Kem Hoops
Cornelious, Oregon

6/14/2022
Date:

Project Number

Sheet Number of

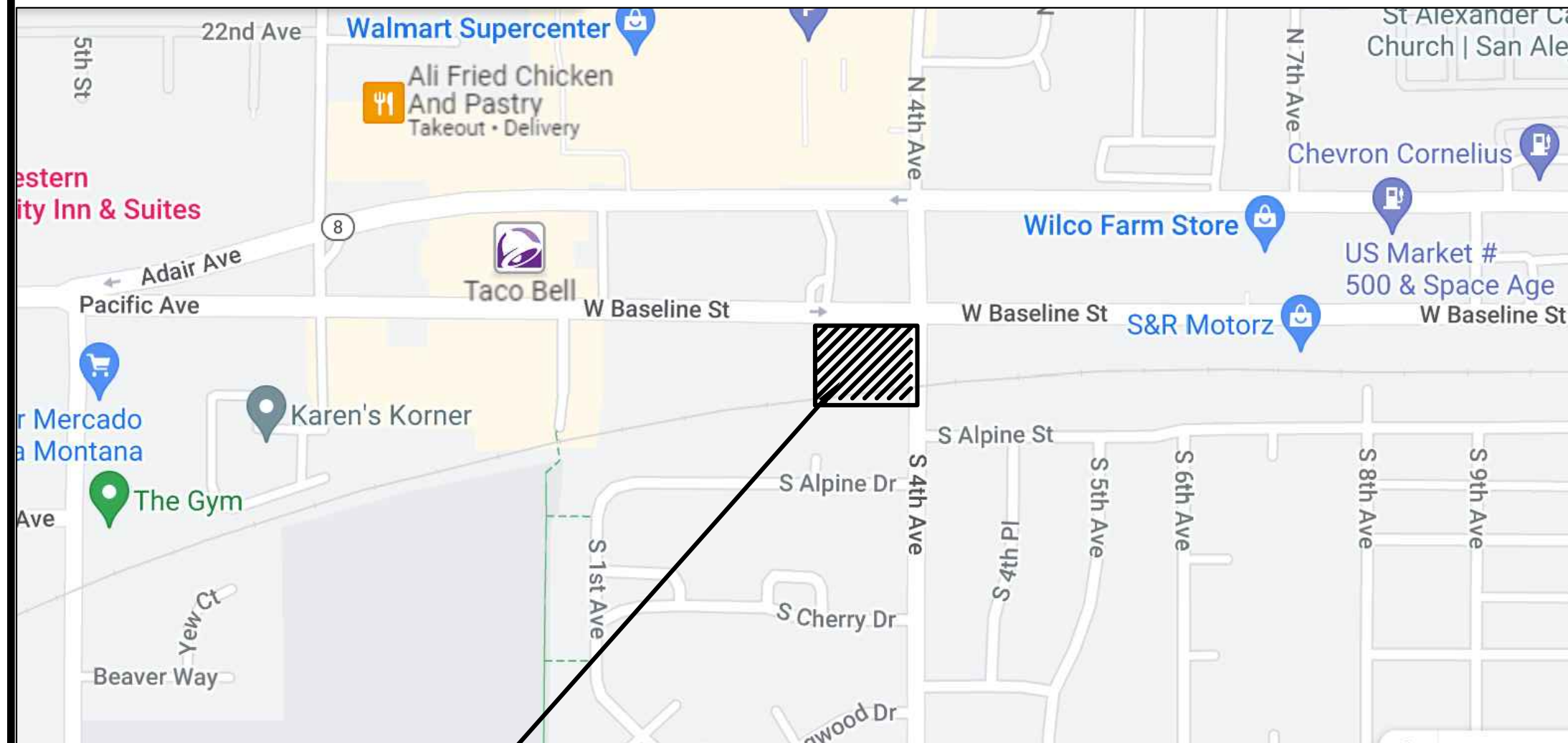
BASELINE BASKETBALL FACILITY

1 S3W4BB

TAX LOTS 100 & 200
WASHINGTON COUNTY
CORNELIUS, OR

DL CONSULTING WA INC.
500 West 8th Street
Suite 45
Vancouver, WA 98660
(360) 567-6466

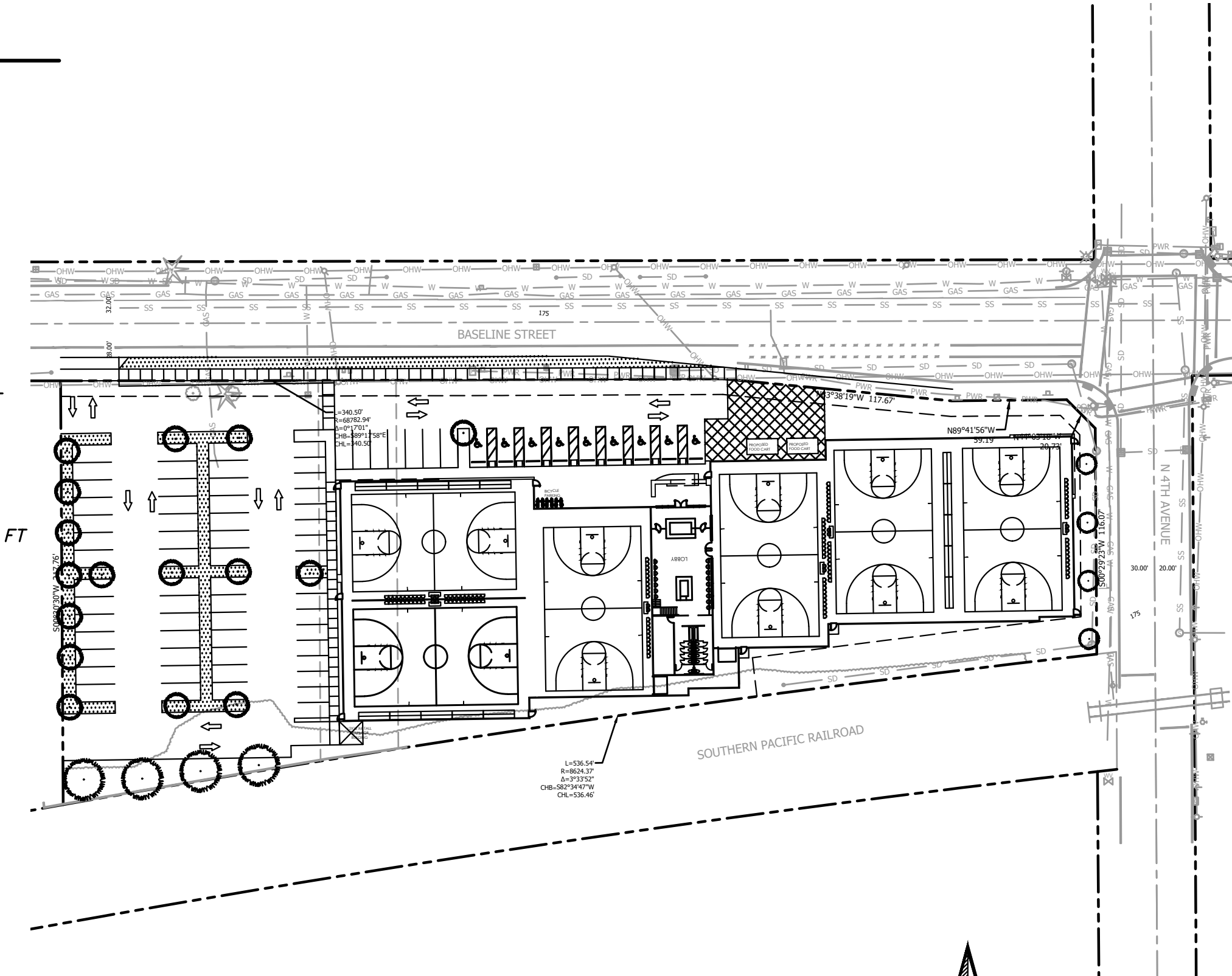
REGISTERED PROFESSIONAL ENGINEER
19160
OREGON
JULY 15, 1997
GARY I. DARLING
EXPIRES 12-31-23



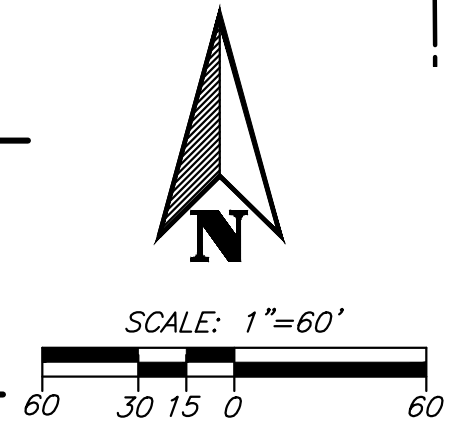
PROJECT SITE
VICINITY MAP
N.T.S.

IMPERVIOUS TABLE

EXIST PUBLIC IMPERVIOUS BREAKDOWN PUBLIC ROAD = XXX SQ FT DRWY = XXX SQ FT TOTAL EXIST IMPERVIOUS: XXX SQ FT	PROPOSED PUBLIC IMPERVIOUS BREAKDOWN PUBLIC ROAD = XXX SQ FT DRWY = XXX SQ FT (GRAVEL) TOTAL PROPOSED IMPERVIOUS = XXXX SQ FT
EXIST PUBLIC PERVIOUS BREAKDOWN LANDSCAPING = XXX SQ FT	PROPOSED PUBLIC PERVIOUS BREAKDOWN LANDSCAPING = XXXX SQ FT TOTAL PROPOSED PERVIOUS = XXX SQ FT
TOTAL EXIST PUBLIC AREA: XXXX SQ FT	TOTAL PROPOSED PUBLIC AREA = XXX SQ FT
EXIST PRIVATE IMPERVIOUS BREAKDOWN BUILDINGS = 1,570 SQ FT GRAV DRWY = 2,732 SQ FT CONCRETE = 442 SQ FT TOTAL EXIST IMPERVIOUS: 4,744 SQ FT	PROPOSED PRIVATE IMPERVIOUS BREAKDOWN BUILDINGS = 39,376 SQ FT DRWY/SIDEWALK = 40,013 SQ FT TOTAL PROPOSED IMPERVIOUS = 79,389 SQ FT
EXIST PRIVATE PERVIOUS BREAKDOWN LANDSCAPING = 88,081 SQ FT TOTAL EXIST PERVIOUS: 88,081 SQ FT	PROPOSED PRIVATE PERVIOUS BREAKDOWN LANDSCAPING = 8,292 SQ FT TOTAL PROPOSED PERVIOUS = 8,292 SQ FT
TOTAL EXIST PRIVATE AREA: 92,825 SQ FT	TOTAL PROPOSED PRIVATE AREA = 88,081 SQ FT
TOTAL AREA OF GROUND DISTURBANCE:	
PRIVATE: XXX SQ FT	
PUBLIC: XXX SQ FT	
TOTAL: XXXX SQ FT	
REMOVED: XXX SQ FT	
REPLACED: XXX SQ FT	
NEW: XXX SQ FT	
NEEDS TREATMENT: XXX SQ FT	
TREATED: XXX SQ FT	
QUALITIES FOR FEE-IN-LIEU: XXX SQ FT	



SITE PLAN
SCALE: 1" = 60'



SHEET INDEX

C0	COVER SHEET
C1	EXISTING CONDITIONS
C2	SITE PLAN
C3.1	GRADING & EROSION CONTROL PLAN
C3.2	EROSION CONTROL DETAILS
C4.1	BASELINE ST & N 4TH AVE IMPROVEMENT PLAN
C5	STORM DRAINAGE PLAN
C6	UTILITY PLAN

THIS DESIGN COMPLIES WITH ORS 92.044 (7) IN THAT NO UTILITY INFRASTRUCTURE IS DESIGNED TO BE WITHIN ONE (1) FOOT OF A SURVEY MONUMENT LOCATION SHOWN ON A SUBDIVISION OR PARTITION PLAT. NO DESIGN EXCEPTIONS NOR FINAL FIELD LOCATION CHANGES SHALL BE PERMITTED IF THAT CHANGE WOULD CAUSE ANY UTILITY INFRASTRUCTURE TO BE PLACED WITHIN THE PROHIBITED AREA.

GENERAL NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS FOR CITY OF CORNELIUS AND CWS R&O 19-5, 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.
- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING SEDIMENT TRANSPORT WITHIN THE PROJECT LIMITS, USING RECOGNIZED METHODS FOR EROSION CONTROL AS APPROVED BY THE CITY/COUNTY & CWS.
- THE CONTRACTOR IS TO LEAVE THE PROJECT FREE OF DEBRIS AND UNUSED MATERIALS UPON COMPLETION.
- 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.
- 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.
- TEMPORARY EROSION CONTROL METHODS MUST REMAIN IN PLACE AND BE MAINTAINED UNTIL PERMANENT EROSION CONTROL METHODS ARE IN PLACE AND OPERATIONAL.
- 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.
- 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. LATERAL PIPES PER DETAIL #520 IN CWS EASEMENT AREA.
- NO MATERIAL SUBSTITUTIONS OR DESIGN CHANGES SHALL BE MADE WITHOUT PRIOR PERMISSION OF THE ENGINEER AND CWS.
- A FULL SET OF THE APPROVED PLANS WITH ALL CURRENT REVISIONS AND AMENDMENTS SHALL BE MAINTAINED ON THE SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL FILL SHALL BE PLACED IN 12" LIFTS AND SHALL BE COMPACTED TO AASHTO 95% DENSITY. THE CONTRACTOR SHALL EMPLOY A GEOTECHNICAL ENGINEER TO TEST ALL FILLED LOTS. TEST REPORTS SHALL BE SUBMITTED TO THE CITY AND TO THE ENGINEER, PER GEOTECHNICAL ENGINEERING REPORT.
- CONTRACTOR SHALL KEEP RECORDS OF ALL CONSTRUCTION THAT DIFFERS FROM THE APPROVED PLANS AND SHALL MAINTAIN "RECORD DRAWINGS" DURING THE CONSTRUCTION PERIOD. AS-BUILTS SHALL BE SUBMITTED TO THE CITY ENGINEER AND TO CWS BY ENGINEER AT THE END OF THE PROJECT.

BASELINE BASKETBALL FACILITY
CORNELIUS, OR
COVER SHEET

REV.	DATE	BY

PROJECT NUMBER	SAM060
Date:	09/09/2022
Scale:	AS SHOWN
Drawn By:	JEM
Designed By:	GID
Checked By:	GID

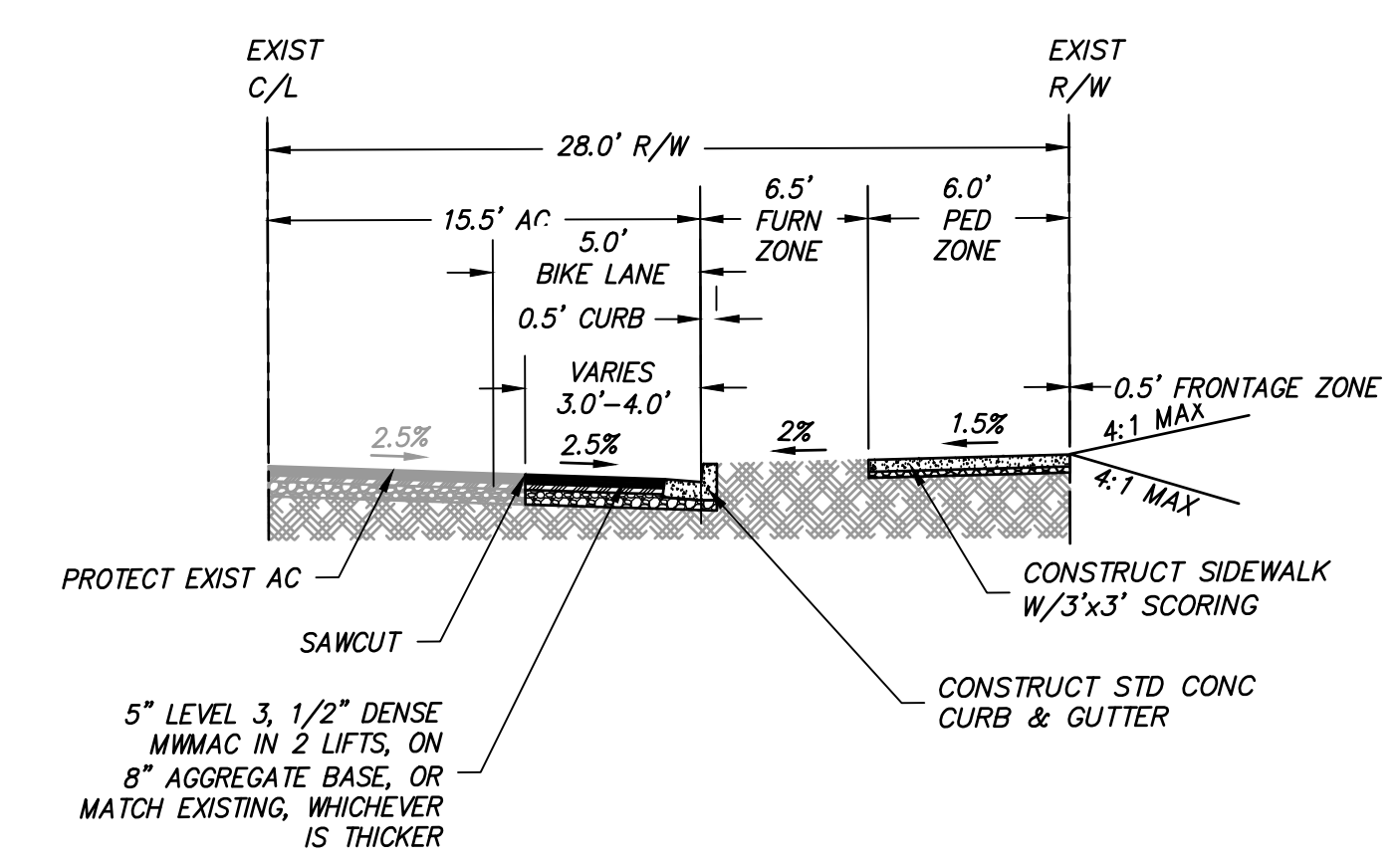
C0

- OWNER
SAMEDY KEM
PH: (503) 971-0552
EMAIL: samedy@kem-developments.com
- ARCHITECT
SAMEDY KEM
PH: (503) 971-0552
EMAIL: samedy@kem-developments.com
- LAND SURVEYOR
RECORP, LLC
12681 ANITA PLACE
OREGON CITY, OREGON 97045
503-998-2880
- CIVIL ENGINEER
DL CONSULTING WA, INC.
500 WEST 8TH STREET, SUITE 45
VANCOUVER, WA 98660
PH: (360) 567-6466
CONTACT: GARY DARLING, P.E.
EMAIL: gid@dleng.net

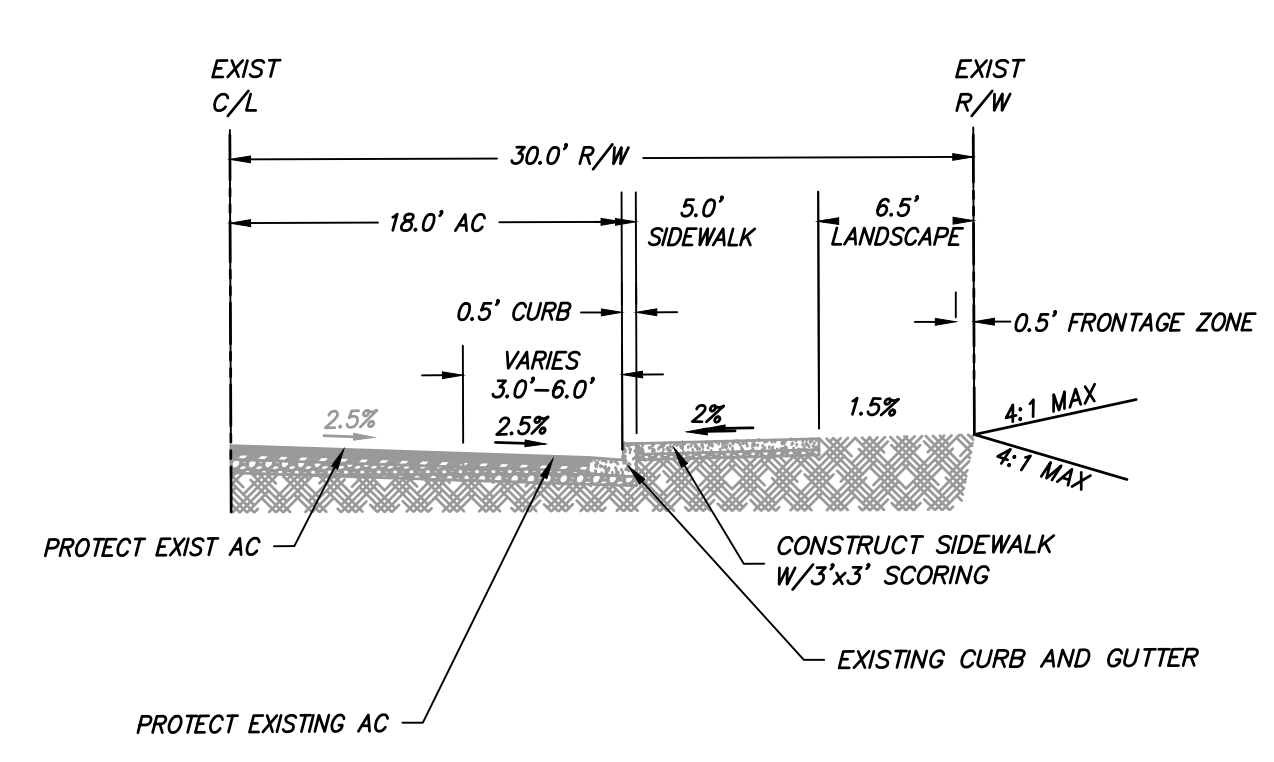
REV.	DATE	BY

PROJECT NUMBER	SAM060
Date:	09/09/2022
Scale:	AS SHOWN
Drawn By:	JEM
Designed By:	GID
Checked By:	GID

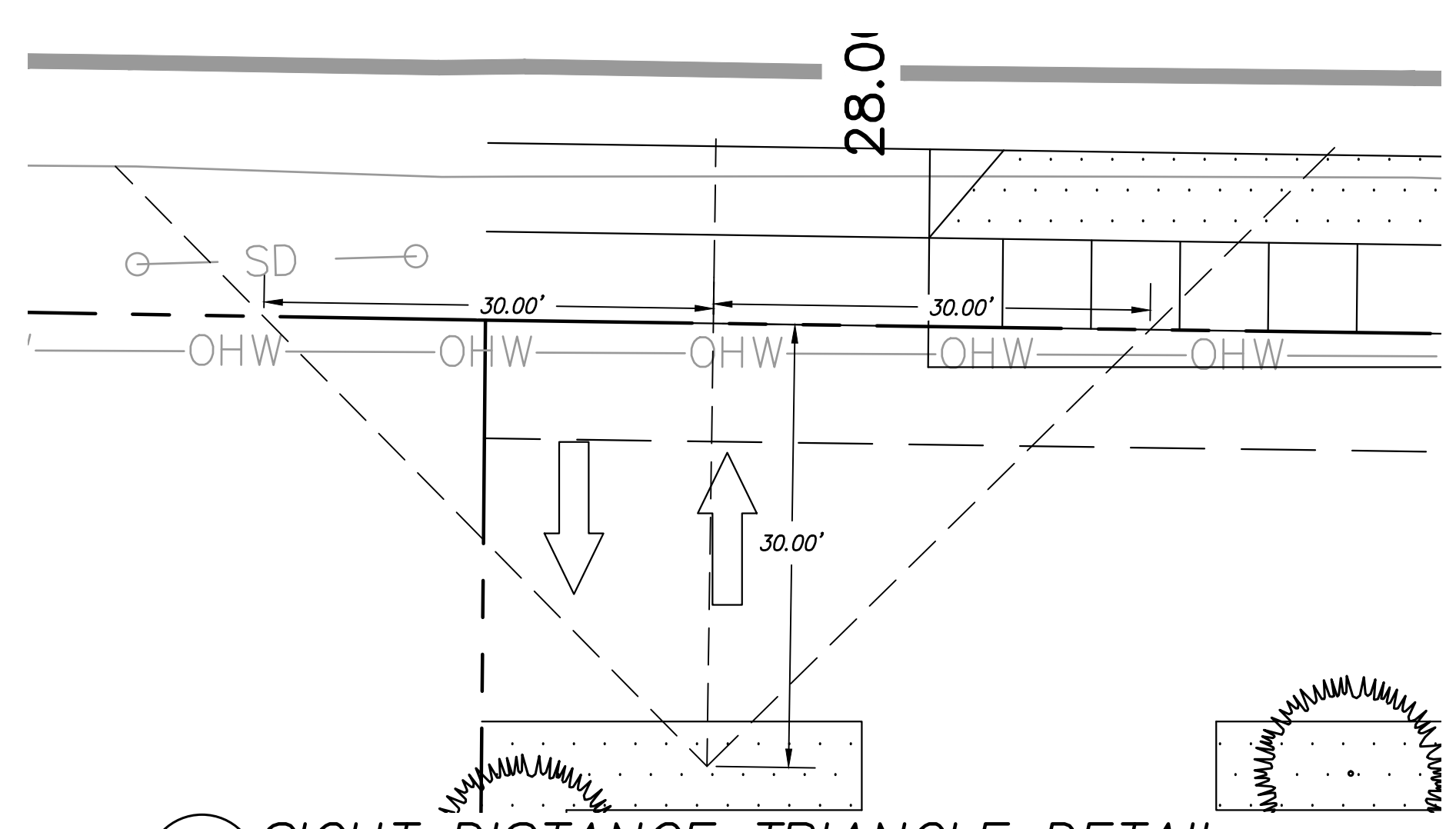
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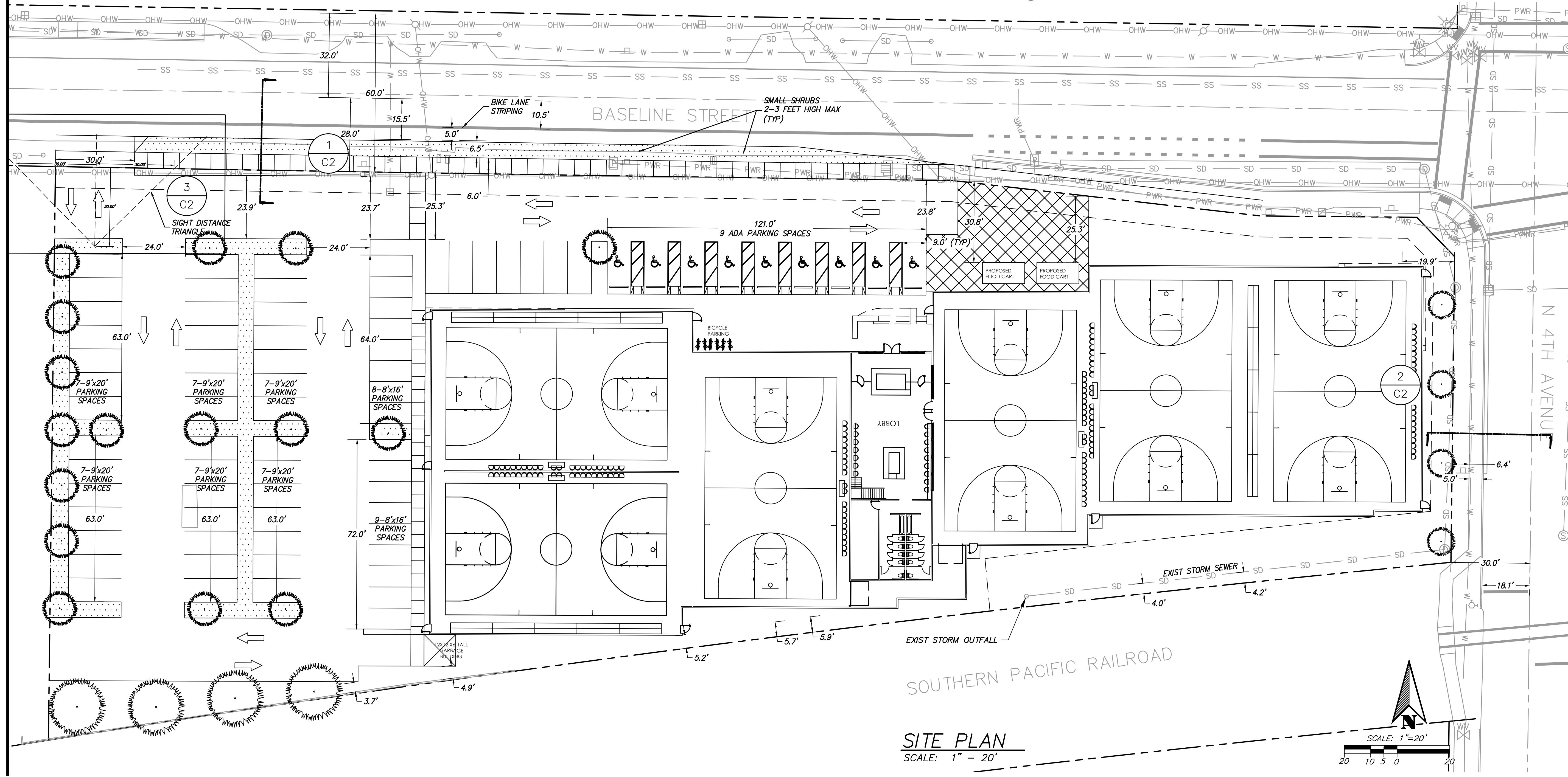
1 BASELINE ST TYPICAL SECTION
C2 N. T. S.



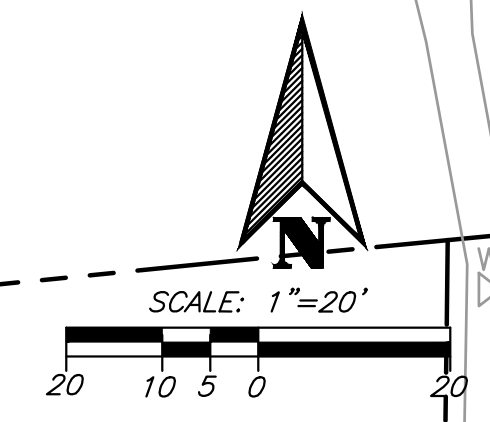
2 N 4TH AVE TYPICAL SECTION
C2 N. T. S.

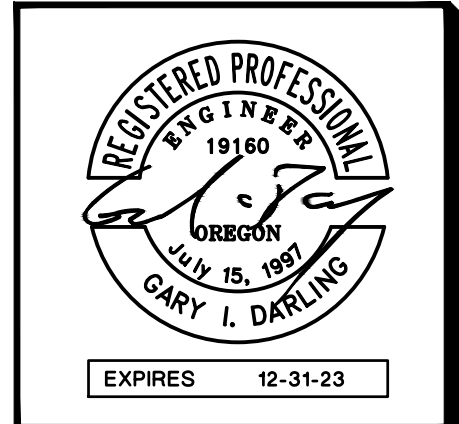


3 SIGHT DISTANCE TRIANGLE DETAIL
C2 SCALE: 1" = 10'



SITE PLAN
SCALE: 1" = 20'



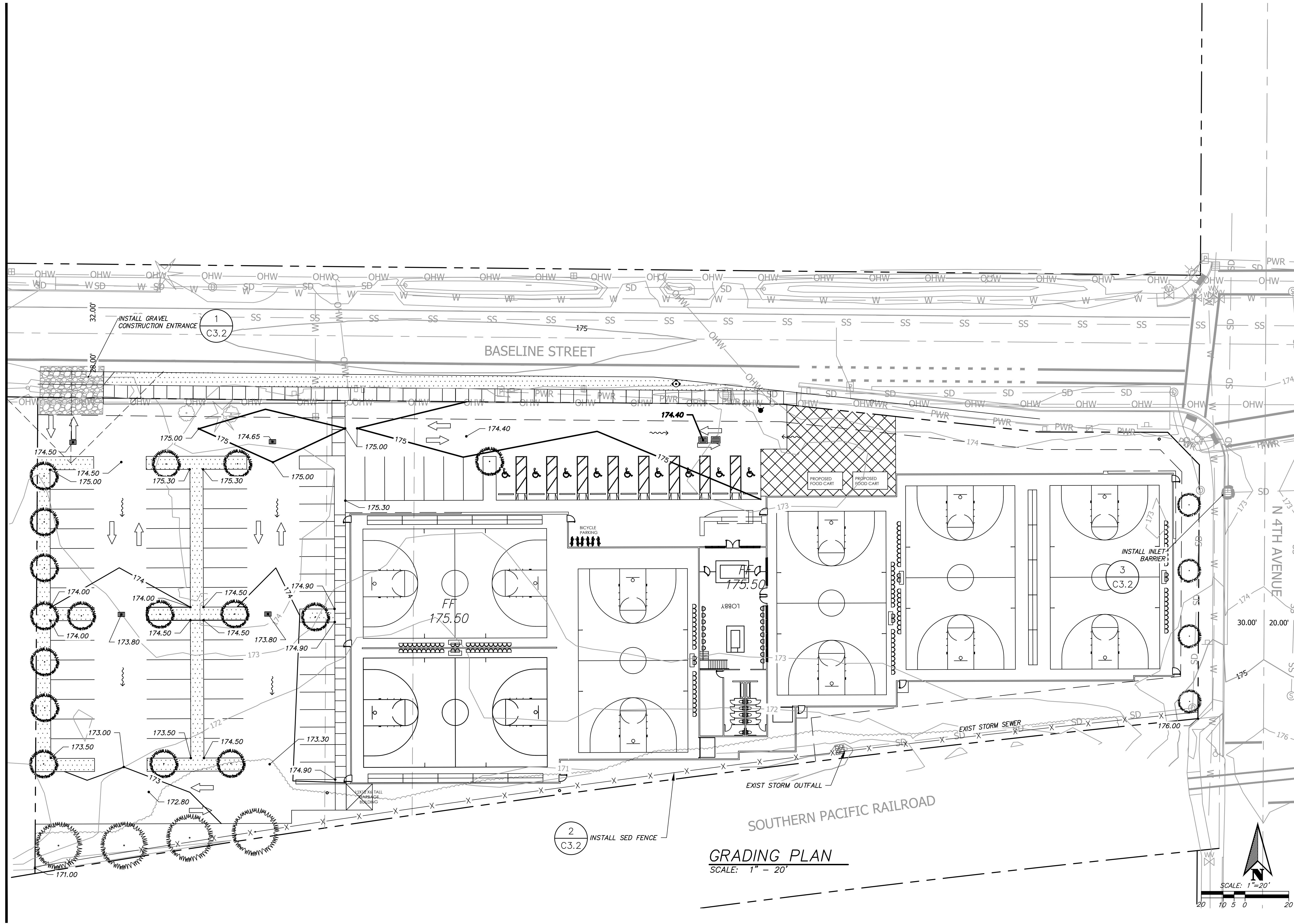


**BASELINE BASKETBALL FACILITY
CORNELIUS, OR**
GRADING & EROSION CONTROL PLAN

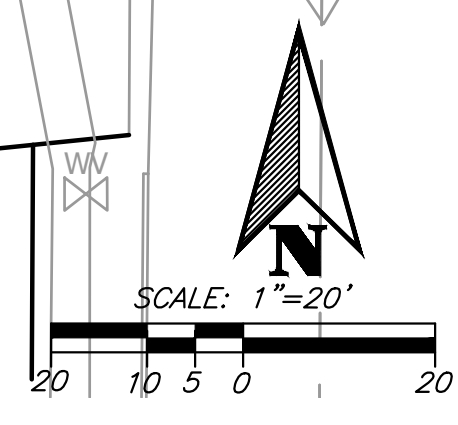
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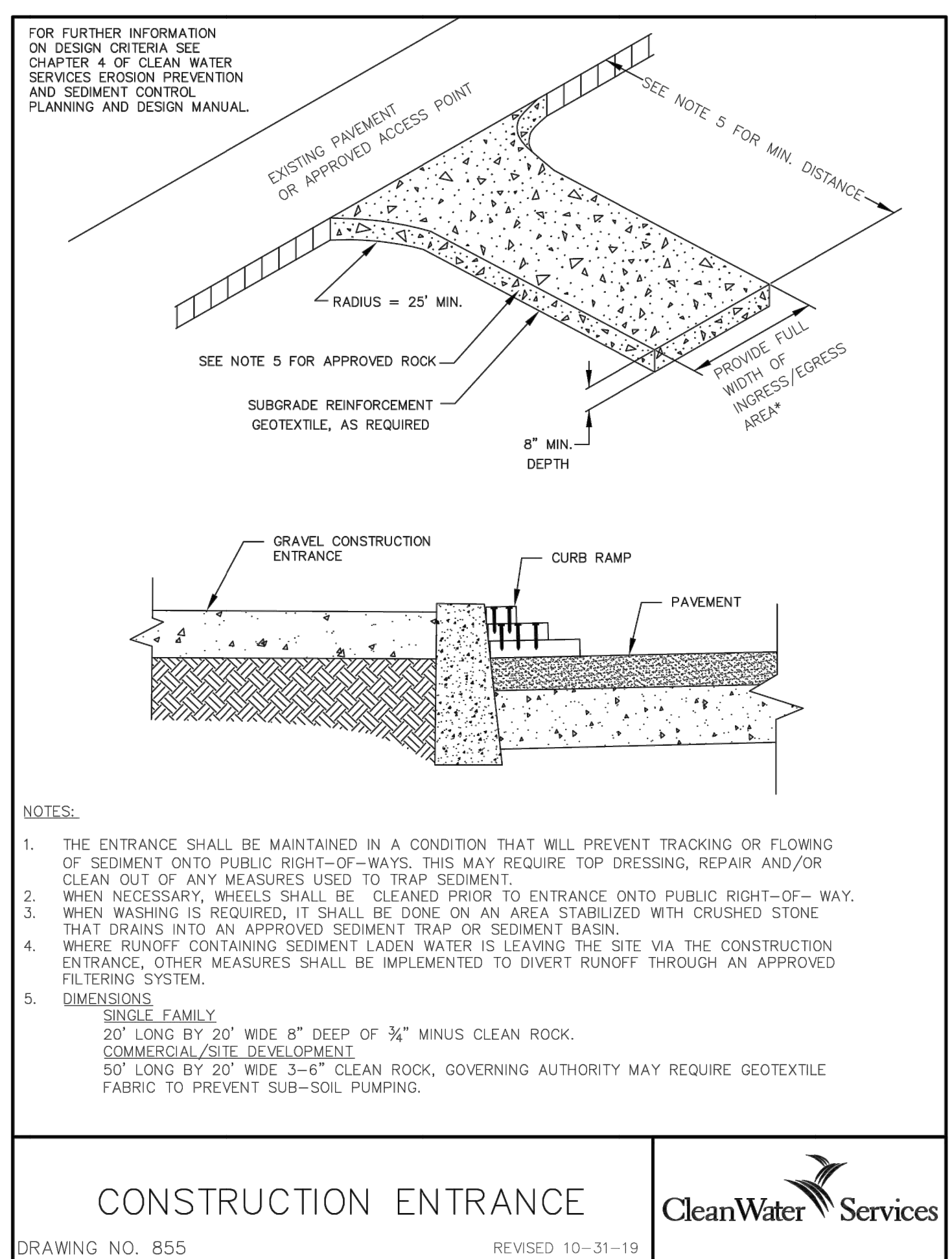
PROJECT NUMBER	SAM060
Date:	09/09/2022
Scale:	AS SHOWN
Drawn By:	JEM
Designed By:	GID
Checked By:	GID

C3.1

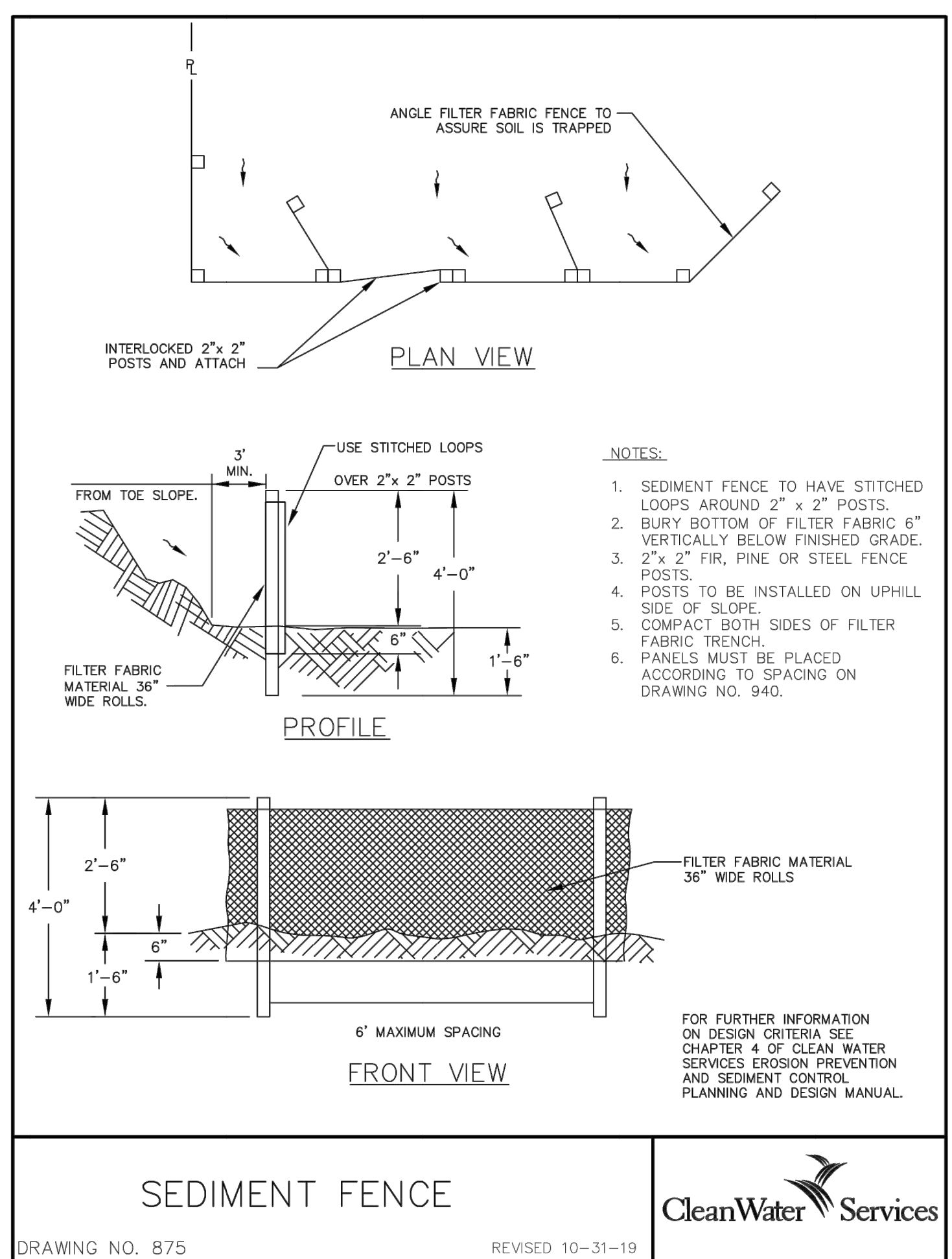


GRADING PLAN
SCALE: 1" = 20'

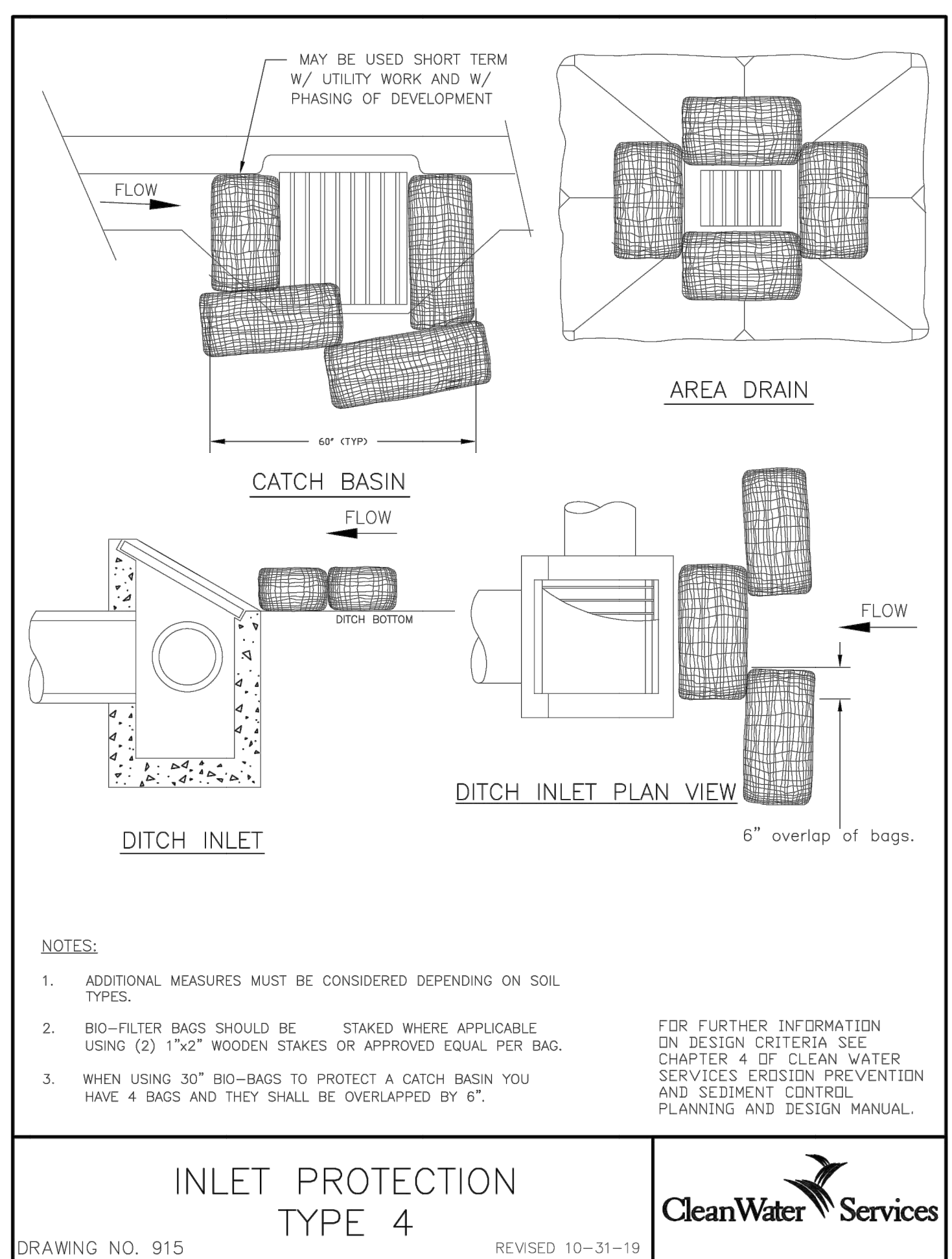




1
C3.2



2
C3.2

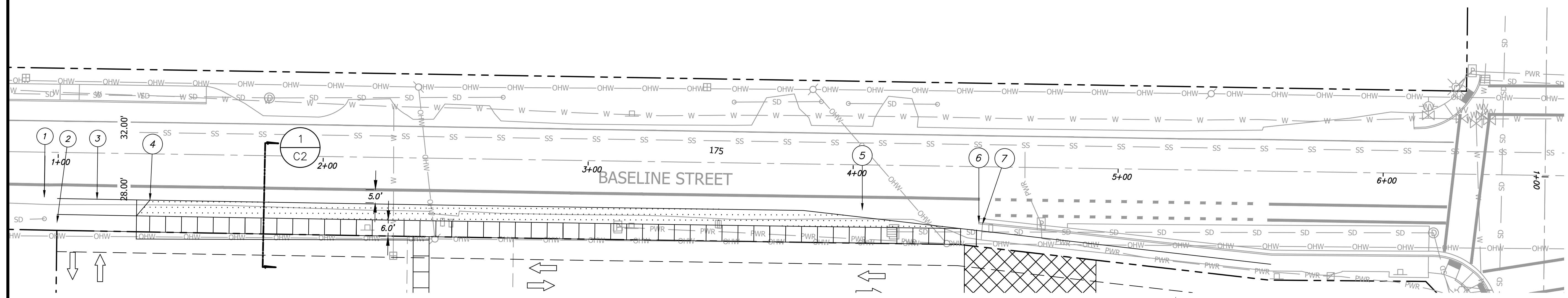


3
C3.2

REV.	DATE	BY

PROJECT NUMBER	SAM060
Date:	09/09/2022
Scale:	AS SHOWN
Drawn By:	JEM
Designed By:	GID
Checked By:	GID

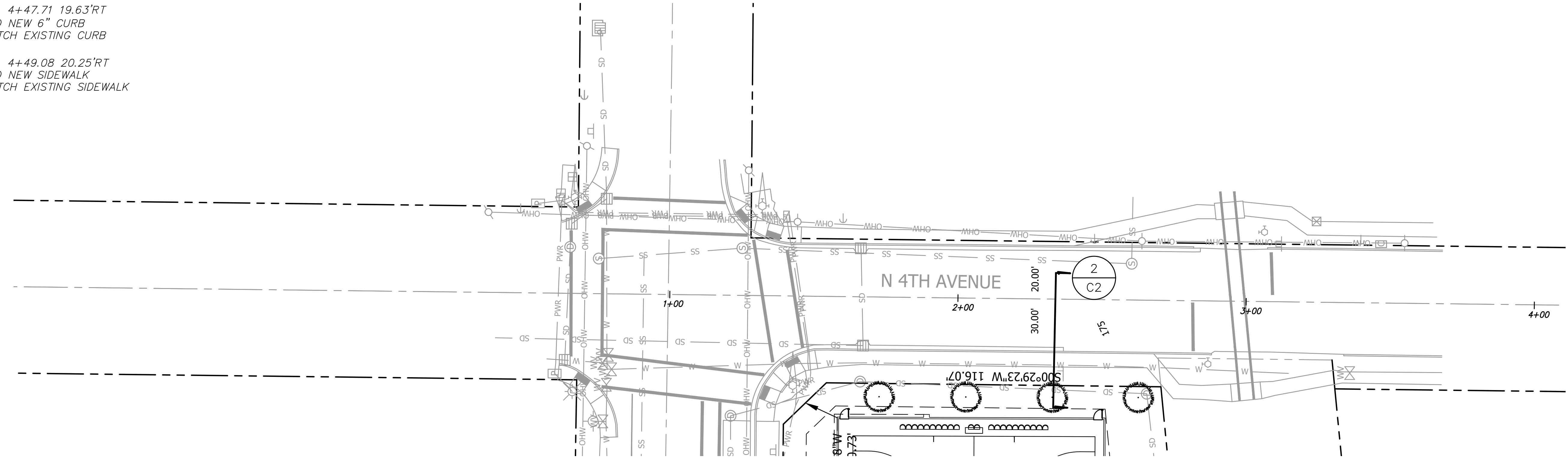
C3.2



BASELINE ST IMPROV. PLAN
SCALE: 1" = 20'

STREET CONSTRUCTION NOTES

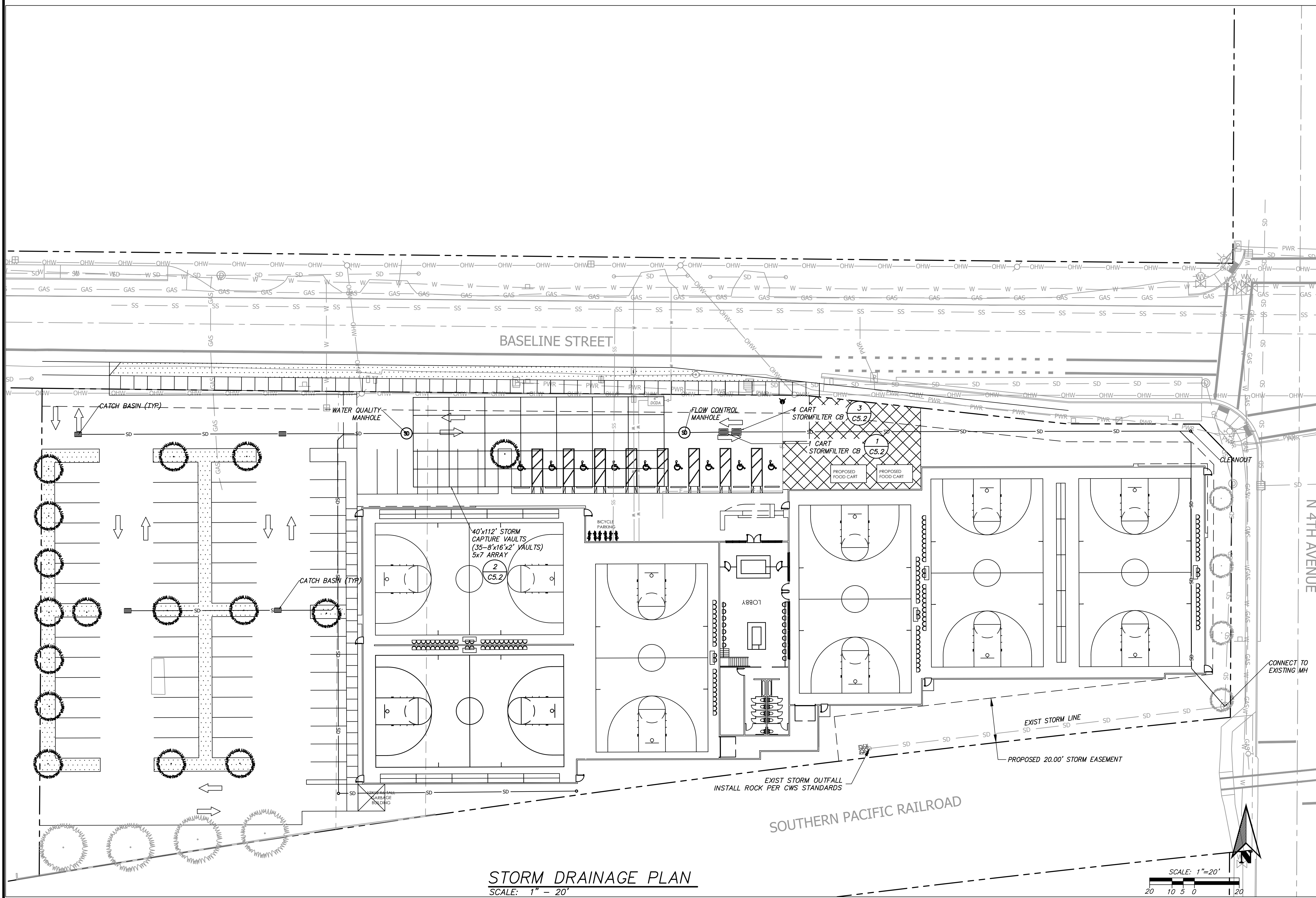
- ① STA 0+95.00 16'RT
BEGIN IMPROVEMENTS
BEGIN 5' DRIVEWAY WING
- ② STA 1+00.00
BEGIN NEW 6' SIDEWALK
- ③ STA 1+115.00 16'RT
30' DRIVEWAY CENTERLINE
- ④ STA 1+35.00
END 5' DRIVEWAY WING
BEGIN NEW 6" CURB
- ⑤ STA 4+03.70 16'RT
6" CURB ANGLE POINT
- ⑥ STA 4+47.71 19.63'RT
END NEW 6" CURB
MATCH EXISTING CURB
- ⑦ STA 4+49.08 20.25'RT
END NEW SIDEWALK
MATCH EXISTING SIDEWALK



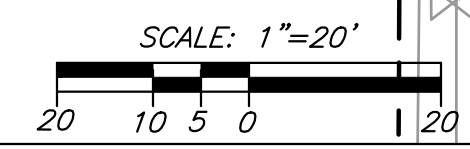
N 4TH AVE IMPROV PLAN
SCALE: 1" = 20'

REV.	DATE	BY

PROJECT NUMBER	SAM060
Date:	09/09/2022
Scale:	AS SHOWN
Drawn By:	JEM
Designed By:	GID
Checked By:	GID



STORM DRAINAGE PLAN
SCALE: 1" = 20'



DL
DL CONSULTING WA INC.
500 West 8th Street
Suite 45
Vancouver, WA 98660
(360) 567-6466

REGISTERED PROFESSIONAL ENGINEER
19160
OREGON
JULY 15, 1997
GARY I. DARLING
EXPIRES 12-31-23

**BASELINE BASKETBALL FACILITY
CORNELIUS, OR
STORM DRAINAGE PLAN**

REV.	DATE	BY

PROJECT NUMBER	SAM060
Date:	09/09/2022
Scale:	AS SHOWN
Drawn By:	JEM
Designed By:	GID
Checked By:	GID

C5.1

GENERAL NOTES:

THE STORM CAPTURE™ SYSTEM BY OLDCASTLE PRECAST IS PART OF THE STORMWATER MANAGEMENT SYSTEM FOR THE RESPECTIVE SITE, AS PREPARED BY THE PROJECT DESIGN ENGINEER. IT IS THE RESPONSIBILITY OF THE DESIGN ENGINEER TO DETERMINE DESIGN FLOW RATES, PRE-TREATMENT AND POST-TREATMENT REQUIREMENTS, STORAGE VOLUME, AND ENSURE THE FINAL DESIGN MEETS ALL CONVEYANCE AND STORAGE REQUIREMENTS. SYSTEM DESIGN AND TYPE, SOIL ANALYSIS, LOADING REQUIREMENTS, COVER HEIGHT AND MODULE SIZE DETERMINE THE FOUNDATION TYPE AND REQUIREMENTS AS STATED HEREIN. ANY VARIATIONS FOUND DURING CONSTRUCTION FROM THE SITE AND SYSTEM ANALYSIS MUST BE REPORTED TO THE PROJECT DESIGN ENGINEER. THE PROJECT DESIGN ENGINEER IS RESPONSIBLE FOR OBTAINING A GEOTECHNICAL ENGINEERING REPORT VERIFYING THE BEARING CAPACITY STATED IN DESIGN NOTES.

DESIGN NOTES:

- DESIGN LOADINGS:
 - AASHTO HS-20-44 W/ IMPACT.
 - DEPTH OF COVER = 4" - 5'-0".
 - ASSUMED WATER TABLE = BELOW BOTTOM.
 - EQUIVALENT FLOOR PRESSURE = 45 PSF.
 - LATERAL LIVE LOAD SURCHARGE = 80 PSF.
 - NO LATERAL SURCHARGE FROM ADJACENT STRUCTURES.
 - CONCRETE 28 DAY COMPRESSIVE STRENGTH SHALL BE 6,000 PSF.
 - STEEL REINFORCEMENT: REBAR, ASTM A 615, GRADE 60.
 - CEMENT: ASTM C 150 SPOCCATION.
 - STORM CAPTURE MODULE TYPE = DETENTION.
 - REQUIRED BASE LAYER DEPTH = 2" SAND BEDDING LAYER.
 - REQUIRED NATIVE ALLOWABLE SOIL BEARING PRESSURE = 3,000 PSF.
- REFERENCE STANDARDS:
 - ASTM C 890
 - ASTM C 891
 - ASTM C 913
- LESS THAN 6" OR GREATER THAN 6" OF COVER REQUIRES CUSTOM STRUCTURAL DESIGN AND MAY REQUIRE THICKER SUBGRADE.

INSTALLATION NOTES:

- THE STORM CAPTURE™ MODULE SYSTEM IS TO BE INSTALLED IN ACCORDANCE WITH ASTM C891. INSTALLATION OF UNDERGROUND PRECAST UTILITY STRUCTURES, PROJECT PLAN AND SPECIFICATIONS MUST BE FOLLOWED ALONG WITH ANY APPLICABLE REGULATIONS.
- PLAN LINE, GRADE AND ELEVATIONS MUST BE FOLLOWED.
 - WHERE SPECIFIED, AN 8 OZ. NON-WOVEN GEOTEXTILE FABRIC MUST BE USED AS A SEPARATION LAYER AROUND THE STORM CAPTURE SYSTEM.
 - PENETRATIONS IN THE GEOTEXTILE MAY ONLY BE MADE WITH SMOOTH WALL PIPES. MAKE PENETRATIONS FOR ALL OUTLETS BEFORE MAKING PENETRATIONS FOR ANY INLETS.
 - ALL SURFACE MATERIALS IF SPECIFIED, MUST BE CLEAN, DURABLE CRUSHED AGGREGATE RECOMMENDED SIZE 5/8 IN. (PER ASTM C33).
 - DESIGNATED EMBEDDED LIFTERS MUST BE USED. USE PROPER RIGGING TO ASSURE ALL LIFTERS ARE EQUALLY ENGAGED WITH A MINIMUM 60 DEGREE ANGLE ON SLINGS AS NOTED AND IN ACCORDANCE WITH OLDCASTLE LIFTING PROCEDURES.
 - MODULES MUST BE PLACED AS CLOSE TOGETHER AS POSSIBLE, AND GAPS SHALL NOT BE GREATER THAN 3/4". ALL EXTERIOR SYSTEM JOINTS SHALL BE COVERED WITH A MIN. 5" JOINT WRAP ON SIDES AND TOP (CS-212 CONEAL, OR EQUIVALENT) IN A CLAMHELL DESIGN. INSTALL ONE ROW CS-102 CONEAL (OR EQUIVALENT) BETWEEN PRECAST PIECES.
 - AUTHORIZATION SHOULD BE GIVEN BY THE PROJECT ENGINEER OR DESIGNATED PERSON PRIOR TO PLACEMENT ON BACKFILL FOR THE SYSTEM. CARE SHOULD BE TAKEN DURING PLACEMENT OF BACKFILL NOT TO DISPLACE MODULES OR JOINT WRAP. BACKFILL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY OR AS SPECIFIED, AND SHOULD NOT BE COMPACTED WITHIN 6" OF MODULE.
 - CONSTRUCTION EQUIPMENT EXCEEDING DESIGN LOADINGS SHALL NOT BE ALLOWED ON STRUCTURE.
 - TERMS/ADJUSTS TO BE KNOCKED OUT AT SPECIFIED LOCATIONS IN FIELD BY OTHERS. SEE SITE LAYOUT FOR LOCATIONS.

INLETS AND RISERS:

ALL PIPE INLETS SHALL EXTEND INSIDE MODULE A MINIMUM OF 4". PLACE A NON-SHRINK, NON-METALLIC GROUT, MIN. 3,000 PSI IN ANNULAR SPACE TO ELIMINATE ALL VOIDS.

REVISIONS		
REVISION	DATE	DESCRIPTION OF REVISION

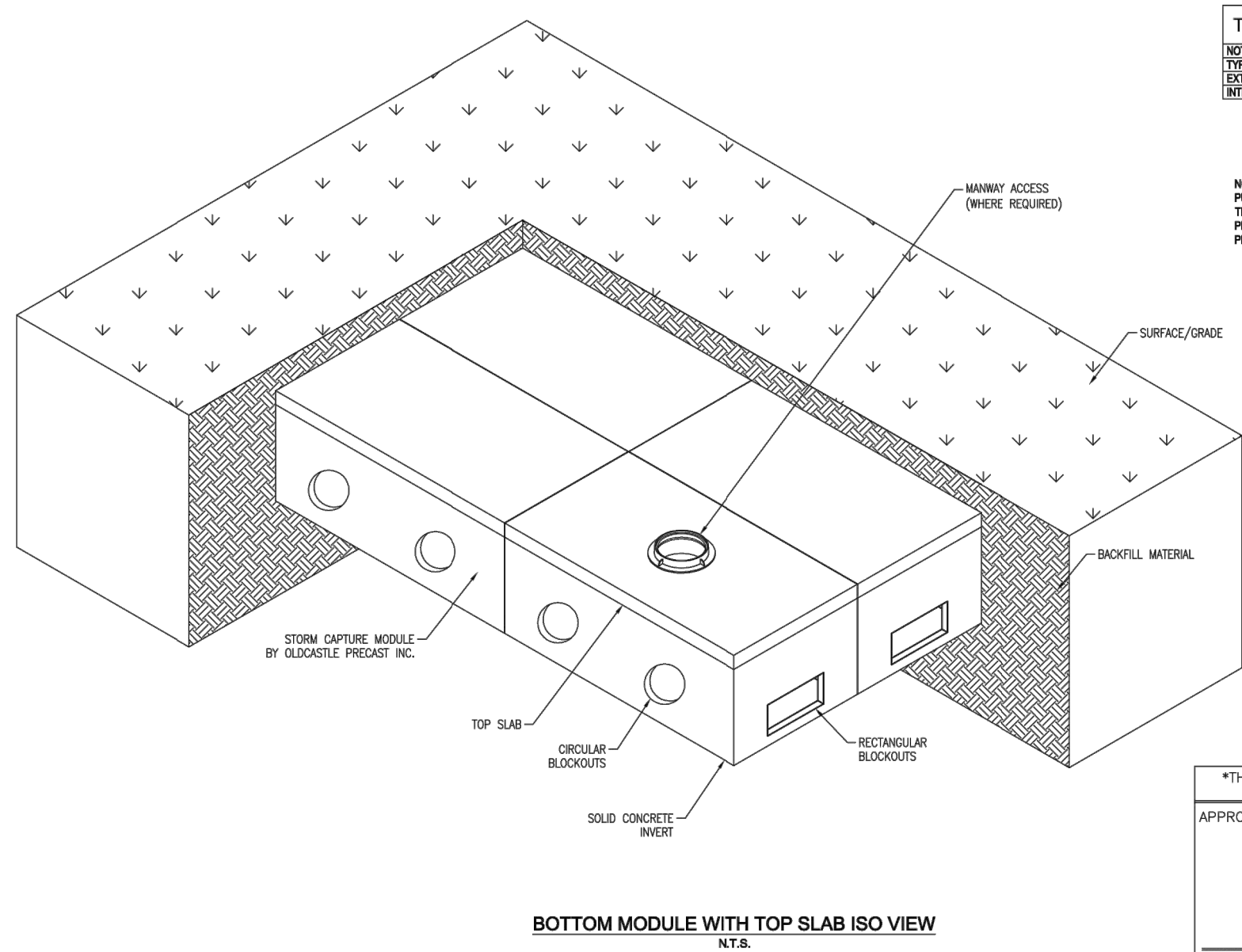


TABLE OF CONTENTS

NOTES & GENERAL INFO	1
TYPICAL ELEVATION	2
EXTERIOR DETAILS	3
INTERIOR DETAILS	4

NOTE: THIS VIEW IS FOR ILLUSTRATION PURPOSES ONLY TO SHOW FEATURES OF THE SYSTEM. ACTUAL LAYOUT DIMENSIONS OF PROJECT, SEE SITE PLAN LAYOUT. ALL PERIMETER WALLS ARE SOLID.

*THIS MUST BE FILLED OUT BEFORE MANUFACTURING. RECORD.

APPROVED W/ NO EXCEPTIONS TAKEN:

APPROVED AS NOTED:

REVISE AND RESUBMIT:

- PRELIMINARY - NOT FOR CONSTRUCTION

SIGNATURE: _____ DATE: _____

Oldcastle Stormwater Solutions

10000 Oldcastle Drive, Suite 1000, Columbus, OH 43240
 614-885-2000 | www.oldcastle.com

STORMCAPTURE
 NOTES & GENERAL INFO

CUSTOMER: _____

DATE	DATE	ISSUED	DATE	DATE	DATE	DATE	DATE	DATE	DATE

SC-2 8' base with top slab REV DATE 1 OF 4

1
C5.2
8'x16'x2'
VAULT

STORMCAPTURE™

STORMFILTER STEEL 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 27" CARTRIDGE, AND IS ALSO AVAILABLE WITH AN 18" CARTRIDGE. STORMFILTER CATCHBASIN CONFIGURATIONS ARE AVAILABLE WITH A DRY INLET BAY FOR VECTOR CONTROL. PEAK HYDRAULIC CAPACITY PER TABLE BELOW. IF THE SITE CONDITIONS EXCEED PEAK HYDRAULIC CAPACITY, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CARTRIDGE SELECTION	27"	18"	18" DEEP
CARTRIDGE HEIGHT	3.5'	2.3'	3.3'
RECOMMENDED HYDRAULIC DROP (H)	2 gpm/ft ²	1.67' gpm/ft ²	1 gpm/ft ²
SPECIFIC FLOW RATE (gpm/ft ²)	22.5	18.75	11.25
CARTRIDGE FLOW RATE (gpm)	15	12.53	7.5
PEAK HYDRAULIC CAPACITY	1.0	1.0	1.8
PEAK HYDRAULIC CAPACITY	1.0	1.0	2.0'
INLET PERMANENT POOL LEVEL (A)	1'-0"	1'-0"	2'-0"
OVERALL STRUCTURE HEIGHT (B)	4'-9"	3'-9"	4'-9"

* 1.67 gpm/ft² 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.
- MANUFACTURER TO APPLY A SURFACE BEAD WELD IN THE SHAPE OF THE LETTER "O" ABOVE THE OUTLET PIPE STUB ON THE EXTERIOR SURFACE OF THE STEEL SCFB.
- STORMFILTER CATCHBASIN EQUIPPED WITH 4 INCH (APPROXIMATE) LONG STUBS FOR INLET (IF APPLICABLE) AND OUTLET PIPING. STANDARD OUTLET STUB IS 8 INCHES IN DIAMETER. MAXIMUM OUTLET STUB IS 15 INCHES IN DIAMETER. CONNECTION TO COLLECTION PIPING CAN BE MADE USING FLEXIBLE COUPLING BY CONTRACTOR.
- STEEL STRUCTURE TO BE MANUFACTURED OF 1/4 INCH STEEL PLATE. CASTINGS SHALL MEET AASHTO M306 LOAD RATING. TO MEET H20 LOAD RATING ON STRUCTURE, A CONCRETE COLLAR WITH #4 REINFORCING BARS TO BE PROVIDED BY CONTRACTOR.
- 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 30 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.

1-CARTRIDGE CATCHBASIN STORMFILTER DATA

STRUCTURE ID	XXX
WATER QUALITY FLOW RATE (cfs)	X.XX
PEAK FLOW RATE (<1 cfs)	X.XX
RETURN PERIOD OF PEAK FLOW (yrs)	XXX
CARTRIDGE HEIGHT (27" 18" 18" DEEP)	XX
CARTRIDGE FLOW RATE (gpm)	XXX
MEDIA TYPE (PERLITE, ZPG, PSORB)	XXXXX
RIM ELEVATION	XXX.XX

PIPE DATA: _____ I.E. DIAMETER

INLET STUB	XXX.XX	XX"
OUTLET STUB	XXX.XX	XX"

CONFIGURATION: INLET INLET

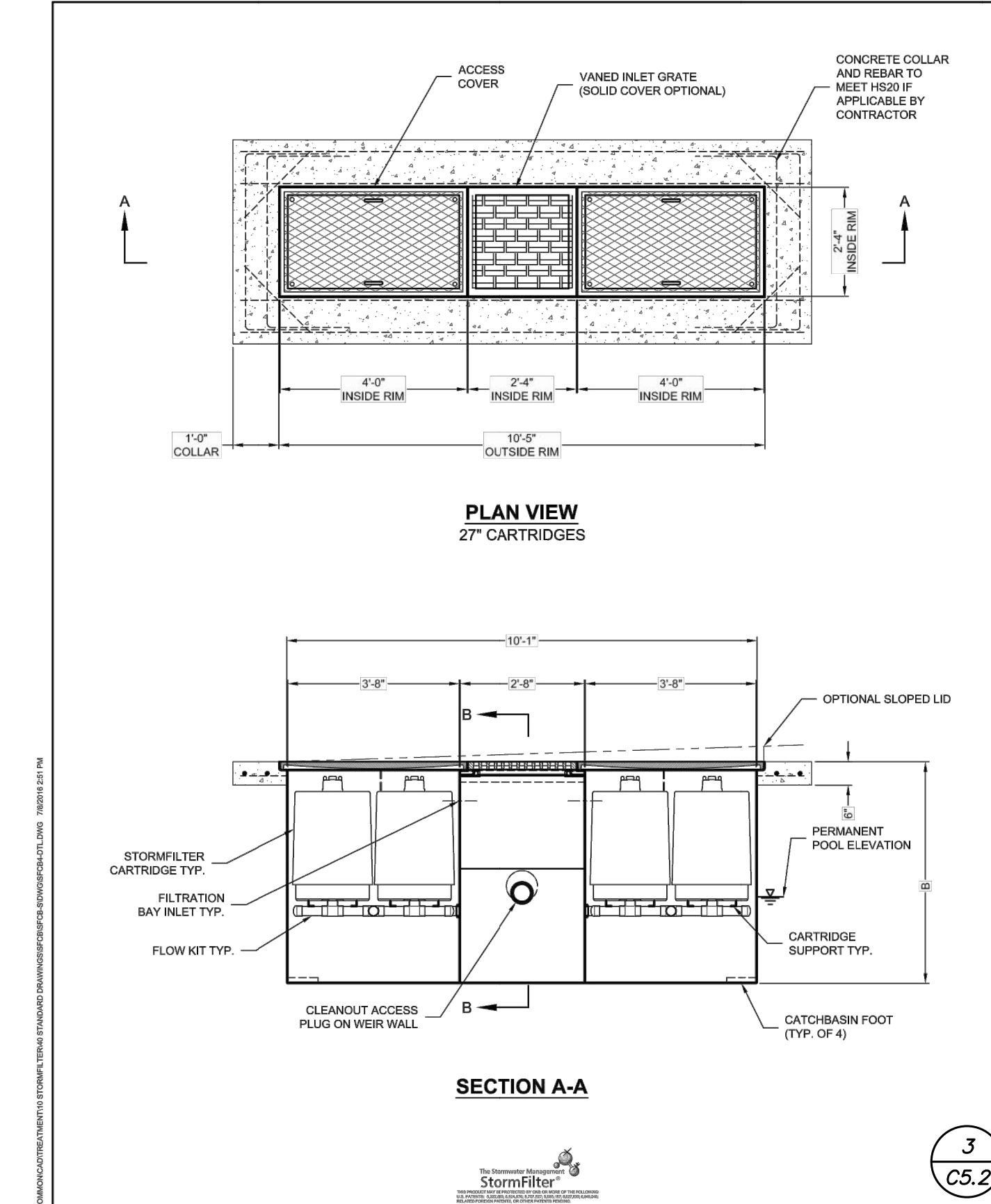
SLOPED LID	YES/NO
SOLID COVER	YES/NO

NOTES/SPECIAL REQUIREMENTS:

CONTECH ENGINEERED SOLUTIONS LLC
 www.contechES.com
 9025 Centre Pointe Dr., Suite 400, West Chester, OH 45386
 800-526-3989 513-645-7000 513-645-7993 FAX

1 CARTRIDGE CATCHBASIN STORMFILTER STANDARD DETAIL

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C5.2



STORMFILTER STEEL CATCHBASIN DESIGN NOTES

STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. 4 CARTRIDGE CATCHBASIN HAS A MAXIMUM OF FOUR CARTRIDGES. SYSTEM IS SHOWN WITH A 27" CARTRIDGE, AND IS ALSO AVAILABLE WITH AN 18" CARTRIDGE. STORMFILTER CATCHBASIN CONFIGURATIONS ARE AVAILABLE WITH A DRY INLET BAY FOR VECTOR CONTROL. PEAK HYDRAULIC CAPACITY PER TABLE BELOW. IF THE SITE CONDITIONS EXCEED PEAK HYDRAULIC CAPACITY, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CARTRIDGE SELECTION	27"	18"	18" DEEP
CARTRIDGE HEIGHT	3.5'	2.3'	3.3'
RECOMMENDED HYDRAULIC DROP (H)	2 gpm/ft ²	1.67' gpm/ft ²	1 gpm/ft ²
SPECIFIC FLOW RATE (gpm/ft ²)	22.5	18.75	11.25
CARTRIDGE FLOW RATE (gpm)	15	12.53	7.5
PEAK HYDRAULIC CAPACITY	1.0	1.0	1.8
PEAK HYDRAULIC CAPACITY	1.0	1.0	2.0'
INLET PERMANENT POOL LEVEL (A)	1'-0"	1'-0"	2'-0"
OVERALL STRUCTURE HEIGHT (B)	4'-9"	3'-9"	4'-9"

* 1.67 gpm/ft² SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHOSORB® (PSORB) MEDIA ONLY

GENERAL NOTES:

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INSTALLATION NOTES:

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- 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.

4-CARTRIDGE CATCHBASIN STORMFILTER DATA

STRUCTURE ID	XXX
WATER QUALITY FLOW RATE (cfs)	X.XX
PEAK FLOW RATE (<1 cfs)	X.XX
RETURN PERIOD OF PEAK FLOW (yrs)	XXX
CARTRIDGE FLOW RATE (gpm)	XX
MEDIA TYPE (PERLITE, ZPG, PSORB)	XXXXX
RIM ELEVATION	XXX.XX

PIPE DATA: _____ I.E. DIAMETER

INLET STUB	XXX.XX	XX"
OUTLET STUB	XXX.XX	XX"

CONFIGURATION: INLET INLET

SLOPED LID	YES/NO
SOLID COVER	YES/NO

NOTES/SPECIAL REQUIREMENTS:

*PER ENGINEER OF RECORD

CONTECH ENGINEERED SOLUTIONS LLC
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 800-526-3989 513-645-7000 513-645-7993 FAX

4 CARTRIDGE CATCHBASIN STORMFILTER STANDARD DETAIL

3
C5.2

DL CONSULTING WA INC.
 500 West 8th Street
 Suite 45
 Vancouver, WA 98660
 (360) 567-6466

REGISTERED PROFESSIONAL ENGINEER
 19160
 GARY I. DARLING
 JULY 15, 1997
 EXPIRES 12-31-23

BASELINE BASKETBALL FACILITY
 CORNELIUS, OR
STORM DRAINAGE PLAN

REV.	DATE	BY

PROJECT NUMBER SAM060
 Date: 09/09/2022
 Scale: AS SHOWN
 Drawn By: JEM
 Designed By: GID
 Checked By: GID

C5.2

DL
DL CONSULTING WA INC.
500 West 8th Street
Suite 45
Vancouver, WA 98660
(360) 567-6466

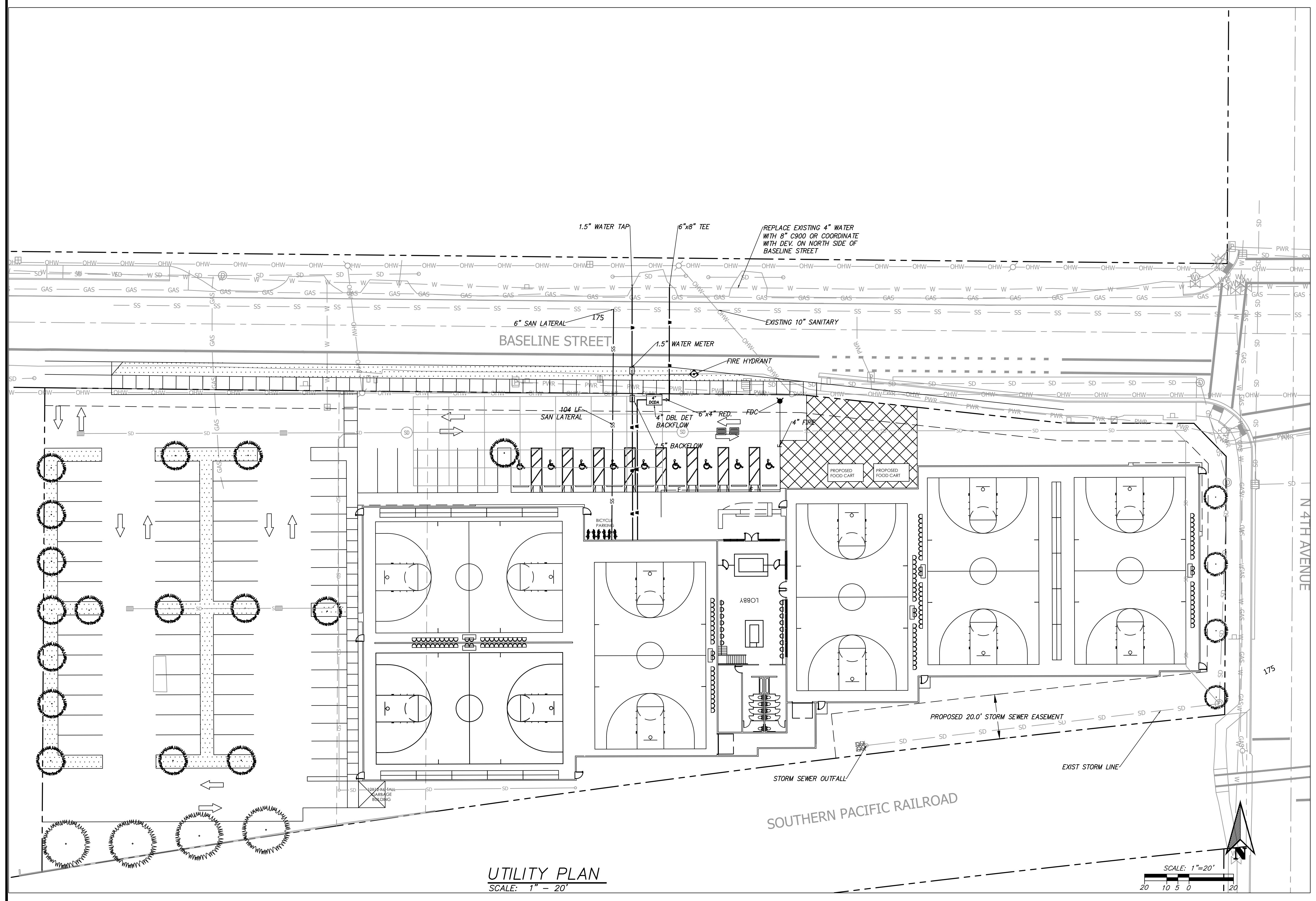
REGISTERED PROFESSIONAL ENGINEER
19160
ORIGON
JULY 15, 1997
GARY I. DARLING
EXPIRES 12-31-23

**BASELINE BASKETBALL FACILITY
CORNELIUS, OR
UTILITY PLAN**

REV.	DATE	BY

PROJECT NUMBER	SAM060
Date:	09/09/2022
Scale:	AS SHOWN
Drawn By:	SAD
Designed By:	GID
Checked By:	GID

C6



UTILITY PLAN
SCALE: 1" = 20'

SCALE: 1"=20'
20 10 5 0 20







