



Warrenton Planning Commission
AGENDA
January 14, 2021 | 6 PM | City Hall – Commission Chambers

*****The meeting will be broadcast via Zoom at the following link*****

<https://us02web.zoom.us/j/83849397640?pwd=b1B6Q1VQdUx4MFJqcnBYNGxWd0FuQT09>

Meeting ID: 838 4939 7640

Passcode: 264471

Dial in number: 253-215-8782

1. Attendance
2. Flag Salute
3. Public Comment Period on *Non-Agenda* Items
4. Approval of minutes of December 10, 2020
 - *Action Item: Motion to Adopt*
5. **PUBLIC HEARING:** Planned Unit Development | Fort Pointe Subdivision
 - Applicant: Fort Pointe Partners
 - Proposal: A planned unit development consisting of 169 lots for single family dwellings on approximately 41.36 acres, and up to 150 multiple family residential units on approximately 8.97 acres. The entire property, Tax Lot 810170001300, is 277.3 acres located along NW Ridge Road.
 - *Action Item: Recommendation to approve with conditions*
6. **DISCUSSION ITEMS:**
 - Marijuana Text Amendment - CUP
 - Homestay Lodging - Chapter 16 Requirements
7. Staff Announcements & Project Updates
8. **Next Meeting:** February 11, 2021



**Minutes
City of Warrenton Planning Commission
December 10, 2020**

Conditional Use Permit/Chuck Bergerson Caretaker Unit
The Scoular Company continuation from the 11.12.20 PC Meeting
Development Code Amendment on section 16.60 General Industrial (I-1)
Development Code Amendment / Appeals Amendment

Planning Commissioners Present: Chair Paul Mitchell, Commissioners Ken Yuill, Christine Bridgens were present in the commission room. Commissioners Mike Moha, Vice-Chair Chris Hayward, Tommy Smith and Lylla Gaebel were present remotely.

Staff Present: Community Development Director Scott Hess, Building Clerk Janice Weese, Interim Planning Director Mark Barnes; Warrenton's City Attorney Spencer Parsons was present remotely.

Flag Salute

Comments on Non-Agenda Items: No-one spoke

Approval of Minutes: Mr. Moha moved to approve the November 12, 2020 minutes with corrections. Ms. Bridgens seconded. All in favor

Public Hearing Open

Subject of Review: Chuck Bergerson's Conditional Use Permit to construct a caretaker unit at 225 Silverside Place in Hammond.

Disclosure by Commissioners: All commissioners answered not all questions or conflicts.

Staff Report: Mr. Hess stated that one caretaker unit is allowed as a conditional use in the General Industrial zoning district and is in conformance with the Comprehensive Plan. Also said that the unit will be compatible for the area and will have minimal impact. He is recommending approval of the application with one condition; prior to issuing a final occupancy the applicant

will submit a site plan for review under the type II procedure to assure the units location, utilities and other standards are met for the caretaker unit.

Applicant Testimony

Charles Bergerson
679 E Harbor Dr.
Warrenton, OR 9746

Mr. Bergerson stated that there will be 2 small homes put together with a piece that will be built on site for in between the two homes. This will all be done within the Uniform Building Code. The Planning and Building Departments have worked with him to get this project moving. The home will be about 800 to 900 sq ft and meets all the requirements of a stick home. The units are 24 ft long and 12 ft wide that will fit on a standard foundation. He and his wife will be living in the unit.

No one spoke in opposition

Public Hearing Closed

Mr. Yuill spoke up and said that the Bergerson's have owned the property that the unit is going on for many years and complimented the work that Mr. Bergerson and his family have done. Thinks this is a great way to show how the tiny homes would look and be like; he is in favor of this project. Ms. Bridgens agreed that this is straight forward.

Motion by Commissioners: Ms. Bridgens moved to approve based on the findings and conclusions of the October 10, 2020 staff report, the Conditional Use Permit, CUP 20-2, to build a single caretaker unit at 225 Silverside Place. Mr. Yuill seconded. All in favor.

Subject of Review: The continuation from the November 12, 2020 Planning Commission meeting of SDR-20-6 to develop a 14,000 sf fishmeal processing facility on property owned by the Port of Astoria.

Public Hearing Open

Disclosure by Commissioners: All commissioners answered no to all questions or conflicts.

Staff Report: Mr. Barnes spoke up and said what was new from the previous hearing is the agreement between the port, the city, and the applicant that addresses the utility deficiencies. The applicant has signed on to the agreement. The Port and City Commission has not acted on it yet but, the Public Works Director feels comfortable enough that he can recommend from that point of view that the agreement will take care of the issues. Mr. Barnes feels that the bird attraction issue can be addressed in approval conditions. Mr. Barnes stated that there are a lot of conditions on this but feels he can recommend approval on this application. The majority

of the conditions are within public works requirements. The rest are conditions that need to be met from the code. Mr. Barnes recommended that the commission approves the application with the 27 conditions.

No Questions for Staff

Applicant Testimony

Tom Wortmann, Managing Director for Scoular
Managing Director for Scoular Company
2027 Dodge St.
Omaha, NE 68102

Feels that they have addressed and satisfied the bird attraction issue. Everything else is satisfactory to them.

Mr. Yuill spoke up and asked who will oversee the quality of the facility to make sure what they proposed stays in place once this project starts and over the years it is there. Mr. Yuill also expressed concern if someone else takes over the business, would the operation of the facility go along with the sale of the building. Mr. Barnes spoke up and stated that whoever takes over the building would have to follow the same conditions and guidelines unless they were putting in a completely different type of use; then they would be going back to the Planning Commission to get a new certificate of occupancy for that type of business and use.

Robert Stevens, Vice President Port of Astoria Port Commission
92284 Whiskey Road
Warrenton, OR 97146

Mr. Stevens wanted to urge the Planning Commission to approve the project. Feels that this could be a gateway to future development.

Matt McGrath, Deputy Director
422 Gateway
Astoria, OR 97103

Mr. McGrath spoke up and had a comment regarding the grid wire condition. He stated that it was suggested to be a condition of the project, but it was intended to be an additional mitigation if there proved to be problems with birds. The grid wire is not being used anywhere on the hangers at the airport. Feels that the condition needs to be evaluated. The Scoular facility will be hundreds of yards away from the ramp and hangers.

Ms. Bridgens spoke up expressing concerns about how much water and sewer capacity The Scoular Company will use. Discussion continued on the rate of how many EDU's would be used for the first year and would be reevaluated after that depending upon the output.

No one spoke in opposition

Public Hearing Closed

Discussion Among Commissioners

Mr. Mitchell feels good that the project is going in the right direction since the agreement was signed by the city and the applicant.

Mr. Smith feels that The Scoular Company should not have to put up the bird gird wire since no-one else at the port were required to do so.

Mr. Yuill spoke up and said that the bird wire is a deterrent because they are bringing in fish. There is no one else out at the port that is bringing in fish by products. Mr. Yuill also said that the company made a presentation on the bird wire and it made sense to him.

Mr. Hayward suggested that if it helps to move the project forward, then the bird wire might be a good idea to install.

Motion by Commissioners: Ms. Gaebel motioned to approve The Scoular Company SDR-20-06 subject to the 27 conditions of approval listed in the staff report. Ms. Bridgens seconded. All in favor.

Public Hearing Open

Subject of Review: Development Code Amendment 16.60, General Industrial District, (I-1), regarding the location and land use approval process for recreational marijuana production, processing, and wholesale activities.

Disclosure by Commissioners: All commissioners answered no to all questions or conflicts.

Staff Report: Mr. Hess spoke up and said this is an application from Mike Morgan representing Jason Palmberg and Jeff Canessa doing business as Kingfish, LLC. The purposed amendment would change those activities from permitted uses to conditional uses and also to remove the requirement to have the marijuana facilities be located only east of HWY 101. This proposal would allow a marijuana facility to be a Conditional Use in any General Industrial District. The applicant provided testimony on how this code amendment is in conformance with the state statutes, and the 19 statewide planning goals and also consistent with the City of Warrenton Comprehensive Plan. Mr. Hess also pointed out that applicant had asked to remove the provision to only a single building occupant.

Applicant Testimony

Mike Morgan
P.O. Box 132
Cannon Beach, OR 97110

Mr. Morgan stated that marijuana facilities are permitted in the general industrial zones with certain conditions just as long as they meet the 1,000 feet away from schools, churches etc. The proposal is to allow the marijuana facilities in all industrial zones but to make them a conditional use so you have more control over the facilities. Mr. Morgan reiterated that they are also asking for an additional amendment to remove the provision that prohibits another use in the same building.

Jason Palmberg
1790 SE 3rd St.
Astoria, OR 97103

Mr. Palmberg felt that where they want to put the facility is a good location because it will be next to the sewer lagoon, the mill and other industrial uses in that area and would not cause any distractions.

Jeff Canessa
90435 Gander Rd.
Astoria, OR 97103

Mr. Canessa spoke up to agree with everything Mr. Morgan and Mr. Palmberg said.

Testimony in Opposition

Robert Stevens
92284 Whiskey Road
Warrenton, OR 97146

Mr. Stevens stated that marijuana is not legal Federally. He was a federal officer that made a career enforcing the laws. He is not fond of having marijuana legal in Oregon and feels it is a gateway drug. Drug related crimes have increased since marijuana became legal. Juvenile arrests have risen as well.

Testimony in Rebuttal

Mike Morgan
P.O. Box 132
Cannon Beach, OR 97110

Mr. Morgan stated that the voters in Oregon spoke about decriminalizing minor drug offenses in the last election. He feels that it speaks to the need to provide better treatment for serious drug abusers. Facilities that produces marijuana provides numerous jobs at a wage of around \$15 to \$20 an hour.

Public Hearing Closed

Discussion Among Commissioners

Ms. Bridgens stated that even though marijuana is legal in Oregon, she does not want any ordinance in the code disregarded. She thinks that it should remain as it is now. Also mentioned the odor is offensive. The health impact on the youth will remain the same or be worse if it's more available to them. Thinks the facility is a bad idea.

Mr. Moya spoke up and said that back in 2015 the Planning Commission and City Commission spent a lot of time to write the ordinance that is in our code. East of HWY 101 was one of their major points. Does not see why this code should be amended.

Mr. Yuill stated that when this came up after the election, there was an advertised work session with the Planning and City Commission. Having a marijuana facility in a joint building with different businesses next to them is not a good idea because the smell will penetrate through the shared walls. This is the reason why it should be a separate building. Thinks that what is in place right now is good but would like to recommend that the City Commission make the east side of the highway a Conditional Use also. He is not against this application one way or another.

Ms. Gabel said that she is not against having the facilities on the west side. Commented that they should stick with the stand alone building and not be a shared wall.

Mr. Hayward stated that they put a lot of time writing the agreement that was passed years ago and feels it is a good one.

Mr. Smith thinks they should take personal feelings out of the decisions that they make and move forward to what is best for the community. Is not for or against this application.

Mr. Mitchell wants to keep the plan for having the facilities on the east side of Hwy 101. Discussion continued on how other businesses would be impacted if they were next door to a marijuana facility. Also mentioned that home values might depreciate if close to facilities of this nature.

Ms. Gaebel mentioned that there is a lot of tax revenue that comes in with the marijuana.

Motion by Commissioners: Ms. Bridgens motioned to recommend denial to the City Commission the amendment to section 16.60 General Industrial, (I-1) District, concerning the location and land use approval process for recreational marijuana production, processing, and sales activities. Mr. Yuill seconded. All in favor.

Subject of Review: To amend section 16.208.050.H of the Development Code to clarify that City staff could appeal quasi-judicial Planning Commission decisions to the City Commission.

Public Hearing Open

Disclosure by Commissioners: All commissioners answered no to all questions or conflicts.

Staff Report: Mr. Barnes spoke up and said that this amendment comes from the City Manager to change the appeal procedure. It would change the list of people who could appeal the Type III decisions by adding City Manager and Planning Director to the list of people who might appeal the decision. Mr. Barnes also commented that this is would be very rare to come up if at all.

No-one spoke in opposition

Public Hearing Closed

Discussion Among Commissioners: Discussion continued between the Planning Commissions on their disapproval of this request. It was brought up as to why have a Planning Commission if they are going to be overruled or worried about if the City Commission or Planning Director would appeal their decisions.

Ms. Gaebel motioned that the Planning Commission recommend to the City Commission not adopt the proposed amendment. Ms. Bridgens seconded. All in favor.

Discussion continued on Conditional Uses that allow you to provide additional conditions that might not be written into the zoning code. It was noted that the concept of Conditional Uses are permitted uses with conditions.

Staff Announcements

Mr. Barnes spoke up and said that this was probably his last meeting with the Planning Commission and wanted them to know it was a pleasure working with them and thanked them for all their hard work.

Mr. Hess chimed in and thanked Mr. Barnes for his kindness and wealth of knowledge in this area for land use codes and plans on continuing to call him.

Mr. Hess also thanked Tommy Smith for his service on the Planning Commission since this was his final meeting. Mr. Smith will move on working with The Economic Development Plan for the All in Warrenton Economic Development Study.

Mr. Hess also mentioned that Kevin Swanson will be Mr. Smith's replacement and will be here next month.

Meeting Adjourned

Attest and submitted by

Janice Weese, Building Clerk

Paul Mitchell, Planning Commission Chair



January 8, 2021

To: Warrenton Planning Commission
From: Scott A. Hess, Community Development Director
Re: Fort Pointe PUD Application - SUB 20-2

BACKGROUND

The Planning Commission held public hearings for the review of a PUD and Preliminary Plan for the Fort Pointe Subdivision on August 10, 2017 and December 8, 2017. The subdivision received approval with conditions on December 8, 2017 and a Notice of Decision and Order went out December 27, 2017. This approval was valid for two years with the option of a single one-year extension. The one-year extension was granted by Kevin Cronin on October 15, 2019 which pushed the approval deadline to December 27, 2020.

During 2020, the developer has been working to secure federal HUD financing to move the development forward. Due to the unexpected challenges presented by the COVID-19 pandemic the developer was unable to submit a Final Plat within the approved deadline.

On behalf of Fort Pointe Partners, Dale Barrett submitted a letter to Mark Barnes requesting an additional one-year extension on the approval in order to continue the HUD financing process and limit delays. Mark Barnes determined that another extension could not be granted based on Warrenton Municipal Code, and suggested that the applicant re-apply for approval based largely on the 2017 submittal.

The submittal is substantively in compliance with the 2017 approved PUD. For that reason, staff is presenting an update to the Planning Commission Staff Report from 2017 in order to maintain consistency in review, applicant response, and proposed conditions of approval.

The application in front of the Planning Commission today is a proposed planned unit development consisting of 169 lots for single family dwellings on approximately 41.36 acres, and up to 150 multiple family residential units on approximately 8.97 acres. The entire property, Tax Lot 810170001300, is 277.3 acres, but according to the application materials only the western 53 acres adjacent to NW Ridge Road will be developed. This proposal as submitted does not constitute a Preliminary Subdivision Plat, and will be required to come back to the Planning Commission with additional information in order to go through Plat review.

APPLICATION TIMELINE

The PUD application was submitted on November 24, 2020. The City mailed notice to adjacent property owners on December 22, 2020 and published notice of the public hearing in The Columbia Press on January 1, 2021

The application is reviewed under the following chapters/sections of the Warrenton Municipal Code:

- 16.224 Planned Unit Developments (PUD)
- 16.216 Land Divisions and Lot Line Adjustments (Preliminary Plat)
- 16.192 Large-Scale Developments
- 16.28 Intermediate Density Residential (R-10) District
- 16.128 Vehicle and Bicycle Parking
- 16.156 Wetland and Riparian Corridor Development Standards
- 16.256 Traffic Impact Study
- 16.120 Vehicular Access and Circulation

FINDINGS

Below are presented the applicable code sections with the applicant's responses from 2017, unless updates were required, followed by staff findings.

16.224 Planned Unit Developments (PUD)

16.224.030 Permitted Building and Uses.

The following buildings and uses may be permitted as hereinafter provided. Buildings and uses may be permitted either singly or in combination provided the overall density of the planned development does not exceed the density of the zoning district as provided by Section 16.224.040.

- A. *Single-family dwellings.*
- B. *Duplexes, triplexes, and multifamily dwellings.*

Applicant Response: No buildings or use changes are proposed at this time. The proposal contains lots for single-family dwelling plus a lot for future development to host multi-family dwellings and duplexes or triplexes. The 277 acre site would have a maximum density of 934 residential units. The proposal for 169 lots for single-family housing and one lot for future attached single-family and multi-family development of up to 150 multi-family units, for a total of 369 housing units is below the maximum allowed.

This standard is met.

Staff finding: Staff concurs

16.224.040 Development Standards.

A. *Minimum Site Size.* Planned unit developments shall be established only on parcels of land which are suitable for the proposed development and are no smaller than the minimum lot size established in the zoning district. The minimum lot size for RV parks and campgrounds shall be five acres.

Applicant Response: At 277 acres in size, the site is larger than 5 acres. The standard is met.

Staff finding: Staff concurs.

A. *Open Space.* In all PUDs, at least 40% of the total area shall be devoted to open space. Up to 25% of this open space may be utilized privately by individual owners or users of the planned development; however, at least 75% of this area shall be common or shared open space.

Response: The PUD application includes 224 acres of common or shared open space. This is comprised primarily of the preserved lands that make up the majority of the site. Additionally, while not considered as open space under this code, private open space will be provided through patios and yards to further enhance livability of the subdivision.

Staff finding: The amount of open space included with the application exceeds the 25 percent threshold. The application is silent on ownership of this territory. It is recommended that a deed restriction of similar land use tool be recorded against the remainder of the land to limit its ability to be developed in the future due to the transfer of buildable units provided through the PUD process. This will help to retain that remainder property in open space in perpetuity.

C. *Density.* The density of the planned development shall not exceed the density of the zone in which it is located. Minimum space size for RV parks is 700 square feet (see Chapter 16.176 for additional standards; where PUD standards differ from standards found elsewhere in this Code, the more stringent requirement shall apply). The Planning Commission shall review density allowances for campgrounds on a case-by-case basis using the criteria of Section 16.220.030 as a minimum standard for approval.

Response: The proposed densities are described below. The property comprises 277 acres of land, and is covered by three different zoning designations – as described below

Acreage	Zoning	Allowed Density	Maximum Units Allowed
28.26	R10 Intermediate Density Residential	One lot per 10,000 S.F.	123
63.68	R40 Low Density Residential	One lot per 40,000 S.F.	69
170.44	RGM-R10 Growth Management Zone	One lot per 10,000 S.F.	742
277	Total		934

Accordingly, based on an allowed gross density the site could potentially accommodate up to 934 housing units.

Subarea	Housing Type	Acreage	Requested Number of Units
A	Detached Single-Family	41.36	169
B	Multi-Family	8.97	Up to 150
Total			319

The proposal requests a total of 319 units. As the request is below the maximum allowed, and there are no minimum density requirements for the zoning designations present on site, the standard has been met.

Staff finding: Staff agrees.

D. Subdivision Lot Sizes. Minimum area, width, depth and frontage requirements for subdivision lots in a planned unit development may be less than the minimums set forth elsewhere in this Code, provided that the overall density is in conformance with Section 16.224.040 and the lots conform to the approved preliminary development plan.

Applicant Response: This proposal is made through a PUD application (Chapter 16.224) which allows for flexibility in building position. The lot widths for the single-family lots are generally consistent with the minimum setback standards. Accordingly, standard city setbacks will be utilized.

The standard is met.

Staff finding: The overall density of the proposal is within the limits of the code for the acreage of the property. See the findings regarding setbacks below:

E. Off-Street Parking. Parking areas shall conform to all provisions of Chapter 16.128.

Applicant Response: Each lot for single-family homes is proposed to include a two-car garage, ensuring compliance with the City's maximum of 2 spaces per each house with three or more bedrooms. Parking for the lot set aside for future development will be determined at the time of proposed development in accord with Table 16.128.030.A. The standard is met.

Staff finding: Staff concurs. Public Works had the following comment regarding parking

- The City will not maintain parking areas. Either move parking areas out of the ROW or develop private street that will be maintained by an HOA.

F. Signs. All signs of any type within a planned unit development are subject to review and approval of the Planning Commission. The Commission shall consider each sign on its merits based on its aesthetic impact on the area, potential traffic hazards, potential violation of property and privacy rights of adjoining property owners, and need for said sign.

Applicant Response: An entry sign will be designed at a later date. At such time it will be presented to the Planning Commission as required. This standard will be met.

Staff finding: We have no objections to reviewing signs at a later date.

G. Setbacks and Yard Requirements. No structure shall be located closer than 20 feet from any public street within a planned unit development unless otherwise approved by the Planning Commission. Other setbacks are to be determined by the Planning Commission where they are considered essential to the public health, safety or welfare. These setbacks required by the Planning Commission shall be recorded as part of the protective covenants as required by Section 16.224.060.

Applicant Response: No lots are proposed for which a building would need to be located within 20 feet of a public street.

Staff finding: We note that the PUD development standards 16.224.040.G call for buildings to be no closer than 20 feet from a public street unless otherwise approved by the Planning Commission. If measured from the curb or inside edge of the sidewalk, this standard would be met for all lots. If measured from the front property line/right-of-way, it would not, especially on steep slope lots. The applicant is preparing initial engineering to understand the total number of lots that would be affected by steep slopes. The Planning Commission should establish a finding for this in the meeting as part of the PUD approval.

H. Height Limits. Height limits in a planned unit development are the same as in the zoning district, except that the Planning Commission may further limit heights when necessary for the maintenance of the public health, safety or welfare.

Applicant Response: No buildings are proposed at this time. As such, no proposed modifications are requested in regard to height. The standard is met.

Staff finding: This standard will be addressed when building permit applications are submitted.

I. Streets, Sidewalks and Roads. Necessary streets, sidewalks, and roads within the planned unit development shall be constructed to City standards and dedicated to the public. See Division 3 for applicable standards. A private roadway, or a private road network, may be permitted if adequate provisions for access and circulation have been provided in accordance with Chapter 16.120 and facilities have been approved and installed in accordance with Chapter 16.136.

Applicant Response: Proposed roads have been designed in accordance with the Warrenton Municipal Code Chapter 120. Based on site characteristics and steep slopes as the site moves east, the applicant requests Thistle Avenue be allowed to be developed 28 feet wide as opposed to 36 feet wide. The road would be striped on one side as "No Parking".

Staff finding: The street cross section shows the right-of-way width at 36 feet for all public roads. The drawing submitted shows Thistle Avenue at this width, however it was noted by the applicant that a narrower road would better accommodate the lots on the east side. The Fire Department was ok with

the reduced width so long as parking was not allowed on one side in order to maintain fire/life/safety access in the future. Staff does not have the authority to vary from the City Road Development Standards. The Planning Commission will need to provide a finding on the road width.

J. Dedication and Maintenance of Facilities. The Planning Commission or, on appeal, the City Commission, may as a condition of approval for a planned unit development require that portions of the tract or tracts under consideration be set aside, improved, conveyed or dedicated for the following uses:

- 1. Recreation Facilities. The Planning Commission or City Commission, as the case may be, may require that suitable area for parks or playgrounds be set aside, improved or permanently reserved for the owners, residents, employees or patrons of the development.*
- 2. Common Areas. Whenever a common area is provided, the Planning or City Commission may require that an association of owners or tenants be created into a non-profit corporation under the laws of the State of Oregon, which shall adopt such articles of incorporation and by-laws and impose such declaration of covenants and restrictions on such common areas that are acceptable to the Planning Commission. Said association shall be formed and continued for the purpose of maintaining such common area. Such an association, if required, may undertake other functions. It shall be created in such a manner that owners of property shall automatically be members and shall be subject to assessment levied to maintain said common area for the purposes intended. The period of existence of such association shall be not less than 20 years and it shall continue thereafter and until a majority vote of the members shall terminate it.*
- 3. Easements. Easements necessary to the orderly extension of public utilities may be required as a condition of approval.*

Applicant Response: The Planning Commission's authority is recognized. The standard will be met as required.

Staff finding: Staff findings above indicate that all of the neighborhood parks proposed do not satisfy the standards when the physically or environmentally constrained portions of the proposed parks are included in the calculations. However, the remaining useable areas of park space appear to meet the City Standard.

K. Approvals. Prior to Planning Commission (or City Commission approval upon appeal), written consent for the development shall be received from the City-appointed Engineer, Fire Chief, and any other department or agency (i.e., County Sanitarian, DEQ, ODOT, Division of Health, ODF&W, DSL, DLCDC, etc.) that can demonstrate that they have legal authority or jurisdiction over the proposal [or part(s) of the proposal].

Applicant Response: The applicant has met with the Development Review Committee made up of the Fire Department, Public Works Department, Building Department, and Planning. Sewer and water and other city services are provided by the City and will be party to reviewing the submittal. Clatsop County has reviewed the submittal and provided comments in Attachment 1d, A wetland

delineation has been performed in coordination with the State of Oregon, and the applicant has submitted the 2017 Wetland Delineation and State Concurrence Letter.

Staff finding: This criterion is satisfied.

L. Other Requirements. The Planning Commission may establish additional requirements which it deems necessary to assure that any development conforms to the purpose and intent of this section.

Applicant Response: The Planning Commission's authority is recognized.

Staff finding: Acknowledged.

16.224.050 Procedure—Preliminary Development Plan.

A. The applicant shall submit four copies of a preliminary development plan to the Planning Commission prior to formal application for approval. This plan and any written statements shall contain at least the following information:

- 1. Proposed land uses and densities.*
- 2. Location, dimensions and heights of structures.*
- 3. Plan of open or common spaces.*
- 4. Map showing existing features of site and topography.*
- 5. Proposed method of utilities service and drainage.*
- 6. Road and circulation plan, including off-street parking areas.*
- 7. Relation of the proposed development to the surrounding area and the Comprehensive Plan.*
- 8. Lot layout.*
- 9. A schedule, if it is proposed that the final development plan will be executed in stages.*
- 10. Information deemed necessary by the Community Development Director.*

Applicant Response: Appropriate site plans are attached to this application and can be viewed in the Plan Set. The standard for application site plan is met.

- 11. Required application fee.*

Applicant Response: This application was accompanied by a fee of \$940 as required by the City of Warrenton. The standard is met.

Staff finding: The requisite drawings were submitted with the application fee.

B. Applications for planned unit development preliminary approval shall be reviewed by the Planning Commission using a Type III procedure as specified in Section 16.208.050. The Planning Commission shall determine whether the proposal conforms to Section 16.224.040. In addition, in considering the plan, the Planning Commission shall seek to determine that:

- 1. There are special physical conditions or objectives of development which the proposal will satisfy to warrant a departure (if any) from the standard Code requirements.*

Applicant Response: The PUD process provides for the preservation of 224 acres of land that contain some wetlands and riparian areas by allowing for a transfer of density to the upland areas in the northwest portion of the property.

Staff finding: Staff concurs.

2. *Resulting development will not be inconsistent with the Comprehensive Plan provisions or zoning objectives of the area.*

Applicant Response: The area is designated for residential development by the City's Comprehensive Plan and zoned accordingly. This application provides for said housing within the City Limits and Urban Growth Boundary while also preserving sensitive lands.

Staff finding: Staff concurs.

3. *The proposed development will be in substantial harmony with the surrounding area.*

Applicant Response: While the site is currently undeveloped, the proposed lots for housing are generally similar to those in recent nearby subdivisions.

Staff finding: Staff concurs.

4. *The plan can be completed within a reasonable period of time.*

Applicant Response: A phasing plan is described in the application. The phasing has been established in order to provide for development within a reasonable amount of time.

Staff finding: Responses to the application indicate approximately 51 single family dwelling lots will be developed per year, for a three to four year build out. The multiple family/townhome component is projected to be started with the first phase of single family residential, and at completion will consist of up to 150 units. These time frames are reasonable.

5. *Any proposed commercial development can be justified economically.*

Applicant Response: No commercial development is proposed.

Staff finding: Noted.

6. *The streets are adequate to support the anticipated traffic and the development will not overload the streets outside the planned area.*

Applicant Response: The 2017 TIS demonstrates that Ridge Road and affected nearby intersections will continue to function within thresholds of the City's mobility standards.

Staff finding: The City Engineer raised the question of whether this report is valid after 4 years. Staff recommends that an update to the traffic impact analysis be completed and submitted with the required Preliminary Plat.

7. *Proposed utility and drainage facilities are adequate for the population densities and type of development proposed.*

Applicant Response: A drainage plan has been developed to ensure effective detention and treatment of stormwater.

Staff finding: The City Engineer had the following comments: (Please refer to City Engineer's Letter in Attachment 1a)

- Land owner(s) will waive any and all rights to remonstrate against the formation of a Local Improvement District (LID) for the purpose of making sanitary sewer, storm sewer, water or street improvements that benefit the property and assessing the cost to benefited properties pursuant to the City's regulations in effect at the time of such improvement.
- A Final Stormwater Report will be required to be submitted with all proposed land development applications. The City and adjacent property owners have concerns with the drainage system that drains this property to the Columbia River. The developer will be required to provide drainage reports for the drainage system leading to the outfall to the Columbia River. Improvements to the existing drainage system may be required and will be the responsibility of the developer. An alternate solution could include matching pre-construction and post-construction runoff rates from the site for the 5, 10, 25, 50, and 100-year, 24-hour storm events.
- Clearly show easements, encumbrances, and vacations on one plan sheet.
- Easement between lots should have a barrier to prevent encroachment from property owners over access to storm and sewer pipes, or establish as a right of way.

16.224.060 Procedure—Final Development Plan Approval.

A. *Within one year after preliminary approval or modified approval of a preliminary development plan, the applicant shall, at the next regularly scheduled meeting, file with the Planning Commission a final plan for the entire development or, when submission in stages has been authorized, for the first unit of the development. The final plan shall conform in all major respects with the approved preliminary development plan. The final plan shall include all information included in the preliminary plan, plus the following:*

Applicant Response: This proposal is for the preliminary development plan to outline the PUD requirements in order to finalize the developer's subdivision plans and provide a roadmap to approval of a Preliminary Plat.

Staff finding: The next step for approval of this subdivision is to file a completed Final Development Plan supported by a Preliminary Development Plat that substantively meets the requirements laid out in the PUD.

WMC Section 16.216 Land Divisions and Lot Line Adjustments

16.216.020 General Requirements

1. Residential Neighborhood Parks. A proposed subdivision which exceeds 50 lots and is more than one mile of an existing park shall place a neighborhood park within the subdivision.

1. Size. a. 30,000 square feet for the first 50 lots;

- b. For each additional 50 lots an additional 10,000 square feet shall be added to the size of the park; or
 - c. The park may be divided and placed to create more than one park in the subdivision.
2. Location. The neighborhood park shall be located in the proposed subdivision which is easily accessible to its users.
3. Maintenance. The neighborhood park shall be the responsibility of the Homeowners Association and/or the CC&Rs of the subdivision, unless dedicated to the City.

Applicant Response: In accordance with WMC 16.216.020, 86,391 square feet of divided and easily accessible neighborhood park space has been designated on the preliminary plat. The neighborhood parks shall be the responsibility of a Homeowners Association and will be available for use by residents. Final neighborhood park plans will be completed during the final design stage with the other final plat plans. See Attached PUD Site Plan 3a for indicated park locations.

Staff finding: Similar to the 2017 PUD and Preliminary Plat, this Preliminary Plan has more park space allocated than required in the Code; however, there are steep slopes and areas that cannot be added to the calculation based on functionality. The park parcel on the east of Thistle Avenue with 14,670 square feet is almost sloped. Also, approximately 1/3 off the southern Lot 67 park space is sloped. Steep slopes and jurisdictional wetlands present significant barriers to future neighborhood park development. Of the 86,391 square feet of proposed open space, slightly less than 62,757 will be useable and accessible. This is more than the calculated 53,800 square feet needed for 169 single family lots.

WMC Section 16.216 Preliminary Plan

16.216.040 Preliminary Plat Submission Requirements

The submittal package that came in on November 24, 2020 does not contain enough detail to be considered a Preliminary Subdivision Plat. Per WMC 16.224.050 this review will be for the “preliminary development plan” which, within one year, will need to be followed by a “final development plan” and a “Preliminary Plat” submittal.

WMC Section 16.192 Large-Scale Developments

16.192.010 Approval Process

- A. Large-Scale Development. A development which is:
 1. A planned unit development, manufactured dwelling park, recreational vehicle park, or campground; or
 2. A multifamily housing development or row house/townhouse (single-family attached) development which within two calendar years will have 10 or more dwelling units; or

3. *A commercial, industrial, public or institutional development which within two calendar years will use two or more acres of land or will have buildings with 10,000 square feet or more of floor area; or*
4. *Dependent on the expansion of City utility system(s) to service the development, including, but not limited to, development (or improvement) of transportation facilities or water and/or sewer mainline extensions.*

Applicant Response: This application is for land covered by a PUD that includes multifamily housing and is dependent on expansion of City utility systems. Having satisfied criteria 1, 2 and 4, this application meets the threshold for a Large-Scale Development.

Staff finding: Staff agrees.

16.192.030 Soil Suitability

- A. *Unless the Community Development Director (Type I or Type II) or hearings body (Type III) determines that an adequate detailed soil survey has already been undertaken for the entire portion of the site proposed for development, the owner or developer shall have a new soil survey of the site prepared to determine if construction on the site would be hazardous to facilities on the parcel or to nearby property due to the load bearing capacity of the soils, the potential for wind or water erosion, or the wetness or slope characteristics of the soil.*

Applicant Response: The application is supported by a 2017 soil report matching the requirements above. The report was reviewed as part of the original submittal - Fort Pointe NRCS Soils Report, compiled by Adam Daily of Otak, Inc.

Staff finding: The report is labeled "Hydrologic Paramenters (sic). It appears to be a download of soils information from the Natural Resources Conservation Services identifying the mapped soil types but primarily the stormwater runoff potential.

- B. *The soil survey shall be performed by a registered geotechnical engineer that is licensed in the State of Oregon.*

Applicant Response: As per direction from the City of Warrenton Otak has developed an analysis of the site soil conditions. The results are part of the original submittal documents. A detailed geotechnical report, stamped by a licensed geotechnical engineer will be provided as part of public infrastructure design.

Staff finding: A stamped geotechnical report was a condition of approval for the preliminary PUD.

- C. *If the detailed soil survey indicates that significant amounts of hazardous soils are in locations desired for development, the developer or owner shall submit a report to the City of*

Warrenton prepared by a licensed geotechnical engineer which indicates suitable techniques to minimize potential soil hazards to facilities on the parcel or to nearby property.

Applicant Response: No significant amounts of hazardous soils are present. The standard is met.

Staff finding: The geotechnical report discussed above will confirm this condition.

D. The proposed use will only be approved if:

1. The detailed soil survey indicates that there is not a significant amount of hazardous soils on the portion of the site proposed for development; or

2. A method of eliminating hazards which could result from soils on the site prepared by a licensed geotechnical engineer and submitted to the City of Warrenton Planning and Building Department for review by a City-appointed engineer who will be paid by the developer and/or property owner.

Applicant Response: No significant amounts of hazardous soils are present. The standard is met.

Staff finding: The geotechnical report discussed above will confirm this condition.

If a detailed soil survey indicates that corrosive resistant materials are appropriate for pipes or foundations associated with the development, the City-appointed engineer may require that suitable materials be used for the pipes or foundations.

Applicant Response: No soil circumstances are present which would lead to undue corrosion of pipes.

Staff finding: Staff concurs.

16.192.040 Stormwater Management

The applicant shall submit a stormwater management plan, which shall meet the criteria of Chapter 16.140 of this Code, to the City of Warrenton Planning and Building Department for review for the proposed development that is prepared by a registered engineer currently licensed in the State of Oregon.

Applicant Response: Tamara Connolly, (Oregon registration number: 72619PE) of Otak Inc. developed a stormwater management plan for the proposed project. The purpose of this Preliminary Drainage Report is to demonstrate compliance of the Fort Pointe stormwater management system with City of Warrenton's *Public Works Department Engineering Specifications and Design Criteria* (City of Warrenton, 2013). Descriptions of the existing and proposed hydrologic conditions, as well as

preliminary documentation showing the proposed onsite stormwater management system's compliance with City of Warrenton's standards are included in the attached report.

Design of the proposed stormwater system will meet the design criteria listed in *Public Works Department Engineering Specifications and Design Criteria* (City of Warrenton, 2013).

Water Quality

The City of Warrenton *Public Works Department Engineering Specifications and Design Criteria* does not require water quality treatment for stormwater runoff. This was confirmed via email correspondence with Richard "Collin" Stelzig, City Engineer for the City of Warrenton, on March 28, 2017. Water quality treatment will not be provided for the Fort Pointe development project.

Water Quantity

The City of Warrenton *Public Works Department Engineering Specifications and Design Criteria* states that:

- "All developments must be constructed and maintained so that impacts to natural and man-made drainage ways do not unreasonably burden upstream or downstream properties with surface water flooding as a result of the developments" (WMC 16.140.030).
- "No development may be constructed or maintained so that the development unreasonably impedes the natural flow of water from higher adjacent properties across the development, resulting in substantial damage to the higher adjacent properties" (WMC 16.140.030).
- "No development may be constructed or maintained so that stormwater from the development is collected and channeled into natural or man-made drainage ways, such that the volume and/or rate of flow is substantially great than the pre-development volume and/or rate" (WMC 16.140.030).
- "No development may be constructed such that the flow of water through natural or existing man-made drainage ways is obstructed. Bridges and culverts constructed to allow the flow of water through a development must be designed to pass flow during a 100-year storm event" (WMC 16.140.030).

While the City of Warrenton standards do not require onsite detention, development of the project site will result in increased stormwater runoff rates. During final design, conveyance will be assessed to document that the proposed Fort Pointe development does not adversely impact upstream or downstream properties. Furthermore, it will be demonstrated that the culvert beneath Peter Iredale Road, which conveys runoff leaving the property, is sufficiently sized to pass flow from the 100-year design storm event, per City of Warrenton standards.

Conveyance

Preliminary pipe layouts will be shown in the construction plan sheets (to be provided in final Stormwater Management Plan document). Inlets, manholes, and pipes will be used to collect and convey stormwater runoff from the proposed development, designed per City of Warrenton design criteria. During final design, the stormwater conveyance network will be sized using the 100-year, 24-hour storm event. The minimum size of storm sewer mains is 18 inches in diameter and the minimum size of storm sewer laterals to catch basins is 12 inches in diameter (WMC 16.140.050). Analysis of the conveyance system will be completed during the final design stage and reported in the final Stormwater Management Plan.

The proposed Fort Pointe development will include a stormwater management system designed to follow the standards set forth by the City of Warrenton. Of the 277.3-acre property, the majority of the site is wetland area and will remain undeveloped. Approximately 53 acres of the site will be developed, and the proposed development will create approximately 24.7 acres of impervious area. Per the City of Warrenton *Public Works Department Engineering Specifications and Design Criteria*, water quality treatment and detention will not be provided for this proposed development. During final design, the stormwater conveyance network will be sized using the 100-year, 24-hour storm event. It will be demonstrated that the proposed stormwater design does not adversely impact upstream or downstream properties.

The full report was included as part of the original submittal titled: Preliminary Drainage Report. A final stormwater report will be submitted with final construction documents.

The standard is met.

Staff finding: Public Works provided the following comment:

- A Final Stormwater Report will be required to be submitted with all proposed land development applications. The City and adjacent property owners have concerns with the drainage system that drains this property to the Columbia River. The developer will be required to provide drainage reports for the drainage system leading to the outfall to the Columbia River. Improvements to the existing drainage system may be required and will be the responsibility of the developer. An alternate solution could include matching pre-construction and post-construction runoff rates from the site for the 5, 10, 25, 50, and 100-year, 24-hour storm events.

16.192.050 Utilities

- A. The applicant shall provide detailed information and analyses, as necessary, to the City of Warrenton to allow the City to assess the expected impacts of the development on the capacity of Warrenton's water, sewer, and transportation. The development will only be allowed if sufficient capacity exists or suitable evidence indicates it will exist prior to completion of the development construction. In deciding the sufficiency of capacity, consideration will be given to possible increases in flows resulting from activities of existing*

system users and from facilities which are likely to be built due to the proposed use, but are not part of the development.

Applicant Response: Adam Dailey, (Oregon registration number: 74370PE) of Otak Inc. developed the initial utility plan for the proposed project. KFW Engineers indicate that they will design the system per Warrenton City standards to meet a 100 year storm design. All required public services and facilities are available and adequate or are proposed to be provided by the applicant. The sanitary sewer service will be provided by the City of Warrenton. The completed development will include at least 2 on-site sanitary sewer pump station which will connect to a force main sewer. The force main sewer will be routed through the County property known as 11th Street and will connect to a gravity manhole at Warrenton Drive. The water system will also be provided by the City and will follow the same route as the force main sewer line.

Access to and from the site is proposed to be made from NW Ridge Road. Modelling indicates that both primary access points can be facilitated via stop signs on the approaches to Ridge Road. Lancaster Engineering has performed an analysis of the transportation system to identify capacity issues or impacts. Based on discussions with the City and County, and the notes regarding the pre-application, the TIS included traffic counts and full analysis at the following intersections:

1. Willow Street (NW Ridge Road) at Pacific Drive
2. NW Ridge Road at Peter Iredale Road
3. NW Ridge Road at northern site access
4. NW Ridge Road at Parkview Apartments driveway/site access
5. NW Ridge Road at southern site access
6. NW Ridge Road at 9th Street
7. NW Ridge Road at 18th Street/Delaura Beach Lane

Also, project-generated trips identified the following intersections, although traffic counts and full operational analyses will not be necessary.

8. NW Ridge Road at Jetty Road
9. NW Ridge Road at Pacific Ridge Lane

As stated above the scope of the TIS has been confirmed with the Clatsop County and the City of Warrenton. The Traffic Impact Study (TIS) includes the detailed results of this analysis plus mitigating measures or investments needed to facilitate the development of the Fort Pointe subdivision.

After submitting for preliminary subdivision plat approval; as part of the final plat process the applicant will obtain from Clatsop County the necessary right-of-way license for use of lands

adjacent to NW Ridge Road. Additionally, through said process a speed study may be conducted to assess correct functional classification of said road.

The standard is met.

Staff finding: Staff agrees that the application meets these standards. Clatsop County recommended that the TIS be updated at time of Preliminary Plat.

B. On-site water supply, sewage disposal, access and circulation, shall be approved by the Warrenton Public Works Director. The development will not be allowed unless satisfactory provisions are made for these facilities. Satisfactory provisions, in part, mean that the size of any water lines, sewer lines, access roads, and drainage-ways will be sufficient to meet the needs of the development and, where desirable, accommodate growth in other areas. Suitable arrangement, including dedication of land or use of easements, shall be made so that the City will be able to maintain appropriate water, sewer, street, and drainage facilities. The construction of lengthy pressure-forced sewer lines to the site which by-pass undeveloped properties will be discouraged.

Applicant Response: The water and sewer system has been designed to 30% in accordance with the standards set forth by the City of Warrenton.

The standard is met

Staff finding: Staff concurs with the concepts provided in the application materials. The city engineer made the following comments to the preliminary PUD application which can be addressed at the construction design phase:

- All connections to existing water mains shall include 3 valves.
- Video inspection of the existing sewer system to the 9th street pump station is necessary to verify the quality and capacity of the system prior to submitting. Video inspections shall be completed per Oregon Standard Specifications.
- Developer will determine what public water improvements are needed to provide adequate domestic and fire flows to this development. The improvements will be designed in such a way as to ensure the added flow does not reduce the capacity of the system or negatively impact the system. A water model will be developed by the developer and reviewed by the City appointed consultant. The developer may use the City appointed consultant to prepare the necessary water model. Improvements will need to be reviewed and approved by Oregon Health Authority and City Engineer and paid for by the developer.
- Developer will determine what public sewer improvements are needed in order for the City to accept sewer flows from this development. This includes the overall flow development and the implications on scheduling of upgrade of the treatment facility. The improvements will be designed in such a way as to ensure the added flow does not reduce the capacity of the system or negatively impact the system. All necessary improvements will be reviewed and approved by Oregon Department of Environmental Quality and paid for by the developer.
- All pump stations shall be on designated lots.

C. Utility lines in the development (including electricity, communications, street lighting and cable television) shall be placed underground. Appurtenances and associated equipment such as surface mounted terminal boxes and meter cabinets may be placed above ground.

Applicant Response: All utility lines within the development are proposed for underground placement.

The standard is met.

Staff finding: Staff concurs.

D. All utilities shall be installed in conformance with this Code and City construction standards.

Applicant Response: The full plan set submittal includes planned utility location and formats. A future application will request the subdivision of land. Provision of utilities will be made through a subsequent permit. At said time, installation specifications will be provided and followed prior to application for final plat.

The applicant has also been in contact with providers of police, fire, gas and electricity services (in 2017). The Fire representatives were present for the pre-application conference and are aware of the upcoming proposal. They stated that they will provide comment regarding capacity following submittal as part of the application review process. The gas company, NW Natural, relies on its website for assessing availability. According to their site, gas is nearby and can be accessed. The power company expressed zero concern about serviceability and is ready to establish an account when the site receives property addresses resulting from the requested subdivision approval.

The standard will be met.

Staff finding: Staff concurs.

16.192.060 Schools

Evidence indicating that local schools will be capable of accommodating the children from the development must be submitted in conjunction with proposals for large-scale residential development.

Applicant Response: (from 2017, not updated) The nearest grade school is the Warrenton Grade School located at 815 SW Cedar Avenue. The grade school is approximately two miles from the project site. The #15 bus runs past the site and the Grade School. The nearest high school is the Warrenton High School located at 1700 S Main Ave. At approximately 3 miles away it is about a 5-minute drive. Currently the #15 bus only does not reach the high school. If a student de-boarded the bus at the grade school he or she would have a walk of approximately 15 minutes.

The applicant has consulted with Mark Jeffery, Superintendent of the Warrenton Hammond School District in regard to capacity of these facilities. As per the letter, *"The district added four*

new classrooms two years ago and will be adding an additional 7 classrooms along with several offices at Warrenton Grade School in an effort to deal with increased enrollment over the past four years. The Board currently (is) in the process of determining how best to expand classroom space at Warrenton High School within the next five years.

At this time we have the capacity at the elementary school and are developing plans for growth at the high school to provide educational services to the families who will reside in the homes mentioned in your correspondence (referring to the 217 single family homes proposed by the subdivision)."

A letter declaring this capacity is signed by Mr. Jeffery was included in the original application.

The standard is met.

Staff finding: Staff concurs. Staff recommends that the applicant discuss school capacity and bus access with the School District at the time of Preliminary Plat submittal.

16.192.070 Landscape Suitability

The development shall comply with the provisions of a landscape plan which is consistent with Chapter 16.124 of this Code.

Applicant Response: This application is being made for a Planned Unit Development. A landscape plan will be required for inclusion with the Preliminary Plat in substantial conformance with the PUD in accordance with the WMC.

Staff finding: Landscape Plan will be reviewed as part of the Preliminary Subdivision Plat process.

16.192.080 Signs.

All signs of any type within the development are subject to design review and approval by the Community Development Director or hearings body (Type III). The City shall consider each sign on its merits based on the aesthetic impact on the area, potential traffic hazards, and need for the sign. No sign shall violate provisions in Chapter 16.144.

Applicant Response: An entry sign is expected for placement at the project site's primary connection to Ridge Road. Said sign has not yet been designed, nor is it proposed within this application. Proper procedures will be followed at time of signage proposal.

This criterion is not valid at this time.

Staff finding: Staff is comfortable with reviewing the entrance sign at a later date.

16.192.090 Additional Provisions.

D. The standards of this section are required in addition to development review (Type I and II) and site design review (Type III) standards of Chapter 16.212.

Applicant Response: Site design review standards per WMC Chapter 16.212 will be reviewed for the future multi-family submittal.

Staff finding: Staff's will review the Site Plan at the Preliminary Plat phase for the multi-family portion of the submittal.

WMC Section 16.28 Intermediate Density Residential

16.28.020 [Intermediate Density Residential District] Permitted Uses.

The following uses and their accessory uses are permitted in the R-10 zone if the Community Development Director determines that the uses conform to the standards in Sections 16.28.040 through 16.28.050, applicable Zoning Ordinance standards, and other City laws:

- A. *Single-family detached dwelling.*
- B. *Modular home.*
- C. *Manufactured home subject to standards in Chapter 16.168.*
- D. *Residential home.*
- E. *Residential (care) facility.*
- F. *Day care.*
- G. *Cemetery.*
- H. *Farming, grazing, truck gardening, orchards and production of nursery stock.*
- I. *A temporary dwelling for no more than six months while building a permanent residence.*
- J. *Accessory structure no larger than 1,200 square feet, in conjunction with an existing residence on the same property, and subject to standards of Chapter 16.180.*
- K. *Transportation facilities and improvements subject to the standards of Section 16.20.040.*
- L. *Similar uses as stated above.*
- M. *Community garden(s) (see definitions).*
- N. *Incidental sales of firewood, cut flowers, produce grown on the premises, lemonade, and similar items.*
- O. *Home occupations. (Ord. 1175-A § 4, 2013)*

Applicant Response: The proposal contains requests for single-family detached dwellings (A). The uses are allowed within the district; the standard is met.

Staff finding: Staff concurs.

16.28.030 Conditional Uses.

The following uses and their accessory uses may be permitted in the R-10 zone when approved under Chapter 16.220:

- A. *Government buildings and uses subject to standards of Sections 16.28.040(C) and 16.28.050.*

- B. *Hospital, sanitarium, rest home, nursing or convalescent home.*
- C. *Public utility structure.*
- D. *School: nursery, primary, elementary, junior or senior high; public or private.*
- E. *Child care center.*
- F. *Golf course.*
- G. *Parks, playgrounds and community centers.*
- H. *Church, synagogue, or other place of worship.*
- I. *Bed and breakfast.*
- J. *Master planned development with a minimum lot size of three contiguous acres, subject to the provisions in Chapter 16.224.*
- K. *Accessory dwelling that complies with Section 16.180.040.*
- L. *RV park.*
- M. *Similar uses as stated above.*

Applicant Response: The proposal contains requests for conditional use through the PUD application (Chapter 16.224) via transferred density establishing capacity for additional housing in the form of multi-family development and duplexes or triplexes.

The uses are conditionally allowed within the district; the standard met.

Staff finding: Staff concurs.

16.28.040 Development Standards

The following development standards are applicable in the R-10 zone:

- A. *Density Provisions.*
 - 1. *Minimum lot area for residences: 10,000 square feet.*
 - 2. *Minimum lot width at the front building line: 50 feet.*
 - 3. *Minimum lot depth: 70 feet.*
 - 4. *Not more than 35% of the lot area shall be covered by buildings except as may be permitted by conditional use permit or variance.*
 - 5. *Maximum building height: 30 feet.*
 - 6. *Maximum building height for agricultural buildings: 40 feet.*

Applicant Response: The approved PUD (Chapter 16.224) allows for flexibility in lot geometry and transfer of density.

- 1. The project contains approximately 198.7 acres of land carrying the R-10 designation. Accordingly, 865 housing units would be allowed based on a minimum lot size of 10,000 square feet per lot. Another 69 units would be allowed for the 63.68 acres of land comprised of R-40 zoning. The proposal requests for a total of 369 units.

2. The lot dimensions for the single-family lots are in average just below the minimum frontage width of 50 feet, however lot depths are generally greater than the depth of 70. Following is a summary of the lots to illustrate overall consistency with current practice and the R10 zone:
3. No lots exceed the 35% threshold
4. Planned single-family homes will not exceed the 30 foot height limit.
5. No agricultural buildings are proposed.

The standards were, and continue to be met via the PUD process. However, as the approved PUD's staff report notes, some thresholds, such as lot coverage and building height can only be analyzed at time of building permit application.

Staff finding: Staff has asked the developer for an average lot size calculation for this preliminary plat in order to better understand the degree to which the PUD diverges from the R10 code.

B. Setback Requirements.

1. *Minimum front yard setback: 15 feet.*
2. *Minimum side yard setback: 10 feet.*
3. *Corner lot minimum street side yard setback: 10 feet.*
4. *Minimum rear yard setback: 15 feet, except accessory structures that meet the criteria of Section 16.280.020, may extend to within five feet of a rear property line.*
5. *Corner lot minimum rear yard setback: 10 feet.*

Applicant Response: The PUD application (Chapter 16.224) allows for flexibility in building position. The lot widths for the single-family lots are generally consistent with the minimum setback standards. Accordingly, standard city setbacks will be utilized with the majority of buildings placed no closer than 20 feet to the curb, or inside edge of the sidewalk.

The standards were met via the PUD process.

Staff finding: We note that the PUD development standard 16.224.040.G calls for buildings to be no closer than 20 feet from a public street unless otherwise approved by the Planning Commission. If measured from the curb or inside edge of the sidewalk, this standard would be met. If measured from the front property line/right-of-way, it would not. A clearer understanding will be needed from the developer in order to determine just how many lots will require homes to be constructed closer than 20 feet from the street.

16.28.050 Other Applicable Standards.

- A. *Outside sales and service areas shall be approved by the Warrenton Planning Commission if not enclosed by suitable vegetation, fencing or walls.*

Applicant Response: None are proposed

Staff finding: Acknowledged.

B. Outside storage areas shall be enclosed by suitable vegetation, fencing or walls, in conformance with Chapter 16.124.

Applicant Response: None are proposed

Staff finding: Acknowledged.

C. All uses shall comply with access and parking standards in Chapters 16.116 and 16.128 except as may be permitted by conditional use or variance.

Applicant Response: Chapter 16.116 applies to the commercial district along Highway 101, SW Dolphin and SE Marlin Avenues. This location is not within said district. Chapter 16.128 is addressed within this application, see Section V. All proposed single-family homes are accompanied by a two-car garage. Additional parking is also available on driveways and off-street parking areas that will be privately managed and owned outside of the public right-of-way.

Staff finding: Staff concurs.

C. Signs shall comply with standards in Chapter 16.144.

Applicant Response: No signs are proposed at this time. An entry sign is expected for application at a later date, and will comply with Chapter 16.144

Staff finding: Staff is comfortable with reviewing signs at a later date.

E. All development shall comply with the wetland and riparian area protection standards of Chapter 16.156.

Applicant Response: Within the lands not proposed for development, wetlands are expected to be present. The area proposed for development resides at the property northwestern edge. It is expected to abut development. Pacific Habitat Services has inventoried the site and developed detailed mapping of the wetland resource. See response to section 16.156 for details, including potential impacts and mitigation. Applicant submitted the Final Wetland Delineation and State Concurrence Letter.

Staff finding: Staff concurs.

F. Manufactured homes must comply with the criteria of Section 16.168.010.

Applicant Response: None are proposed

Staff finding: Acknowledged.

G. A garage or carport is required and shall conform to the standards of Chapter 16.180.

Applicant Response: All proposed single-family homes are accompanied by two-car garages.

Staff finding: Acknowledged.

H. All other applicable Development Code requirements must be met.

Applicant Response: This proposal contains responses relevant to chapters of the Warrenton Municipal Code for the review and approval of a PUD.

Staff finding: Staff concurs

I. All new sewer and water connections for a proposed development shall comply with all City regulations.

Applicant Response: Sewer and water connections proposed were designed to comply with all City regulations. See plan sheets for additional details.

Staff finding: Staff is generally comfortable with the proposed plan; however, additional information regarding water and sewer improvements will be necessary to determine the ability of the City to provide water and sewer to this proposed development. The Preliminary Plat will need to have information showing how this development can be served by the City's utilities and what improvements will be necessary to reduce negative impacts to the City's existing capacity and system.

J. RV parks shall comply with Chapter 16.176 and all applicable State and Federal laws and regulations.

Applicant Response: None are proposed

Staff finding: Acknowledged.

WMC Section 16.128 Vehicle Parking Standards

16.128.030 Vehicle Parking Standards.

At the time a structure is erected or enlarged, or the use of a structure or parcel of land is changed within any zone in the City, off-street parking spaces shall be provided in accordance with requirements in this section, chapter, and Code, unless greater requirements are otherwise established. The minimum number of required off-street vehicle parking spaces (i.e., parking that is located in parking lots and garages and not in the street right-of-way) shall be determined based on the standards in Table 16.128.030.A.

Applicant Response: No structures or changes in use are proposed at this time. Accordingly, no spaces will be constructed at this time. The application does however contain plans for future parking spaces.

All single-family lots are proposed to include a two-car garage. The Site Plan review will address parking for the multi-family.

Staff finding: Staff counts 96 on-street parking spaces placed behind the public right-of-way. The 4se spaces will need to be designed in accordance with code in regards to landscape islands, size, and configuration. This can be reviewed at the Preliminary Plat stage.

A. *General Provisions.*

1. *Groups of four or more off-street parking spaces shall be served by a driveway or aisle so that no backing movements or other maneuvering within a street or right-of-way, other than an alley, will be required. Section 16.120.020 contains driveway opening and width standards.*

Applicant Response: Groups of four or more off-street spaces will be planned at a later date with a proposal for development of multi-family housing on the northern situated lot that is proposed for future development. At such time, the geometric standards of the WMC will guide the design.

2. *Service drives or aisles to off-street parking areas shall be designed and constructed to facilitate the flow of traffic and to provide maximum safety to pedestrian, bicycle, and vehicular traffic on the site.*

Applicant Response: No service drives or aisles are proposed at this time.

3. *Service drives or aisles shall be clearly and permanently marked and defined through the use of bumper rails, fences, buildings, walls, painting, or other appropriate markers.*

Applicant Response: No service drives or aisles are proposed at this time.

5. *All parking lots shall be designed and constructed to meet the City standards of Section 16.120.020, this chapter, Chapter 16.136, and this Code.*

Applicant Response: No parking lots are proposed at this time. Parking lot/s will be planned at a later date with a proposal for development of multi-family housing on the northern situated lot that is proposed for future development. At such time, the geometric standards of the WMC will guide the design.

Staff finding: Staff will review the parking design for the multiple family and single family component of the PUD upon submittal of a Preliminary Plat.

6. *Uses not specifically listed above shall furnish parking as required by the Community Development Director, who shall consider uses similar to those listed in Table 16.128.030.A and the Institute of Traffic Engineers Parking Generation as guides for determining requirements for other uses.*

Applicant Response: There are no non-specified uses referenced table are included with this application.

Staff finding: Staff agrees.

WMC Section 16.156 Wetland and Riparian Corridor Development Standards

16.156.030 Wetland Area Development Standards

Wetland areas in the City of Warrenton are identified on the 1" equals 400' feet maps entitled City of Warrenton Wetland Conservation Plan Inventory dated October 17, 1997. These maps show approximate wetland boundaries for wetland areas within the Warrenton Urban Growth Boundary.

- A. *Applications to the City of Warrenton for subdivision, partition planned unit development, conditional use, site design review, variance, or temporary building permits that would lead to the disturbance of a wetland upon approval and issuance of grading or building permits, shall include a delineation of the wetland boundary, approved by the Oregon Department of State Lands.*

Applicant Response: Several parcels east of the proposed Cattail Ave. in the eastern portion of the proposed development coincide with the mapped 2009 National Wetlands Inventory (NWI) boundary. Pacific Habitat Services developed the mapping and an accompanying report on the delineation of the wetland boundary during the winter of 2017. As required by this section, wetland delineation is included with this application. The City has a copy of the Final Wetland Delineation and State Concurrence Letter. The standard is met.

Staff finding: Staff concurs.

- B. *Applications to the City of Warrenton for grading or building permits that would authorize development within a jurisdictional wetland boundary approved by the Oregon Department of State Lands shall contain the following:*

- 1. A State of Oregon Wetland Removal-Fill Authorization.*
- 2. Written verification from the Warrenton Community Development Director, or designee, that the affected wetland area is classified as "non-significant" per the City of Warrenton Locally Significant Wetland Map dated October 17, 1997. Alternatively, for development in a "significant" wetland, a City of Warrenton Hardship Variance (see Section 16.156.080) must be obtained instead of the Community Development Director's written verification.*

Applicant Response: No development or grading is proposed at this time. At time of future application for grading or development this standard will apply; however the standard is not applicable at this time.

Staff finding: Staff concurs.

- C. *Applications to the City of Warrenton for subdivision, partition, planned unit development, conditional use, site design review, variance, or temporary building permits that include designs of*

altering land within 25 feet of a mapped wetland, or grading permits or building permits that would alter land within 25 feet of a mapped wetland boundary, but not within a mapped wetland area itself, shall contain the following:

1. *A delineation of the wetland boundary, approved by the Oregon Division of State Lands.*
2. *A to-scale drawing that clearly delineates the wetland boundary, the proposed setback to the wetland area (if any), and existing trees and vegetation in the mapped wetland area.*

Applicant Response: Several parcels east of the proposed Cattail Ave. in the eastern portion of the proposed development coincide with the mapped 2009 National Wetlands Inventory (NWI) boundary. Pacific Habitat Services developed the mapping and an accompanying report on the delineation of the wetland boundary during the winter of 2017. As required by this section, wetland delineation is included with this application. The City has a copy of the Final Wetland Delineation and State Concurrence Letter. The standard is met.

Staff finding: Staff concurs.

D. Applications to the City of Warrenton for subdivision, partition, planned unit development, conditional use, site design review, variance, or temporary building permits, or grading or building permits on parcels that contain mapped wetland areas but would not alter land within 25 feet of a mapped wetland area, or portion thereof, shall present a to-scale drawing that clearly depicts the wetland boundary (as mapped on the City of Warrenton Wetland Conservation Plan Inventory) and the proposed setback to the wetland area for all new or proposed development. A delineation of the wetland boundary, approved by the Oregon Department of State Lands, is not required by the City of Warrenton but may be submitted in lieu of the wetland boundary on the wetland inventory.

Applicant Response: The proposed subdivision includes development that would be within 25 feet of the wetland. Accordingly, item D. is not applicable; the application instead responds to item C above.

Staff finding: Noted.

16.156.040 Significant Wetland Area Development Standards.

B. Alteration of a significant wetland or portion of a significant wetland by grading, excavating, placement of fill including structures, and removal of vegetation, shall be prohibited, except for the following uses, upon demonstration that the uses are designed and constructed to minimize intrusion into the wetland area:

- A. 1. *Agricultural (farming and ranching) activities other than construction of buildings, structures, or paved roads conducted in accordance with federal, state, and local laws; or*
- B. 2. *Replacement of existing structures, streets, driveways, and utilities in the same location that do not disturb additional wetland surface area; or*
- C. 3. *Perimeter mowing and other cutting necessary for hazard prevention; or*

- D. 4. *Removal of non-native vegetation or nuisance plants and replacement with native plant species. All work conducted under this subsection (A)(4) must occur by hand (i.e., hand-pulling, machete, chain saw, or other similar means) unless approval from the Oregon Division of State Lands or the US Army Corp of Engineers for mechanized work has been granted. Submission of a landscape plan (including a revegetation plan) in accordance with Chapter 16.124 of this Code is required; or*
- E. 5. *Maintenance of existing ditches (not streams) to same configuration as previously constructed; or*
- F. 6. *A forest operation subject to the requirements of the Oregon Forest Practices Act and associated administrative rules; or*
- G. 7. *Uses authorized by an approved City of Warrenton hardship variance in conjunction with a valid State of Oregon Wetland Removal-Fill Authorization.*

Applicant Response: No wetland alteration triggering this section is proposed.

Staff finding: Acknowledged.

16.156.050 Riparian Corridor Inventory.

- A. *The City of Warrenton Riparian Corridor Map dated January 21, 2004, together with the City of Warrenton Riparian Corridor Inventory and ESEE Analysis dated January 21, 2004 identify the following riparian corridors map units number:*

Applicant Response: None of the identified riparian corridors exist within the project site.

Staff finding: Staff concurs.

16.156.060 Riparian Corridor Development Standards.

- B. *Rivers, lakes, creeks, and sloughs in the City of Warrenton that are subject to the riparian corridor development standards of this section are shown on the City of Warrenton Riparian Corridor Map and Riparian Corridor Inventory and ESEE Analysis dated January 21, 2004. Individual riparian corridor unit maps dated January 21, 2004 that show the ESEE Impact Areas and riparian corridor boundaries, as required by Statewide Planning Goal 5, have been adopted as part of the Riparian Corridor Map and Riparian Corridor Inventory and ESEE Analysis. The inventory of significant riparian corridors is listed in Section 16.156.050 and is contained in Chapter 3 of the Riparian Corridor Inventory and ESEE Analysis. The Riparian Corridor Map and Riparian Corridor Inventory and ESEE Analysis, together with the individual riparian corridor unit maps, have been adopted as an addendum to the Warrenton Comprehensive Plan. Riparian corridors that have been identified as nonsignificant for purposes of Statewide Planning Goal 5 are not subject to the provisions of this section.*

Applicant Response: The Riparian Corridor Map and Inventory do not depict any features within the proposed development area. Accordingly, the Riparian Corridor Development Standards are not applicable.

Staff finding: Staff concurs.

WMC Section 16.212 Site Design Review

16.212.020 Applicability

A. Site design review shall be required for all new developments and modifications of existing developments, except for regular maintenance, repair and replacement of materials (e.g., roof, siding, awnings, etc.), parking resurfacing, and similar maintenance and repair shall be exempt. This applies to all development within the city limits of Warrenton. Site design review ensures compliance with the basic development standards of the land use district (building setbacks, lot coverage, maximum building height, etc.), as well as the more detailed design standards and public improvement requirements in Divisions 2 and 3.

Applicant Response: This application for a PUD does not include or constitute a Site Design Review.

Staff finding: Site Design Review of the Multi-Family component will be required.

16.212.040 Site Design Review

Applicant Response: As per the City of Warrenton’s Staff Report dated August 3, 2017, regarding PUD SUB 17-1, section 16.212.040 Site Design Review was stated to not be “applicable to the preliminary plat review process. Instead site design will be followed on the multiple family/duplex-townhouse component of the PUD.”

Staff finding: Staff concurs.

WMC Section 16.256 Traffic Impact Study

16.256.010 Purpose

16.256.030 When Required

A traffic impact study may be required to be submitted to the City with a land use application, when the following conditions apply:

- A. The development application involves a change in zoning or a plan amendment designation; or,*
- B. The development shall cause one or more of the following effects, which can be determined by field counts, site observation, traffic impact analysis or study, field measurements, crash history, Institute of Transportation Engineers Trip Generation manual; and information and studies provided by the local reviewing jurisdiction and/or ODOT:*

- 1. An increase in site traffic volume generation by 300 average daily trips (ADT) or more; or*

2. *An increase in ADT hour volume of a particular movement to and from the state highway by 20% or more; or*
3. *An increase in use of adjacent streets by vehicles exceeding the 20,000 pound gross vehicle weights by 10 vehicles or more per day; or*
4. *The location of the access driveway does not meet minimum site distance requirements, or is located where vehicles entering or leaving the property are restricted, or such vehicles queue or hesitate on the state highway, creating a safety hazard; or*
5. *A change in internal traffic patterns that may cause safety problems, such as back up onto the highway or traffic crashes in the approach area.*

Applicant Response: Regarding A and B above – the proposal is accompanied by a traffic impact study. The study was conducted by Lancaster Engineering.

Staff finding: Acknowledged.

16.256.040 Traffic Impact Study Requirements

- A. *Preparation. A traffic impact study shall be prepared by a professional engineer in accordance with OAR 734-051-180.*

Applicant Response: The study was completed by Todd Mobley, licensed professional engineer with Lancaster Engineering. The scope was developed in coordination with the City of Warrenton. The standard is met.

- B. *Transportation planning rule compliance, Section 16.232.060.*

Applicant Response: This proposal does not request a comprehensive plan or zone change that would necessitate evaluation in relation to the Transportation Planning Rule (TPR). The standard is not applicable.

Staff finding: Staff concurs.

16.120.020 Vehicular Access and Circulation

- C. *Access Permit Required. Access to a street requires an access permit in accordance with the following procedures:*

1. *Permits for access to state highways shall be subject to review and approval by Oregon Department of Transportation (ODOT), except when ODOT has delegated this responsibility to the City or Clatsop County. In that case, the City or County shall determine whether access is granted based on its adopted standards.*

2. *Permits for access to county highways shall be subject to review and approval by Clatsop County, except where the County has delegated this responsibility to the City, in which case the City shall determine whether access is granted based on adopted City standards.*

Applicant Response: Permit to occupy or perform operations within a public or country road will be made to Clatsop County and include engineering drawings as required.

Staff finding: Acknowledged.

D. Traffic Study Requirements. The City or other agency with access jurisdiction may require a traffic study prepared by a qualified professional to determine access, circulation and other transportation requirements. (See also Chapter 16.136, Public Facilities Standards, and Chapter 16.256, Traffic Impact Study.)

Applicant Response: The proposal is accompanied by a traffic impact study. The study was conducted by Lancaster Engineering.

Staff finding: Acknowledged.

F. Access Options. When vehicle access is required for development (i.e., for off-street parking, delivery, service, drive-through facilities, etc.), access shall be provided by one of the following methods (a minimum of 10 feet per lane is required). These methods are “options” to the developer/subdivider, unless one method is specifically required under Division 2, or through conditions required by the hearings body.

1. *Option 1. Access is from an existing or proposed alley or mid-block lane. If a property has access to an alley or lane, direct access to a public street is not permitted.*
2. *Option 2. Access is from a private street or driveway connected to an adjoining property that has direct access to a public street (i.e., “shared driveway”). A public access easement covering the driveway shall be recorded in this case to assure access to the closest public street for all users of the private street/drive.*
3. *Option 3. Access is from a public street adjacent to the development parcel. If practicable, the owner/developer may be required to close or consolidate an existing access point as a condition of approving a new access. Street accesses shall comply with the access spacing standards in subsection G of this section, and require an access permit in accordance with subsection C of this section.*

Applicant Response: As per the August 3, 2017 staff report, this section applies to access to private property rather than to a subdivision.

Staff finding: Staff concurs.

4. *Subdivisions and Partitions Fronting Onto an Arterial Street. Land divisions fronting onto a City arterial street shall be required to provide alley or secondary (local or collector) streets for access to individual lots. When alleys or secondary streets cannot be constructed due to topographic or other physical constraints, access may be provided by consolidating driveways*

for clusters of two or more lots (e.g., includes flag lots and mid-block lanes). Land divisions fronting onto state highways are expected to meet state access management and mobility standards.

Applicant Response: The proposed subdivision fronts the Collector Ridge Road. Access to the site is proposed from Ridge Road to the west in two locations. Lots within the subdivision will be served by an interior street system. Said system is illustrated on the accompanying Plan Sheets.

Staff finding: Staff concurs.

5. Double-Frontage Lots. *When a lot has frontage onto two or more streets, access shall be provided first from the street with the lowest classification. For example, access shall be provided from a local street before a collector or arterial street. Except for corner lots, the creation of new double-frontage lots shall be prohibited in all residential districts, unless topographic or physical constraints require the formation of such lots. When double-frontage lots are permitted in a residential district, a landscape buffer with trees and/or shrubs and groundcover not less than 10 feet wide shall be provided between the back yard fence/wall and the sidewalk or street; maintenance shall be assured by the owner (i.e., through homeowner's association, etc.).*

Applicant Response: Double frontage lots will be reviewed as part of the Preliminary Plat review.

Staff finding: Staff concurs.

1. Important Cross-References to Other Code Sections. *Divisions 2 and 3 may require buildings placed at or near the front property line and driveways and parking areas oriented to the side or rear yard. The City may require the dedication of public right-of-way and construction of a street (e.g., frontage road, alley or other street) when the development impact is proportionate to the need for such a street, and the street is identified by the Comprehensive Plan or Transportation System Plan. (Please refer to Chapter 16.136, Public Facilities Standards.)*

Response: The authority is recognized

G. Access Spacing. *Driveway accesses shall be separated from other driveways and street intersections in accordance with the following standards and procedures:*

1. Local Streets. *A minimum of 25 feet separation (as measured from the sides of the driveway/street) shall be required on local streets (i.e., streets not designated as collectors or arterials) for all single-family detached dwellings, except as provided in paragraph 3 of this subsection. A minimum of 20 feet separation shall be required on local streets for all single-family attached dwellings, duplexes, and triplexes, except as provided in paragraph 3 of this subsection.*

Applicant Response: All proposed driveways for single family lots are to be equal to or in excess of the 25-foot separation standard and will be shown for evaluation as building permits are applied for. The criterion will be met.

Staff finding: Staff agrees this criterion will be reviewed at the building permit stage.

2. *Arterial and Collector Streets.* Unless directed otherwise by this Development Code or by the Warrenton Comprehensive Plan/TSP, access spacing on City collector and arterial streets (see Warrenton Comprehensive Plan and TSP for a list of City collector and arterial streets) and at controlled intersections (i.e., with four-way stop sign or traffic signal) in the City of Warrenton shall be determined based on the policies and standards contained in the Warrenton Transportation System Plan, Manual for Uniform Traffic Control Devices, or other applicable documents adopted by the City. Access spacing on state highways, and in other areas determined by the State of Oregon to be under the jurisdictional authority of ODOT, shall be at the direction of ODOT. Access to Highway 101 and all other state highways in the City of Warrenton (e.g., Highway 104, Highway 104 Spur, Highway 105, Highway 105 Extension No. 1, Highway 105 Extension No. 2, Alternate Highway 101) shall be determined by ODOT.

Applicant Response: Two local street accesses to Ridge Road (Collector) are proposed. They exceed the minimum County driveway spacing requirement of 130 feet.

Staff finding: Staff concurs.

3. *Special Provisions for All Streets.* Direct street access may be restricted for some land uses, in conformance with the provisions of Division 2, Land Use Districts. For example, access consolidation, shared access, and/or access separation greater than that specified by paragraphs 1 and 2 of this subsection, may be required by the City, County or ODOT for the purpose of protecting the function, safety and operation of the street for all users. (See subsection 1 of this section.) Where no other alternatives exist, the permitting agency may allow construction of an access connection along the property line farthest from an intersection. In such cases, directional connections (i.e., right in/out, right in only, or right out only) may be required.

Applicant Response: No direct access restrictions are proposed.

Staff finding: Acknowledged.

1. *Shared Driveways.* The number of driveway and private street intersections with public streets shall be minimized by the use of shared driveways with adjoining lots where feasible. The City shall require shared driveways as a condition of land division, development review, or site design review, as applicable, for traffic safety and access management purposes in accordance with the following standards:

1. *Shared driveways and frontage streets may be required to consolidate access onto a collector or arterial street. When shared driveways or frontage streets are required, they shall be stubbed to adjacent developable parcels to indicate future extension. "Stub" means that a driveway or street temporarily ends at the property line, but may be extended in the future as the adjacent parcel develops. "Developable" means that a parcel is either vacant or it is likely to receive additional development (i.e., due to infill or redevelopment potential).*
2. *Access easements (i.e., for the benefit of affected properties) shall be recorded for all shared driveways, including pathways, at the time of final plat approval (Chapter 16.216) or as a condition of development review or site development approval (Chapter 16.212).*
3. *Exception. Shared driveways are not required when existing development patterns or physical constraints (e.g., topography, parcel configuration, and similar conditions) prevent consolidation of access points to public streets.*
4. *Cross Access. Cross access is encouraged, and may be required, between contiguous sites in commercial (C-1, C- MU, C-2 & R-C) and industrial (I-1 & I-2) districts and for multifamily housing developments in the High Density Residential District in order to provide more direct circulation between sites and uses for pedestrians, bicyclists, and drivers.*

Applicant Response: Each lot intended for single-family housing is proposed to have one street access for a driveway. No driveways are proposed for an arterial or collector where a shared drive would be beneficial to traffic flow and pedestrian safety. Accordingly, no shared driveways are proposed at this time. The proposed lot for future development will, at some time in the future receive access from one or more shared driveways.

Staff finding: Acknowledged.

J. Street Connectivity and Formation of Blocks Required. In order to promote efficient vehicular and pedestrian circulation throughout the City, land divisions and large site developments shall produce complete blocks bounded by a connecting network of public and/or private streets, in accordance with the following standards:

1. *Block Length and Perimeter. The maximum block length shall not exceed 1,000 feet between street corner lines unless it is adjacent to an arterial street or unless the topography or the location of adjoining streets justifies an exception. The minimum length of blocks along an arterial is 1,800 feet. A block shall have sufficient width to provide for two tiers of building sites unless topography or location of adjoining streets justifies an exception.*
2. *Street Standards. Public and private streets shall conform to the standards of Chapter 16.136, Public Facilities Standards; Section 16.120.030, Pedestrian Circulation; applicable Americans With Disabilities Act (ADA) design standards; City construction standards for streets; and other applicable Development Code sections.*
3. *Exception. Exceptions to the above standards may be granted when blocks are divided by one or more pathway(s), in conformance with the provisions of Section 16.120.030. Pathways*

shall be located to minimize out-of-direction travel by pedestrians and may be designed to accommodate bicycles.

Response: The site has been revised since 2017 in order to better balance the movement of cut and fill material. The single-family area has been designed with two primary roadways connected by interior private access roads, with a single road to the south consisting of 4 cul-de-sacs. The revisions to the site provide block lengths less than 1000 feet long.

Staff finding: Staff concurs.

K. Driveway Openings and Widths. Driveway openings (or curb cuts) shall be the minimum width necessary to provide the required number of vehicle travel lanes (10 feet for each travel lane). The following standards (i.e., as measured where the front property line meets the sidewalk or right-of-way) are required to provide adequate site access, minimize surface water runoff, and avoid conflicts between vehicles and pedestrians:

- 1. Single-family, two-family, and three-family uses shall have a minimum driveway width of 10 feet, and a maximum width of 24 feet, except that one recreational vehicle pad driveway may be provided in addition to the standard driveway for lots containing at least 5,000 square feet of area.*
- 2. Multiple-family uses with between four and seven dwelling units shall have a minimum driveway width of 20 feet, and a maximum width of 24 feet.*
- 3. Multiple-family uses with eight or more dwelling units shall have a minimum driveway width of 24 feet, and a maximum width of 30 feet. These dimensions may be increased if the Community Development Director, City-appointed engineer, or Planning Commission determines that more than two lanes are required based on the number of trips generated or the need for turning lanes.*
- 4. Access widths for all other uses shall be based on 10 feet of width for every travel lane, except that driveways providing direct access to parking spaces shall conform to the parking area standards in Chapter 16.128.*

Applicant Response: 1 – 4 The single-family homes will be supplied with two-car garages. Accordingly the driveways will exceed the 10 foot minimum. The lot designated for future multiple-family use is sized and situated to allow for access that meets the standards.

Staff finding: Driveways are not shown on the PUD or on the future preliminary plat. This standard will be reviewed as building permits are applied for and issued.

- 5. Setback Required. A minimum five-foot setback from the edge of driveway to any property line is required. The setback area shall be kept free of impervious surfaces at all times and shall be vegetated to minimize surface water runoff to adjoining properties. These requirements may be increased if the Community Development Director, building official, City-*

appointed engineer, or Planning Commission determines that topography, soil conditions, or other circumstances dictate the need for additional protection measures.

Applicant Response: Properties are sized to allow for the appropriate spacing from the future driveways to the nearest property line.

Staff finding: Driveways are not shown on the PUD or future preliminary plat. This standard will be reviewed as building permits are applied for and issued.

6. Driveway Aprons. *Driveway aprons shall meet City construction standards and be installed between the street right-of-way and the private drive, as shown in Figure 16.120.020.K. Driveway aprons shall conform to ADA standards for sidewalks and pathways, which require a continuous route of travel that is a minimum of three feet in width, with a cross slope not exceeding two percent.*

Applicant Response: Driveway locations are not determined at this time. At the time of housing development these requirements will be adhered to.

Staff finding: Staff concurs.

6. Driveway Approaches. *Driveway approaches should be designed and located to provide an existing vehicle with an unobstructed view. Construction of driveways along acceleration or deceleration lanes or tapers should be avoided due to potential for vehicle conflicts.*

Applicant Response: Driveway locations are not determined at this time. At the time of housing development these requirements will be adhered to. Further, the site contains zero accel or decell lanes.

Staff finding: Staff concurs.

8. Loading Area Design. *The design of driveways and on-site maneuvering and loading areas for commercial and industrial developments shall consider the anticipated storage length for entering and exiting vehicles, in order to prevent vehicles from backing into the flow of traffic on the public street or causing unsafe conflicts with on-site circulation.*

Applicant Response: The single-family homes will not include any loading area. The multiple-unit lot on the property has not yet been designed.

Staff finding: Acknowledged.

L. Fire Access and Circulation. *The City of Warrenton adopts the Uniform Fire Code, as amended, including administrative sections and all appendices and all the State of Oregon revisions. All development in the City of Warrenton is required to meet these minimum adopted standards.*

A. 1. Required Access. *A fire equipment access drive that meets City construction standards shall be provided for any portion of an exterior wall of the first story of a building that is located more than 150 feet from an improved public street or approved fire equipment access drive. Plans for fire apparatus access roads shall be submitted to the Warrenton Fire*

Department and Warrenton City-appointed engineer for review and approval prior to issuance of building permits, grading permits, or start of construction. When fire apparatus access road(s) are required, the road(s) shall be installed and made serviceable prior to and during time of construction. Fire department access roads shall be provided and maintained in accordance with the fire department access requirements of the Uniform Fire Code, as amended.

Applicant Response: The proposed lots would not permit the houses to be more than 150 feet from the public street.

Staff finding: Staff concurs.

2. *Dimensions. Fire apparatus roads shall have an unobstructed width of not less than 20 feet and unobstructed vertical clearance of not less than 13 feet 6 inches. Fire apparatus roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface so as to provide all-weather driving capabilities.*

Applicant Response: This requirement is acknowledged and will be complied with at the Preliminary Plat phase.

Staff finding: Staff concurs.

3. *Turnaround Required. Dead-end fire apparatus roads in excess of 150 feet shall be provided with approved provisions for the turning around of fire apparatus. See Table 16.136.010 for minimum standards.*

Applicant Response: Cul-de-sac standards will be designed to meet fire access at time of Preliminary Plat. The standard is met.

Staff finding: Staff concurs.

4. *Grade. The gradient for a fire apparatus access road shall not exceed 12% except that isolated segments no longer than 250 feet may have grades up to 15% upon approval by the Warrenton Fire Chief. Non-fire apparatus access roads (driveways and private streets) shall maintain a maximum grade of 15% unless otherwise approved by the Warrenton City-appointed engineer. See Table 16.136.010 for other applicable standards.*

Applicant Response: The PUD site design has remedied the former steep roadway situation.

Staff finding: Staff concurs.

5. *Parking Areas. Parking areas shall provide adequate aisles or turn-around areas for service and delivery vehicles so that all vehicles may enter the street in a forward manner. See also Chapter 16.136, Public Facilities Standards.*

Applicant Response: multiple-family future lot will have a parking area. At the time of said design, the applicable standards will be consulted. The off-street parking for the single-family is not intended to accommodate service and delivery vehicles.

Staff finding: Staff will review and make a recommendation to the Planning Commission on the multiple family parking design upon submittal.

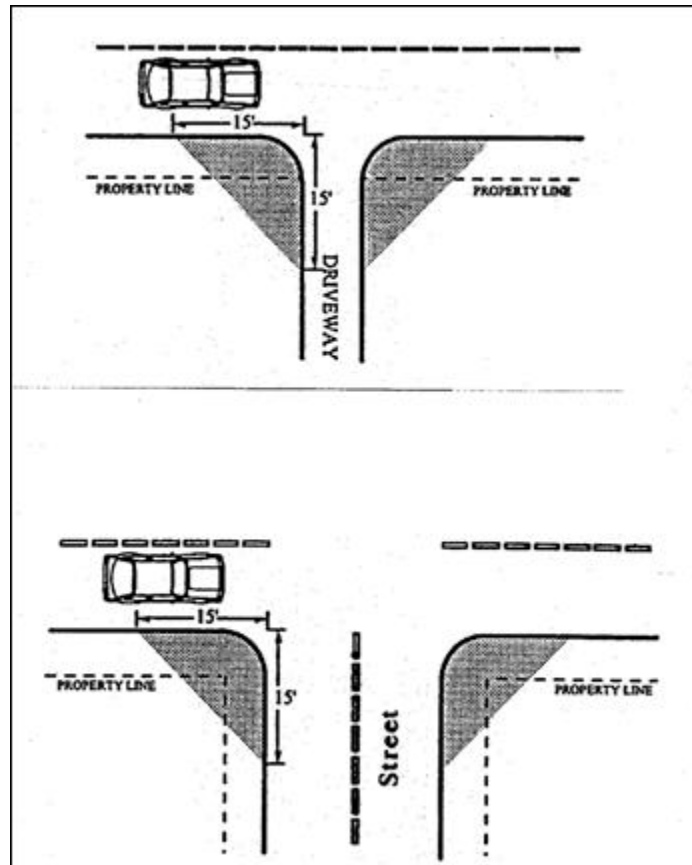
M. Vertical Clearances. Driveways, private streets, aisles, turn-around areas and ramps shall have a minimum vertical clearance of 13 feet 6 inches for their entire length and width.

Applicant Response: There are no proposed limits to vertical clearance.

Staff finding: Staff concurs.

N. Vision Clearance. No signs, structures or vegetation in excess of three feet in height shall be placed in vision clearance areas, as shown in Figure 16.120.020.N. The minimum vision clearance area may be increased by the Community Development Director, City-appointed engineer, or Planning Commission upon finding that more sight distance is required (i.e., due to traffic speeds, roadway alignment, etc.). See also Chapter 16.132 for additional requirements.

Figure 16.120.020.N
Vision Clearance Area



Applicant Response: No landscaping or signs that would block visibility are proposed near roadway intersections.

Staff finding: Staff will ensure that individual property owners also follow this standard as building permit applications are submitted.

16.120.030 Pedestrian Access and Circulation.

A. *Pedestrian Access and Circulation.* To ensure safe, direct and convenient pedestrian circulation, all developments, except single-family detached housing, duplexes, or triplexes on individual lots, shall provide a continuous pedestrian and/or multi-use pathway system. (Pathways only provide for pedestrian circulation. Multi-use pathways accommodate pedestrians and bicycles.) The system of pathways shall be designed based on the standards in paragraphs 1 through 3 of this subsection:

Applicant Response: This PUD application consists solely of lots for single-family housing at this time. There is a proposed interior pedestrian pathway system as part of the open space provided. Fence heights will be limited to 48" or below in these areas to maintain visibility and public safety.

Staff finding: Staff concurs.

CONCLUSIONS AND RECOMMENDATION

Fort Pointe Partners LLC proposed to develop a planned unit development to include single family dwelling lots and a multiple family/single family attached component on approximately 53 acres of a 277 tract. The limited development area of the subject property is primarily driven by the extent of wetlands on the property. Staff supports the concept of the application, and believes that concerns regarding water and sewer provision can be addressed at the Preliminary Plat phase.

The planned unit development code requires Planning Commission approval of a preliminary plan prior to Planning Commission approval of a final plan which requires the applicant to submit a Preliminary Subdivision Plat. The Preliminary Plat will address additional information regarding engineering plans, installation of appropriate infrastructure and submittal of a final plat for recordation. Accordingly, based on the findings above, staff recommends approval of the preliminary plan for the Fort Pointe PUD, subject to the following conditions which must be brought back to the Planning Commission for final review and approval during a Preliminary Plat phase.

1. Within one year, applicant shall submit a final PUD plan and Preliminary Plat for consideration by the Warrenton City Planning Commission. Preliminary Plat must be in substantial conformance with the submittal reviewed on January 14, 2021 consisting of 169 lots of single-family and up to 150 units of multi-family
2. Construction Documents shall meet all requirements of federal, state, and local standards, codes, ordinances, guidelines and/or other legal requirements.
3. The Stormwater Plan and Stormwater Pollution Control Plan shall be reviewed and approved by the appropriate state and federal agencies
4. The developer must follow the City's Water and Sewer Regulations. These regulations are included under Title 13 of the Warrenton Municipal Code. Please provide documentation showing how this development will meet that standards set forth in the development code. Below is a link to the Title 13 of our Code:
<http://qcode.us/codes/warrenton/view.php?topic=13&frames=on>
5. The developer is required to follow the Engineering Design Standards. Please provide documentation showing how the development meets the standards set forth in this manual. This manual can be found at the
<http://www.ci.warrenton.or.us/publicworks/page/engineering-specifications-design-guide>
6. Land owner(s) will waive any and all rights to remonstrate against the formation of a Local Improvement District (LID) for the purpose of making sanitary sewer, storm sewer, water or street improvements that benefit the property and assessing the cost to benefited properties pursuant to the City's regulations in effect at the time of such improvement.
7. A Final Stormwater Report will be required to be submitted with all proposed land development applications. The City and adjacent property owners have concerns with the drainage system that drains this property to the Columbia River. The developer will be required to provide drainage reports for the drainage system leading to the outfall to the Columbia River. Improvements to the existing drainage system may be required and will be the responsibility of the developer. An alternate solution could include matching pre-construction and post-construction runoff rates from the site for the 5, 10, 25, 50, and 100-year, 24-hour storm events.
8. Clearly show easements, encumbrances, and vacations on one plan sheet.
9. All connections to existing water mains shall include 3 valves.

10. Developer shall provide the City with all necessary access permits from the County.
11. Video inspection of the existing sewer system to the 9th street pump station is necessary to verify the quality and capacity of the system prior to submitting. Video inspections shall be completed per Oregon Standard Specifications.
12. Developer will determine what public water improvements are needed to provide adequate domestic and fire flows to this development. The improvements will be designed in such a way as to ensure the added flow does not reduce the capacity of the system or negatively impact the system. A water model will be developed by the developer and reviewed by the City appointed consultant. The developer may use the City appointed consultant to prepare the necessary water model. Improvements will need to be reviewed and approved by Oregon Health Authority and City Engineer and paid for by the developer.
13. Developer will determine what public sewer improvements are needed in order for the City to accept sewer flows from this development. This includes the overall flow development and the implications on scheduling of upgrade of the treatment facility. The improvements will be designed in such a way as to ensure the added flow does not reduce the capacity of the system or negatively impact the system. All necessary improvements will be reviewed and approved by Oregon Department of Environmental Quality and paid for by the developer.
14. It appears that wetlands will be impacted onsite, this will likely require a permit from DSL and possibly USACE. Please note that stormwater treatment and detention may be required as part of these permits.
15. Easement between lots should have a barrier to prevent encroachment from property owners over access to storm and sewer pipes, or establish as a right of way.
16. All pump stations shall be on designated lots.
17. It is expected that many residences of this development will want to gain access to the Fort Stevens State Park. The Developer should provide a safe road crossing to access this Park.
18. Provide the Public an easement to use and maintain existing drainages located on this property.
19. The developer shall prepare and sign an agreement to make all necessary offsite stormwater improvements if downstream deficiencies are created by the development of this property
20. Developer shall include an access road to maintain the sewer and water utilities located in and near the NW 11th Street ROW. Access to these utilities will be available from Ridge Road
21. Developer shall collaborate with the City, if the City determines it is in their best interest to upsize and/or extend the new utilities proposed in NW 11th Street.
22. The proposed developed portion adjacent to the NW 11th Street ROW shall include a walking path for a future connection to NW Warrenton Drive.
23. The undeveloped portion adjacent to the NW 11th Street ROW shall include an easement of adequate width for a future walking path to be connected to NW Warrenton Drive.
24. Open spaces between lots shall be maintained by the adjacent property owners or HOA.
25. Drainage easements shall be graded and rocked for easy maintenance by the City. As an alternate, stormwater facilities may be owned, operated, and maintained by an HOA.
26. It is difficult to tell what some of the linework represents (ROW, Property lines, Easements). These should more clearly shown on future documents.
27. All public utilities require easy access. This will include appropriate grading and hard surfaces to all utilities and drainages not within a paved ROW.

28. The City will not maintain parking areas. Either move parking areas out of the ROW or develop private street that will be maintained by an HOA.
29. Thistle Avenue shall be designed to be 28 feet wide and striped on one side “no parking”. All other standard curb, gutter, and sidewalk conditions remain on that narrower portion of roadway.
30. Applicant shall record a restrictive covenant on the remaining open space parcel to the east to preserve it in perpetual open space as part of the transfer of development process through PUD approval.
31. Lots with significant steep slopes may permit homes to be within 20 feet of the asphalt of the street. Applicant must show detail on which lots will be impacted with reduced set back at the Preliminary Plat phase.
32. Per Clatsop County’s review, applicant shall provide a 1’ nonvehicular easement along Ridge Road, where proposed lots have double frontage. This ensures that no future driveway cuts could occur along Ridge Road on those properties.
33. Oregon Fire Code, table **D103.1** shows that any dead-end road that will be used for fire access will need to have a 120-foot hammerhead, 60 foot “Y” or a 96-foot cul-de-sac in accordance with figure **D103.1**.
34. Oregon Fire Code **Table C105.1** requires that all homes be with in a required distance. Please see attached **Table C105.1** for spacing compliance.
35. Home will be required to have address number visible from the street with opposing/contrasting number. i.e. black numbers with white background
36. Applicant will address all comments from the preliminary engineering review completed by Youngs River Engineering, LLC. dated December 29, 2020.
37. A stamped GeoTech Report will be required with future engineering submittals at time of Preliminary Plat.
38. Updates to all 2017 submittals should be completed through stamped letter of concurrence or completion of an updated study at time of Preliminary Plat.

Recommended motion: Based on the findings and conclusions of the January 14, 2021 staff report, I move to approve the preliminary plan of the Fort Pointe Planned Unit Development, exclusive of preliminary plat approval, subject to the recommended 36 conditions of approval and attached departmental review letters.

Attachments

1. Correspondence
 - a. Public Works Review
 - b. Fire Review
 - c. Engineering Review
 - d. Clatsop County Review
2. Application
 - a. Application
 - b. KFW Transmittal Letter
 - c. Dale Barrett Phasing Letter
3. PUD 30% Plan Set
 - a. Single-Family Plan Set
 - b. Multi-Family Draft Site Plan

Attachment 1: Correspondence

- a. Public Works Review
- b. Fire Review
- c. Engineering Review
- d. Clatsop County Review



Public Works Department

Planning Submittal Review Memorandum

To: Scott Hess, Community Development Director

From: Collin Stelzig, Public Works Director

Cc:

Date: December 29, 2020

Re: Fort Pointe PUD – Taxlot Key 810170001300 – Planning Submittal

The following comments apply to the planning submittal for the Fort Pointe PUD. This memorandum is intended to review the provided documents and determine the functionality of the development and provide comments to the Community Development Director and Planning Commission. This memorandum is not a detailed review of Design Documents. This is only a review of the PUD, not a review of the proposed partitions or subdivision of the property. It is our understanding that all developments shown on the PUD application documents (subdivisions, and multifamily developments) are required to be submitted to the Planning Commission for approval if the PUD is approved by the Planning Commission.

Below is a list of conditions and requirements that will need to be fully addressed by the developer and included with any proposed land development application on this property.

Documents Reviewed

- Traffic Impact Study May 5, 2017
- Preliminary Drainage Report April 12, 2017
- Drawings
 - Overall Site Plan (C2.0) December 2020
 - Site Plan (C3.0, 3.1, 3.2) December 2020
 - Water and Sewer Plans (C4.0, 4.1, 4.2, 4.3) December 2020
 - Detail 4 & 5 (C6.0) December 2020

Conditions of PUD Approval:

1. Construction Documents shall meet all requirements of federal, state, and local standards, codes, ordinances, guidelines and/or other legal requirements.
2. The Stormwater Plan and Stormwater Pollution Control Plan shall be reviewed and approved by the appropriate state and federal agencies

3. The developer is required to follow the City of Warrenton Development Standards. These standards can be found in Title 16 of the Warrenton Municipal Code. Please provide documentation showing how this development will meet that standards set forth in the development code. Below is a link to the Development Code <http://qcode.us/codes/warrenton/view.php?topic=16&frames=on>
4. The developer must follow the City's Water and Sewer Regulations. These regulations are included under Title 13 of the Warrenton Municipal Code. Please provide documentation showing how this development will meet that standards set forth in the development code. Below is a link to the Title 13 of our Code: <http://qcode.us/codes/warrenton/view.php?topic=13&frames=on>
5. The developer is required to follow the Engineering Design Standards. Please provide documentation showing how the development meets the standards set forth in this manual. This manual can be found at the <http://www.ci.warrenton.or.us/publicworks/page/engineering-specifications-design-guide>
6. Land owner(s) will waive any and all rights to remonstrate against the formation of a Local Improvement District (LID) for the purpose of making sanitary sewer, storm sewer, water or street improvements that benefit the property and assessing the cost to benefited properties pursuant to the City's regulations in effect at the time of such improvement.
7. A Final Stormwater Report will be required to be submitted with all proposed land development applications. The City and adjacent property owners have concerns with the drainage system that drains this property to the Columbia River. The developer will be required to provide drainage reports for the drainage system leading to the outfall to the Columbia River. Improvements to the existing drainage system may be required and will be the responsibility of the developer. An alternate solution could include matching pre-construction and post-construction runoff rates from the site for the 5, 10, 25, 50, and 100-year, 24-hour storm events.
8. Clearly show easements, encumbrances, and vacations on one plan sheet.
9. All connections to existing water mains shall include 3 valves.
10. Developer shall provide the City with all necessary access permits from the County.
11. Video inspection of the existing sewer system to the 9th street pump station is necessary to verify the quality and capacity of the system prior to submitting. Video inspections shall be completed per Oregon Standard Specifications.
12. Developer will determine what public water improvements are needed to provide adequate domestic and fire flows to this development. The improvements will be designed in such a way as to ensure the added flow does not reduce the capacity of the system or negatively impact the system. A water model will be developed by the developer and reviewed by the City appointed consultant. The developer may use the City appointed consultant to prepare the necessary water model. Improvements will need to be reviewed and approved by Oregon Health Authority and City Engineer and paid for by the developer.
13. Developer will determine what public sewer improvements are needed in order for the City to accept sewer flows from this development. This includes the overall flow development and the implications on scheduling of upgrade of the treatment facility.

The improvements will be designed in such a way as to ensure the added flow does not reduce the capacity of the system or negatively impact the system. All necessary improvements will be reviewed and approved by Oregon Department of Environmental Quality and paid for by the developer.

14. It appears that wetlands will be impacted onsite, this will likely require a permit from DSL and possibly USACE. Please note that stormwater treatment and detention may be required as part of these permits.
15. Easement between lots should have a barrier to prevent encroachment from property owners over access to storm and sewer pipes, or establish as a right of way.
16. All pump stations shall be on designated lots.
17. It is expected that many residences of this development will want to gain access to the Fort Stevens State Park. The Developer should provide a safe road crossing to access this Park.
18. Provide the Public an easement to use and maintain existing drainages located on this property.
19. The developer shall prepare and sign an agreement to make all necessary offsite stormwater improvements if downstream deficiencies are created by the development of this property
20. Developer shall include an access road to maintain the sewer and water utilities located in and near the NW 11th Street ROW. Access to these utilities will be available from Ridge Road
21. Developer shall collaborate with the City, if the City determines it is in their best interest to upsize and/or extend the new utilities proposed in NW 11th Street.
22. The proposed developed portion adjacent to the NW 11th Street ROW shall include a walking path for a future connection to NW Warrenton Drive.
23. The undeveloped portion adjacent to the NW 11th Street ROW shall include an easement of adequate width for a future walking path to be connected to NW Warrenton Drive.
24. Open spaces between lots shall be maintained by the adjacent property owners or HOA.
25. Drainage easements shall be graded and rocked for easy maintenance by the City. As an alternate, stormwater facilities may be owned, operated, and maintained by an HOA.
26. It is difficult to tell what some of the linework represents (ROW, Property lines, Easements). These should more clearly shown on future documents.
27. All public utilities require easy access. This will include appropriate grading and hard surfaces to all utilities and drainages not within a paved ROW.
28. The City will not maintain parking areas. Either move parking areas out of the ROW or develop private street that will be maintained by an HOA.



Warrenton Fire Department

P.O. Box 250 Warrenton, OR 97146-0250 (503) 861-2494 Fax 503/861-2351
225 S. Main Warrenton, Or 97146-0250

MEMORANDUM

To: Scott Hess, Building Official
Van Wilfinger, Building Official
Date: December 22, 2020
From: Brian Alsbury, Fire Chief
Re: **Fort Point, Hammond**

ACCESS:

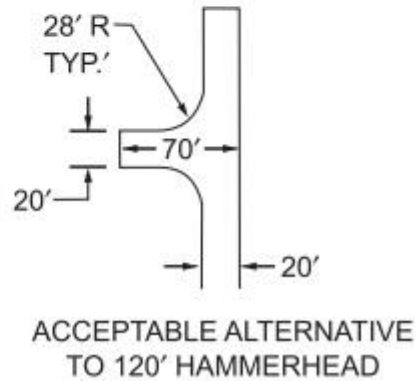
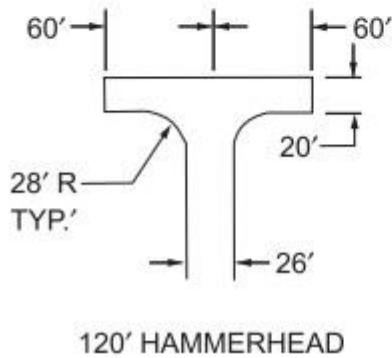
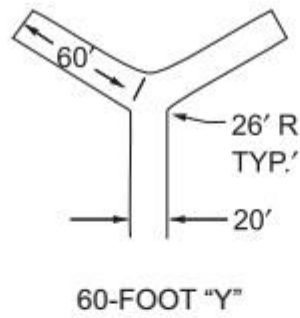
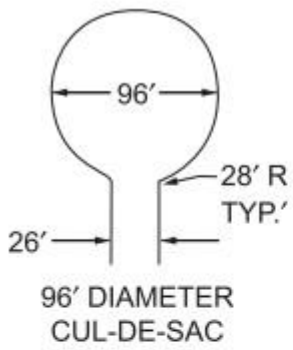
Oregon Fire Code, table **D103.1** shows that any dead-end road that will be used for fire access will need to have a 120-foot hammerhead, 60 foot “Y” or a 96-foot cul-de-sac in accordance with figure **D103.1** (see 2nd page).

WATER SUPPLY:

Oregon Fire Code **Table C105.1** requires that all homes be within a required distance. Please see attached **Table C105.1** for spacing compliance.

ADDRESS:

Home will be required to have address number visible from the street with opposing/contrasting number. i.e. black numbers with white background.



FIRE-FLOW REQUIREMENT (gpm)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS ^{a, b, c} (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT ^d
1,750 or less	1	500	250
2,000-2,250	2	450	225
2,500	3	450	225
3,000	3	400	225
3,500-4,000	4	350	210
4,500-5,000	5	300	180
5,500	6	300	180
6,000	6	250	150
6,500-7,000	7	250	150
7,500 or more	8 or more ^e	200	120

December 29, 2020

Scott Hess
Community Development Director
City of Warrenton
45 SW 2nd Street
Warrenton, Oregon 97146

RE: Forte Pointe - Engineering Review

This is a review of the preliminary plans for the **Forte Pointe Preliminary Plat**.

This is a preliminary engineering review of a 4-year-old project – 2017. This report is only reviewing general engineering aspects of this project. This project is at 'Schematic' level of design – 20%-30% (estimate). There are several large design considerations for this project – water distribution and sanitary sewer.

Reviewed with the following documents:

- Forte Pointe Preliminary Plat Plan Set, dated December 2020
- Forte Pointe Wetland Final Delineation, August 2017
- Appendix A Fort Pointe Preliminary Soils Report
- Appendix B Fort Pointe Preliminary Drainage Report, April 2017
- Appendix C Fort Pointe Traffic Impact Study, May 2017

Reports – Supporting Documentation: Recommendation is that the reports to be updated or reconfirmed for 2021 by the original firms.

- Forte Pointe Wetland Final Delineation, August 2017
- Appendix A Fort Pointe Preliminary Soils Report
- Appendix B Fort Pointe Preliminary Drainage Report, April 2017
- Appendix C Fort Pointe Traffic Impact Study, May 2017

Forte Pointe Preliminary Plat Plan Set - Review

Reference: Forte Pointe Preliminary Plat Plan Set, dated December 2020

As these are preliminary plans, these plans did not meet the requirements of the City's Engineering Design Standards (April 2020). Please refer to the major sections on design requirements for transportation facilities, sanitary sewers, storm water management, and water systems.

Section 2.4.1 General Plan Requirements

As noted, City of Warrenton has adopted the 2018 Oregon Standard Specifications with Appendix B of City's design Standards. Update the construction notes – a statement referencing the standards. 2018 Construction Specifications are available at ODOT:

https://www.oregon.gov/odot/Business/Specs/2018_STANDARD_SPECIFICATIONS.pdf

- Provide Surveyor and firm name with contact information
- Elevation Standard – current datum is NAVD 88. Provide survey and datum used.
- Utility Providers contact information –
 - Update local Charter Communication point of contact.
 - Recommend that the city determine if there are any additional service providers in this project area – Fiber Internet.
 - Fiber providers: LSN and Coast Com (Wave)
- Update City of Warrenton Point of Contact
- Property Legal Description – Missing. As per Clatsop County Tax Assessor - Tax lot 810170001300 – 269.81 acres
- Survey Control Corners – 2 each - missing. Again the recommendation is State Plane Coordinates and tied to identified section corners.

Again, these are preliminary plans and only provide a schematic overview of the project. The final plans should include the necessary design items.

Section 2.4.3 Street Plans: These are a Schematic set of plans for proposed project. At this

stage of the project – there are not any details on plans and profiles for the streets. Typical ROW Road Sections are provided on Sheet C6.0

2.4.4 Water, Sanitary Sewer and Storm Drain Plans:

Water Plans: There is preliminary plan showing a layout of the proposed water lines and fire hydrants in the development. See Section 6 Water Systems for additional design requirements.

Water is to be connected to the existing 8" water main that runs along the eastern edge of the Ridge Road. There are two (2) connections – north and south entrance of the project. There is also a proposed water connection to the north of the project – NW Peter Iredale Road. This inter-tie is over 6,900 LF along an un-improved road. This inter-tie would connect to an existing 10" AC water main on NW Warrenton Drive.

Comment (Water):

Is this project discussed or modeled in the 2018 Water Master Plan? Developer needs to provide the water modeling and design to support this project. Also, the construction feasibility of the 6,900 LF of water main along the NW Peter Iredale Road – again this is un-improved road.

Fire Protection (Recommendation):

- Modeling to include 1" meter for the 160 single-family homes
- Code Reductions in fire flow – based on sprinklers for single-family homes and senior housing

Sanitary Sewer: There is preliminary plan showing a layout of the proposed sanitary sewer (gravity), Sewer Lift Stations (2) and Sewer Force Main.

Sanitary Sewer Gravity: Design appears to be standard gravity flow to a sewer lift station wet well.

Sewer Lift Stations and Force Main: There is preliminary plan showing a layout of the proposed sewer lift stations and discharge thru a force main. The proposed force main along NW Peter Iredale Road is over 6,900 LF along an un-improved road. See Section 4.7 Wastewater Pump Stations for design requirements

Comment (Sewer): Developer should provide the modeling and engineering for the design of the sanitary sewer force main and its discharge along NW Warrenton Drive – over 6,900 LF from the proposed project. What are the downstream effects to the existing sewer lift stations along NW Warrenton Drive?

Future Connections in that area – will the lift stations have additional capacity for future flows?

Storm Water Management System Plans: There is preliminary plan showing a layout of the proposed storm water. Engineer to provide storm data and calculations for the existing site and proposed construction. See Section 5 Storm Water Management Systems for design requirements.

Comment (Storm): Recommendation of additional storm water treatment from the hard surfaces into the adjoining wetlands.

Section 2.5 Phased Project Submittals: Developer to provide a phased plan if one is planned.

Section 3.1 City Streets: These are a Schematic set of plans for proposed project. At this stage of the project – there are not any details on plans and profiles for the streets. Typical ROW Road Sections are provided on Sheet C6.0.

Road: Are not detailed in this preliminary design. To be evaluated in engineering design drawings.

- Road Profiles and drainage patterns
- ADA features – sidewalks, ramps, and crossings
- Roads to meet planning, engineering, and fire requirements – not evaluated in this review
- Fire Protection – not evaluated by this review. Will the fire chief provide a review?

Section 3.1.9 Cul-de-sacs: Verify diameter of cul-de-sacs. From the PDF set – I was only to measure about 85 feet (+/-) for a Cul-de-sac. Design Exception for the southern-most Cul-de-sac (Cattail Avenue) might be required since it is over 200 feet for a dead-end street.

Section 3.1.10 Alleys: Example – Lot 138, Sheet C4.0 – is that an alley allowing access to the 4 adjoining lots? Does it go all the way - thru to Lot 198? Concern is for fire and vehicle access.

Section 3.4 Transit Facilities: Preliminary stage for the plans – will there be transit facilities for the senior housing and single-family homes?

Section 3.5 Landscaping within the Right-of-Way: There trees shown on the typical road sections, Sheet C6.0. Will there be any landscaping required in the 5' strip from Back of Walk to the Public Right of Way?

Section 7 Refuse and Recycling Routing and Enclosures: As required for senior housing as a 'facility'.

Recommendations - Civil: These are just standard comments based on the location and nature of the proposed site. These are not part of the review.

Water:

- HDPE pipe - for the mainline connection from Ridge Road to NW Warrenton Drive. This would provide one continuous line from point to point – with minimal joints to leak.
- Southern Connection to Ridge Road – recommend that connection be made thru Lot 67 (Sewer Lift Station). This would allow looping thru the last leg of Cattail Avenue – instead of Avenue D.
- Trench Detail 2, Sheet C6.0. Since most of the trenching will be thru sand – the trench width will be wide depending on the depth of the pipe. I would recommend asking the question about Item #2 TRENCH BACKFILL – change to 'clean native backfill' as a cost saving measure. No Change to PIPE BEDDING and INITIAL BACKFILL.

Sewer:

- HDPE pipe - for the mainline connection from Ridge Road to NW Warrenton Drive. This would provide one continuous line from point to point – with minimal joints to leak.
- Trench Detail 2, Sheet C6.0. Since most of the trenching will be thru sand – the trench width will be wide depending on the depth of the pipe. I would recommend asking the question about Item #2 TRENCH BACKFILL – change to 'clean native backfill' as a cost

saving measure. No Change to PIPE BEDDING and INITIAL BACKFILL materials. (This would be more important on the deeper sewer mains).

- Backfill compaction – because of the soils (sand) and probably minimal slope on the sewer mains (gravity) – there extra effort on the trench preparation – prior to bedding the pipe. This will lessen the ‘belly’s’ that will develop and picked up during video inspection.

Clearing and Grubbing: Recommendation is to determine disposal of the organics and forest ‘duff’ during the construction/excavation. Typically, there is no burning inside of city limits – on a large basis. Again, research this question with the state and city.

Geo-tech Investigation: Recommendation that a Soils Report be developed for this project for the construction of the following:

- Road – provide a recommendation for the determine structural section of the roads
- Sewer Lift Station – bore log for the deep wet well for each of the Sewer Lift Stations. There would be a concern for the type of soils and water table. Recommendation for any structural sections.
- Lal building (homes and senior care) would be administrated by Building Codes.

Pacific Power & Lights (PPL) and Northwest Natural Gas: Recommendations is to start the design process for these two utility providers – in addition to the other utility providers. PPL is usually the ‘design leader’ for the other utility providers (telco, and cable).

If there are any comments, please call (503-791-3010 or email (Geoff.liljenwall@gmail.com)).

Youngs River Engineering, LLC

Geoffrey G. Liljenwall, PE



Clatsop County

Community Development – Planning

800 Exchange St., Suite 100
Astoria, OR 97103
(503) 325-8611 phone
(503) 338-3606 fax
www.co.clatsop.or.us

January 5, 2021

Scott A. Hess, Community Development Director
City of Warrenton
225 S. Main Street
Warrenton, OR 97146

RE: FORT POINTE PUD REVIEW AND COMMENTS

Dear Mr. Hess:

Thank you for the opportunity to review and provide comments on the proposed Fort Pointe PUD. Land Use Planning staff have reviewed the proposed project and have the following comments:

- While the upland/developable portion of the property is outside of the tsunami inundation zone and tsunami evacuation zone, the City may want to consider requiring an emergency response plan for the development, particularly the multi-family senior housing facility.
- Staff would suggest requiring a 1' nonvehicular easement along Ridge Road, where proposed lots will have double frontage. This would ensure that no future driveway cuts could occur along Ridge Road on those properties.

A copy of this project was also forwarded to Clatsop County Public Works. Comments, if any, from that department regarding impacts to Ridge Road will be forwarded separately.

Please feel free to contact me with any questions you may have.

Sincerely,

A handwritten signature in blue ink that reads "Gail Henrikson".

Gail Henrikson, AICP, CFM
Community Development Director

For project information and updates, visit us on the web!

www.co.clatsop.or.us/landuse/page/comprehensive-plan-update | www.facebook.com/ClatsopCD

Attachment 2: Application

- a. Application
- b. KFW Transmittal Letter
- c. Dale Barrett Phasing Letter

CITY OF WARRENTON
Land Partition Application
Warrenton Development Code - Chapter 16.216

File # LP-20-2
Date Received 11/24/20
Receipt # 8843308
Fee \$600

Note: The applicant must complete all sections and submit the required application fee before staff can accept the application.

I. APPLICANT INFORMATION:

Name: Dale Barrett, PLS Contact Phone: (503) 717-2427

Mailing Address: 34107 W. Campbell Loop, Seaside Or 97138

Signature: Dale Barrett

II. PROPERTY OWNER INFORMATION:

Name: Fort Pointe Partners LLC Contact Phone: (512) 968-5757

Mailing Address: 454 Soledad, Suite 200 San Antonio Tx 78205

Signature: [Signature]

III. PROPERTY INFORMATION:

Site Address (if any): none listed

Property Location: Township 8, Range 10, Section 8 10 17, Tax Lot 1300

Current Use of Tax Lot : Vacant undeveloped property

IV. PARTITION INFORMATION:

Current Tax Lot Size: 269.83 acres per county tax records

Number and square footage of parcels (lots) to be created: parcel #1 219.5 acres,

parcel #2 8.97 ac, and parcel #3 41.36 Ac

V. CRITERIA

Proposed Use for each parcel (lot):

Parcel 1 will be used for Equestrian or undeveloped at this time

Parcel 2 will be used for Multi-Family Housing

Parcel 3 will be used for Single Family Housing

Describe Access for each proposed parcel (lot) (See Nov 2017 sight plan for PUD)
Parcel 2 and Parcel 3 will both have access at Ridge Rd on Thistle Way and Snapdragon Way. Access for Parcel 1 will has frontage and will access on Ridge Road.

Show Access for each proposed parcel (lot) on the preliminary plat.

Is city water proposed for each parcel (lot)? Yes No

Is city sewer proposed for each parcel (lot)? Yes No

Describe the proposed improvements: _____

This Partition request is part of the Planned Unit Development called Fort Pointe and will represent each parcel as shown on the preliminary PUD plat submitted for Preliminary approval along with this Partition request.

December 11, 2020

City of Warrenton
Attn: Scott A. Hess
Community Development Director
225 S. Main Ave
Warrenton, OR 97146

Re: Planned Unit Development Preliminary Plat – Fort Pointe Partners LLC

Mr. Hess;

This letter is in response to the comments on the above referenced project received on December 14, 2017. A copy of the comments is attached.

- 1) **Comment:** All Conditions described in the previously approved Preliminary Planned Unit Development will continue to apply. These conditions can be found in the “Notice of Decision and Order – Fort Pointe Planned Unit Development – SUB 17-1”.

Response: Understood.

- 2) **Comment:** Local Street standard requires a minimum street width of 28 feet with sidewalks on both sides.

Response: Plans reflect a street section with sidewalk on both sides of the street.

- 3) **Comment:** All sidewalks shall be constructed using concrete.

Response: Understood.

- 4) **Comment:** Portions of the local streets shall be a minimum of 36 feet wide.
 - a) Cattail Avenue (Snapdragon Way to Ridge Road).
 - b) Snapdragon Way (Cattail Avenue to Thistle Avenue).
 - c) Thistle Avenue (Ridge Road to Cattail Avenue).

Response: All portions of the local streets are 36' wide, except for southern most portion of Cattail Avenue.

- 5) **Comment:** For those portions of the streets constructed to a 28-foot width, one side of the street will be required to be posted No Parking Lane (by signs) and the curb painted red. Sign location will be approved prior by the Fire Department. It will become the File Lane and may not be encumbered in any way (i.e. speed bumps). Sign locations shall be approved by the Fire Chief.

Response: Will coordinate with fire chief during the final plat and construction plans

- 6) **Comment:** The Pennyroyal Lane cul-de-sac shall be posted “No Parking – Fire Lane” with locations approved by the Fire Chief.

Response: Cul-de-sac’s will be posted with “No Parking-Fire Lane” with the final plat and construction plans, coordinated with the fire chief.

- 7) **Comment:** The water system shall be looped to existing water main on Ridge Road. At a minimum, these looped connections shall take place at each Ridge Road access location. Each connection shall include three valves.

Response: The two driveway entrances off of Ridge Road now include water connection and three valves.

- 8) **Comment:** Grading at all pump stations shall be flat and allow City utility trucks to easily access all locations of the pump station facility.

Response: Locations have been altered to now have level areas, previously these were shown in areas of steep slope.

- 9) **Comment:** All wetland impacts shall be reviewed and approved by the appropriate state and federal agency. Stormwater Treatment could be a requirement of an outside agency.

Response: The site plan stays outside of the limits, to avoid these areas.

- 10) **Comment:** Previous conditions required a Final Stormwater Report. This report must also address the following issues:

- a) Possible flooding of adjacent properties,
- b) Tidal influence on the Enterprise drainage system,
- c) Storage of stormwater during high tide events, neap tides (holdups), and storm surges, and
- d) Influence between the Enterprise drainage system and the Tansy Creek Drainage System

ENGINEER IS IN AGREEMENT WITH OTAK REPORT 12-15-2020

Response: OTAK previously provided the preliminary stormwater. With the final design package we will assess the following items and properly size onsite system for 100 year design storm, per city of Warrenton Standards.

- 11) **Comment:** All of the homes will be required to be within 250 feet of a fire hydrant.

- a) The hydrants proposed shall be a Mueller 2500 Centurion with 2 each, 2.5 inch, and one each 4.5 inch discharge ports.
- b) A 4.5 inch to 5 inch Storz connection will be provided by the developer for each hydrant.
- c) Final fire hydrant locations shall be approved prior to installation by the Fire Department.

Response: Fire hydrants are shown to be within 250. With final design package, we will coordinate with fire chief and call out Mueller 2500 series.

12) Comment: The single family units will require a 1000 gpm fire flow.

Response: Understood.

13) Comment: The homes will be addressed with contrasting color numbers placed on the entrance facing the Fire Department access.

Response: Understood.

14) Comment: A homeowners association shall be created and recorded with a financial mechanism approved by the Warrenton Community Development so that the parks and improvements will be maintained in perpetuity.

Response: Owner/developer will handle.

15) Comment: Designs for the park improvements shall be submitted for the approval of the Planning Commission prior to development.

Response: Understood, owner will handle when the time comes.

16) Comment: If the project is to be developed in phases, a park area shall be developed and operational prior to recording the final plat of the second phase.

Response: Understood.

17) Comment: All 28-foot wide roads shall be posted with signs stating "No Parking Fire Lane" at locations to be approved by the Fire Department and the curb painted red on one side of the road. The Fire Lane shall remain unencumbered (no speed bumps or humps) and the grade shall not exceed 10 percent. Approach and departure angles also shall be pre-approved by the Fire Department.

Response: Will coordinate with fire chief during the final plat and construction plans

18) Comment: All parks shall be conveyed to the homeowners association.

Response: Understood, owner will handle when the time comes.

If you require additional information, please contact our office.

Sincerely,
KFW Engineers


Jason Link,
Senior Project Manager

December 30, 2020

City of Warrenton Community Development
ATTN: Scott Hess, Planning Director
225 South Main Ave.
PO Box 250
Warrenton, OR 97146
Email: cityplanner@ci.warrenton.or.us
Phone (503) 861-0920

RE: Fort Pointe PUD Subdivision 17-1, Phase schedule for 2021 development approval

Dear Scott,

This letter is a follow up on our recent conversation last week about describing our proposed schedule for the proposed construction of the Fort Pointe project. It is our intent to have the planning commission approve the proposed development with this attached schedule when they have their planning meeting this coming January 14, 2021.

As we discussed the current Warrenton planning code only provides a 2 year approval period with the option for a one year extension option. However due to the size of this development and as noted below the schedule to construct all the improvements, and plat all the lots it will likely take approximately 4 years to construct and record the needed subdivision plats. We therefore ask that the planning commission approve the preliminary PUD plat with the condition that it will be valid for 4 years.

Proposed construction and final plat schedule

Stage 1 Lot 1 which will comprise the Multi-family housing construction. July 2021 to July 2023 (2 year construction time frame)

Stage 2 Lots 51 through 90 which will comprise the larger single family Lots. Construction July 2021 to January 2023 (2 ½ year construction time frame).

Stage 3 Lots 4 through 50 and lots 91 through 203 which will comprise the smaller single family lots. Construction January 2022 to January 2025 (3 year construction time frame)

Sincerely,

Dale N Barrett

Dale Barrett, PLS
34107 W. Campbell Loop
Seaside, Or 97138

Attachment 3: PUD 30% Plan Set

- a. Single-Family Plan Set
- b. Multi-Family Draft Site Plan

PRELIMINARY PLAT FOR
FORT POINTE PUD
WARRENTON, OREGON

GENERAL NOTES

- ATTENTION CONTRACTORS: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS 1-800-332-2344). AT LEAST TWO (2) BUSINESS DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OREGON UTILITY NOTIFICATION CENTER OF THE DATE AND LOCATION OF THE PROPOSED CONSTRUCTION, AND THE TYPE OF WORK TO BE PERFORMED.
 - ALL EXISTING FACILITIES TO BE MAINTAINED IN-PLACE BY THE CONTRACTOR UNLESS OTHERWISE SHOWN OR DIRECTED. CONTRACTOR TO LEAVE EXISTING FACILITIES IN AN EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF THE ENGINEER.
 - IN ACCORDANCE WITH O.R.S.290.140, IF THE CONTRACTOR FINDS IT NECESSARY TO INTERFERE WITH OR PAVE OVER ANY ESTABLISHED PUBLIC LAND SURVEY CORNER OR ITS ACCESSORIES, WITHIN THE PROJECT LIMITS, THE CONTRACTOR SHALL NOTIFY THE COUNTY SURVEYOR PRIOR TO DOING SO.
 - IN ACCORDANCE WITH O.R.S.290.150, CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ALL SURVEY MONUMENTS DISTURBED OR DESTROYED DURING CONSTRUCTION. REPLACING THE SURVEY MONUMENTS SHALL BE DONE BY A REGISTERED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
- UTILITIES**
- TELEPHONE AND CABLE TELEVISION COMPANIES TO COORDINATE THEIR INSTALLATION EFFORTS WITH POWER COMPANY.
 - PHONE AND POWER SERVICE TO BE COORDINATED WITH APPLICABLE UTILITY AGENCY. LOCATION OF TRANSFORMER TO SERVE PROPOSED BUILDINGS TO BE COORDINATED WITH PACIFIC POWER.
 - NOT ALL ELECTRICITY AND CABLE TV SHOWN FOR SAKE OF CLARITY. ALL SERVICE LINES TO BE PROVIDED THROUGH UNDERGROUND SERVICES WITHIN THE RIGHT-OF-WAY OR APPROVED EASEMENTS.
 - ALL LENGTHS, SIZES AND SPECIFICATIONS OF PIPE, CONDUIT AND CABLE FROM RIGHT-OF-WAY TO BUILDING ARE TO BE MADE BY UTILITIES COMPANIES.

CITY OF WARRENTON NOTES

- EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. CONTACT UTILITY COMPANIES FOR PREMARKING. POTHOLE ALL UTILITY CROSSINGS BEFORE CONSTRUCTION TO PREVENT GRADE AND ALIGNMENT CONFLICTS.
- NO PERSON SHALL DO WORK AFFECTING THE PUBLIC RIGHT-OF-WAY WITHOUT FIRST OBTAINING A PERMIT FROM THE PUBLIC WORKS DEPARTMENT. WORK AFFECTING THE RIGHT-OF-WAY INCLUDES, BUT IS NOT LIMITED TO, CONSTRUCTION, RECONSTRUCTION, GRADING, OILING, REPAIR, OPENING OR EXCAVATION OF A SIDEWALK, STREET, CURB, DRIVEWAY, CULVERT OR DITCH IN A PUBLIC RIGHT-OF-WAY, BUT DOES NOT INCLUDE THE CONSTRUCTION OF IMPROVEMENTS PERFORMED UNDER CITY CONTRACT. (ORD. 1150-A § 4, 2010)
- CONSTRUCTION SHALL CONFORM TO THE OREGON SPECIFICATIONS AND STANDARD DRAWINGS FOR CONSTRUCTION AND AS REVISED BY THE CITY OF WARRENTON. ALL WORK SHALL BE CONSTRUCTED TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR. ANY CONDITION NOT DESCRIBED IN THE PERMIT SHALL BE PER SUBMITTED PLANS AND TO ALL APPLICABLE REQUIREMENTS OF APWA, AWWA, DEQ, EPA, DSL, AND ODOT CONSTRUCTION STANDARDS. (ORD. 1150-A § 7, 2010)
- THE CONTRACTOR IS RESPONSIBLE TO CALL 1-800-332-2344 FOR LOCATES PRIOR TO EXCAVATION. ANY DAMAGE TO CITY OR PRIVATE SERVICES SHALL BE REPAIRED BY THE CONTRACTOR WITH OWN REPAIR MATERIALS.
- ALL PROJECT ELEMENTS SHALL BE CONSTRUCTED PER PROJECT ENGINEERING DRAWINGS; SPECIFICATIONS; FEDERAL, STATE AND LOCAL PERMITS; AND PRE-CONSTRUCTION MEETING NOTES.
- PROJECT INSPECTION ON PRIVATE PROJECTS IS THE RESPONSIBILITY OF THE OWNER. THE CITY OF WARRENTON REQUIRES THE PROJECT ENGINEER TO MONITOR CONSTRUCTION STANDARDS AND WORKMANSHIP.
- TRACER WIRE INSTALLATION SHALL BE BLUE FOR WATER, GREEN FOR SEWER AND STORM SEWER. ALL TRACER WIRE SHALL BE 12 GAUGE. TRACER WIRE SHALL BE EXTENDED INTO AND LOOPED INSIDE ALL VALVE BOXES, MANHOLES AT THE RIM NOT PIPE PENETRATIONS, AND CATCH BASINS.
- UNDERGROUND WIRE CAPS APPROVED BY PUBLIC WORKS SHALL BE USED ON ALL CONNECTIONS.
- CONTRACTOR SHALL CHECK AND VERIFY LOCATE CONTINUITY FOR ALL INFRASTRUCTURE PRIOR TO FINAL PAVING.
- ALL DSL, DEQ, ODOT, AND OSHOWO PERMITS AND REGULATIONS WILL BE THE RESPONSIBILITY OF THE DEVELOPER.
- ALL PUBLIC, PRIVATE AND FRANCHISE UTILITIES SHALL BE IN PLACE PRIOR TO PROJECT FINAL APPROVAL AND ACCEPTANCE, E.G. ALL STREET LIGHTS MUST BE IN AND OPERATIONAL.
- GRADING AND FILL/EXCAVATION PERMITS OR PRIVATE SERVICE PLUMBING PERMITS SHALL BE REQUIRED WHEN WORK IS PERFORMED ON PRIVATE PROPERTY. OWNER, ENGINEER, OR CONTRACTOR MUST CONTACT THE CITY OF WARRENTON PLANNING AND BUILDING DEPARTMENT 225 S. MAIN AVE., 97146-0250, PRIOR TO CONSTRUCTION.
- WATER USED DURING CONSTRUCTION FOR DUST CONTROL OR OTHER PROCEDURES SHALL BE WITH A PERMIT AND FEE TO CITY REQUIREMENTS. CERTAIN HYDRANTS ARE AVAILABLE, PERMITS FOR CONNECTION AND FLOW REQUIRED ARE REQUIRED FROM THE PUBLIC WORKS DEPARTMENT, AND BACKFLOW DEVICES SHALL BE PRESENT.
- WARRANTY BOND AND PERIOD SHALL BE STANDARD ONE YEAR WITH AN 11TH MONTH WARRANTY INSPECTION. THE PERFORMANCE BOND, IF REQUIRED FOR PLATING PRIOR TO CONSTRUCTION, IS THE TOTAL OF THE AVERAGE OF THE LOWEST 3 BIDDERS IF AVAILABLE PLUS AN ADDITIONAL 20% OR THE ENGINEERS ESTIMATE PLUS AN ADDITIONAL 20%.
- A WRITTEN REQUEST BY THE OWNER TO THE CITY IS REQUIRED FOR INFRASTRUCTURE PERMIT APPROVAL AND TO START THE WARRANTY PERIOD.
- A WRITTEN REQUEST BY THE PROJECT OWNER TO THE CITY IS REQUIRED FOR INFRASTRUCTURE PERMIT ACCEPTANCE AT THE END OF THE WARRANTY PERIOD WORK AND COMPLETION.
- AS BUILT DRAWINGS FOR SITE INFRASTRUCTURE ARE REQUIRED AT THE CONCLUSION OF ALL PROJECTS. PRIOR TO FINAL APPROVAL, A LETTER OF INTENT TO PROVIDE AS BUILTS SHALL BE SUBMITTED TO THE CITY. AS BUILT DRAWINGS SHALL CONSIST OF ONE COPY DIGITAL IN STATE PLANE OREGON NORTH ZONE COORDINATES, ONE COPY PAPER AND ONE CD DISC TO BE SUBMITTED TO THE CITY PUBLIC WORKS OFFICE WITHIN 30 DAYS OF BEGINNING THE WARRANTY PERIOD.

ROADWORK/SITWORK

- CONTRACTOR SHALL RESTORE ALL SURFACES TO MATCH EXISTING AND ADJACENT GRADES.
- ALL EXISTING STREETS AND SIDEWALKS TO BE CLEANED AND OR PROTECTED DAILY. CITY HAS THE RIGHT TO ENFORCE CLEANING AND SAFETY ISSUES. IF NOT THE CONTRACTOR CAN BE FINED OR CHARGED FOR PUBLIC WORKS TIME AND MATERIAL. TRENCH EXCAVATION ON EXISTING ROADWAYS NEED TO BE COLD PATCHED AND KEPT SMOOTH WITH EXISTING ASPHALT AT END OF EACH DAY.
- ALL CUTS IN ASPHALT PAVING, PORTLAND CEMENT PAVING, CONCRETE CURBS, GUTTERS AND SIDEWALKS SHALL BE SAW CUTS AT LEAST THREE INCHES DEEP UNLESS EXCEPTED AS A CONDITION OF THE PERMIT.
- TRENCH COMPACTION OF 1" OR 3/4"-0" BACKFILL IN PUBLIC UTILITIES. STREET SAW CUT AND RESTORATION ARE REQUIRED. TACK COATING AND SAND SEALING OF EDGES OF PAVEMENT CUT IS REQUIRED.
- NEW ADA RAMP WITH TRUNCATED DOME TEXTURE PATTERN IS REQUIRED ON ALL STREET CORNERS. THE CONTRACTOR SHALL PROVIDE THE PATTERN PANELS FOR THE RAMPS. DAMAGE TO ADA RAMPS OR SIDEWALKS DURING CONSTRUCTION OR BUILDING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR.
- ALL STREET NAME SIGNS SHALL BE INSTALLED BY CONTRACTOR TO APWA AND CITY STANDARDS. SIGN POLES MOUNTED IN GRADE, CURBS OR SIDEWALKS HAVE V-LOCK ANCHORS.
- ALL STREET MARKINGS SUCH AS STOP BARS OR CROSSWALKS ETC., SHALL BE INSTALLED BY CONTRACTOR AND BE MADE OF THERMOPLASTIC MATERIAL PER APWA STANDARDS.
- STREETLIGHT POLES AND LUMINARIES SHALL BE INSTALLED PRIOR TO FINAL APPROVAL.

SIGNAGE

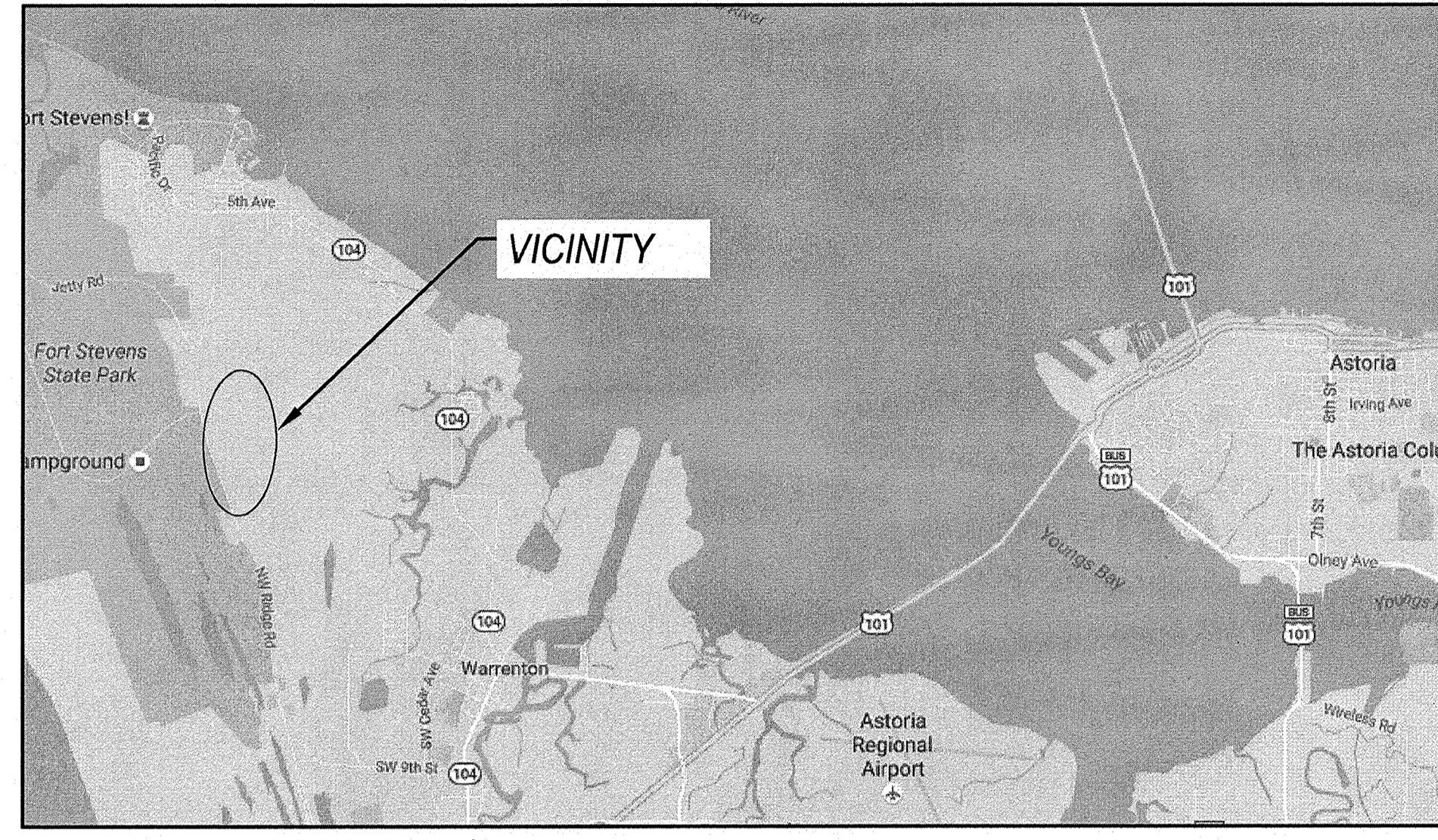
- CONTRACTOR SHALL ERECT AND MAINTAIN BARRICADES, WARNING SIGNS, TRAFFIC CONES PER ODOT REQUIREMENTS. ACCESS TO EXISTING DRIVEWAYS AND BUSINESSES TO BE MAINTAINED AT ALL TIMES.

WATER

- ONLY CITY OF WARRENTON PERSONNEL MAY OPERATE PUBLIC WATER VALVES ON CITY WATER MAINS. REQUESTS SHALL BE MADE 3 BUSINESS DAYS IN ADVANCE TO PUBLIC WORKS OFFICE: 503 861-0912.
- CONTRACTOR IS RESPONSIBLE TO FLUSH, CLEAN, DISINFECT AND PRESSURE TEST WATER LINES PER AWWA STANDARDS. TESTING IS TO BE PERFORMED BY THE CONTRACTOR AND WITNESSED BY CITY PERSONNEL. TEST SAMPLES TO BE TRANSPORTED TO A LAB APPROVED BY THE CITY. CITY AND PROJECT ENGINEER SHALL RECEIVE COPIES OF TEST REPORTS.
- FIRE HYDRANTS SHALL BE MUELLER SUPER CENTURION 250 MODEL A-423 OR AN APPROVED EQUAL WITH A RECIRCULATION OIL LUBRICATION SYSTEM. FIRE HYDRANT CONNECTIONS TO THE MAINLINE SHALL HAVE PHOTO OF TEE AND ISOLATION VALVE PRIOR TO BACKFILL.
- CONTRACTOR SHALL PERFORM A FLOW TEST FOR EACH HYDRANT AND VERIFY HYDRANT OPENING EASE AND LUBRICANT. CONTRACTOR SHALL PAINT FIRE HYDRANTS TO CITY STANDARD REFLECTIVE SILVER BARREL WITH BONNET COLOR CORRESPONDING TO THE GPM FLOW RATE; 0-500=RED, 501-1000=YELLOW, 1001-1500=ORANGE, ECT.
- AIR RELEASE AND VALVE ASSEMBLIES SHALL BE AUTOMATIC ONLY.
- ALL WATER VALVES SHALL HAVE VC212 VALVE BOX CENTERING GUIDES OR EQUAL.
- VALVE BOXES SHALL BE MODEL R-910 VANCOUVER STYLE W-TRAFFIC LID AND LABELED "W" OR "WATER", AS MANUFACTURED BY OLYMPIC FOUNDRY INC OR EQUAL. ALL VALVES SHALL BE OPERATED TO VERIFY VALVE WRENCH TOOL CLEARANCE PRIOR TO FINAL PAVING.
- RESIDENTIAL SERVICE LINES SHALL BE COPPER ONE-INCH (1") CORPORATION STOP, ONE-INCH (1") TYPE K COPPER WATER, SERVICE LINE WITH COMPRESSION FITTINGS, AND A 1"x3/4" ANGLE STOP USING FORD FITTINGS. IF 1"x1" ANGLE STOPS ARE INSTALLED, 1"x3/4" ADAPTERS SHALL BE INCLUDED. METER BOXES ARE ARMORCAST RPM A600048S (12X20X12) W/ARMORCAST 20K TRAFFIC-RATED LID.
- CONSTRUCT SERVICE SADDLES AT LEAST 24" FROM MAINLINE END OR AN ADJACENT SERVICE.
- CUSTOMER YARD VALVES SHALL BE INSTALLED BY PUBLIC WORKS ON THE PROPOSED WATER SERVICE AND ARE REQUIRED TO BE IN PLACE PRIOR TO THE ACTIVATION OF THE WATER METER.

SEWER

- THE INTERIOR OF THE MANHOLE BASE SHALL BE FORMED SO THE EFFLUENT ENTERS THE FLOW SMOOTHLY WITH THE SHELF SLOPE NO MORE THAN 1:12. GROUTING SHALL BE SMOOTH WITH NO PROTRUDING SHARP EDGES. GROUTING AROUND PIPE INTRUSIONS INCLUDING SERVICE LATERALS TO BE SMOOTH WITH FLOW CHANNELS TO PREVENT UNCONTROLLED DROPS.
- MANHOLE, BASE, AND CONE OR FLAT-TOP LID SHALL HAVE ONLY MAINLINE TONING WIRE EXTENDED INTO EACH MANHOLE AND SECURED UNDER THE MANHOLE LID FOR EASY ACCESS.
- NO OUTSIDE DROP SERVICE OR DROP MAINLINE CONNECTIONS TO MANHOLES ARE ALLOWED.
- NEW 4" ASTM D3034 PVC LATERAL TO CONNECTION ON PUBLIC MAINLINE WITH (MAIN SIZE) 4" SANITARY TEE-WYE, 12 GAUGE TRACER WIRE. CONNECTION IS TO BE INSPECTED BY PUBLIC WORKS AND BUILDING DIVISION.



PROJECT TEAM

ENGINEER
 KFW ENGINEERS
 ATTN: ERIC WARFORD
 3421 PAESANOS PARKWAY, SUITE 200
 SAN ANTONIO, TEXAS 78231
 (210) 979-8441
 (210) 979-8441 FAX

OWNER
 FORT POINTE DEVELOPMENT LLC
 ATTN: MARK TOLLEY
 454 SOLEDAD STREET, SUITE 200
 SAN ANTONIO, TX 78205
 (512) 968-5757

VICINITY MAP N.T.S.

UTILITY PROVIDERS

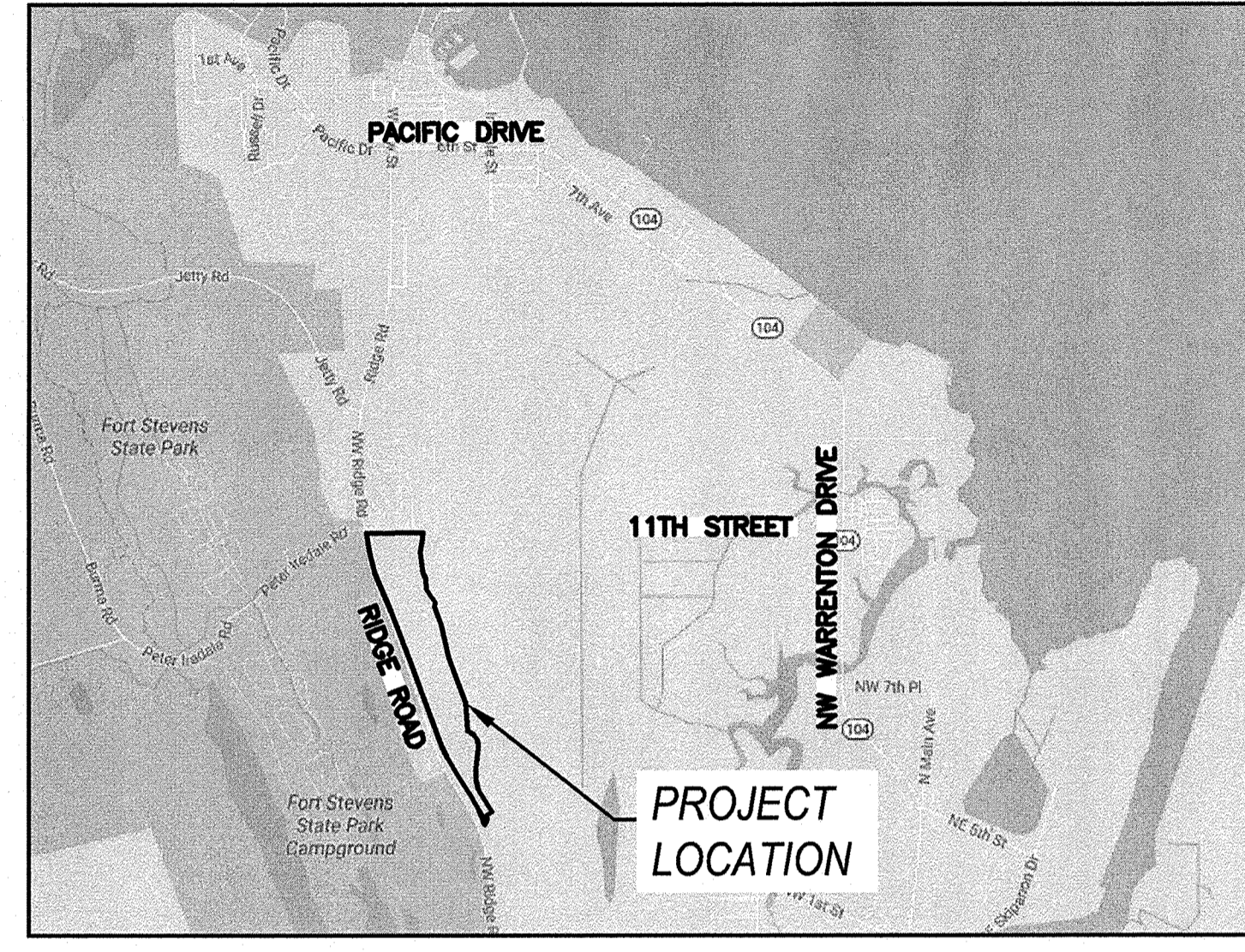
ELECTRICITY
 PACIFIC POWER
 ATTN: MARILYN BROCKEY
 2340 SE DOLPHIN WARRENTON,
 OR 97146 (503) 861-6005
 (503) 861-6020 (FAX)

TELEPHONE
 CENTURYLINK
 ATTN: MIKE MEISNER
 481 INDUSTRY
 ASTORIA, OR 97103
 (503) 242-7676
 (503) 242-8449 (FAX)

GAS
 NORTHWEST NATURAL GAS
 ATTN: RICH GIRARD
 220 2ND AVENUE PORTLAND,
 OR 97209
 (503) 226-4211 EXT. 2980
 (503) 281-6169 (CELL)

CABLE TELEVISION
 CHARTER COMMUNICATIONS
 ATTN: RICH MCCAIN
 419 GATEWAY
 ASTORIA, OR 97103
 (503) 735-5887
 (503) 325-7421 (FAX)

PUBLIC WORKS
 CITY OF WARRENTON
 ATTN: JAMES DUNN,
 PUBLIC WORKS DIRECTOR
 225 S. MAIN
 WARRENTON, OR 97146
 (503) 861-0917



LOCATION MAP N.T.S.

SHEET INDEX

- C1.0 COVER SHEET
- C2.0 OVERALL SITE PLAN
- C3.0 SITE PLAN
- C3.1 SITE PLAN
- C3.2 SITE PLAN
- C4.0 WATER & SEWER PLANS
- C4.1 WATER & SEWER PLANS
- C4.2 WATER & SEWER PLANS
- C4.3 WATER & SEWER PLANS
- C5.0 GRADING
- C5.1 GRADING
- C5.2 GRADING
- C6.0 CONSTRUCTION DETAILS I
- C6.1 CONSTRUCTION DETAILS II
- C6.2 CONSTRUCTION DETAILS III
- C6.3 CONSTRUCTION DETAILS IV

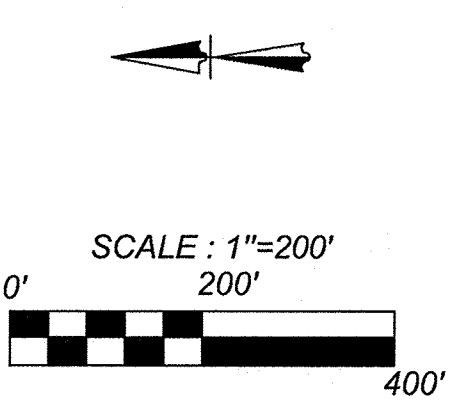
LEGAL DESCRIPTION OF THE SUBJECT PROPERTY
 TOWNSHIP 8 RANGE 10 SECTION 17 TAX LOT 1300

LEGEND

EXISTING		PROPOSED	
---	30	---	30
	MAJOR CONTOURS 5' INTERVAL	---	CONTOUR LINE
---	20	---	W
	MINOR CONTOURS 1' INTERVAL	---	WATER LINE
---	W	---	SS
	WATER LINE	---	SANITARY SEWER LINE
---	SD	---	SD
	STORM LINE	---	STORM LINE
---	OHL	---	FM
	OVERHEAD POWER	---	SANITARY SEWER FORCE MAIN
---	SS	---	SEWER LINE
---	ASPHALT	---	SEWAGE TREATMENT PLANT
		---	WETLAND BOUNDARY
		---	EASEMENT
		---	WATER METER
		---	FIRE HYDRANT
		---	SANITARY SEWER MANHOLE

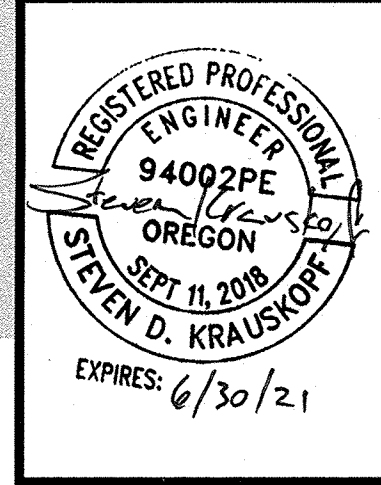
- THE SEWER LATERALS SHALL BE INSTALLED ENTERING THE SEWER MAIN LINE FROM THE UPPER QUADRANT OF THE PIPE. ANY SEWER LATERAL ENTERING THE PIPE AT THE SPRING LINE MUST HAVE A TEE-WYE SWEEP FITTING INSTALLED.
 - EACH LATERAL SHALL BE MARKED WITH A GREEN 2"x4" BURIED AT THE END OF THE PIPE WITH THE GREEN TONING WIRE SECURED ABOVE GRADE TO THE 2"x4". THE LATERAL SHALL BE PLUGGED WITH A WATER TIGHT PLUG.
 - CONTRACTOR IS RESPONSIBLE FOR VACUUM, MANDREL AND TELEVISION TESTING AND INSPECTION REQUIREMENTS.
 - CONTRACTOR SHALL KEEP DOWNSTREAM SANITARY SEWER PIPES AND MANHOLES CLEAN OF CONSTRUCTION DEBRIS. NOTIFICATION TO CLEAN THE SYSTEM MAY BE GIVEN BY THE CITY AT ANY TIME. THE CONTRACTOR IS RESPONSIBLE FOR ALL CLEANING WITH MAY INCLUDE MANHOLES DOWNSTREAM OF THE PROJECT SCOPE OF WORK.
 - CONSTRUCT SERVICE SADDLES AT LEAST 24" FROM MANHOLE WALL OR ADJACENT SERVICE.
 - CONSTRUCT SERVICE LATERAL WITHIN 5' OF THE CENTER OF THE PROPERTY SERVED.
 - CONTRACTOR SHALL SUBMIT ACCURATE AS BUILT STATIONS FOR ALL CONNECTIONS OF SEWER LATERALS AND NOTE THE DISTANCE FROM UPSTREAM MANHOLES.
- DRAINAGE PLAN**
- INSTALLATION OF CURB INLETS, FIELD INLETS AND MANHOLES ARE TO CONFORM TO CITY STANDARDS. CONNECTION TO EXISTING PUBLIC SYSTEMS FROM PRIVATE CATCHMENTS SHALL BE AT OR HAVE INSTALLED CURB CATCH BASINS OR AREA INLETS WITHIN THE PUBLIC RIGHT-OF-WAY.
 - CONSTRUCTION OF INLET/OUTLET HEADWALL STRUCTURES, RIPRAP BANK STABILIZATION, BIO-FILTER SWALE AND ENERGY DISSIPATION FEATURES.
 - EROSION CONTROL FENCES ALONG PROJECT PERIMETER. INSTALLATION OF WATER QUALITY EROSION CONTROL BMP'S PER PLAN. EROSION FROM THE PROJECT SITE ONTO ADJACENT LANDS ARE NOT ALLOWED AND WILL BE REQUIRED TO BE CLEANED AT THE CONTRACTOR'S EXPENSE WHEN NOTIFIED BY THE CITY.
 - INSTALLATION OF STORM WATER DETENTION, FLOW AND POLLUTION CONTROL WATER QUALITY FEATURES PER APPROVED PLANS. BELOW GROUND CULVERTS, BOX, MH OR WET/DRY BASIN ETC.
 - CONSTRUCTION OF DRAINAGE DITCH TO APPROVED SLOPE & GRADE, VEGETATION ON SIDE SLOPES FOR EROSION CONTROL.
 - ROOF AND GARAGE RUNOFF DRAINAGE SHALL DRAIN TO APPROVED DRAINWAYS. APPROVED DRAINWAYS INCLUDE PUBLIC CURB AND GUTTER STREET SYSTEMS, PIPE SYSTEMS, OR ROADSIDE DITCHES. DRAINAGE GRATES ACROSS A PUBLIC SIDEWALKS ARE PROHIBITED.
 - EACH LOT MAY HAVE 2 EACH 4" SCHEDULE 40 PVC WEEP HOLES INSTALLED ON EACH SIDE OF THE DRIVEWAY THROUGH THE CURB OR ACCOMMODATE RUNOFF THROUGH EASEMENT TO COLLECTION POINT WITH SPECIAL APPROVAL FROM THE PUBLIC WORKS DEPARTMENT.
 - CONTRACTOR IS RESPONSIBLE FOR MANDREL AND TELEVISION TESTING AND INSPECTION REQUIREMENTS.

Plot: Dec 11, 2020, 3:56pm, User: D. Aboufiras
File: C:\Working\Oregon\DESIGN\C2.0-OVERALL SITE PLAN.dwg



KFW
ENGINEERS + SURVEYING
9421 Pleasanton Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (214) 979-9444 • Fax #: (214) 979-9441

ISSUE DATE
REVISIONS



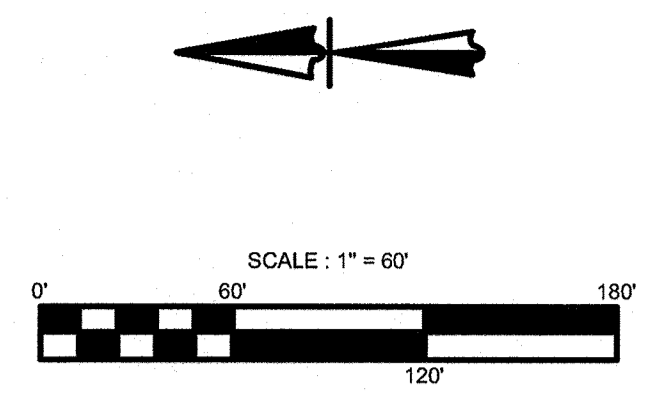
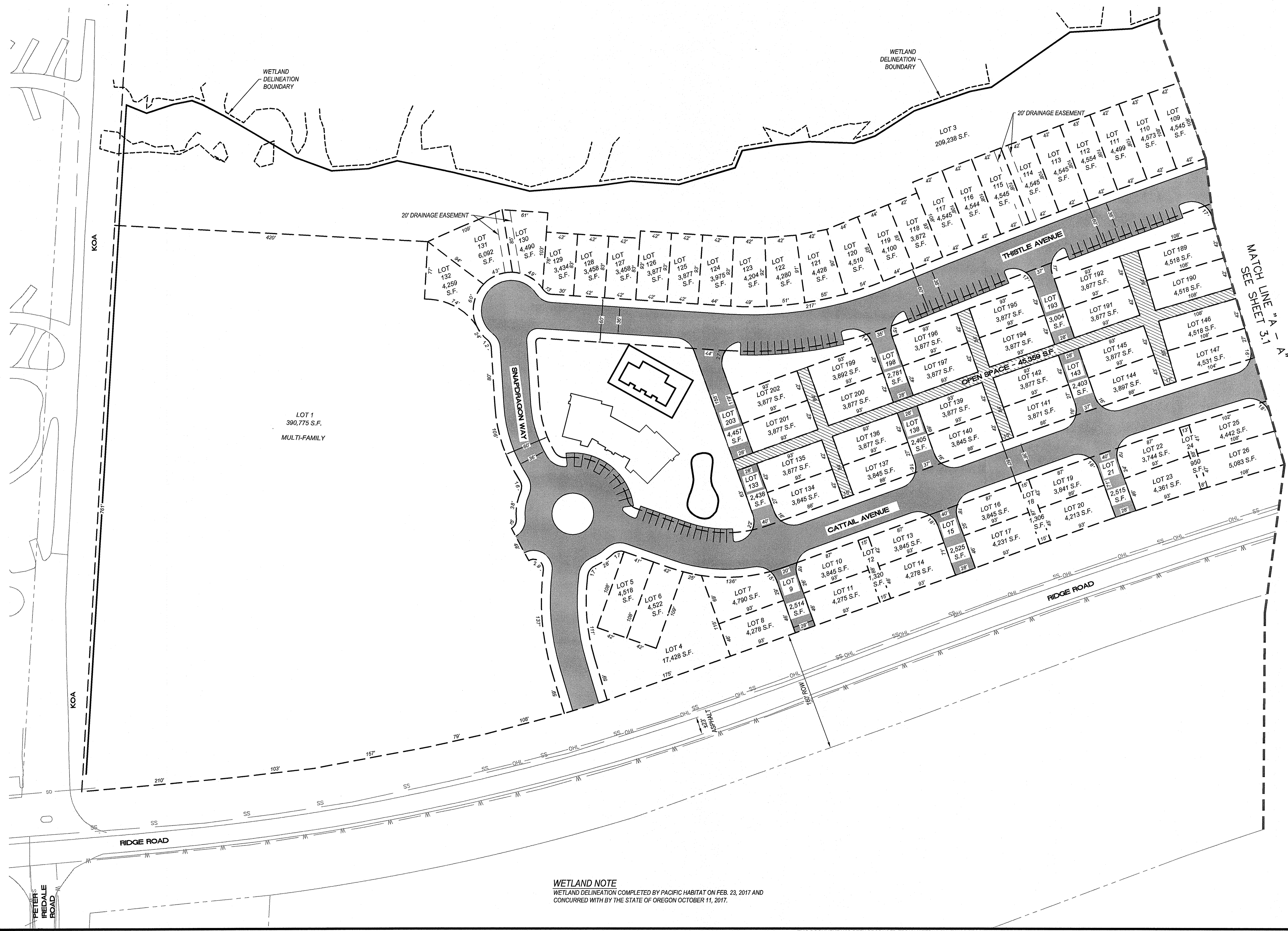
PRELIMINARY PLAT FOR FORT POINTE PUD
CITY OF WARRENTON, CLATSOP COUNTY, OREGON
OVERALL SITE PLAN

JOB NO. OREGON
DATE: DECEMBER 2020
DRAWN: O.R. CHECKED: A.N.
SHEET NUMBER:
C2.0

30% - PRELIMINARY PLAT SET

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

Date: Dec 11, 2020, 3:51pm User: D. Abustillos
 File: G:\Marketing\Oregon\DESIGN\C3.0-SITE PLAN.dwg



WETLAND NOTE
 WETLAND DELINEATION COMPLETED BY PACIFIC HABITAT ON FEB. 23, 2017 AND
 CONCURRED WITH BY THE STATE OF OREGON OCTOBER 11, 2017.

PRELIMINARY PLAT FOR FORT POINTE PUD
CITY OF WARRENTON, CLATSOP COUNTY, OREGON
SITE PLAN

JOB NO. OREGON
 DATE: DECEMBER 2020
 DRAWN: O.R. CHECKED: A.N.
 SHEET NUMBER:

C3.0

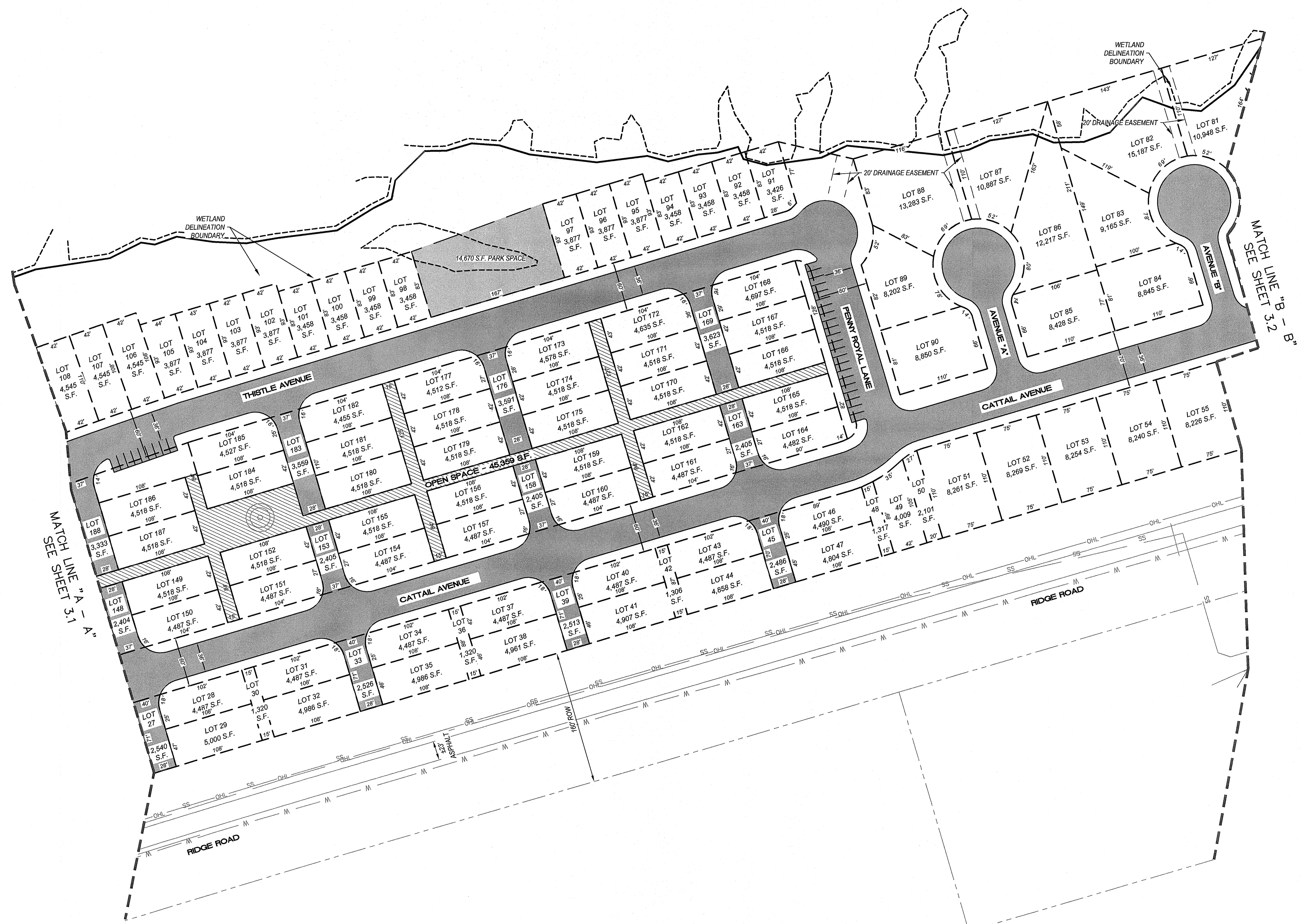
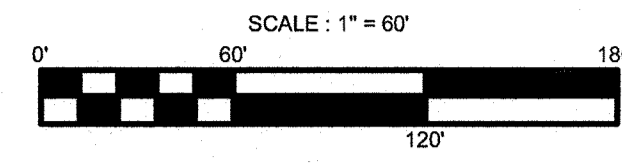


REVISIONS
 ISSUE DATE

KFW
ENGINEERS + SURVEYING
 3421 Phelan Road, Suite 200, San Antonio, TX 78231
 Phone #: (210) 979-9444 • Fax #: (210) 979-9441

30% - PRELIMINARY PLAT SET

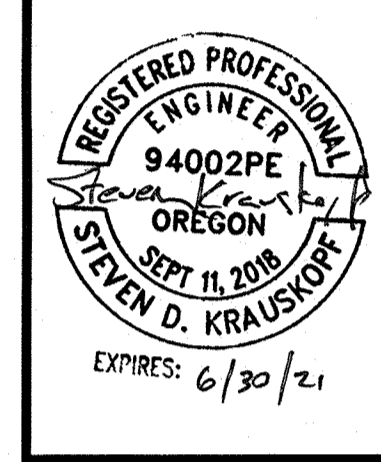
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File: Q:\Marketing\Oregon\DESIGN\C3.0-SITE PLAN.dwg



WETLAND NOTE
WETLAND DELINEATION COMPLETED BY PACIFIC HABITAT ON FEB. 23, 2017 AND CONCURRED WITH BY THE STATE OF OREGON OCTOBER 11, 2017.

KFW
ENGINEERS + SURVEYING
3421 Palisades Pkwy, Suite 200, San Antonio, TX, 78231
Phone #: (210) 978-9444 • Fax #: (210) 978-9441

ISSUE DATE
REVISIONS

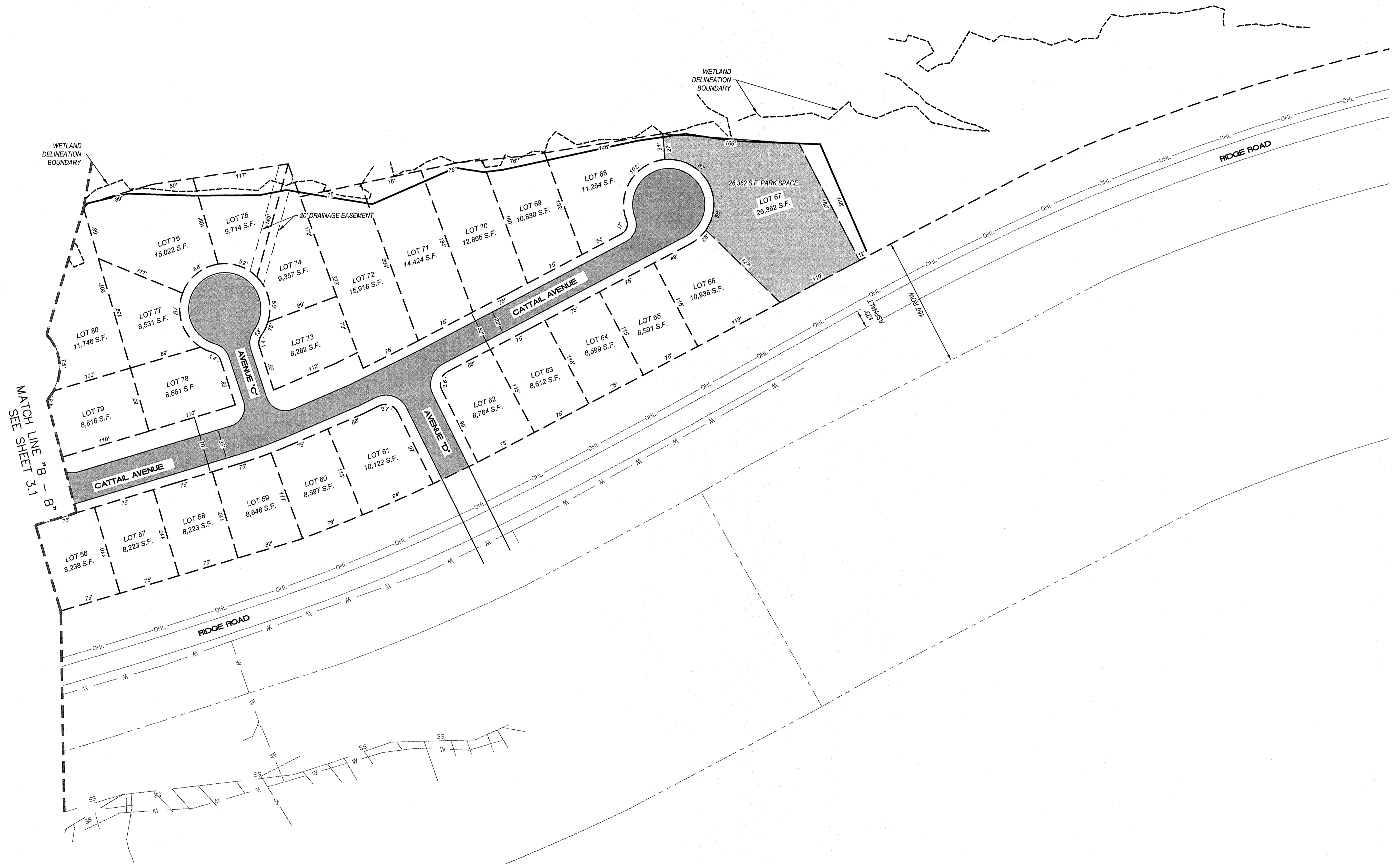
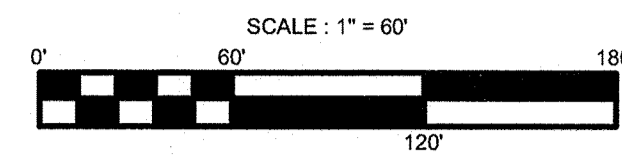


PRELIMINARY PLAT FOR FORT POINTE PUD
CITY OF WARRENTON, CLATSOP COUNTY, OREGON
SITE PLAN

JOB NO. OREGON
DATE: DECEMBER 2020
DRAWN: O.R. CHECKED: A.N.
SHEET NUMBER:

C3.1

30% - PRELIMINARY PLAT SET

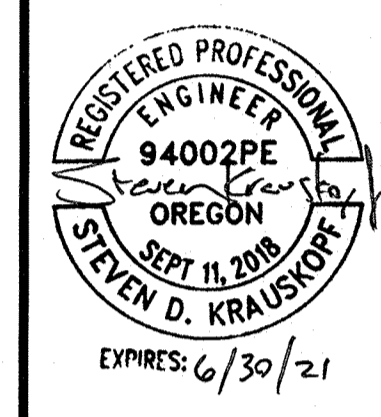


MATCH LINE "B" - "B"
SEE SHEET 3.1

WETLAND NOTE
WETLAND DELINEATION COMPLETED BY PACIFIC HABITAT ON FEB. 23, 2017 AND CONCORRED WITH BY THE STATE OF OREGON OCTOBER 11, 2017.

KFW
ENGINEERS + SURVEYING
3421 Piedmont Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-9444 • Fax #: (210) 979-9441

ISSUE DATE
REVISIONS



PRELIMINARY PLAT FOR FORT POINTE PUD
CITY OF WARRENTON, CLATSOP COUNTY, OREGON
SITE PLAN

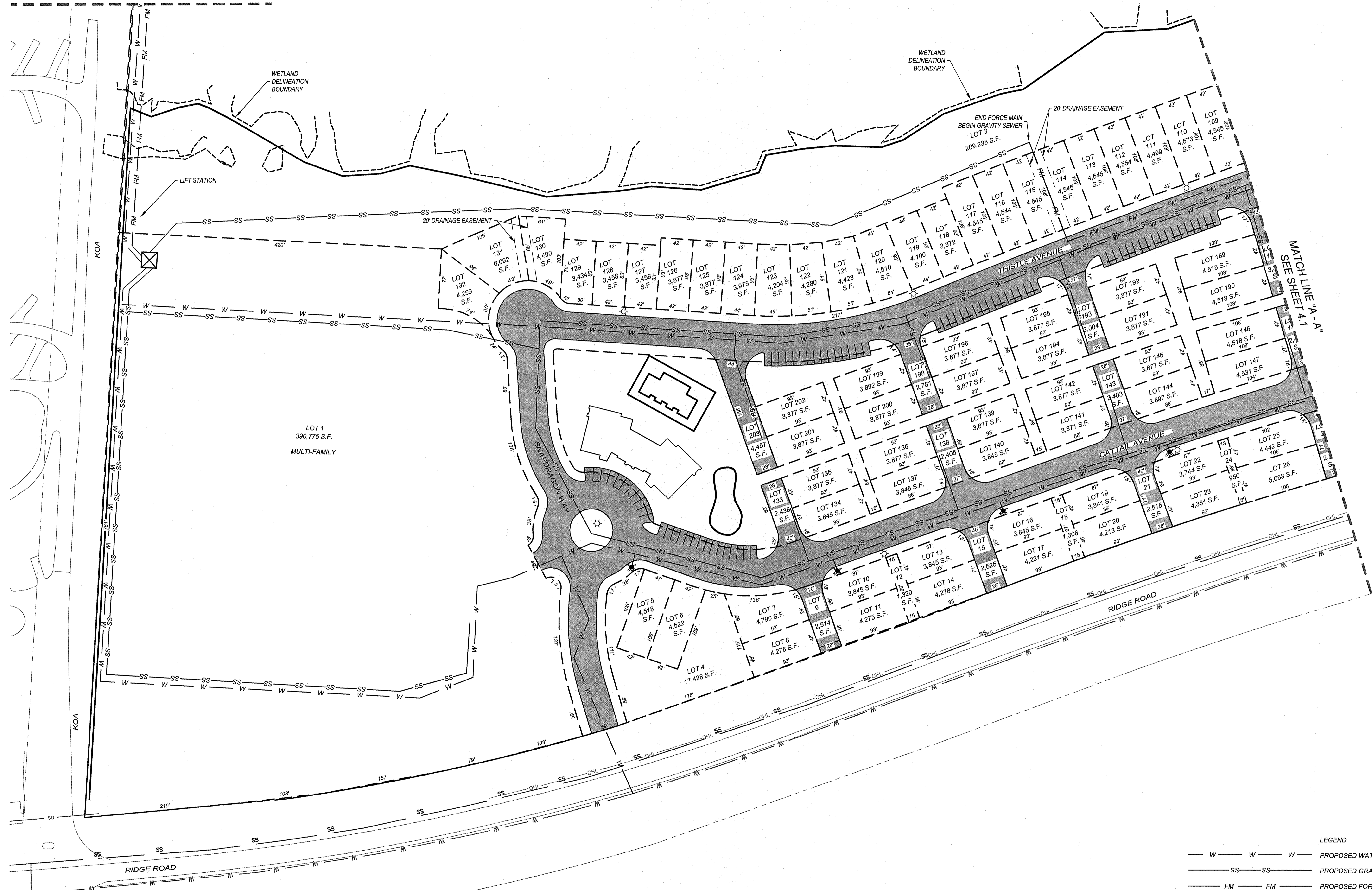
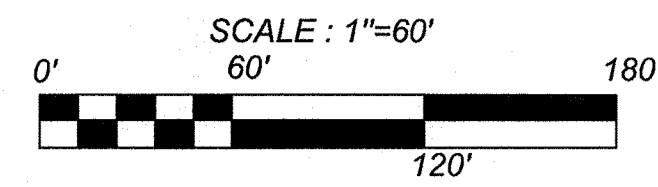
JOB NO. OREGON
DATE: DECEMBER 2020
DRAWN: O.R. CHECKED: A.N.
SHEET NUMBER:

C3.2

30% - PRELIMINARY PLAT SET

Date: Dec 11, 2020, 3:52pm User: D: Abruafillio
File: G:\Marketing Oregon\DESIGN\C3.0-SITE PLAN.dwg

MATCH LINE "C - C"
SEE SHEET 4.3



LOT 1
390,775 S.F.
MULTI-FAMILY

WETLAND
DELINEATION
BOUNDARY

END FORCE MAIN
BEGIN GRAVITY SEWER
LOT 3
209,238 S.F.

MATCH LINE "A - A"
SEE SHEET 4.1

WETLAND NOTE
WETLAND DELINEATION COMPLETED BY PACIFIC HABITAT ON FEB. 23,
2017 AND CONCURRED WITH BY THE STATE OF OREGON OCTOBER 11,
2017.

LEGEND

— W — W — W —	PROPOSED WATER MAIN
— SS — SS —	PROPOSED GRAVITY SEWER
— FM — FM —	PROPOSED FORCE MAIN
☼	PROPOSED FIRE HYDRANT
☆	PROPOSED LIGHT POLE

PRELIMINARY PLAT FOR FORT POINTE PUD
CITY OF WARRENTON, CLATSOP COUNTY, OREGON
WATER AND SEWER PLANS

JOB NO. OREGON
DATE: DECEMBER 2020
DRAWN: O.R. CHECKED: A.N.

SHEET NUMBER:
C4.0



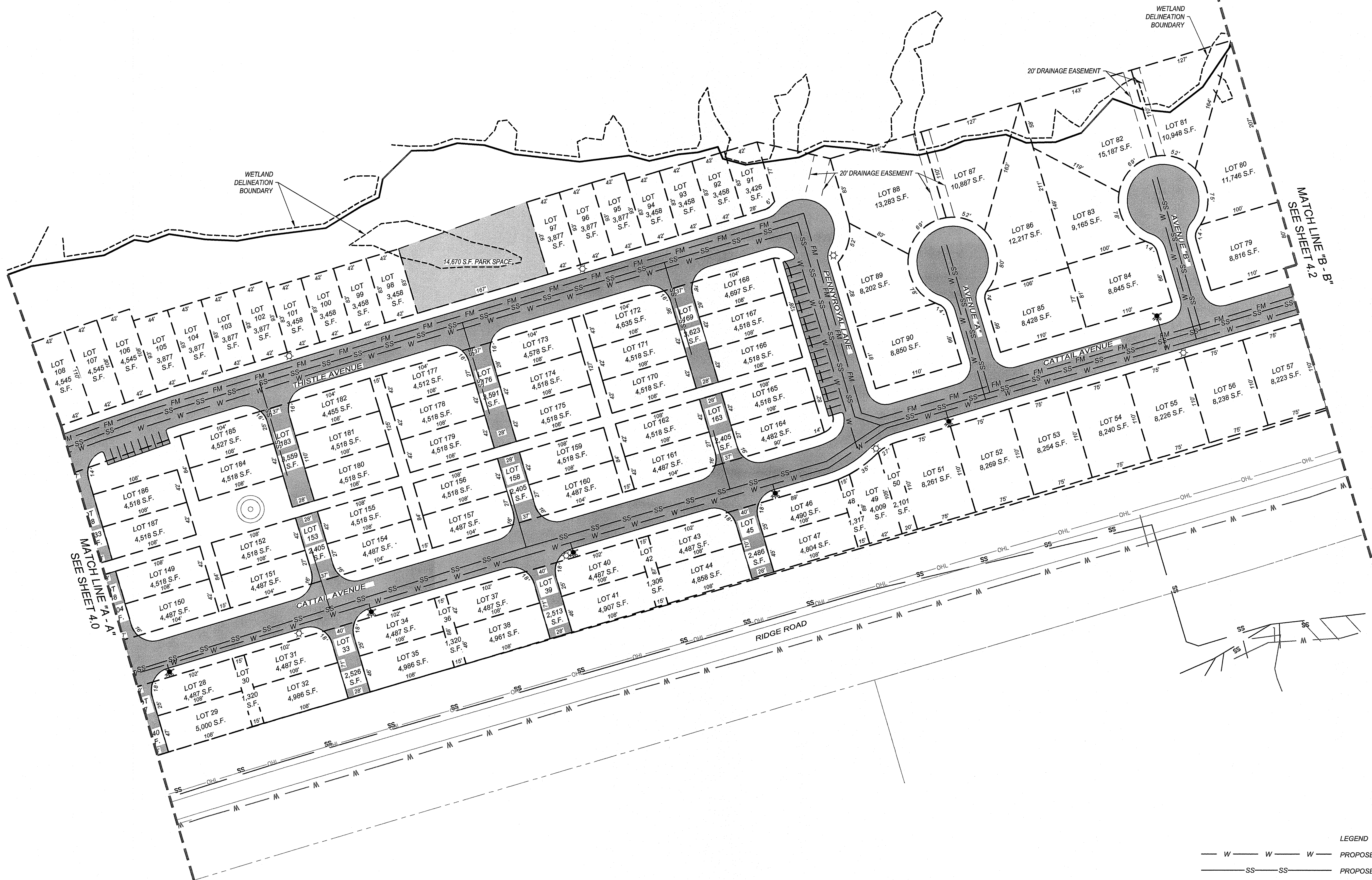
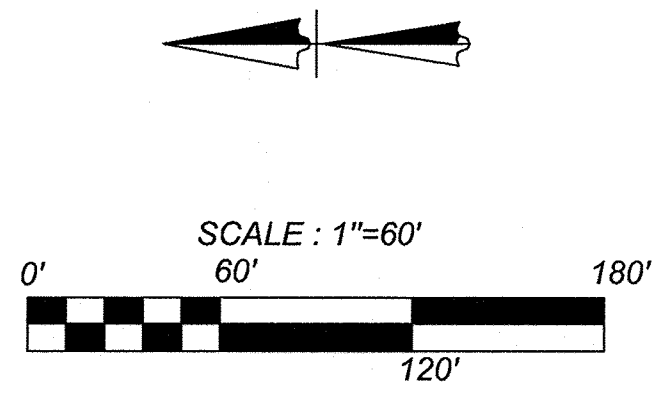
ISSUE DATE
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LEGEND

— W — W — W —	PROPOSED WATER MAIN
— SS — SS —	PROPOSED GRAVITY SEWER
— FM — FM —	PROPOSED FORCE MAIN
⊛	PROPOSED FIRE HYDRANT
⊙	PROPOSED LIGHT POLE

WETLAND NOTE
 WETLAND DELINEATION COMPLETED BY PACIFIC HABITAT ON FEB. 23, 2017 AND CONCURRED WITH BY THE STATE OF OREGON OCTOBER 11, 2017.

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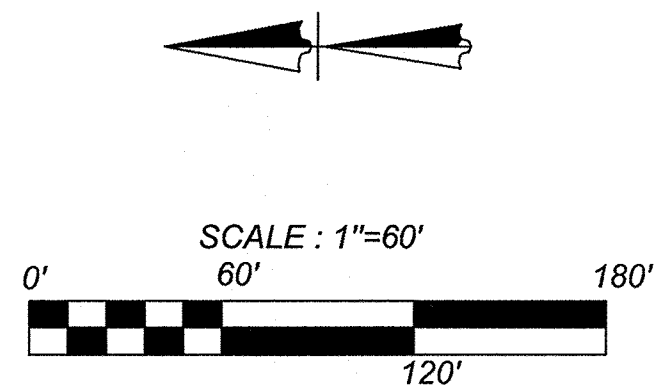
REGISTERED PROFESSIONAL ENGINEER
 94002PE
 Steven D. Krauskopf
 OREGON
 SEPT 11, 2008
 EXPIRES: 6/30/24

PRELIMINARY PLAT FOR FORT POINTE PUD
CITY OF WARRENTON, CLATSOP COUNTY, OREGON
WATER AND SEWER PLANS

JOB NO. OREGON
 DATE: DECEMBER 2020
 DRAWN: O.R. CHECKED: A.N.
 SHEET NUMBER:
C4.1

Date: Dec. 11, 2020, 3:52pm User: P. Aburto
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30% - PRELIMINARY PLAT SET



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ISSUE DATE
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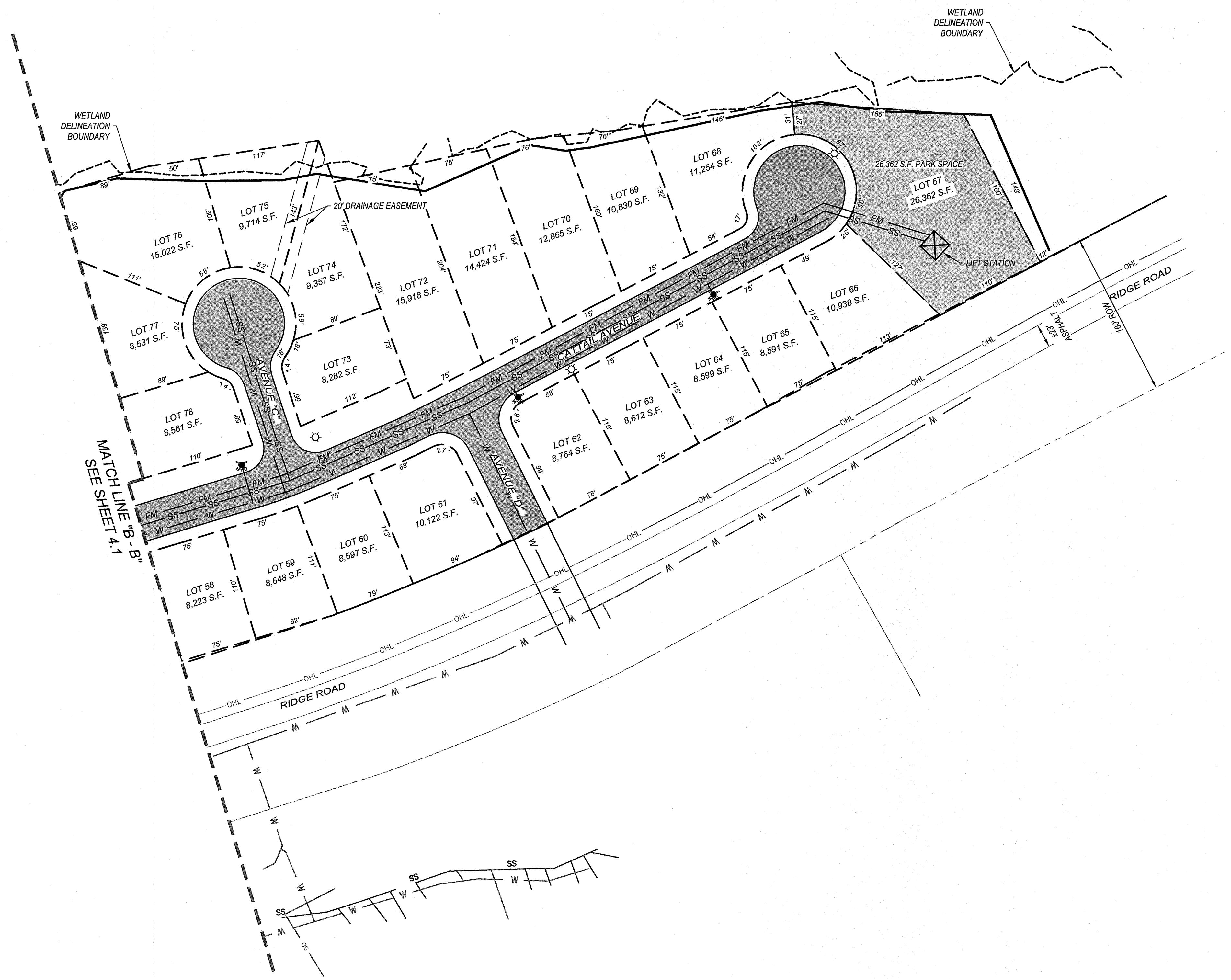


PRELIMINARY PLAT FOR FORT POINTE PUD
CITY OF WARRENTON, CLATSOP COUNTY, OREGON
WATER AND SEWER PLANS

JOB NO. OREGON
 DATE: DECEMBER 2020
 DRAWN: O.R. CHECKED: A.N.

SHEET NUMBER:
C4.2

30% - PRELIMINARY PLAT SET



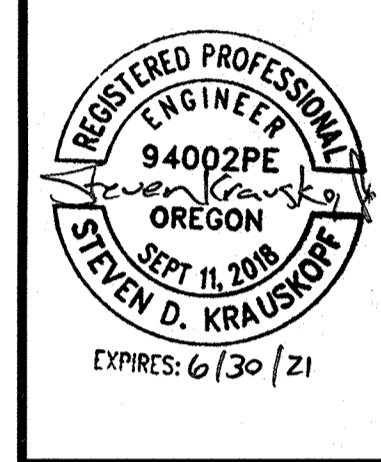
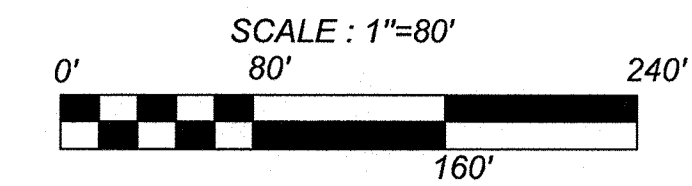
MATCH LINE "B-B"
 SEE SHEET 4.1

LEGEND

— W — W — W —	PROPOSED WATER MAIN
— SS — SS —	PROPOSED GRAVITY SEWER
— FM — FM —	PROPOSED FORCE MAIN
☼	PROPOSED FIRE HYDRANT
⊙	PROPOSED LIGHT POLE

WETLAND NOTE
 WETLAND DELINEATION COMPLETED BY PACIFIC HABITAT ON FEB. 23, 2017 AND CONCURRED WITH BY THE STATE OF OREGON OCTOBER 11, 2017.

Date: Dec 11, 2020, 3:53pm User: D: Abustillos
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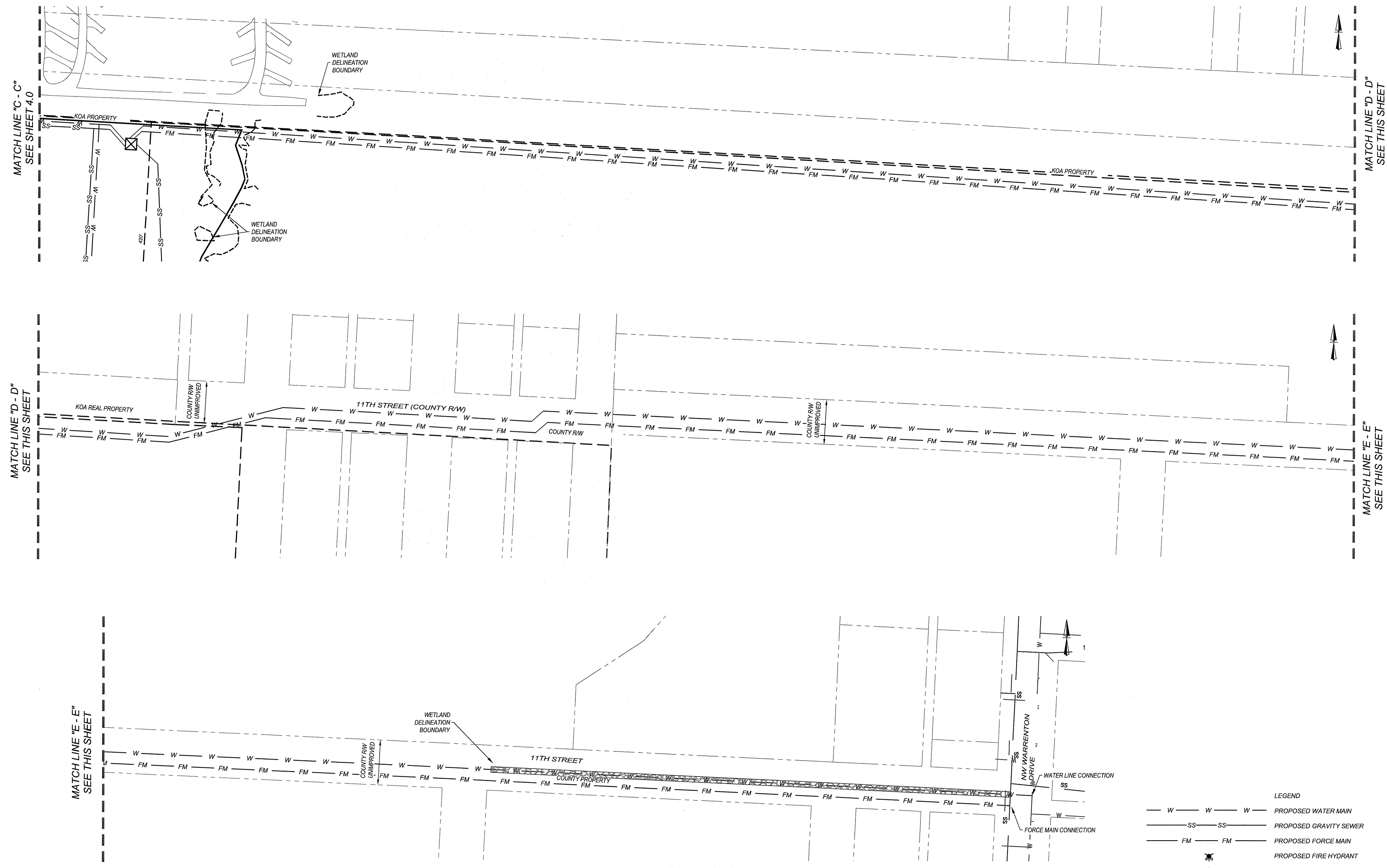


PRELIMINARY PLAT FOR FORT POINTE PUD
CITY OF WARRENTON, CLATSOP COUNTY, OREGON
WATER AND SEWER PLANS

JOB NO. OREGON
 DATE: DECEMBER 2020
 DRAWN: O.R. CHECKED: A.N.

SHEET NUMBER:
C4.3

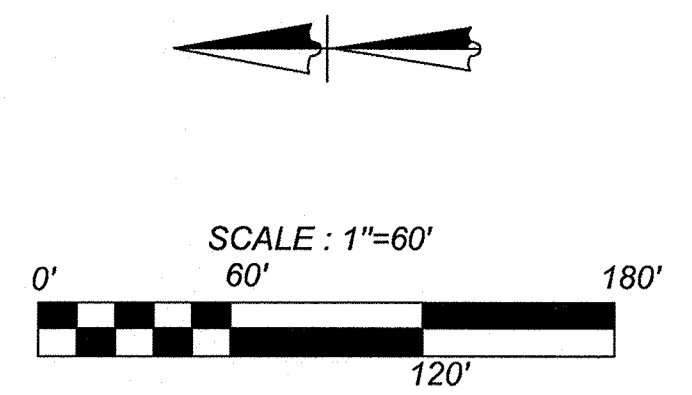
30% - PRELIMINARY PLAT SET



WETLAND NOTE
 WETLAND DELINEATION COMPLETED BY PACIFIC HABITAT ON FEB. 23, 2017 AND CONCURRED WITH BY THE STATE OF OREGON OCTOBER 11, 2017.

- LEGEND**
- W — W — W — PROPOSED WATER MAIN
 - SS — SS — PROPOSED GRAVITY SEWER
 - FM — FM — PROPOSED FORCE MAIN
 - ☼ PROPOSED FIRE HYDRANT
 - ☼ PROPOSED LIGHT POLE
 - ▨ PROPOSED GRAVEL MAINTENANCE ACCESS TO COUNTY / CITY STANDARDS

Date: Dec 11, 2020, 3:53pm User: ID: Abueftilla
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MATCH LINE "A-A"
SEE SHEET "C5.1"

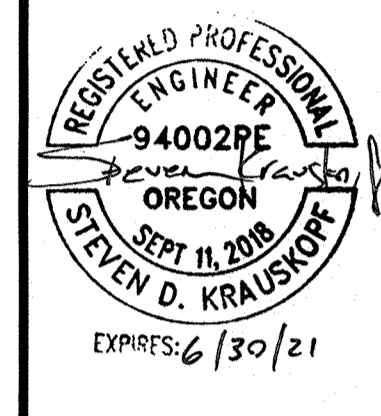
LEGEND	
	PROPOSED CONTOURS
	EXISTING CONTOURS
	PROPOSED STORM DRAIN
	CATCH BASIN
	PROPOSED INLET PROTECTION
	PROPOSED SILT FENCE
	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
	PROPOSED CONSTRUCTION EQUIPMENT, VEHICLE & MATERIALS STORAGE AREA
	PROPOSED CONCRETE TRUCK WASHOUT PIT

WETLAND NOTE
WETLAND DELINEATION COMPLETED BY PACIFIC HABITAT ON FEB. 23, 2017 AND CONCURRED WITH BY THE STATE OF OREGON OCTOBER 11, 2017.

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PRELIMINARY PLAT FOR FORT POINTE PUD
CITY OF WARRENTON, CLATSOP COUNTY, OREGON
GRADING

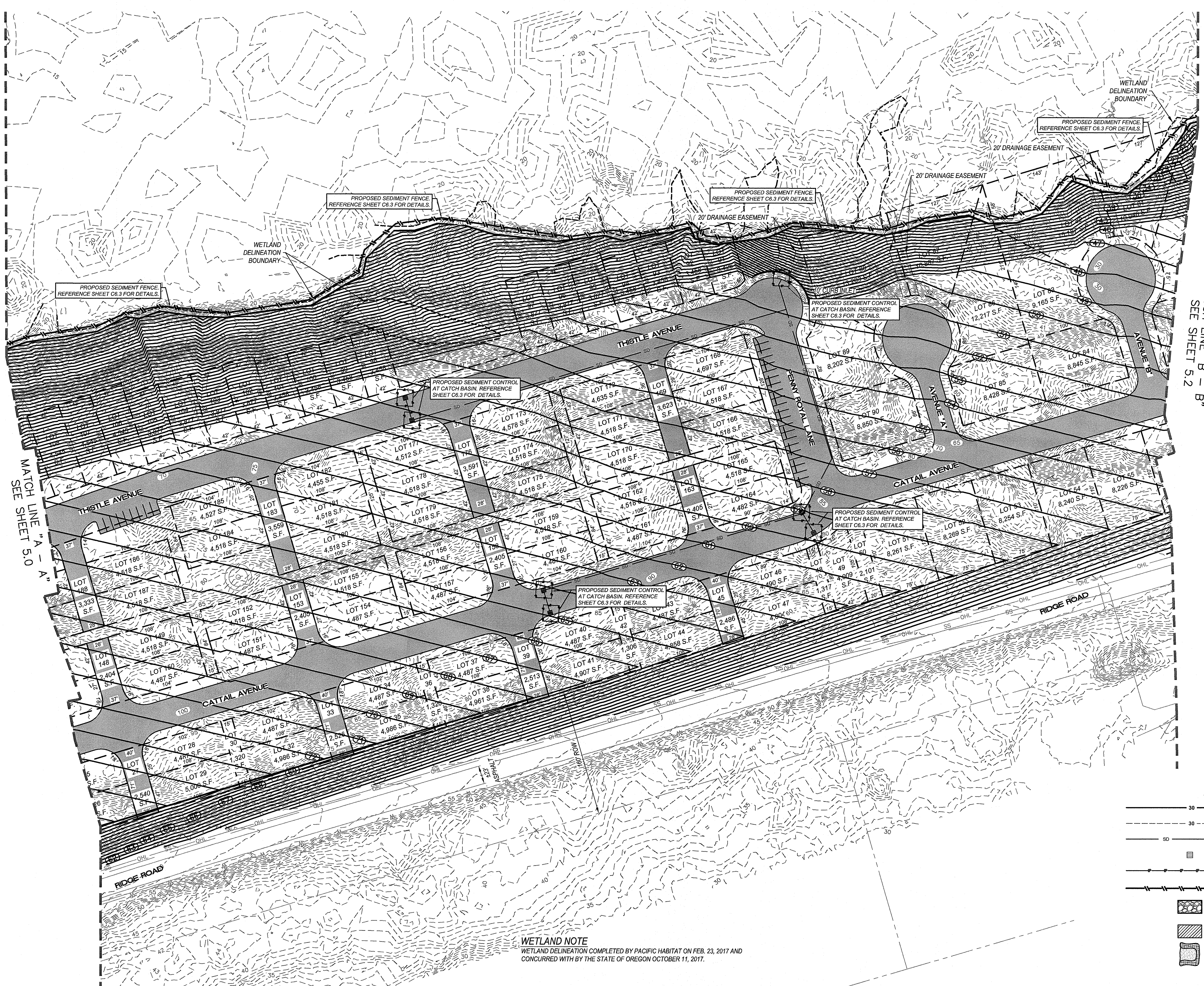
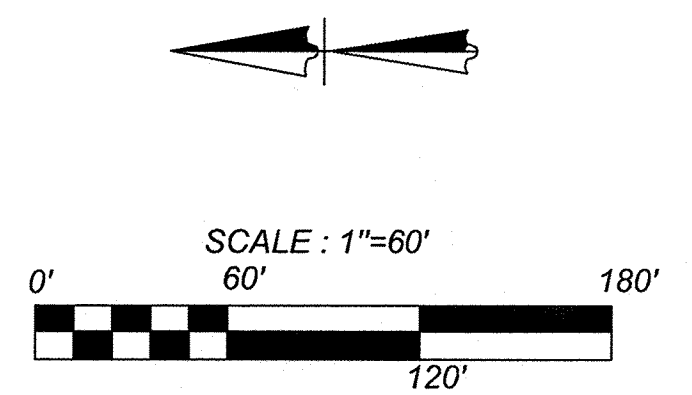
JOB NO. OREGON
DATE: DECEMBER 2020
DRAWN: O.R. CHECKED: A.N.
SHEET NUMBER:
C5.0



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ENGINEERS + SURVEYING
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Date: Dec 11, 2020, 3:54pm, User: P. Abner@kfw.com
 File: C:\Marketing\Oregon\DESIGN\C5.1-GRADING.dwg



MATCH LINE "A - A"
 SEE SHEET 5.0

MATCH LINE "B - B"
 SEE SHEET 5.2

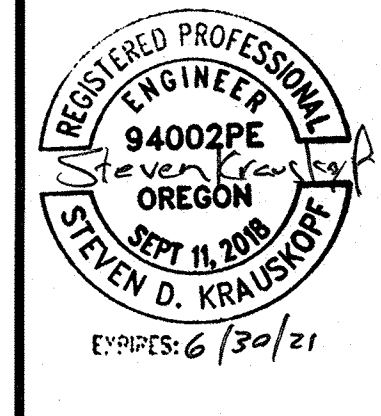
WETLAND NOTE
 WETLAND DELINEATION COMPLETED BY PACIFIC HABITAT ON FEB. 23, 2017 AND CONCURRED WITH BY THE STATE OF OREGON OCTOBER 11, 2017.

LEGEND	
	PROPOSED CONTOURS
	EXISTING CONTOURS
	PROPOSED STORM DRAIN
	CATCH BASIN
	PROPOSED INLET PROTECTION
	PROPOSED SILT FENCE
	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
	PROPOSED CONSTRUCTION EQUIPMENT, VEHICLE & MATERIALS STORAGE AREA
	PROPOSED CONCRETE TRUCK WASHOUT PIT

PRELIMINARY PLAT FOR FORT POINTE PUD
CITY OF WARRENTON, CLATSOP COUNTY, OREGON
 GRADING

JOB NO: OREGON
 DATE: DECEMBER 2020
 DRAWN: O.R. CHECKED: A.N.
 SHEET NUMBER:

C5.1



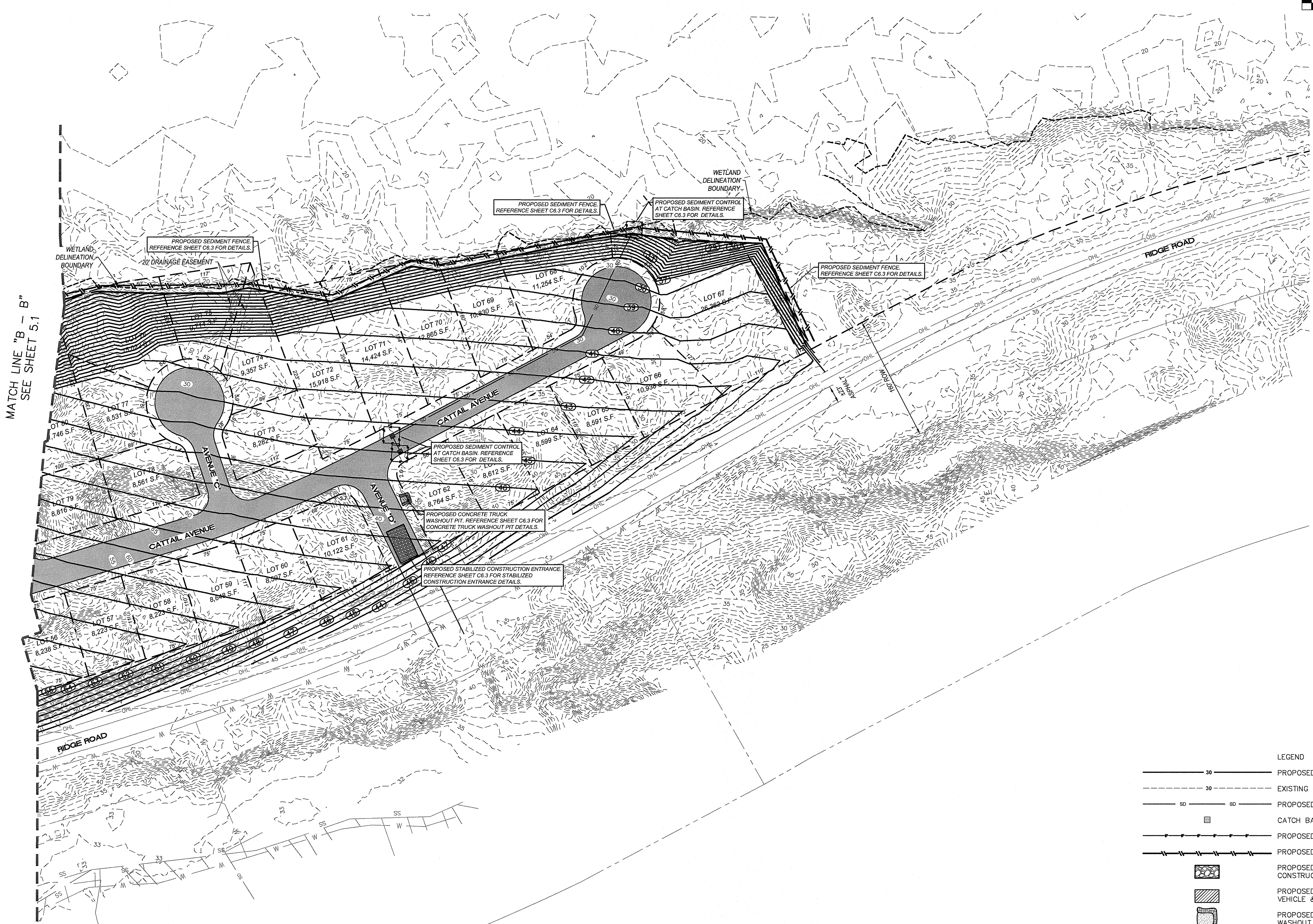
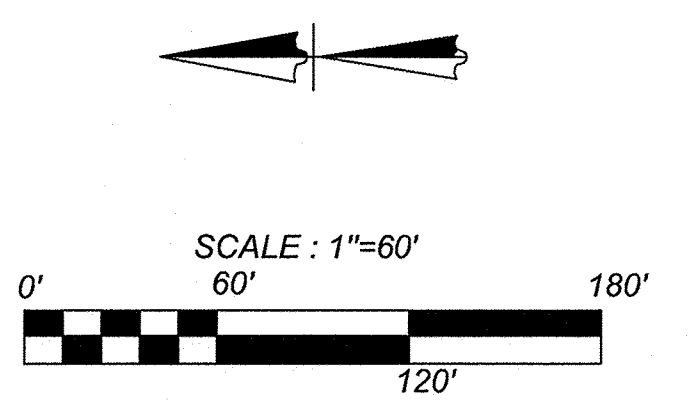
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 3621 Prairie View, Suite 200, Star, Astoria, OR 97103
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MATCH LINE "B - B"
 SEE SHEET 5.1

WETLAND NOTE
 WETLAND DELINEATION COMPLETED BY PACIFIC HABITAT ON FEB. 23, 2017 AND
 CONCURRED WITH BY THE STATE OF OREGON OCTOBER 11, 2017.

LEGEND	
	PROPOSED CONTOURS
	EXISTING CONTOURS
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PRELIMINARY PLAT FOR FORT POINTE PUD
CITY OF WARRENTON, CLATSOP COUNTY, OREGON
 GRADING

JOB NO. OREGON
 DATE: DECEMBER 2020
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C5.2



REVISIONS
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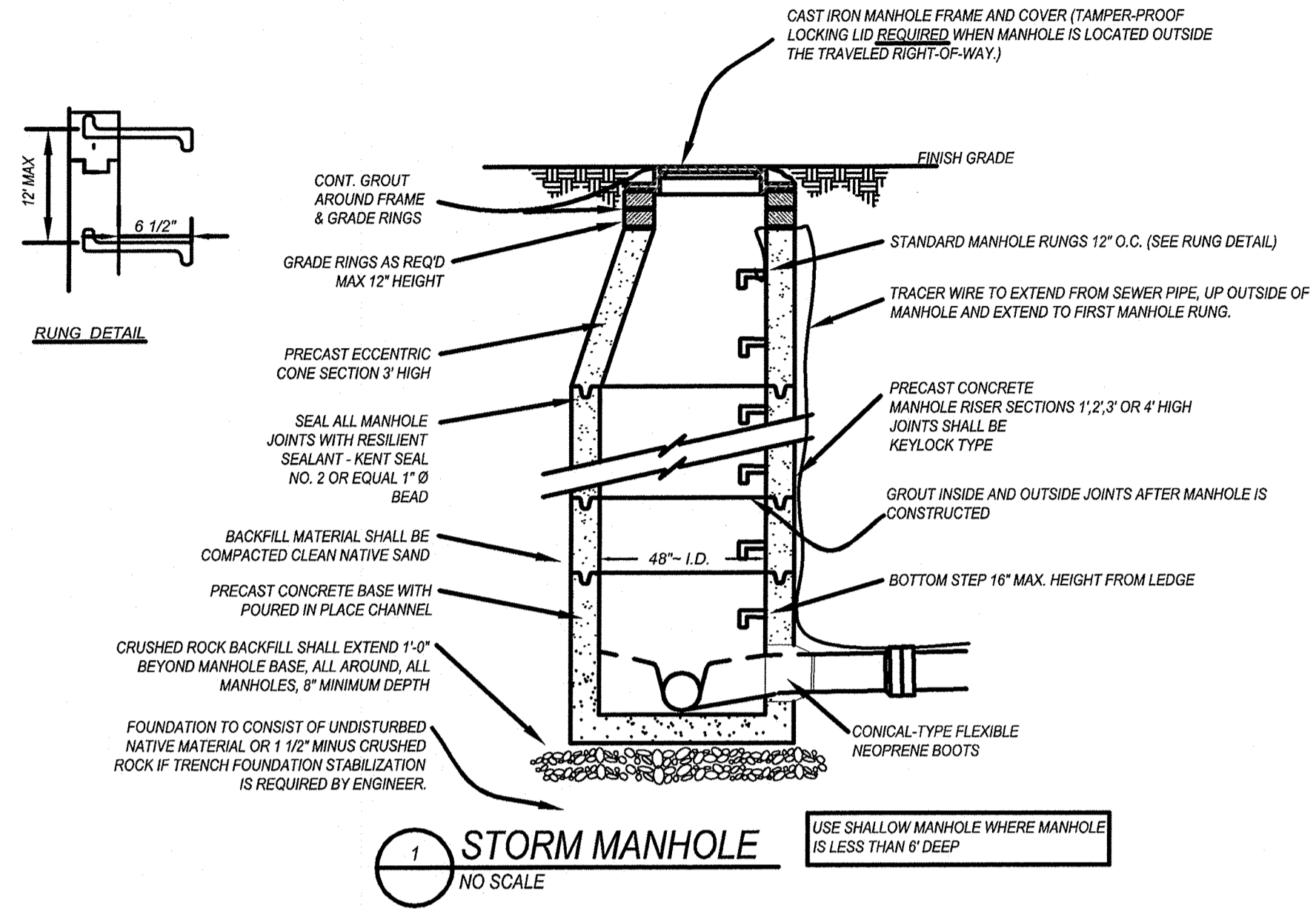
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PRELIMINARY PLAT FOR FORT POINTE PUD
CITY OF WARRENTON, CLATSOP COUNTY, OREGON
CONSTRUCTION DETAILS I

JOB NO. OREGON
 DATE: DECEMBER 2020
 DRAWN: O.R. CHECKED: A.N.
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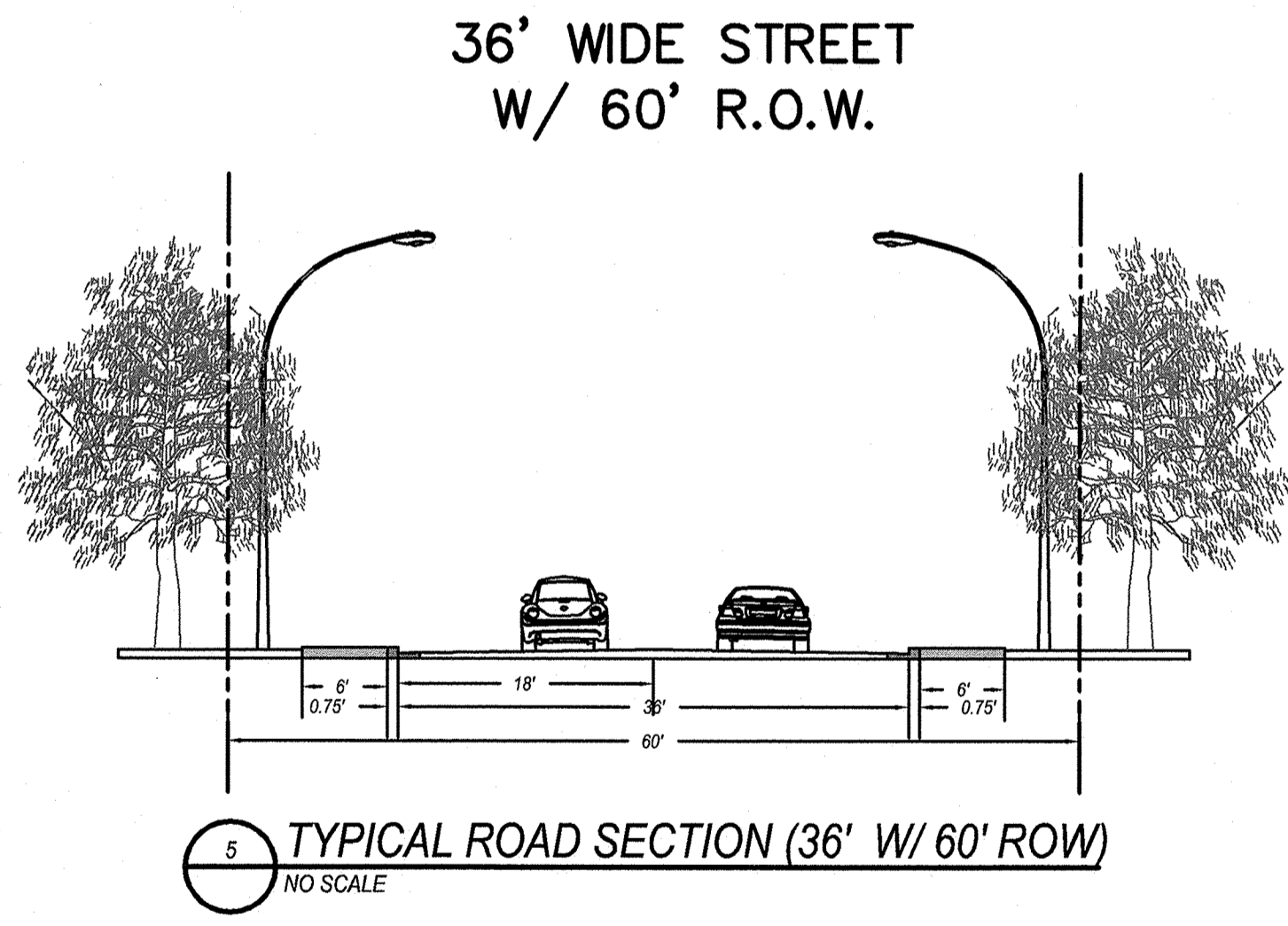
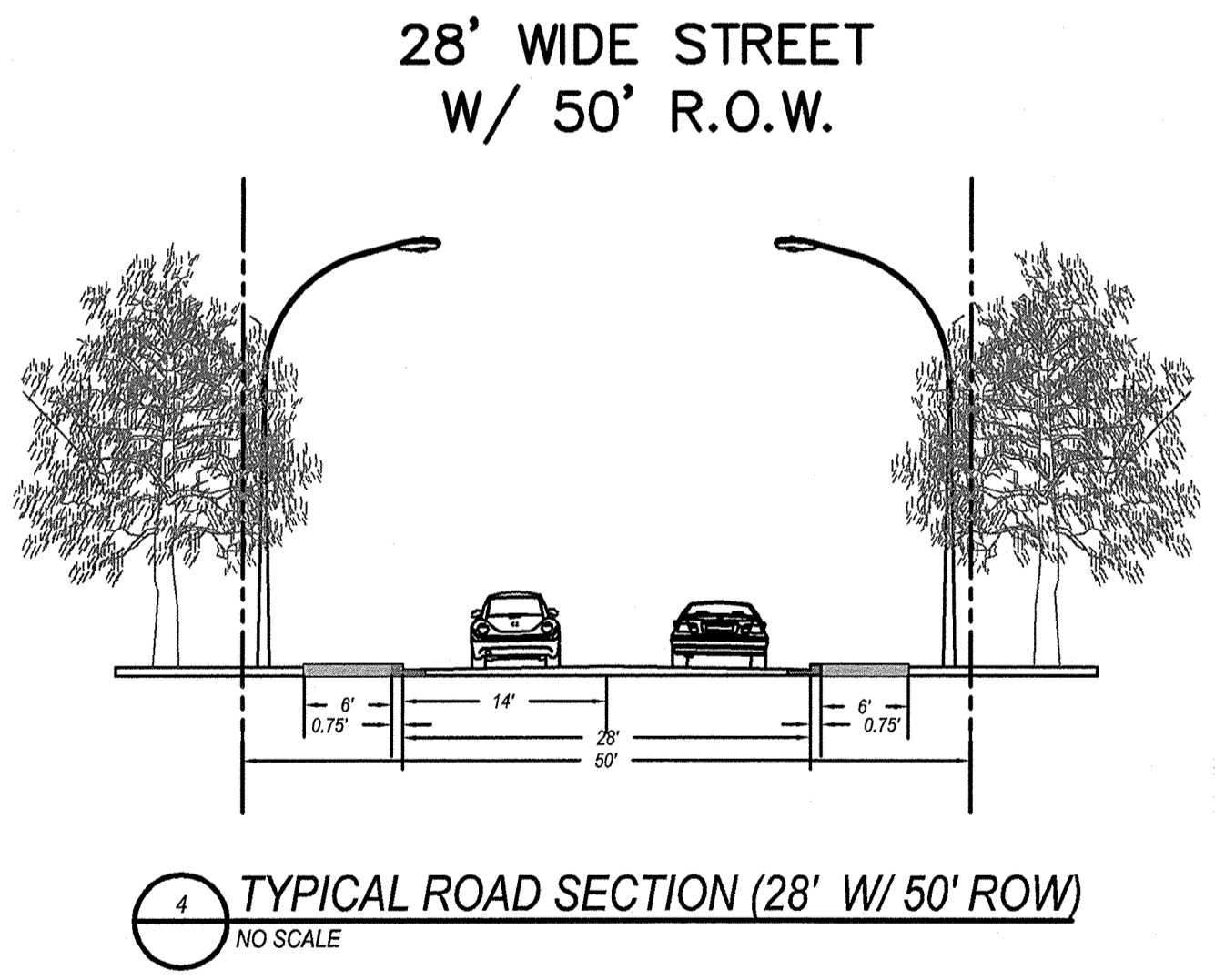
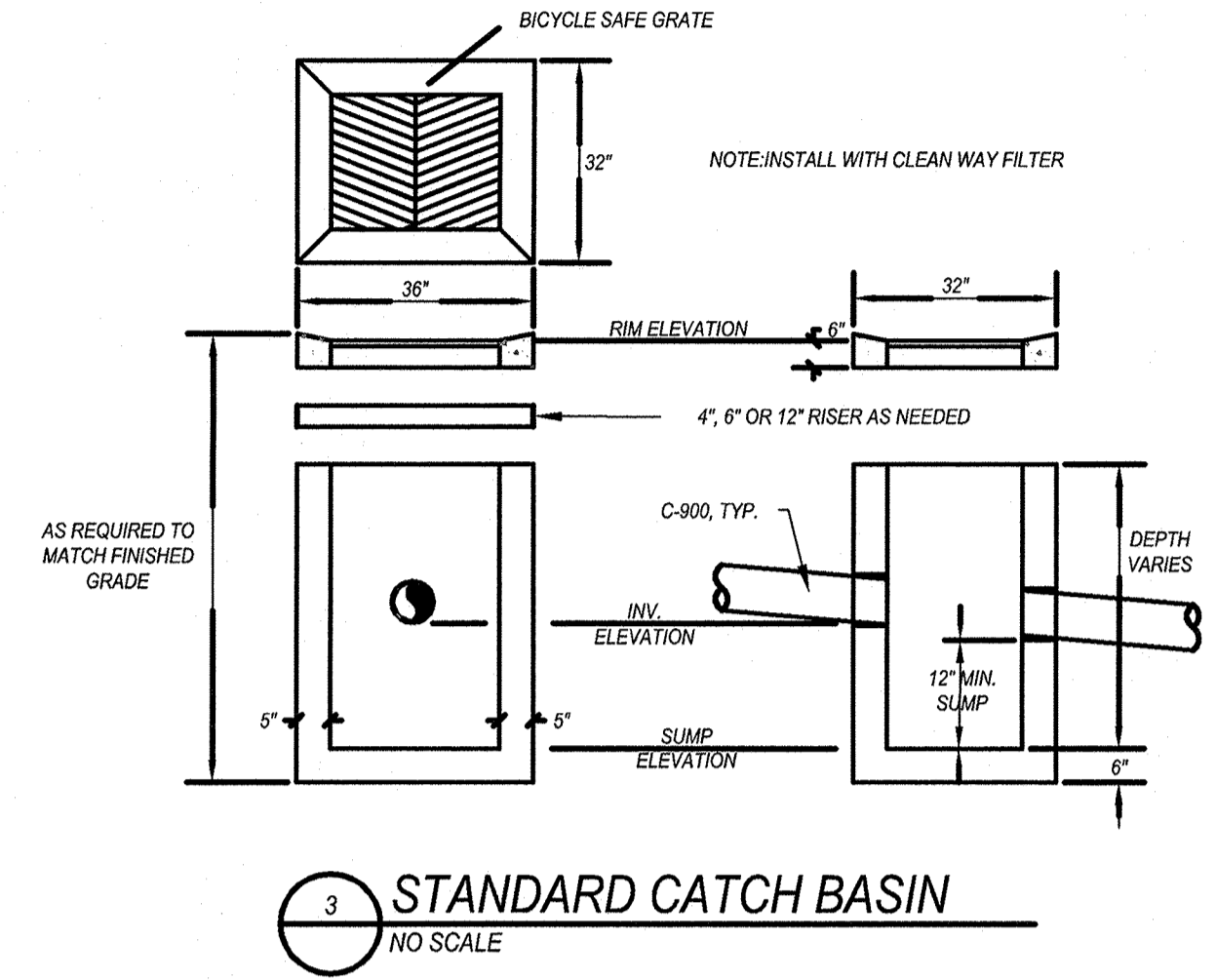
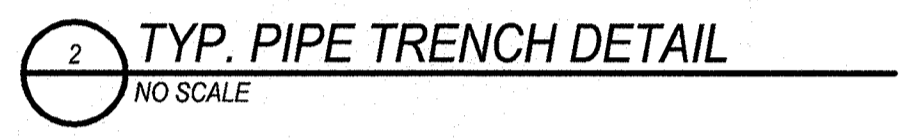
C6.0



NOTES:
 *ALL DIMENSIONS SHOWN ARE MINIMUM AND RELATIVE TO OUTSIDE OF PIPE BELL.
 *MINIMUM COVER:
 STORM PIPE = 18"
 WATER PIPE = 30"
 SEWER PIPE = 48"

TRENCH MATERIAL:

- 1 MATCH FINISH GRADE MATERIALS AS SHOWN ON PLANS.
- 2 COMPACTED 3/4"-0" CRUSHED ROCK.
- 3 COMPACTED 3/4"-0" CRUSHED ROCK.
- 4 COMPACTED 3/4"-0" CRUSHED ROCK.
- 5 UNDISTURBED NATIVE MATERIAL OR 1-1/2" MINUS CRUSHED ROCK IF TRENCH FOUNDATION STABILIZATION IS REQUIRED.



GENERAL CONSTRUCTION NOTES:

1.0 GENERAL NOTES

ANY DISCREPANCY FOUND AMONG THE DRAWINGS, THESE NOTES, AND THE SITE CONDITIONS SHALL BE REPORTED TO THE ENGINEER, WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. ANY WORK DONE BY THE CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE CONTRACTOR'S RISK. THE CONTRACTOR SHALL VERIFY AND COORDINATE THE DIMENSIONS AMONG ALL DRAWINGS PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION. THE CONTRACTOR IS RESPONSIBLE FOR ALL BRACING AND SHORING DURING CONSTRUCTION.

1.1 CODES

- A. ALL METHODS, MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE 2014 OREGON STRUCT. SPECIALTY CODE (OSSC).
- B. ALL REFERENCE TO OTHER CODES, ACI, ASTM ETC., SHALL BE FOR LATEST OR MOST CURRENT EDITION AVAILABLE.

1.2 SOIL DATA

ALLOWABLE SOIL PRESSURE 1000 PSF (ASSUMED).

2.0 SITE WORK

2.1 EXCAVATION

EXCAVATE FOOTINGS DOWN TO DEPTH ON DRAWINGS OR TO FIRM UNDISTURBED MATERIAL. AREAS OVER-EXCAVATED SHALL BE BACKFILLED WITH COMPACTED NATIVE SAND OR CRUSHED ROCK.

2.2 BACKFILL AND COMPACTION

BACKFILL AGAINST FOOTINGS SHALL NOT BE PLACED UNTIL AFTER THE REMOVAL OF ALL FORMS, SCREEDS, OTHER WOOD DEBRIS AND MATERIAL SUBJECT TO ROT OR CORROSION. USE ONLY MATERIALS APPROVED FOR BACKFILL. MAINTAIN MIN. 6" CLEAR FROM FINISH GRADE GROUND TO BOTTOM OF WALL.

3.0 STRUCTURAL CONCRETE

3.1 GENERAL

ALL CONCRETE SHALL BE HARD ROCK CONCRETE MEETING REQUIREMENTS FOR "ULTIMATE STRENGTH TYPE CONCRETE", PER ACI-301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS". PROPORTIONING OF INGREDIENT FOR EACH CONCRETE MIX SHALL BE BY METHOD 2 OR THE ALTERNATE PROCEDURE (306) WINTER CONCRETING AND ACI-605 (305) FOR HOT WEATHER CONCRETING.

3.2 STRENGTH

TWENTY-EIGHT DAY COMPRESSIVE STRENGTH SHALL BE:

PSI	SLUMP
2500	4" +/- 1"

FOOTINGS & SLAB

THIS SLUMP MAY BE INCREASED IF A PROPER ADDITION OF ADMIXTURE OR ADMIXTURES IS ADDED TO ALLOW HIGHER SLUMP AND GREATER WORKABILITY WITHOUT CHANGING THE WATER CONTENT OF THE ORIGINAL APPROVED MIX DESIGN. ADMIXTURES CONTAINING CHLORIDES ARE NOT PERMITTED UNLESS APPROVED BY THE ENGINEER.

3.3 MATERIALS

- A. CEMENT MUST CONFORM TO ASTM 150, TYPE I OR TYPE I-II.
- B. COARSE AND FINE AGGREGATE TO CONFORM TO ASTM C33.
- C. AIR ENTRAINMENT: CONFORMED TO ASTM C260 AND ASTM C494. ENTRAIN 5% PLUS/MINUS 1% BY VOLUME IN ALL EXPOSED CONCRETE.
- D. NO OTHER ADMIXTURES PERMITTED UNLESS APPROVED BY THE ENGINEER.

3.5 REINFORCING STEEL

DETAIL, FABRICATE, AND PLACE PER ACI-315 AND ACI-318 SUPPORT REINFORCEMENT WITH APPROVED CHAIRS, SPACERS, OR TIES.

- A. DEFORMED BAR REINFORCEMENT: ASTM A-615-GR 40

4.0 CARPENTRY

ALL 2X FRAMING LUMBER SHALL BE HEM-FIR NO. 2 OR BETTER. EACH PIECE OF LUMBER SHALL BEAR STAMP OF WEST COAST LUMBER INSPECTION BUREAU SHOWING GRADE MARK OR APPROVED EQUAL. ALL LUMBER IN CONTACT WITH MOISTURE, EARTH, OR CONCRETE SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA SPECIFICATIONS.

4.1 CARPENTRY HARDWARE - ALL HOT DIP GALVANIZED

- A. BOLTS SHALL BE ASTM A-307
- B. WASHERS SHALL BE MALLEABLE IRON WASHERS (MIR).
- C. NAILS SHALL BE COMMON, AMERICAN OR CANADIAN MANUFACTURER ONLY.
- D. LAG SCREWS, SHEAR PLATES, SEE NATIONAL DESIGN SPECIFICATION.
- E. ANCHORS AND CONNECTIONS SHALL BE SIMPSON, TECO, BOWMAN OR ICBO APPROVED.

4.2 MINIMUM NAILING - 8d NAILS @ 6" O.C. AT ALL PANEL EDGES, 12" O.C. ON INTERMEDIATE STUDS. ALL PANEL EDGES BLOCKED (USE DBL. 2X STUDS AT HOLD-DOWNS).

4.3 PLYWOOD, ORIENTED STRAND BOARD, WAFFER BOARD, COMPLY.

EACH SHEET SHALL BEAR THE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION. ALL PANELS SHALL BE APA PERFORMANCE RATED PANELS. THICKNESS AND LAYUP ARE AS SHOWN ON DRAWINGS. ALL PANELS SHALL BE EXPOSURE 1, EXCEPT AS OTHERWISE SHOWN OR NOTED, PROVIDE THE FOLLOWING MINIMUM NAILING: PANEL EDGES 8d AT 6" ON CENTER, 8d AT 12" ON CENTER FIELD.

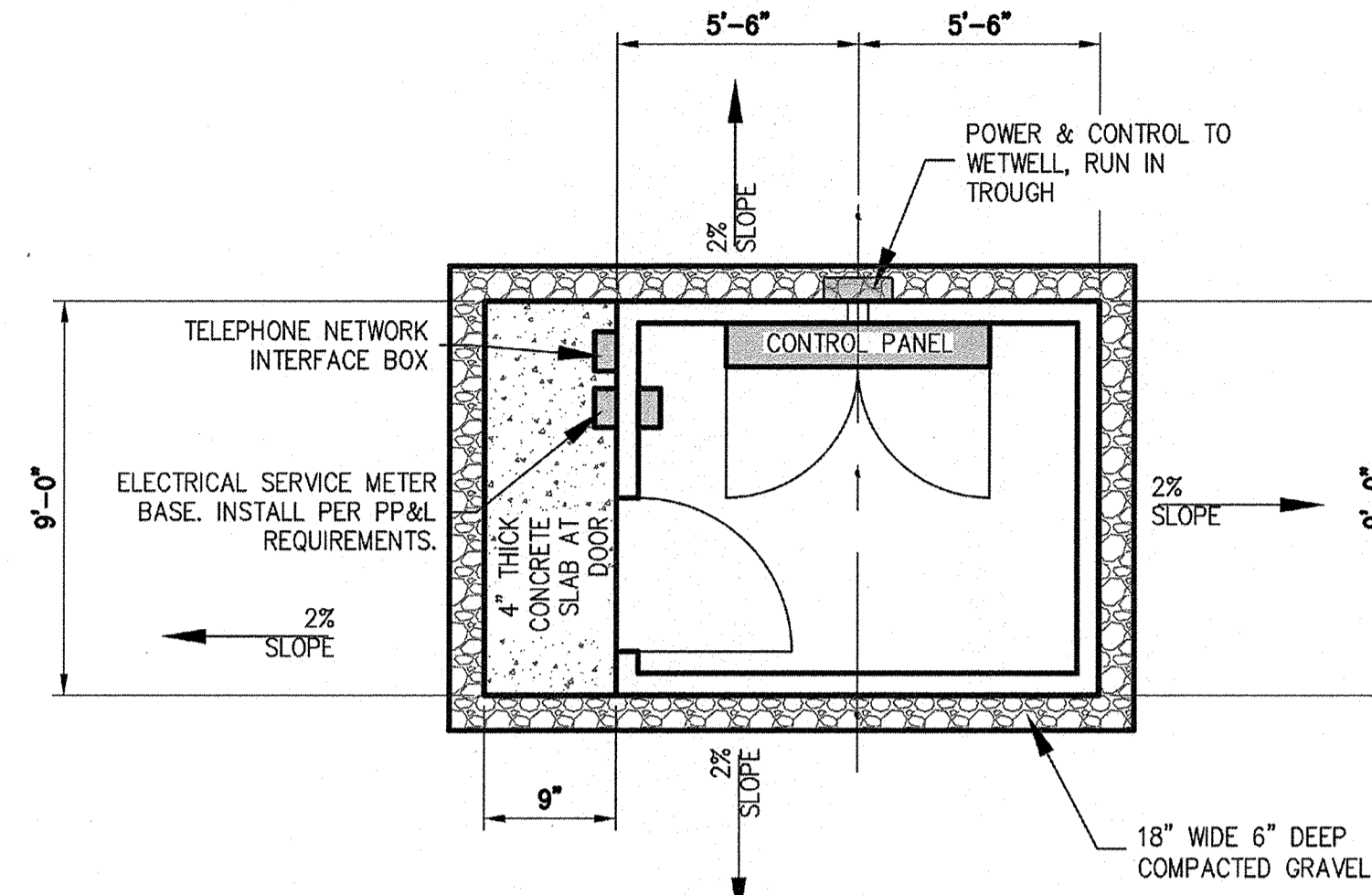
5.0 INTERIOR PAINTING

SURFACE PREPARATION OF ALL SURFACES SHALL BE ACCORDING TO COATING MANUFACTURER'S RECOMMENDATIONS. PUTTY NAIL HOLES AND DEFECTS WITH PUTTY TO MATCH FINISH SURFACE.

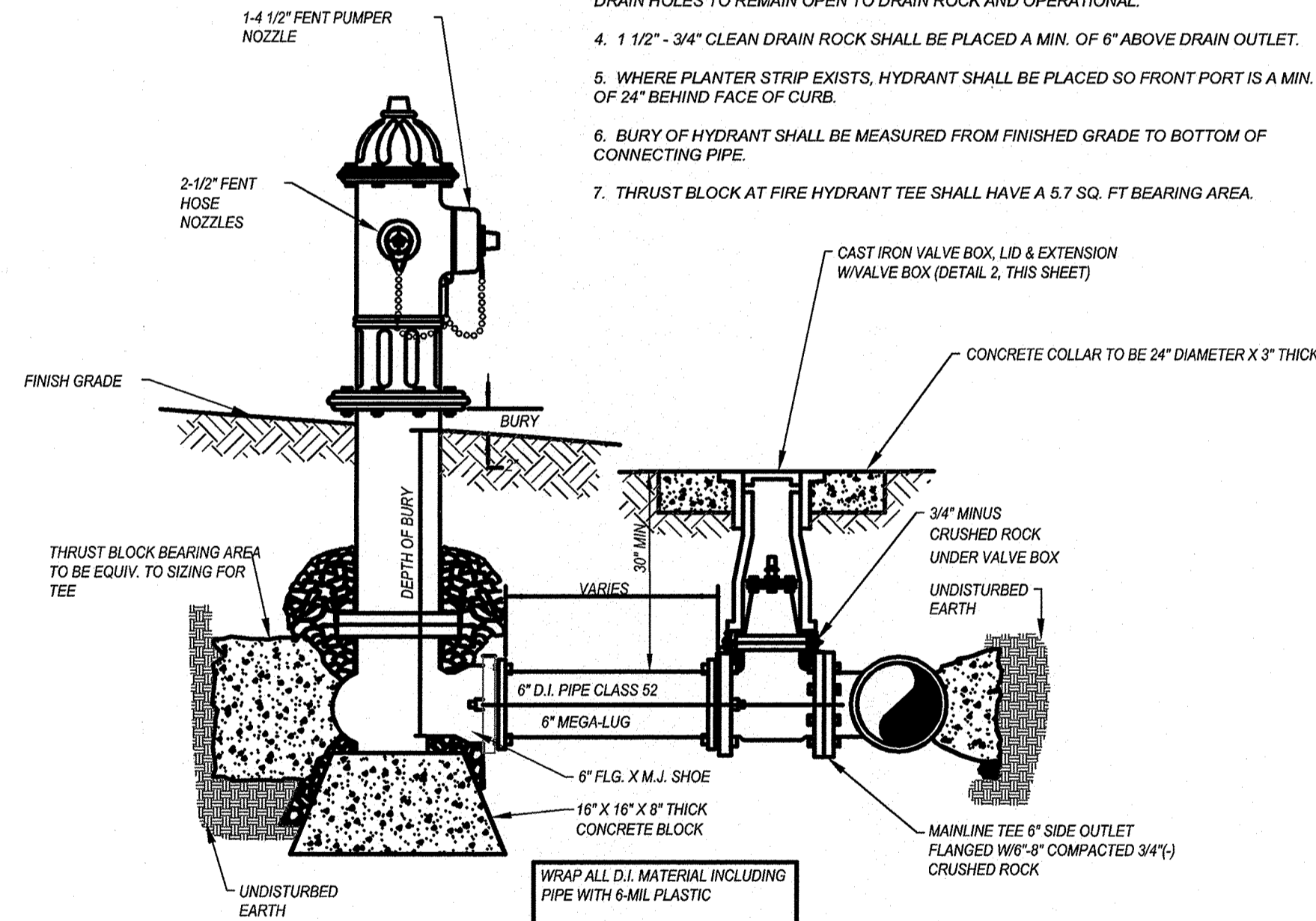
COATINGS SHALL BE APPLIED BY BRUSH, ROLLER, OR SPRAY AS DIRECTED BY PAINT MANUFACTURER. INTERIOR SURFACES SHALL BE PRIMED WITH ONE COAT OF ENAMEL OIL UNDERCOAT BEFORE APPLYING TWO COATS OF WHITE SEMI-GLOSS EXTERIOR ACRYLIC LATEX.

6.0 ELECTRICAL

DESIGNED AND INSTALLED BY STATE OF OREGON LICENSED ELECTRICIAN.

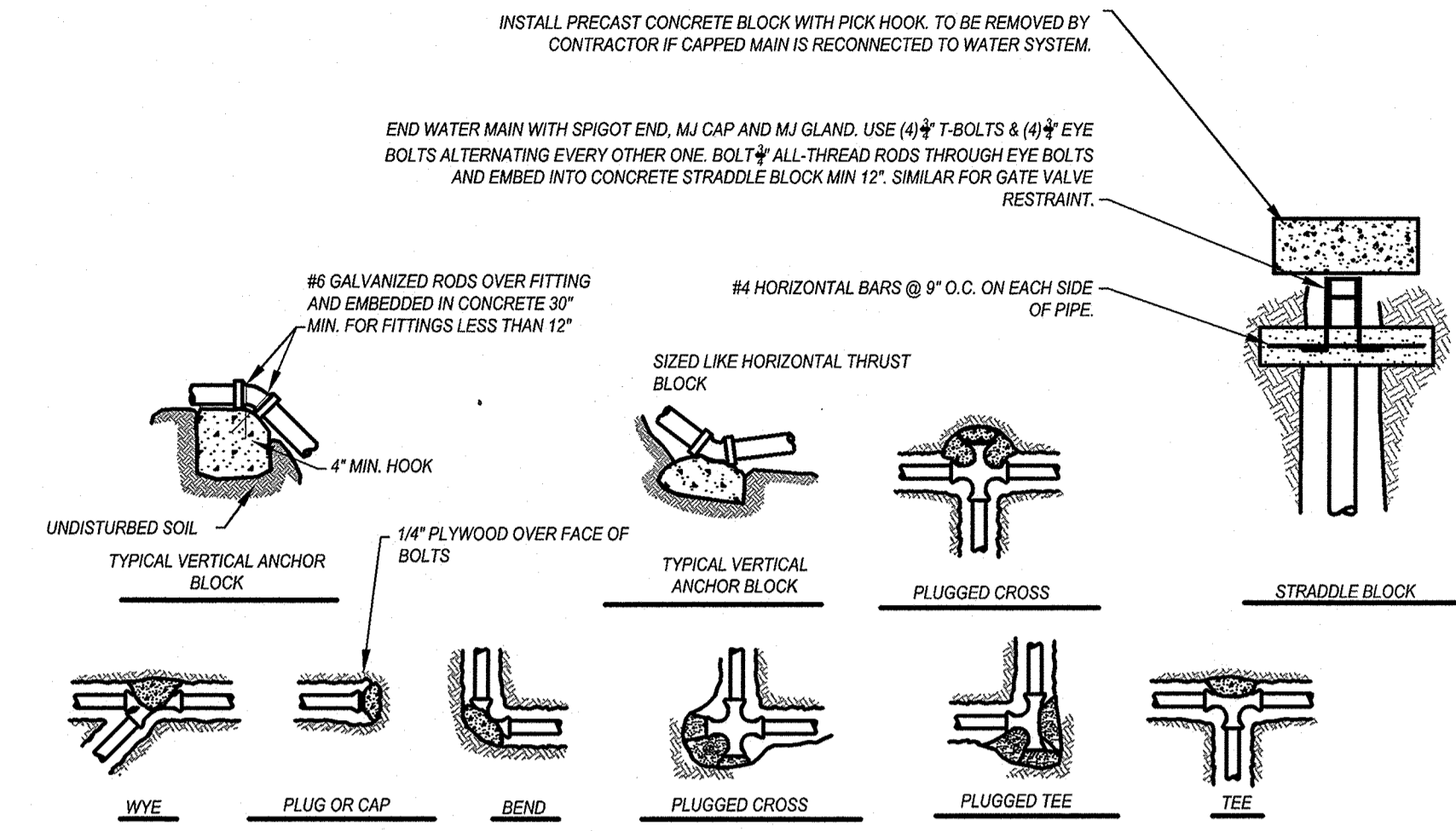


A. HYDRANTS TO BE MUELLER 5 1/4" MVO SUPER CENTURION (YELLOW) 250 WITH TWO 2-1/2" HOSE NOZZLES AND ONE PUMPER NOZZLE. M.I. INLETS 5-1/4" OPENING.

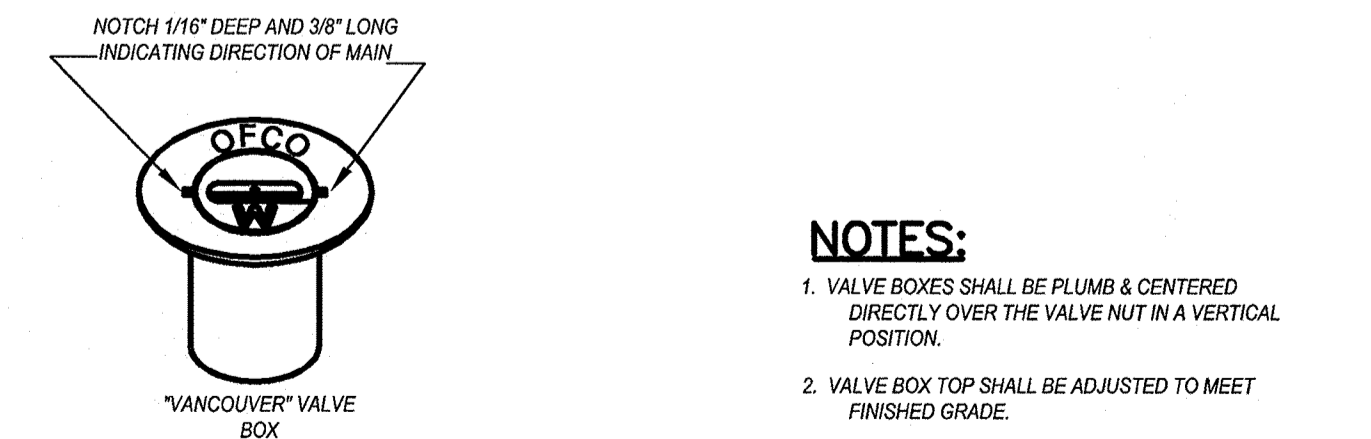


NOTES

- 1) THE CONTRACTOR SHALL SECURE ALL BUILDING, MECHANICAL, AND ELECTRICAL PERMITS NEEDED AND SCHEDULE INSPECTIONS REQUIRED FOR THE INSTALLATION OF ELECTRICAL WORK.
- 2) ANY FEES ASSOCIATED WITH CONSTRUCTION AND INSPECTION SHALL BE BORNE BY THE CONTRACTOR.
- 3) ALL ELECTRICAL WIRING SHALL BE INSTALLED INSIDE WALLS.
- 4) ALL ELECTRICAL EQUIPMENT SHALL MEET THE REQUIREMENTS IN THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (N.E.C.) AND/OR APPLICABLE LOCAL, STATE AND UTILITY COMPANY RULES, LAWS AND ORDINANCES.
- 5) THE CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS FOR THE CONSTRUCTION OF THE BUILDING AS SHOWN ON THE PLANS AND INSTALL ALL EQUIPMENT PER THE MANUFACTURER'S INSTRUCTIONS.

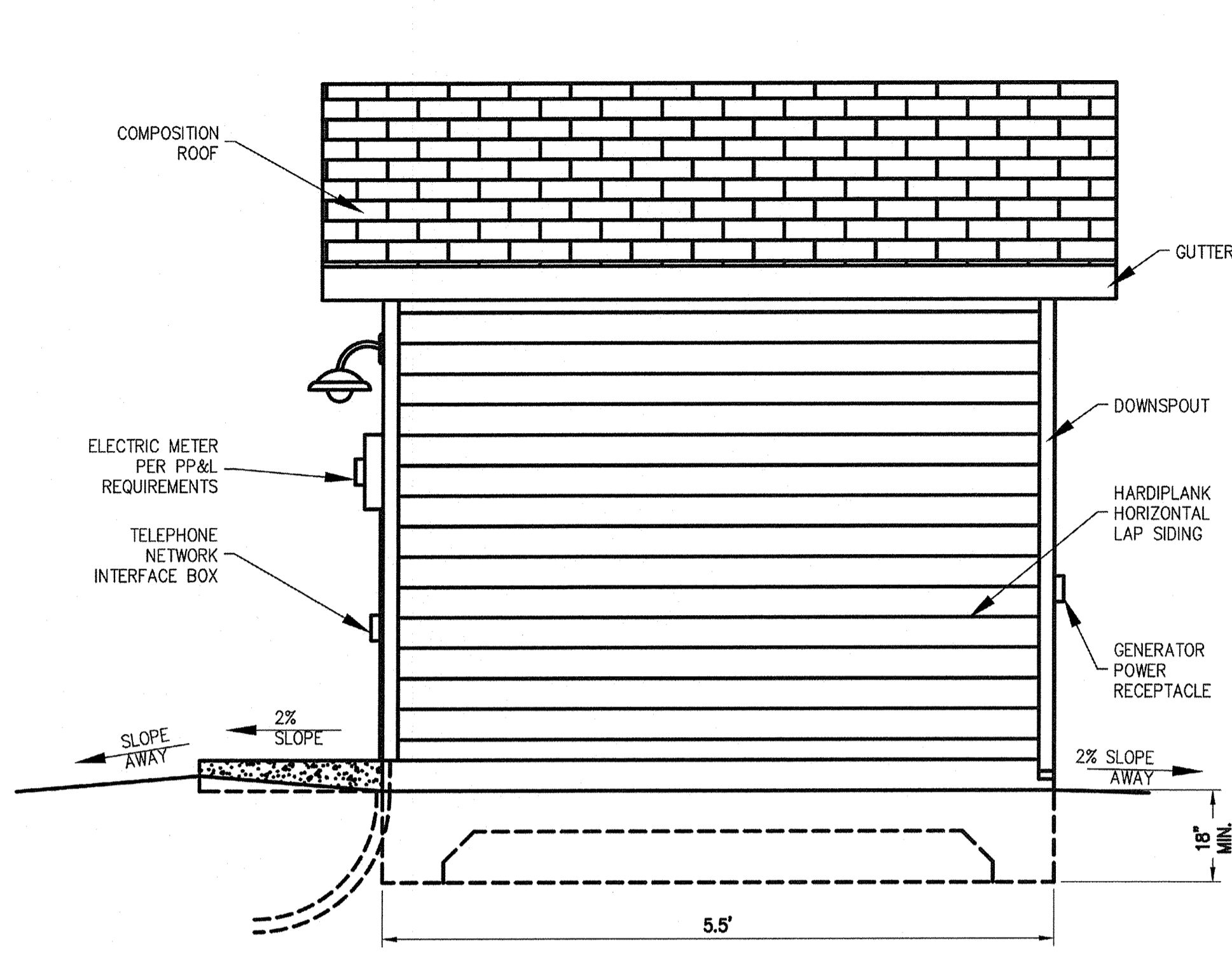


BEARING AREA OF THRUST BLOCKS IN SQ. FT.							
FITTING SIZE	TEE, WYE, PLUG OR CAP	90° BEND OR PLUGGED CROSS	TEE PLUGGED ON RUN	45° BEND	22 1/2° BEND	11 1/4° BEND	STRADDLE BLOCK
4	2.0	2.8	3.8	2.0	1.0	1.0	4.8
6	4.2	6.0	8.6	3.2	2.0	1.0	11.1
8	7.6	10.6	15.2	5.8	3.0	2.0	15.9
10	11.0	17.0	22.0	8.2	4.8	2.2	23.0

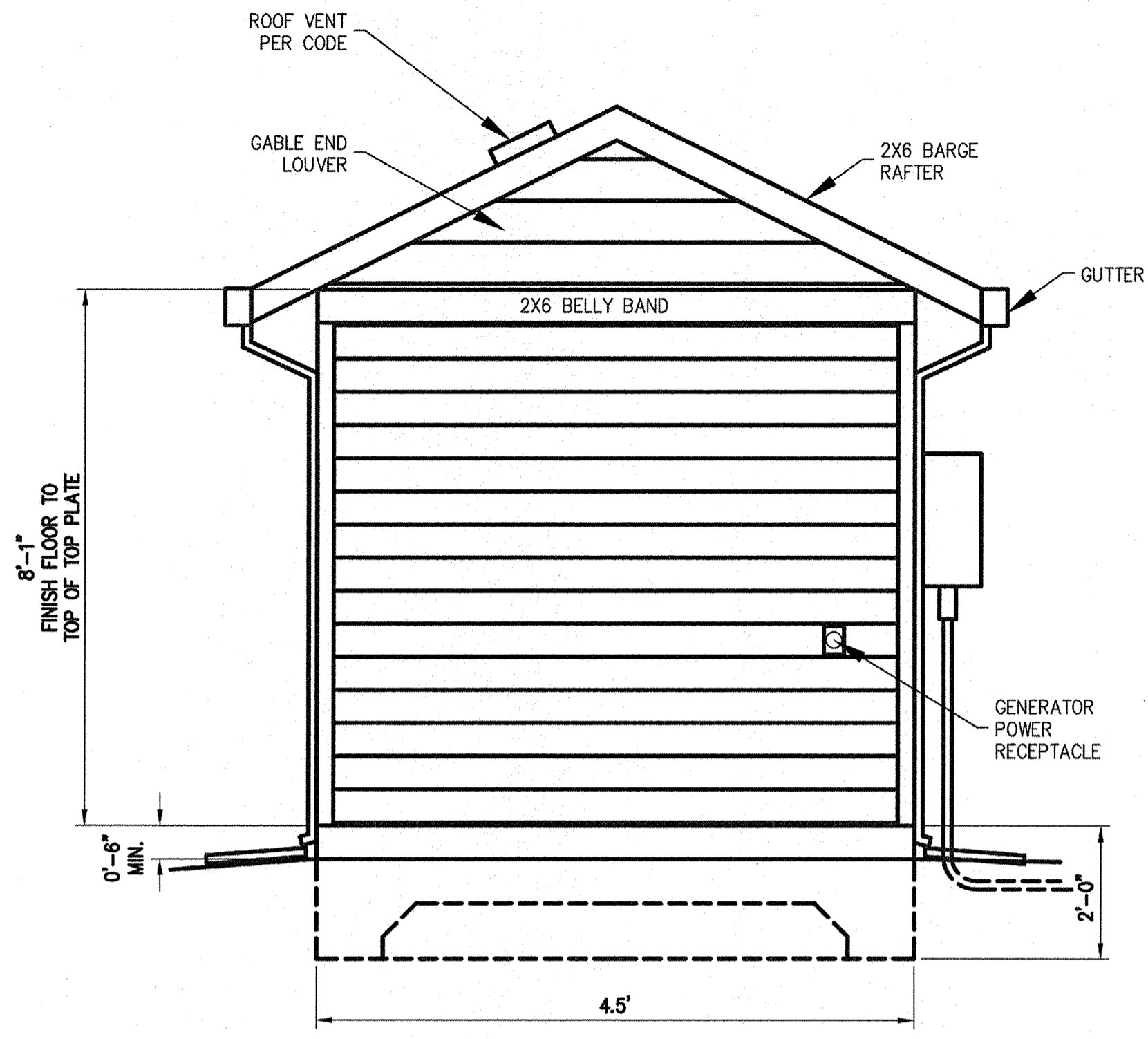


NOTES:

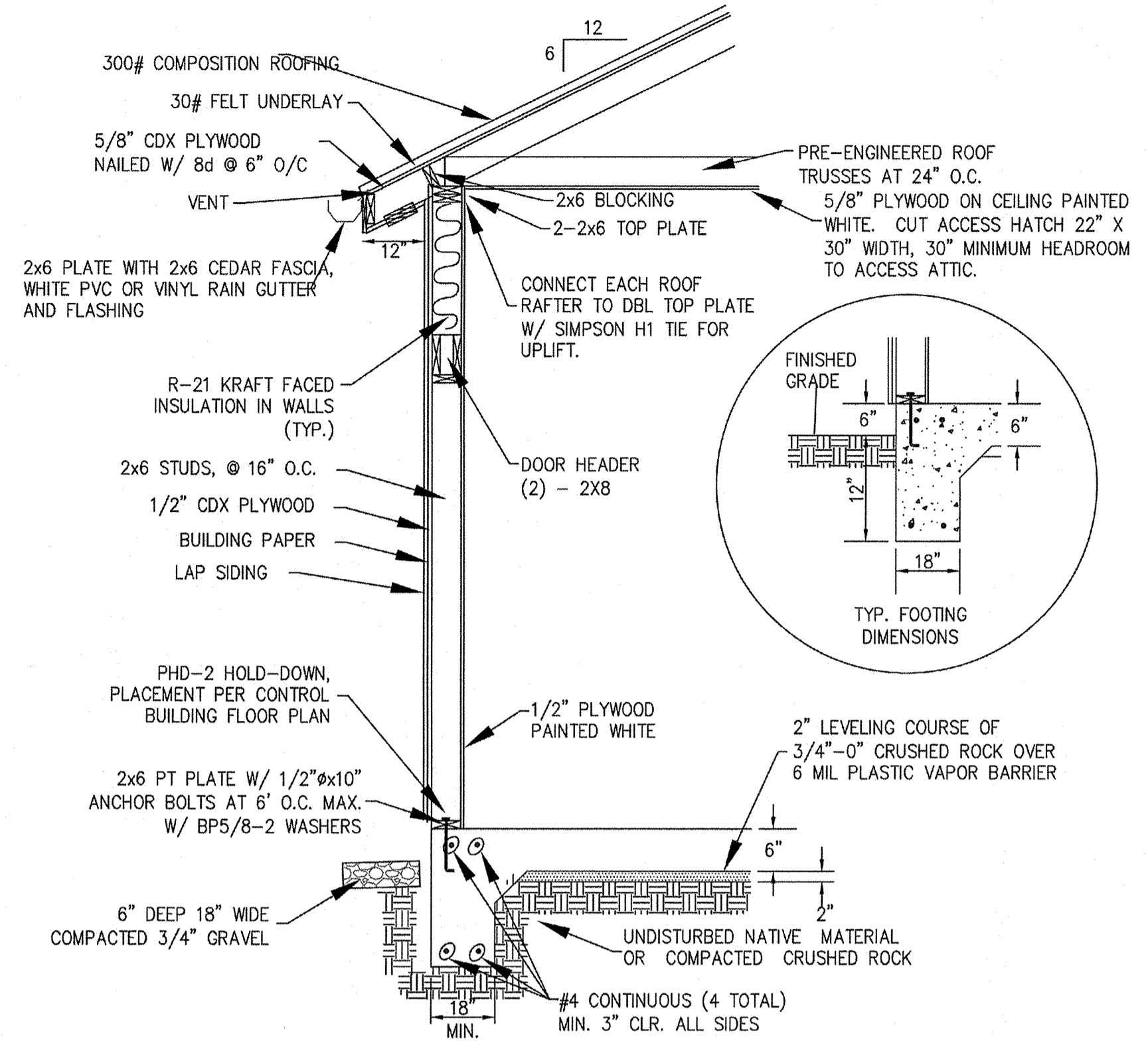
1. VALVE BOXES SHALL BE PLUMB & CENTERED DIRECTLY OVER THE VALVE NUT IN A VERTICAL POSITION.
2. VALVE BOX TOP SHALL BE ADJUSTED TO MEET FINISHED GRADE.



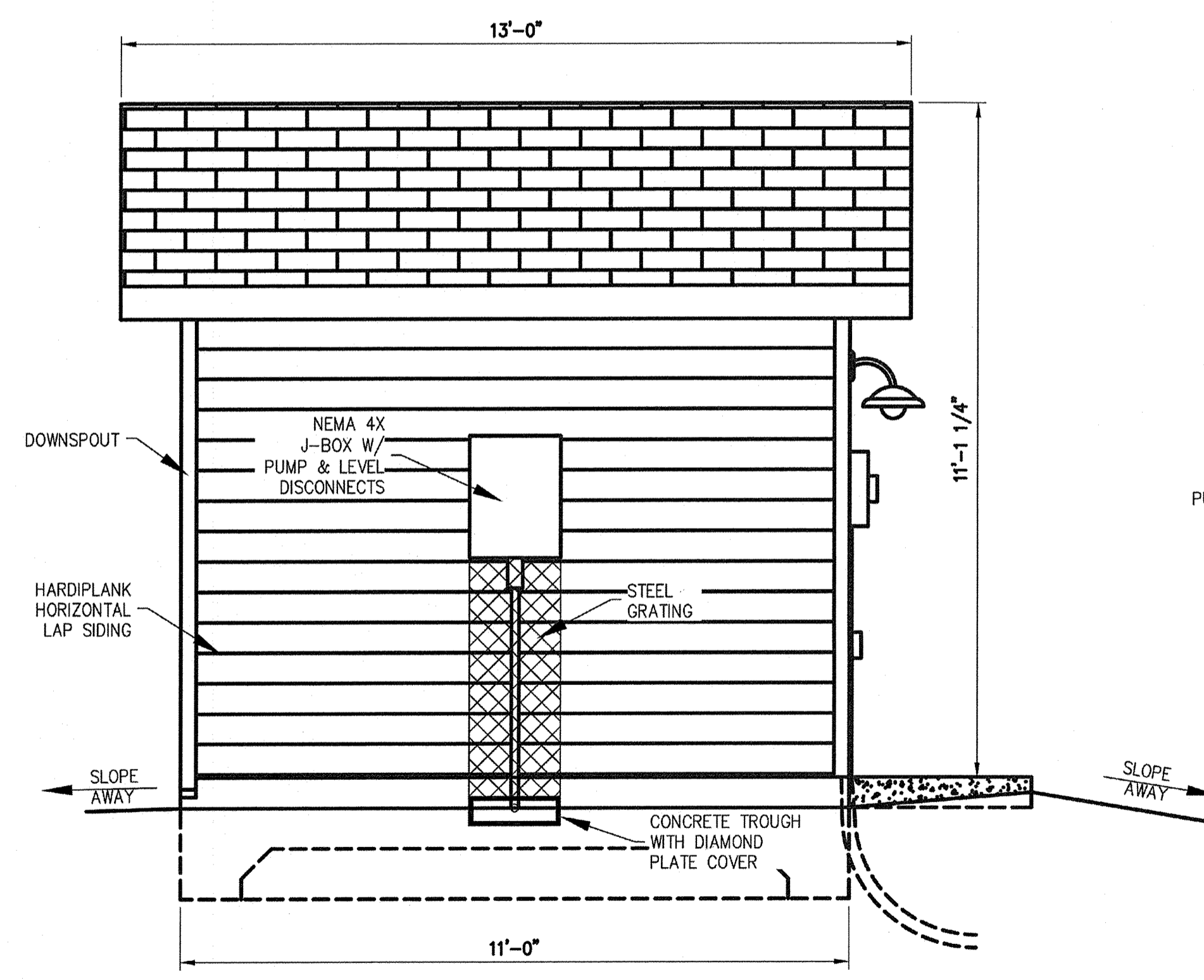
1 SOUTH ELEVATION
 C14 NO SCALE



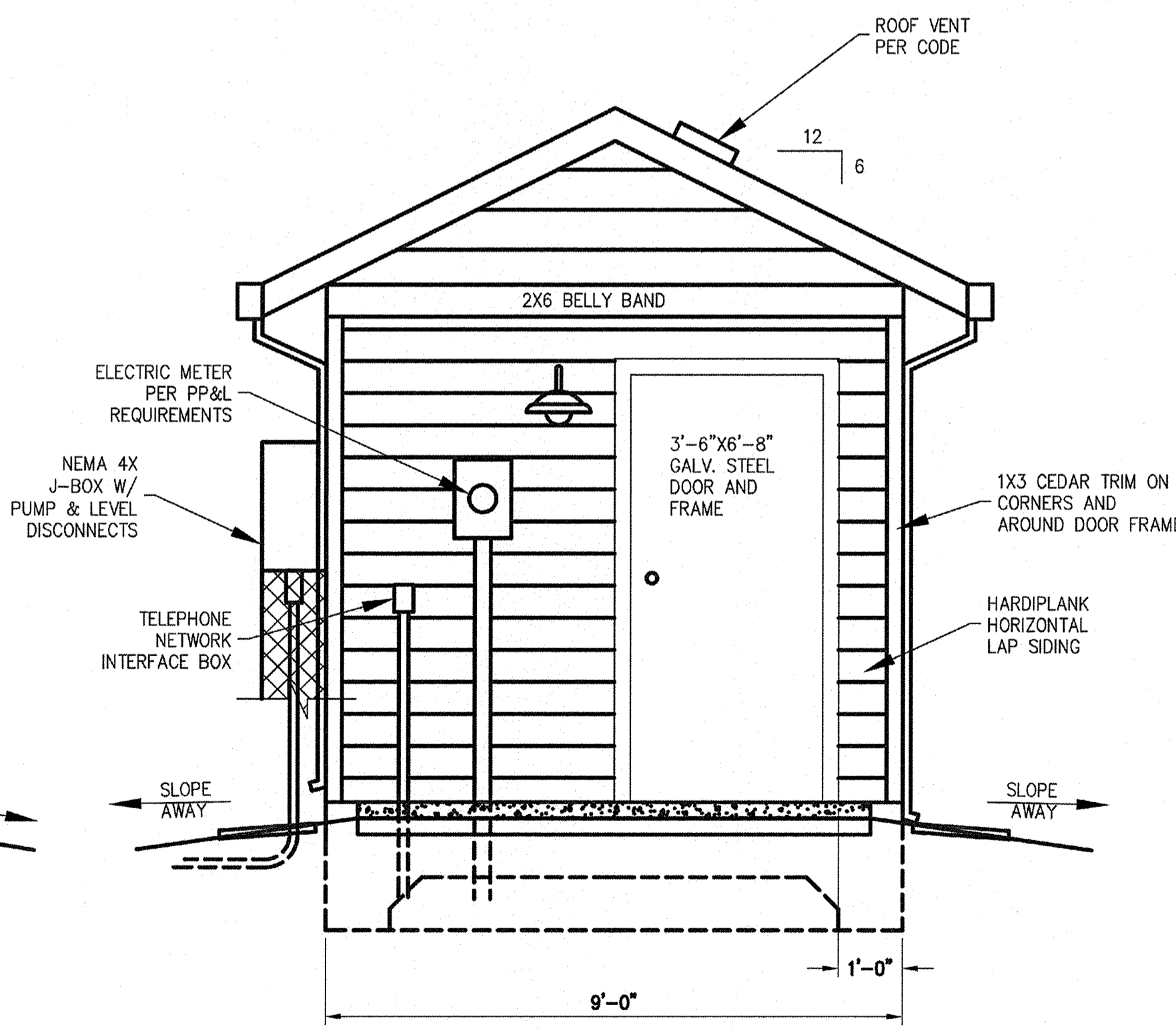
2 EAST ELEVATION
 C14 NO SCALE



3 TYPICAL CROSS SECTION
 C14 NO SCALE

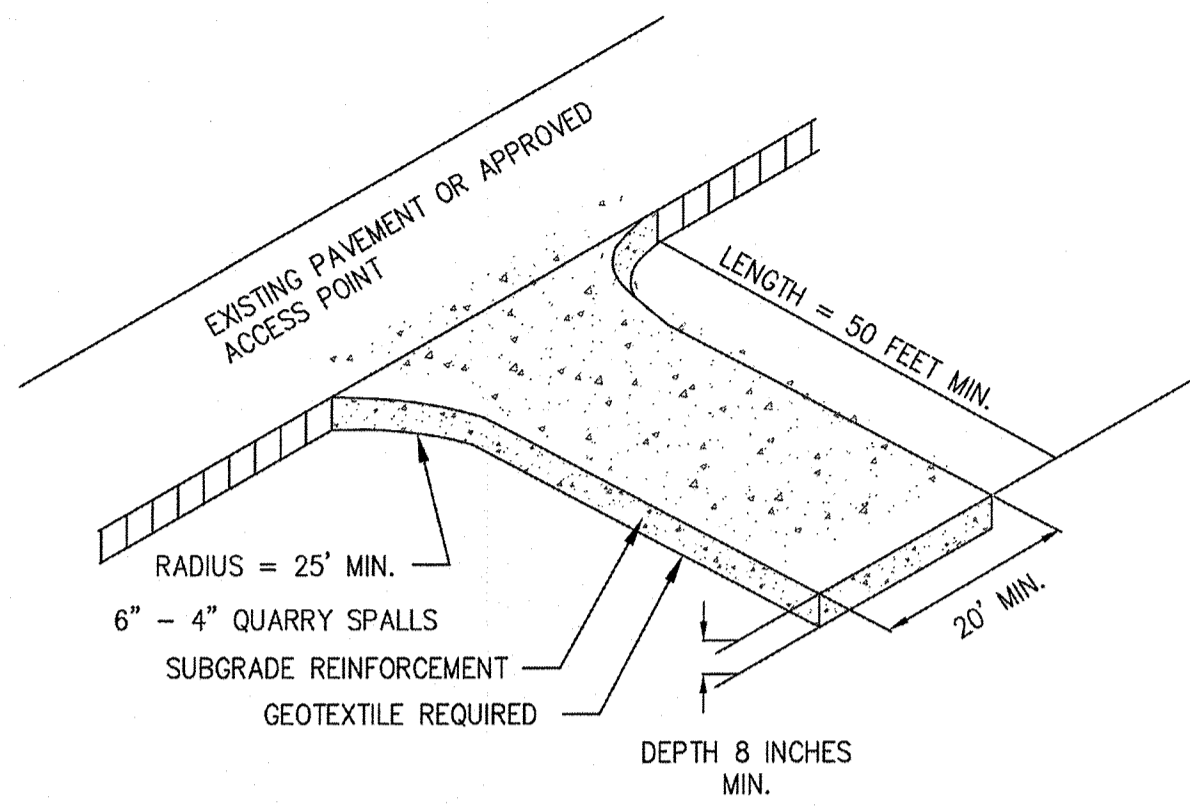


4 NORTH ELEVATION
 C14 NO SCALE

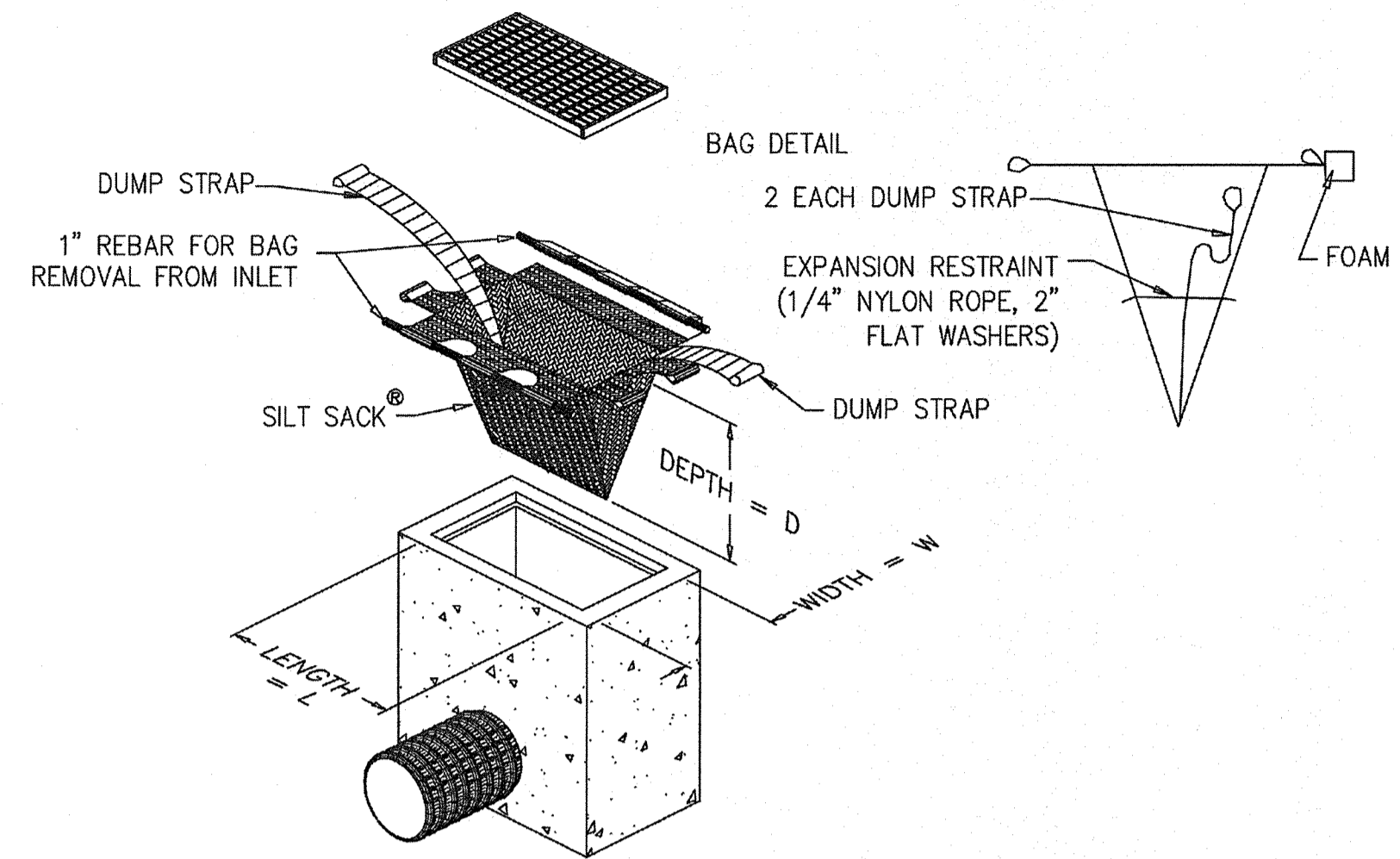


5 WEST ELEVATION
 C14 NO SCALE

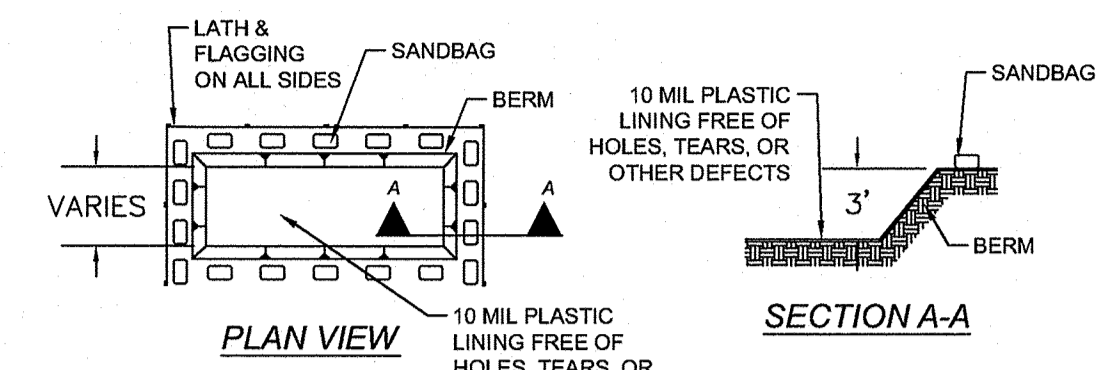
Path: Dec 11, 2020, 3:55pm User: P. Abusaffar
 File: C:\Marketing\Oregon\DESIGN\C6.2-CONSTRUCTION DETAILS.dwg



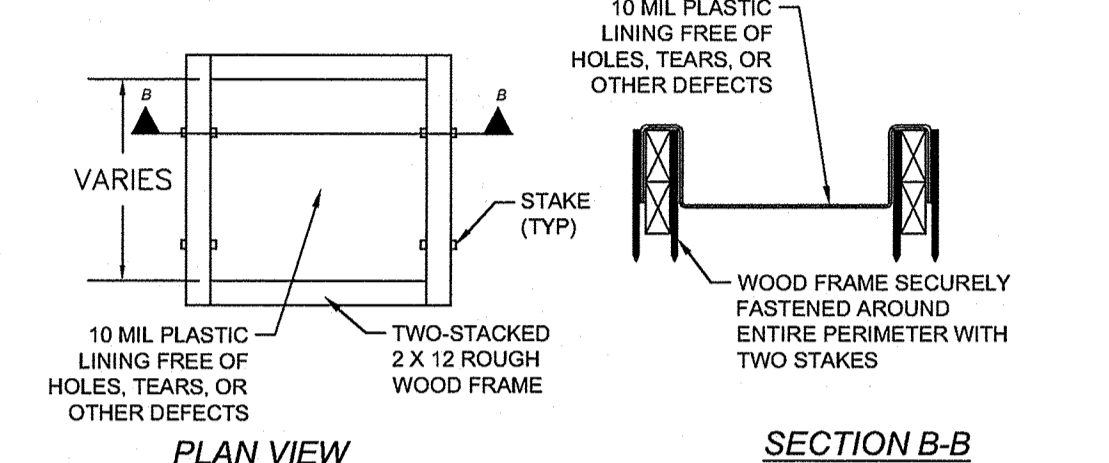
1 CONSTRUCTION ENTRANCE DETAIL
 C15 NO SCALE



2 CATCH BASIN INSERT BAG DETAIL
 C15 NOT TO SCALE



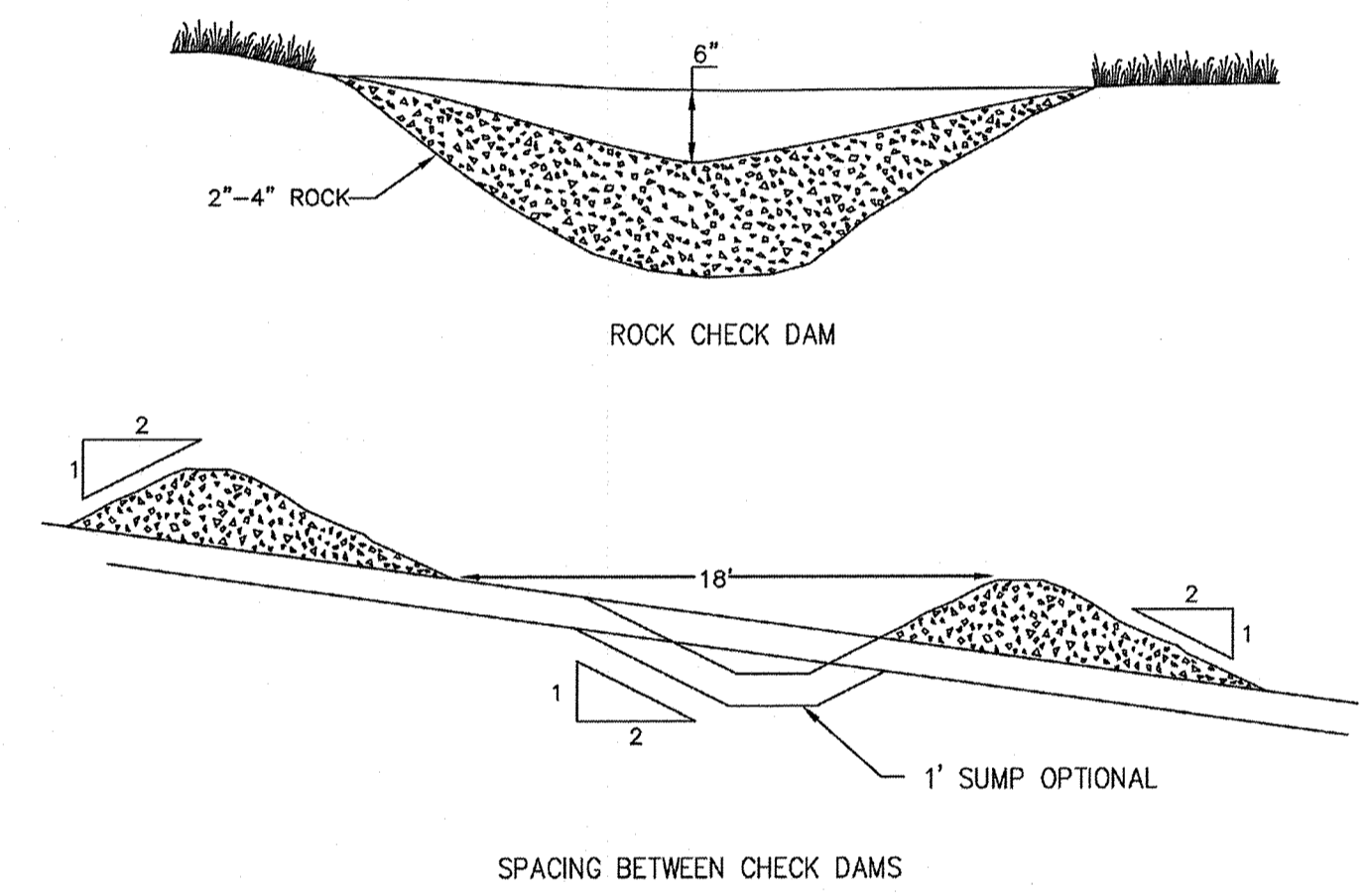
TYPE "BELOW GRADE"



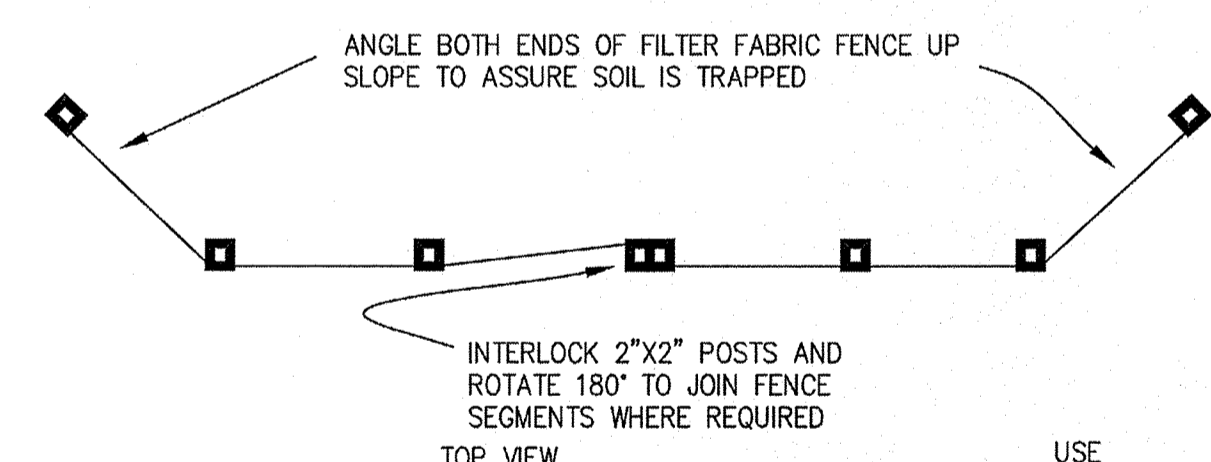
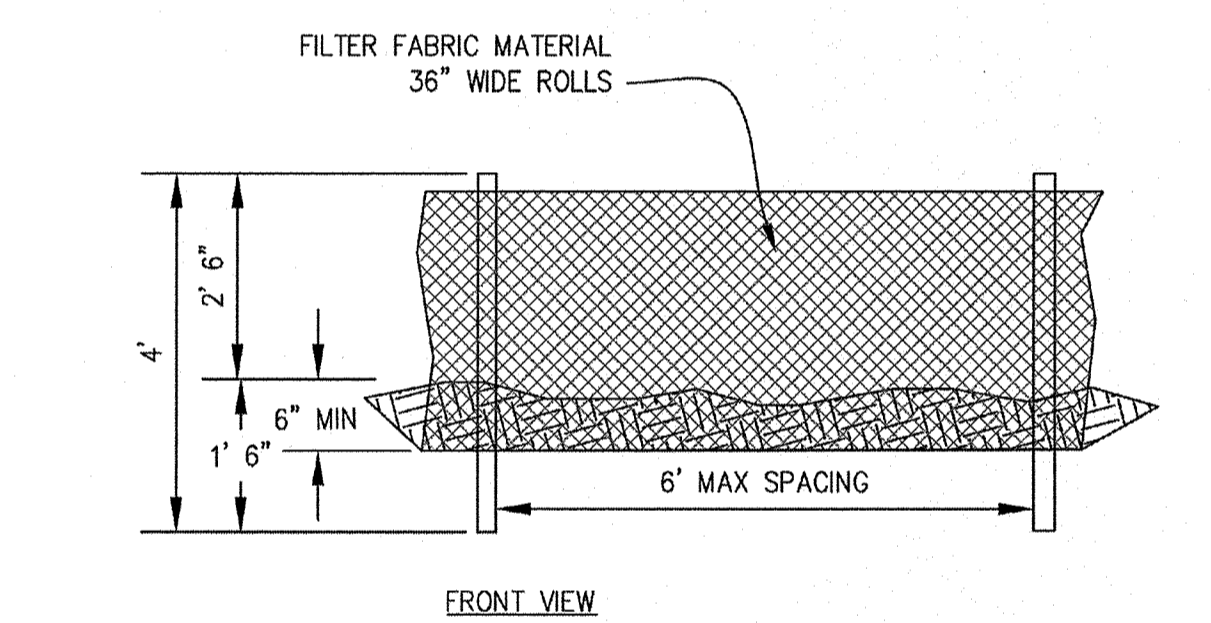
TYPE "ABOVE GRADE"

- GENERAL NOTES:**
- DETAIL ABOVE ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.
 - WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.
 - WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF AND AT LEAST 50 FEET FROM SENSITIVE FEATURES, STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.

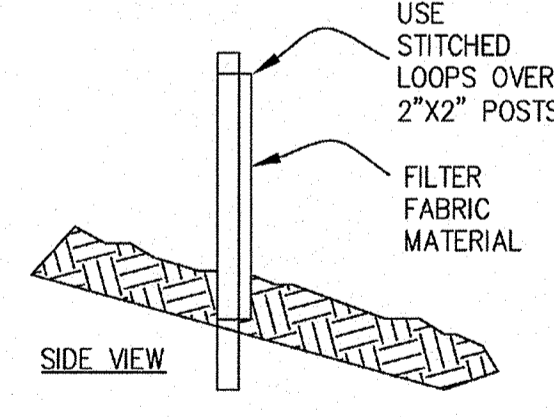
CONCRETE TRUCK WASHOUT PIT



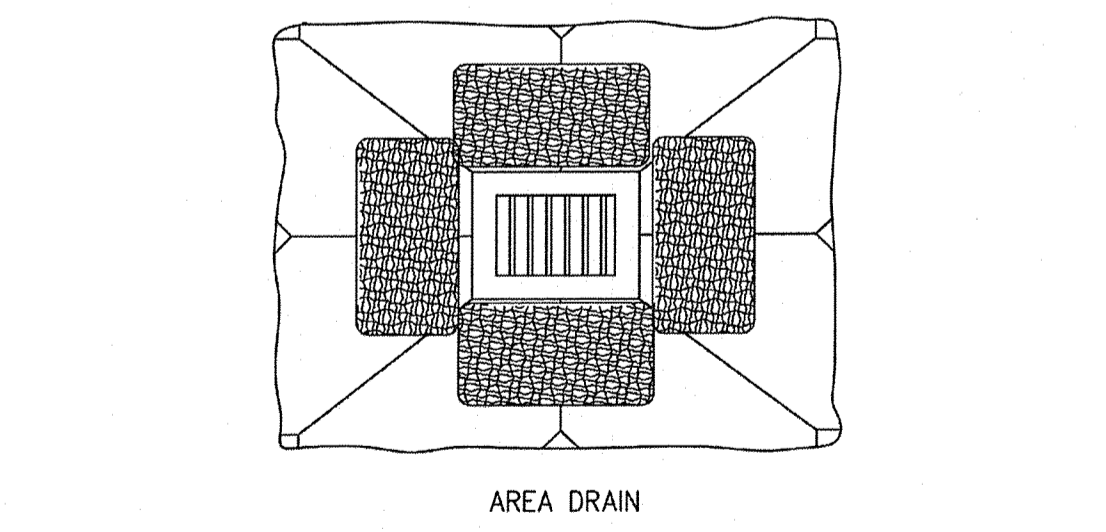
3 ROCK CHECK DAM
 C15 NO SCALE



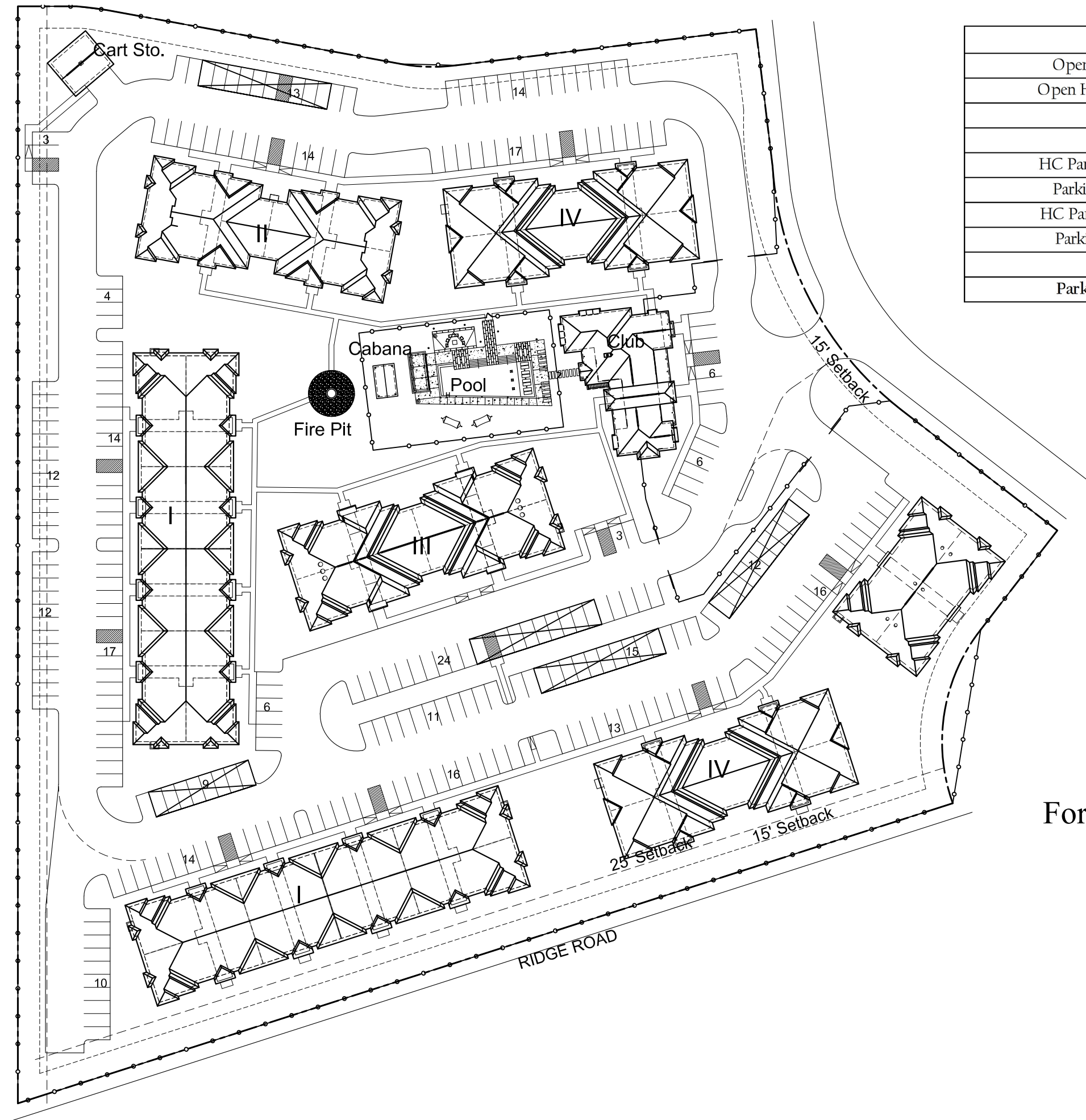
- NOTES:**
- BURY BOTTOM OF FILTER FABRIC 6" VERTICALLY BELOW FINISHED GRADE.
 - 2"x2" FIR, PINE OR STEEL FENCE POSTS.
 - STITCHED LOOPS TO BE INSTALLED UPHILL SIDE OF SLOPE.
 - COMPACT ALL AREAS OF FILTER FABRIC TRENCH.



5 SEDIMENT FENCE INSTALLATION DETAIL
 C15 NO SCALE



4 SEDIMENT CONTROL AT CATCH BASIN
 C15 NO SCALE



Parking Summary	
Open Parking provided for units	211
Open HC Parking provided for units	9
Carport Spaces	44
HC Carport Spaces	2
HC Parking provided for cart storage	1
Parking provided for cart storage	2
HC Parking provided for club house	1
Parking provided for club house	11
Total parking	281
Parking Ratio Apartment only	1.90

CONCEPTUAL
Fort Point Apartments
 Fort Point, Oregon
 Scale: 1" = 75'-0"
 140 Units



07.08.2020