



AGENDA

WARRENTON PLANNING COMMISSION
Regular Meeting | July 13, 2023 | 6:00pm
Warrenton City Hall Commission Chambers | 225 S Main Avenue, Warrenton, OR 97146

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

<https://us02web.zoom.us/j/89594092173?pwd=VG5sMFFTVExqTWI1dXVXSTBFbWw2UT09>

Meeting ID: 851 4280 5492 | **Passcode:** 12345 | **Dial in number:** 253-215-8782

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

2. ATTENDANCE

3. APPROVAL OF MINUTES

- A. Planning Commission Regular Minutes – 6.8.23

4. PUBLIC COMMENT

At this time, anyone wishing to address the Planning Commission concerning items of interest may do so. The person addressing the Planning Commission must complete a Public Comment Card and submit it to the Secretary prior to the meeting. All comments will be addressed to the whole Planning Commission and limited to 3 minutes per person. Public Comments may also be submitted by email to the Secretary, rsprengeler@ci.warrenton.or.us, no later than 4:00 p.m. the day of the meeting. The Planning Commission reserves the right to delay any action, if required, until such time as they are fully informed on a matter.

5. PUBLIC HEARING

- A. Fort Stevens Conditional Use Permit CUP-23-3
- B. Utilities One Conditional Use Permit CUP-23-1 *applicant requests continuance to provide additional information. Motion to continue to August 10, 2023.*

6. BUSINESS ITEMS - None

7. DISCUSSION ITEMS

- A. Ministorage Code Amendment

8. GOOD OF THE ORDER

9. ADJOURNMENT

Next Regular Meeting: August 10, 2023

Warrenton City Hall is accessible to the disabled. An interpreter for the hearing impaired may be requested under the terms of ORS 192.630 by contacting Dawne Shaw, City Recorder, at 503-861-0823 at least 48 hours in advance of the meeting so appropriate assistance can be provided.

MINUTES
 Warrenton Planning Commission
 June 8, 2023
 6:00 p.m.
 Warrenton City Hall - Commission Chambers
 225 S. Main
 Warrenton, OR 97146

Chair Hayward called the meeting to order at 6:00 p.m. and led the public in the Pledge of Allegiance. Chari Hayward reminded everyone that June 14 is flag day.

Commissioners Present: Kevin Swanson, Christine Bridgens, Chris Hayward, Mike Moha, Jessica Sollaccio, Karin Hopper, and Lylla Gaebel

Staff Present: Planning Director Jay Blake and Planning Technician Rebecca Sprengeler

3. APPROVAL OF MINUTES

- A. Planning Commission Meeting Minutes – 5.11.23
- B. Planning Commission Work Session Minutes – 5.11.23

Commissioner Bridgens made a motion to approve the commission regular minutes of May 11, 2023. Motion was seconded and passed unanimously.

Swanson–aye; Bridgens–aye; Hayward–aye; Moha–aye; Sollaccio–aye; Hopper–aye;

Commissioner Swanson made a motion to adopt the work session minutes as written. Motion was seconded and passed unanimously.

Swanson–aye; Bridgens–aye; Hayward–aye; Moha–aye; Sollaccio–aye; Hopper–aye;

4. PUBLIC COMMENT ON NON-AGENDA ITEMS – None

5. PUBLIC HEARINGS

A. Contractors Shop in the CMU zone CUP-23-1

Staff requested the application be continued again until July 13, 2023 due to renotification to include necessary master plan criteria.

Commissioner Moha made the motion to continue CUP-23-1 to the July 13, 2023 meeting. Motion was seconded and passed unanimously.

Swanson–aye; Bridgens–aye; Hayward–aye; Moha–aye; Sollaccio–aye; Hopper–aye;

6. BUSINESS ITEMS – None

7. DISCUSSION ITEMS - None

8. GOOD OF THE ORDER

Mr. Blake said next month's agenda will have up to four items, two will be very significant. The continued conditional use permit will be challenging because of the 120-day timeline and additional information has been requested. It is a contractor's shop in the CMU zone. They have made site improvements that may not be within the property boundaries. There will be a conditional use permit for Ft. Stevens State. The third is Modification to Conditions for the Roosevelt subdivision. The last is the Fort Pointe Modification to Conditions and extension request that will take a substantial amount of time. There may also be ministorage and shipping container ordinances. Mr. Blake requested a special meeting for Fort Pointe in July that could include a site visit. He suggested the 20th or 27th. Discussion followed about availability. If all four applications are received, staff will coordinate with Chair Hayward to survey the commission on dates.

Commissioner Moha will not be able to attend the August meeting due to conflict with the Regatta festival.

Mr. Blake also discussed design standards, specifically criteria restricting garage widths to less than 50% width of structure for garages for duplexes, triplexes, and townhomes. This has created some challenges during plan review. Mr. Blake suggested flexible design standards that also prevent a "wall of garages." He will share design standards that are lengthy but offer options for builders. City Hall was closed for carpet replacement and there is a new phone system.

Commission Gaebel would like to consider requirements for fire proofing and sprinkler systems for units with attached walls as part of design standard changes. Mr. Blake would like the Fire Chief to be included in the conversation.

Chair Hayward expressed concerns about illegal fireworks in Warrenton during the 4th of July. Discussion followed about the commissioners mixed opinions on fireworks. Mr. Blake added that this is something the Police Chief would need to bring to the City Commission.

Commissioner Bridgens asked about Paul Leitch's property with derelict vehicles on E Harbor. The Planning and Police departments are working together to address this issue.

Commissioner Hopper asked about the recent nuisance building in Hammond. Mr. Blake took both to the City Commission and they were declared nuisances. One has shared plans for remodeling. The second has not communicated yet about their plans.

Commissioner Bridgens also asked about the old Skipanon Marine and RV building. A brewery may be going in, but she is concerned about it being located next to a school. Mr. Blake explained the initial business was permitted as an afterschool program, but it evolved into a Pre-K-12 school that is not allowed in the C-1 zone. Previous staff interpreted the code that the school was similar to a daycare. He summarized recent discussion with the City Commission on the decision to allow the brewery instead of the school expansion into the Skipanon Marin

building. The school voluntarily backed out, further, the code was changed last year to authorize and encourage breweries in the C-1 zone. Mr. Blake is working with the city attorney to address the non-conformity of the school in the C-1 zone. Commissioner Gaebel asked about a potential zone change for the school to expand a playground into the adjacent property. Negotiations are still ongoing.

The old C & S builder's supply at 1015 S Main is temporarily being occupied by a fiber optic installation business. There are preliminary plans for redevelopment of the site. The outdoor storage across the street is allowed because it is enclosed by a fence.

There being no further business, Chair Hayward adjourned the meeting at 6:30 p.m.

APPROVED:

ATTEST:

Chris Hayward, Chair

Rebecca Sprengeler, Secretary



City of Warrenton

Planning Department

225 S Main Avenue ■ P.O. Box 250 ■ Warrenton, OR 97146

Phone: 503.861.0920 Fax: 503.861.2351

STAFF REPORT

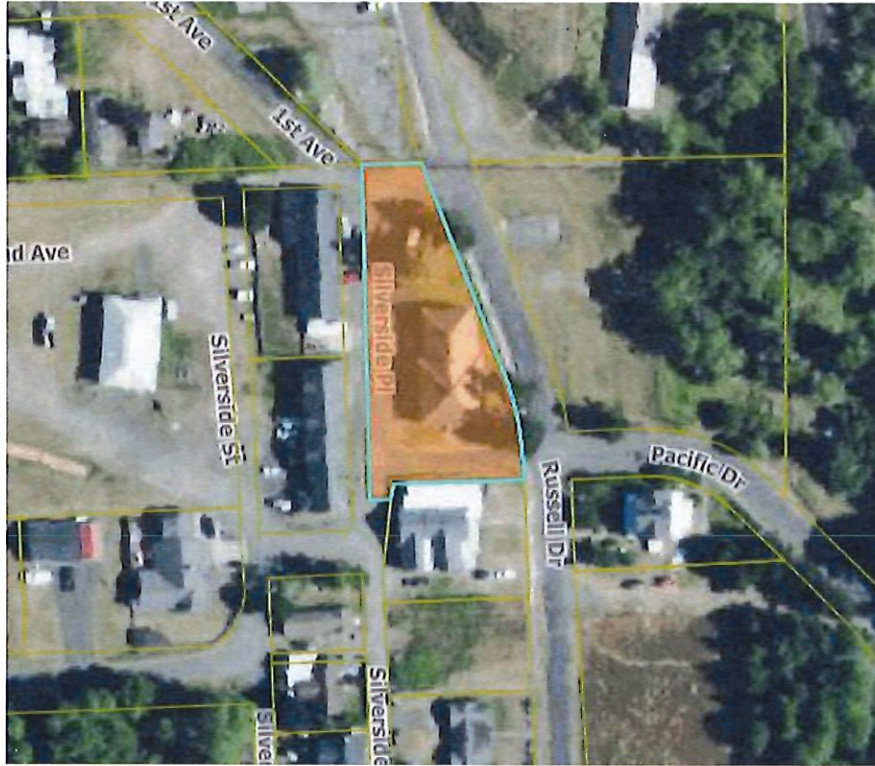
TO: The Warrenton Development Review Committee
 FROM: Jay Blake, Planning Director *Jay Blake*
 DATE: February 8, 2023
 SUBJ: Pre-Application Fort Stevens Historic Guardhouse Rehabilitation Project
 Parcels #81006DD03000, 810070000100, and 810180000101, 810170003901,
 and 810070000501

Hennebery Eddy Architects submitted a conditional use permit application for the Fort Stevens construction program. The projects include the remodel/refurbishment of the guardhouse building located on Pacific Drive and Russell Drive and the reconstruction and expansion of the camping facilities within the Fort Stevens property. The original pre-application included construction of a caretaker's house, but that item has been removed from the application.

The subject parcels are zoned Open Space Institutional (OSI). Section 16.52.030 of the Warrenton Development Code (WDC) requires that Amendments to the Park Master Plan or construction of new facilities requires a conditional use permit. The State Parks Department does not regularly adopt new master plans for their facilities and the most recent one was from the early 2000s. In order to review these proposed upgrades staff suggested that a new CUP be considered by the Planning Commission to take the place of the previously required Master Park Plan.

There are two parts to the request. First, the historic guardhouse is being updated and remodeled to house a museum facility for the park. Designs are being reviewed by the required Historic Preservation Office. As an historic building in our community, we also require that the Planning Commission review any plans for remodeling of these buildings. The second part of the request is the refurbishment and reconstruction of parts of the sanitary sewer collection system for parts of the campground within the park. The result will be to bring the park back to its original camping capacity. Some camping areas have been lost due to other construction projects and maintenance issues.

Location of Historic Ft. Stevens Guardhouse



Location of Fort Stevens Campground



The following Sections of the WDC are part of this review:

- [WMC 16.52 OPEN SPACE AND INSTITUTIONAL \(OSI\) DISTRICT](#)
- [WMC 16.116 DESIGN STANDARDS](#)
- [WMC 16.124 LANDSCAPING, STREET TREES, FENCES AND WALLS](#)
- [WMC 16.128 VEHICLE AND BICYCLE PARKING](#)
- [WMC 16.136 PUBLIC FACILITIES STANDARDS](#)
- [WMC 16.148 WIRELESS COMMUNICATION FACILITIES](#)
- [WMC 16.152 GRADING, EXCAVATING, AND EROSION CONTROL PLANS](#)
- [WMC 16.156 WETLAND AND RIPARIAN CORRIDOR DEVELOPMENT STANDARDS](#)
- [WMC 16.176 RECREATIONAL VEHICLE PARK DESIGN STANDARDS](#)
- [WMC 16.208.050 Type III Procédure \(Quasi-Judicial\).](#)
- [WMC 16.220 CONDITIONAL USE PERMITS](#)
- [WMC 16.248 PROTECTION OF HISTORIC BUILDINGS](#)

Application Timeline:

| | |
|-----------------------------|------------------|
| Pre-Application Processed | February 8, 2023 |
| Application Submitted | June 12, 2023 |
| Application Deemed Complete | June 22, 2023 |
| Hearing Notices Mailed | June 23, 2023 |
| 120-day Deadline | October 20, 2023 |

Attachments

Conditional Use Permit Application

Attachment A: Excerpts from Guardhouse Construction and Site Plans

Attachment B: Excerpts from Campground/Amphitheater Plans

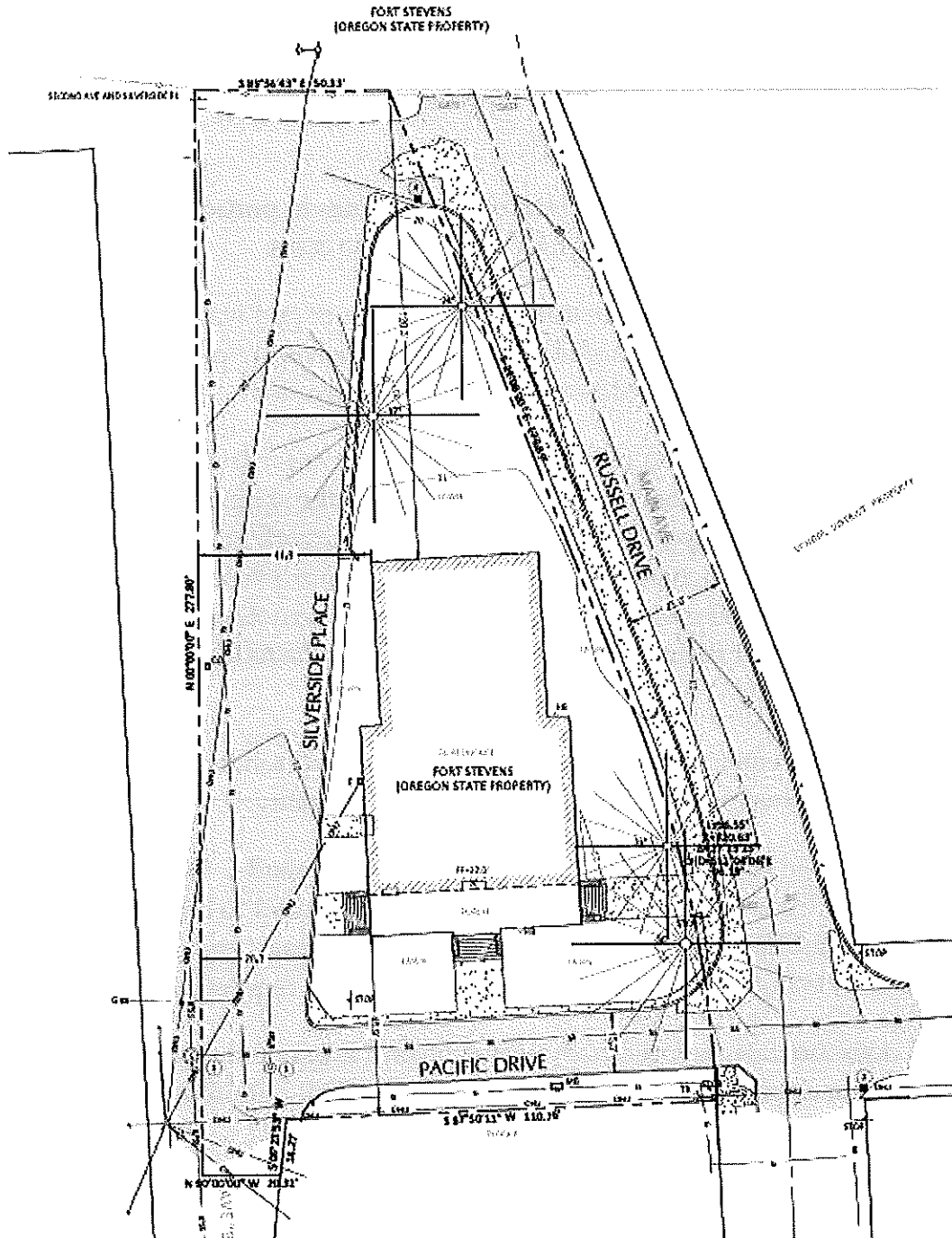
Staff Review

Findings Related to the Guardhouse Site:

1. The guardhouse parcel is zoned OSI – Open Space Institutional.
2. The guardhouse property is owned by the Oregon Department of Transportation. The guardhouse site is located outside of the Fort Stevens Park boundaries at the intersection of Pacific Drive and Russell Drive.

3. Currently the site does not have an address. The owner will need to formally request an address assignment for the guardhouse.
4. The OSI district is designed for the development, use, and management of parks, schools, golf courses or other large tracts of publicly owned property.
5. The guardhouse is located within the Fort Stevens Historic Neighborhood and has additional protections afforded by Chapter 16.248 of the Warrenton Development Code. This includes a Planning Commission review and approval of any building modifications that could alter the historical significance of a structure. We would involve the SHPO office in our review.
6. The proposed modifications include accessibility, updated sanitary and water connections, landscaping, interior and exterior building restoration, structural, mechanical plumbing, and electrical updates.
7. The site will be used for Fort Stevens Museum expansion or relocation and historical interpretations.
8. Wetlands are not indicated on the guardhouse site.
9. The guardhouse site is not located in the Flood Hazard zone.
10. The applicant is working with the State Historic Preservation Office on the refurbishment plans.
11. As the site will be used for museum or historic interpretation, a parking plan should be developed for the site. Roads are narrow and would be unpassable if on-street parking were allowed on Pacific Drive and Russell Drive.
12. Sidewalks around the structure are in various states of disrepair because of age. Sidewalks meeting the intent of the city engineering standards should be incorporated into final construction plans.
13. The guardhouse property is surrounded on three sides by public road right-of-way and public streets. Pacific Drive and Russell Drive do not meet current width standards. Limited on-street parking may be possible on Silverside Place. Section 16.128.030 lists required parking spaces for various uses. It does not specify spaces required for a museum. Staff would request that the Oregon Parks stripe on-street parking along Silverside Place and restrict parking on Pacific Drive and Russell Drive.

- 14. The applicant has not indicated if any bicycle parking structures have been included in the plans.
- 15. The applicant has not submitted a landscaping plan for the guardhouse site. This should be completed prior to the issuance of a certificate of occupancy.



Findings Related to the Campground

16. The campground is located on land owned by the Oregon Parks and Recreation Department and all tracts are zoned Open Space Institutional (OSI).
17. The 2001 Master Plan included the development of a tent camping loop. This was not constructed and is now planned. Repairs to the utility system will increase the camping capacity of the park.
18. Mature tree roots have interfered with the old sewer lines in portions of the campground causing loss of sites and high maintenance costs.
19. A new restroom building, reconstruction of existing sewer and water connections. Addition of ADA compliant and tent campsites are proposed. Improvements to the existing outdoor theater are also included.
20. New lines and lift stations could reduce Inflow and Infiltration into the sewer pipes. However, there are some capacity constraints on the sanitary sewer mains in Hammond. The Parks department should continue to work with the City of Warrenton to monitor flow changes resulting from the improvements. The potential Fort Pointe Development could result in the construction of a new sanitary sewer and water main from North Warrenton Drive to Ridge Road, thus alleviating some capacity concerns.
21. Campground improvements include the reconstruction and rehabilitation of the amphitheater area. This includes improvements to accessibility.
22. There are wetlands in the vicinity of the campground loop roads. The wetlands are indicated on the construction plans. Any impacts will need to be reviewed and approved by the State. Locally significant wetland impacts are allowed as maintenance of existing facilities. No Hardship Variance is required.
23. County GIS does indicate the presence of flood hazard areas on the property. Any work done at or below the flood hazard elevation shall require a flood plain permit.

Staff Recommendation:

Based on information included in the application submittals, staff believes that the criteria for review of a conditional use permit are met. Design issues related to the proposal can be mitigated through reasonable conditions of approval.

Commission Options:

Based on the application and submittals from the applicant, the findings of fact in the July 13, 2023 staff memo, testimony and information presented at the public hearing, the Warrenton Planning Commission approves the conditional use permit for the guardhouse refurbishment, reconstruction and upgrading of sanitary sewer and water lines, tent campground construction, and amphitheater enhancements. The approval is subject to the following conditions:

General Conditions of Approval:

- A. The construction of the campground improvements and the guardhouse refurbishment shall be generally consistent with the submitted plans for the project.
- B. Future facility expansions that increase park capacity or affect external traffic patterns shall be reviewed as a conditional use permit by the Planning Commission. Other improvements that do not impact park capacity or external traffic shall be reviewed as a site design review as required by Section 16.212 of the WDC,
- C. The applicants shall obtain any required permits from state agencies related to the work proposed within this CUP. Copies will be made available to the city of Warrenton.
- D. The applicant shall obtain all required building permits from the Warrenton Building Department prior to the start of construction.

Guardhouse Conditions:

- E. The owner of the guardhouse site shall formally request an address assignment for the guardhouse.

- F. The applicant will work with Warrenton public Works to stripe pavement along Silverside Place for up to two on-street parking spaces. Within two years of the approval of the issuance of a certificate of occupancy for the guardhouse, the applicant and city shall review parking patterns from the proposed guardhouse and will determine if additional parking for the facility is necessary.
- G. The applicant will install “no parking” signage for Russell Drive and the portion of Pacific Drive south of the guardhouse.
- H. The applicant will post “One Lane Road” signs on that portion of Pacific Drive immediately south of the guardhouse building.
- I. The applicant will submit stormwater plans for the guardhouse site that are consistent with the City Engineering standards.
- J. The applicant will submit water connection plans to the Public Works department. Public works will review and approve said plans.
- K. The applicant will replace sidewalks along the perimeter of the guardhouse property.
- L. The applicant will confirm the presence of necessary easements for public roads, fire access and utilities for the site.
- M. The applicant will obtain any required approvals from the Oregon State Historical Preservation Office for all final construction improvements for the guardhouse property.
- N. The applicant will submit plans for any exterior permanent signage to the Planning Department for review prior to installation.
- O. The applicant will prepare and submit final landscaping plans that meet the intent of Section 16.124 to the Planning Department for review prior to the issuance of the certificate of occupancy.
- P. The applicant will include a bike parking facility for the guardhouse property. The design should be consistent with the character of the building improvements.

Campground Area Conditions:

- Q. The Warrenton Public Works department and city consulting engineer will review and approve all final plans for the sewer and water lines within the campground.
- R. New stormwater plans shall retain run off within the park lands.
- S. The applicant will verify the elevation of work being done in the campground area to determine if any of the work is below the flood hazard elevation (12 feet). Any proposed work will require the issuance of a Flood Plain Permit.
- T. The applicant will provide certification that the work within the campground area is outside of any jurisdiction of local wetlands or is exempt under Section 16.156.040.
- U. The applicant will install bicycle parking facilities within the campground area at the ration of one (1) bicycle parking space per 10 vehicle parking spaces. These should be located at various locations within the park. (Section 16.128.040.A)

Alternate Actions:

The Warrenton Planning Commission may table the request until a future Planning Commission meeting. The Commission should cite specific additional information that is needed to make final determination on the application.

The Warrenton Planning Commission may deny the application based on explicit findings of fact related to the application and submittals, testimony from the public hearing or other findings.

City of Warrenton
Planning and Building Department
PO Box 250
Warrenton, Oregon 97146
503-861-0920

| | |
|-----------------------|--------------------|
| OFFICE USE ONLY | |
| FILE # _____ | FEE \$ 1,000 _____ |
| ZONING DISTRICT _____ | |
| RECEIPT # _____ | |
| DATE RECEIVED _____ | |

Conditional Use Application

I. Property

Address: Fort Stevens State Park Cross Street --

Assessor's Parcel No.: Twp 8N, Rng10W, Section _____ Tax Lot Multiple Tax Lots: See Attachment

II. Applicant

Applicant: Blair Gardner, Project Architect
Hennebery Eddy Architects Phone: (971) 422-0103

Mailing Address: 921 SW Washington St #250, Portland, OR 97205

E-Mail Address: bgardner@henneberyeddy.com

Applicant's Signature:  Date June 12, 2023

III. Owner Brian McBeth, Historic Architecture Project Manager

Owner: Oregon Parks and Recreation Department Phone: (971) 374-3073

Mailing Address: 725 Summer St. NE, Suite C, Salem, OR 97301

E-mail Address: brian.mcbeth@opr Oregon.gov

Owner's Signature: Brian McBeth
Digitally signed by Brian McBeth
DN: cn=US, email=Brian.McBeth@opr Oregon.gov,
ou=Oregon Parks and Recreation Department,
ou=Historic Preservation Project Manager, cn=Brian
McBeth
Date: 2023.06.09 09:13:44 -0700

IV. Describe the Proposed Use

No proposed changes to existing state park and campground uses: _____
Existing Guardhouse: Business (Group 'B') _____
Existing Amphitheater: Assembly (Group 'A-1') _____
Existing Campsite Loops C, L, M, N, O: Residential (Group 'R-1') _____
Existing Day Use Area: Business (Group 'B') _____

Six Conditional Use Criteria-Provide Written Responses to Each One-Section 16.220

<https://www.ci.warrenton.or.us/ced/page/comprehensive-plan>

1. The proposed use is in conformance with the Comprehensive Plan.

Goal 5: Natural Resources, Scenic & Historic Areas & Open Spaces: SHPO recommendations will be adhered to, and uses are consistent with open space values. Goal 6: Air Water and Land Resources Quality: This project proposes to repair and improve existing sewer infrastructure, thereby reducing water pollutants.

2. The location, size and design, and operating characteristics of the proposed use are such that the development will be compatible with, and have a minimal impact on surrounding properties.

The proposed updates do not alter existing state park and campground uses that are already in place. The proposed updates to existing state park assets are self-contained within state park grounds and will not have an adverse impact to adjacent properties.

3. The use will not generate excessive traffic, when compared to traffic generated by uses permitted outright, and adjacent streets have the capacity to accommodate the traffic generated. The proposed updates to existing state park assets do not have an adverse impact to existing traffic patterns adjacent to the park.

4. Public facilities and services are adequate to accommodate the proposed use.

The proposed updates to existing state park assets are self-contained within state park grounds and will not have an adverse impact to adjacent public facilities and services.

5. The site's physical characteristics, in term of topography, soils and other pertinent considerations are, are appropriate for the use.

Topography, soils and other such considerations have been evaluated and accounted for in the design documents by licensed professionals, including geotechnical and civil engineers, and landscape architects.

6. The site has an adequate area to accommodate the proposed use. The site layout has been designed to provide for the building, parking, landscaping, driveway, on-site circulation, public areas, loading areas, storage facilities, setbacks, buffers, and utilities which are required by City ordinances.

The proposed updates occur within existing discrete sites throughout the park and campgrounds. All existing sites are adequately sized for the proposed updates. Vehicular and pedestrian needs are met throughout. Buffers, such as wetland boundaries, have been identified and designed around appropriately in the design documents.

This application will not be officially accepted until department staff has determined that the application is completely filled out and the site plan requirements have been completed and a copy of the deed.



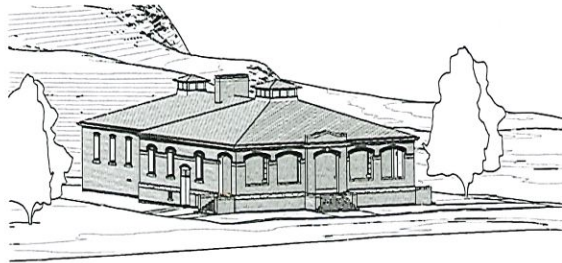
Fort Stevens
Conditional Use Permit

July 27, 2023
Attachment A



FORT STEVENS STATE PARK - PHASE I HISTORIC GUARDHOUSE REHABILITATION GO BONDS 2022

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REPRESENTATIONAL IMAGE. IMAGE SHOWN MAY NOT BE AN EXACT REPRESENTATION OF ACTUAL DESIGN AND CONSTRUCTION.

PROJECT DIRECTORY

OWNER
OREGON PARKS & RECREATION DEPARTMENT
725 SUMNER ST., N.E. SUITE C
SALEM, OREGON 97301
P: 503.374.5202
CONTACT: RIGAN MORTHE

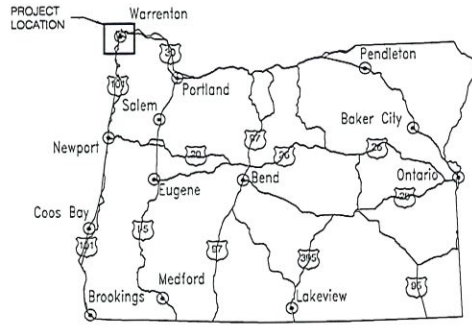
ARCHITECT
HENNERTY EDDY ARCHITECTS, INC.
501 SW WASHINGTON STREET, SUITE 250
PORTLAND, OREGON 97204
P: 503.227.4800
CONTACT: BLAIR GARDNER

CIVIL
KXFF CONSULTING ENGINEERS
111 SW FIFTH AVE, SUITE 2500
PORTLAND, OREGON 97204
P: 503.764.0528
CONTACT: DANIELLE PHUETT

STRUCTURAL ENGINEER
KXFF CONSULTING ENGINEERS
111 SW FIFTH AVE, SUITE 2500
PORTLAND, OREGON 97204
P: 503.764.0528
CONTACT: MARK TODIN

DRAWING SHEET INDEX

| GENERAL | COVER |
|---------------|-----------------------------------------|
| G000 | COVER |
| G001 | COOL ANALYSIS |
| CIVIL | EXISTING CONDITIONS AND DEMOLITION PLAN |
| C150 | CIVIL SITE PLAN |
| C200 | |
| ARCHITECTURAL | GENERAL NOTES |
| A000 | SITE PLAN |
| A100 | DEAD PLAN AND RCP - GROUND FLOOR |
| A101 | DEMOLITION PLANS - ROOF AND CLIPOLA |
| A200 | BASEMENT FLOOR PLAN AND RCP |
| A201 | GROUND FLOOR PLAN AND RCP |
| A300 | ROOF PLAN |
| A301 | BUILDING ELEVATIONS |
| A400 | WALL SECTIONS |
| A401 | WINDOW DETAILS |
| A500 | ROOF DETAILS - GENERAL |
| A501 | ROOF DETAILS - CHIMNEY |
| A600 | ROOF DETAILS - CLIPOLA |
| A610 | WINDOW SCHEDULE |
| STRUCTURAL | DRAWING INDEX AND LIST OF ABBREVIATIONS |
| S0.1 | GENERAL STRUCTURAL NOTES |
| S0.2 | ROOF FRAMING PLAN |
| S1.1 | TRUSS A ELEVATIONS |
| S2.2 | TRUSS B ELEVATIONS |
| S7.1 | WOOD DETAILS |
| S7.2 | WOOD DETAILS |



STATE MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE



ATTENTION

OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAH 810-001-0001 THROUGH 810-001-0006. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 232-1987.

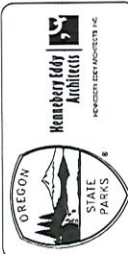
COLOR CODES:

| | |
|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| RED | - ELECTRICAL, POWER LINES, CABLES, OR CONDUIT, AND LIGHTING CABLES. |
| YELLOW | - GAS, OIL, STEAM, FUELS, OR OTHER HAZARDOUS LIQUID OR GASEOUS MATERIALS. |
| ORANGE | - COMMUNICATIONS, CABLE TV, ALARM OR SIGNAL LINES, CABLES OR CONDUITS. |
| BLUE | - WATER, IRRIGATION, AND SLURRY LINES. |
| GREEN | - SPWERS, DRAINAGE FACILITIES OR OTHER DRAIN LINES. |
| WHITE | - PRE-MARKING OF THE OUTER LIMITS OF THE PROPOSED EXCAVATION OR MARKING THE CENTERLINE AND WIDTH OF PROPOSED LINEAL INSTALLATIONS OF BURIED FACILITIES. |
| PINK | - TEMPORARY SURVEY MARKINGS. |
| PURPLE | - SLURRY AND RECLAIMED. |

CONDITIONAL
USE PERMIT

| CONDITIONAL USE PERMIT | DATE |
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| APPROVED BY: | DATE: | APPROVED BY: | DATE: |
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| EG | 06/13/23 | LG | |
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COVER
FORT STEVENS HISTORIC GUARDHOUSE REHABILITATION - PHASE I
TAX LOT #810060030000
OREGON PARKS AND RECREATION DEPARTMENT

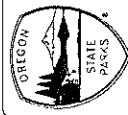
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| SHEET | G000 |
| COUNT | 36315 |

CONDITIONAL
USE PERMIT

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CODE ANALYSIS
 FORT STEVENS HISTORIC GUARDHOUSE REHABILITATION - PHASE 1
 TAX LOT #816060005000
 OREGON PARKS AND RECREATION DEPARTMENT

SHEET: 0001
 DATE: 06/13/23
 36315

PROJECT DESCRIPTION

THE FORT STEVENS GUARD HOUSE, WAS CONSTRUCTED IN 1911 AND IS NOW PART OF FORT STEVENS STATE PARK. IT WAS DESIGNATED A SIGNIFICANT HISTORIC BUILDING THROUGH INDIVIDUAL LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES IN 1975. THE 2,743 SQ. SINGLE STORY BUILDING WITH A PARTIAL BASEMENT HAS CHANGED LITTLE SINCE ITS CONSTRUCTION AND IS CURRENTLY USED BY THE PARK AS A SMALL MUSEUM EXHIBITING THE FORMER GUARD AND LANE SPAZZLE, AS WELL AS THE HISTORY OF FORT STEVENS. THE MUSEUM HAS LIMITED SEASONAL HOURS AND IS STAFFED BY VOLUNTEERS. THE BUILDING IS COMPOSED OF A CONCRETE FOUNDATION, BRICK MASONRY EXTERIOR WALLS, AND A WOOD-FRAMED SLATE ROOF.

THE SCOPE OF WORK IS LIMITED TO THE REPLACEMENT OF HOODING, ROOF UNDERLAYMENT, AND SHEATHING, AS WELL AS THE RESTORATION AND RECONSTRUCTION OF EXISTING DAMAGED EXTERIOR AND INTERIOR. NEW GUTTERS, DOWNPOUTS, AND FLASHINGS WILL ALSO BE PROVIDED. STRUCTURAL WORK INCLUDES THE REPLACEMENT OF PARTIES IN KIND, AND THE REPAIRING OF ONE PRIMARY ROOF TRUSS.

GENERAL PROJECT INFORMATION

BUILDING OWNER: OREGON PARKS AND RECREATION DEPARTMENT
PROJECT ADDRESS: TAX LOT #8160600000
LEGAL DESCRIPTION: SECTION 13 10 10; TL 100
RISK CATEGORY: II
CONSTRUCTION TYPE: TYPE III-B
 EXISTING CONCRETE FOUNDATION, LEAD WEARING BRICK MASONRY WALLS (EXTERIOR) AND INTERIOR, WOOD-FRAMED FLOOR AND ROOF STRUCTURE, SLATE ROOF

APPLICABLE CODES

JURISDICTION: THE CITY OF WARRENTON
 2018 INTERNATIONAL BUILDING CODE (IBC) W/ IBC 51-59
 2018 INTERNATIONAL FIRE CODE W/ IBC 51-54
 2019 OREGON STRUCTURAL SPECIALTY CODE (OSCS)
 2021 OREGON PLUMBING SPECIALTY CODE (OPSC)
 2021 OREGON ENERGY EFFICIENCY SPECIALTY CODE (OECES)

SITE AND ZONING

TAX MAP/PARCEL #: 81600000000
ZONING: OG OHLN SPACD INSTITUTIONAL, NO CHANGES
PERMITTED USE: BUREAU OF LAND MANAGEMENT
BUILDING AREA: BASEMENT: 2,818 SQ FT
 FIRST FLOOR: 4,700 SQ FT
TOTAL: 7,518 SQ FT
PROPERTY AREA/LOT SIZE: 13,838 SQ FT (312 ACRES)
FLOOR AREA RATIO: NO CHANGES
BUILDING HEIGHT: REQUIRED: 55 FEET, MAXIMUM ALLOWED
 PROPOSED: NO PROPOSED CHANGES TO EXISTING

USE AND OCCUPANCY

NOTE: NO CHANGE IN OCCUPANCY

TYPES OF CONSTRUCTION

| FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 601) | | |
|-----------------------------------------------------------------------|------------|-----------|
| BUILDING ELEMENT | REQUIRED | PROPOSED |
| CONSTRUCTION TYPE | TYPE III-B | NO CHANGE |
| STRUCTURAL FRAME | 0 | NO CHANGE |
| WEARING WALLS - EXTERIOR | 0 | NO CHANGE |
| INTERIOR | 0 | NO CHANGE |
| NONWEARING WALLS AND PARTITIONS - EXTERIOR | 0 | NO CHANGE |
| INTERIOR | 0 | NO CHANGE |
| FLOOR CONSTRUCTION | 0 | NO CHANGE |
| ROOF CONSTRUCTION | 0 | NO CHANGE |

** REFERENCE CODE PLANS FOR CONTINUITY OF LOAD PATH RATING

FIRE AND SMOKE PROTECTION

FLOOR AND ROOF ASSEMBLIES (PER 711)

SEPARATING MIXED OCCUPANCY (S1.2.4.1)
 WHERE THE HORIZONTAL ASSEMBLY SEPARATES MIXED OCCUPANCIES, THE ASSEMBLY SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN THAT REQUIRED BY SECTION 704.4 BASED ON THE OCCUPANCIES BEING SEPARATED.

SHAFT ENCLOSURES (PER 713)

SHAFT ENCLOSURES SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 1 HOUR WHERE CONNECTING LESS THAN FOUR FLOORS. SHAFT ENCLOSURES SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN THE FLOOR ASSEMBLY PENETRATED, BUT NEED NOT EXCEED 2-HOURS. SHAFT ENCLOSURES SHALL MEET THE REQUIREMENTS OF SECTION 703.2.1.

OPENING FIRE PROTECTION ASSEMBLIES (TABLE 716.1(2))

| ASSEMBLY TYPE | WALL RATING | MIN. DOOR RATING | DOOR VISION PANEL SIZE | MIN. SILL HEIGHT | TRANSOM RATING |
|----------------------|-------------|------------------|------------------------|------------------|----------------|
| SHAFT WALL | 1 | 1 | 100 SQ IN | NOT PERMITTED | 1 |
| RISE BARRIER | 1 | 1 | 100 SQ IN | NOT PERMITTED | 1 |
| OPENED FIRE BARRIERS | 1 | 0.75 | MAX. TESTED | 0.75 | 0.75 |

ALL QUANTITIES IN HOURS

ENERGY EFFICIENCY

2021 OREGON ENERGY EFFICIENCY SPECIALTY CODE (OECES)
BUILDING CLASSIFICATION: COMMERCIAL BUILDING
CLIMATE ZONE: CLIMATE ZONE 4C
 NOTE: NO CHANGES TO EXISTING ENERGY EFFICIENCY

EXTERIOR WALLS

WEATHER PROTECTION (W4.2)
 NO CHANGE

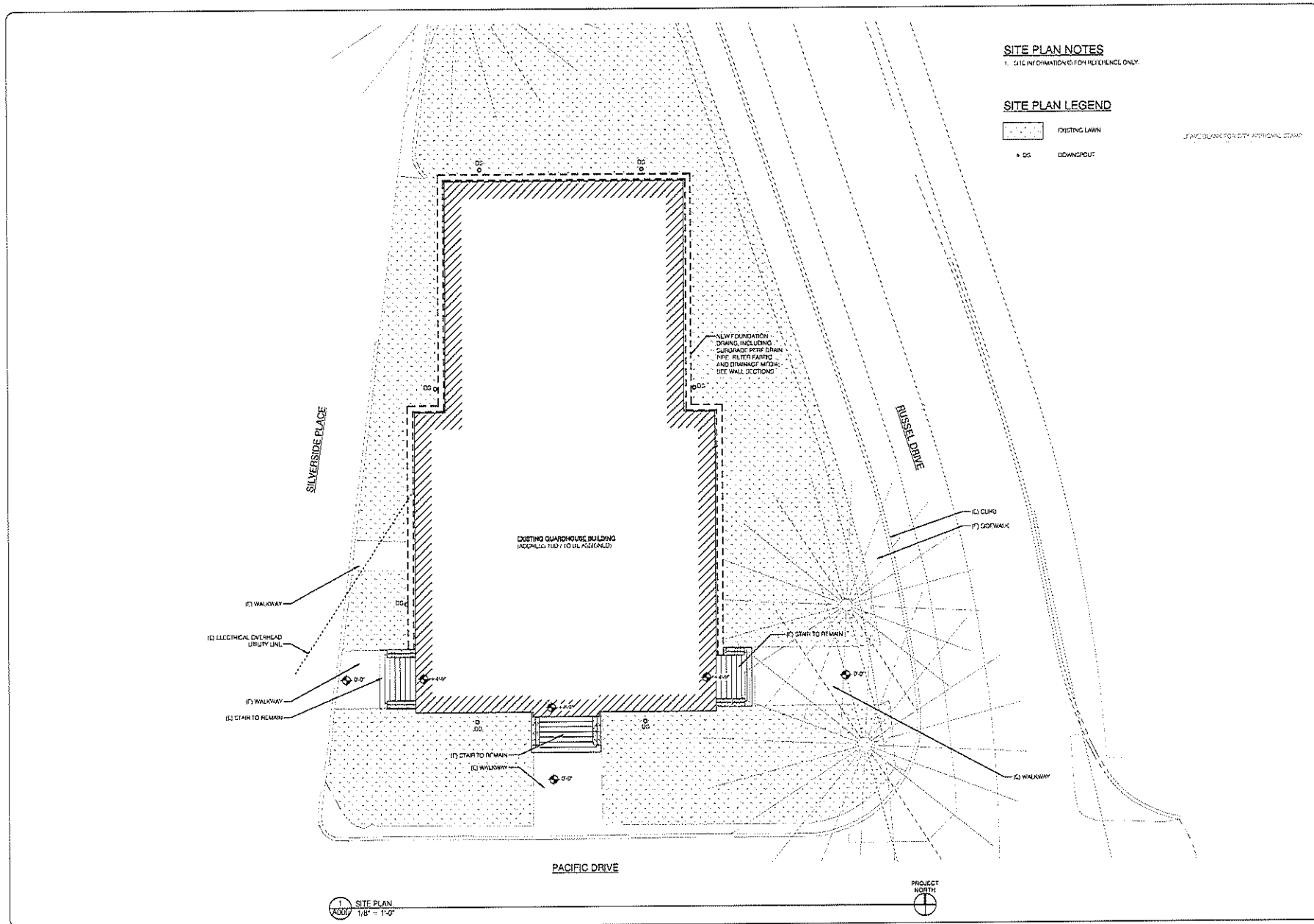
ROOF ASSEMBLIES

FIRE CLASSIFICATIONS (PER 1505)

| CONSTRUCTION TYPE | MINIMUM ROOF COVERING CLASSIFICATION |
|-------------------|--------------------------------------|
| III-B | C |

STRUCTURAL DESIGN

SITE SHEET (S-2) FOR GENERAL STRUCTURAL NOTATIONS AND DESIGN CRITERIA



CONDITIONAL
USE PERMIT

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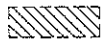


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| APPROVED BY | DATE |
| EG | |
| LG | 06/13/23 |



SITE PLAN
FORT STEVENS HISTORIC GUARDHOUSE REHABILITATION - PHASE I
TAX LOT #81606003000
OREGON PARKS AND RECREATION DEPARTMENT

| | |
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| SHEET | 4000 |
| COPY NO. | 36315 |


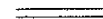

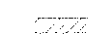
DEMOLITION RCP LEGEND

-  EXTENT OF EXISTING CEILING TO BE REMOVED. CONTRACTOR TO VERIFY WORKING CLEARANCE IS EQUIPPED FOR TRUSS REPAIR WORK.
-  EXISTING OPENING IN EXISTING CEILING.
-  PENDANT FEATURE TO REMAIN.

DEMOLITION RCP NOTES

1. SEE SHEET A400 FOR GENERAL NOTES.
2. VERIFY ALL DIMENSIONS IN FIELD.
3. VERIFY NOTES IN THE DRAWINGS REQUIRE THE REMOVAL OF A BUILDING ELEMENT OR SYSTEM OR A COMPLETE COMPONENT CONSISTED OF MULTIPLE ELEMENTS. THE CONTRACTOR SHALL DISASSEMBLE AND COMPLETELY REMOVE FROM THE SITE EACH ITEM IN ITS ENTIRETY SO AS TO ACCOMMODATE THE INSTALLATION OF THE NEW WORK TO FOLLOW.
4. THE CONTRACTOR SHALL COORDINATE DEMOLITION WITH EXISTING SYSTEMS SUCH AS STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL REQUIREMENTS.
5. ALL LOCALLY RECYCLABLE MATERIALS REMOVED FROM THE SITE SHALL BE TRANSPORTED TO THE APPROPRIATE RECYCLER.

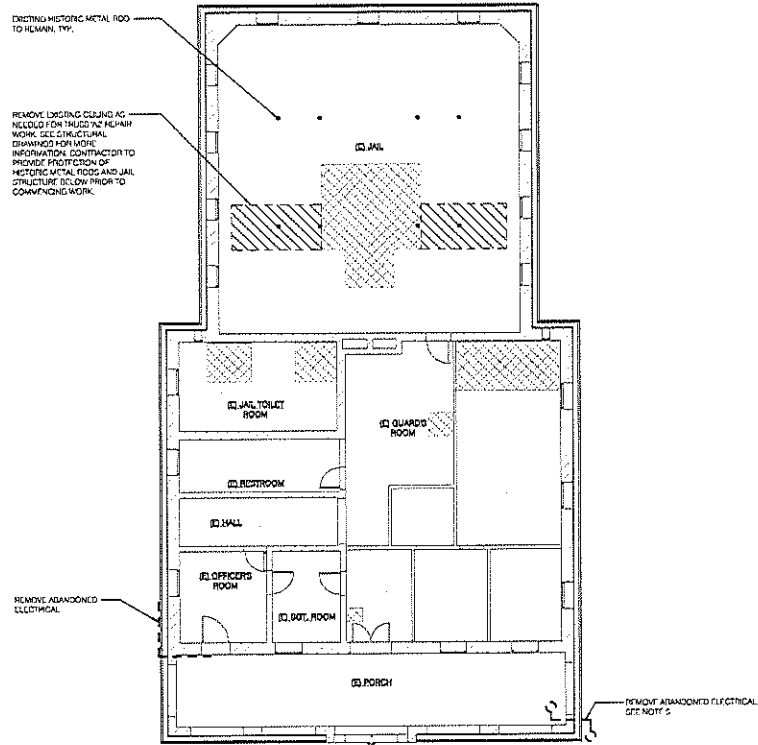
DEMOLITION PLAN LEGEND

-  EXISTING BRICK WALL TO REMAIN
-  EXISTING CONCRETE WALL TO REMAIN
-  EXISTING NON-FUNCTIONING HISTORIC RADIATORS TO REMAIN
-  (E) BRICK WALL TO REMAIN

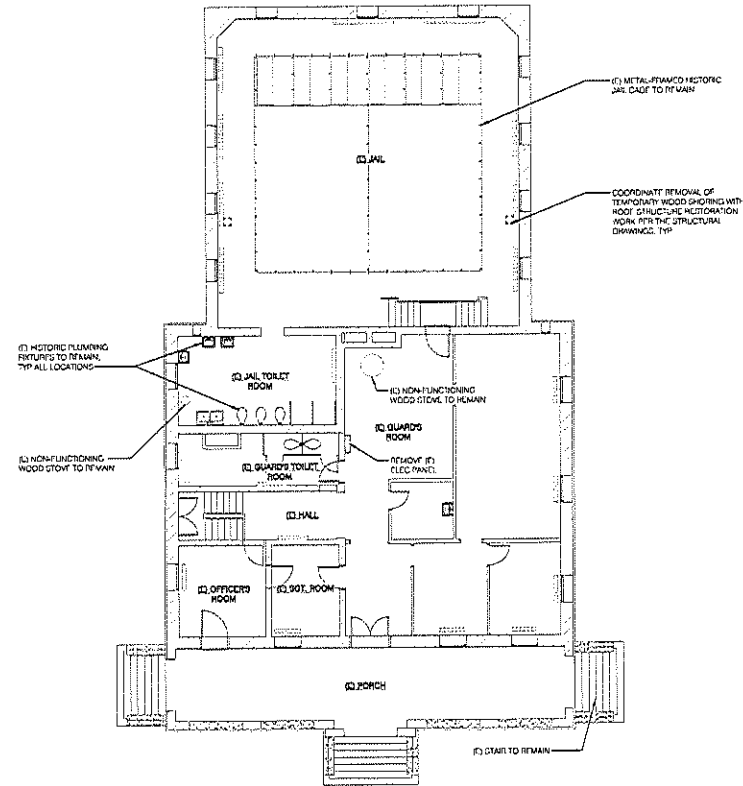
DEMOLITION PLAN NOTES

1. SEE SHEET A400 FOR GENERAL NOTES.
2. VERIFY ALL DIMENSIONS IN FIELD.
3. VERIFY NOTES IN THE DRAWINGS REQUIRE THE REMOVAL OF A BUILDING ELEMENT OR SYSTEM OR A COMPLETE COMPONENT CONSISTED OF MULTIPLE ELEMENTS. THE CONTRACTOR SHALL DISASSEMBLE AND COMPLETELY REMOVE FROM THE SITE EACH ITEM IN ITS ENTIRETY SO AS TO ACCOMMODATE THE INSTALLATION OF THE NEW WORK TO FOLLOW.
4. THE CONTRACTOR SHALL COORDINATE DEMOLITION WITH EXISTING SYSTEMS SUCH AS STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL REQUIREMENTS.
5. ALL LOCALLY RECYCLABLE MATERIALS REMOVED FROM THE SITE SHALL BE TRANSPORTED TO THE APPROPRIATE RECYCLER.

LEAVE BLANK FOR CITY APPROVAL STAMP



2 DEMOLITION REFLECTED CEILING PLAN - GROUND FLOOR
A102 1/8" = 1'-0"



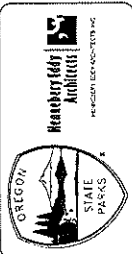
1 DEMOLITION PLAN - GROUND FLOOR
A102 1/8" = 1'-0"



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| APPROVED BY: | DATE: |
| EG | 06/13/23 |
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






DEMO PLAN AND RCP - GROUND FLOOR
FORT STEVENS HISTORIC GUARDHOUSE REHABILITATION - PHASE 1
TAX LOT #81666003000

OREGON PARKS AND RECREATION DEPARTMENT

| | |
|----------|-------|
| SHEET | A102 |
| COPY NO. | 38315 |

ELEVATION LEGEND

-  SLANT SHINGLE ROOF. SEE DETAIL FOR AGGREGATE.
-  EXTERIOR BRICK WALL. CLEAN, REPOINT, AND REPAIR DAMAGED UNITS.
-  RESTORATION OF (F) DOOR/WINDOW IS COMPLETE. OMIT FROM RESTORATION SCHEDULE.
-  RESTORE (E) WINDOW. REPLACE MISSING AND DIFFERENTIATED UNITS.
-  WINDOW RESTORATION. SET WINDOW SCHEDULE FOR MORE INFORMATION.

EXTERIOR ELEVATION NOTES

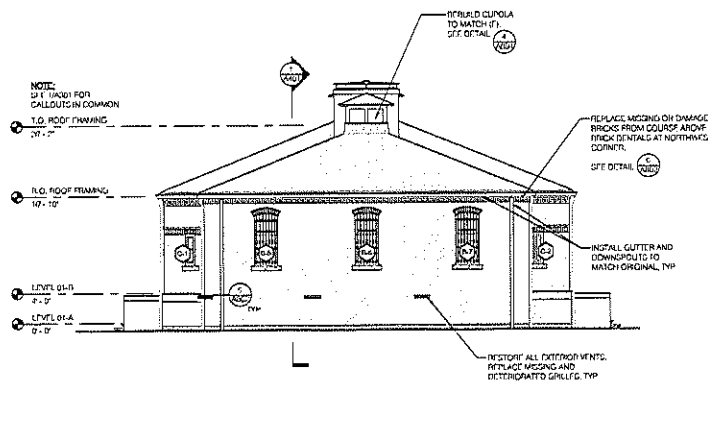
1. SEE SHEET A001 FOR GENERAL NOTES.
2. ALL DIMENSIONS ARE APPROXIMATE. VERIFY ALL DIMENSIONS IN FIELD.
3. VERIFY VOLUMING HEIGHTS WITH ARCHITECT IF NOT INDICATED ON ARCHITECTURAL DRAWINGS.

LEAVE BLANK FOR CITY APPROVAL/STAMP

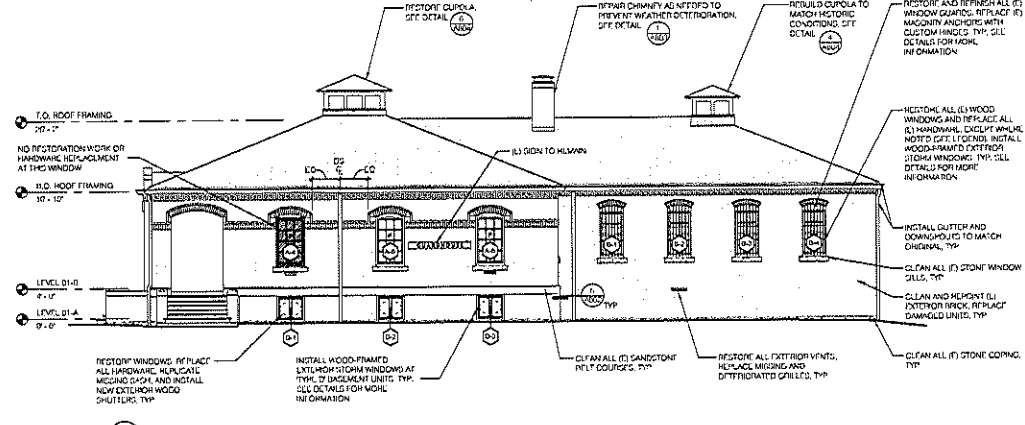
CONDITIONAL
USE PERMIT

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| APPLICANT: EC | DATE: 06/19/23 |
| PROJECT: LG | FILE NO: |
| ADDRESS: 81 | DATE: 06/19/23 |
| FILE NO: | FILE: |

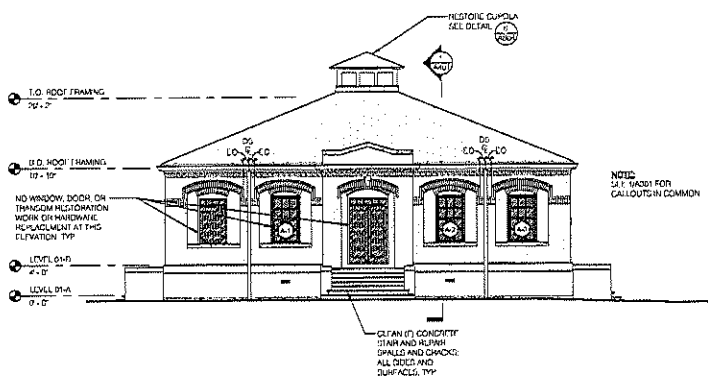
06/19/23



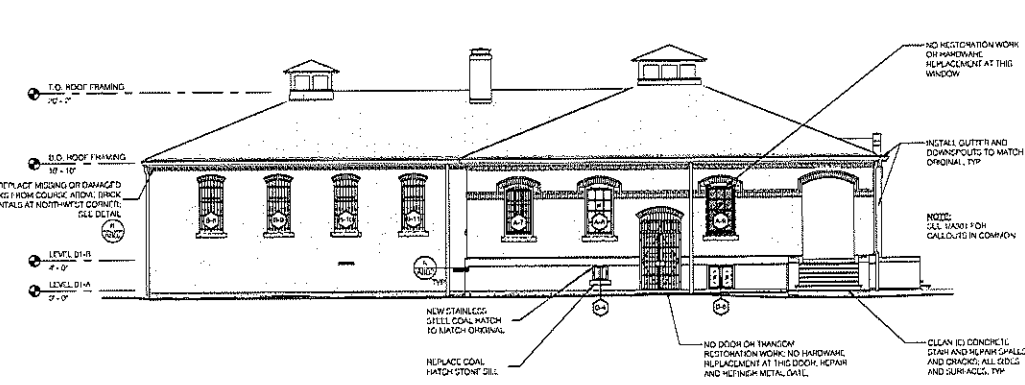
3 NORTH ELEVATION
1/8" = 1'-0"



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



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



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

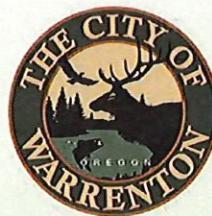
BUILDING ELEVATIONS
FORT STEVENS HISTORIC GUARDHOUSE REHABILITATION - PHASE 1
TAX LOT #816060003000
OREGON PARKS AND RECREATION DEPARTMENT

36315



Fort Stevens
Conditional Use Permit

July 27, 2023
Attachment B



FORT STEVENS STATE PARK CAMPGROUND UPGRADES - GO BONDS 2022

PROJECT DIRECTORY

OWNER
OREGON PARKS & RECREATION DEPARTMENT
705 SUMMIT ST., SE, SUITE C
SALFVN, OREGON 97301
P: 971.374.2072
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CONTACT: BLAIR GARDNER

CIVIL
KPF CONSULTING ENGINEERS
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CONTACT: DANIELLE PHELIET

LANDSCAPE
RANGE STUDIO
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P: 971.708.6510
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KPF CONSULTING ENGINEERS
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CONTACT: MARK TORIN

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INTERFACE ENGINEERING
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PORTLAND, OREGON 97204
P: 503.382.2566
CONTACT: STEPH HIRPLET

PLUMBING
INTERFACE ENGINEERING
100 SW MAIN ST #1600
PORTLAND, OREGON 97204
P: 503.382.2566
CONTACT: SCOTT HOLM

ELECTRICAL
INTERFACE ENGINEERING
100 SW MAIN ST #1600
PORTLAND, OREGON 97204
P: 503.382.2566
CONTACT: JEFF HARRISON

DRAWING SHEET INDEX

| GENERAL | COVER |
|---------|-----------------------------------------------------------|
| C000 | COVER |
| C010 | OVERALL EXISTING CONDITIONS |
| C101 | LOOP C - EXISTING CONDITIONS & DEMOLITION PLAN |
| C102 | LOOP L - EXISTING CONDITIONS & DEMOLITION PLAN |
| C103 | LOOP M - EXISTING CONDITIONS & DEMOLITION PLAN |
| C104 | LOOP N - EXISTING CONDITIONS & DEMOLITION PLAN |
| C105 | LOOP O - EXISTING CONDITIONS & DEMOLITION PLAN |
| C106 | TENT CAMPING LOOP - EXISTING CONDITIONS & DEMOLITION PLAN |
| C109 | AMPHITHEATER - EXISTING CONDITIONS & DEMOLITION PLAN |
| C110 | DAY USE AREA - EXISTING CONDITIONS & DEMOLITION PLAN |
| C200 | OVERALL SITE PLAN |
| C201 | LOOP C - SITE PLAN |
| C202 | LOOP L - SITE PLAN |
| C203 | LOOP M - SITE PLAN |
| C204 | LOOP N - SITE PLAN |
| C205 | LOOP O - SITE PLAN |
| C207 | SOUTH CAMP LIFT STATION |
| C208 | TENT CAMPING LOOP - SITE PLAN |
| C209 | AMPHITHEATER - SITE PLAN |
| C210 | DAY USE AREA - SITE PLAN |

| LANDSCAPE | |
|-----------|--------------------------|
| L100 | OVERALL SITE PLAN |
| L101 | RESTROOM C - SITE PLAN |
| L102 | LOOP L - SITE PLAN |
| L103 | LOOP M - SITE PLAN |
| L104 | LOOP N - SITE PLAN |
| L105 | LOOP O - SITE PLAN |
| L106 | TENT LOOP - SITE PLAN |
| L108 | TENT LOOP - TREE PLAN |
| L109 | AMPHITHEATER - SITE PLAN |

| ARCHITECTURAL | |
|---------------|------------------------------------------------------|
| A000 | GENERAL NOTES |
| A001 | RRISHOWER RM BUILDING AND AMPHITHEATER CONCEPTS |
| A002 | LOOP C - RRISHOWER RM BUILDING PLANS |
| A003 | LOOP L - RRISHOWER RM ROOF PLAN |
| A004 | TENT CAMPING LOOP - RRISHOWER RM BUILDING PLAN |
| A005 | TENT CAMPING LOOP - RRISHOWER RM ROOF PLAN |
| A006 | AMPHITHEATER - PLANS, FCPS AND ELEVATIONS |
| A007 | AMPHITHEATER - EXISTITION GAIN |
| A008 | LOOP C - RRISHOWER RM BUILDING ELEVATIONS |
| A009 | TENT CAMPING LOOP - RRISHOWER RM BUILDING ELEVATIONS |
| A010 | LOOP C - RRISHOWER RM BUILDING SECTION |
| A011 | TENT CAMPING LOOP - RRISHOWER RM BUILDING SECTION |

| STRUCTURAL | |
|------------|-------------------------------------------------|
| S001 | LOOP C - RRISHOWER RM BUILDING PLANS |
| S002 | LOOP L - RRISHOWER RM ROOF PLAN |
| S003 | TENT CAMPING LOOP - RRISHOWER RM BUILDING PLANS |
| S004 | TENT CAMPING LOOP - RRISHOWER RM ROOF PLAN |
| S005 | AMPHITHEATER - PLANS, FCPS AND ELEVATIONS |
| S006 | AMPHITHEATER - EXISTITION GAIN |

| MECHANICAL | |
|------------|------------------------------------------------|
| M001 | LOOP C - RRISHOWER RM BUILDING PLANS |
| M002 | TENT CAMPING LOOP - RRISHOWER RM BUILDING PLAN |

| PLUMBING | |
|----------|------------------------------------------------|
| P001 | LOOP C - RRISHOWER RM BUILDING PLANS |
| P002 | TENT CAMPING LOOP - RRISHOWER RM BUILDING PLAN |

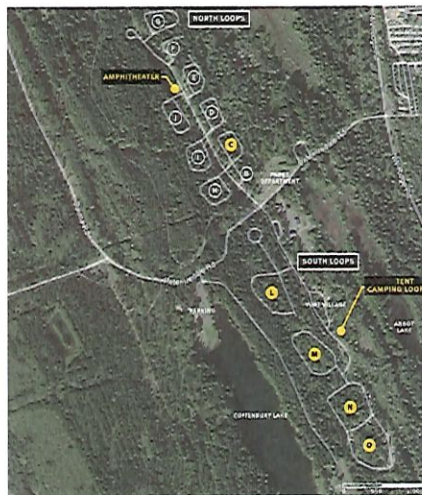
| ELECTRICAL | |
|------------|------------------------------------------------|
| E001 | SITE PLAN - LOOP C, E, M |
| E002 | LOOP C - RRISHOWER RM BUILDING PLANS |
| E003 | TENT CAMPING LOOP - RRISHOWER RM BUILDING PLAN |
| E005 | AMPHITHEATER ELECTRICAL SITE PLAN |



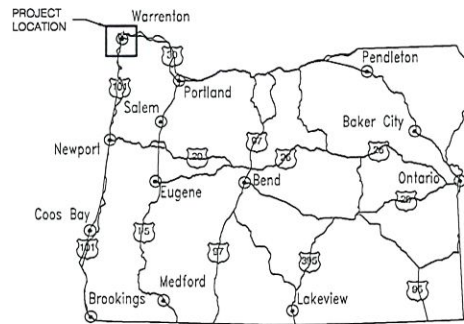
- ATTENTION**
OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THESE RULES ARE SET FORTH IN OAR 820-021-0001 THROUGH 820-021-0006. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER, OR BY VISITING THE WEBSITE: WWW.OREGONUTILITYNOTIFICATION.COM. THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 232-1907.
- COLOR CODES:**
- RED - ELECTRICAL, POWER LINES, CABLES, OR CONDUIT, AND LIGHTING CABLES.
 - YELLOW - GAS, OIL, STEAM, PETROLEUM, OR OTHER FLAMMABLE LIQUIDS OR GASOLINE MATERIALS.
 - ORANGE - COMMUNICATIONS, CABLE TV, ALARM OR SIGNAL LINES, CABLES OR CONDUITS.
 - BLUE - WATER, IRRIGATION, AND SLURRY LINES.
 - GREEN - SEWER, DRAINAGE FACILITIES OR OTHER DRAIN LINES.
 - WHITE - PRE-MARKING OF THE OUTER LIMITS OF THE PROPOSED EXCAVATION OR MARKING THE CENTERLINE AND WIDTH OF PROPOSED LINEAL INSTALLATIONS OF BURIED FACILITIES.
 - PINK - TEMPORARY SURVEY MARKINGS.
 - PURPLE - SLURRY AND RECLAIMED.



OVERALL VICINITY MAP - FORT STEVENS STATE PARK



CAMPGROUND IMPROVEMENTS VICINITY MAP - FORT STEVENS STATE PARK



STATE MAP
NOT TO SCALE

LEAVE BLANK FOR CITY APPROVAL STAMP

CONDITIONAL
USE PERMIT

| CONSTRUCTION USE PERMIT | DATE |
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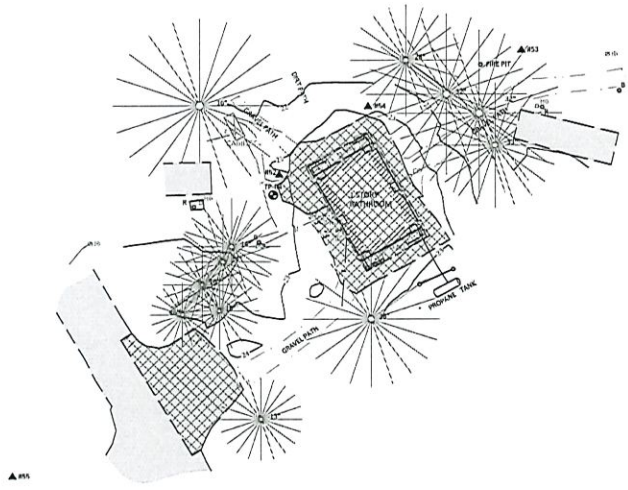
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COVER
FORT STEVENS STATE PARK CAMPGROUND UPGRADES
100 PETER REDALE RD, HAMMOND, OR 97121

OREGON PARKS AND RECREATION DEPARTMENT

| SHEET | GOOD |
|-------|------|
| 0001 | |
| 36311 | |



SHEET LEGEND

| | |
|--|--------------------------------------------|
| | WATER MAIN FROM AS-BUILTS, NOT SURVEYED |
| | SANITARY MAIN FROM AS-BUILTS, NOT SURVEYED |
| | STORM LINE FROM AS-BUILTS, NOT SURVEYED |
| | SAWCUT LINE |
| | REMOVE OR ABANDON UTILITY LINE IN PLACE |
| | REMOVE TREE |
| | AC PAVEMENT AND SIDEWALK TO BE REMOVED |

LEAVE BLANK FOR CITY APPROVAL STAMP

SHEET NOTES

- CONTRACTOR MAY STAGE WITHIN LIMITS OF DEMOLITION.
- REMOVE ALL SITE COMPONENTS AND RECYCLE COMPONENTS AS REQUIRED IN THE SPECIFICATIONS.
- GENERAL DEMOLITION PERMIT SHALL BE SECURED BY THE CONTRACTOR.
- ALL TRADE LICENSES AND PERMITS NECESSARY FOR THE PROCUREMENT AND COMPLETION OF THE WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING DEMOLITION.
- THE CONTRACTOR SHALL PRESERVE AND PROTECT FROM DAMAGE ALL EXISTING RIGHT-OF-WAY SURVEY MONUMENTATION DURING DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR THE REPLACEMENT BY A LICENSED SURVEYOR OF ANY DAMAGED OR REMOVED MONUMENTS.
- PROTECT ALL ITEMS ON ADJACENT PROPERTIES AND IN THE RIGHT OF WAY INCLUDING BUT NOT LIMITED TO SIGNAL EQUIPMENT, PARKING METERS, SIDEWALKS, STREET TREES, STREET LIGHTS, CURBS, PAVEMENT AND SIGNAGE. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ANY DAMAGED ITEMS TO ORIGINAL CONDITION.
- PROTECT STRUCTURES, UTILITIES, SIDEWALKS, AND OTHER FACILITIES IMMEDIATELY ADJACENT TO EXCAVATIONS FROM DAMAGES CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS.
- SAWCUT STRAIGHT LINES IN SIDEWALK, AS NECESSARY.
- CONTRACTOR IS RESPONSIBLE TO CONTROL DUST AND MUD DURING THE DEMOLITION PERIOD, AND DURING TRANSPORTATION OF DEMOLITION DEBRIS. ALL STREET SURFACES OUTSIDE THE CONSTRUCTION ZONE MUST BE KEPT CLEAN.
- ALL EXPOSED PORTIONS OF UNDERGROUND UTILITIES TO BE ABANDONED SHALL BE PLUGGED PER DETAIL XXXX.

PHOTO OF EXISTING



DEMOLITION KEY NOTES

- 20 SAWCUT LINE
- 21 REMOVE CONCRETE CURB.
- 22 REMOVE CONCRETE SIDEWALK
- 23 REMOVE ASPHALT PAVEMENT AND CRUSHED ROCK SUBGRADE.
- 24 REMOVE CONCRETE ADA RAMP.
- 25 REMOVE CONCRETE DRIVEWAY.
- 26 REMOVE BOLLARD.
- 27 REMOVE EXISTING UNDERGROUND ELECTRICAL SERVICE.
- 28 REMOVE CATCH BASIN
- 29 MONUMENTATION (BRASS SCREW) IN AREA TO BE RECONSTRUCTED. SEE GENERAL NOTE X ON SHEET XXX.

PROTECTION KEY NOTES

- 30 PROTECT CURB AND SIDEWALK.
- 41 PROTECT ELECTRICAL VAULT.
- 42 PROTECT UNDERGROUND UTILITIES.
- 43 PROTECT TREE.
- 44 PROTECT MONUMENTATION.



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| APPROVED BY: | DATE |

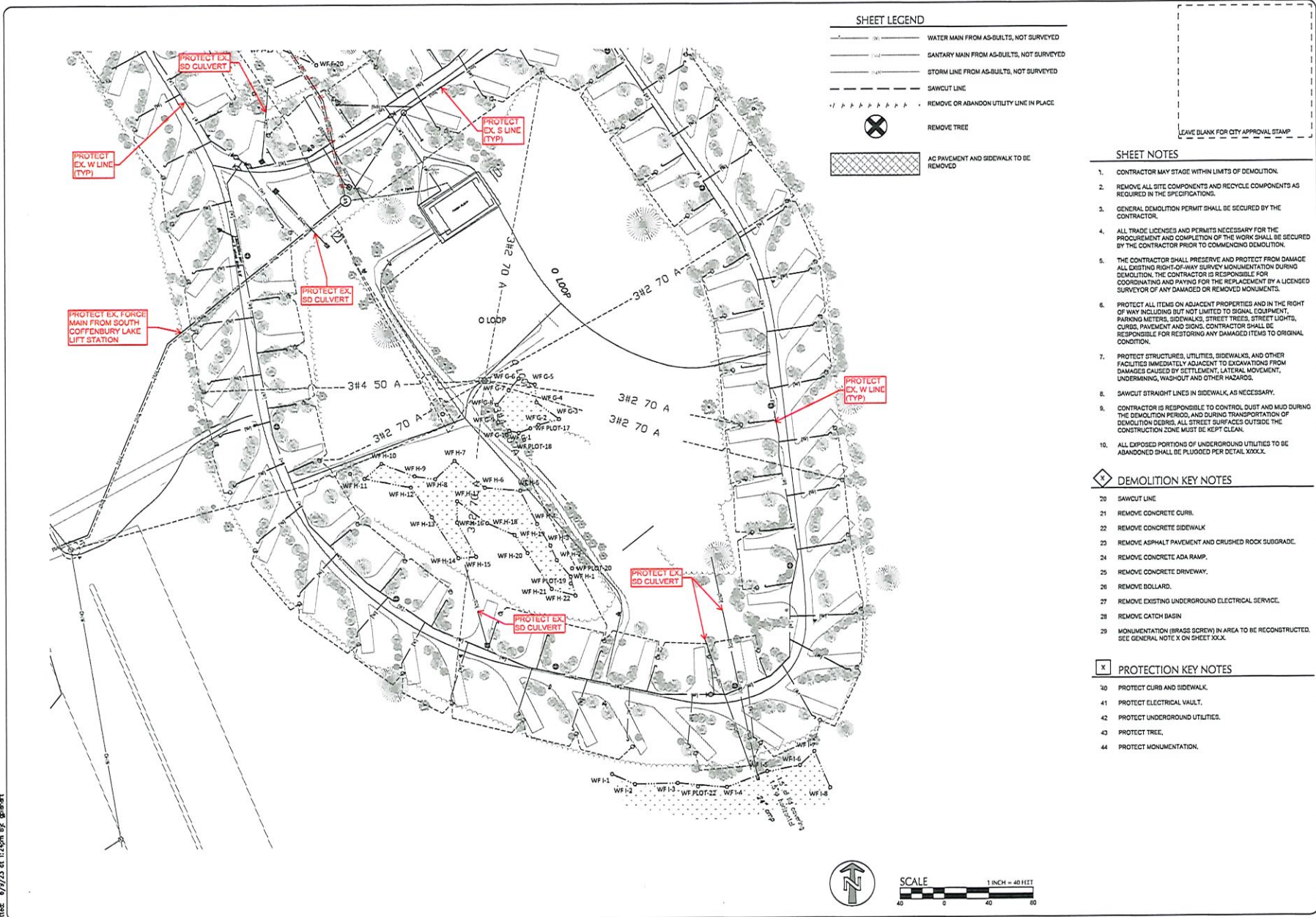
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| DATE | DATE | DATE | DATE |



LOOP C - EXISTING CONDITIONS & DEMOLITION PLAN
FORT STEVENS STATE PARK CAMPGROUND UPGRADES
 100 PETER IREDALE RD, HAMMOND, OR 97121
OREGON PARKS AND RECREATION DEPARTMENT

| | |
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| DATE: | C101 |
| DRWG#: | 36311 |

File: \\pwr\apps\1\1\4 - 123\proj\12302021 - Fort Stevens - 5" x 7" VDOT\202021 - C100 - EX.dwg IMA.C105
 Plotted: 07/23 at 11:26am by gsmat



SHEET LEGEND

| | |
|--|--------------------------------------------|
| | WATER MAIN FROM AS-BUILTS, NOT SURVEYED |
| | SANITARY MAIN FROM AS-BUILTS, NOT SURVEYED |
| | STORM LINE FROM AS-BUILTS, NOT SURVEYED |
| | SAWCUT LINE |
| | REMOVE OR ABANDON UTILITY LINE IN PLACE |
| | REMOVE TREE |
| | AC PAVEMENT AND SIDEWALK TO BE REMOVED |

- SHEET NOTES**
- CONTRACTOR MAY STAGE WITHIN LIMITS OF DEMOLITION.
 - REMOVE ALL SITE COMPONENTS AND RECYCLE COMPONENTS AS REQUIRED IN THE SPECIFICATIONS.
 - GENERAL DEMOLITION PERMIT SHALL BE SECURED BY THE CONTRACTOR.
 - ALL TRADE LICENSES AND PERMITS NECESSARY FOR THE PROCUREMENT AND COMPLETION OF THE WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING DEMOLITION.
 - THE CONTRACTOR SHALL PRESERVE AND PROTECT FROM DAMAGE ALL EXISTING RIGHT-OF-WAY SURVEY MONUMENTATION DURING DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR THE REPLACEMENT BY A LICENSED SURVEYOR OF ANY DAMAGED OR REMOVED MONUMENTS.
 - PROTECT ALL ITEMS ON ADJACENT PROPERTIES AND IN THE RIGHT OF WAY INCLUDING BUT NOT LIMITED TO SIGNAL EQUIPMENT, PARKING METERS, SIDEWALKS, STREET TREES, STREET LIGHTS, CURBS, PAVEMENT AND SIGNAGE. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ANY DAMAGED ITEMS TO ORIGINAL CONDITION.
 - PROTECT STRUCTURES, UTILITIES, SIDEWALKS, AND OTHER FACILITIES IMMEDIATELY ADJACENT TO EXCAVATIONS FROM DAMAGES CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASH-OUT AND OTHER HAZARDS.
 - SAWCUT STRAIGHT LINES IN SIDEWALK, AS NECESSARY.
 - CONTRACTOR IS RESPONSIBLE TO CONTROL DUST AND MUD DURING THE DEMOLITION PERIOD, AND DURING TRANSPORTATION OF DEMOLITION DEBRIS. ALL STREET SURFACES OUTSIDE THE CONSTRUCTION ZONE MUST BE KEPT CLEAN.
 - ALL EXPOSED PORTIONS OF UNDERGROUND UTILITIES TO BE ABANDONED SHALL BE FLOODED PER DETAIL XXXX.

- DEMOLITION KEY NOTES**
- SAWCUT LINE
 - REMOVE CONCRETE CURB.
 - REMOVE CONCRETE SIDEWALK
 - REMOVE ASPHALT PAVEMENT AND CRUSHED ROCK SUBGRADE.
 - REMOVE CONCRETE ADA RAMP.
 - REMOVE CONCRETE DRIVEWAY.
 - REMOVE BOLLARD.
 - REMOVE EXISTING UNDERGROUND ELECTRICAL SERVICE.
 - REMOVE CATCH BASIN
 - MONUMENTATION (BRASS SCREWS) IN AREA TO BE RECONSTRUCTED. SEE GENERAL NOTE X ON SHEET XXXX.

- PROTECTION KEY NOTES**
- PROTECT CURB AND SIDEWALK.
 - PROTECT ELECTRICAL VAULT.
 - PROTECT UNDERGROUND UTILITIES.
 - PROTECT TREE.
 - PROTECT MONUMENTATION.



CONDITIONAL USE PERMIT
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 EXPIRES BY: [] DATE: []
 06/13/23

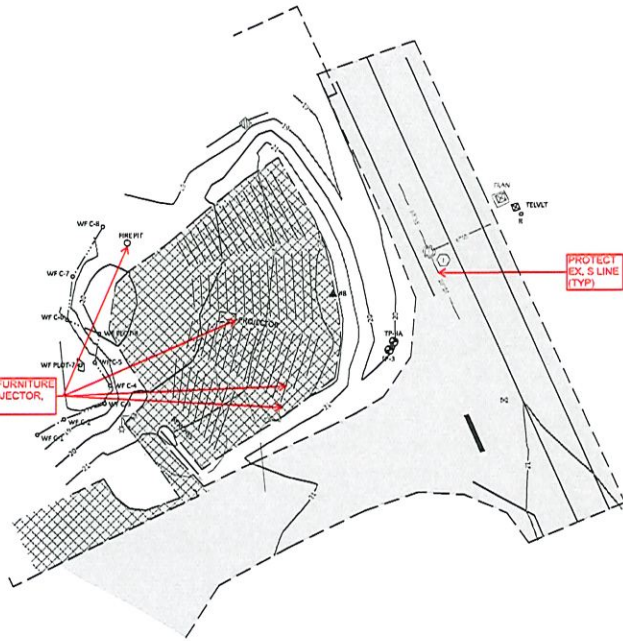
 111 WEST AVENUE, SUITE 200
 PORTLAND, OREGON 97201

OREGON STATE PARKS AND RECREATION DEPARTMENT
 LOOP 0 - EXISTING CONDITIONS & DEMOLITION PLAN
 FORT STEVENS STATE PARK CAMPGROUND UPGRADES
 100 PETER IREDALE RD, HAMMOND, OR 97121
 SHEET: C105
 DRAWN BY: 36311

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REMOVE EX. AMPHITHEATER SITE FURNITURE INCLUDING BENCHES, LIGHTS, PROJECTOR, AND FIRE PIT.

PROTECT EX. S LINE (TYP)



SHEET LEGEND

- WATER MAIN FROM AS-BUILTS, NOT SURVEYED
- SANITARY MAIN FROM AS-BUILTS, NOT SURVEYED
- STORM LINE FROM AS-BUILTS, NOT SURVEYED
- SAWCUT LINE
- REMOVE OR ABANDON UTILITY LINE IN PLACE
- REMOVE TREE
- AC PAVEMENT AND SIDEWALK TO BE REMOVED

LEAVE BLANK FOR CITY APPROVAL STAMP

SHEET NOTES

1. CONTRACTOR MAY STAGE WITHIN LIMITS OF DEMOLITION.
2. REMOVE ALL SITE COMPONENTS AND RECYCLE COMPONENTS AS REQUIRED IN THE SPECIFICATIONS.
3. GENERAL DEMOLITION PERMIT SHALL BE SECURED BY THE CONTRACTOR.
4. ALL TRADE LICENSES AND PERMITS NECESSARY FOR THE PROCUREMENT AND COMPLETION OF THE WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING DEMOLITION.
5. THE CONTRACTOR SHALL PRESERVE AND PROTECT FROM DAMAGE ALL EXISTING RIGHT-OF-WAY SURVEY MONUMENTATION DURING DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR THE REPLACEMENT BY A LICENSED SURVEYOR OF ANY DAMAGED OR REMOVED MONUMENTS.
6. PROTECT ALL ITEMS ON ADJACENT PROPERTIES AND IN THE RIGHT OF WAY INCLUDING BUT NOT LIMITED TO SIGNAL COLUMN, PARKING METERS, SIDEWALKS, STREET TREES, STREET LIGHTS, CURBS, PAVEMENT AND SIGNS. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ANY DAMAGED ITEMS TO ORIGINAL CONDITION.
7. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, AND OTHER FACILITIES IMMEDIATELY ADJACENT TO EXCAVATIONS FROM DAMAGES CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS.
8. SAWCUT STRAIGHT LINES IN SIDEWALK, AS NECESSARY.
9. CONTRACTOR IS RESPONSIBLE TO CONTROL DUST AND MUD DURING THE DEMOLITION PERIOD, AND DURING TRANSPORTATION OF DEMOLITION DEBRIS. ALL STREET SURFACES OUTSIDE THE CONSTRUCTION ZONE MUST BE KEPT CLEAN.
10. ALL EXPOSED PORTIONS OF UNDERGROUND UTILITIES TO BE ABANDONED SHALL BE PLUGGED PER DETAIL XXXX.

PHOTO OF EXISTING



DEMOLITION KEY NOTES

- 20 SAWCUT LINE
- 21 REMOVE CONCRETE CURB.
- 22 REMOVE CONCRETE SIDEWALK
- 23 REMOVE ASPHALT PAVEMENT AND CRUSHED ROCK SUBGRADE.
- 24 REMOVE CONCRETE ADA RAMP.
- 25 REMOVE CONCRETE DRIVEWAY.
- 26 REMOVE BOLLARD.
- 27 REMOVE EXISTING UNDERGROUND ELECTRICAL SERVICE.
- 28 REMOVE CATCH BASIN
- 29 MONUMENTATION (BRASS SCREW) IN AREA TO BE RECONSTRUCTED. SEE GENERAL NOTE X ON SHEET XXX.

PROTECTION KEY NOTES

- 40 PROTECT CURB AND SIDEWALK.
- 41 PROTECT ELECTRICAL VAULT.
- 42 PROTECT UNDERGROUND UTILITIES.
- 43 PROTECT TREE.
- 44 PROTECT MONUMENTATION.



CONDITIONAL USE PERMIT

| APPROVED BY: | DATE: |
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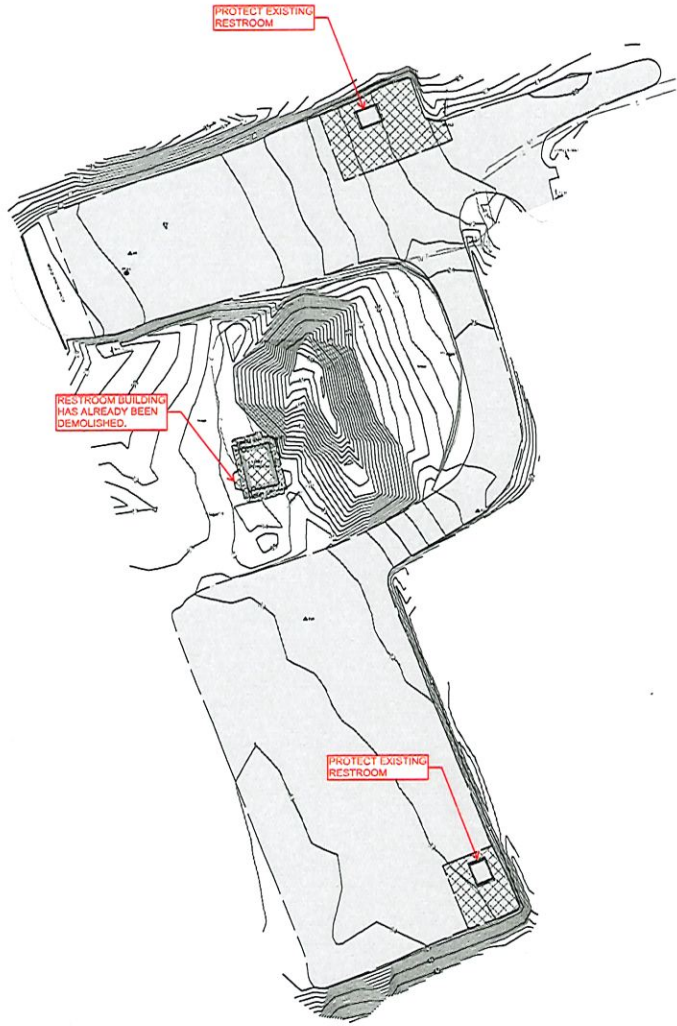
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AMPHITHEATER - EXISTING CONDITIONS & DEMOLITION PLAN
 FORT STEVENS STATE PARK CAMPGROUND UPGRADES
 100 PETER IREDALE RD, HAMMOND, OR 97121
 OREGON PARKS AND RECREATION DEPARTMENT

| | |
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| SHEET: | C109 |
| DATE: | 3/6/21 |

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SHEET NOTES

1. CONTRACTOR MAY STAY WITHIN LIMITS OF DEMOLITION.
2. REMOVE ALL SITE COMPONENTS AND RECYCLE COMPONENTS AS REQUIRED IN THE SPECIFICATIONS.
3. GENERAL DEMOLITION PERMIT SHALL BE SECURED BY THE CONTRACTOR.
4. ALL TRADE LICENSES AND PERMITS NECESSARY FOR THE PROCUREMENT AND COMPLETION OF THE WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING DEMOLITION.
5. THE CONTRACTOR SHALL PRESERVE AND PROTECT FROM DAMAGE ALL EXISTING RIGHT-OF-WAY SURVEY MONUMENTATION DURING DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR THE REPLACEMENT BY A LICENSED SURVEYOR OF ANY DAMAGED OR REMOVED MONUMENTS.
6. PROTECT ALL ITEMS ON ADJACENT PROPERTIES AND IN THE RIGHT OF WAY INCLUDING BUT NOT LIMITED TO SIGNAL EQUIPMENT, PARKING METERS, SIDEWALKS, STREET TREES, STREET LIGHTS, CURBS, PARKING AND SIGNS. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ANY DAMAGED ITEMS TO ORIGINAL CONDITION.
7. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, AND OTHER FACILITIES IMMEDIATELY ADJACENT TO EXCAVATIONS FROM DAMAGES CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASH-OUT AND OTHER HAZARDS.
8. SAWCUT STRAIGHT LINES IN SIDEWALK, AS NECESSARY.
9. CONTRACTOR IS RESPONSIBLE TO CONTROL DUST AND MUD DURING THE DEMOLITION PERIOD, AND DURING TRANSPORTATION OF DEMOLITION DEBRIS. ALL STREET SURFACES OUTSIDE THE CONSTRUCTION ZONE MUST BE KEPT CLEAN.
10. ALL EXPOSED PORTIONS OF UNDERGROUND UTILITIES TO BE ABANDONED SHALL BE PLUGGED PER DETAIL XXXX.

DEMOLITION KEY NOTES

- 20 SAWCUT LINE
- 21 REMOVE CONCRETE CURB
- 22 REMOVE CONCRETE SIDEWALK
- 23 REMOVE ASPHALT PAVEMENT AND CRUSHED ROCK SUBGRADE
- 24 REMOVE CONCRETE ADA RAMP
- 25 REMOVE CONCRETE DRIVEWAY
- 26 REMOVE BOLLARD
- 27 REMOVE EXISTING UNDERGROUND ELECTRICAL SERVICE
- 28 REMOVE CATCH BASIN
- 29 MONUMENTATION (BRASS SCREW) IN AREA TO BE RECONSTRUCTED. SEE GENERAL NOTE X ON SHEET XXXX.

PROTECTION KEY NOTES

- 30 PROTECT CURB AND SIDEWALK
- 41 PROTECT ELECTRICAL VAULT
- 42 PROTECT UNDERGROUND UTILITIES
- 43 PROTECT TREE
- 44 PROTECT MONUMENTATION



CONDITIONAL
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| CONDITIONAL USE PERMIT | |
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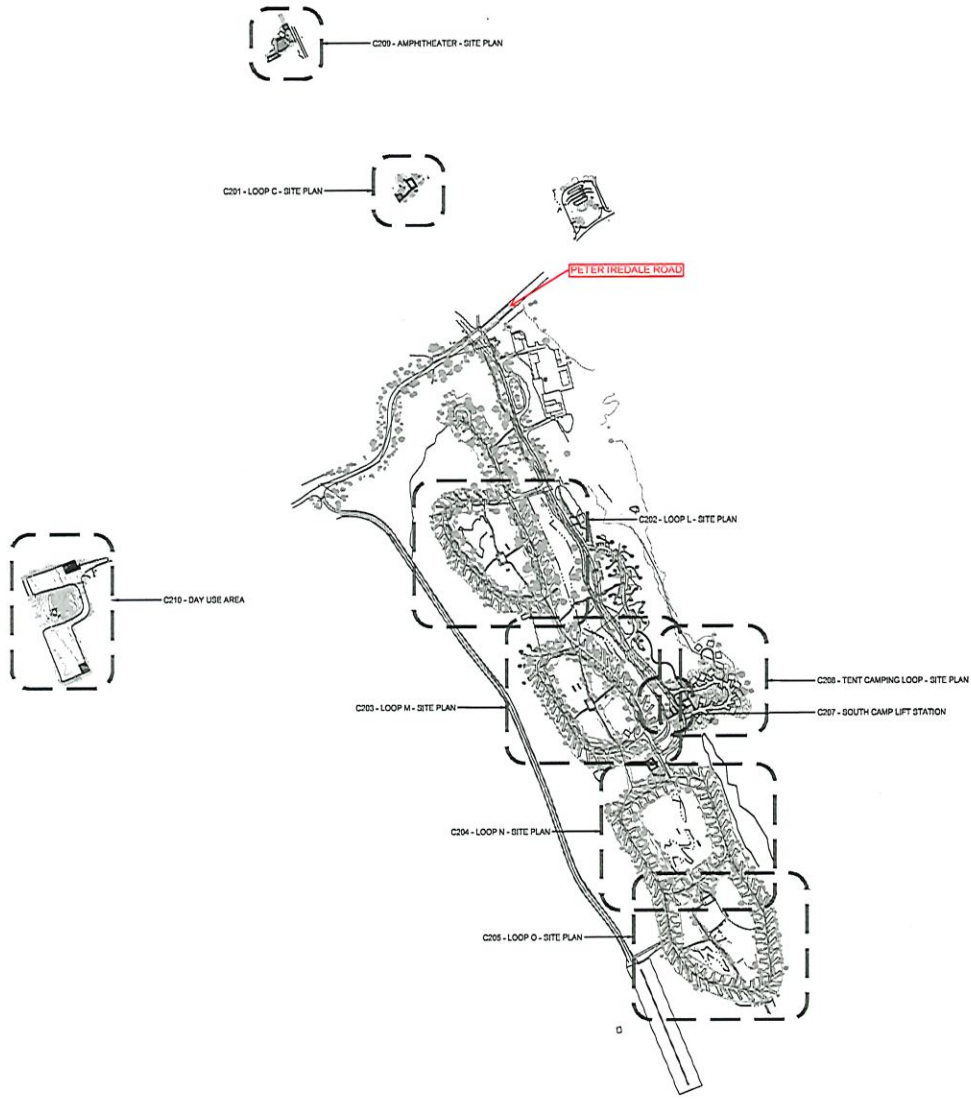
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| DP | | 06/13/23 | |



DAY USE AREA - EXISTING CONDITIONS & DEMOLITION PLAN
 FORT STEVENS STATE PARK CAMPGROUND UPGRADES
 100 PETER IREDALE RD, HAMMOND, OR 97121
 OREGON PARKS AND RECREATION DEPARTMENT

| | |
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| SHEET: | C110 |
| DATE: | 3/6/21 |

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111 PARKWAY, SUITE 400
 SEASIDE, OREGON 97138
 503.738.2261
 WWW.KPFF.COM

OVERALL SITE PLAN

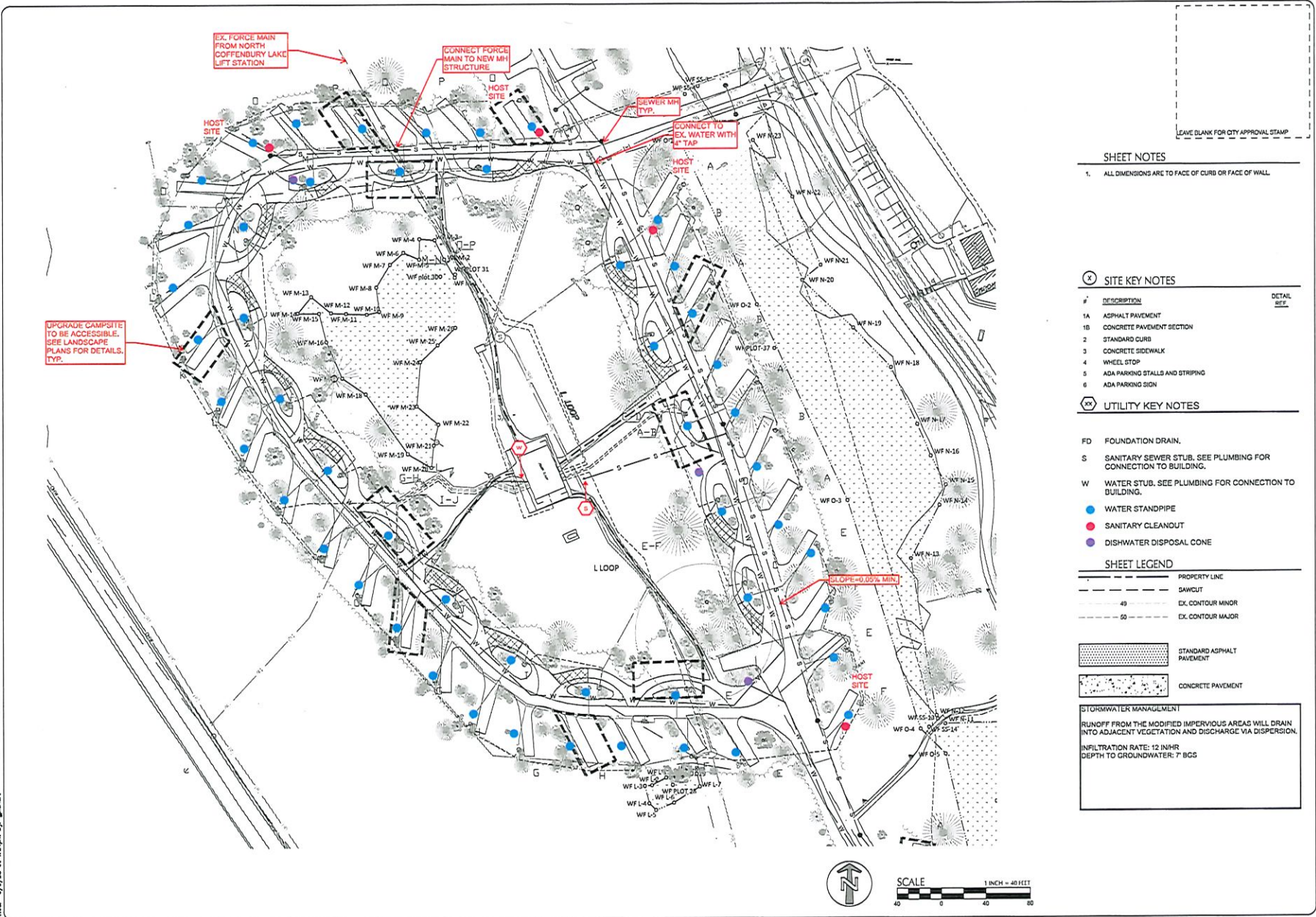
FORT STEVENS STATE PARK CAMPGROUND UPGRADES

100 PETER IREDALE RD, HAMMOND, OR 97121

OREGON PARKS AND RECREATION DEPARTMENT

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| PROJECT: | 36311 |

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SHEET NOTES

- 1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL

SITE KEY NOTES

- | # | DESCRIPTION | DETAIL REF. |
|----|---------------------------------|-------------|
| 1A | ASPHALT PAVEMENT | |
| 1B | CONCRETE PAVEMENT SECTION | |
| 2 | STANDARD CURB | |
| 3 | CONCRETE SIDEWALK | |
| 4 | WHEEL STOP | |
| 5 | ADA PARKING STALLS AND STRIPING | |
| 6 | ADA PARKING SIGN | |

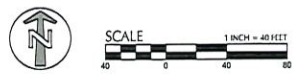
UTILITY KEY NOTES

- FD FOUNDATION DRAIN.
- S SANITARY SEWER STUB. SEE PLUMBING FOR CONNECTION TO BUILDING.
- W WATER STUB. SEE PLUMBING FOR CONNECTION TO BUILDING.
- WATER STANDPIPE
- SANITARY CLEANOUT
- DISHWATER DISPOSAL CONE

SHEET LEGEND

- PROPERTY LINE
- - - SAWCUT
- 49 EX. CONTOUR MINOR
- 50 EX. CONTOUR MAJOR
- [Pattern] STANDARD ASPHALT PAVEMENT
- [Pattern] CONCRETE PAVEMENT

STORMWATER MANAGEMENT
 RUNOFF FROM THE MODIFIED IMPERVIOUS AREAS WILL DRAIN INTO ADJACENT VEGETATION AND DISCHARGE VIA DISPERSION.
 INFILTRATION RATE: 12 IN/HR
 DEPTH TO GROUNDWATER: 7' BGS



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APPROVED BY: [Signature] DATE: 06/15/23

kpf
 111 SW PALM COURT SUITE 1000
 PORTLAND, OR 97204
 TEL: 503.251.1500 FAX: 503.251.1501

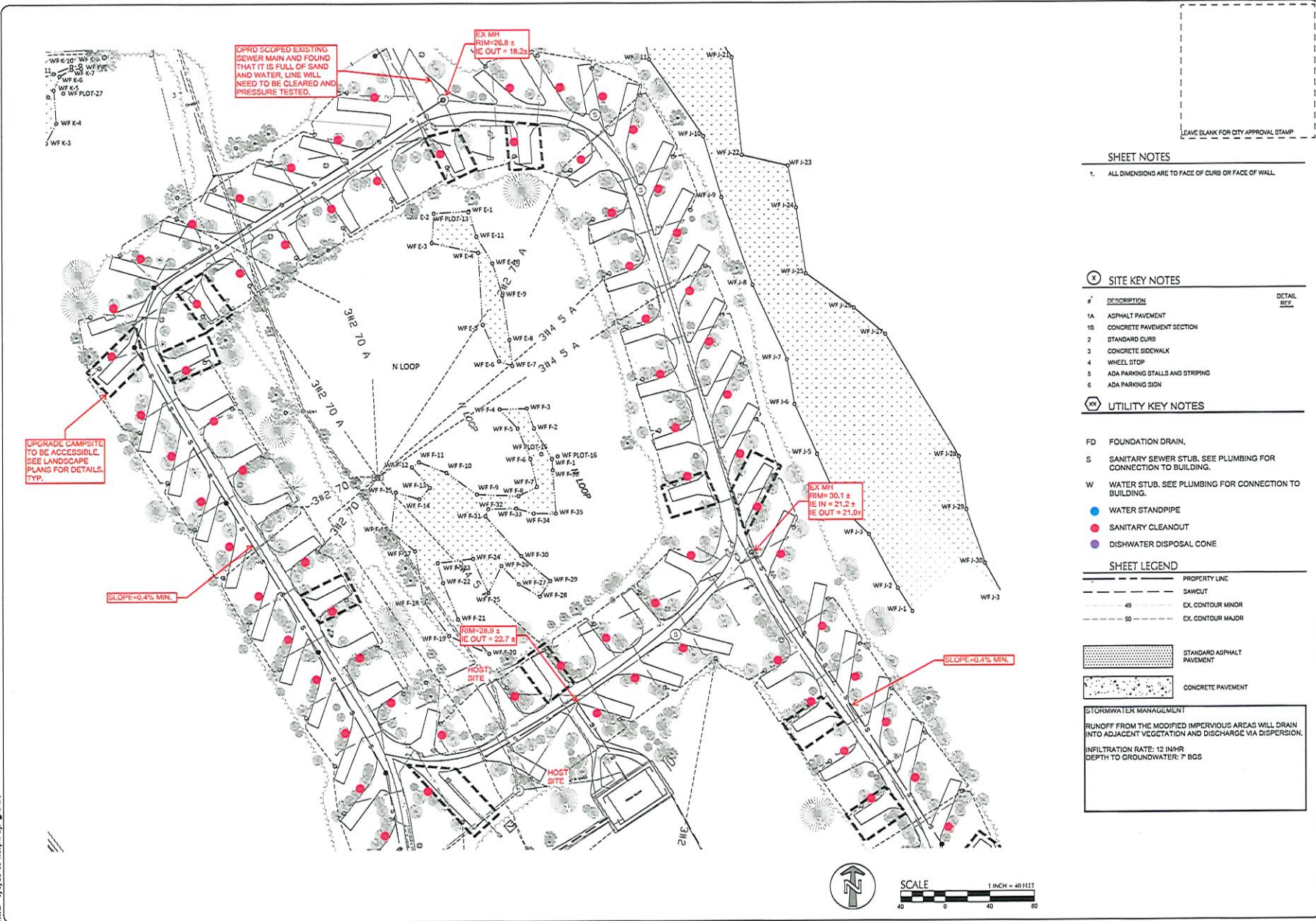
OREGON STATE PARKS

LOOP L - SITE PLAN
FORT STEVENS STATE PARK CAMPGROUND UPGRADES
 100 PETER IREDALE RD, HAMMOND, OR 97121

OREGON PARKS AND RECREATION DEPARTMENT

SHEET: C202
 DATE: 3/5/23

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SHEET NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL

(X) SITE KEY NOTES

| # | DESCRIPTION | DETAIL REF. |
|----|---------------------------------|-------------|
| 1A | ASPHALT PAVEMENT | |
| 1B | CONCRETE PAVEMENT SECTION | |
| 2 | STANDARD CURB | |
| 3 | CONCRETE SIDEWALK | |
| 4 | WHEEL STOP | |
| 5 | ADA PARKING STALLS AND STRIPING | |
| 6 | ADA PARKING SIGN | |

(XX) UTILITY KEY NOTES

- FD FOUNDATION DRAIN.
- S SANITARY SEWER STUB. SEE PLUMBING FOR CONNECTION TO BUILDING.
- W WATER STUB. SEE PLUMBING FOR CONNECTION TO BUILDING.
- WATER STANDPIPE
- SANITARY CLEANOUT
- DISHWATER DISPOSAL CONE

SHEET LEGEND

| | |
|--|---------------------------|
| | PROPERTY LINE |
| | SAWCUT |
| | EX. CONTOUR MINOR |
| | EX. CONTOUR MAJOR |
| | STANDARD ASPHALT PAVEMENT |
| | CONCRETE PAVEMENT |

STORMWATER MANAGEMENT
 RUNOFF FROM THE MODIFIED IMPERVIOUS AREAS WILL DRAIN INTO ADJACENT VEGETATION AND DISCHARGE VIA DISPERSION.
 INFILTRATION RATE: 12 IN/HR
 DEPTH TO GROUNDWATER: 7 BGS

CONDITIONAL
USE PERMIT

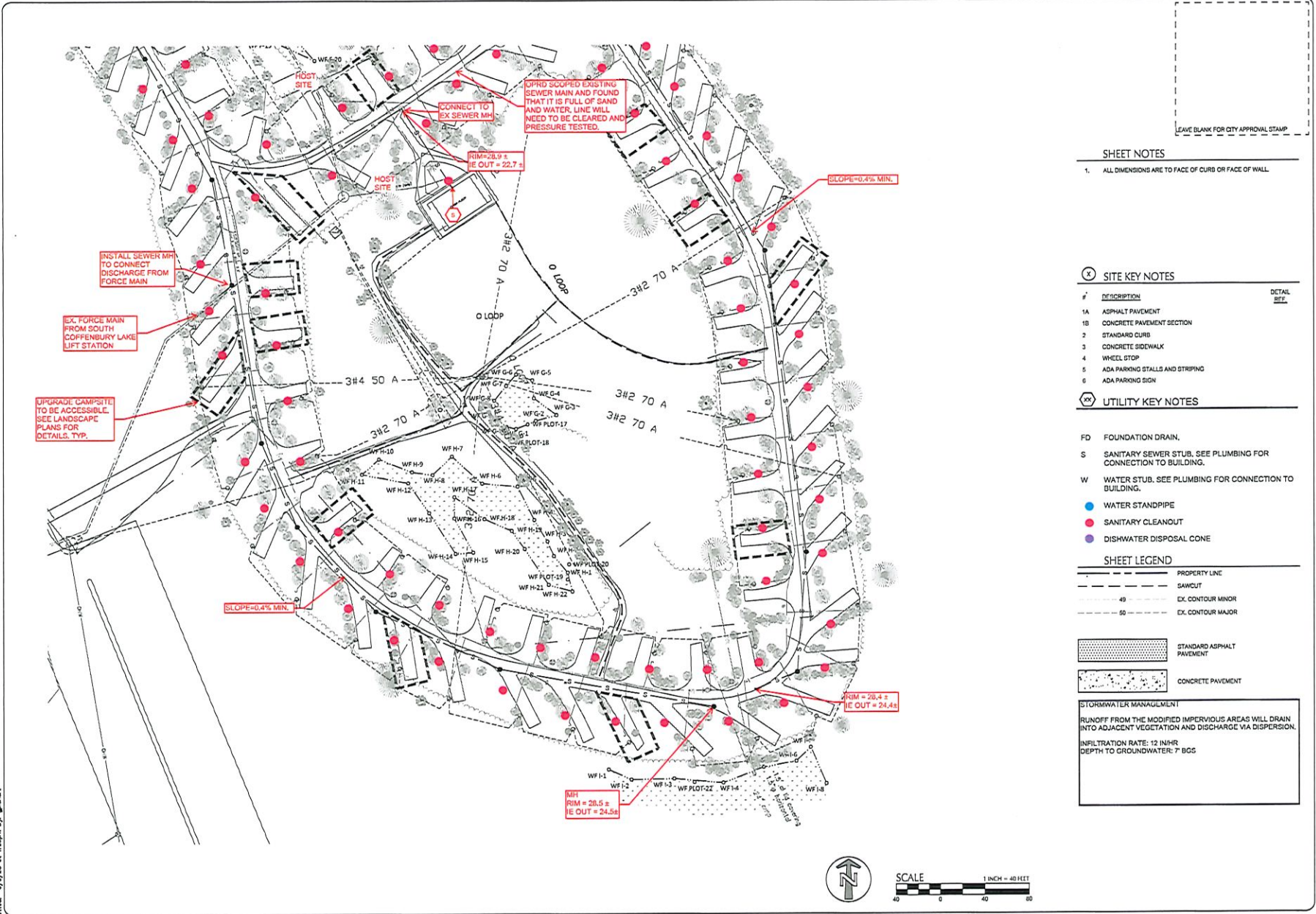
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| PROJECT: | |
| DATE: | |
| NO. | 06/15/23 |
| DATE: | |



LOOP N - SITE PLAN
 FORT STEVENS STATE PARK CAMPGROUND UPGRADES
 100 PETER IREDALE RD, HAMMOND, OR 97121
OREGON PARKS AND RECREATION DEPARTMENT

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| Sheet: | C204 |
| Drawn: | 36311 |

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SHEET NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL

(X) SITE KEY NOTES

- | # | DESCRIPTION | DETAIL REF. |
|----|---------------------------------|-------------|
| 1A | ASPHALT PAVEMENT | |
| 1B | CONCRETE PAVEMENT SECTION | |
| 2 | STANDARD CURB | |
| 3 | CONCRETE SIDEWALK | |
| 4 | WHEEL STOP | |
| 5 | ADA PARKING STALLS AND STRIPING | |
| 6 | ADA PARKING SIGN | |

(XX) UTILITY KEY NOTES

- FD FOUNDATION DRAIN
- S SANITARY SEWER STUB. SEE PLUMBING FOR CONNECTION TO BUILDING.
- W WATER STUB. SEE PLUMBING FOR CONNECTION TO BUILDING.
- WATER STANDPIPE
- SANITARY CLEANOUT
- DISHWATER DISPOSAL CONE

SHEET LEGEND

- PROPERTY LINE
- SAWCUT
- 49 EX. CONTOUR MINOR
- 50 EX. CONTOUR MAJOR

- STANDARD ASPHALT PAVEMENT
- CONCRETE PAVEMENT

STORMWATER MANAGEMENT
 RUNOFF FROM THE MODIFIED IMPERVIOUS AREAS WILL DRAIN INTO ADJACENT VEGETATION AND DISCHARGE VIA DISPERSION.
 INFILTRATION RATE: 12 IN/HR
 DEPTH TO GROUNDWATER: 7' BGS

CONDITIONAL USE PERMIT

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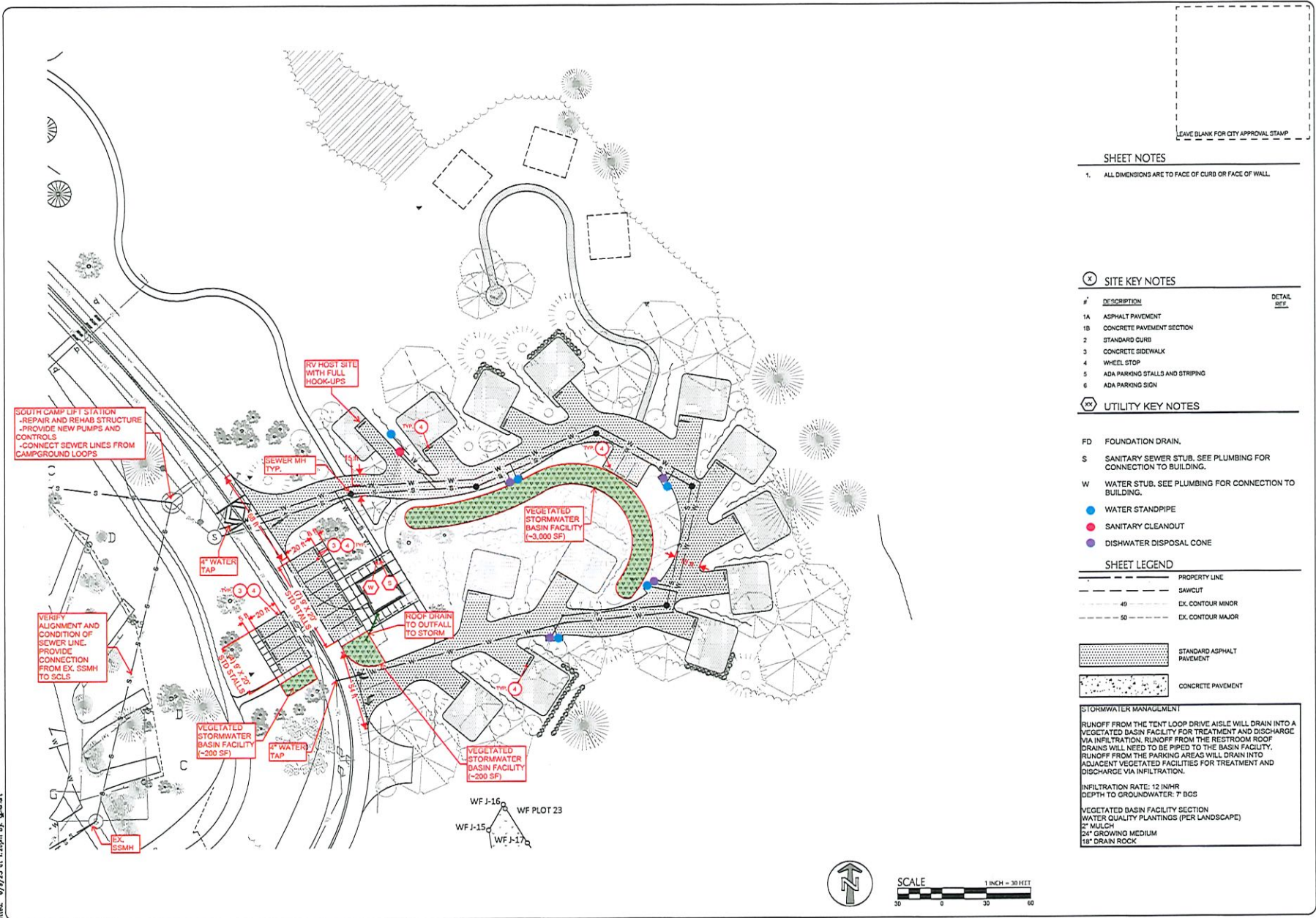


LOOP 0 - SITE PLAN
 FORT STEVENS STATE PARK CAMPGROUND UPGRADES
 100 PETER IREDALE RD, HAMMOND, OR 97121

Sheet: C205
 Drawn: 36311

OREGON PARKS AND RECREATION DEPARTMENT

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SHEET NOTES

- 1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL

(X) SITE KEY NOTES

| # | DESCRIPTION | DETAIL REF. |
|----|--------------------------------|-------------|
| 1A | ASPHALT PAVEMENT | |
| 1B | CONCRETE PAVEMENT SECTION | |
| 2 | STANDARD CURB | |
| 3 | CONCRETE SIDEWALK | |
| 4 | WHEEL STOP | |
| 5 | ADA PARKING SIGNS AND STRIPING | |
| 6 | ADA PARKING SIGNS | |

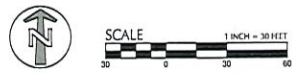
(XX) UTILITY KEY NOTES

- FD FOUNDATION DRAIN.
- S SANITARY SEWER STUB. SEE PLUMBING FOR CONNECTION TO BUILDING.
- W WATER STUB. SEE PLUMBING FOR CONNECTION TO BUILDING.
- WATER STANDPIPE
- SANITARY CLEANOUT
- DISHWATER DISPOSAL CHASE

SHEET LEGEND

| | |
|--|---------------------------|
| | PROPERTY LINE |
| | SAWCUT |
| | EX. CONTOUR MINOR |
| | EX. CONTOUR MAJOR |
| | STANDARD ASPHALT PAVEMENT |
| | CONCRETE PAVEMENT |

STORMWATER MANAGEMENT
 RUNOFF FROM THE TENT LOOP DRIVE AISLE WILL DRAIN INTO A VEGETATED BASIN FACILITY FOR TREATMENT AND DISCHARGE VIA INFILTRATION. RUNOFF FROM THE RESTROOM ROOF DRAINS WILL NEED TO BE PIPED TO THE BASIN FACILITY. RUNOFF FROM THE PARKING AREAS WILL DRAIN INTO ADJACENT VEGETATED FACILITIES FOR TREATMENT AND DISCHARGE VIA INFILTRATION.
 INFILTRATION RATE: 12 IN/HR
 DEPTH TO GROUNDWATER: 7' BGS
 VEGETATED BASIN FACILITY SECTION
 WATER QUALITY PLANTINGS (PER LANDSCAPE)
 2" MULCH
 6" GROWING MEDIUM
 18" DRAIN ROCK



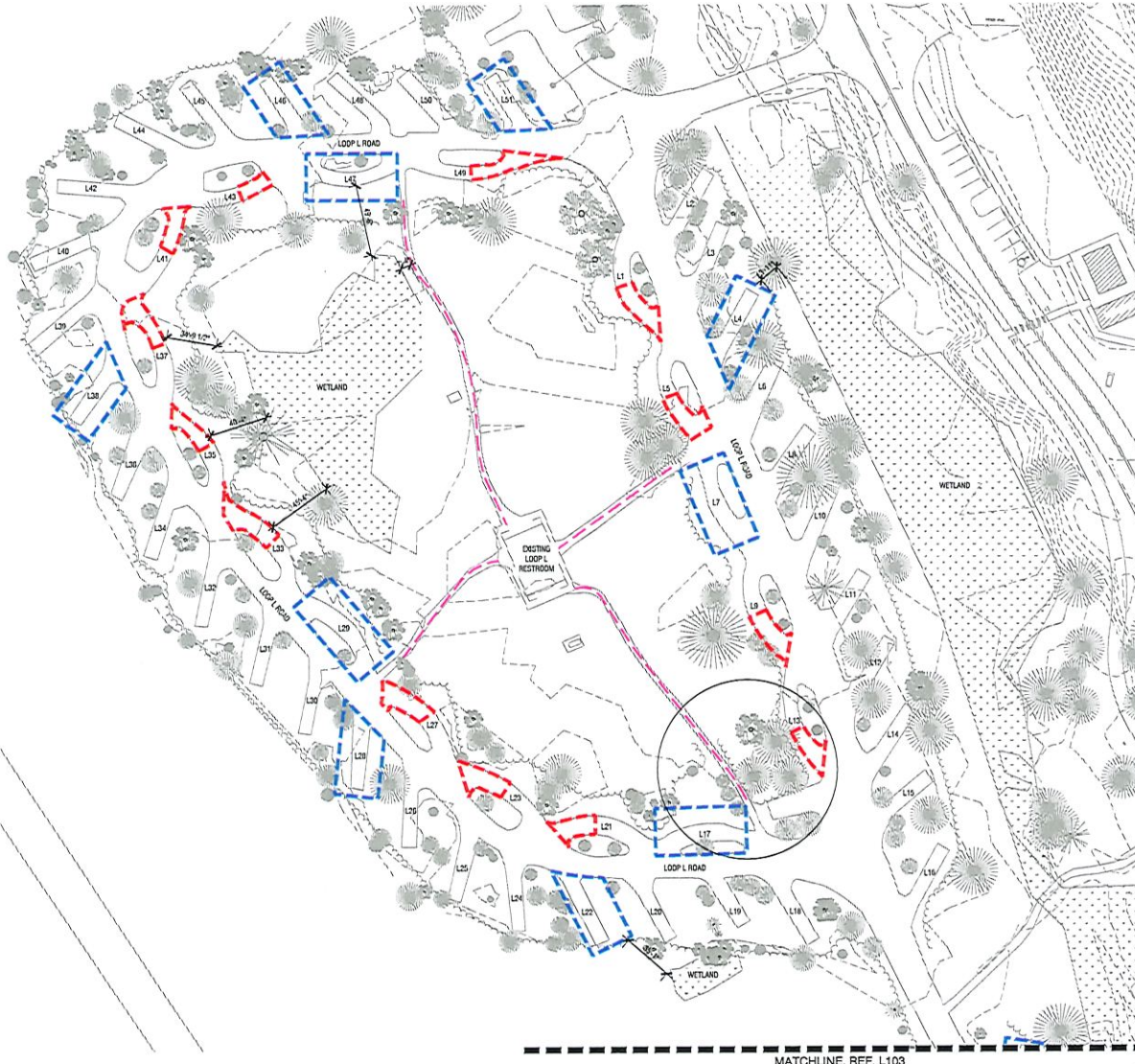
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| SD | |
| CD | |



TENT CAMPING LOOP - SITE PLAN
 FORT STEVENS STATE PARK CAMPGROUND UPGRADES
 100 PETER IREDALE RD, HAMMOND, OR 97121
 OREGON PARKS AND RECREATION DEPARTMENT

| | |
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| SHEET: | C208 |
| DATE: | 3/6/21 |



GENERAL LEGEND

- XX CAMP SITE NUMBER
- ADA CAMP SITE CONVERSION
 - WIDEN ASPHALT PARKING TO 20'
 - REGRADE AS REQ.
 - REGRADE BARE GROUND TO ~5%
 - NEW PICNIC TABLE
 - NEW FIRE PIT
 - GRADE TENT AREA < 5%
 - TREE REMOVALS AS REQ.
 - REPAIR LANDSCAPE AS REQ.
 - TEMPORARY IRRIGATION
- - - TENT CAMP SITE CONVERSION
 - SEED ASPHALT
 - ADD WHEEL STOP
 - GRADE TENT AREA < 5%
 - REPAIR LANDSCAPE AS REQ.
 - TEMPORARY IRRIGATION
- ADA PATH UPGRADE - 5' WIDE ASPHALT
- EXISTING TREE

GENERAL NOTES

1. LANDSCAPE DOCUMENTS ARE BASED ON A SURVEY BY DAVID EVANS AND ASSOCIATES, DATED 07/07/2020. NOTIFY OWNERS REPRESENTATIVE OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.
2. REFERENCE CIVIL DRAWINGS FOR VEHICULAR PARKING AND UTILITIES
3. REFERENCE ARCHITECTURAL DRAWINGS FOR BUILDINGS.
4. FOR SITE REMOVALS (AND TREE PROTECTION) REFERENCE CIVIL DEMOLITION PLANS.
5. IMPROVEMENTS WITHIN THE RIGHT OF WAY ARE FOR REFERENCE ONLY. REFERENCE SEPARATE CIVIL PUBLIC IMPROVEMENTS PACKAGE.

1 LOOP L - SITE PLAN DIAGRAM
SCALE: 1" = 40'-0"

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CONDITIONAL
USE PERMIT

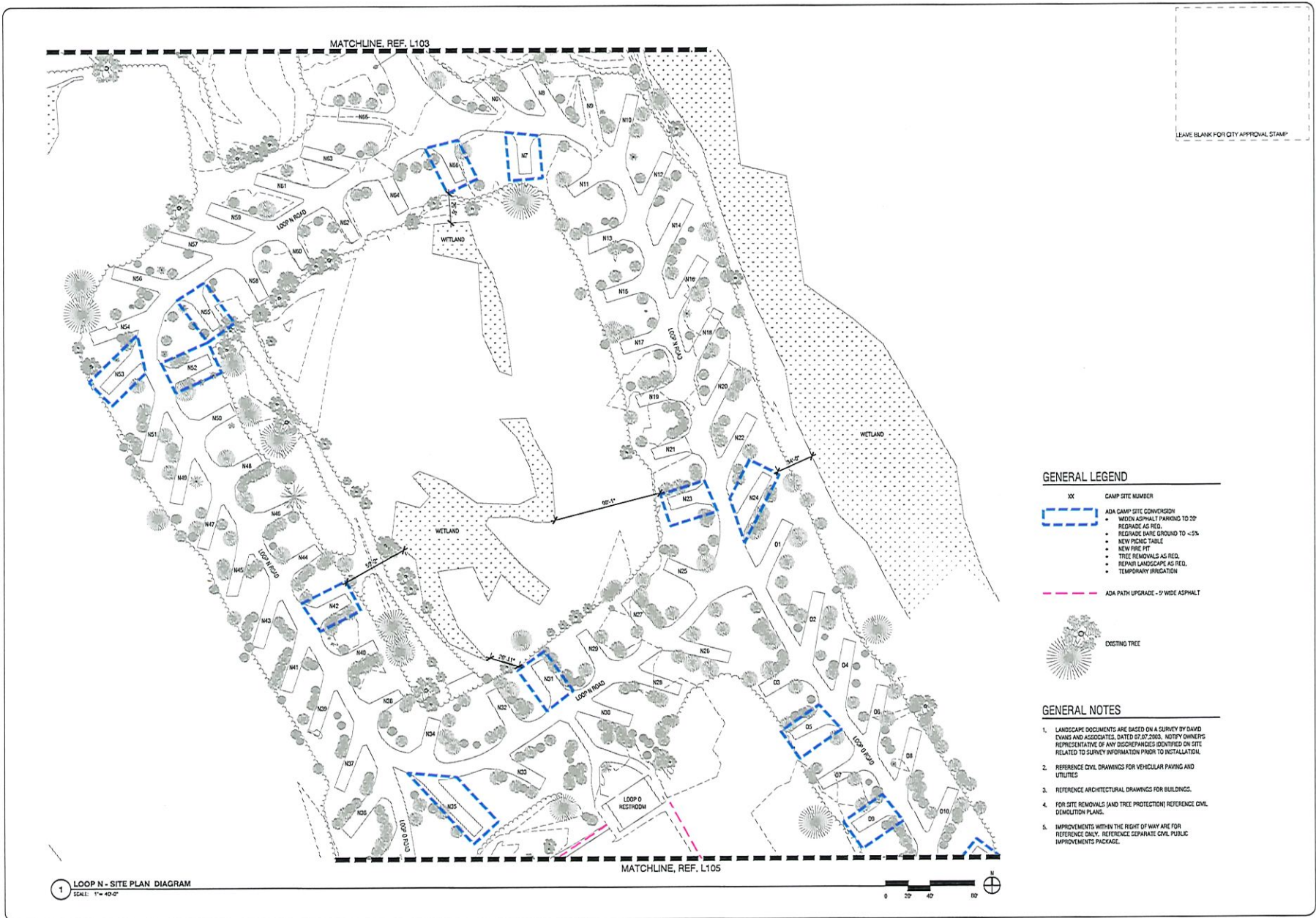
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| RC | RECORD BY: |
| FILED BY: | 08/15/23 |
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LOOP L - SITE PLAN
FORT STEVENS STATE PARK CAMPGROUND UPGRADES
100 PETER IREDALE RD, HAMMOND, OR 97121
OREGON PARKS AND RECREATION DEPARTMENT

| | |
|--------|--------|
| SHEET: | L102 |
| DATE: | 5/6/21 |



GENERAL LEGEND

- XX CAMP SITE NUMBER
- ADA CAMP SITE CONVERSION
 - WIDEN ASPHALT PARKING TO 20'
 - REGRADE AS REQ.
 - REGRADE BARE GROUND TO ~5%
 - NEW PICNIC TABLE
 - NEW FIRE PIT
 - TREE REMOVALS AS REQ.
 - REPAIR LANDSCAPE AS REQ.
 - TEMPORARY IRRIGATION
- ADA PATH UPGRADE - 5' WIDE ASPHALT
- EXISTING TREE

GENERAL NOTES

1. LANDSCAPE DOCUMENTS ARE BASED ON A SURVEY BY DAVID DWAN AND ASSOCIATES, DATED 01.07.2003. NOTIFY OWNER/REPRESENTATIVE OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.
2. REFERENCE CIVIL DRAWINGS FOR VEHICULAR PAVING AND UTILITIES
3. REFERENCE ARCHITECTURAL DRAWINGS FOR BUILDINGS.
4. FOR SITE REMOVALS (AND TREE PROTECTION) REFERENCE CIVIL DEMOLITION PLANS.
5. IMPROVEMENTS WITHIN THE RIGHT OF WAY ARE FOR REFERENCE ONLY. REFERENCE SEPARATE CIVIL PUBLIC IMPROVEMENTS PACKAGE.

1 LOOP N - SITE PLAN DIAGRAM
SCALE: 1" = 40'-0"

LEAVE BLANK FOR CITY APPROVAL STAMP

CONDITIONAL USE PERMIT

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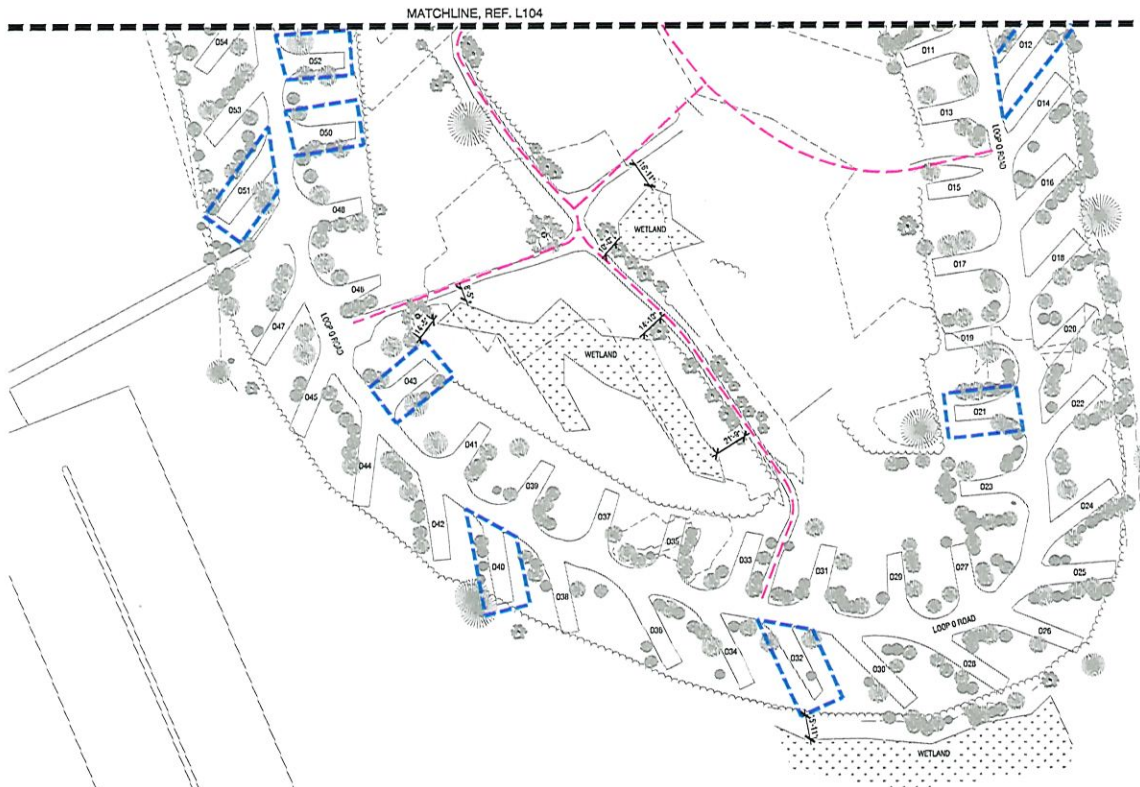
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LOOP N - SITE PLAN
FORT STEVENS STATE PARK CAMPGROUND UPGRADES
100 PETER IREDALE RD, HAMMOND, OR 97121

OREGON STATE PARKS AND RECREATION DEPARTMENT

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| SHEET: | L104 |
| DATE: | 06/15/23 |
| PROJECT: | 36311 |



1 LOOP O - SITE PLAN DIAGRAM
SCALE: 1"=40'-0"

GENERAL LEGEND

- XX CAMP SITE NUMBER
- ADA CAMP SITE CONVERSION
- WIDEN ASPHALT PARKING TO 20'
 - REGRADE AS REQ.
 - REGRADE BARE GROUND TO ±5%
 - NEW PICNIC TABLE
 - NEW FIRE PIT
 - TREE REMOVALS AS REQ.
 - REPAIR LANDSCAPE AS REQ.
 - TEMPORARY IRRIGATION
- ADA PATH UPGRADE - 5' WIDE ASPHALT
- DISTING. TREE

GENERAL NOTES

1. LANDSCAPE DOCUMENTS ARE BASED ON A SURVEY BY DAVID EVANG AND ASSOCIATES, DATED 07.27.2020. NOTIFY OWNERS REPRESENTATIVE OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.
2. REFERENCE CIVIL DRAWINGS FOR VEHICULAR PAVING AND UTILITIES.
3. REFERENCE ARCHITECTURAL DRAWINGS FOR BUILDINGS.
4. FOR SITE REMOVALS (AND TREE PROTECTION) REFERENCE CIVIL DEMOLITION PLANS.
5. IMPROVEMENTS WITHIN THE RIGHT OF WAY ARE FOR REFERENCE ONLY. REFERENCE SEPARATE CIVIL PUBLIC IMPROVEMENTS PACKAGE.

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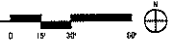
LOOP O - SITE PLAN
FORT STEVENS STATE PARK CAMPGROUND UPGRADES
100 PETER IREDALE RD, HAMMOND, OR 97121

OREGON PARKS AND RECREATION DEPARTMENT

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| SHEET: | L105 |
| DRAWING: | 36311 |



1 TENT LOOP - SITE PLAN
SCALE: 1"=30'



GENERAL LEGEND

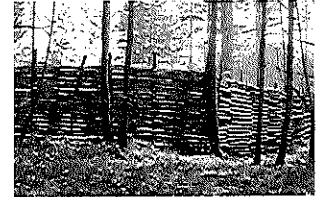
- NATIVE GRASS, COMPACTED AND GRADED TO ± 2% AT TENT SITES, MAY 6.03 AT OVERLOOK TRAIL
- PLANTING AREA - NATIVE SHRUBS TEMPORARY PROTECTION
- STORMWATER FACILITY REF. CIVIL
- 4" TALL ALDER BRANCH WHITILE PRIVACY SCREEN, REF. DEMD PLAN FOR TREES TO BE REMOVED AND USED FOR MATERIALS.
- 2" TALL BOULDER RETAINING WALL
- 12" LONG ADA POND TABLE
- 2" CLEAR USE ZONE
- 2.5" DIA. ADA FIRE RING
- 4" CLEAR USE ZONE
- TENT PITCH AREA
- 4" CLEAR USE ZONE
- LOG SEATING
- WHEEL STOP, REF. CIVIL
- HYDRANT
- 4" x 7" CLEAR USE ZONE
- 60" WATER CONE
- ELECTRICAL, PEDESTAL 2.0" x 6" CLEAR USE ZONE
- TREE TO REMAIN
- EXISTING SLOPE

GENERAL NOTES

1. LANDSCAPE DOCUMENTS ARE BASED ON A SURVEY BY DAVID EVANS AND ASSOCIATES, DATED 07.07.2003. NOTIFY OWNERS REPRESENTATIVE OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.
2. REFERENCE CIVIL DRAWINGS FOR VEHICULAR PAVING AND UTILITIES.
3. REFERENCE ARCHITECTURAL DRAWINGS FOR BUILDINGS.
4. FOR SITE REMEDIALS (AND TRAIL PROTECTION) NOT SHOWN CIVIL DEMOLITION PLANS.
5. IMPROVEMENTS WITHIN THE RIGHT OF WAY ARE, FOR REFERENCE ONLY. INDICATES SEPARATE CIVIL PUBLIC IMPROVEMENTS PACKAGE.

TENT LOOP NOTES

1. TENT SITES HAVE BEEN DESIGNATED TO BE UNUSUALLY ACCESSIBLE, USING GUIDELINES (FQIP) IN THE UNITED STATES ACCESS BOARD CHAPTER 10 - OUTDOOR DEVELOPED AREAS.



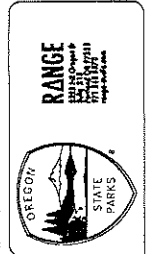
4" TALL ALDER BRANCH WHITILE PRIVACY SCREEN - EXAMPLE

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USE PERMIT

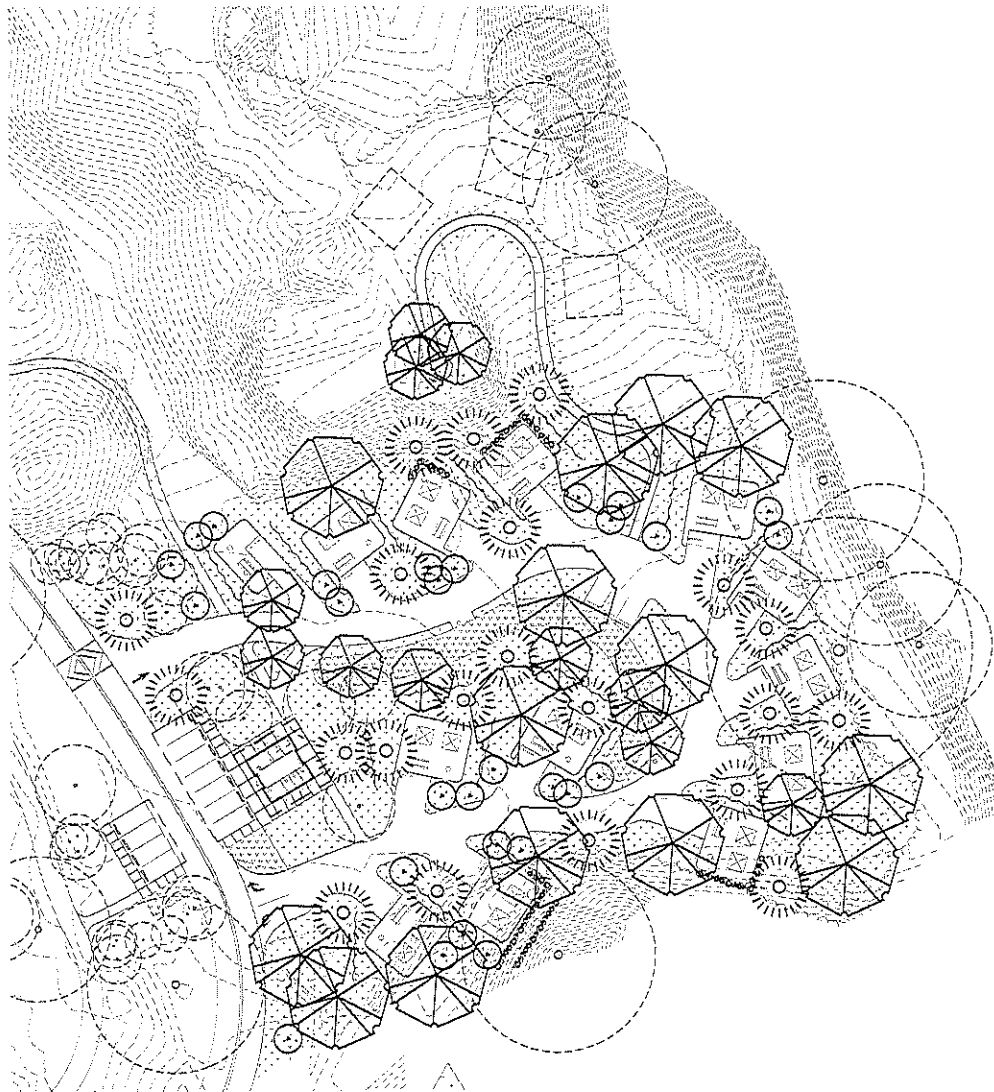
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| DATE | 08/15/23 |
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| SCALE | 1"=30' |
| DATE | 08/15/23 |
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
TENT LOOP - SITE PLAN
FORT STEVENS STATE PARK CAMPGROUND UPGRADES
100 PETER (REDALE RD, HAHAMOND, OR 97121)
OREGON PARKS AND RECREATION DEPARTMENT

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| PROJECT | 100 PETER |
| SCALE | 1"=30' |
| DATE | 08/15/23 |
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1 TENT LOOP - TREE PLAN
SCALE: 1"=30'

TREE LEGEND

-  LARGE NATIVE DECIDUOUS TREE
-  LARGE NATIVE CONIFER TREE
-  MEDIUM / SMALL NATIVE TREE
-  TREE TO BE REMOVED

GENERAL NOTES

1. LANDSCAPE DECISIONS ARE BASED ON A SURVEY BY DAVID SVING AND ASSOCIATES DATED 07/27/2020. NOTIFY OWNERS REPRESENTATIVE OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.
2. REFERENCE CIVIL DRAWINGS FOR VEHICULAR PAVING AND UTILITIES.
3. REFERENCE ARCHITECTURAL DRAWINGS FOR BUILDINGS.
4. FOR SITE REMOVALS (AND TREE PROTECTION) REFERENCE CIVIL DEMOLITION PLANS.
5. IMPROVEMENTS WITHIN THE RIGHT OF WAY ARE FOR REFERENCE ONLY. REFERENCE SEPARATE CIVIL PUBLIC IMPROVEMENTS PACKAGE.

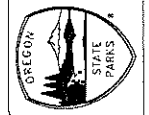
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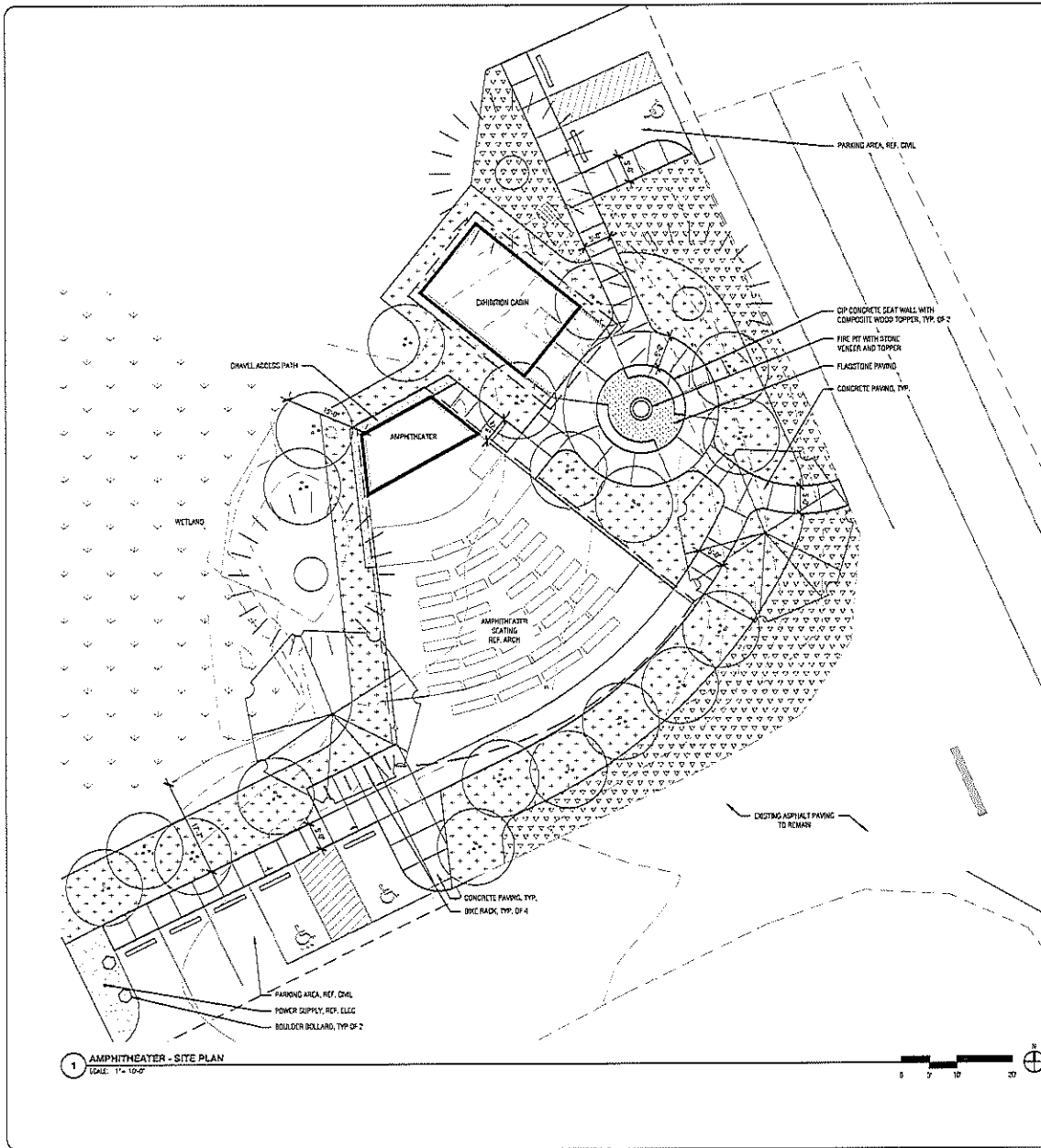
RANGE
LANDSCAPE ARCHITECTURE
1000 NE 10TH AVE
PORTLAND, OR 97232



TENT LOOP - TREE PLAN
FORT STEVENS STATE PARK CAMPGROUND UPGRADES
100 PETER WREDALE RD. HANNOHD, OR 97121

OREGON PARKS AND RECREATION DEPARTMENT

DATE: 11/15/23
PROJECT: 36311



1 AMPHITHEATER - SITE PLAN
SCALE: 1" = 10'-0"

GENERAL LEGEND

- PLANTING AREA - NATIVE GRASSES
- TEMPORARY IRRIGATION
- LAWN
- STORMWATER FACILITY
REF. CIVIL
- TREE

GENERAL NOTES

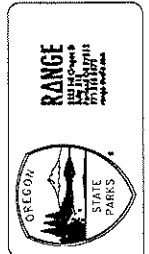
1. LANDSCAPE DOCUMENTS ARE BASED ON A SURVEY BY DAVID EVANS AND ASSOCIATES, DATED 07.07.2003. NOTIFY OWNERS REPRESENTATIVE OF ANY DISCREPANCIES OBSERVED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.
2. REFERENCE CIVIL DRAWINGS FOR VEHICULAR PARKING AND UTILITIES.
3. REFERENCE ARCHITECTURAL DRAWINGS FOR BUILDINGS.
4. FOR SITE REMOVALS (AND TREE INSPECTIONS) REFERENCE CIVIL DEMOLITION PLANS.
5. IMPROVEMENTS WITHIN THE RIGHT OF WAY ARE FOR REFERENCE ONLY. REFERENCE SEPARATE CIVIL PUBLIC IMPROVEMENTS PACKAGE.

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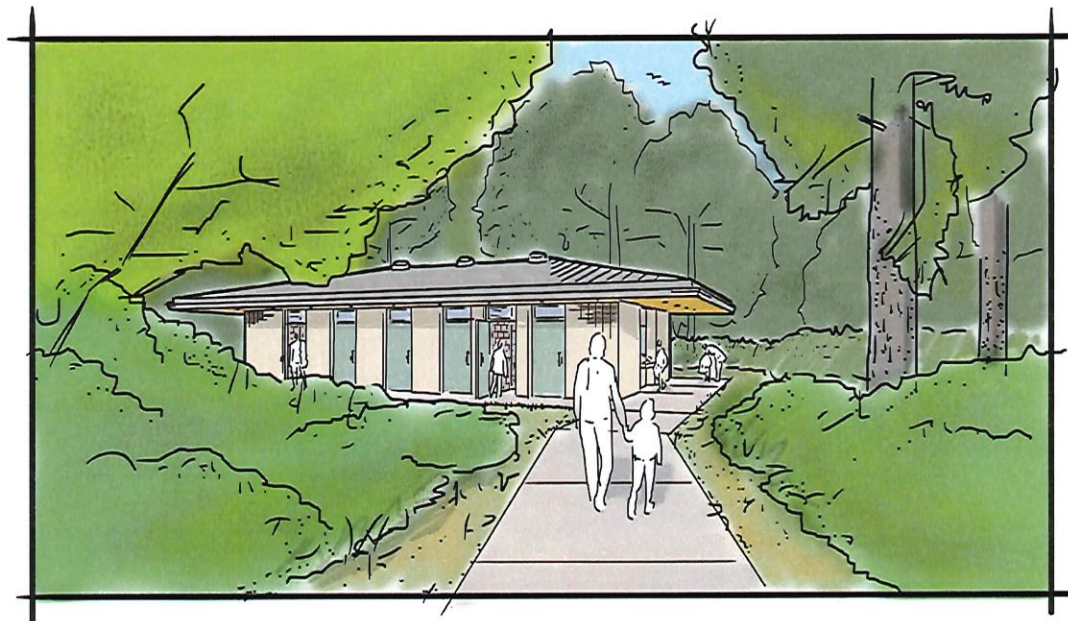
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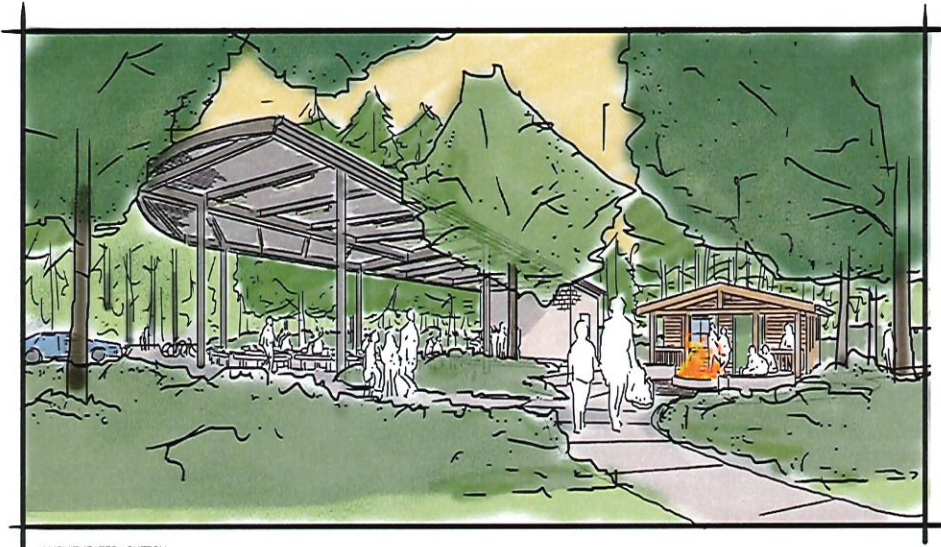
AMPHITHEATER - SITE PLAN
FORT STEVENS STATE PARK CAMPGROUND UPGRADES
100 PETER REDDALE RD, HAMMOND, OR 97121

OREGON STATE PARKS AND RECREATION DEPARTMENT

SHEET: L109
36311



LOOP C AND N ALTERNATE RR/SHOWER RM BUILDING SKETCH



AMPHITHEATER - SKETCH

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RR/SHOWER RM BUILDING AND AMPHITHEATER CONCEPTS
FORT STEVENS STATE PARK CAMPGROUND UPGRADES
100 PETER IREDALE RD, HARRIMOND, OR 97121

OREGON PARKS AND RECREATION DEPARTMENT

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| SHEET | A200 |
| UPRISK | 36311 |

REFLECTED CEILING PLAN NOTES

1. SEE SHEET A200 FOR GENERAL NOTES.
2. CEILING DEVICES WITHOUT DIMENSION TAGS TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
3. DIMENSIONS ARE TO:
 - A. FACE OF EXTERIOR FINISH,
 - B. CEILING,
 - C. FACE OF MASONRY.

REFLECTED CEILING PLAN LEGEND

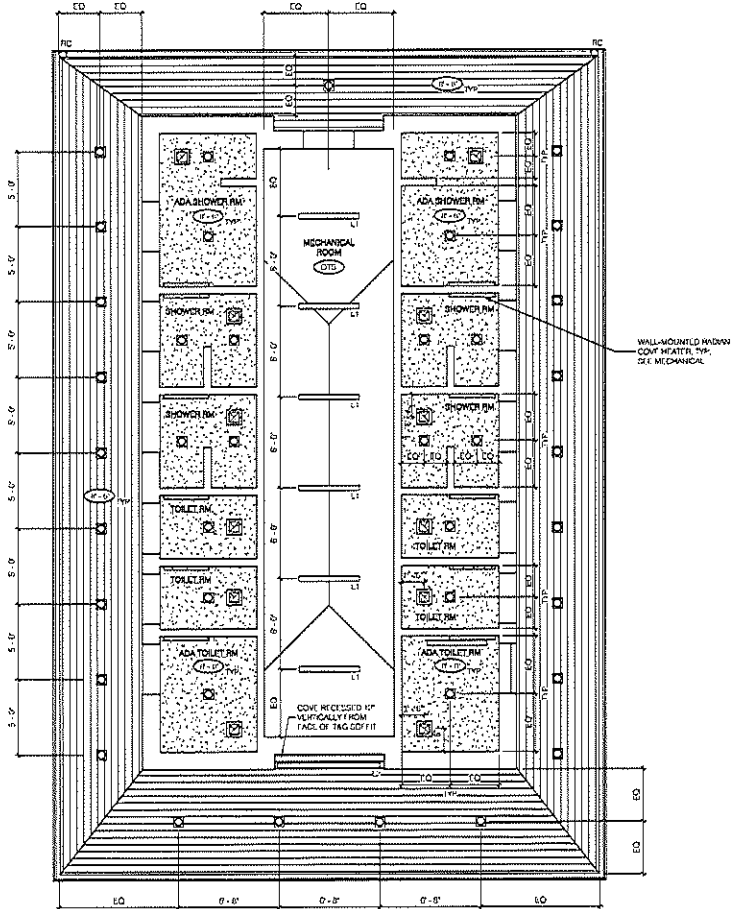
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| | CROWN BOARD CEILING | | RECESSED LED LIGHT FIXTURE |
| | CEDAR T&G CEILING | | SUSPENDED LINEAR LED LIGHT FIXTURE |
| | CEILING EXHAUST GRILLE | | LINEAR LED VANITY LIGHT FIXTURE |
| | STAINLESS STEEL RAIN CHAIN | | |

FLOOR PLAN NOTES

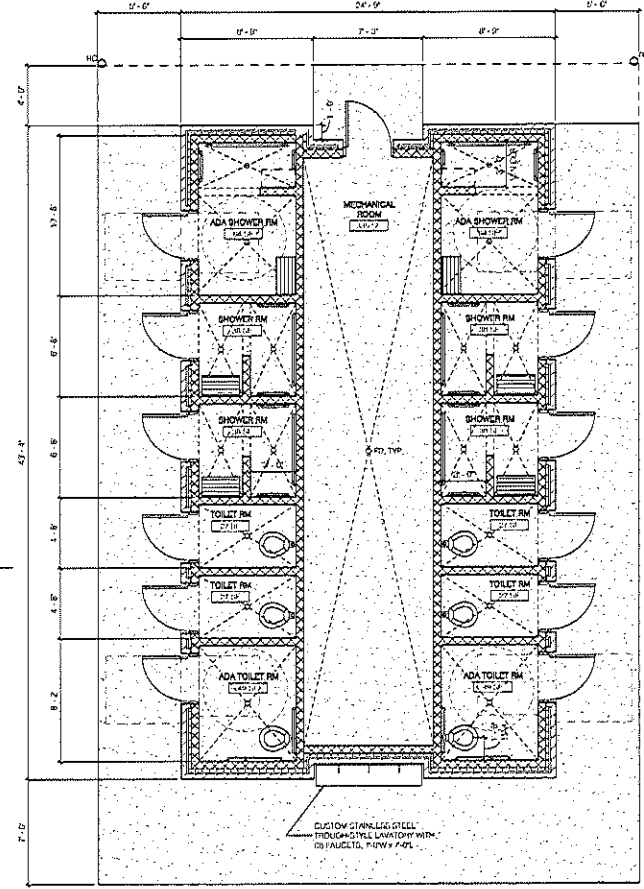
1. SEE SHEET A200 FOR GENERAL NOTES.
2. DIMENSIONS ARE TO:
 - A. FACE OF EXTERIOR FINISH,
 - B. CEILING,
 - C. FACE OF MASONRY.
3. DIMENSIONS AND REFERENCE TAGS ARE SHOWN ON ENLARGED PLANS WHEN ENLARGED PLANS ARE PROVIDED.

FLOOR PLAN LEGEND

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| | CONCRETE SLAB ON GRADE | | 2x4 FOLDING DOWN OR BENCH |
| | ACCECRETE CLEAN FLOOR SPACE | | 1/2" x 1/2" METAL SUPPORT |
| | RAMP OVERHANG (ADJUST) | | FLOOR DRAIN |
| | GROUND FASTED CMU | | STAINLESS STEEL RAIN CHAIN |
| | EXTERIOR WALL ASSEMBLY: (THICK MASONRY HANGGULEN ZIP RIGID INSULATION (R48-CL)) @ GROUND-FASTED CMU | | |



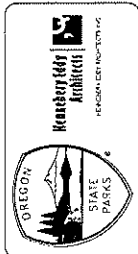
2 REFLECTED CEILING PLAN - LOOP C RESTROOM/SHOWER ROOM BUILDING
1/4" = 1'-0"



1 FLOOR PLAN - LOOP C RESTROOM/SHOWER ROOM BUILDING
1/4" = 1'-0"

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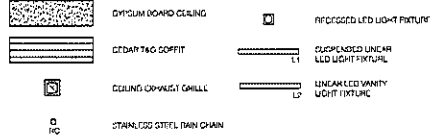
LOOP C - RR/SHOWER RM BUILDING PLANS
FORT STEVENS STATE PARK CAMPGROUND UPGRADES
160 PETER REDDALE RD. HARMOND, OR 97121
OREGON PARKS AND RECREATION DEPARTMENT

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| SHEET | A201 |
| UP/REV | 36311 |

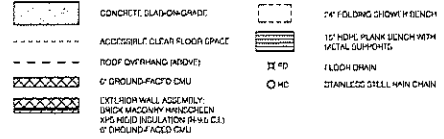
REFLECTED CEILING PLAN NOTES

1. SEE SHEET A600 FOR GENERAL NOTES.
2. CEILING DEVICES WITHOUT DIMENSION STRINGS TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
3. DIMENSIONS ARE TO:
 - A. FACE OF EXTERIOR FINISH.
 - B. GRIDLINE.
 - C. FACE OF MASONRY.

REFLECTED CEILING PLAN LEGEND



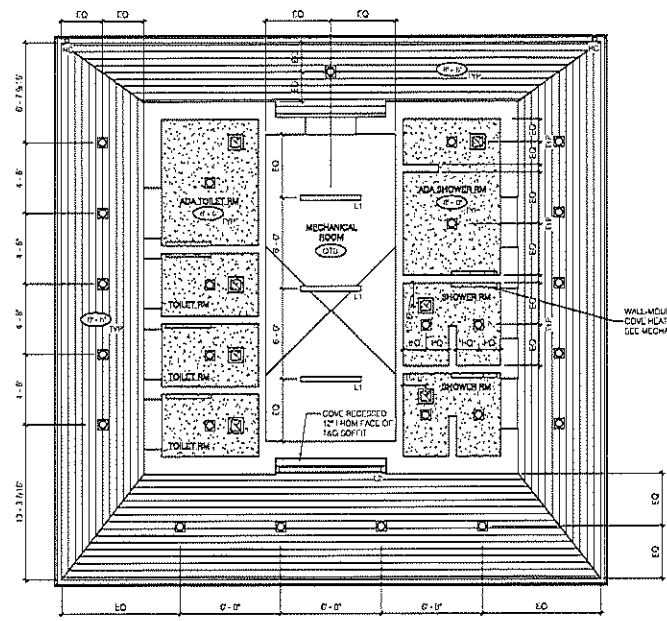
FLOOR PLAN LEGEND



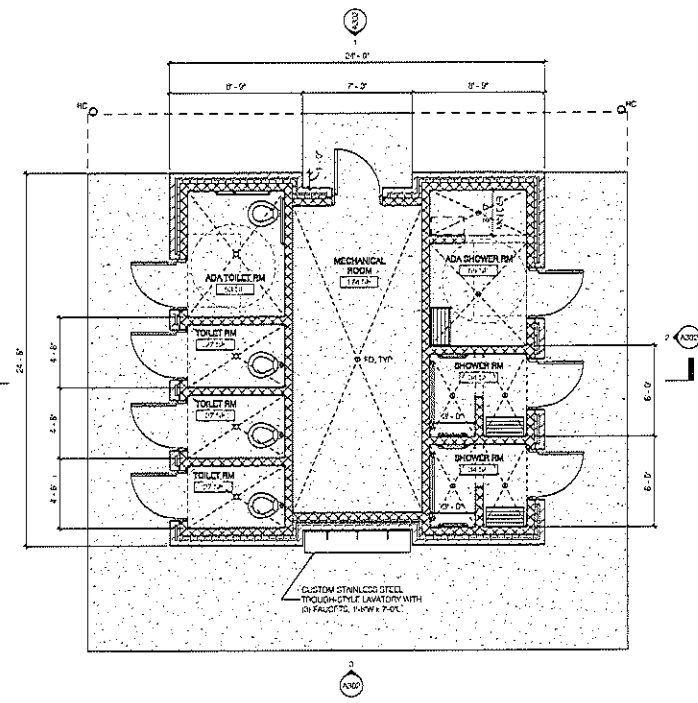
FLOOR PLAN NOTES

1. SEE SHEET A600 FOR GENERAL NOTES.
2. DIMENSIONS ARE TO:
 - A. FACE OF EXTERIOR FINISH.
 - B. GRIDLINE.
 - C. FACE OF MASONRY.
3. DIMENSIONS AND REFERENCE TAGS ARE SHOWN ON ENLARGED PLANS WHEN ENLARGED PLANS ARE PROVIDED.

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1 REFLECTED CEILING PLAN - TENT CAMPING LOOP RESTROOM/SHOWER ROOM BUILDING
1/4" = 1'-0"



1 FLOOR PLAN - TENT CAMPING LOOP RESTROOM/SHOWER ROOM BUILDING
1/4" = 1'-0"



CONDITIONAL
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CHECKED BY: EDW
DATE: 08/13/23
BY: ctc



TENT CAMPING LOOP - RR/SHOWER RM BUILDING PLAN
FORT STEVENS STATE PARK CAMPGROUND UPGRADES
100 PETER IRDALE RD, HARMOND, OR 97121
OREGON PARKS AND RECREATION DEPARTMENT

SHEET: A203
UNOS# 36311

ROOF PLAN LEGEND

- 1/2" COMPOSITE METAL DECK WITH HIGH PERFORMANCE COATING, SEE STRUCTURAL
- STAINLESS STEEL RAIN CHAIN

ROOF PLAN NOTES

1. CONFIRM LOCATION OF ALL PENETRATIONS BEFORE BEGINNING WORK.
2. MAINTAIN 10 INCHES CLEARANCE BETWEEN ALL ROOF FITTINGS TO ALLOW SUFFICIENT ROOM FOR PROPER PENETRATION INSTALLATION.
3. NOT EVERY ROOFING CONDITION IS ILLUSTRATED OR DETAILED. HIGH-RISE FLASHING, METALIC CORNED LITE SHALL BE INSTALLED AS REQUIRED FOR A WATERPROOF ASSEMBLY IN ACCORDANCE WITH THE ROOFING MANUFACTURER'S RECOMMENDATIONS AND THE DESIGN AND REFERENCE STANDARDS OF SMACNA'S ARCHITECTURAL SHEET METAL MANUAL, CURRENT EDITION.
4. REFER TO DOCUMENTS OF OTHER TRADES FOR BALANCE OF INFORMATION, INCLUDING BUT NOT LIMITED TO ADDITIONAL CURBS, HOUSING/SEALING PADS, EQUIPMENT PADS, ROOF DRAIN, CUTOUTS, WALKOUTS, WALK-OVER, SLAB OPENINGS, AND PENETRATIONS.

REFLECTED CEILING PLAN LEGEND

- STAINLESS STEEL RAIN CHAIN
- STRUCTURAL BEAM WITH HIGH PERFORMANCE COATING, SEE STRUCTURAL
- LINEAR LED LIGHT FEATURE
- 1/2" COMPOSITE METAL DECK WITH HIGH PERFORMANCE COATING, SEE STRUCTURAL

REFLECTED CEILING PLAN NOTES

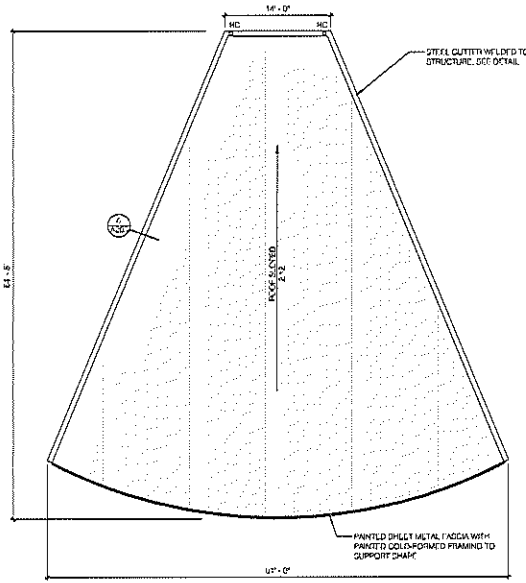
1. SEE SHEET A200 FOR GENERAL NOTES.
2. CEILING DEVICES WITHOUT DIMENSION STRINGS TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
3. DIMENSIONS ARE TO:
 - A. FACE OF EXTERIOR FINISH
 - B. CENTERLINE
 - C. FACE OF MASONRY

FLOOR PLAN LEGEND

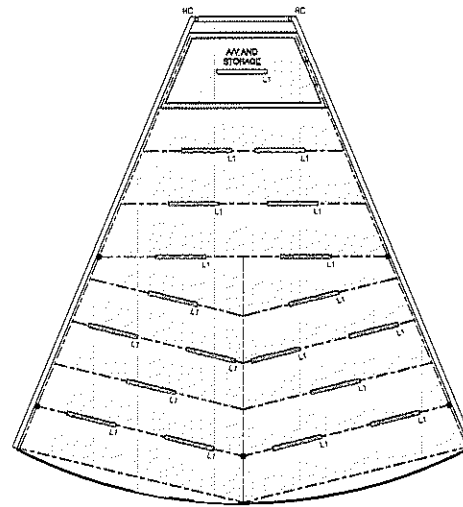
- CONCRETE SLAB ON GRADE
- STEEL POST
- ACCESSIBLE COMPLETION GRATING
- PROJECTION - AUDIO CART
- STAINLESS STEEL MAIN CHAIN
- BACKLESS BLENDH AL-1 PRECAST CONCRETE (B.O.D. BILCOON OUTDOORS) MODEL #115004
- AL-2 METAL WITH PLASTIC SEAT (B.O.D. INDOOR) MODEL #891175

FLOOR PLAN NOTES

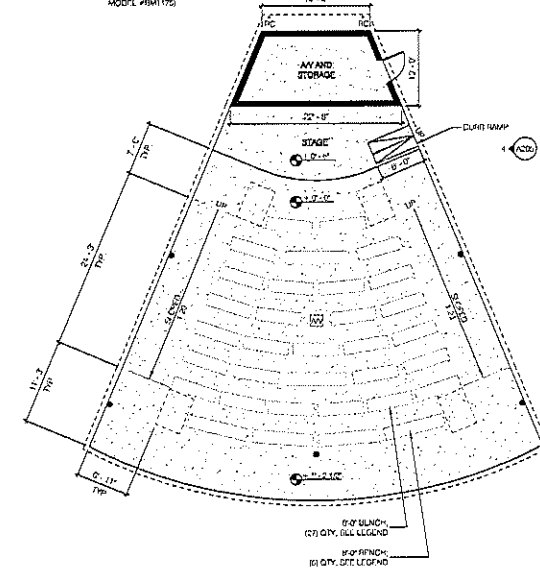
1. SEE SHEET A200 FOR GENERAL NOTES.
2. DIMENSIONS ARE TO (LEFT) PROJECT SPLORES:
 - A. FACE OF EXTERIOR FINISH
 - B. CENTERLINE
 - C. FACE OF MASONRY



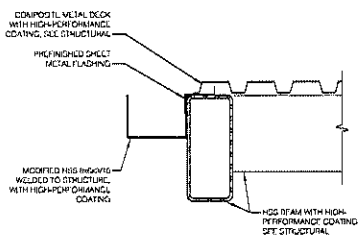
3 ROOF PLAN - NORTH CAMP AMPHITHEATER
1/8" = 1'-0"



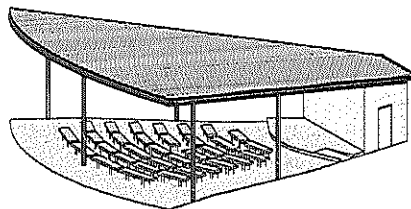
2 REFLECTED CEILING PLAN - NORTH CAMP AMPHITHEATER
1/8" = 1'-0"



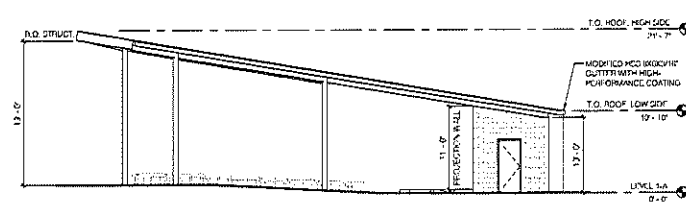
1 FLOOR PLAN - NORTH CAMP AMPHITHEATER
1/8" = 1'-0"



6 EAVE DETAIL
1 1/2" = 1'-0"



5 ISOMETRIC VIEW - NORTH CAMP AMPHITHEATER



4 EAST ELEVATION - NORTH CAMP AMPHITHEATER
1/8" = 1'-0"

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| CREATED BY: | EG |
| DATE: | 06/13/23 |
| BY: | EG |

Heenbergley Architects
ARCHITECTS AND ENGINEERS

OREGON STATE PARKS

**AMPHITHEATER - PLANS, RCPS AND ELEVATIONS
FORT STEVENS STATE PARK CAMPGROUND UPGRADES
100 PETER IRDALE RD. HAMMOND, OR 97121**

OREGON PARKS AND RECREATION DEPARTMENT

DATE: A200
DATE: 06/13/23

BUILDING SECTION NOTES

1. BUILDING SECTIONS ARE DIAGNOSTIC. REFER TO DETAILS WHERE INDICATED FOR CONSTRUCTION INFORMATION.

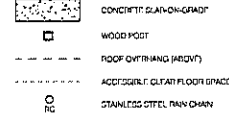
EXTERIOR ELEVATION LEGEND



EXTERIOR ELEVATION NOTES

1. SEE SHEET A200 FOR GENERAL NOTES.
2. DIMENSIONS INDICATED ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR DIMENSION INFORMATION.
3. LINE OF FOUNDATIONS (SHOWN DASHED) ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY. REFER TO STRUCTURAL DRAWINGS FOR FOOTING ELEVATIONS.
4. DIMENSIONS ARE SHOWN TO DIMENSION POINT OF REFERENCE UNLESS OTHERWISE SPECIFIED.
5. ALIGN MATERIAL, CONTROL AND EXPANSION JOINTS VERTICALLY AND HORIZONTALLY WITH JOINTS AND DOOR, WINDOW AND LOCATIONS OF JAMB/SILLS AS INDICATED ON THE DRAWINGS. VERIFY DRIVING WITH LOCAL CONDITIONS. VERIFY LOCATION AND ALIGNMENT WITH ARCHITECT.
6. MOUNTING LOCATION OF DEVICES AS INDICATED. VERIFY WITH ARCHITECT IF NOT INDICATED ON ARCHITECTURAL DRAWINGS.

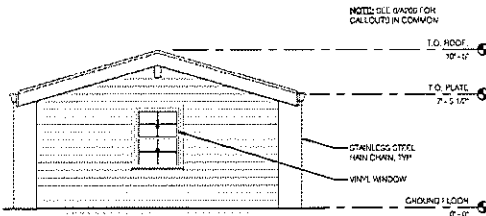
FLOOR PLAN LEGEND



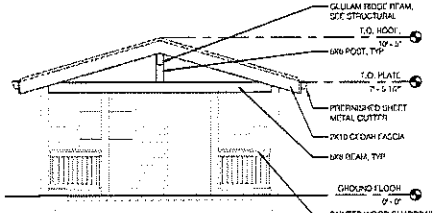
FLOOR PLAN NOTES

1. SEE SHEET A200 FOR GENERAL NOTES.
2. DIMENSIONS ARE TO:
 - A. FACE OF EXTERIOR FINISH
 - B. FACE OF MASONRY
3. DIMENSIONS AND REFERENCE TAGS ARE SHOWN ON ENLARGED PLANS WHEN ENLARGED PLANS ARE PROVIDED.

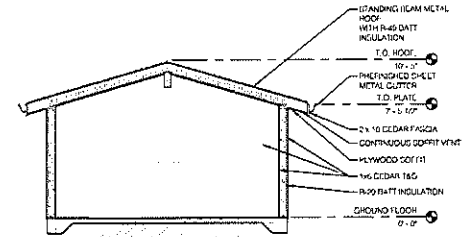
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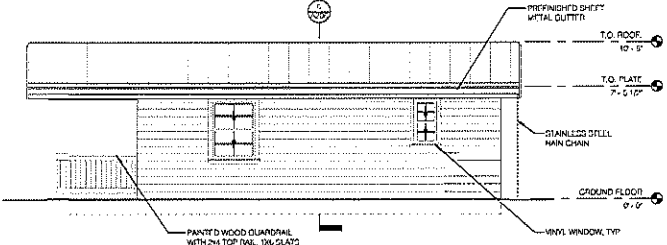
7 NORTH ELEVATION - NORTH CAMP AMPHITHEATER EXHIBITION CABIN
1/4" = 1'-0"



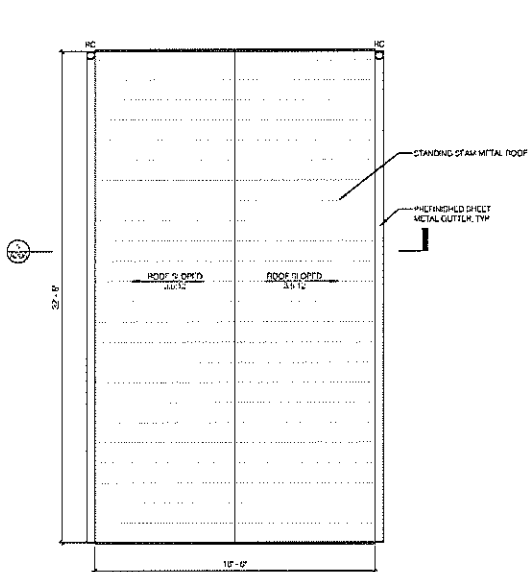
6 SOUTH ELEVATION - AMPHITHEATER EXHIBITION CABIN
1/4" = 1'-0"



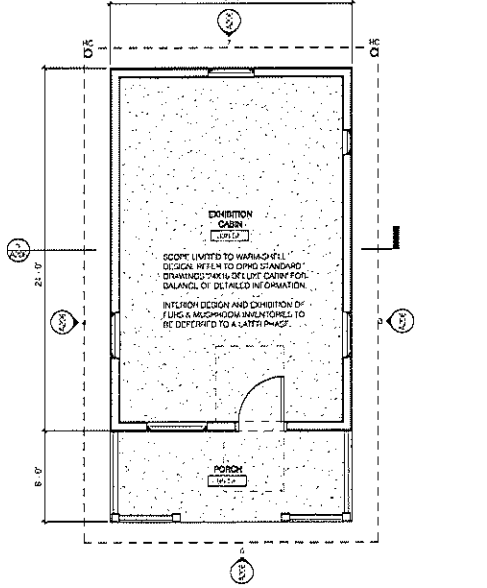
5 BUILDING SECTION - AMPHITHEATER EXHIBITION CABIN
1/4" = 1'-0"



3 EAST ELEVATION - AMPHITHEATER EXHIBITION CABIN
1/4" = 1'-0"



2 ROOF PLAN - AMPHITHEATER EXHIBITION CABIN
1/4" = 1'-0"



1 FLOOR PLAN - AMPHITHEATER EXHIBITION CABIN
1/4" = 1'-0"

CONDITIONAL USE PERMIT

| | |
|--------------|----------|
| APPROVED BY: | DATE: |
| EG | 06/13/23 |
| EG | 06/13/23 |

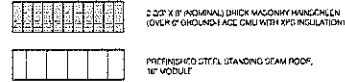
Hubert & Hubert Architects
REGISTERED ARCHITECTS



AMPHITHEATER - EXHIBITION CABIN
FORT STEVENS STATE PARK CAMPGROUND UPGRADES
100 PETER IRIDALE RD, HAMMOND, OR 97121

| | |
|-------|----------|
| SHEET | A206 |
| DATE | 06/13/23 |

EXTERIOR ELEVATION LEGEND



EXTERIOR ELEVATION NOTES

- SEE SHEET A300 FOR GENERAL NOTES.
- GRADE LINES INDICATED ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR GRADING INFORMATION.
- LINE OF FOUNDATION (SHOWN DASHED) ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY. REFER TO STRUCTURAL DRAWINGS FOR FOOTING COLUMN LOCATIONS.
- DIMENSIONS ARE SHOWN TO DIMENSION POINT OF REFERENCE'S DETAIL WHEN APPLICABLE.
- ALIGN MATERIAL CONTROL AND EXPANSION JOINTS VERTICALLY AND HORIZONTALLY WITH ADJACENT JOINTS AND DOOR, WINDOW AND LUSHER HEADS AND PANELS AS INDICATED ON THE DRAWINGS. VERIFY DIMENSIONS WITH THE CONTRACTOR, VERIFY LOCATION AND ALIGNMENT WITH ARCHITECT.
- MOUNTING LOCATION OF DEVICES AS INDICATED, VERIFY WITH ARCHITECT IF NOT INDICATED ON ARCHITECTURAL DRAWINGS.

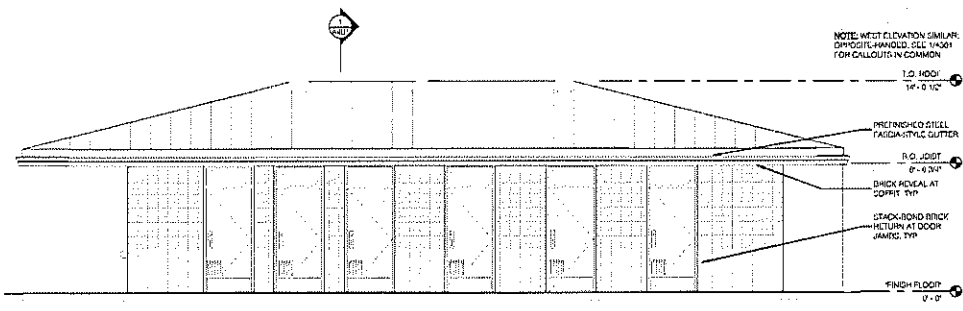
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CONDITIONAL USE PERMIT

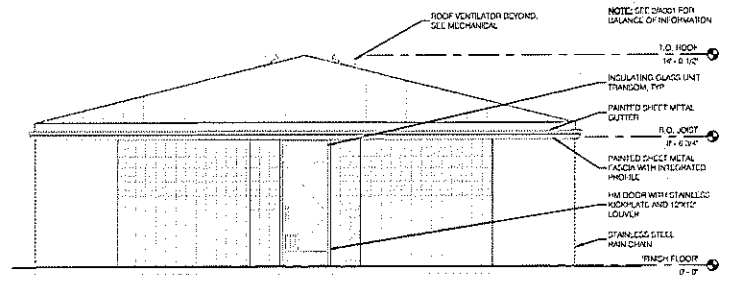
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| CONTRACT NO. | DATE |
| PROJECT NO. | |

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| APPROVED BY: | DATE: |
| EG | 06/15/23 |
| EGM | |

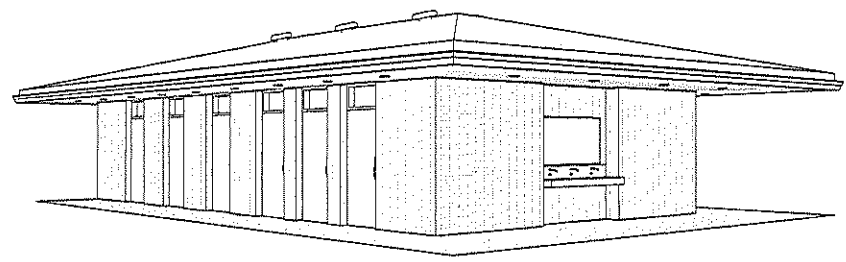
Heckert City Architects
 ARCHITECTS
 1000 N. BROADWAY, SUITE 100
 PORTLAND, OREGON 97227
 P: 503.255.1111
 F: 503.255.1112
 www.heckertcity.com



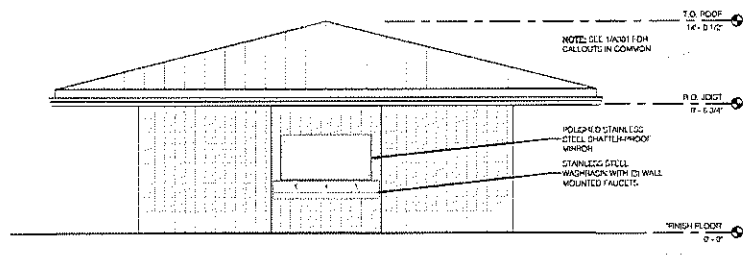
2 EAST ELEVATION - LOOP C RESTROOM/SHOWER ROOM BUILDING
 1/4\"/>



1 NORTH ELEVATION - LOOP C RESTROOM/SHOWER ROOM BUILDING
 1/4\"/>



4 PERSPECTIVE - LOOP C RESTROOM/SHOWER ROOM BUILDING
 1/4\"/>

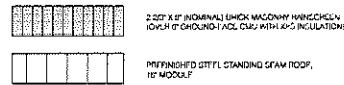


3 SOUTH ELEVATION - LOOP C RESTROOM/SHOWER ROOM BUILDING
 1/4\"/>

LOOP C - RR/SHOWER RM BUILDING ELEVS
 FORT STEVENS STATE PARK CAMPGROUND UPGRADES
 100 PETER REEDALE RD. HAMMOND, OR 97121
 OREGON PARKS AND RECREATION DEPARTMENT

| | |
|-------|--------|
| SHEET | A301 |
| DATE | 3/6/21 |

EXTERIOR ELEVATION LEGEND



EXTERIOR ELEVATION NOTES

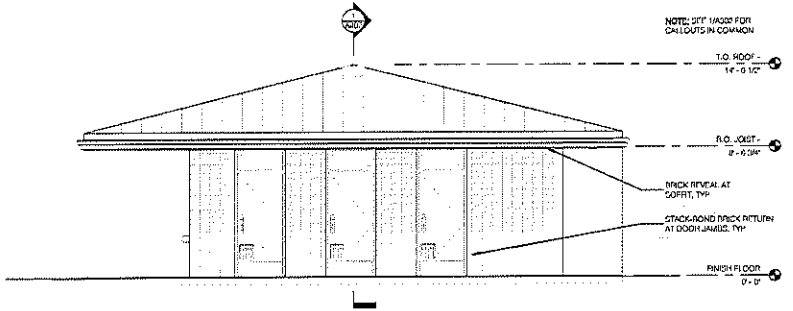
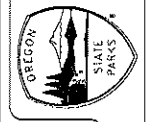
1. OFF SHEET AGAD FOR GENERAL NOTES.
2. GRADE LINES INDICATED ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR EXACTING INFORMATION.
3. LINE OF FOUNDATIONS (SHOWN DASHED) ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY. REFER TO STRUCTURAL DRAWINGS FOR FOOTING ELEVATIONS.
4. DIMENSIONS ARE SHOWN TO DIMENSION POINT OF REFERENCED DETAIL UNLESS APPLICABLE.
5. ALIGN MATERIAL, CONTROL AND FINISHES, JOINTS VERTICALLY AND HORIZONTALLY WITH ADJACENT JOINTS AND DOOR, WINDOW AND EXTERIOR HEAD/JAMB/CILLS AS INDICATED ON THE DRAWING. VERIFY DIMENSIONS WITH DETAIL CONDITIONS, VERIFY LOCATION AND ALIGNMENT WITH ARCHITECT.
6. MOUNTING, LOCATION OF DEVICES AS INDICATED, VERIFY WITH ARCHITECT IF NOT INDICATED ON ARCHITECTURAL DRAWINGS.

LEAVE BLANK FOR OFF APPROVAL STAMP

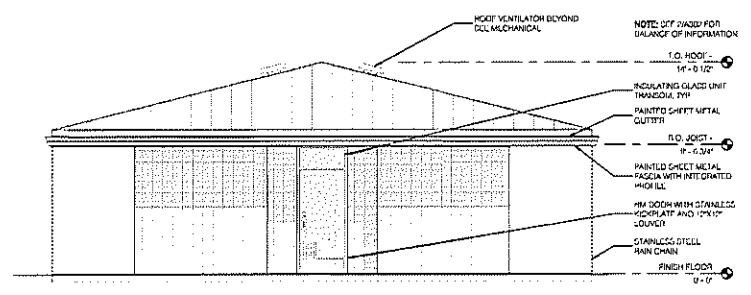
CONDITIONAL
USE PERMIT

| CONTRACT USE PERMIT | DATE |
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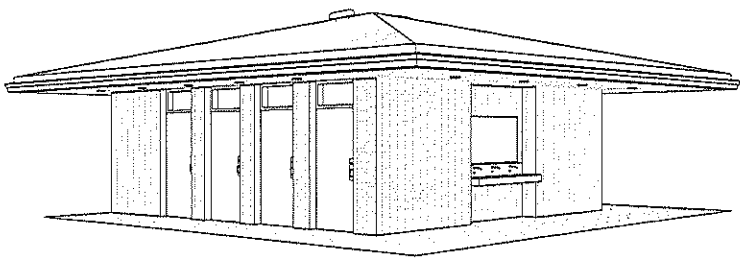
| | | | |
|-------------|----------------------|-------|----------|
| DESIGNED BY | 20 2415 E. 160th St. | DATE | 06/13/23 |
| CHECKED BY | | SCALE | 1/4" |



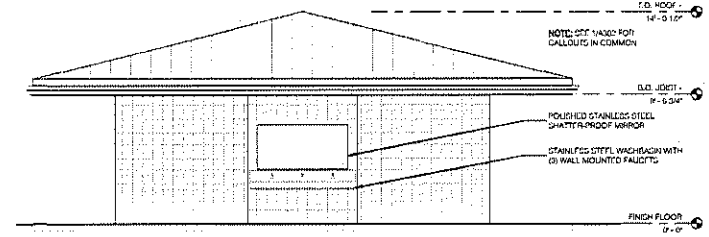
2 EAST ELEVATION - TENT CAMPING LOOP RESTROOM/SHOWER ROOM BUILDING
1/4" = 1'-0"



1 NORTH ELEVATION - TENT CAMPING LOOP RESTROOM/SHOWER ROOM BUILDING
1/4" = 1'-0"



5 PERSPECTIVE - TENT CAMPING LOOP RESTROOM/SHOWER ROOM BUILDING



3 SOUTH ELEVATION - TENT CAMPING LOOP RESTROOM/SHOWER ROOM BUILDING
1/4" = 1'-0"

TENT CAMPING LOOP - RR/SHOWER RM BUILDING ELEVS
FORT STEVENS STATE PARK CAMPGROUND UPGRADES
100 PETER WEDDALE RD., HAMDOND, OR 97121

OREGON PARKS AND RECREATION DEPARTMENT

| | |
|---------|-------|
| SHEET | A302 |
| REVISED | 36311 |



City of Warrenton

Planning Department

225 S Main Avenue ■ P.O. Box 250 ■ Warrenton, OR 97146

Phone: 503.861.0920 Fax: 503.861.2351

TO: Warrenton Planning Commission *Jay Blake*
 FROM: Jay Blake, Planning Director
 DATE: July 13, 2023
 SUBJ: Additional Research Related to Mini-storage Ordinance Amendment

At the May PC meeting, the Commission reviewed data related to tax revenues received by the city from mini-storage sites versus other commercial or industrial sites. The PC conducted a public meeting with all mini-storage business owners were invited to participate. None showed up for the work session, but one did comment that we should consider changing the restriction from number of sites or units to square footage. This would allow for reconfiguration of existing buildings to meet changing unit size demands.

The Planning commission later requested that we research the employment statistics related to these businesses. Staff utilized business license applications for both the mini-storage units and the other commercial/industrial uses. The results are found on the following chart.

Staff will discuss these findings with the Commission and ask for direction on next steps at the meeting.

Mini Storage Tax Analysis

| Site | Acreage | Description | * 2020 Taxes | Zoning | FTE | |
|------------------------|---------|------------------------|---------------|--------|-----|----------------------------|
| 1983 SE Dolphin Avenue | 2.28 | Mini Storage | \$ 13,547.00 | I-1 | 3 | Mini-storage |
| 605 SE Alt 101 | 2.00 | Mini Storage | \$ 8,611.00 | I-1 | 3 | Average Taxes per Acre |
| 1805 South Main | 0.70 | Enclosed Mini-Storage | \$ 7,318.00 | C-1 | 0 | \$ 6,797.49 |
| 1240 SE Jetty Avenue | 0.99 | Mini Storage | \$ 4,385.00 | C-1 | 0 | |
| 51 NE Harbor Ct | 0.85 | Mini Storage | \$ 11,139.00 | C-1 | 1 | FTE Employment/Acre 0.456 |
| Leitch Lease | 2.98 | Leased Mini Storage | \$ 353.00 | I-2/RC | 0 | |
| Gronmark | 3.14 | Mini Storage | \$ 25,913.00 | C-1 | 0 | |
| King Fish, LLC | 1.45 | Boat Storage | \$ 18,574.00 | I-1 | 0 | |
| 1211 Pacific Drive | 0.23 | Mini Storage | \$ 1,473.00 | RH | 1 | |
| 2385 SE Dolphin | 0.67 | Portable Mini Storage | \$ 24.00 | I-1 | 0 | |
| Warrenton Mini Storage | 2.27 | Mini Storage | \$ 28,027.00 | I-1 | 0 | |
| | 17.56 | | \$ 119,364.00 | | 8 | |
| Site | Acreage | Description | 2020 Taxes | Zoning | FTE | |
| 2320 SE Dolphin Avenue | 2.00 | LULU LLC | \$ 25,744.00 | I-1 | 18 | |
| 1479 SE Discovery Lane | 2.39 | TJ Maxx | \$ 44,432.00 | C-1 | 37 | Other C/I Uses |
| 595 SE Alt. 101 | 2.18 | Restaurant Supply | \$ 14,042.00 | I-1 | 10 | Average Taxes per Acre |
| 1630 SE Ensign | 0.99 | Alexandroff Dental | \$ 16,398.00 | C-1 | 17 | \$ 15,987.07 |
| 1167 SE Marlin Avenue | 1.31 | Les Schwabe | \$ 15,911.00 | C-1 | 13 | |
| 630 SE Marlin Avenue | 0.76 | Columbia Bank | \$ 15,531.00 | C-1 | 7 | |
| 1649 SE Ensign Lane | 0.69 | O'Reilly Auto Parts | \$ 14,768.00 | C-1 | 8 | FTE Employment/Acre 11.594 |
| 1123 Alt. Highway 101 | 2.71 | Tractor Supply | \$ 25,457.00 | C-1 | 17 | |
| 1771 SE Ensign Lane | 1.12 | Fibre Fed Credit Union | \$ 16,521.00 | C-1 | 6 | |
| 1609 East Harbor Drive | 1.15 | Shilo Inn | \$ 54,913.00 | C-1 | 14 | |
| 1625 East Harbor | 1.02 | Walgreens | \$ 17,192.00 | C-1 | 15 | |
| | 16.32 | | \$ 260,909.00 | | 162 | Heavy Industrial Use |
| | | | | | | Average Taxes per Acre |
| Hampton Lumber | 47.30 | | \$ 852,635.00 | I-2 | 143 | \$ 18,026.11 |
| | | | | | | FTE Employment/Acre 3.023 |

* 2020 Total Taxes Paid (All Districts)

ORDINANCE NO. ____

INTRODUCED BY ALL COMMISSIONERS
AN ORDINANCE ESTABLISHING A CAP ON THE NUMBER OF MINI-
WAREHOUSE SITES WITHIN THE CITY OF WARRENTON AND AMENDING THE
WARRENTON DEVELOPMENT CODE

WHEREAS, the City of Warrenton has allowed mini-warehouse or mini-storage sites to be developed within the community; and

WHEREAS, there are currently ten (10) approved ministorage sites within the city limits (See attachment A); and

WHEREAS, the per capita number of mini-storage sites is higher in Warrenton than any other community in Clatsop County at one site per 640 people. This ratio is nearly double other areas within the County; and

WHEREAS, Mini-storage units are not uses that create local jobs; and

WHEREAS, recent tax analysis by the city indicates that the mini-storage properties pay a lower property tax per acre than other commercial or industrial uses within the city; and

WHEREAS, Section 3.330 of the Warrenton Comprehensive Plan states,

“It is the City’s policy to support the establishment of a variety of well-designed industrial facilities in appropriate locations in order to expand employment opportunities, make use of land best suited for industry, increase local tax base and insure a stable economy.”; and

WHEREAS, the city finds that mini-storage units do not need municipal sanitary sewer or water service and could be developed in areas outside of the Urban Growth Boundaries; and

WHEREAS, the 2023 data for the number of mini-storage units per resident indicates that the City of Warrenton has one (1) storage unit per 3.6 residents, compared to the rest of Clatsop County which has one (1) storage unit per 41.6 residents.

WHEREAS, the number of jobs created per site with mini-warehouse units is significantly lower than other commercial and industrial uses.

Now, therefore, THE CITY OF WARRENTON ORDAINS AS FOLLOWS:

Section 1. The City of Warrenton hereby places a cap on the development of new mini-storage units within the city limits. The list of pre-existing mini-storage units is indicated on Attachment A.

Section 2. The following sections of the Warrenton Municipal Code are amended as follows:

16.12 DEFINITIONS

Mini-warehouses or Mini-storage sites – means buildings or portions of buildings which are available for rental for the purpose of storing goods and where the average floor area rented to an individual customer does not exceed 600 square feet.

16.40 GENERAL COMMERCIAL (C-1) DISTRICT

16.40.030 Conditional Uses.

B. The following uses and their accessory uses are permitted in all other C-1 zoned area within the City Limits of Warrenton:

9. Mini-warehouses or similar storage uses, subject to the requirements in Section 16.116.030 (G). **In addition to the conditional use permit criteria in 16.220.030, for new mini-warehouses, the applicant shall be required to demonstrate that there is a deficit of mini-warehouses in the City. For purposes of this section, a deficit of mini-warehouses in the City shall mean that the total number of existing mini storage units within the City as compared to the City's current population, as estimated by Portland State University or another governmental source, does not exceed 1 mini-storage unit per 3.6 people. A mini-storage unit shall be defined as each space within a mini-warehouse that is designed to be made available to rent.**

16.60 GENERAL INDUSTRIAL (I-1) DISTRICT

16.60.030 Conditional Uses.

B. The following uses and their accessory uses and activities may be permitted in the I-1 zone when approved under Chapter 16.220, and subject to the provisions of 16.60.040, Development Standards:

9. New Mini-warehouses or similar storage facilities, **subject to the requirements in Section 16.116.030 (G).** **In addition to the conditional use permit criteria in 16.220.030, for new mini-warehouses, the applicant shall be required to demonstrate that there is a deficit of mini-warehouses in the City. For purposes of this section, a deficit of mini-warehouses in the City shall mean that the number of existing mini-**

warehouses located within the City as compared to the City's current population, as estimated by Portland State University or another governmental source, is less than 1 unit per 3.6 residents.

16.116.030 Architectural and Site Design Standards

G. ~~Storage Unit Facilities~~Mini-Warehouses. Where and when allowed, ~~storage unit facilities~~mini-warehouses shall be subject to the following design, siting, and location standards:

1. Setbacks. New ~~storage unit~~ facilities shall be constructed no closer than 100 feet from the East Harbor Drive right-of-way line. This setback area shall be used for landscaping, open space, public or private amenities, off-street parking, other businesses allowed in the zone; or a combination thereof.
2. Design Standards. New ~~storage unit~~ facilities shall be subject to the following design standards:
 - a. Building material requirements in Section 16.116.030(C)(3);
 - b. Building color standards in Section 16.116.030(C)(5);
 - c. Mechanical equipment, outdoor storage and service area standards in Section 16.116.030(C)(6);
 - d. Building mass requirements in Section 16.116.030(C)(7);
 - e. Outdoor lighting standards in Section 16.116.030(E); and
 - f. Other applicable design requirements of this section.
3. Location Requirements. New ~~storage unit~~ facilities may be constructed and operated where allowed by the zoning district, but not in the following areas:
 - a. Along the South Main Avenue commercial corridor,
 - b. Along the Pacific Drive commercial corridor. (Ord. 1242 § 2, 2020)

Section 4. Effective Date. This ordinance takes effect

Adopted by the City Commission of the City of Warrenton, Oregon this ____ day of _____, 2023.

First Reading:

Second Reading:

APPROVED:

Henry A. Balensifer III, Mayor

ATTEST:

Dawne Shaw, CMC, City Recorder