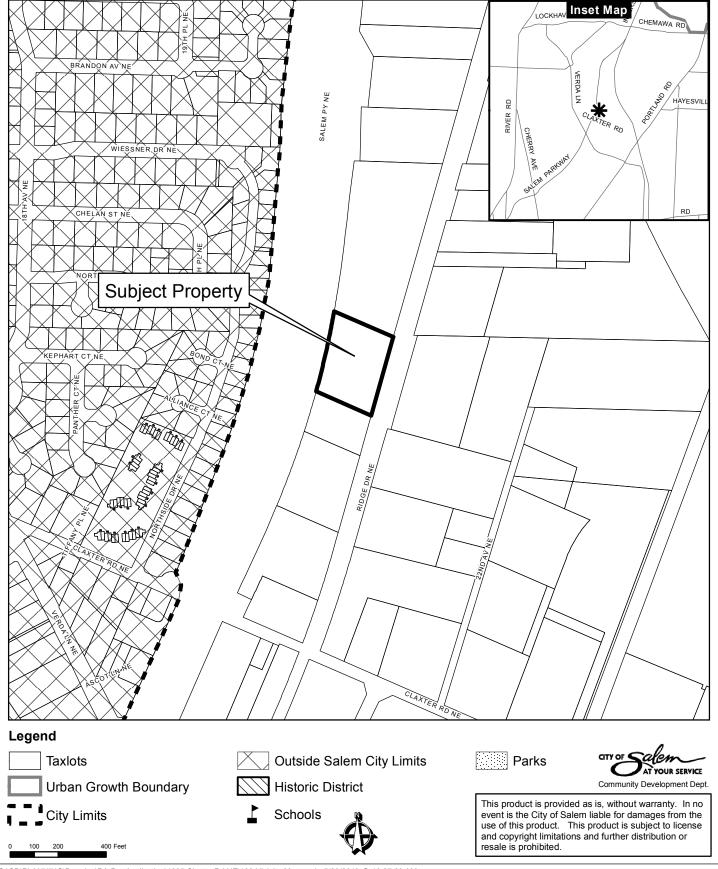
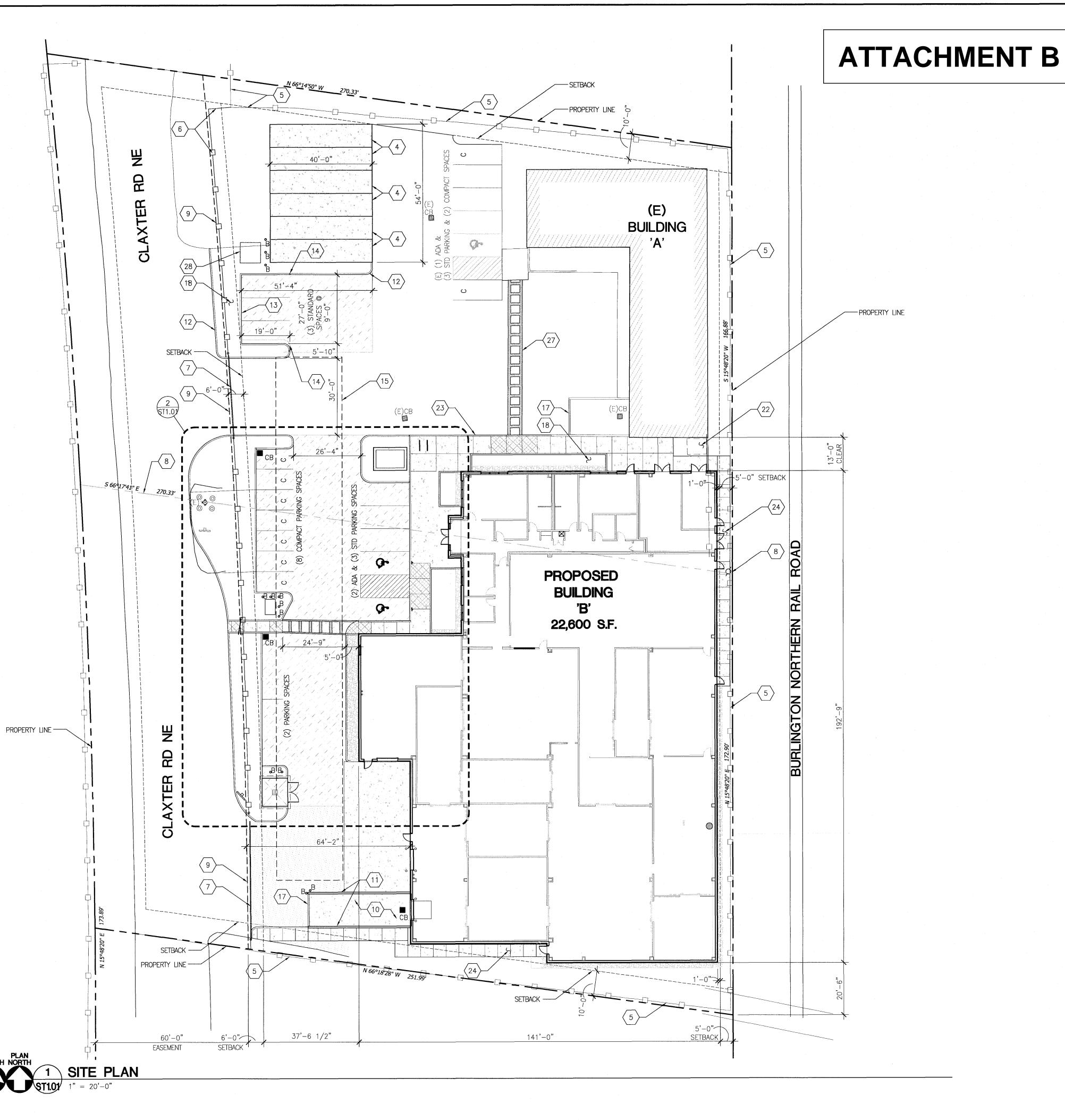
### **ATTACHMENT A**

# Vicinity Map 1965 Claxter Road NE





GENERAL SITE INFORMATION PLAT NUMBER ASSESSOR TAX LOT NUMBERS 073W01C3001 IP - INDUSTRIAL PARK SITE AREA 2.00 ACRES

GENERAL	BUILDING INFORMATION
EXIS	STING BUILDING 'A' TO REMAIN
XISTING BUILDING FOOT PRINT	3,821 SF
XISTING BUILDING FLOOR AREA	3,821 SF
EXISTING	BUILDING 'B' (TO BE REMOVED)
XISTING BUILDING FOOT PRINT	4,437 SF
XISTING BUILDING FLOOR AREA	4,437 SF
	PROPOSED BUILDING 'B'
UILDING FLOOR AREA	22,600 SF
EXISTING	G BUILDING 'C' (TO BE REMOVED)
XISTING BUILDING FOOT PRINT	974 SF
XISTING BUILDING FLOOR AREA	974 SF

PARKING						
ACCESSIBLE	TOTAL	BICYCLE	LOADING			
2	23	4	1			
3	23	4	2			
	ACCESSIBLE  2  3	2 23	2 23 4			

1 SPACE PER 5,000 SF OF MANUFACTURING/PROCESS AREA (IF BUILDING IS LESS THAN 50,000 SF) OR 0.75 SPACE PER EMPLOYEE, WHICHEVER IS GREATER (PARKING PROVIDED ASSUMES 30

B. 1 SPACE PER 350 SF OF OFFICE/LABORATORY AREA
C. MINIMUM STALL SIZE FOR PERPENDICULAR PARKING IS 8'-6'X19' WITH A 24' ISLE (2-WAY D. ACCESSIBLE PARKING PER OSSC TABLE 1106.1

E. BICYCLE PARKING REQUIRED PER SECTION 806.055 4 BIKE SPACES OR 1 SPACE PER 10,000 SF

OF MANUFACTURING/PROCESS AREA (IF BUILDING IS LESS THAN 50,000 SF).

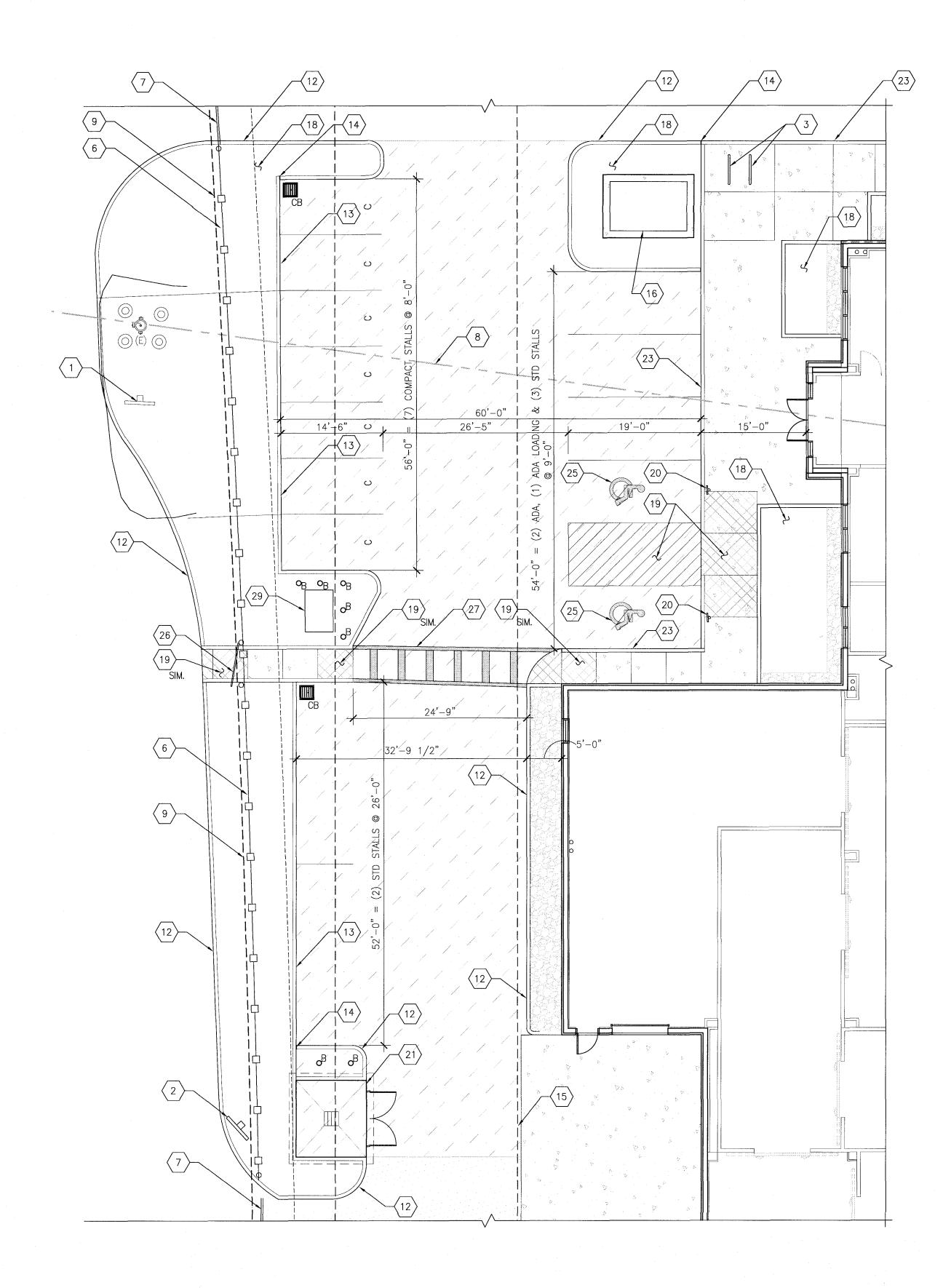
F. 4 BIKE SPACES OR 1 SPACE PER 3,500 SF OF OFFICE/LABORATORY AREA.

G. LOADING AREAS REQUIRED PER SECTION 806.075 — 5,000—100,000 SF: 1 LOADING SPACE

12'x40'x14'

**LANDSCAPING** 

SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION



**GENERAL NOTES** 

THE CONTRACTOR SHALL HAVE A FULL SET OF THE CURRENT APPROVED CONSTRUCTION DOCUMENTS INCLUDING ADDENDA ON THE PROJECT SITE AT ALL TIMES

- THE CONTRACTOR SHALL COMPLY WITH LOCAL UTILITY PROVIDERS REQUIRING NOTIFICATION OF
- ALL WORK SHALL COMPLY WITH THE LOCAL JURISDICTION REQUIREMENTS AND THE PROJECT SPECIFICATIONS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS SHOWN OR
- IMPLIED WHICH MAY AFFECT THE WORK PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCIES. EXISTING CONDITIONS BASED ON DRAWINGS BY NORTHSTAR SURVEYING DATED 07/16/2019

 SOME OF THE UTILITIES HAVE BEEN SHOWN FOR REFERENCE ONLY. SEE CIVIL DRAWINGS FOR INFORMATION.

SEE LANDSCAPE PLAN FOR TREES AND PLANTS LOCATIONS

## LEGEND

**EXISTING** CATCH BASIN

EXISTING BUILDING CONCRETE PAD

LIGHT DUTY PAVING

GRAVEL AT BUILDING PERIMETER

- CATCH BASIN -- SEE CIVIL FOR ADDITIONAL INFORMATION EXISTING FIRE HYDRANT
- EXTERIOR 8" CONCRETE FILLED BOLLARD --PAINT TRAFFIC YELLOW
- COMPACT PARKING SPACE

## SITE PLAN KEYNOTES

 $\langle$  1  $\rangle$  REMOVE AND RELOCATE (E)MONUMENT SIGN

 $\langle$  2  $\rangle$  RELOCATED (E)MONUMENT SIGN

BICYCLE PARKING (4 BIKE SPACES TOTAL) PER CITY OF SALEM ZONING REQUIREMENTS -- SEE 8/ST1.02 FOR ADDITIONAL INFORMATION

4 > RELOCATED (E)REFRIGERATED STORAGE UNITS

(E)FENCE TO REMAIN

6 6'-0" HIGH SECURITY CHAIN LINK FENCE  $\langle 7 \rangle$  SECURITY SLIDING GATE

 $\langle$  8  $\rangle$  EXISTING LOT LINE PROPOSED TO BE CONSOLIDATED 9 EXISTING 60' ROADWAY AND UTILITY EASEMENT - DEEDS R-181, P-1910

10 DOCK HIGH LOADING AREA

(14) CURB TYPE TRANSITION

11 RETAINING WALL VERTICAL CONCRETE CURB -- SEE 2/ST1.02 FOR

UNDERGROUND STORMWATER DETENTION FACILITY --

ADDITIONAL INFORMATION EXTRUDED CONCRETE CURB -- 1/ST1.02 FOR ADDITIONAL INFORMATION

UNDERGROUND STORMWATER DETENTION FAR

- TRANSFORMER AND CONCRETE VAULT -- SEE ELECTRICAL FOR ADDITIONAL INFORMATION
- LANDSCAPE AREA -- SEE LANDSCAPE PLAN FOR ADDITIONAL INFORMATION ADA CURB RAMP/ TRANSITION & LOADING AREA --SEE 6/ST1.02 FOR ADDITIONAL INFORMATION

ACCESSIBLE PARKING SIGN -- SEE 7/ST1.02 FOR ADDITIONAL INFORMATION COVERED TRASH ENCLOSURE

 $\begin{array}{c} (21) \\ 12' - 0"W \times 10' - 0"D \times 9' - 6"H \end{array}$ 22 EXISTING AC UNIT TO REMAIN

2" HIGH 6" WIDE BUMP

MONOLITHIC CONCRETE SIDEWALK -- SEE 3/ST1.02 FOR ADDITIONAL INFORMATION

CONCRETE SIDEWALK -- SEE 4/ST1.02 FOR ADDITIONAL INFORMATION 25 ACCESSIBLE PARKING PAVEMENT MARKING

26 GATE AT FENCE

ADA DETECTABLE CROSSWALK -- COLD ASPHALT RETRO REFLECTIVE FILM, INLAID INTO FRESH ASPHALT

WITH ADA DETECTABLE SURFACE. SECONDARY TRANSFORMER -- SEE ELECTRICAL FOR ADDITIONAL INFORMATION

29 TRANSFORMER SPLICE VAULT

NEW BUILDING

CHANG

1965 CLAXT

SALEM, OR DRAWING TITLE: SITE PLAN

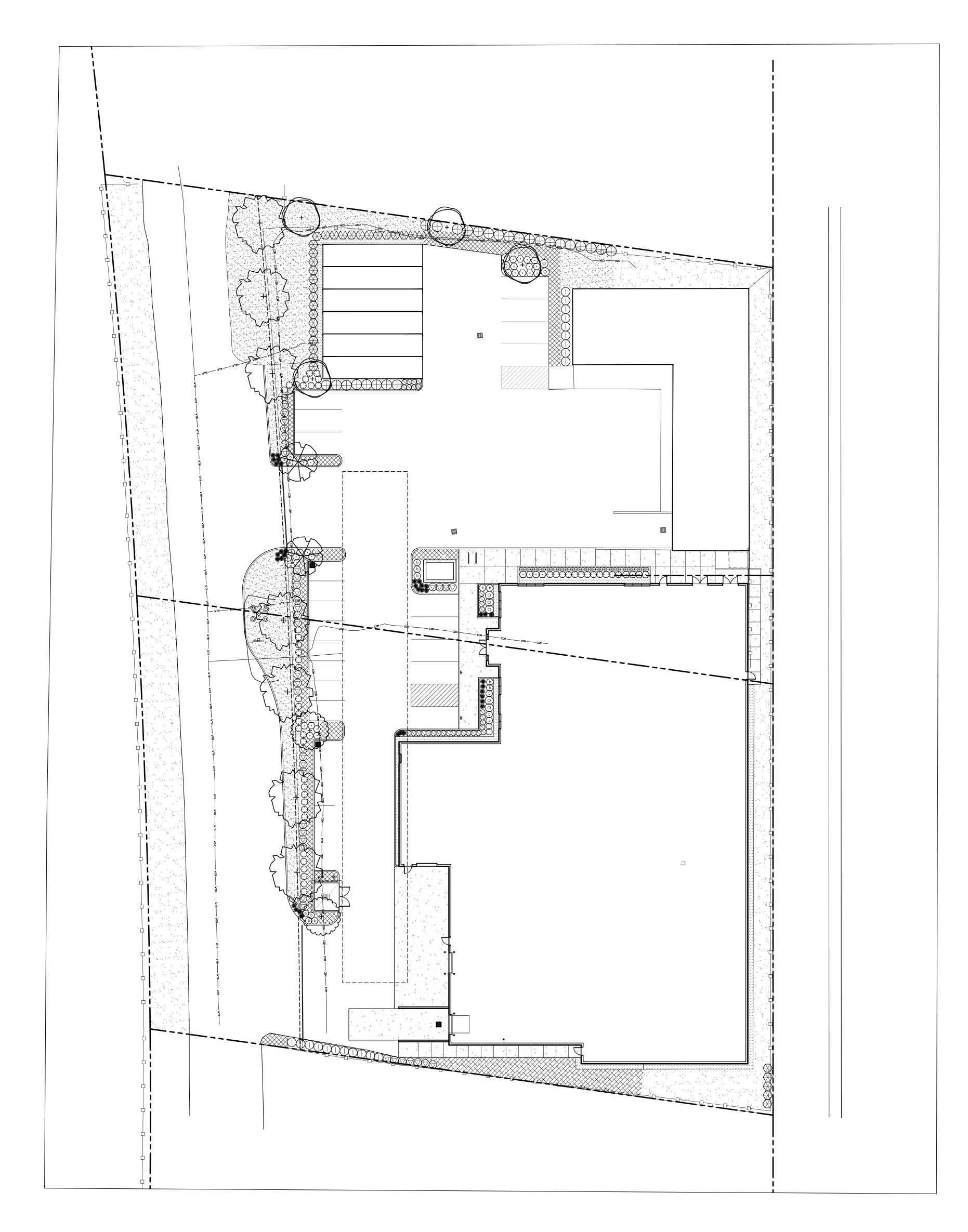
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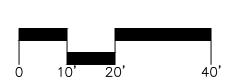
Livermore JOB NO: 219053.00

DRAWN BY: HT CHECKED BY: GML

ST1.01







## PLANT LIST

	TREES					
	SYM	QUAN	BOTANICAL NAME/	SIZE	SPACING/	
			COMMON NAME		COMMENT	Point
	+	4	FRAXINUS PENNSYLVANICA 'PATMORE' PATMORE ASH	1.5" CAL B&B	AS SHOWN Shade Tree	40
	}	2	CARPINUS BETULUS EUROPEAN HORNBEAM	1.5" CAL B&B	AS SHOWN Shade Tree	20
	<del>{+}</del>	2	FRAXINUS OXUCARPA 'RAYWOOD' RAYWOOD ASH	1.5" CAL B&B	AS SHOWN Shade Tree	20
+		7	ZELKOVA SERRATA GREEN VASE' GREEN VASE ZELKOVA	1.5" CAL B&B	AS SHOWN Shade Tree	<u>70</u>
$\bigvee$	7				TOTAL TREE POINTS	150

### SHRUBS

SYM	1 QUA	AN BOTANICAL NAME	COMMON NAME	SIZE	SPACING/ COMMENT	POINTS
Ь	19	BERBERIS THUNBERGII VAR. ATROPU. 'CRIMSON PYGMY'	CRIMSON PYGMY RED BARBERRY	2 GAL.	AS SHOWN	19
$\bigcirc$	20	CISTUS X PURPUREUS	ORCHID ROCK ROSE	2 GAL	3.5' O.Cevergreen	20
$\odot$	33	EUONYMUS FORTUNEI 'EMERALD GAIETY'	EMERALD GAIETY EUONYMUS	2 GAL	AS SHOWN -evergreen	33
$\bigcirc$	39	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	5 GAL	4' O.Cevergreen	39
$\bigcirc$	50	MAHONIA AQUIFOLIUM	OREGON GRAPEHOLLY	2 GAL	3' O.C -evergreen	50
$\Diamond$	32	NANDINA DOMESTICA 'NANA PURPUREA'	DWARF PURP. HEAVENLY BAMBOO	2 GAL	AS SHOWN -evergreen	32
$\odot$	9	SPIRAEA X BUMALDA 'GOLDMOUND'	GOLDMOUND SPIREA	3 GAL.	AS SHOWN	9
$\bigotimes$	33	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE`	5 GAL	3' O.C. evergreen- LARGESHRUB	66
$\bigoplus$	26	VIBURNUM TINUS 'SPRING BOUQUET'	SPRING BOUQUET LAURUSTINUS	5 GAL.	4' O.Cevergreen-LARGE SHRUB	<u>52</u>
					TOTAL SHRUB POINTS	320
GRO	DUNE	COVERS AND PERENNIALS				
SYN	1 QUA	AN BOTANICAL NAME	COMMON NAME	SIZE	SPACING/ COMMENT	POINTS
$\oplus$	XX	CAREX MORROWII 'AUREA VARIEGATA'	VARIEGATED JAPANESE SEDGE 1	GAL SPACE	AS SHOWN	

**AS SHOWN** 

2' O.C.- EVERGREEN

2' O.C.- EVERGREEN

8 LBS. / 1000 SF

7 LBS. / 1000 SF

TOTAL GROUNDCOVER POINTS

23.7

14.4

87.8

182.4

308.3

4" POTS

4" POTS

**BLUE OAT GRASS** 

CREEPING OREGON GRAPE

ESSENTIAL TALL FESCUE

EUREKA II HARD FESCUE -

MICROCLOVER®

RHIZING STAR TALL FESCUE HOUNDOG 8 TALL FESCUE

QUATRO TETRAPLOID SHEEP FESCUE

BANFIELD PERENNIAL RYEGRASS

KINNIKINICK

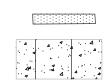
503 703.8607

JOYCE JACKSON LANDSCAPE ARCHITECT 1940 SYLVAN WAY WEST LINN, OR 97068 jj@joycejackson-la.com

\_\_\_\_

Livermore A&E JOB NO: 218028.00

LEGEND



GRAVEL -  $\frac{1}{4}$ " -  $\frac{3}{4}$ " CLEAN GRAVEL CONCRETE PAVEMENT

9123 SF PT 769 R&R ECO-TURF MIX WITH

HELICHITOTRICHON SEMPERVIROENS

MICROCLOVER

ARCTOSTAPHYLLOS UVA URSI

4389 SF PT 301 WATER SMARTER

# SITE DATA

SITE AREA = 86,991.78 SF

LANDSCAPE AREA REQUIRED = 15% F SITE AREA = 13,046.65 SF

LANDSCAPE AREA PROVIDED = 19,255.7 SF

LANDSCAPE POINTS REQUIRED = ONE FOR EVERY 20 SF OF LANDSCAPE AREA = 653 POINTS

LANDSCAPE POINTS PROVIDED = 150 TREE POINTS

320 SHRUB POINTS

308 GROUNDCOVER POINTS

778 TOTAL LANDSCAPE POINTS

## NOTES

- 1. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- 2. QUANTITIES ARE INTENDED TO ASSIST THE CONTRACTOR IN EVALUATING THEIR OWN TAKEOFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BID QUANTITIES AS REQUIRED BY THE PLANS TO PROVIDE THE SPECIFIED COVERAGE AND SPACING.
- 3. CONTRACTOR SHALL PROVIDE TOPSOIL, SOIL AMENDMENTS, AND COMPOST IN REQUIRED QUANTITIES TO CREATE THE PLANTING SOIL FOR PLANT AND SEEDED AREA S IN ACCORDANCE WITH THE DETAILS AND NOTES.
- 4. CONTRACTOR SHALL VERIFY THE LOCATIONS OF UTILITIES PRIOR TO BEGINNING EXCAVATION.
- 5. IF PLANT MATERIAL CONFLICTS WITH NEW OR EXISTING UTILITIES TO REMAIN, THE CONTRACTOR SHALL ADJUST THE PLANT LOCATIONS IN COORDINATION WITH THE OWNER'S REPRESENTATIVE.
- 6. PROVIDE 3" OF BARK MULCH AROUND PLANTING.
- 7. REFER TO SHEET L2 FOR PLANTING DETAILS.

DRAWING TITLE: PLANTING PLAN drawn by: JJ checked by: JJ



### **ATTACHMENT C**

## Adjustment to Land Use Standards—Written Narrative

Chang Tuh Corporation New Building 1965 Claxter Road NE

#### Class 2 Adjustment

To facilitate the site layout for the new Chang Tuh Building at 1965 Claxter Road NE in Salem, we request a Class 2 adjustment to the setback requirement in SRC Chapter 553.

#### Planning and Zoning Code Requirement:

The IP zone requires a minimum setback of 20 feet for property lines abutting streets for buildings, accessory structures, and vehicle use areas.

#### Proposed Design:

The frontage on the west side of the Chang Tuh property at 1965 Claxter Road NE is a 60-foot access and utility easement. We propose a reduction in the setback from this access and utility easement to 6 feet for vehicle use and accessory structures. The minimum setback to the face of the new building is proposed to be approximately 40 feet.

#### Reason for Adjustment:

The 6-foot setback is from the access and utility easement that will be utilized only for local traffic. The setback distance to the west property line will be 66 feet which far exceeds the 20-foot requirement. City of Salem Planning Department has indicated that they will support this adjustment. The following are reasons for the adjustment.

- Meets or exceeds City of Salem Development Standards: Chapter 250 Adjustments criteria.
- Private access road with limited traffic.
- Property is in an Industrial Park Zone with no business directly across the street.

### **ATTACHMENT D**



# MEMO

TO:

Brandon Pike, Planner I

Community Development Department

FROM:

Glenn J. Davis, PE, CFM, Chief Development Engineer

Public Works Department

DATE:

March 11, 2020

SUBJECT:

PUBLIC WORKS RECOMMENDATIONS

SPR-UGA-ADJ20-06 (19-123697)

1965 CLAXTER ROAD NE

NEW FOOD PROCESSING FACILITY AND SITE IMPROVEMENTS

#### **PROPOSAL**

A consolidated application containing the following requests: a Class 3 Site Plan Review to construct a 22,600 square-foot building with associated site improvements at an existing food processing facility, classified as a general manufacturing use; an Urban Growth Area Preliminary Declaration to determine the public facilities required to fully serve the development; a Class 2 Adjustment to reduce the minimum vehicle use area setback to the private roadway easement from 20 feet to 6 feet; and a Class 2 Adjustment to reduce the minimum accessory structure setback to the private roadway easement from 20 feet to 6 feet.

The development site is zoned IP (Industrial Park), is approximately 2 acres in size, and is located at 1965 Claxter Road NE (Marion County Assessor map and tax lot number: 073W01C / 03001).

#### RECOMMENDED CONDITIONS OF APPROVAL

- 1. The existing condition of Claxter Road NE does not meet the definition of an adequate linking street pursuant to SRC Chapter 200. To meet the requirement for an adequate linking street improvement, the applicant shall either:
  - a. Construct a 30-foot-wide linking street improvement along Claxter Road NE from Salem Industrial Drive NE to the westerly terminus of Claxter Road NE. The applicant shall convey land for dedication of right-of-way along Claxter Road NE as needed to construct the required improvements as determined by the Public Works Director; or

- b. Enter into a Temporary Facilities Access Agreement with the City of Salem and pay a Temporary Access Fee equal \$1,940 times the number of trips created by the development, as determined by the City Traffic Engineer.
- 2. Construct a 10-inch sanitary sewer main for a distance of approximately 350 feet north of the 66-inch sewer interceptor main located south of Hyacinth Avenue NE.
- 3. Design and construct a storm drainage system in compliance with SRC Chapter 71 and PWDS.

#### **FACTS**

#### **Streets**

#### 1. Claxter Road NE

- a. <u>Standard</u>— This street is designated as a Local street in the Salem TSP. The standard for this street classification is a 30-foot-wide improvement within a 60-foot-wide right-of-way.
- b. <u>Existing Condition</u>—This street has an approximate 25-foot improvement within a 40- to 50-foot-wide right-of-way approximately 1,000 feet south of the subject property.

#### Storm Drainage

#### 1. Existing Conditions

- a. A ditch is located along the western boundary within the 60-foot easement for roadway and utilities on the subject property.
- b. ODOT right-of-way is west of the subject property. The applicant shall coordinate with ODOT if stormwater discharge is proposed into ODOT right-of-way.
- c. A ditch is located within the railroad right-of-way east of the subject property.

#### Water

#### 1. Existing Conditions

- a. The subject property is located within the G-0 water service level.
- b. An 8-inch water main is located in the existing 60-foot roadway and utility easement located along the western portion of the property.

#### **Sanitary Sewer**

#### 1. Existing Conditions

- a. An 8-inch sewer main is located in the existing 60-foot roadway and utility easement.
- b. The nearest adequate linking facility is the existing 66-inch interceptor sewer main located southwest of Hyacinth Street NE.

#### CRITERIA AND FINDINGS

#### **URBAN GROWTH PRELIMINARY DECLARATION**

The subject property is located outside the Urban Service Area in an area without adequate facilities as defined in SRC Chapter 200. Analysis of the subject property based on relevant standards in SRC 200.055 through SRC 200.075 is as follows:

#### SRC 200.055—Standards for Street Improvements

<u>Findings</u>—An adequate linking street is defined as the nearest point on a street that has a minimum 60-foot-wide right-of-way with a minimum 30-foot improvement for Local streets or a minimum 34-foot improvement for Minor and Major Arterial streets (SRC 200.055(b)). All streets abutting the property boundaries shall be designed to the greater of the standards of SRC Chapter 803 and the standards of linking streets in SRC 200.055(b).

The nearest adequate street facility is located at the intersection of Claxter Road NE and Salem Industrial Drive NE. Pursuant to SRC 200.055(a), a linking street is required from Salem Industrial Drive NE to the westerly terminus of Claxter Road NE. This street improvement is eligible for a temporary access fee pursuant to SRC 200.080(a) because development precedes construction of required facilities that are costly and benefit a large area of undeveloped property. The Public Works Engineering Division has identified that \$4,400,000 in street improvements are warranted along Claxter Road NE and Ridge Drive NE to meet current standards. The Assistant City Traffic Engineer has estimated that 2,270 equivalent length average daily trips (ADT) will be generated from underdeveloped properties benefited by the Claxter Road NE and Ridge Drive NE improvements. The temporary access fee applicable for the proposed is \$4,400,000 divided by 2,270, or \$1,940 per ADT. Pursuant to SRC 200.055(b), physical or topographical constraints are present to a degree that the standard linking street pavement width cannot be reasonably constructed, so the existing street configuration meets the functional levels necessary to meet the increased demands through payment of the temporary access fee.

At the time of development, the applicant has the following options in order to meet the minimum linking street requirements pursuant to SRC 200.055:

- Construct a 30-foot-wide linking street improvement along Claxter Road NE from Salem Industrial Drive NE to the westerly terminus of Claxter Road NE. The applicant shall convey land for dedication of right-of-way along Claxter Road NE as needed to construct the required improvements as determined by the Public Works Director; or
- 2. Enter into a Temporary Facilities Access Agreement with the City of Salem and pay a Temporary Access Fee equal \$1,940 times the number of average daily trips created by the development, as determined by the City Traffic Engineer.

#### SRC 200.060—Standards for Sewer Improvements

Findings—The proposed development shall be linked to adequate facilities by the construction of sewer lines and pumping stations, which are necessary to connect to such existing sewer facilities (SRC 200.060(a)). The nearest available sewer facility appears to be the 66-inch interceptor sewer main located southwest of Hyacinth Avenue NE. The applicant shall construct a 10-inch sanitary sewer main for a distance of approximately 350 feet north of the 66-inch sewer interceptor main located south of Hyacinth Avenue NE to link the site to existing facilities that are defined as adequate under SRC 200.005.

#### SRC 200.065—Standards for Storm Drainage Improvements

<u>Findings</u>—The proposed development shall be linked to existing adequate facilities by the construction of storm drain lines, open channels, and detention facilities which are necessary to connect to such existing drainage facilities (SRC 200.065(a)). There is a ditch located within the existing 60-foot roadway and utility easement located along the western portion of the property. No offsite stormwater improvements are required.

#### SRC 200.070—Standards for Water Improvements

<u>Findings</u>—The proposed development shall be linked to adequate facilities by the construction of water distribution lines, reservoirs, and pumping stations that connect to such existing water service facilities (SRC 200.070(a)). The proposed facility will be connected to the existing 8-inch water main located within the existing 60-foot roadway and utility easement located along the western portion of the property. Fire flow tests were conducted within the past year and show that the existing water system provides adequate fire flow, thereby meeting the requirement of PWDS 5.2(a) for pressure requirements for the proposed development. No offsite water improvements are required.

#### SRC 200.075—Standards for Park Sites

<u>Findings</u>—Prior to development approval, the applicant shall reserve for dedication that property within the development site that is necessary for an adequate neighborhood park, access to such park, and recreation routes, or similar uninterrupted linkages, based upon the *Salem Comprehensive Park System Master Plan* (SRC 200.075(a)).

The Comprehensive Park System Master Plan shows that the subject property lacks adequate parks facilities. However, the proposed development does not include residential uses and therefore is not required to provide park facilities.

#### SITE PLAN REVIEW

Analysis of the development based on relevant criteria in SRC 220.005(f)(3) is as follows:

Criteria: SRC 220.005(f)(3)(A) The application meets all applicable standards of the UDC (Unified Development Code)

**Findings**—With completion of the conditions above, the subject property meets all applicable standards of the following chapters of the UDC: 601 – Floodplain;

802 - Public Improvements; 803 - Streets and Right-of-Way Improvements;

804 - Driveway Approaches; 805 - Vision Clearance 809 - Wetlands; and

810 - Landslides.

Public Works staff has reviewed the Flood Insurance Study and Flood Insurance Rate Maps and has determined that no floodplain or floodway areas exist on the subject property.

According to the Salem-Keizer Local Wetland Inventory the subject property does not contain any wetland areas.

According to the City's adopted landslide hazard susceptibility maps and SRC Chapter 810 (Landslide Hazards), there are no mapped landslide hazard areas on the subject property.

Criteria: SRC 220.005(f)(3)(B) The transportation system provides for the safe, orderly, and efficient circulation of traffic into and out of the proposed development, and negative impacts to the transportation system are mitigated adequately

Findings—The subject property takes access from and is connected to Claxter

Brandon Pike, Planner I March 11, 2020 Page 6

MEMO

Road NE by a 60-foot-wide private access easement. The existing configuration of Claxter Road NE does not meet the definition of an adequate linking street pursuant to SRC Chapter 200, nor does it meet current standards for its classification of street per the Salem TSP. Off-site improvements are addressed under criteria SRC 200.055 as described above.

Criteria: SRC 220.005(f)(3)(C) Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians

**Findings**—The driveway access onto the private access easement provides for safe turning movements into and out of the property.

Criteria: SRC 220.005(f)(3)(D) The proposed development will be adequately served with City water, sewer, storm drainage, and other utilities appropriate to the nature of the development

**Findings**—The Public Works Department has reviewed the applicant's preliminary plan for this site. With completion of the offsite requirements required to meet the definition of adequate linking facilities, the water, sewer, and storm infrastructure are available within surrounding streets/areas and will be adequate to serve the proposed development. The applicant's engineer submitted a statement demonstrating compliance with Stormwater PWDS Appendix 004-E(4)(b) and SRC Chapter 71. The preliminary stormwater design demonstrates the use of green stormwater infrastructure to the maximum extent feasible.

The applicant shall design and construct all utilities (sewer, water, and storm drainage) according to the PWDS and to the satisfaction of the Public Works Director. The applicant is advised that a sewer monitoring manhole and grease treatment will be required, and a pH monitoring system may be required. Also, the trash area shall be designed in compliance with PWDS.

Prepared by: Jennifer Scott, Program Manager cc: File