

AGENDA
Veneta Planning Commission
TUESDAY – June 2, 2015 – 7:00 p.m.
Veneta City Hall

1. Review Agenda

2. Public Comment

If you wish to address the Planning Commission; state your name, address, and limit your comments to 3 minutes. Maximum time 20 minutes. The Planning Commission will not engage in any discussion or make any decisions based on public comment at this time; however, they may take comments under advisement for discussion and action at a future Planning Commission meeting.

3. Approval of Minutes

- a. March 9, 2015 Joint Meeting of the City Council and Planning Commission (Economic Strategic Plan)
- b. April 6, 2015
- c. May 5, 2015

4. Veneta Elementary School – Site Plan Review SR-2-15

5. Other

6. Adjourn

Location is wheelchair accessible (WCA). Communication interpreter, including American Sign Language (ASL) interpretation, is available with 48 hours' notice. Contact Darci Henneman; Phone (541) 935-2191, FAX (541) 935-1838 or by TTY Telecommunications Relay Service 1-800-735-1232.
THIS MEETING WILL BE DIGITALLY RECORDED.

**Minutes of the Joint Meeting of the
Veneta City Council and Veneta Planning Commission
March 9, 2015**

City Council: Sandra Larson, Tim Brooker, Thomas Cotter, Victoria Hedenstrom

Planning Commission: James Eagle Eye, Kevin Conlin, Calvin Kenney, Len Goodwin, Lily Rees

Community Members: Phil Velie, Herb Vloedman

Absent: Thomas Laing, Jason Alansky, Joan Mariner

Others: Ric Ingham, City Administrator; Kay Bork, Community Development Director; Lisa Garbett, Associate Planner; Darci Henneman, Assistant City Recorder; Bob Parker of the University of Oregon, Community Service Center

1. **Mayor Sandra Larson called the Veneta City Council to order. James Eagle Eye called the Veneta Planning Commission to order at 5:40 p.m.**
2. **Veneta Economic Development Strategy Plan**
 - a. Summarize Plan and its implications for the City
 - b. Discuss comments received/changes made to document
 - c. Solicit additional comments to prepare final plan

Mr. Parker reviewed the timeline to date and the comprehensive plan map. He said a quarterly census was used to locate employers. He said we have many areas of employment that exist in residential areas.

3. **Veneta Economic Opportunity Analysis**

- a. Review major findings of Study
Mr. Parker reviewed the major findings of the study. He said we have sufficient inventory of employment sites, sizes and plan designations so we don't need to amend our Urban Growth Boundary (UGB).

In response to a question from Thomas Cotter, Mr. Parker said his research that Veneta has a highly skilled population that works somewhere else is based on ratios and larger populations. He said what this suggests is that Veneta is a bedroom community. We're importing households but not employment. He said we will continue to be challenged to grow the employment number. He said we're doing everything right, infrastructure, land, etc. but suggested maybe more marketing or branding.

Thomas Cotter said he's looking for direction or steps to take to identify that area and how do we target those employers. He said he's not sure, at our size, that we would be attractive to highly skilled workers. We'd have to compete with the urban area and our population would need to grow in order to do that. That leaves us a population that needs to be employed in a specific area.

Mr. Parker said our residents have higher incomes than the average in Lane County, he said the strategy is to set a course with specific actions and stick with it.

In response to a question from Thomas Cotter, Mr. Parker said our labor pool is not insolated at all. The community patterns indicate that people are moving all over the region. He said it's not about being able to draw upon a highly skilled group but to recruit businesses which has some risks to it

(Sony, Hynix). He said we can recruit within our region but also nationally. We can work to provide incentives for existing businesses or work with entrepreneurs. He said some strategies are outlined and there are tools we can use to get those people to locate or stay in Veneta. We have serviced land that is comparable and our SDC's don't seem to be higher than in any other region. He said the question "what can we do to make us more competitive" focused on the discussion about branding and raising the profile for businesses.

b. Review Policy Amendments as a result of EOA and Strategic Plan findings

Mr. Parker reviewed Veneta's Vision, Strategies and Goals. He said the City of Veneta will be a complete community that provides an array of job opportunities and local services in addition to residential opportunities. The City will work collaboratively to develop partnerships to implement economic and community development activities.

c. Comments

The Committee had no questions.

4. Next Steps:

a. Adoption of Strategic Plan

Mr. Parker said because the EOA is a land use document he suggested the Planning Commission hold a work session to review the document and the code recommendations. He said once those are finalized it will go to DLCD for review and then be recommended to the Council for adoption. He said there are a couple of different ways to do that, which he reviewed. He said the implementation strategy should be adopted by the Council by resolution as soon as staff can get it on the agenda.

Bork said it was suggested that the Council adopt the Economic Strategic Plan at the April 13th Council meeting. She asked if the Planning Commission would like to schedule a work session with Mr. Parker.

James Eagle Eye suggested Mr. Parker attend the next Planning Commission meeting.

It was the consensus of the Planning Commission to review the EOA at the April 6th meeting.

In response to a question from Len Goodwin, Bork said there may be a public hearing at the May 5th Planning Commission meeting but it depends on how complicated it gets or if further discussion is needed. She said she will send out the policy sections via email.

Len Goodwin said he is very happy with the Economic Strategic Plan. He said he is interested in the recommendation for increasing our regional efforts. He said we stand to benefit from better and deeper contact with the rest of the region, particularly if Eugene doesn't expand their residential UGB, we'll see a lot of residential development happen which may offer the potential for creating business opportunities.

5. Review Related Comp Plan Policy & Land Development Code Amendments

a. CPW Work Session with Planning Commission April 6th or 8th.

It was the consensus of the Planning Commission to review and discuss the amendments at the regular April 6th Planning Commission meeting along with Mr. Parker.

6. Adoption of EOA and related Comp Plan Policy & Land Development Code Amendments

a. Set date between April - July

The City Council set a tentative adoption at the April 13, 2015 Council meeting.

7. **OTHER**
None

8. **ADJOURN**
Chair Larson adjourned the Veneta City Council at 7:01 p.m.

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James Eagle Eye, Chair

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Sandra Larson, Mayor

ATTEST:

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Darci Henneman, Assistant City Recorder
(Minutes prepared by DHenneman)

Minutes of the Veneta Planning Commission

April 6, 2015

Present: Len Goodwin, Kevin Conlin, Calvin Kenney, Lily Rees

Absent: James Eagle Eye

Others: Ric Ingham, City Administrator; Kay Bork, Community Development Director; Lisa Garbett, Associate Planner; Darci Henneman, Assistant City Recorder; Bob Parker, University of Oregon Community Planning Workshop; and Herb Vloedman

I. Review Agenda

Vice Chair Len Goodwin opened the Veneta Planning Commission meeting at 7:00 p.m. and reviewed the agenda.

2. Public Comment

Herb Vloedman, 25115 Luther Ln., Veneta, OR

Mr. Vloedman said he wanted to comment about the land development ordinance and look at Veneta's Commercial/Industrial areas. He said there has been very little if no development in Veneta's Commercial/Industrial zones. He asked the Planning Commission to leave as much flexibility as possible so that when opportunities arise, developers can easily read and understand the ordinances and determine if they have a possibility to develop. He said it's beneficial that people know they have opportunities and their ideas, wants, and desires will be heard.

3. Approval of Minutes

MOTION: Calvin Kenney made a motion to approve the March 3, 2015 minutes. Kevin Conlin seconded the motion which passed with a vote of 4-0.

4. Review of Veneta's Comprehensive Plan Economic Element and Land Development Ordinance – Bob Parker

Bork reviewed tonight's meeting timeline. She said a public hearing is tentatively scheduled for May to adopt the ordinance but that can be postponed if the Planning Commission doesn't get through the recommended changes and provide feedback to staff.

Bob Parker of Community Planning Workshop (CPW) said they broke their report into two parts; deal with comprehensive policies and findings and proposed amendments to the zoning code. He said the City has done a good job in keeping the Comprehensive Plan simple and relative to neighboring jurisdictions. He suggested we keep the Goal 9 language and add two amendments listed on page two.

Len Goodwin said he worries with the first proposed amendment, the goals aren't goals and are requirements of law, he wondered if by including similar language in our Comprehensive Plan if we aren't creating the risk of conflicting interpretations. Goal 9 says what is required but if we put something in, it can be argued that our goal statement is not the same as the Oregon Administrative Rule (OAR) requirement and therefore there is some room for dispute about what it means to provide an adequate supply.

Mr. Parker said that language is directly out of the goal, he understands Commissioner Goodwin's point but we will articulate that in the language; that we are compliant and we're in line with state policy. He said he doesn't think the language is inconsistent or that it will create future conflicts. He said if DLCD has questions we'll see that come in. He said there's nothing wrong with it but we're suggesting that we could add more language for articulation.

After a brief discussion, it was the consensus of the Planning Commission to include that language.

Aspirational Policies

Mr. Parker said the current Plan includes a lot of aspirational language. He said there's nothing wrong with that but it doesn't really provide assistance when reviewing development applications. He asked if that language should be left in or moved to the implementation strategy. He said some areas were not clear how they are implemented through the land use plan. He said CPW provided examples of clearly actionable policies to guide revision of the language if the Economic Development Committee chose to keep the policies in the Comprehensive Plan.

Calvin Kenney said those are hard to enforce and interpret, he feels comfortable dropping the first four.

Lily Rees agreed.

Mr. Parker said he strongly discourages the City from judging businesses. He heard last fall that the committee wants to attract business but not certain businesses.

Calvin Kenney said he agrees but how can we have that as a policy.

Mr. Parker said CPW is recommending we look at that as part of the implementation plan to guide staff to implement the land use plan and economic development strategy.

Len Goodwin said those policies may also offer developers that the City may become more of a participant to financially encourage certain business.

It was the consensus to drop Policies 1, 2, 3, and 4 and keep 5 and 6.

Len Goodwin said a particular policy could be equally placed in the implementation strategy and include it as part of the economic element. It limits staff's flexibility in the sense that if resources become tight and it's not feasible to maintain, then we find ourselves out of compliance with our economic policy.

Mr. Parker said a resident could challenge the City on that and force the issue. He said that would also relate to Policy 8. That may be an action but do you want it as a policy in the land use plan?

Len Goodwin said in terms of maintaining flexibility for the City, it seems like having those constraining requirements in the plans isn't desirable.

Bork said the implementation strategy in goals 1 and 2 provide regular updates to real estate agencies to use for tracking those developable sites.

Mr. Parker asked - is that a role the City should play or should other economic development agencies or property owners themselves be doing that.

In response to a question from Lily Rees, Mr. Parker said Policies 7 through 10 are really implementation actions. Some plans have a set of implementation actions in them and CPW didn't propose that because it would create a lot of work to get all the other elements up to date which didn't seem reasonable. The most recent amendments to the Comprehensive Plan were done in 2009 and he suggested not looking at the policies that frequently. He recommended dropping 7 through 10.

It was the consensus of the Planning Commission to remove Policies 7 through 10.

In response to a question from Lily Rees, Bork said Policies 7 and 8 are addressed in the implementation plan. She said there's a whole section on business recruitment. She said there's a

registry component, partnering with regional partners and shovel ready site. She said it's very similar and it makes sense to not have them in the Comprehensive Plan.

Len Goodwin said Policy 13 seems to go too far to committing the City to expenditures regardless of its ability to pay for installation and suggested that maybe it should be temporary.

Mr. Parker agreed and said property owners may press the City on that in the future.

After a thorough discussion on Policy 11, it was the consensus of the Planning Commission to delete it.

Lily Rees suggested Policy 12 be reworded.

Mr. Parker said CPW would work with the language. He said it's a reasonable policy to have as long as it doesn't set preference for certain development.

Len Goodwin suggested the wording should be broadened.

After a thorough discussion it was the consensus of the Planning Commission to broaden Policy 12.

Mr. Parker said policy 13 isn't worded well. He suggested it be scratched or modified.

Len Goodwin suggested integrating Policy 13 into Policy 12.

In response to a question from Len Goodwin, Ingham said so far we have one fiber line coming in but we want to be aggressive to build out fiber optics throughout the entire community.

Len Goodwin suggested it should be broadened to include all hard wire fiber optics, Wi-Fi, and advanced communications.

After a thorough discussion, it was the consensus to broaden Policy 14.

It was the consensus to leave policy 16 as is.

In response to a question from Lily Rees, Len Goodwin said there are standards for generated daily trips that could help in that situation, he agreed with Mr. Parker, we are going to want to encourage heavy traffic generators along the highway.

Ingham said the focus on Highway 126 should be that if there is a heavy traffic generator then the road should be developed for that.

Mr. Parker said he will work with Bork to rewrite policy 17.

Mr. Parker said he had an issue with Policy 18. He said not much of our land has constraints except for wetlands. He asked does the City want to discourage someone from going through the appropriate channels if that was something they wanted to do?

Len Goodwin said if constrained lands can be developed, it seems it would be in the City's best interest to do so.

It was the consensus to remove Policy 18 and 19.

Mr. Parker encouraged the Planning Commission to discuss the items in Policy 20. He said he heard we want development in downtown but it doesn't have to be high density. He said "density" should be defined because it's a relative term.

Bork said she didn't think it's defined anywhere in the code.

Mr. Parker suggested removing the "high density" designation because of the residential designation.

Len Goodwin said he questioned the first two bullets. He said the City will initiate "parcel consolidation" or "street upgrades" in the absence of development, could be encouraged but the way the policy reads it looks like it suggests the City would be the lead agency and he's not sure that's what the Council intends for the City.

Ingham said the big vacant block on Broadway is actually three lots consolidated into one.

Bork said the "consolidation" language likely came from the Urban Renewal Plan and the "mixed use" may have come from the Master Plan.

It was the consensus of the Planning Commission to remove "high density" from the last bullet and maintain the rest of Policy 20.

Calvin Kenney said he would remove the last sentence in Policy 21.

Ingham said he felt Territorial Rd. and Highway 126 are our strengths. He said we can keep the high traffic on the highways with very little impact to our streets.

Lily Rees suggested combining the first sentence from Policy 21 and Policy 22 as defining two key areas where we want to expand and remove the descriptive narrative in the second sentence of Policy 22.

Mr. Parker said that provides locational criteria for commercial areas if someone wanted to rezone some land. He said that's a useful policy direction but what about housing family grocery stores. He said the problem with that kind of language is they may not be there in the future. He said the second part of that sentence lists a neighborhood service area which becomes more operational in terms of providing neighborhood commercial uses which may become relevant and important down the road.

Len Goodwin suggested changing the second sentence to say "this is a neighborhood service area".

It was the consensus of the Planning Commission to remove the last sentence from Policy 21 and leave Policy 22 the way it is.

Len Goodwin said Policy 23 gets down to the code level and it's worrisome to him because that policy operates throughout the City and not just downtown.

Mr. Parker recommended removing or substantially rewording Policy 23 if it's already addressed in code.

Len Goodwin said we could reword the language to support what we've done to downtown compared to the rest of the development and add something that allows the City to be flexible in design standards, to meet specific land use needs in the downtown area, that ends up being pedestrian friendly and access in the Industrial/Commercial area, it means something completely different.

Mr. Parker said it gives the Council more discretion in working with property owners but it may be a detriment because it becomes too cumbersome to work with.

Bork said the commercial design standards apply to Broadway/Commercial but wouldn't apply to anything on Highway 126.

Len suggested adopting appropriate design standards.

In response to a question from Kevin Conlin, Mr. Parker said there is no definition in the Plan for “cottage industries” but it may be in the Development Code. He said that was a term in the 90’s and it was a fancy way of saying home based occupation. If that’s the case it’s covered in policy 15. He suggested removing Policy 24.

After a brief discussion, it was the consensus of the Planning Commission to remove Policy 24.

Mr. Parker recommended keeping Policy 25.

Lily Rees suggested changing the language to read “. . . locate future industrial lands.” She said we already have industrial lands set up, it’s not like we can change them.

It was the consensus of the Planning Commission to keep Policy 25.

Mr. Parker recommended removing Policy 26 unless we want to develop conformance standards which currently the City doesn’t have.

It was the consensus to remove Policy 26 and retain Policy 27 the way it is.

Mr. Parker said Policy 28 creates less flexibility.

Len Goodwin said there are many uses that would be prohibited under Policy 28.

Kevin Conlin said unless being that descriptive does something good for us, he’s inclined to remove it.

Bork said we need to look at the code because that’s how it currently reads. She said she will review the code.

It was the consensus to keep Policy 29 the way it is.

Mr. Parker recommended including four additional policies (Policies 30, 31, 32, 33) which he reviewed.

Len Goodwin said Policy 30 and 31 should have something in the five to 10 year range which will trigger staff to review it.

Mr. Parker said he will bring it back a lot cleaner.

Len Goodwin said it seems to him that the retail definition should be as broad as possible.

Section 4.05 Broadway Commercial

Bork said we did adopt specific regulations for medical marijuana dispensaries (MMD).

Len Goodwin said we also have to deal with regulations for possible future non-medical marijuana dispensaries.

Mr. Parker said that would require a broader set of standards zone by zone.

Bork said we could identify them as a permitted use in each zone which was allowed by state statute.

Mr. Parker suggested removing No. 5 as a separate code and leave 1, 2, 3, 4, and 6 as they are.

Len Goodwin suggested eliminating the language except . . . “on the ground floor”.

Everyone agreed.

Broadway/Commercial

After a brief discussion it was the consensus of the Planning Commission to create a different list of uses in this zone and define them as public and semipublic; specifically the ones that we felt were appropriate for that zone and modify those that aren't.

Calvin Kenney said if we build a residential building that complies with ADA, he would be in favor of Residential/Commercial mix use with the residential units on ground floor.

Community/Commercial (CC)

Len Goodwin said his immediate reaction was either 50% or 25 feet whichever is less. He said that would satisfy ADA requirements and limit the amount of residential space on the ground floor

Mr. Parker said he felt all the language can be cleaned up and he encouraged the Planning Commission to have more discussion on this.

Highway/Commercial (HC)

Len Goodwin said it would be an appropriate spot for a nursery. He asked do we want to locate them in this zone or on an arterial street.

It was the consensus to not allow plant nurseries in this zone but the Planning Commission will think about including public and semipublic uses.

Industrial Commercial (IC)

Len Goodwin said 10,000 sq. ft. seems restrictive for larger retail stores in that commercial zone. He suggested it should be more like 20,000 to 30,000 sq. ft.

Bork said staff can bring back more information about size.

In response to a question from Len Goodwin, Bork said the code doesn't specify if the maximum building footprint of 10,000 sq. ft. is for one retail structure or if it housed three or four businesses, the 10,000 sq. ft. is per business. She said it's likely up to interpretation but we can add that as a qualifying statement. She said staff will provide a visual to define the footprint. She said the provision for IC and Light/Industrial (LI) states that all operations shall be conducted entirely within a closed building. She said the only zone that doesn't specify is Heavy/Industrial. She said she will bring this back to the Planning Commission.

Indoor/Commercial

Mr. Parker asked the Planning Commission if they wanted to allow amusement or recreational establishments in the Industrial/Commercial zone; i.e. bowling alley or a fitness club. He said the only reason to not allow those would be to preserve the land base but he felt we have quite a bit of land in the Light/Commercial zone.

Len Goodwin suggested the Planning Commission review this in five years.

It was the consensus to leave it the way it is.

Industrial/Commercial (IC)

Mr. Parker asked if the Planning Commission wanted to include drive-thru facilities in this zone or in the HC zone listed as a conditional use. He recommended excluding them in the IC zone as a conditional use because there are other zones that can accommodate drive-thru facilities.

Len Goodwin said assuming that we've had substantial development in an IC zone, if there's not a need for a facility that might have a drive-thru? He wants to discourage them in general use. He said

they generate traffic but they are a convenience in employment centers where people drive to get lunch or go to the bank. He said we could go either way. He said it's a conditional use now so we can keep it the way it is and not say it's completely prohibited.

Lily Rees said we want to attract businesses we don't want to throw up more obstacles.

Kevin Conlin suggested leaving it the way it is and not publish criteria that may lead to a lawsuit. He said it also leaves us more flexible.

It was the consensus of the Planning Commission to remove allowing stables in the Light/Industrial and Highway/Industrial zones. Everyone was unclear on why it was in this section.

Mr. Parker suggested as a conditional use permitted site plan to allow eating and drinking establishments. He said the line between commercial and industrial is a little blurry. He asked is a brewery retail or industrial? He said it's fairly common to not have retail establishments locate in industrial zones but many manufacturing operations have a retail store front.

Bork suggested separating the eating and drinking from the manufacturing.

Kevin Conlin said he doesn't consider a home brewery as manufacturing. He said a brew pub does both.

Len Goodwin said often a brew pub is 70% drinking and 30% manufacturing and another issue is should we allow restaurants in the Light Industrial (LI) zone that are not associated with some type of manufacturing. He said if we are successful, it seems reasonable to allow some provision for eating and drinking establishments in LI or any of the Commercial zones.

Len Goodwin said he's concerned about the last clause of the Performance Standards.

The Planning Commission had a thorough discussion about Odor Standards.

Bork said the question about odor from Medical Marijuana Dispensaries (MMDs) came up at a City Council meeting and the City attorney recommended that we can't regulate the odor coming from the facility because it's a legal substance. She said she's not sure if the standard applies and that is likely up to Department of Environmental Quality (DEQ) to regulate.

Len Goodwin said we need to look at that language and make sure that it actually reflects what we want it to.

Mr. Parker said he will provide a red line version and some comments we didn't get through this evening. He said the intent is to bundle it all so it can be adopted at one time. If that's not possible, the Planning Commission may want to adopt the EOA and plan policies first. He said another work session should do it.

Len Goodwin suggested bringing the EOA back in May.

Bork said we need to review the redline code policies first and staff would bring back the complete package in June.

5. Other

Garbett said the Fern Ridge School District brought in a site plan for the remodel at Veneta Elementary. She said this may be brought to the Commission in May or June.

In response to a question from Len Goodwin, Bork said the owner of the shopping center is doing some interior remodeling of the West Lane Technical Learning Center (WLTLC) space. She said it

looks like they're moving forward.

6. Adjourn

Vice Chair Len Goodwin adjourned the Veneta Planning Commission at 8:44 p.m.

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Len Goodwin, Chairman

ATTEST:

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Darci Henneman, Assistant City Recorder

Minutes of the Veneta Planning Commission

May 5, 2015

Present: James Eagle Eye, Len Goodwin, Kevin Conlin, Calvin Kenney, Lily Rees

Others: Ric Ingham, City Administrator; Kay Bork, Community Development Director; Lisa Garbett, Associate Planner; Darci Henneman, City Recorder, and Linda Boothe

I. Review Agenda

James Eagle Eye opened the Veneta Planning Commission meeting at 7:00 p.m. and reviewed the agenda.

II. Public Comment

Linda Boothe, 25127 Hunter Rd., Veneta, OR

Ms. Boothe said she appreciates the City's recent Economic Opportunity Analysis (EOA) to attract new business and assist with existing businesses. She said she has been in business in Veneta for about 14 years. In order to pay her mortgages, Oregon Dome rents out shop space. She said she wanted to rent out her office space which is zoned Light/Industrial, to a business that doesn't need street front space. She said it's not allowed in her zone but directly across the street is an office building that rents to a maseuse. She said she's been approached by salons and maseuses to rent space from her but the zoning won't allow it. She asked the Planning Commission to reivew this.

III. Review and Discuss Proposed Amendments to the Residential and Housing Element of Veneta Comprehensive Plan and Proposed Amendments to Veneta Land Development Ordinance.

Bork said this is a similar exercise as the Planning Commission went through at the last meeting. She briefly reviewed the proposed changes.

Len Goodwin suggested altering that to say "future growth and attraction of the residential area of Veneta". He said the way it's written sounds like we're a bedroom community.

It was the consensus of the Commission to change "livable" in both places.

It was the consensus of the Commission to remove the term "non-conventional building practices" and "nodal development."

After a brief discussion, it was the consensus of the Commission to remove the word "assure" in the new 5 and replace it with ". . . strive to provide safe, sanitary and affordable housing for all residents".

Len Goodwin suggested we introduce that with some preparatory language that specifically refers to the BLI so it's clear those goals speak as of the date of fact.

Consensus of the Planning Commission to change No. 1 the word "provide" to "encourage" because the City doesn't provide neighborhoods or housing.

It was the consensus of the Planning Commission to have the following language "we will provide adequate land to meet the 20 year need" only once.

Bork said ODOT has jurisdiction over all our main arterials and impacting an arterial would need to be mitigated. She said this could limit multi-family housing which hasn't been an issue yet.

In response to a question from Lily Rees, Bork said ODOT would require traffic impact studies to make sure the infrastructure is there to support it. She said they could require turn lanes, or signals, or

access from side streets at some point. She said we would write it as a condition in a land use decision.

After a brief discussion, it was the consensus of the Commission to strike the second sentence and leave the first to make it not so specific.

Len Goodwin said we should encourage high density development by somehow relating it to other facilities; close to a school, downtown or a retail area. He said language that gives staff and the Commission the ability to say it's good because it's close to and identifies where people congregate.

Kevin Conlin suggested "goods and services".

Len Goodwin said we need to talk about density. That is a valid discussion because we will be touching on those in the future.

Bork said we've always regulated density with the lot sizes but we can have that conversation. She said lot size doesn't work for medium and high density zoning or multi-family housing. She said six to 20 is medium and 20 and above is high density.

Bork said staff can bring back some density examples from other cities.

Len Goodwin said once we permit manufactured parks we can't get rid of them.

It was the consensus of the Commission to combine 11 and 12 to allow higher densities and housing types. City code allows this type of development through the Planned Unit Development process not through a variance.

It was the consensus to remove 16.

After a brief discussion it was the consensus of the Planning Commission to remove 17 and 18.

Bork said she will check with legal to make sure we're not in violation by deleting it.

Based on a suggestion from Bork, it was the consensus of the Planning Commission to leaving 20 language in.

It was the consensus of the Planning commission to remove 21 and keep 22.

Rural Residential

In response to questions from Len Goodwin, Bork said the "Urban Service Boundary" was in the Comp Plan which identified where sewer was available. She said even though everything in the UGB is considered serviceable, that language is still in the Comp Plan but she's not sure how to remove it.

James Eagle Eye suggested that some of it still stands because we have areas that our sewer system doesn't reach.

Bork suggested removing "maintain" and replace it with "allow" so when the time allows, residents will convert to City services.

Len Goodwin said we would be better off permitting rural type development where urban services are not immediately available but until the time that funds and demand make it possible, we would allow the continuance of quasi rural use until there is a need for it. It's important that land is developable. He said he's troubled by the urban serviceable boundary and suggested the Planning Commission talk about a recognition that pending urban services, rural development can continue.

It was the consensus of the Planning Commission to allow Rural Residential (RR) development to continue until urban services become available.

James Eagle Eye doesn't want it to sound like we're offering something that we're not prepared to offer. He said he would rather see one acre lots be developed and put in a septic until City services are available.

Bork said current policy doesn't specify if RR can be converted to just Single Family Residential (SFR) or General/Residential (GR) or both.

James Eagle Eye said he remembers language somewhere about converting RR to SFR.

Bork said SFR allows multi-family development through a conditional use process and multi-family development is permitted outright in GR. She said that language is listed twice in the code as a permitted use and as a conditional use. She said the two zones are almost the same. She said if we limited it to SFR, we have the land to meet the multi-family uses.

It was the consensus of the Planning Commission to allow multi-family development in either zone to give us the most flexibility.

Conditional Use Standards

Bork reviewed the standards and said currently its somewhat limiting for multi-family development and she suggested putting a density "not to exceed" amount or limited by multi-family standards, that the density would naturally be reduced, or include a density range with a "not to exceed so many dwelling units per acre". The lowest density for multi-family was 8.1 units per acre but the Heather Glen development is 9.9 dwelling units per acre. Applegate Apartments is 28.8 and Timberline is 15 dwelling units per acre. She felt the Planning Commission would want to look at impacts to the surrounding area, views, solar access, buffering, and height transition standards, etc.

After a brief discussion, it was the consensus of the Planning Commission to review the density standards.

Bork said she can bring back the previously developed density ranges.

It was the consensus of the Planning Commission to remove the language that the Planning Commission will review septic tanks since all septic systems are approved by Lane County and not by the City. We review water and sewer if it's hooked up to City services to assure we have adequate supply.

Len Goodwin agreed the language should be removed. He said if we're just talking about water supply and stormwater and sewage disposal, in general, we have more flexibility considering all the alternative impacts.

IV. Other

Bork said she will bring back Mr. Parker's redline Economic Opportunities Analysis (EOA) of the Comp Plan for the Planning Commission's review it one last time before the public hearing is held to adopt it.

In response to a question from Len Goodwin, Bork said she provided Ms. Boothe with the zoning code. She said staff will put the code language on the agenda and address her zoning issue. She said the code allows retail space in conjunction with industrial use and the caretaker use but it doesn't allow for services.

James Eagle Eye said once they have verbiage we can see how it may play out.

Garbett said the City Engineer gave the School District's Site Plan for Veneta Elementary an

incomplete determination based on the stormwater plan. She said they resubmitted the Plan which the Engineer approved. She said the applicant thought it would be approved through staff administratively but due to the traffic circulation, the application should go before the Planning Commission. She said in the future, Veneta Elementary will have their own bus parking area so it's going to change the impacts to surrounding properties. She said neighbors within 300 ft. were sent notices and public comments can be received through May 13th.

In response to a question from Lily Rees, Garbett said the tennis courts and the Territorial Rd. access to the two homes east of Veneta Veterinary is owned by the School District. She said those two residents will be required to access their properties from East Broadway.

Bork said the residential properties were originally platted to have access off East Broadway and there is no recorded easements given to those properties to access their homes from the existing street. She said ODOT will require a joint access easement for Veneta Veterinary to also access their building.

Garbett said the impacts to the surrounding properties requires it go before the Planning Commission.

In response to a question from Lily Rees, Bork said a public hearing will not be held but the two property owners have been noticed and have until May 13th to submit written comments.

V. Adjourn

Chair James Eagle Eye adjourned the Veneta Planning Commission at 8:08 p.m

XXXXXXXXXXXXXXXXXX

James Eagle Eye, Chairman

ATTEST:

XXXXXXXXXXXXXXXXXX

Darci Henneman, City Recorder

**VENETA PLANNING COMMISSION
STAFF REPORT**

Major Site Plan Review for Veneta Elementary School

Application Received: March 4, 2015
Supplemental Information Received: April 1, 2015
Additional Information Received: April 27, 2015
Additional Information Received: April 30, 2015
Application Complete: May 6, 2015
120 days from Completeness: September 3, 2015
Notice Mailed: April 20, 2015
Notice Posted: April 20, 2015
Updated Notice Posted and Mailed: May 6, 2015
Staff Report Date: May 19, 2015
Prepared by: Lisa Garbett, Associate Planner

Referrals: Lane Branch, P.E., City Engineer (Branch Engineering)
Kyle Schauer, Public Works Director - City of Veneta
The Building Dept. LLC, Veneta Building Official
Dean Chappell, Fire Inspector, Lane Fire Authority
Gerard Juster, Oregon Department of Transportation
John Norrena, Lane Electric Co-op
Engineering Department, Emerald People's Utility District

Owner: Fern Ridge School District 28J
88834 Territorial Road
Elmira, Oregon 97437

Applicant: DLR Group (Attn: Eric Bolken)
421 SW 6th Avenue, Suite 1212
Portland, Oregon 97204

Location: 88131 Territorial Road

Assessor's Map Number: 17-05-31-23
Tax Lot Numbers: 01100, 02800, 02001

Plan Designation: Public (X)
Zoning Designation: Public Facilities & Parks (PFP)
Associated Files: Veneta Elementary School, City File #SR-2-01

REQUEST

The request is for Site Plan approval for two proposed additions to the existing Veneta Elementary School which will include three (3) new classrooms and a bus transit area with bus parking. In addition, a Type A tree permit approval is requested for removal of three (3) trees.

PROPERTY CHARACTERISTICS

The subject property contains the existing Veneta Elementary School including seventeen (17) existing classrooms and three-hundred and seventy-one (371) students. The site is comprised of three tax lots totaling approximately 8.42 acres, and is zoned Public Facilities and Parks (PFP). The site is accessed from Territorial Road, a Minor Collector under Oregon Department of Transportation jurisdiction.

The site abuts Community Commercial zoned property to the north and south. Specifically, the Veneta Veterinary Hospital is immediately north of the site along Territorial Road. The Veneta Veterinary Hospital currently utilizes Fern Ridge School District property (Tax Lot 1100) for vehicular access to their property (Tax Lot 1000). To the northeast, east and south of the subject site are primarily residential uses within the General Residential (GR) zone except for the City public works yard which exists to the east. Residents at Tax Lot 1008 also utilize school district property to access their driveways although their approved access points are via Broadway Avenue to the north.

A vacant building (previously the ‘Garcia Center’) exists to the north of the existing school. This building is proposed to be removed to make way for the proposed bus transit loop.

Below is a vicinity map of the subject site.



SUBMITTAL REQUIREMENTS

Site Plan Review (SR-2-15)

The applicant has submitted the required information in accordance with Veneta Land Development Ordinance 493, Section 6.03 - Required Information on Site Plan.

Veneta Land Development Ordinance No. 493 (VLDO), Section 6.07 allows Site Plan Review Amendments in lieu of a full site plan review for developments for which the City has record of an approved Site Plan. The City does not have an approved Site Plan on file for the Veneta Elementary School, although a Minor Amendment was approved in 2001 (City File#SR-2-01). This application is processed as a Planning Commission decision given the proposal will change the impacts on surrounding properties per Veneta Land Development Ordinance No. 493, Section 6.07(2).

APPROVAL CRITERIA

Article 6 of VLDO regulates Site Plan Reviews. The purpose of a site plan review is, *“to correlate the general ordinance requirements with the specific site conditions and proposed uses and changes of use through a comprehensive review process to assure that developments are in conformance with the applicable land use regulations of the Land Development Ordinance.”*

Approval of site plan review must comply with criteria listed under VLDO, Section 6.05 - Approval Criteria.

VLDO, Section 6.06(5) states, *“As a result of an approved site plan, a final map shall be prepared and filed with the Building Official, including all required modifications and conditions. Once approved, the site plan submitted shall become the official plan. The applicant may be required to sign and record a Development Agreement in a form approved by the City Attorney against the property to assure compliance with ongoing conditions of approval. Building permits shall be issued only for plans which substantially conform to the official plan and all construction shall substantially conform to the official plan or a Certificate of Occupancy may be withheld until compliance.”*

A condition of approval is included in the Proposed Final Order which requires a final site plan including all required modifications to be submitted and a development agreement.

REFERRAL COMMENTS

Comments were received by the City Engineer (Branch Engineering, Inc.), Veneta Public Works Director, Veneta Building Official (The Building Department, LLC), the Oregon Department of Transportation and the Lane Fire Authority. Comments are attached as Exhibits.

PUBLIC NOTICE

A notice was mailed to all property owners within 300-feet for the entire contiguous site and posted at the property on April 20, 2015. An updated notice was posted and mailed on May 5, 2015, in accordance with Veneta Land Development Ordinance 493, Section 2.13 - Notice of Limited Land Use Actions.

PUBLIC COMMENT

Two public comment letters were received and attached as Exhibit “I” and “J”. The first public comment letter from the Veneta Veterinary Hospital (Tax Lot 1000) expressed concern with the proposal in terms of sharing access with bus transport, Veterinary Hospital clients, staff and delivery vehicles. The second public comment letter was received from Mr. Marvin Margolis who owns residential property along the north property boundary (Tax Lot 1008). Mr. Margolia expressed concern with residences at Tax Lot 1008 no longer having access to their homes via school district property. He is proposing an alternative location for a fence that separates the school district property from the residential uses including a 35-foot x 300-foot area along the north property boundary to remain unobstructed by fencing in order to allow resident vehicles to continue to utilize school district property to access their homes from the south in lieu of their approved access points via Broadway Avenue to the north. No existing access easement exists. If the applicant wishes to allow access from their property then Oregon Department of Transportation staff is recommending an access easement as mentioned in ODOT’s completeness review comments attached as Exhibit “H”. In summary, an easement is not required but rather recommended by ODOT staff as described.

ISSUES

The following issues have been raised concerning the proposal:

Access

The Veneta Veterinary Hospital which is located immediately to the north of the subject site, currently utilizes the applicant’s property to access their parking spaces via Territorial Road, as mentioned above. The Oregon Department of Transportation (ODOT) manages maintenance and access permits off of Territorial Road within city limits. As mentioned previously, there is an existing road approach permit on file for the applicant (attached as Exhibit). The applicant is proposing to record a shared ingress and egress easement area (approximately 20-feet by 80-foot area) over Tax Lot 1100 (school district property) in order to formally allow the Veneta Veterinary Hospital to continue vehicular access to their property (Tax Lot 1000). In staff discussion with ODOT staff, the new recorded easement will be attached to the existing road approach permit for ODOT’s record on file. In addition, two existing residences at Tax Lot 1008 currently utilize this same existing access via school district property on Tax Lot 1100 and off of Territorial Road to their homes. These residences have approved access points to their property via Broadway Avenue to the north. The applicant has indicated that it is the intent of the school district to notify residences of Tax Lot 1008 that they will no longer have access to their residences via Tax Lot 1100 (school district property) and will need to access via Broadway Avenue. In addition, it is the intent of the applicant to stage construction equipment in the location of the proposed bus loop for the building additions and the proposed bus loop will be constructed last.

Parking

VLDO, Section 5.20, Table 5.20(a) - Off-street Parking Requirements, requires one (1) space per classroom, plus one (1) space per administrative employee or one (1) space per four (4) seats or eight (8) feet of bench length in the auditorium or assembly room, whichever is greater, for an

elementary school use. In addition, one (1) bicycle space per eight (8) students is required including 25% long term bicycle parking and 75% short term bicycle parking.

The applicant is proposing eight bus parking stalls and a one way bus loop off an existing permitted Oregon Department of Transportation (ODOT) road approach access (ODOT Permit #30593, attached as Exhibit) via Territorial Road. The proposed bus parking spaces within the loop are approximately twelve (12) feet by thirty (30) feet.

One (1) stacking space per twenty (20) students provided on a through one-way drive is required per VLDO, Section 5.20, Table 5.20(c) - Vehicle Stacking and Queuing Requirements. The applicant has indicated that there are currently three-hundred and seventy-one (371) students which requires nineteen (19) total stacking and queuing spaces. The applicant has provided stacking and queuing diagrams (received April 27, 2015) which comply with the stacking and queuing provision.

Bicycle Parking

The subject site contains five (5) existing bicycle parking spaces which will be displaced with the proposed additions. A total of forty-seven (47) bicycle parking spaces are proposed per the applicant's submittal and will be placed at a location to be determined. VLDO, Table 5.20(a) requires one (1) bicycle parking space per eight (8) student. Given the school contains a total of three-hundred and seventy-one (371) students, a total of forty-six (46) bicycle parking spaces are required. The applicant has provided a specification sheet for the proposed bicycle parking racks. The bicycle rack specifications indicate that the racks are moveable and final locations are to be determined by the owner. The final site plan will need to indicate the location of the required bicycle parking spaces. Twenty-five (25) percent of the proposed bicycle parking spaces will need to be sheltered from weather elements as rain and wind weather (i.e. under an eave, overhang or similar structure). Twenty-five (25) percent of the required bicycle parking spaces equals twelve (12) spaces. The remainder required spaces, thirty-four (34), can be short term bicycle parking spaces per VLDO, Table 5.20(a).

Landscaping/ Screening

To the north of the site is an existing commercial business, the Veneta Veterinary Hospital on Tax Lot 1000, two existing single family residences on Tax Lot 1008 and one single family residence on Tax Lot 1009.

There is existing fencing and/or mature vegetation along the south and east property boundaries. Along the north property boundary (i.e. Tax Lot 1009 and east half of Tax Lot 1008) there is a limited buffer between uses. The applicant's submitted plans indicate Tax Lot 1008 is within the Community Commercial zone but according to the Veneta Zoning Map, the east half of Tax Lot 1008 is within the General Residential zone. Currently, an approximate four (4) foot high chain link fence exists along portions of the northern property boundary but does not extend the whole length of the General Residential zoned properties, specifically Tax Lot 1008 and 1009.

VLDO Section 5.12(10) states, "*When adjacent land uses are of a different type and the proposed use may impact the adjacent land uses, the Building and Planning Official or Planning Commission may require sight-obscuring fences, walls, and/or landscaping. In order to provide*

appropriate buffering and screening, the Building and Planning Official or Planning Commission may increase the required yard dimension.”

Planning Commission is being asked to decide if a sight obscuring fence, wall or landscaping should be conditioned along the south side of Tax Lot 1008 and 1009 in order to provide a buffer from adjacent land uses (school district land use and residential land use). Requiring buffering is consistent with the applicant’s intent to notify residents of Tax Lot 1008 to begin using their permitted access points off Broadway Avenue.

STAFF RECOMMENDATION

Based on the findings for the Site Plan Review request stated in the Proposed Final Order (SR-2-15), staff recommends conditional approval of the Site Plan Review. The proposed conditions of approval are specified in the Proposed Final Order.

POSSIBLE ACTIONS BY THE PLANNING COMMISSION

The Commission may:

- a. Approve the Site Plan Review with specified conditions of approval based on the findings in the Proposed Final Order.
- b. Modify the proposed findings or conditions of approval in the Proposed Final Order.
- c. Deny the Site Plan based on the Commission’s findings.
- d. Continue deliberations on the Site Plan if more information is needed.

Exhibits

- A. Proposed Final Order
- B. Applicant’s Submittal including:
 - Narrative
 - Vicinity Map
 - Stormwater Calculations Memo
 - Proposed Plans
 - Supplementary information including:
 - Plans
 - Shared Ingress and Egress Area and Agreement
 - Stormwater Drainage Report
 - Vehicle Stacking and Queuing Plans
- C. Veneta Engineer Technical Memorandum
- D. Veneta Public Works Director Response
- E. Veneta Building Official Response
- F. Lane Fire Authority Response
- G. Oregon Department of Transportation (ODOT) Official Response (Dated April 24, 2015)

- H. ODOT Completeness Review Response (Dated March 20, 2015)
- I. Public Comment – Veneta Veterinary Hospital (Received May 6, 2015)
- J. Public Comment – Marvin Margolis (Received May 12, 2015)
- K. Approved Type A Tree Permit (TP# 15-11)

**FINAL ORDER OF THE
VENETA PLANNING COMMISSION**

Major Site Plan Amendment Review (SR-2-15)

A. The Veneta Planning Commission finds the following:

1. The Veneta Building and Planning Official has reviewed all material relevant to the Major Site Plan Review (SR-2-15) which has been submitted by the applicant, staff, and the general public regarding this matter.
2. The Veneta Building and Planning Official reviewed the Major Site Plan Review application for 88131 Territorial Road (Veneta Elementary School), after giving the required notice to surrounding property owners in accordance with Section 2.13 of Veneta Land Development Ordinance No. 493.
3. The Veneta Planning Commission followed the required procedure and standards for approving major site plan review as required by Section 6.05 and 6.06 of Veneta Land Development Ordinance No. 493.

B. The Veneta Planning Commission approves with conditions the Veneta Elementary School, Major Site Plan Amendment Review (City File #SR-2-15). The applicant shall comply with the following conditions of approval:

GENERAL CONDITIONS

- 1) There shall be no plantings, fences, walls, structures or temporary or permanent obstruction exceeding 2 ½ feet in height, measured from the top of the curb in accordance with Veneta Land Development Ordinance No. 493, Section 5.03(2) – Clear Vision Areas.
- 2) The proposed bus parking area and circulation loop and access ways shall be surfaced with two (2) inches of asphaltic concrete or six (6) inches Portland Cement over approved base or other materials approved by the City Engineer in accordance with Veneta Land Development Ordinance No. 493, Section 5.20(2)(a) – Design improvement requirements for parking lots (not including single-family or multi-family dwellings).
- 3) Parking spaces along the outer boundaries of parking areas shall be contained by a curb or bumper so placed to prevent a motor vehicle from extending over the property line in accordance with Veneta Land Development Ordinance No. 493, Section 5.20(2)(d).
- 4) The applicant shall plant a total of two (2) shade trees within the existing parking lot in accordance with Veneta Land Development Ordinance No. 493, Section 5.20(2)(h).

- 5) Any future lighting shall comply with the provisions of the Section 15.15 of the Veneta Municipal Code.
- 6) All parking spaces may be used solely for operable motor vehicles in accordance with Veneta Land Development Ordinance No. 493, Section 5.20(4).
- 7) Maintenance of off-street parking spaces are the continuing obligation of the property owner per Veneta Land Development Ordinance No. 493, Section 5.20(5).

PRIOR TO CONSTRUCTION

- 8) The applicant shall install a sight-obscuring fence (6-feet high along the north property line abutting Tax Lot 1008 and 1009, and at least 75 percent opaque when viewed from any angle at a point 25-feet away) in order to provide privacy and separation for the abutting residential uses and in accordance with Veneta Land Development Ordinance No. 493, Section 5.12(9)(a) and 5.12(10) – Landscaping, to provide appropriate buffering before, during and after construction.
- 9) The applicant shall submit a copy of a Final Site Plan consistent with all conditions of approval to the City by June 2, 2016 including:
 - a) A 6-foot sight-obscuring fence along the north property line that provides separation from the abutting residential use in accordance with Veneta Land Development Ordinance No. 493, Section 5.12(7).
 - b) Location of proposed bicycle parking standards which comply with the design standards of Veneta Land Development Ordinance No. 493, Section 5.20(17)(a)2.b. – Bicycle Parking/ Location & Design.

PRIOR TO ISSUANCE OF BUILDING PERMIT

- (10) The applicant shall submit and receive approval of an application for a State Highway Approach (access permit application) for improvements to the existing access off of Territorial Road, to ODOT subject to review and approval criteria in OAR 734-051, Change of Use of a Private Connection, and provide documentation to the City of Veneta of an approved permit in accordance with ODOT.
- (11) The applicant shall submit a signed and record a Development Agreement per Veneta Land Development Ordinance No. 493, Section 6.06(5) stating:
 1. All site areas and unused property shall be maintained in suitable ground cover and kept in a clean, weed-free manner.
 2. Landscaping, screening and maintenance are the continuing obligation of the property owner.
 3. Garbage collection areas, service facilities and air conditioning facilities located outside of the buildings shall maintain sight- obscuring screening. Any required sight-obscuring fences and walls must maintain at least 75 percent opaque when viewed from any angle a point 25 feet away from the fence or wall. All wooden materials shall be protected from rot, decay and insect infestation in compliance with Article 5, Section 5.01(1) of the Veneta Land

Development Ordinance No. 493 and Chapter 8.05.090 of the Veneta Municipal Code. Plants forming hedges shall be replaced within six (6) months after dying or becoming diseased to the point that the opacity required is not met.

4. Within 1 year from the date of final approval of this site plan, the applicant will complete improvements as conditioned.
 5. Within 1 year from the date of final approval of this site plan, the applicant shall plant all required landscaping as outlined in an approved revised landscaping plan.
 6. All required parking spaces will be available for the parking of operable motor vehicles for customers, patrons and employees and not used for storage of vehicles or materials or for parking of trucks not used to conduct daily business.
 7. Maintenance of off-street parking spaces will be the continuing obligation of the property owner in accordance with Veneta Land Development Ordinance No. 493, Section 5.20(5).
 8. The applicant shall install curbs or bumpers in all parking spaces along outer boundaries of an off-street parking area in accordance with Veneta Land Development Ordinance No. 493, Section 5.20(2)(d).
- 10) The applicant shall pay all System Development Charges (SDC's) applicable to the development in accordance with Veneta Municipal Code, Chapter 13.25.090 Collection of charge.

PRIOR TO CERTIFICATE OF OCCUPANCY

- 11) The fire alarm system shall be updated and approved in accordance with Lane Fire Authority and Veneta Land Development Ordinance No. 493, Section 6.07(5) – Amendments.
- 12) The existing walkway through the parking lot to the building entrance shall be raised or marked in a manner that calls attention to the walkway in accordance with Veneta Land Development Ordinance No. 493, Section 4.11(6) – Pedestrian Access.
- 13) The applicant shall install sight-obscuring screening (must maintain at least 75 percent opaque when viewed from any angle or point 25-feet from fence) for all garbage collection areas, service facilities and air conditioning facilities associated with the building additions in accordance with Veneta Land Development Ordinance No. 493, Section 5.12(8) - Landscaping.
- 14) The vegetated stormwater treatment facilities shall be planted in accordance with the adopted City of Portland Stormwater Management Manual, Revision #4, August 1, 2008, in accordance with Veneta Land Development Ordinance No. 493, Section 5.12(11) and the City Engineer.
- 15) The applicant shall post a sign indicating a design speed of ten (10) mph along the

bus transport loop access road in accordance with Veneta Land Development Ordinance No. 493, Section 5.20(8)(a).

- 16) The applicant shall provide forty-six (46) bicycle parking spaces including eleven (11) long term and thirty-five (35) short term spaces in accordance with Veneta Land Development Ordinance No. 493(VLDO), Section 5.20(17)(a)2.a-c and Table 5.20(a) and comply with the location and design requirements of Veneta Land Development Ordinance No. 493, Section 5.20(17)(b) – Location and Design.

IT IS HEREBY ORDERED THAT the City of Veneta Building and Planning Official approves with conditions the Major Site Plan Review for the Veneta Elementary School (SR-2-15) based on the information presented in the following findings of fact:

Major Site Plan Amendment Review, applicable criteria. Ordinance language is in *italics*. Findings are in **bold**.

Site Plan Review applicable criteria are in italics; findings are in bold.

Veneta Land Development Ordinance No. 493, Section 6.07 – AMENDMENTS

Amendments are only permitted for developments for which the City has record of an approved Site Plan. A change to an existing development for which a previous site plan has never been approved requires a full site plan review.

The proposal is consistent with this standard. The Veneta Elementary School received Site Plan Amendment approval in 2001 (City File #SR-2-01).

If the proposed use is more intensive than the existing use, additional Systems Development Charges shall be assessed at the time a building permit is issued.

Major amendments to an approved site plan shall follow the same procedure as for an approval of a site plan review. A new application and filing fee is required and the proposal must be approved by the Planning Commission. Major site plan amendments involve change that does not meet the criteria listed under minor site plan amendments. Minor site plan amendments that may be approved as an Administrative Decision by the Building and Planning Official are those that meet the following criteria:

The applicant has requested an administrative decision by the Building and Planning Official, however, the proposal does not meet criteria for an Administrative Decision. Specifically, criteria #2 as listed in Veneta Land Development Ordinance No. 493 (VLDO), Section 6.07(2) is not met as the proposal will change the impacts on surrounding properties due to the proposed bus loop and parking area.

(1) The site plan amendment does not involve any interpretation of submission requirements or required findings that would set a precedent for other site plans or site plan amendments.

The proposal is consistent with City land use regulations as conditioned below. There is no question as to what needs to be submitted for this application or what findings are needed for approval. Therefore, this proposal will not set a precedent for other site plans or site plan amendments.

(2) The site plan amendment will not change the impacts (such as traffic generation, emissions or drainage) on surrounding properties.

As conditioned below, the proposal is consistent with this standard. The proposal is anticipated to change the impacts (such as traffic generation, traffic circulation and emissions) on surrounding properties due to the proposed bus loop and parking area.

(3) The site plan amendment fully complies with City ordinances and does not require a variance.

The proposal is consistent with this standard. No variance is necessary for the two building additions including three (3) new classrooms, kitchen and bus transit loop and removal of three (3) trees.

(4) There are no unusual circumstances relative to the site plan amendment.

The proposal is consistent with this standard. The Veneta Elementary School is an existing developed site. The proposed additions (i.e. bus loop, additional three classrooms and new kitchen) including proposed stormwater detention and treatment for proposed impervious surface area, storm drainage, sanitary and other City systems and potential impacts will be mitigated with conditions of approval.

(5) There are no questions of adequacy of services raised by The Public Works Superintendent, City Engineer, or any affected public or private agency.

The proposal is consistent with this standard. The City Public Works Director, City Engineer, Oregon Department of Transportation (ODOT), Lane Fire Authority have all reviewed the proposal and provided comment, as conditioned below. Comments indicate that there are no questions concerning adequacy of utility services. Applicable system development charges will be due at building permit issuance. Lane Fire Authority has indicated that the existing fire alarm system should be updated. Therefore, prior to certificate of occupancy for any building addition, the fire alarm system shall be updated and approved in accordance with Lane Fire Authority and Veneta Land Development Ordinance No. 493, Section 6.07(5) - Amendments.

A minor amendment requires Planning Commission approval if it involves commercial or industrial development adjacent to Hwy 126 and involves a change in use that is more intensive than the current or previous use as determined by the Building and Planning Official.

The proposal is consistent with this standard. New construction shown on the applicant's submitted site plan does not involve commercial or industrial development adjacent to Highway 126.

A new application, including a narrative statement and filing fee is required. The Planning Commission shall be advised of all administrative approvals of site plan amendments at the following regular Planning Commission meeting. Appeals of an administrative decision will go before the Planning Commission.

The proposal is consistent with this standard. A Site Plan application form, narrative statement and filing fee was submitted to the City on March 4, 2015 with supplemental information received on April 1, 2015 and additional information submitted on April 27, 2015 and April 30, 2015.

Site Plan required Findings:

The following are findings of fact regarding the amended minor site plan. The findings are required by Veneta Land Development Ordinance No. 493, Section 6.05 – Approval Criteria, and are based on information provided by the applicant:

*Veneta Land Development Ordinance No. 493, Article 6 – Site Plan Review
Section 6.05 – APPROVAL CRITERIA*

(1) After an examination of the site, prior to approval of plans, the planning official must make the following findings:

(a) That all provisions of city ordinances are complied with.

The proposal is consistent with this standard, as conditioned below. The two additions to the existing building including three (3) new classrooms, kitchen and a new bus loop are permitted uses subject to site plan review in the Public Facilities and Parks zone.

(b) That traffic congestion is avoided; pedestrian, bicycle and vehicular safety are protected; and future street right-of-way is protected.

The proposal is consistent with this standard, as conditioned below. The two additions to the school including three (3) new classrooms, kitchen, new bus loop and removal of three trees will not cause traffic congestion, and will have no impacts on pedestrian and vehicular safety and future street right-of-way. The Oregon Department of Transportation maintains Territorial Road and has recommended the existing access driveway at the proposed bus loop to be reconstructed to accommodate side-by-side vehicular movements at the access as conditioned below.

(c) That proposed signs or lighting will not, by size, location or color, interfere with traffic or limit visibility.

The proposal is consistent with this standard. Proposed lighting will not interfere with traffic or limit visibility. The applicant is proposing to replace the existing electrical pole and fixture with a new pole and LED fixture according to the Electrical – Site Plan prepared by PAE Engineers (Sheet E1.0).

(d) That adequate water, sewer and utilities for the proposed use are available.

The proposal is consistent with this standard. Adequate water, sewer and utilities for the proposed use are available. The proposed additions provides for additional usable space, and is therefore subject to assessment under the City’s System Development Charges ordinance. At the time of building permit approval, the applicant shall pay all applicable System Development Charges.

(e) That drainageways are protected, existing drainage patters are maintained and drainage facilities are provided in accordance with Section 5.16 of this ordinance.

As conditioned under VLDO, Section 5.16 – Stormwater Detention and Treatment, the proposal is consistent with this standard.

(f) That the extent of emissions and potential nuisance characteristics are reasonably compatible with the land use district, adjacent land uses and the standards of all applicable regulatory agencies having jurisdiction.

As conditioned under VLDO, Section 5.12 - Landscaping, the proposal is consistent with this standard.

(g) Where the applicant has requested an adjustment to Site Plan Review criteria pursuant to the Veneta Land Development Ordinance, the applicant shall identify all applicable criteria in this ordinance and specifically address each adjustment.

This standard is not applicable. The applicant has not requested an adjustment to Site Plan Review criteria pursuant to the Veneta Land Development Ordinance No. 493.

*Veneta Land Development Ordinance No. 493, Article 4-USE ZONES
Section 4.11 PUBLIC FACILITIES AND PARKS (PFP)*

In the PFP zone, the following regulations shall apply:

(1) Purpose: To provide for public facilities and parks, and allow for construction of new facilities as the community grows.

The proposal is consistent with this standard. The proposal includes additional classrooms, kitchen and bus loop aligns with the purpose of the zone as they will serve the community. The applicant has stated in the submitted narrative that the number of students, staff, and teachers are not increasing as a result of the project. Consequently, there will not be added vehicle trips.

(2) *Uses Permitted Subject to Site Plan Review.* In a PFP zone, the following uses and their accessory uses are permitted subject to the site plan review provisions of Article 6.

- (a) Educational institutions
- (j) Public structures or uses of land for public utilities as:
 - 5. School bus garage.

The proposal is consistent with this standard. The proposal includes additions to an existing educational institution and an outdoor school bus parking area.

(5) *Yards.* Except as provided in Article 5, 6, and 8 in a PFP zone, yards shall be as follows:

- (b) Back and side yards abutting a residential zone shall be a minimum of five (5) feet.

The proposal is consistent with this standard as no proposed improvements encroach on the 5-foot back and side yard setback where the site abuts a residential zone.

(c) *Yards shall be landscaped as provided in Section 5.12.*

As conditioned under VLDO, Section 5.12 - Landscaping, the proposal complies with this standard. The subject site abuts the General Residential zone along the south, east and north property boundaries. The proposed bus transit loop will immediately abut commercial zoned property to the north.

(6) *Pedestrian Access.* If a building is open to the public, a sidewalk shall provide safe, convenient pedestrian access from the street to the building entrance. If the sidewalk crosses the driveway, it shall be raised or marked in a manner that calls attention to the sidewalk.

As conditioned, the proposal is consistent with this standard. Prior to certificate of occupancy for any new addition, the existing walkway through the parking lot to the building entrance shall be raised or marked in a manner that calls attention to the walkway in accordance with Veneta Land Development Ordinance No. 493, Section 4.11(6) – Pedestrian Access.

(7) *For additional requirements – see Article 5 – Supplementary Provisions.*

Veneta Land Development Ordinance No. 493, Article 5- SUPPLEMENTARY PROVISIONS

Section 5.02 ACCESS

All lots shall be provided with access according to the standards of Article 6, Section 6.04 of the Veneta Land Division Ordinance.

*Veneta Land Division Ordinance No. 494, Article 6 – Design Standards
Section 6.04(2) – ACCESS*

Each lot and parcel (except those in the GR and RC zones intended for single-family attached housing shall abut upon a street other than alley for a width of at least 50 feet and 35 feet for a cul-de-sac. Flag lots shall be allowed in accordance with Section 6.04(5) below. A shared access and maintenance agreement between all lots within a flag lot partition is required prior to the application for Final Plat.

The proposal is consistent with this standard. The existing Veneta Elementary School abuts upon a street (Territorial Road) for a width greater than 50-feet (+/- 370 feet).

Section 5.03 CLEAR VISION AREA

In all zones except the BC zone a clear vision area shall be maintained on the corners of all property at the intersection of two (2) street, a street-alley or street-railroad.

(1) Corner lots shall maintain a triangular area at street intersections, railroad-street intersections alley-street intersections, and flag lot-street intersections for safety vision purposes. Two (2) sides of the triangular area shall be exterior property lines, 20 feet in length at street intersections and fifteen (15) feet leg lengths at alley-street intersections and flag lot-street intersections. When the angle of the portion of the intersection between streets is less than 30 degrees, the visual distance shall be 20 feet along the property line from the point of intersection. The third side of the triangle shall be an interior line connecting the two (2) exterior sides.

The proposal is consistent with this provision. The existing building or proposed additions do not encroach on clear vision areas.

(2) A clear vision area shall contain no plantings, driveways, fences, walls, structures or temporary or permanent obstruction exceeding 2 ½ feet in height, measured from the top of the curb or where no curb exists, from the established street center line grade. Trees exceeding this height may be located in this area, provided all branches or foliage are removed to a height of eight (8) feet above grade.

As conditioned, the proposal is consistent with this standard. As a general condition of approval, there shall be no plantings, fences, walls, structures or temporary or permanent obstruction exceeding 2 ½ feet in height, measured from the top of the

curb in accordance with Veneta Land Development Ordinance N0. 493, Section 5.03(2) – Clear Vision Areas.

Section 5.12 LANDSCAPING

All yards, required screening areas, and parking areas shall be landscaped in accordance with the following requirements:

- (2) Site plans indicating landscape improvements shall be included with the plans submitted to the Building and Planning Official or Planning Commission for approval. Issuance of a Building permit includes these required improvements which shall be completed before issuance of a Certificate of Occupancy.*

As conditioned under Section 5.11(11), the proposal is consistent with this standard.

- (7) Multi-family sites and parking lots shall be screened from abutting single-family land uses by a combination of sight-obscuring fences, walls and landscaping adequate to provide privacy and separation for the abutting land use.*

The proposal is consistent with this standard. There are eight (8) proposed parking spaces within the proposed bus loop located on the south side of the bus loop which do not abut upon residentially zoned property. However, General Residential property does exist along the north property but only along the east half of Tax Lot 1008 which does not directly abut any proposed improvements including the proposed bus loop. It is the intent of the applicant to notify residents at Tax Lot 1008 the need to utilize their existing access points off of Broadway Avenue to the north.

- (8) Garbage collection areas, service facilities and air conditioning facilities located outside the building shall have sight-obscuring screening. Mechanical equipment, lights, emissions, shipping/receiving areas, and garbage collection areas for industrial, commercial, and public facility uses shall be located away from residential areas, schools, and parks.*

As conditioned, the proposal is consistent with this standard. Prior to Certificate of Occupancy for any new addition to the existing building, any new air conditioning facilities shall have sight-obscuring screening in accordance with Veneta Land Development Ordinance No. 493, Section 5.12(8).

- (9) When a sight obscuring fence, wall or hedge is required under the provisions of this ordinance, it must meet the following provisions:*
- a. In order to be “sight obscuring”, fences and walls must be at least 75 percent opaque when viewed from any angle at a point 25 feet away from the fence or wall. Hedges shall be of an evergreen species which will meet and maintain year-round the same standard within three (3) years of planting. Creative use of deciduous hedge materials may be proposed to provide screening in conjunction*

with wider planting areas. Deciduous hedges may be approved on a case by case basis as the sole discretion of the Planning Official.

- b. Fences and walls must be maintained in a safe condition and opacity must be maintained. Wooden materials shall be protected from rot, decay and insect infestation. Plants forming hedges must be replaced within six (6) months after dying or becoming diseased to the point that the opacity required is not met.*

As conditioned, the proposal is consistent with this standard. Prior to construction, the applicant shall provide a sight-obscuring fence (at least 75 percent opaque when viewed from any angle at a point 25 feet away from the fence) along the north property line (along Tax Lot 1008) in accordance with Veneta Land Development Ordinance No. 493, Section 5.12(9) - Landscaping.

- (10) When adjacent land uses are of a different type and the proposed use may impact the adjacent land uses, the Building and Planning Official or Planning Commission may require sight-obscuring fencing, walls, and/ or landscaping. In order to provide appropriate buffering and screening, the Building and Planning Official or Planning Commission may increase the required yard dimension.*

As conditioned, the proposal is consistent with this standard. The subject site abuts General Residential zoned property to the north, east and south. There is existing fencing and/or mature vegetation along the south and east property boundaries. However, along the north property boundary (i.e. east half of Tax Lot 1008 and Tax Lot 1009) there is limited buffer between uses. The applicants submitted plans indicate Tax Lot 1008 is within the Community Commercial zone but according to the Veneta Zoning Map, the east half of Tax Lot 1008 is within the General Residential zone. Currently, an approximate four (4) foot high chain link fence exists along portions of the northern property boundary but does not extend the whole length of the General Residential zoned properties. Requiring buffering is consistent with the school district's intent to notify residents to the north (Tax Lot 1008) to begin using their permitted access points off Broadway Avenue. It is the intent of the applicant to stage construction equipment in the location of the proposed bus loop for the building additions and the proposed bus loop will be constructed last.

Prior to construction, the applicant shall provide sight-obscuring screening from adjacent land uses along the north property boundary (i.e. Tax Lot 1008 and 1009) in conformance with Veneta Land Development Ordinance No. 493, Section 5.12(10) – Landscaping to provide appropriate buffering before, during and after construction.

- (11) All stormwater detention facilities shall be landscaped according to City standards.*

As conditioned, the proposal complies with this standard. The applicant has submitted details on typical stormwater plantings for the proposed stormwater treatment area. Prior to certificate of occupancy, the vegetated stormwater treatment facilities shall be planted in accordance with the adopted City of Portland

Stormwater Management Manual, Revision #4, August 1, 2008 in accordance with Veneta Land Development Ordinance No. 493, Section 5.12(11).

Section 5.14 IMPROVEMENT REQUIREMENTS

All applicants for land development shall comply with all public improvement requirements specified in Article 7 of the Veneta Land Division Ordinance and shall install improvements in accordance with specifications approved by the City Engineer.

(1) Water and Sewer connections. All developments requiring water within the SFR, GR, CR, CC, IC, and I zones shall be connected to City water and sanitary sewers. Developments in the RR zone and HC zone on Highway 126, east of Territorial Road, shall be required to hook up to city water and sanitary sewer when available, but connections are not required for development to occur.

The proposal is consistent with this standard. The site is currently connected to water and sewer services. The City Public Works Director reviewed the proposal and had no comment.

(2) Agreement for Improvements. Before approval of a building permit, the land developer may be required to install required street, sidewalk, water, sewer, storm sewer, drainage and other required public facilities and shall repair existing streets and other public utilities damaged in the development or execute and file with the city an agreement between the owner of the land and the city specifying the period within which required improvements and repairs shall be completed. If the improvements are not installed within the period specified, the City may complete the work and recover the full cost and expense, together with court costs and attorney fees necessary to collect said amounts from the land developer.

As conditioned, the proposal is consistent with this standard. The proposed Site Plan Review includes necessary improvements (bus parking, curbs, sidewalk and widening of the existing road approach off of Territorial Road at the proposed bus loop location). Oregon Department of Transportation (ODOT) commented on the proposal given the property abuts Territorial Highway, No. 200, Route No. OR200 and is subject to state laws administered by ODOT. Comments from ODOT indicate that there is an existing permit for the highway access at the new school bus drop-off and pick-up area on Tax Lot 1100 but recommends the existing access be reconstructed to accommodate simultaneous side-by-side vehicular movements at the access and for bus circulation. Prior to building permit issuance, the applicant shall submit and receive approval of an application for a State Highway Approach (access permit application) to ODOT subject to review and approval criteria in OAR 734-051, Change of Use of a Private Connection, and provide documentation to the City of Veneta of an approved permit in accordance with ODOT.

(3) Specifications for Improvements. All improvements shall comply with the Public Improvement Specifications of Veneta Ordinances in addition to the standard of this ordinance. If the City does not have adopted standards or specifications, the

developer shall submit proposed improvement standards and specifications to the City for approval by the City Engineer.

As conditioned, the proposal is consistent with this standard. All proposed improvements associated with the bus transit loop shall comply with Veneta Ordinances in accordance with Veneta Land Development Ordinance No. 493, Section 5.14(3) – Specifications for Improvements.

(4) Improvements within a Public Right-of way. A construction permit shall be required for all improvements constructed within a public right-of-way. The City Engineer shall have the authority to approve, disapprove, or modify construction permits and plans in accordance with Veneta Ordinances.

As conditioned under VLDO, Section 5.14(2), the proposal is consistent with this standard.

(5) Dedication of Street Right-of way. Before approval of a building permit, the City may require dedication of additional public right-of-way in order to obtain adequate street widths, in accordance with the Veneta Comprehensive Plan, Land Division Ordinance and any adopted street plans. Dedication shall be considered whenever the existing street width adjacent to or within a development is of inadequate width.

The proposal is consistent with this standard. The applicant is not proposing or required to dedicate any additional right-of-way acquisition along Territorial Road.

(6) Utility and Drainage Easements. Before approval of a building permit, the City may require that an easement agreement be executed between the city and the property owner for sewer, water, electric, drainage, storm sewer or other public utility easements wherever necessary. The easements shall be at least fourteen (14) feet wide and located adjacent to lot or parcel lines, except for utility pole tieback easements which may be reduced to six (6) feet in width.

The proposal is consistent with this standard. No public utility easement agreements are necessary as part of this site plan review. Utility providers were sent referral request and did not provide a response.

Section 5.16 STORMWATER DETENTION AND TREATMENT

As the City of Veneta develops, impervious surfaces create increased amounts of stormwater runoff, disrupting the natural hydrologic cycle. Without stormwater management, these conditions decrease groundwater recharge while increasing channel erosion and the potential for localized flooding. The City continues to use swales and other more natural methods to control and convey stormwater run-off, incorporating wetlands and other natural systems into stormwater drainage plans to the

greatest extent possible rather than relying exclusively on pipes. Runoff from urban areas is a major source of pollution and watershed degradation. The City is currently a Designated Management Agency (DMA) under the Willamette Basin TMDL and as such, is responsible for reducing pollutant loads transported to surface waters from runoff. In order to protect and enhance watershed health and long-term livability, the City requires that development comply with the following stormwater management criteria.

- (1) For all projects that create greater than or equal to 1000 square feet of new impervious surface, stormwater detention and treatment facilities shall be provided. Detention and treatment facilities shall be designed and sized according to the City of Portland Stormwater Management Manual, Revision #4, August 1, 2008 which is adopted as the City's Stormwater Management Manual. Where the manual and this section conflict, this section shall prevail.*

As conditioned, the proposal is consistent with this standard. The City of Veneta's adopted stormwater manual is the City of Portland Stormwater Management Manual, Revision #4, August 1, 2008 (SWMM). A Stormwater Management Report prepared by KPFF Consulting Engineers was submitted to the City on April 27, 2015. The proposed site plan includes stormwater detention and treatment basins and a grassy swale. The stormwater treatment facilities will need to be vegetated in accordance with the adopted SWMM as conditioned above under Section VLDO Section 5.12(11). A Grading Plan has been submitted and reviewed by the City Engineer. The City Engineer has commented that the northeast corner of the proposed bus circulation area is shown to be graded such that stormwater runoff will be directed north to neighboring properties. Prior to building permit issuance, the grading and drainage plan for the northeast corner of the bus circulation area shall be revised to capture runoff from all new impervious surfaces in accordance with VLDO Section 5.16 – Stormwater Detention and Treatment and the City Engineer. The stormwater runoff shall be directed to a pipe prior to leaving the site.

Section 5.20 OFF-STREET PARKING REQUIREMENTS

For each new structure or use, each structure or use increased in area and each change in the use of an existing structure, there shall be provided and maintained off-street parking areas in conformance with the provisions of this section.

- (2) Design and improvement requirements for parking lots (not including single-family or multi-family dwellings).*
 - (a) All parking area and driveway approaches shall be surfaced with two (2) inches of asphaltic concrete or six (6) inches Portland Cement over approved base or other materials approved by the City Engineer. All parking lots shall be graded so as not to drain storm water over the sidewalk or onto any abutting property*

As conditioned, the proposal is consistent with this standard. As a general condition of approval, the proposed bus parking area and circulation loop and access ways shall be surfaced with two (2) inches of asphaltic concrete or six (6) inches Portland Cement over approved base or other materials approved by the City Engineer in accordance with Veneta Land Development Ordinance No. 493, Section 5.20(2)(a) – Design improvement requirements for parking lots (not including single-family or multi-family dwellings).

(b) Service drives and parking spaces on surfaced parking lots shall be clearly and permanently marked. Parking spaces, except for handicap spaces, shall have a minimum dimension of eighteen (18)' x nine (9)' exclusive of maneuvering and access area. The dimension includes the area in front of the curb stop over which the front of a vehicle would extend. Handicap spaces shall be provided as required by the Oregon State Structural Specialty Code.

This standard is not applicable as there are no additional proposed or required parking spaces for standard vehicles.

(c) Parking lots shall be served by a service driveway so that no backing movements or other maneuvering within a street other than an alley shall be required. Design for parking arrangements and turning movements shall be approved by the Building and Planning Official. Two-way driveways shall have a minimum width of twenty (20) feet and a maximum width of thirty (30) feet. One-way driveways shall have a minimum width of twelve (12) feet and a maximum width of sixteen (16) feet.

As conditioned above under VLDO Section 5.14(2), the proposal is consistent with this standard.

(d) Parking spaces along outer boundaries of a parking area shall be contained by a curb or bumper so placed to prevent a motor vehicle from extending over the property line.

As conditioned, the proposal is consistent with this standard. As a general condition, parking spaces along the outer boundaries of all parking areas shall be contained by a curb or bumper so placed to prevent a motor vehicle from extending over the property line in accordance with Veneta Land Development Ordinance No. 493, Section 5.20(2)(d).

(e) Service driveways to off-street parking lots shall be designed and constructed to facilitate the flow of traffic, provide maximum safety of traffic access and egress and maximum safety of pedestrian and vehicular traffic on the site. The number of service driveways shall be limited to the minimum that will allow the property to accommodate and service the traffic anticipated.

As conditioned above under VLDO Section 5.20(2)(c), the proposal is consistent with this standard.

(f) All off-street parking lots within or abutting residential districts or uses shall be provided with a sight-obscuring fence, wall or hedge as approved by the Building and Planning Official to minimize disturbances to adjacent residents.

As conditioned under Section 5.12(9 & 10) above, the proposal complies with this standard.

(g) A grading structure and drainage plan shall be submitted to the City Building and Planning Official and approved by the City Engineer.

As conditioned under Section 5.16, the proposed is consistent with this standard.

(h) Parking lots shall be provided with landscaping as provided in Section 5.12 and other suitable devices in order to divide the parking lot into sub-units to provide for pedestrian safety, traffic control and to improve the appearance of the parking lot. A minimum of one (1) shade tree per sixteen (16) parking spaces shall be provided in planter islands distributed throughout the lot. A maximum of twenty (20) spaces shall be allowed between planter islands.

As conditioned, the proposal is consistent with this standard. The parking lot contains one (1) tree and sixty-one (61) parking spaces, including four (4) accessible spaces. Considering seven (7) parking stalls will be removed due to one of the proposed building additions, a total of fifty-four (54) parking spaces will remain which will require two (2) additional shade trees to be installed. Therefore, as a general condition of approval, the applicant shall plant a total of two (2) shade trees within the existing parking lot in accordance with Veneta Land Development Ordinance No. 493, Section 5.20(2)(h).

(i) Parking lot lighting must comply with Veneta Municipal Code Chapter 15.15.

As conditioned, the proposal is consistent with this standard. As a general condition, any future lighting shall comply with the provisions of the Section 15.15 of the Veneta Municipal Code.

(3) Location standards for parking lots

(a) Off-street parking shall be provided on the development site for all zones, except off-street parking spaces for the Commercial, Residential-Commercial, and Industrial Zones may be located not farther than 400 feet from the building or use they are required to serve. Owners of two (2) or more uses, structures, or parcels of land may agree to use the same parking spaces jointly when peak demands do not occur at the same time periods, provided substantial proof is presented to the Building and Planning Official or Planning Commission pertaining to the cooperative use of the parking facilities.

(c) Parking lots and loading docks for new commercial, public, and semi-public buildings shall be located to the side or rear of the building.

The proposal is consistent with this standard. The proposed bus loop and eight (8) bus parking spaces is located along the north property boundary and located to the side of existing and proposed buildings.

(4) Required parking spaces shall be available for the parking of operable motor vehicles for residents, customers, patrons, and employees only and shall not be used for storage of vehicle or materials or for repair and servicing.

As conditioned, the proposal is consistent with this standard. As a general condition of approval, all parking spaces may be used solely for operable motor vehicles in accordance with Veneta Land Development Ordinance No. 493, Section 5.20(4).

(5) The provision and maintenance of off-street parking spaces are continuing obligations of the property owner. No building or other permit shall be issued until plans are presented that show parking space. The subsequent use of property for which the permit is issued shall be conditional upon the unqualified continuance and availability of the amount of parking area required by this ordinance.

(6) Should the owner or occupant of a lot or building change the use of the property to a use which increases the off-street parking requirements, it shall be unlawful and a violation of this ordinance to begin to maintain such altered use until the required increase in off-street parking is provided.

(7) In the event several uses occupy a single structure or parcel of land, the total requirements for off-street parking shall be the sum of the requirements of the several uses computed separately.

The proposal is consistent with this standard. The existing parking for the Veneta Elementary School is adequate to accommodate the proposed use. Currently, there are sixty-one (61) current striped parking spaces at the school and twenty-five (25) are required based on a total of three-hundred seventy-one (371) students.

(8) A system of joint use driveways, sidewalks, and cross access easements shall be established for commercial and office properties wherever feasible and shall incorporate the following:

(a) A design speed of ten (10) mph and a maximum width of twenty (20) feet to accommodate two-way travel aisles designed to accommodate automobiles, service vehicles, and loading vehicles.

As conditioned, the proposal is consistent with this standard. Prior to certificate of occupancy, the applicant shall post a sign indicating a design speed of ten (10) mph

along the bus transport loop access road in accordance with Veneta Land Development Ordinance No. 493, Section 5.20(8)(a).

(11) Space requirements for off-street parking shall be listed in this section. Fractional space requirements shall be counted as a whole space. When square feet are specified, the area measured shall be the gross floor area of the building primary to the use but shall exclude any space within a building used for off-street parking, loading or service functions not primary to the use. When the requirements are based on the number of employees, the number counted shall be those working on the premises during the largest shift at peak season. A reduction in the number of required spaces is allowed if evidence is provided to show that a reduced amount of parking is sufficient and will not cause any detrimental impacts to on-street parking or other parking areas. For example, an employer working with LTD to provide bus passes to employees or who offers van pools may need fewer parking spaces for employees.

<u>Use</u>	<u>Space Requirement</u>
Elementary or junior high School	<i>One (1) space per classroom, plus one (1) space per administrative employee or one (1) space per four (4) seats or eight (8) feet of bench length in the auditorium or assembly room, whichever is greater.</i>

The proposal is consistent with this standard. The existing parking is adequate to accommodate the proposed changes. There are currently sixty-one (61) parking spaces according to the applicants’ submittal at the school and twenty-five (25) spaces are required per VLDO 5.20(11) and VLDO Table 5.20(a).

Using the above methodology, a total of twenty-five (25) parking stalls are required to serve the proposed use. Please see list below:

- 17 classrooms = 17 spaces**
- 3 additional classrooms = 3 spaces**
- 5 administrative employees = 5 spaces**
- Total = 25 spaces**

(12) Accessible Parking Spaces. Parking shall be provided for disabled persons, in accordance with the Americans with Disabilities Act (ADA). Accessible parking is included in the minimum number of required parking spaces listed above.

<i>Total Number of Parking Spaces Provided (Per</i>	<i>Total Minimum Number of Accessible Parking Spaces (60” and 96”</i>	<i>Van Accessible Spaces with min. 96” wide access aisle</i>	<i>Accessible Parking Spaces with min 60” wide access aisle</i>

<i>Lot)</i>	<i>aisles)</i>		
25-50	2	1	1

The proposal is consistent with this standard. The total number of accessible parking spaces is currently four (4).

(14) Off-Street Loading. In any zone, in connection with every building or part thereof hereafter erected and having a gross floor areas of 10,000 square feet or more, which is to be occupied for manufacturing, storage, warehousing, goods display, retail sales or as a hotel, hospital, mortuary, laundry, dry cleaning establishment or other uses similarly requiring the receipt or distribution by vehicles of material or merchandise, there shall be provided and maintained at least 1 off-street loading space, plus 1 additional such loading space for each additional 20,000 square feet of gross floor area.

This standard is not applicable as an elementary school use is not a retail, manufacturing or similar use that requires frequent receipt or distribution by vehicles of material or merchandise.

(15) Stacking and Queuing Areas. Apply to all developments that involve queuing of vehicles, loading and unloading of goods, materials, or people. All queuing areas are required to have an area for vehicle stacking to prevent or minimize congestion of public streets. Examples of uses include but are not limited to schools and drive-through services such as banks, car washes, and coffee stands.

A stacking space shall be a minimum of nine feet (9) in width and 20' in length and shall not be located within or interfere with any other circulation driveway, parking space, fire or maneuvering area.

The proposal is consistent with this standard. The applicant has submitted stacking and queuing diagrams which depict current and proposed scenarios received April 27, 2015 (Sheet EXH-2 – Current Vehicular Stacking and EXH-1 – Available Vehicular Stacking). All proposed stacking spaces comply with the length and width provision. The new bus loop may improve stacking and queuing along Territorial Road given there will be a defined parking lot for buses which may decrease stacking vehicles along Territorial Road. The City Engineer reviewed the proposal and did not find issue with the applicant’s proposed stacking and queuing.

(17) Bicycle Parking

(a)2. Non-Residential Parking. Required bicycle parking shall be provided by either short or long term parking, or both as outlined in Table 5.20(a) for all commercial, mixed use, and industrial zoned parcels.

1 per 8 students required per Table 5.20(a).

25% long term and 75% short term per Table 5.20(a)

As conditioned, the proposal is consistent with this standard. The applicant has indicated that there are a total of three-hundred and seventy-one (371) students and five (5) existing bicycle parking spaces. The existing five (5) bicycle parking spaces will be displaced with the new construction. Therefore, the proposed elementary school use requires forty-six (46) additional bicycle parking spaces (i.e. 371 divided by 8 = 46). The applicant has provided specifications for bicycle racks and is proposing for final locations to be determined by the property owner. Prior to certificate of occupancy, for any new building addition, the applicant shall provide forty-six (46) bicycle parking spaces (eleven (11) long term and thirty-five (35) short term spaces) in accordance with Veneta Land Development Ordinance No. 493 (VLDO), Section 5.20(17)(a)2.a-c and Table 5.20(a) and comply with the location and design requirements of Veneta Land Development Ordinance No. 493, Section 5.20(17)(b) – Location and Design.

Section 5.22 PEDESTRIAN ACCESS AND CIRCULATION

(1) Internal pedestrian circulation shall be provided within new commercial, office, and multi-family residential developments through the clustering of buildings, construction of hard surface walkways, landscaping, or similar techniques.

The proposal is consistent with this standard. No changes to the pedestrian circulation of the site are planned. Students currently travel through the existing parking lot to the school entrance. The walkway through the parking lot is currently marked by traffic cones and striping on the asphalt.

(3) Internal pedestrian and bicycle systems shall connect with external existing or planned systems. Pedestrian access from public sidewalks to the main entrances of public, semi-public, commercial, and multi-family buildings shall not cross driveways or parking lots.

The proposal is consistent with this standard. The proposed walkways at the new bus transit loop will connect with the existing internal pedestrian system.

Section 5.24 ACCESS MANAGEMENT

(2) Properties that only front on collector or arterial streets are encouraged to share an access with neighboring properties. The decision making body may require a combined access for two or more developments, and shared driveways between developments, including land divisions, where access spacing standards cannot otherwise be met.

The proposal is consistent with this standard. The Veneta Veterinary Hospital (Tax Lot 1000) will continue to access their existing parking spaces off of Territorial Road and utilizing school district property for access. The applicant is proposing a Shared Ingress and Egress Agreement in order to formally allow the Veneta Veterinary Hospital to utilize school district property, as recommended during the completeness review period by ODOT. Residents of Tax Lot 1008 currently access

their homes via Territorial Road and utilizing school district property (Tax Lot 1100). As mentioned previously, it is the school district's intent to notify those residences to begin utilizing their approved access points off of Broadway Avenue.

SECTION 6.06 PROCEDURE FOR APPROVING SITE PLANS

(5) *As a result of an approved site plan, a final map shall be prepared and filed with the Building and Planning Official, including all required modifications and conditions. Once approved, the site plan submitted shall become the official plan. The applicant may be required to sign and record a Development Agreement in a form approved by the City Attorney against the property to assure compliance with ongoing conditions of approval. Building permits shall be issued only for plans which substantially conform to the official plan and all construction shall substantially conform to the official plan or a Certificate of Occupancy may be withheld until compliance.*

As conditioned, the proposal is consistent with this standard. Prior to issuance of building permit, the applicant shall submit a signed and record a Development Agreement per Veneta Land Development Ordinance No. 493, Section 6.06(5) stating:

- 1. All site areas and unused property shall be maintained in suitable ground cover and kept in a clean, weed-free manner.**
- 2. Landscaping, screening and maintenance are the continuing obligation of the property owner.**
- 3. Garbage collection areas, service facilities and air conditioning facilities located outside of the buildings shall maintain sight- obscuring screening. Any required sight-obscuring fences and walls must maintain at least 75 percent opaque when viewed from any angle a point 25 feet away from the fence or wall. All wooden materials shall be protected from rot, decay and insect infestation in compliance with Article 5, Section 5.01(1) of the Veneta Land Development Ordinance No. 493 and Chapter 8.05.090 of the Veneta Municipal Code. Plants forming hedges shall be replaced within six (6) months after dying or becoming diseased to the point that the opacity required is not met.**
- 4. Within 1 year from the date of final approval of this site plan, the applicant will complete improvements as conditioned.**
- 5. Within 1 year from the date of final approval of this site plan, the applicant shall plant all required landscaping as outlined in an approved revised landscaping plan.**
- 6. All required parking spaces will be available for the parking of operable motor vehicles for customers, patrons and employees and not used for storage of vehicles or materials or for parking of trucks not used to conduct daily business.**
- 7. Maintenance of off-street parking spaces will be the continuing obligation of the property owner in accordance with Veneta Land Development Ordinance No. 493, Section 5.20(5).**

8. The applicant shall install curbs or bumpers in all proposed off-street parking spaces in accordance with Veneta Land Development Ordinance No. 493, Section 5.20(2)(d).

Based upon the information and findings set forth above, the proposed Site Plan Review for Fern Ridge School District 28J complies with the requirements of the City of Veneta Comprehensive Plan and Land Development Ordinance No. 493. Therefore, a conditional approval of the application is granted. This decision may be appealed to the Planning Commission within 15 days from the date this decision is mailed. This conditional approval does not relieve the applicant of complying with applicable provisions of Veneta's Ordinances or the Oregon Revised Statutes, which may govern the development of this property.

**James Eagle Eye
Veneta Planning Commission**

Date



**GENERAL
 LAND USE APPLICATION**

Receipt # _____ Letter of Intent Received _____
 Submission Date _____ Associated File # _____
 Planning File # _____

Print Property Owner Name: Fern Ridge School District Phone: 541-935-2253
 Mailing Address: 88834 Territorial Rd Elmira, OR 97437
 Print Applicant (If not owner): DLR Group- Eric Bolken Phone: 503-200-3972
 Mailing Address: 421 SW 6th Ave, Suite 1212 Portland, OR 97204
 Print Agent: Eric Bolken Phone: 503-200-3972
 Mailing Address: 421 SW 6th Ave, Suite 1212 Portland, OR 97204

Assessor's Map Number (Township, Range, Section, Quarter Section)	Tax Lot(s)	Acres	Zone
Tax Map 17053132 (PFP)	1100, 2800, 2001	8.42	

Subject property address(es): 88131 Territorial Hwy Veneta, OR 97487
 Subzone (if applicable): _____

Check all applicable APPLICATIONS and DEPOSITS below

Technical Review/Public Notice Deposit (for ALL applications except Property Line Adjustments) \$350

APPLICATION DEPOSITS (Application fees are calculated by ACTUAL PROCESSING COSTS)

SITE PLAN REVIEW

____ Site Plan Review/Major Amendment \$1,350
 Site Plan Minor Amendment (Administrative) \$350
 ____ Site Plan Minor Amendment (Planning Commission) \$450

PLANNED DEVELOPMENTS

____ Conceptual Plan \$350
 ____ General Development Plan \$550+25/unit
 ____ Final Development Plan \$300

OTHER APPLICATIONS PROCESSED WITH DEPOSITS

____ Conditional Use Permits (Note: Some Conditional Use Permits also require a Site Plan Review) \$775
 ____ Specific Area Plan Amendment – NE Employment Center & Southwest Area Plan (/SDP) \$7,500
 ____ Variance to the Veneta Wetland Protection Ordinance (Veneta Municipal Code Chapter 18.10) \$700

APPLICATIONS WITH FIXED FEES (These are non-refundable)

____ Appeals \$525	Amendments (except Specific Area Plan above)
____ Variance \$425 x () Provisions = Total Fee	____ Comprehensive Plan (text only) \$800
	____ Ordinance (text only) \$200
	____ Zone Change (map only) \$600
	____ Plan Designation & Zoning Map \$1,000

I HEREBY STATE THAT THE FACTS RELATED IN THE ABOVE APPLICATION AND THE PLANS AND DOCUMENTS SUBMITTED HERewith ARE TRUE, COMPLETE, CORRECT, AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Property Owner Signature: _____
 Applicant Signature: _____

APPLICATION FEES & DEPOSITS

Fees and deposits are intended to cover the full cost for processing applications. They are not intended to cover the cost for interpretation of ordinances or for long-range planning. Applicants seeking development which requires more than one type of review (such as site plans and conditional use permits) must pay all applicable fees and deposits. Applicant acknowledges and agrees that Applicant's failure to pay City costs over the base fee amounts, as charged monthly by the City, may result in the City pursuing any or all legal remedies available, including but not limited to lien on Property in the amount owed; prosecution for violation of the City's current fee resolution and City land development or division ordinances; issuance of a stop work order, non-issuance of building permits for Property, or cessation of related proceedings; set-off against any reimbursement owed; and turning amounts owed over to a collection agency.

Application Deposits: Certain application fees are represented by a deposit amount. Applicants shall be charged for actual processing costs incurred by the City. City staff time shall be monitored for applications which require a deposit in lieu of a non-refundable fee. Any unused portion of the deposit shall be returned to Applicant upon completion of the application process, conditions of approval, and any ensuing appeals. Any additional costs incurred beyond the deposit amount shall be charged to and paid by Applicant on a monthly basis. Applicant agrees that Applicant's failure to pay these amounts triggers City's option to pursue any or all remedies, as listed above.

Application Fees: Fixed fees are non-refundable and are based on average application processing costs rounded to the nearest \$25.

Technical Review/Publication Deposit: The actual costs charged to the City for technical review of land use applications, including but are not limited to City's planning, public works, engineering, administration, legal, wetland specialists, geologists, biologists, arborist, and any other services provided in processing Application, shall be charged to Applicant, at the rate(s) charged to the City. In addition, the actual costs of preparing and mailing notices to abutting property owners or others required to be notified, the costs of publishing notices in newspapers, and any other mandated costs shall be charged to Applicant. Such costs shall be adjusted as soon as the specific amounts are known. Applicant agrees that any deficiencies shall be collected from Applicant, and that Applicant's failure to pay these amounts triggers City's option to pursue any or all remedies, as listed above.

Applicant _____

Owner(s) _____



REQUEST FOR CONSOLIDATION OF LAND DEVELOPMENT AND/OR LAND DIVISION APPLICATIONS

I hereby request that my applications be consolidated. I understand that by consolidating these applications, any limited land use action (site review, partition, subdivision) that is combined with a quasi-judicial action (variance, conditional use permit, or other action requiring a public hearing) may be subject to a public hearing and the 14-day limitation for written comments will be waived. Wetland Variances requiring a joint decision by the City Council and Veneta Planning Commission may not be combined with any other land use hearing.

Applicant _____

Owner(s) _____

GENERAL INFORMATION FOR LAND USE APPLICATIONS

- (1) Petitions, applications and appeals provided for in this ordinance shall be made on forms prescribed by the City.
- (2) An applicant shall be advised that all permits or zone changes necessary for a development project may be merged into a consolidated review process. Zone changes and permits required through the application of the overlay district and discretionary permit procedures shall be available for a consolidated permit process. For purposes of this ordinance, a consolidated permit process shall mean that the hearing body shall, to the greatest extent possible, apply concurrent notice, public hearing and decision making procedures to the permits and zone changes which have been consolidated for review.
- (3) Applications shall be accompanied by plans and specifications drawn to scale, showing the actual shape and dimensions of the lot to be built upon; the sizes and locations on the lot of all existing and proposed structures; the intended use of each structure; the number of families, if any, to be accommodated thereon; the relationship of the property to the surrounding area and such other information as is needed to determine conformance with this ordinance.
- (4) The failure to raise an issue in person or by letter filed in a timely manner precludes appeal and the failure to specify to which criterion the comment is directed, precludes appeal based on that criterion.
- (5) Approval or denial of a land use regulation or limited land use application shall be based upon and accompanied by a brief statement that explains the criteria and standards considered relevant to the decision, states the facts relied upon and explains the justification for the decision based on the criteria standards and facts set forth.
- (6) The decision of the Planning Commission will be issued with a Final Order. If a written Notice of Appeal is not filed within 15 days from the date the Final Order of the Planning Commission is mailed, the decision becomes final.

NOTE: Other permits may be necessary depending on the nature of your application. Required permits may include:

TREE PERMITS: For developments which require the cutting of trees for streets, utilities and/or buildings, a tree removal permit must be submitted at the time of the development application.

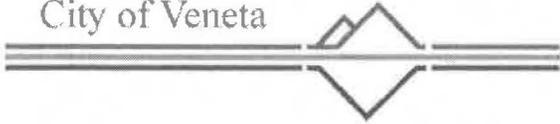
RIGHT-OF-WAY PERMITS: Anyone wishing to occupy, encroach on, or construct within a City right-of-way must have an approved right-of-way permit.

COMPLETENESS REVIEW: Upon receipt of a Land Use Application, City planning staff will review the application for completeness within 30 days. If your application is deemed incomplete you will be given 30 days to submit the required information to make it complete. Once the application is complete it will be scheduled for review by the Veneta Planning Commission and public notices will be sent.

BUILDING PERMITS: Building permits are issued by the City of Veneta; 88184 8th Street; Veneta, Oregon (541) 935-2191. If a Site Review is required it must be approved prior to issuance of a building permit.

APPEALS: Any land use decision may be appealed. Planner decisions may be appealed to the Planning Commission. Planning Commission decisions may be appealed by the City Council. Council decisions may be appealed to the State Land Use Board of Appeals.

PRIOR TO PREPARING AN APPLICATION, applicants should check with City Staff to make sure they have the most updated versions of the Veneta Comprehensive Plan, Land Development Ordinance, and Land Division Ordinance. Ordinances are available on the City website, www.ci.veneta.or.us.



**TYPE "A" TREE REMOVAL PERMIT
 APPLICATION**

Date Received _____

TP # _____

Application Fee.....

No Charge

Applicant Name: Eric Bolken- DLR Group

Mailing Address: 421 SW 6th Ave, Suite 1212

City/State/Zip: Portland, OR 97204

Phone: 503-200-3972

Property Owner Name: Fern Ridge School District- Sally Storm

Mailing Address: 88834 Territorial Road

City/State/Zip: Elmira, OR 97437

Phone: 541-935-2253

Assessor's Map Number (Township, Range, Section, Quarter Section)	Tax Lot(s)	Site Address	Zone
Tax Map 17053132 (PFP)	1100, 2800, 2001	88131 Territorial Hwy Veneta, OR 97487	
Tax Map 17053132 (PFP)			

Please provide a brief description of the trees proposed for removal, including common name, health and diameter at breast height (dbh @ 4 1/2' above grade) or circumference. (Note: dead trees do not count towards the three allowed removals, but should be indicated to allow verification of tree condition by City Staff.)

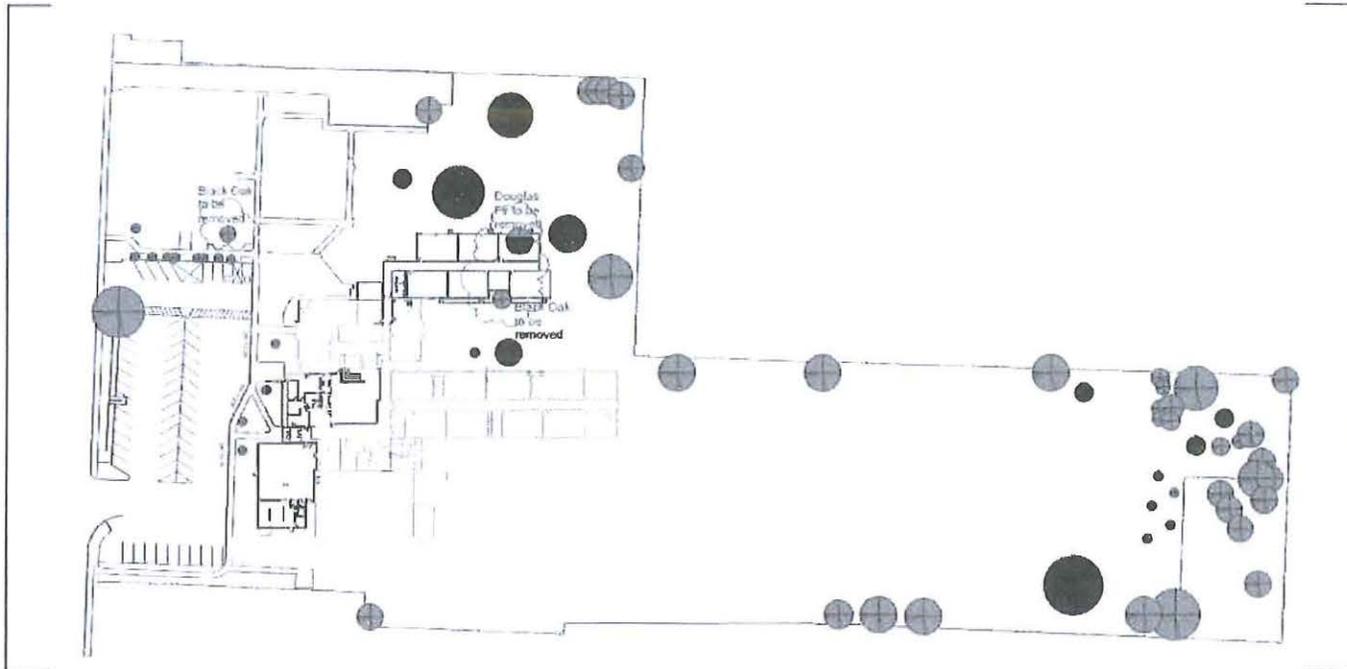
Tree #	Common Name	Health	DBH or Circ
1	Black Oak	<input checked="" type="checkbox"/> Good <input type="checkbox"/> Poor <input type="checkbox"/> Dead	12"
2	Douglas Fir	<input checked="" type="checkbox"/> Good <input type="checkbox"/> Poor <input type="checkbox"/> Dead	20"
3	Black oak	<input checked="" type="checkbox"/> Good <input type="checkbox"/> Poor <input type="checkbox"/> Dead	16"
4		<input type="checkbox"/> Good <input type="checkbox"/> Poor <input type="checkbox"/> Dead	
5		<input type="checkbox"/> Good <input type="checkbox"/> Poor <input type="checkbox"/> Dead	
6		<input type="checkbox"/> Good <input type="checkbox"/> Poor <input type="checkbox"/> Dead	

Please provide a brief explanation of why tree removal is necessary:

School addition wing will impact root system of two of the trees to be removed. the third tree will be impacted by the new bus lane routing that is needed for separation of bus and personal vehicular traffic that is addressing safety concerns on-site.

Would you like to receive assistance from the tree fund to plant a new tree? Yes No

Please provide a sketch of the location and number of trees in relation to surrounding structures, property lines, etc., sufficient to allow City staff to locate the trees in question:



I HEREBY STATE THAT THE FACTS RELATED IN THE ABOVE APPLICATION AND THE PLANS AND DOCUMENTS SUBMITTED HERewith ARE TRUE, COMPLETE, CORRECT, AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Applicant's Signature: _____

Property Owner's Signature: _____

Staff Comments:

Veneta Building & Planning Official

Date

TYPE "A" TREE REMOVAL PERMIT

A person seeking to remove one to three trees shall apply to the City of Veneta for a Type "A" Tree Removal Permit. There is no processing fee for a Type "A" tree removal permit.

Application for a Tree Removal Permit shall be made before removing or transplanting trees, except in emergency situations as provided in Veneta Municipal Code (VMC) 8.10.040.

By submission of an application, the applicant shall be deemed to have authorized City representatives to have access to applicant's property upon 24 hours notice as may be needed to verify the information provided, to observe site conditions, and if a permit is granted, to verify that terms and conditions of the permit are followed.

Approval to remove up to three trees within a 12-month period, on any property, shall be granted if the application meets all of the following requirements:

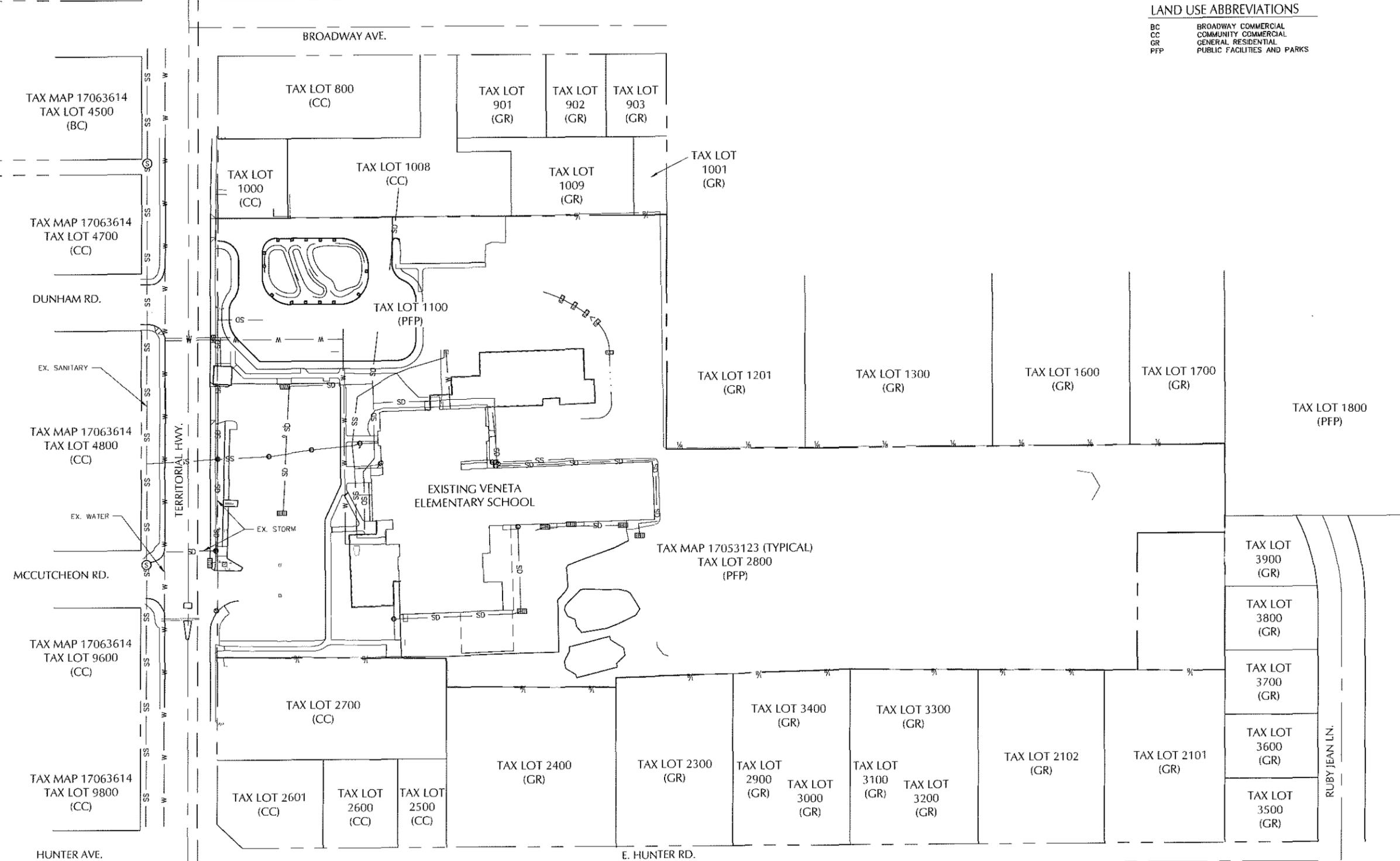
- A. A completed request for Type A permit has been filed on the forms provided by the City.
- B. The request is for removal of three (3) or fewer trees within a single twelve (12) month period.
- C. The trees subject to removal are not Heritage Trees, or street trees.
- D. The trees subject to removal were not retained as part of a previous site development approval or planted as mitigation for a previous tree removal.
- E. The tree removal is not to be performed in conjunction with a land development which requires a land use approval including but not limited to Site Plan Review or amendment, Subdivision, or Partition approval.

Where the City determines that an application to remove a tree or trees does not meet the criteria of (A) - (E) of this section, an application may be submitted as a Type "B" application. The grant or denial of the Tree Removal Permit application shall be the responsibility of the Veneta Building & Planning Official.

In order for us to process your permit, please fill out and submit the attached form to Veneta City Hall. Your permit will be processed within ten (10) days of receipt.

Depending on availability of funds, you may be eligible to receive a voucher towards purchase of a new tree to be planted on your property. Please check the appropriate box on the attached form if you would like to participate with this program.

File: O:\V\2014\314919-Fern-Ridge-Schools\VES\CAD\LOT\SitePlan\Rev\4819V-01VC.dwg TAB: C1.0
 Plotted: 2/28/15 at 4:39pm By: Abbeclus



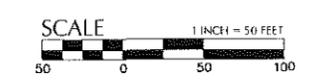
kpff
 PRELIMINARY
 NOT FOR
 CONSTRUCTION

88131 Territorial Highway
 Veneta, OR 97487
 50% CD

Vicinity Map
Veneta Elementary School
 Fern Ridge School District

C1.0
 Project Number: 314819
 Project Issue Date: 2/25/2015
 REVISIONS

DLR Group



Per Land Development Ordinance, Section 6.07, this application is a submittal for a minor Site Plan Amendment. In support of this Minor site plan amendment that may be approved as an Administrative Decision by the Building and Planning Official, this proposal meets the following criteria:

Previous City File #SR-2-01

(1) The site plan amendment does not involve any interpretation of submission requirements or required findings that would set a precedent for other site plans or site plan amendments.

All submission requirements are included in the accompanying package.

(2) The site plan amendment will not change the impacts (such as traffic generation, emissions or drainage) on surrounding properties.

Proposed revisions do not change the use or operation of the site and will not affect the impacts on surrounding properties.

(3) The site plan amendment fully complies with City ordinances and does not require a variance.

No variances are required for proposal.

(4) There are no unusual circumstances relative to the site plan amendment.

No unusual circumstances are related to proposal

(5) There are no questions of adequacy of services raised by The Public Works Superintendent, City Engineer, or any affected public or private agency.

Noted

The following is a Narrative statement documenting how each required criteria in the land development ordinance have been met, including those criteria that are required in accordance with Section 6.03(1).

SECTION 6.03 REQUIRED INFORMATION ON SITE PLAN

1. Site Plan. All maps must be drawn to scale and indicate clearly and with full dimensions, the following information:
 - a. Vicinity Map. A scaled vicinity map clearly showing the relationship of the proposed site to surrounding developments, tax lots, streets, storm drainage(s), sewer, water and utility services. **A vicinity map is included, please see sheet C1.0.**
 - b. Development Plans. A development plan shall include the following items in accordance with Article 5:
 1. Building and Land Use Plans.
 - a. Location of all proposed buildings and existing buildings which will remain on the site. **Please see sheet C2.0.**
 - b. Floor elevations. **Please see sheet C2.0.**
 - c. Preliminary architectural plans showing one or all of the following for new buildings and major remodels in conformance with Section 5.13 or 5.29 of this ordinance:

- i. Building elevations with building height and widths dimensioned, and materials labeled; ***Please see sheet A5.1, A5.2, A5.3***
 - ii. Building materials, colors and type; a materials sample board may be required; ***Please see sheet A5.1, A5.2, A5.3***
 - iii. The name of the architect or designer. ***Please see sheet A5.1, A5.2, A5.3***
 - iv. Existing land uses adjacent to the property. ***A vicinity map is included, please see sheet C1.0.***
 - d. The phases, if any, of development construction. Such phases shall be clearly marked on the plan. ***Construction will not be phased.***
2. Parking and Traffic Flow Plans.
 - a. Location, arrangement, number and dimensions of automobile garages and parking spaces, width of aisles, bays and angle of parking. ***Existing and proposed parking is shown on Sheet C2.0.***
 - b. Location, arrangement and dimensions of truck loading and unloading spaces, if any. ***School Bus loading and unloading is shown on Sheet C2.0.***
 - c. Location of bikeways, pedestrian walkways, malls and trails. ***Sidewalks are shown on Sheet C2.0.***
 - d. Traffic flow pattern showing the circulation of vehicles within and adjacent to the site, including fire equipment access and turnarounds. ***Traffic Flow is shown on Sheet C2.0.***
 - e. Stacking and queuing areas that involve queuing of vehicles, loading and unloading of goods, materials, or people shall provide an area for vehicle stacking in accordance with Section 5.20 (15) of this ordinance. ***Parking and space available for queuing is shown on Sheet C2.0.***
 - f. Location of all existing and proposed streets, public ways, railroad and utility rights-of-way within and immediately adjacent to the development. ***Streets and utilities are shown on Sheets C1.0 and C3.0.***
 - g. A Traffic Impact Analysis if required under Section 5.27 of this ordinance. ***The number of students, staff, and teachers are not increasing as a result of this project. Consequently, there will not be added vehicle trips. Therefore, it is our understanding a TIA is not necessary.***
3. Landscaping and Site Improvements.
 - a. Location and type of all landscaping proposed for the development, including irrigation systems in conformance with Section 5.12 of this ordinance. ***Please see sheets C3.0, C4.0 & C5.0***

- b. Location, height and materials of all walls, fences and screen plantings. Elevation drawings of typical walls and fences shall be included. **No new site walls, fences or screen plantings are included in this scope.**
- c. Location, size, height and means of illumination of all proposed signs and lighting. **No new illuminated signs are proposed. See Sheet A5.3 for cut metal building signage.**
- d. Open space to be maintained and controlled by the owners of the property but not included in the development. **NA**
- e. Areas proposed to be dedicated or reserved for public parks, playgrounds, school sites, public buildings and others to be reserved or dedicated to the public. **No dedicated reserved lands are proposed.**

4. Utility Plans.

- a. Existing and proposed contour map of the site. **Existing Contours are shown on Site Topographic Survey and proposed contours are shown on Sheet C4.0.**
- b. Location, flow elevations and capacities of all existing and proposed storm drainage facilities designed and constructed in accordance with Section 5.16 of this ordinance. **Stormwater facilities are shown on Sheet C3.0. Stormwater management is also discussed in the Stormwater Report included with this submittal.**
- c. Location of all existing and proposed water mains.
- d. Location, flow elevations and certified capacities of all existing and proposed sewer lines. **Sewer facilities are shown on Sheet C3.0.**
- e. Location of all other underground utilities, including phone, electricity and cable television. **See sheet E1.0 for proposed electrical utility impact. No new other utility impact is proposed.**

5. Emissions or Potential Hazards.

Specifications of the extent of emissions and potential hazard or nuisance characteristics caused by the proposed use including approvals of all regulatory agencies having jurisdiction.

The applicant shall accurately specify the extent of emissions and nuisance characteristics relative to the proposed use including, but not limited to surface or groundwater pollution, noise, vibration, smoke, odor, fumes, dust, heat, glare or electromagnetic interference. Misrepresentations or omissions of required data shall be grounds for termination of a Certificate of Occupancy.

All uses shall meet all applicable standards and regulations of the Oregon State Board of Health, the Oregon Department of Environmental Quality and any other public agency having appropriate regulatory jurisdiction. Prior to

construction, evidence shall be submitted to the City indicating that the proposed activity has been approved by all appropriate regulatory agencies.

Any such other data as may be necessary to permit the Planning Commission to make the required findings. ***Proposed development will not create a change to the current Emissions or Potential Hazards of the site.***

6. Tree Removal Plans.

If development of the proposed plan will require removal of trees as defined by Veneta Municipal Code 8.10, detailed tree removal plans are required. Plans shall be in conformance with VMC 8.10. ***Please refer to attached Tree Removal Application.***

2. Additional Information. Prior to the end of the completeness review period, the Building and Planning Official may require an applicant to submit studies, reports or exhibits prepared by qualified professionals to show compliance with applicable criteria addressing specific site features or impacts including but not limited to:
 - a. Stormwater – ***A stormwater report is included with this application.***
 - b. Steep Slopes
 - c. Wetlands
 - d. Flood Plains
3. Deed Restrictions and easements. The applicant shall submit copies of all existing and proposed restrictions or covenants and any proposed easements. ***No existing or proposed covenants and no proposed new easements.***
4. Building Orientation and Design. All new or remodeled commercial, mixed-use or residential buildings that require a site plan review or site plan amendment shall comply with the commercial or residential design standards in Article 5 of this ordinance. ***This facility is not a commercial mixed-use or residential building.***
5. Program Elements.
 - a. Narrative statement documenting how each required criteria in the land development ordinance have been met, including those criteria that are required in accordance with Section 6.03(1) above.
 - b. A completed environmental assessment may be required by the Planning Commission or Building and Planning Official if it finds that a potential hazard, nuisance or emissions exists, existed or will be created by the development and has not been adequately addressed in the development plans and program. ***Noted***

- c. A timetable indicating when utility and drainage facilities intended to serve the development are to be installed. If the development is to be constructed in stages, the timetable shall reflect this. ***June-August 2015.***
- d. If the site plan calls for tree removal which would require a tree removal permit pursuant to Veneta Municipal Code Chapter 8.10.030, a tree removal permit, together with the required filing fee, must be submitted. ***See included Tree Removal Application.***

Memorandum

Page 1 of 6



DATE: February 26, 2015

PROJECT: 314819-Veneta Elementary School **SUBJECT:** Site Plan Review Storm Calculations

TO: Eric Bolkien **FROM:** Anna Backus, PE
DLR KPFF Consulting Engineers

PHONE: 503-274-2675 **PHONE:** 541-684-4902

EMAIL: ebolken@dlrgroup.com **EMAIL:** anna.backus@kpff.com

This memorandum has been prepared to address Veneta’s Stormwater Detention and Treatment requirements for the proposed site improvements at Veneta Elementary School.

Veneta’s Land Development Ordinance Section 5.16 requires that detention and treatment facilities shall be designed and sized per the City of Portland Stormwater Management Manual (SWMM), with the following key design intents:

- Maintain peak runoff at predevelopment levels at the 10-year storm
- Provide treatment to runoff to limit pollutants entering area waterways
- Limit accumulation of ponded water through small, dispersed facilities
- Encourage vegetated treatment over structural pollution control devices

Existing Conditions

Currently, drainage from the school is collected and piped to a short, deep swale. The public storm main is also routed to this same facility. The swale is sized such that it offers detention, but it does not have sufficient length for treatment.

The site soils fall within Hydrologic Soil Group C, meaning they have a slow infiltration rate when wet. Much of the site is underlain with stiff clay, meaning the infiltration rate can be assumed to be fairly low. If predevelopment is taken to mean “Lewis and Clark Era,” per the Portland SWMM, then the runoff curve number can be assumed to be 72. This is based on a woods-grass combination and the type C soil.

Proposed Conditions

The proposed improvements include two additions to the school, and a new bus loop. Within the new bus loop there will be cascading vegetated infiltration basins. These basins will not only provide treatment for the bus loop and one of the additions, but they will also treat the runoff from the whole site. The classroom addition will be treated by a new swale on the east side of the site.

The public storm main will be re-routed through the site and connected directly to the public storm main that exits the site to the north.

Analysis and Calculations

The pre-development runoff was calculated using the Santa Barbara Urban Hydrograph (SBUH) method. The treatment facilities and post-development runoff were calculated per the requirements of the Presumptive Approach, as outlined in the Portland SWMM. These calculations were made using a Facility Calculator that is based on the SBUH as well as infiltration rates, facility shape, type, and size. This calculator uses storms based on precipitation data at the Eugene Airport, as required by Veneta’s Land Development Ordinance.

Memorandum

Page 2 of 6
February 26, 2015



The treatment requirements are limited to new impervious area. Although the entire site will be treated, the calculations included with this memo only include the required treatment area. The total proposed impervious area is 34,803 square feet. The proposed drainage basins are listed in Table 1 below.

Table 1: Catchment and Facility Table (See Appendix 1)

Catchment	Source	Impervious Area		Pervious Area		Total Area (SF)	Treatment Facility Type	Color
		(SF)	(Acres)	(SF)	(Acres)			
Basin 1	Bus Loop & Sidewalk	2,810	0.06	0	0.00	2,810	VIB	
Basin 2	Bus Loop & Sidewalk	6,966	0.16	0	0.00	6,966	VIB	
Basin 3	Bus Loop, Sidewalk, & Roof	17,238	0.40	0	0.00	17,238	VIB	
Basin 4	Roof	7,789	0.18	0	0.00	7,789	Swale	

The facility sizing for each of the above drainage basins is listed below. For complete calculations, see Appendix 2.

Table 2: Water Quality Facility Summary

Catchment	Facility	Size		Infiltration Rate	Surface Capacity Used	Rock Capacity Used	Destination
Basin 1	VIB 1	Bottom Area (sf)	939	0.50	0%	9%	Overflow to VIB 2
		Bottom Perimeter (ft)	123				
		Side Slope	3				
		Storage Depth (in)	6				
		Rock Depth (in)	12				
Basin 2	VIB 2	Bottom Area (sf)	461	0.50	29%	100%	Overflow to VIB 3
		Bottom Perimeter (ft)	124				
		Side Slope	3				
		Storage Depth (in)	9				
		Rock Depth (in)	12				
Basin 3	VIB 3	Bottom Area (sf)	1,828	0.50	5%	100%	OV-A-2
		Bottom Perimeter (ft)	162				
		Side Slope	3				
		Storage Depth (in)	9				
		Rock Depth (in)	12				

Memorandum

Page 3 of 6
February 26, 2015



Catchment	Facility	Size		Infiltration Rate	Surface Capacity Used	Rock Capacity Used	Destination
Basin 4	Swale	Lenth (lf)	197	0.50	1%	68%	OV-A-1
		Bottom Width (ft)	4				
		Side Slopes	3				
		Longitudinal slope (%)	Varies				
		Rock Depth (in)	12				

Finally, the runoff results for the infiltration facilities were tallied and compared against the pre-development runoff results (see Appendix 3). As shown below, the post-development runoff is less than the pre-development runoff through the 10-year storm.

Table 3: Pre-development vs. Post-development Flows

Development	WQ Storm Overflow		2-Year Storm Overflow		5-Year Storm Overflow		10-Year Storm Overflow	
	CFS	CF	CFS	CF	CFS	CF	CFS	CF
Pre	0.01	249	0.13	2,553	0.19	3,442	0.33	5,194
Post	0.00	0	0.05	901	0.09	2,198	0.25	4,628

Development	25-Year Storm Overflow		50-Year Storm Overflow		100-Year Storm Overflow	
	CFS	CF	CFS	CF	CFS	CF
Pre	0.45	6,779	0.60	8,687	0.7	9,832
Post	0.59	6,606	1.09	8,953	1.18	9,911

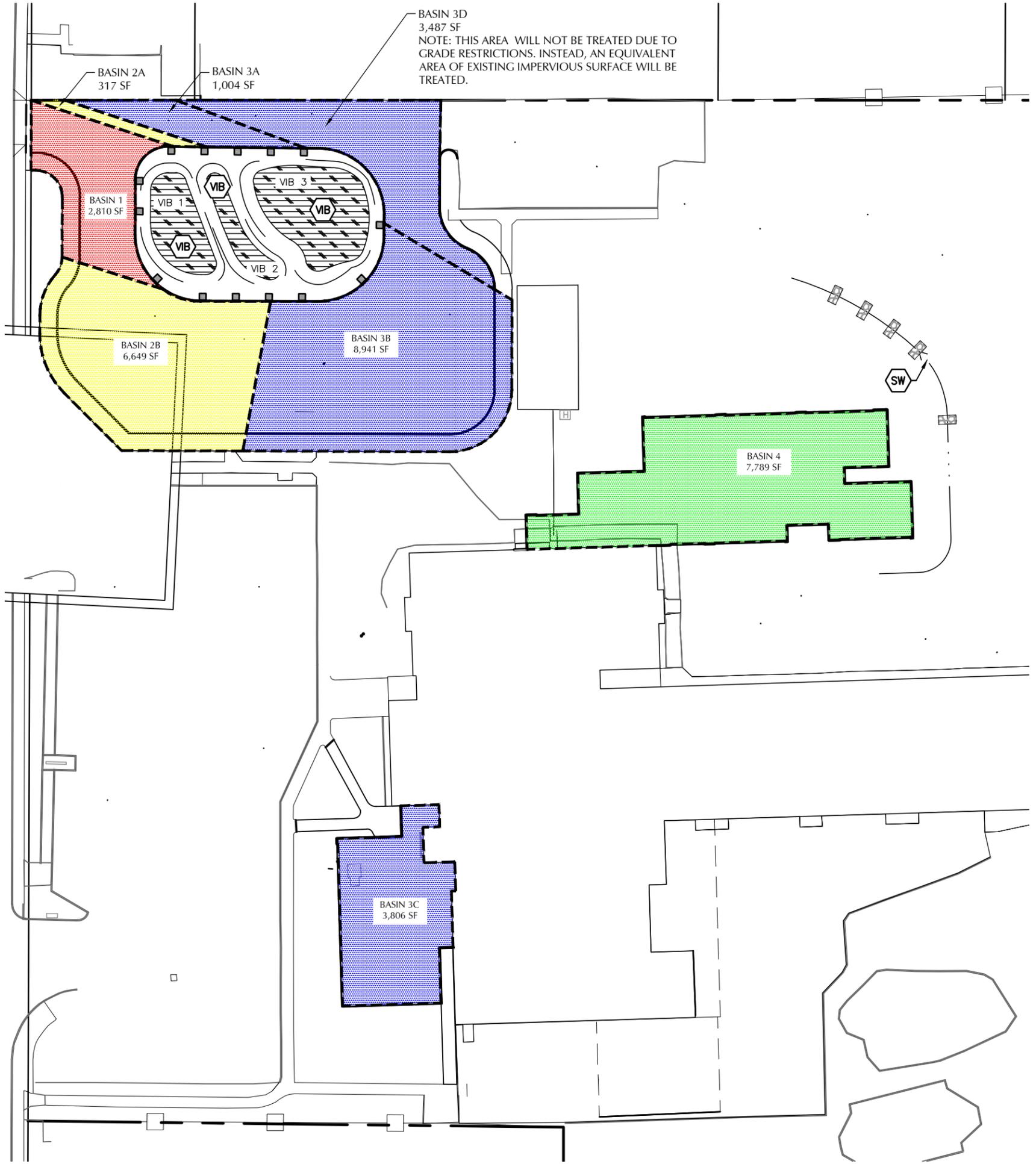
As shown above, the storm design meets all of Veneta’s and the Portland SWMM’s key criteria: all of the new impervious area is treated through dispersed vegetated facilities, which reduce the post-development peak flows to below the pre-development flows.

Attachments:

- Appendix 1: Proposed Stormwater Basin Map*
- Appendix 2: Water Quality Facility Calculations*
- Appendix 3: Pre-development SBUH Calculations*



Appendix 1: Proposed Stormwater Basin Map



BASIN 3D
3,487 SF
NOTE: THIS AREA WILL NOT BE TREATED DUE TO GRADE RESTRICTIONS. INSTEAD, AN EQUIVALENT AREA OF EXISTING IMPERVIOUS SURFACE WILL BE TREATED.

SHEET LEGEND

- PROPERTY LINE
- STORMWATER BASIN BOUNDARY

STRUCTURE TYPE

CALLOUT	DESCRIPTION
VIB	VEGETATED INFILTRATION BASIN, ID AS NOTED
	VEGETATED INFILTRATION BASIN
	SWALE

VENETA ELEMENTARY SCHOOL

Exh-1

PROPOSED STORMWATER BASIN MAP



Appendix 2: Water Quality Facility Calculations

Project Name: Veneta Elementary School

Date: 2.26.2014

Designer: ALB

Basin: 1

User-Supplied Data

Pervious Area		Impervious Area	
Pervious Area, SF	0	Impervious Area, SF	2,810
Pervious Area, Acres	0.00	Impervious Area, Acres	0.06
Pervious Area Curve Number, CNperv	80	Impervious Area Curve Number, CNimp	98
Time of Concentration, Tc, minutes	5	Note: minimum Tc is five minutes	

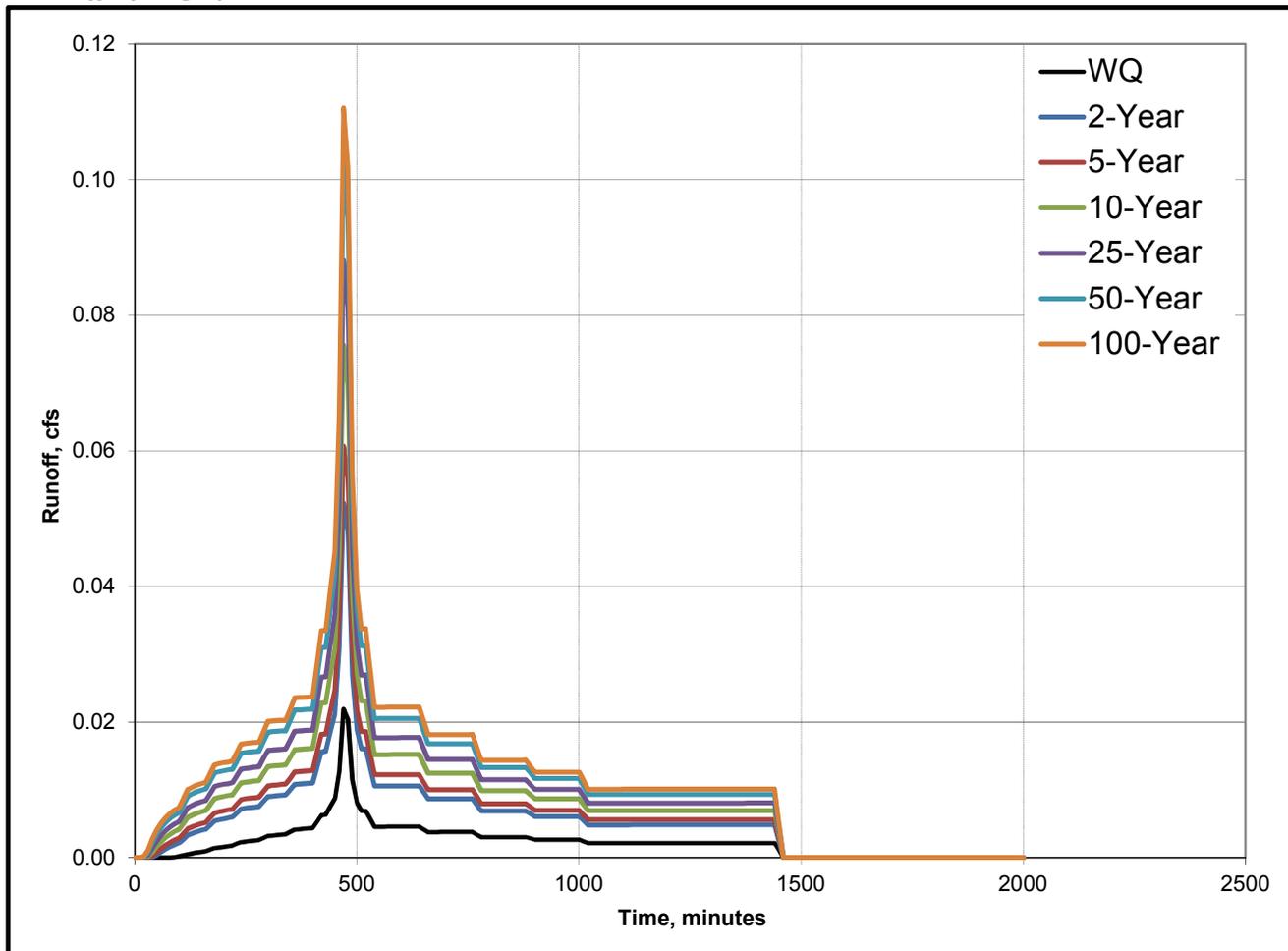
City of Eugene 24-Hour Rainfall Depths (NRCS Type 1A distribution)

Recurrence Interval	WQ	2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr
Inches	1.4	3.12	3.6	4.46	5.18	6	6.48

Calculated Data

Total Project Area, Acres	0.06		Total Project Area, Square Feet					2,810
Recurrence Interval	WQ	2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr	
Peak Flow Rate, Qpeak, cfs	0.02	0.05	0.06	0.08	0.09	0.10	0.11	
Total Runoff Volume, V, cubic feet	277	676	788	989	1,157	1,349	1,462	
Time to Peak Runoff, hours	7.83	7.83	7.83	7.83	7.83	7.83	7.83	

Runoff Hydrograph



Stormwater Facility Calculator

Project Name: Veneta Elementary School

Basin: 1

Date: 2.26.2014

Instructions:

1. Choose Facility Type
2. Choose shape
3. Complete information in highlighted cells

Facility

Raingarden

Shape

Amoeba

Bottom Area: 939 sf
 Bottom Perimeter: 123 ft
 Side Slope: 3 to 1
 Storage Depth: 6 in
 Growing Media: 18 in

Surface Storage Capacity: 516 cf
 Infiltration Area @ 75%: 1,077 sf
 GM Infiltration Rate: 2.5 in/hr
 Infiltration Capacity (avg): 0.062 cfs

Below-Grade

Rock Storage

Rock Area: 939 sf
 Storage Depth: 12 in
 Void Space: 0.40 .3 to .4 (typ.)

Tested infiltration rate: 0.50 in/hr
 Infiltration Safety Factor: 2.00
 Rock Storage Capacity: 376 cf
 Design Infiltration Rate: 0.25 in/hr
 Infiltration Capacity: 0.005 cfs

Orifice

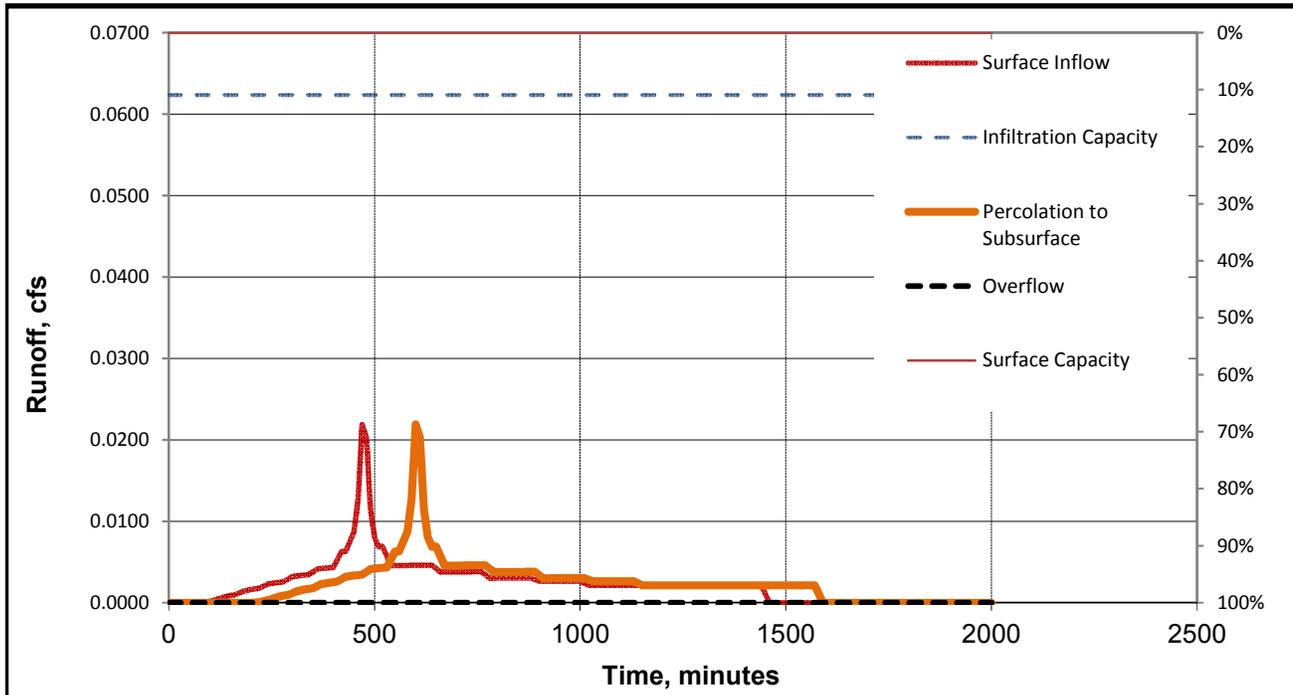
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Results

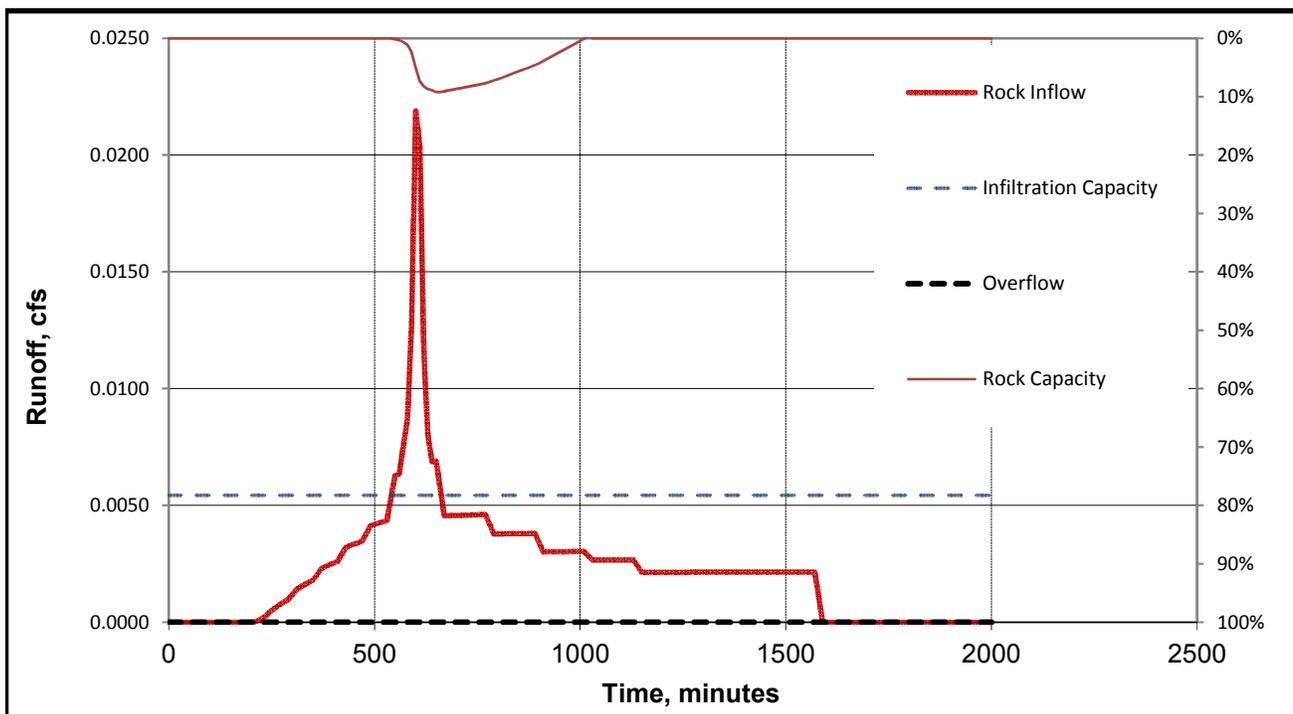
WATER QUALITY EVENT	PASS	ROCK CAPACITY	9%
SURFACE CAPACITY	0%		

Recurrence Interval	Peak Flow (cfs)	Volume (cf)	Rock Capacity
WQ	0.0000	0	9%
2-Yr	0.0000	0	68%
5-Yr	0.0000	0	92%
10-Yr	0.0000	0	100%
25-Yr	0.0000	0	100%
50-Yr	0.0000	0	100%
100-Yr	0.0000	0	100%

Water Quality Event Surface Facility Modeling



Water Quality Event Below Grade Modeling



Project Name: Veneta Elementary School

Date: 2.26.2014

Designer: ALB

Basin: 2

User-Supplied Data

Pervious Area		Impervious Area	
Pervious Area, SF	0	Impervious Area, SF	6,966
Pervious Area, Acres	0.00	Impervious Area, Acres	0.16
Pervious Area Curve Number, CNperv	80	Impervious Area Curve Number, CNimp	98
Time of Concentration, Tc, minutes	5	Note: minimum Tc is five minutes	

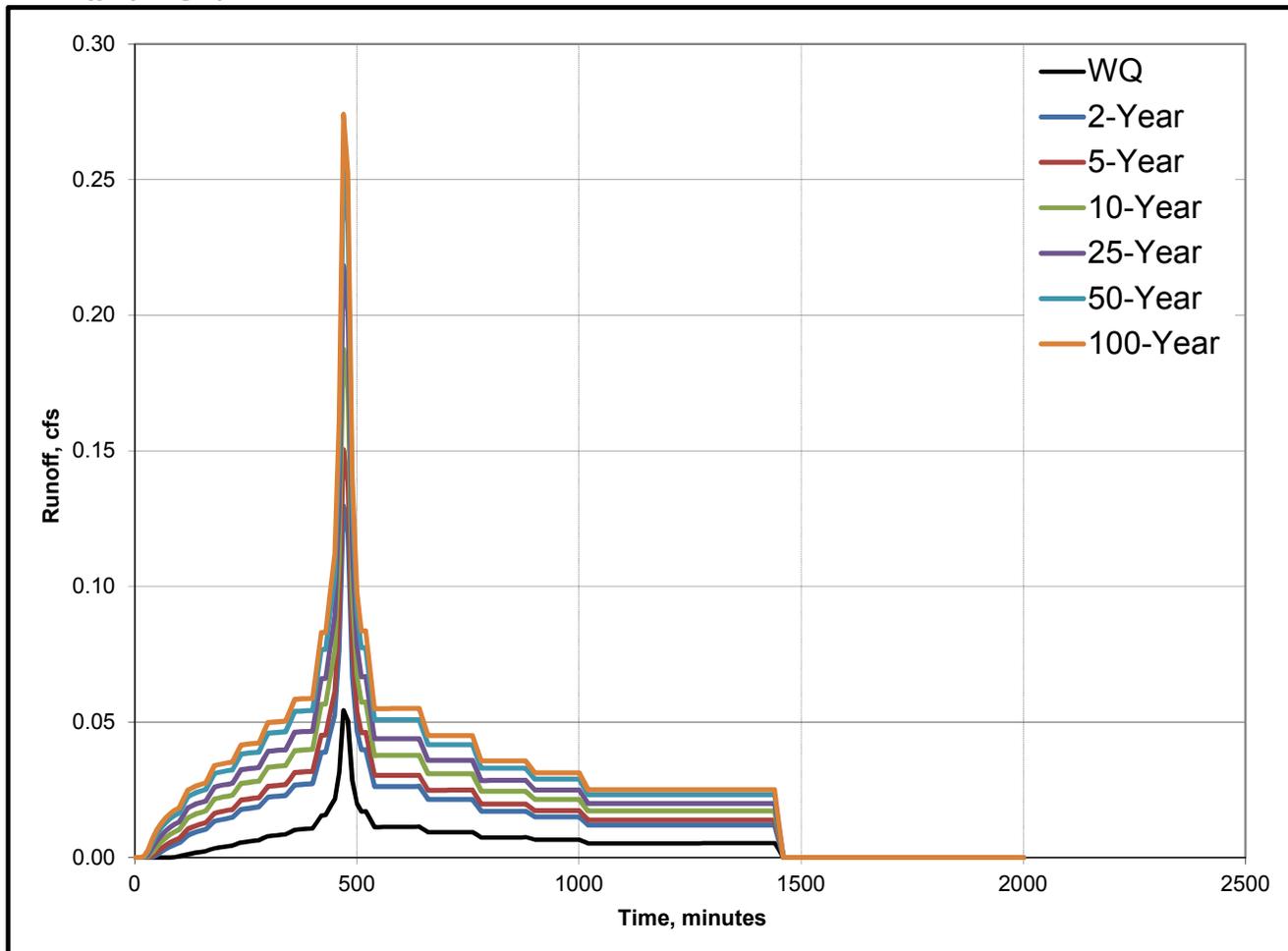
City of Eugene 24-Hour Rainfall Depths (NRCS Type 1A distribution)

Recurrence Interval	WQ	2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr
Inches	1.4	3.12	3.6	4.46	5.18	6	6.48

Calculated Data

Total Project Area, Acres	0.16		Total Project Area, Square Feet		6,966		
Recurrence Interval	WQ	2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr
Peak Flow Rate, Qpeak, cfs	0.05	0.13	0.15	0.19	0.22	0.25	0.27
Total Runoff Volume, V, cubic feet	686	1,676	1,954	2,452	2,869	3,345	3,623
Time to Peak Runoff, hours	7.83	7.83	7.83	7.83	7.83	7.83	7.83

Runoff Hydrograph



Stormwater Facility Calculator

Project Name: Veneta Elementary School

Basin: 2

Date: 2.26.2014

Instructions:

1. Choose Facility Type
2. Choose shape
3. Complete information in highlighted cells

Facility

Raingarden

Shape

Amoeba

Bottom Area: 461 sf
 Bottom Perimeter: 124 ft
 Side Slope: 3 to 1
 Storage Depth: 9 in
 Growing Media: 18 in

Surface Storage Capacity: 450 cf
 Infiltration Area @ 75%: 670 sf
 GM Infiltration Rate: 2.5 in/hr
 Infiltration Capacity (avg): 0.039 cfs

Below-Grade

Rock Storage

Rock Area: 461 sf
 Storage Depth: 18 in
 Void Space: 0.40 .3 to .4 (typ.)

Tested infiltration rate: 0.50 in/hr
 Infiltration Safety Factor: 2.00
 Rock Storage Capacity: 277 cf
 Design Infiltration Rate: 0.25 in/hr
 Infiltration Capacity: 0.003 cfs

Orifice

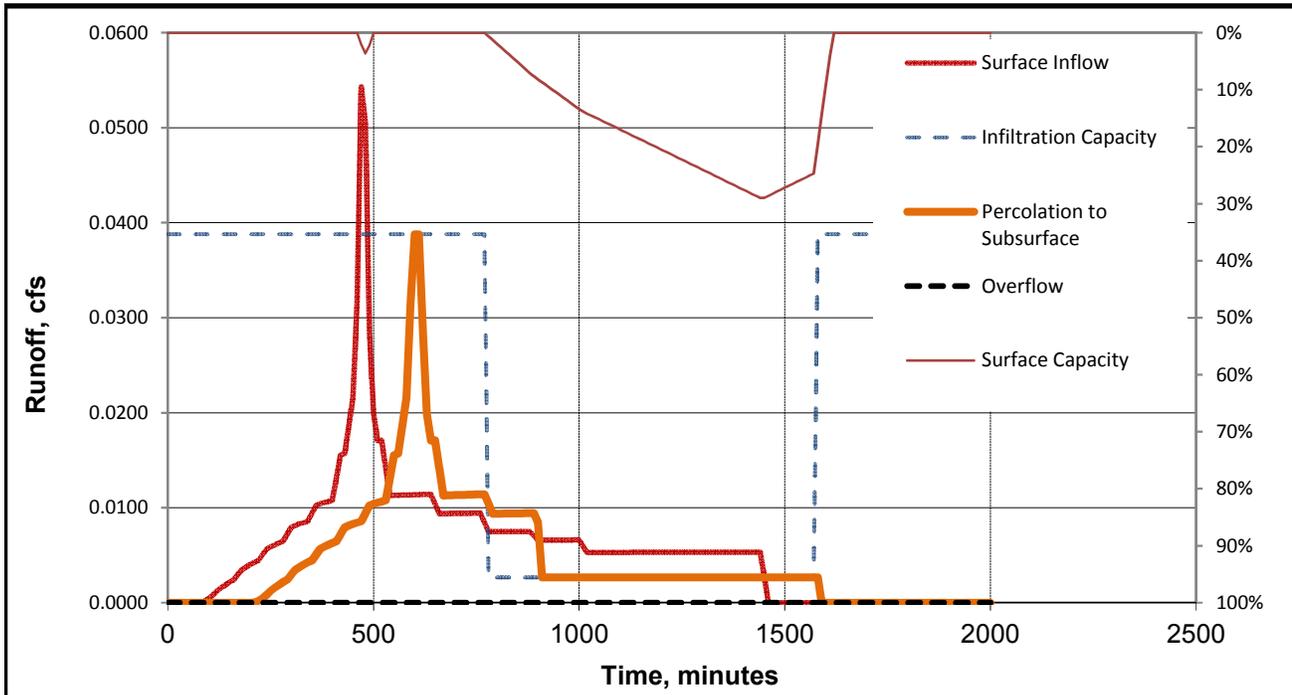
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Results

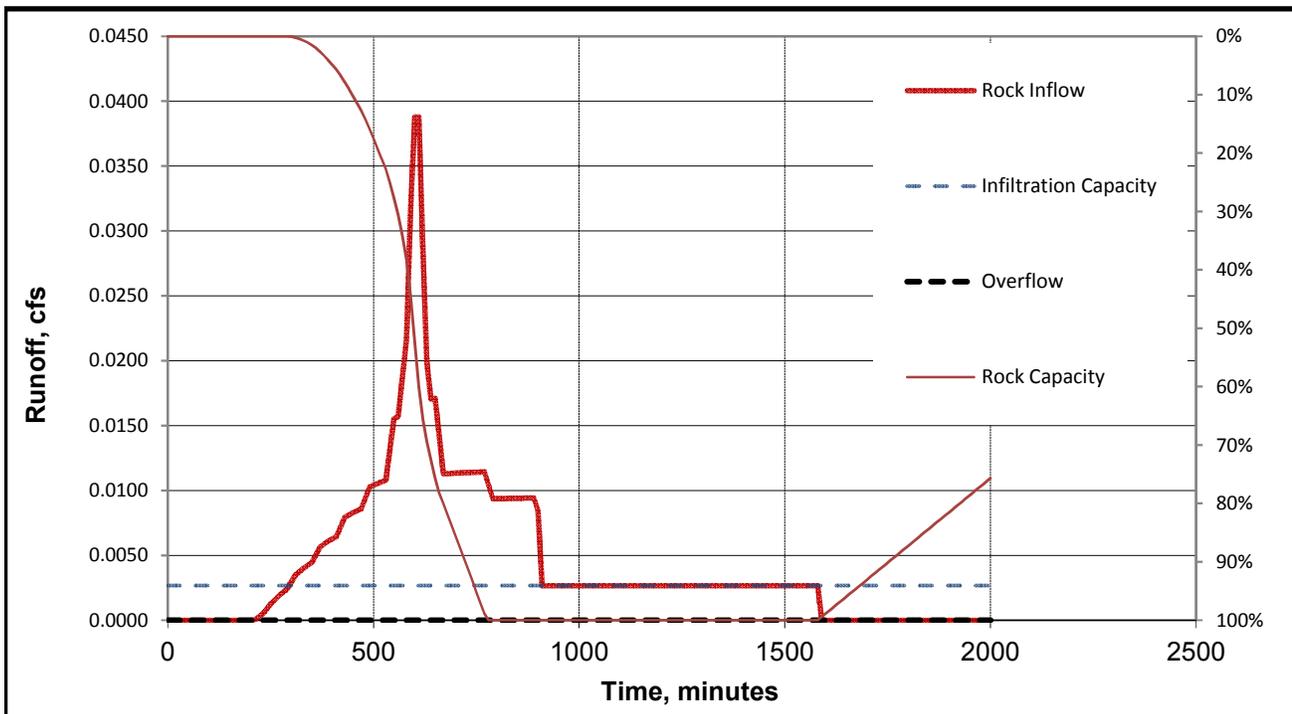
WATER QUALITY EVENT	PASS	ROCK CAPACITY	100%
SURFACE CAPACITY	29%	OVERFLOW (CF):	0

Recurrence Interval	Peak Flow (cfs)	Volume (cf)	Rock Capacity
WQ	0.0000	0	100%
2-Yr	0.0189	467	100%
5-Yr	0.0277	742	100%
10-Yr	0.0645	1,253	100%
25-Yr	0.1986	1,667	100%
50-Yr	0.2509	2,196	100%
100-Yr	0.2715	2,451	100%

Water Quality Event Surface Facility Modeling



Water Quality Event Below Grade Modeling



Project Name: Veneta Elementary School

Date: 2.26.2014

Designer: ALB

Basin: 3

User-Supplied Data

Pervious Area		Impervious Area	
Pervious Area, SF	0	Impervious Area, SF	17,238
Pervious Area, Acres	0.00	Impervious Area, Acres	0.40
Pervious Area Curve Number, CNperv	80	Impervious Area Curve Number, CNimp	98
Time of Concentration, Tc, minutes	5	Note: minimum Tc is five minutes	

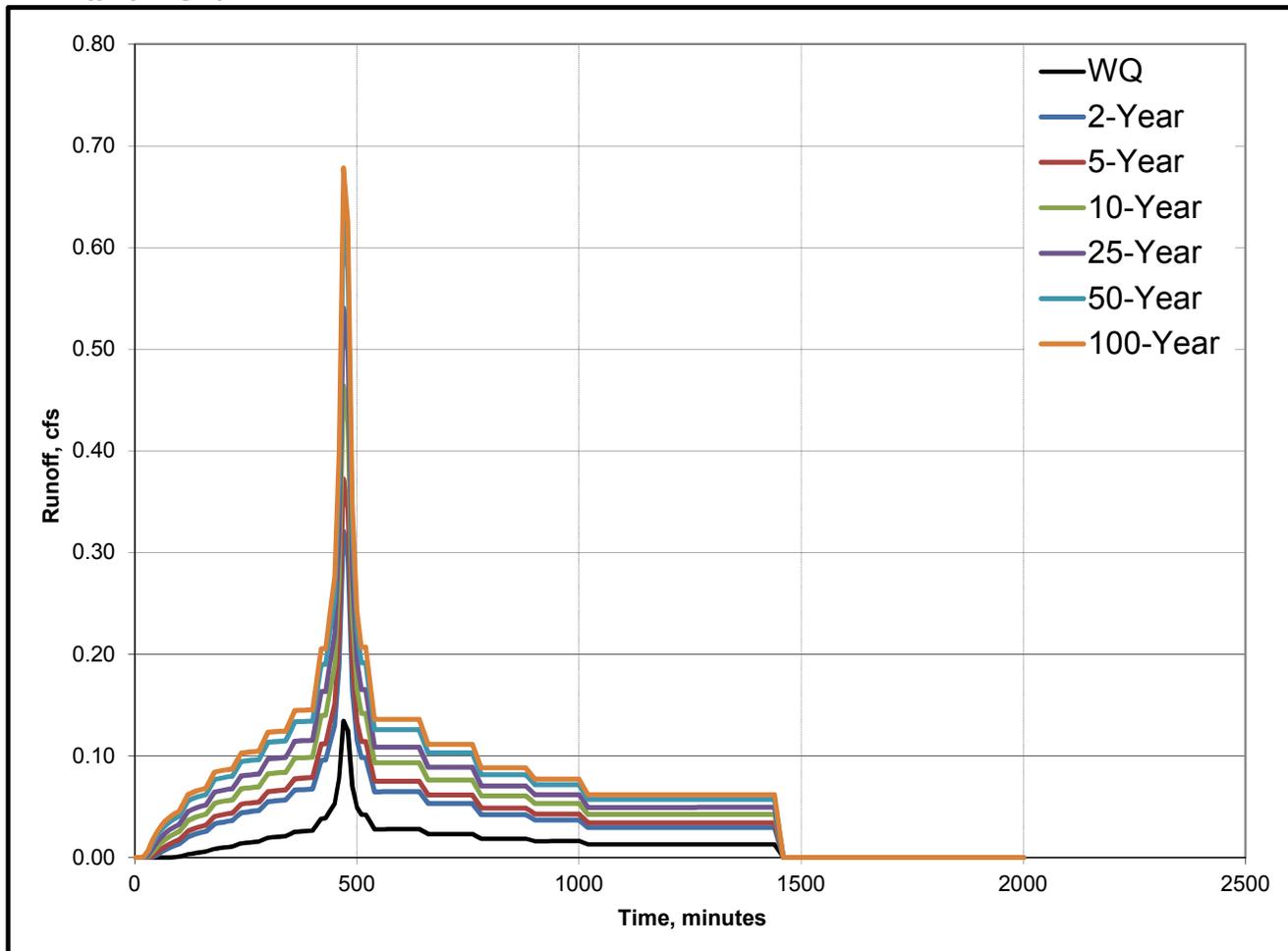
City of Eugene 24-Hour Rainfall Depths (NRCS Type 1A distribution)

Recurrence Interval	WQ	2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr
Inches	1.4	3.12	3.6	4.46	5.18	6	6.48

Calculated Data

Total Project Area, Acres	0.40		Total Project Area, Square Feet					17,238
Recurrence Interval	WQ	2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr	
Peak Flow Rate, Qpeak, cfs	0.13	0.32	0.37	0.46	0.54	0.63	0.68	
Total Runoff Volume, V, cubic feet	1,698	4,148	4,836	6,068	7,100	8,277	8,966	
Time to Peak Runoff, hours	7.83	7.83	7.83	7.83	7.83	7.83	7.83	

Runoff Hydrograph



Stormwater Facility Calculator

Project Name: Veneta Elementary School

Basin: 3

Date: 2.26.2014

Instructions:

1. Choose Facility Type
2. Choose shape
3. Complete information in highlighted cells

Facility

Raingarden

Shape

Amoeba

Bottom Area: 1,828 sf
 Bottom Perimeter: 162 ft
 Side Slope: 3 to 1
 Storage Depth: 9 in
 Growing Media: 18 in

Surface Storage Capacity: 1,508 cf
 Infiltration Area @ 75%: 2,101 sf
 GM Infiltration Rate: 2.5 in/hr
 Infiltration Capacity (avg): 0.122 cfs

Below-Grade

Rock Storage

Rock Area: 1,828 sf
 Storage Depth: 12 in
 Void Space: 0.40 .3 to .4 (typ.)

Tested infiltration rate: 0.50 in/hr
 Infiltration Safety Factor: 2.00
 Rock Storage Capacity: 731 cf
 Design Infiltration Rate: 0.25 in/hr
 Infiltration Capacity: 0.011 cfs

Orifice

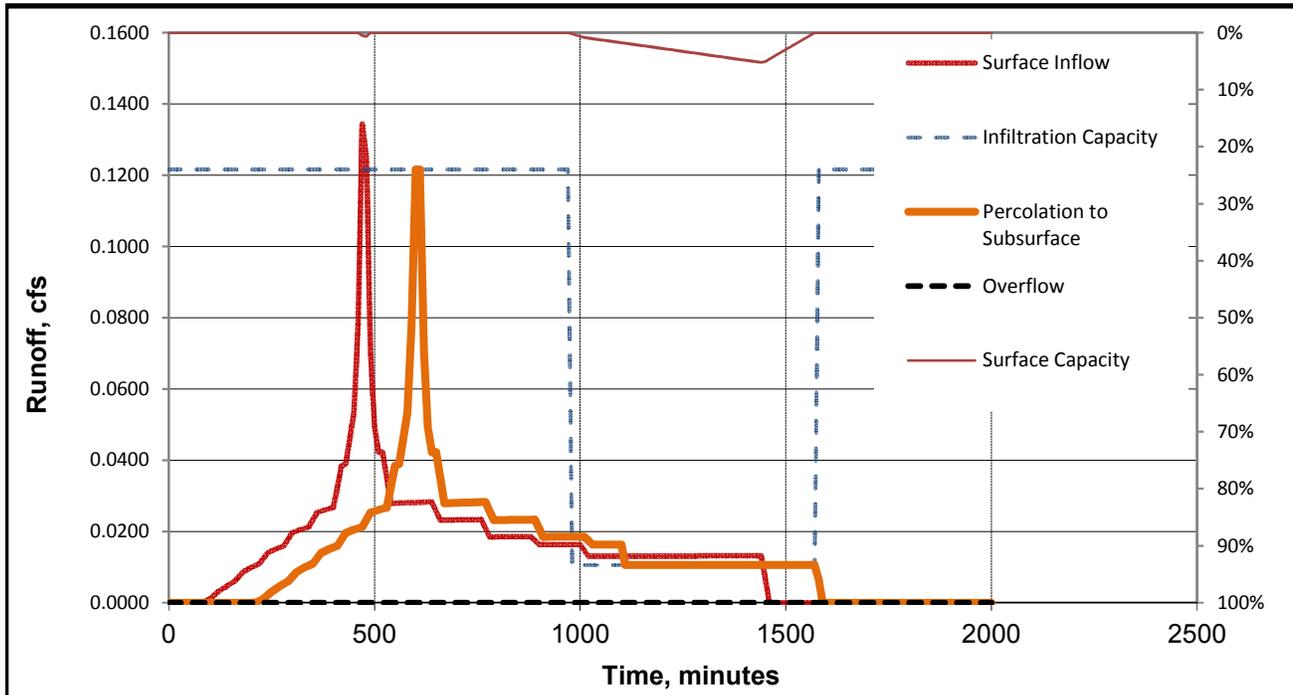
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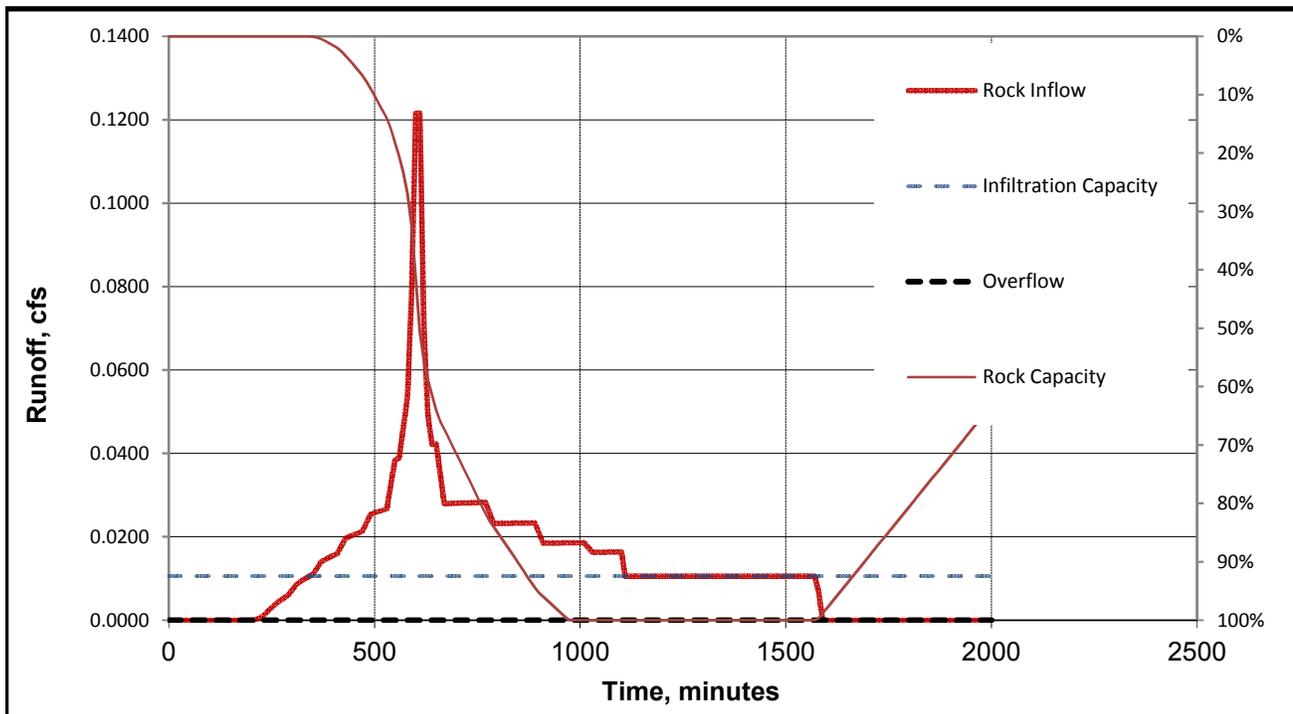
WATER QUALITY EVENT	PASS	ROCK CAPACITY	100%
SURFACE CAPACITY	5%	OVERFLOW (CF):	0

Recurrence Interval	Peak Flow (cfs)	Volume (cf)	Rock Capacity
WQ	0.0000	0	100%
2-Yr	0.0192	210	100%
5-Yr	0.0383	915	100%
10-Yr	0.0829	2,209	100%
25-Yr	0.1547	3,235	100%
50-Yr	0.5676	4,609	100%
100-Yr	0.6143	5,030	100%

Water Quality Event Surface Facility Modeling



Water Quality Event Below Grade Modeling



Project Name: Veneta Elementary School

Date: 2.26.2014

Designer: ALB

Basin: 4

User-Supplied Data

Pervious Area		Impervious Area	
Pervious Area, SF	0	Impervious Area, SF	7,789
Pervious Area, Acres	0.00	Impervious Area, Acres	0.18
Pervious Area Curve Number, CNperv	80	Impervious Area Curve Number, CNimp	98
Time of Concentration, Tc, minutes	5	Note: minimum Tc is five minutes	

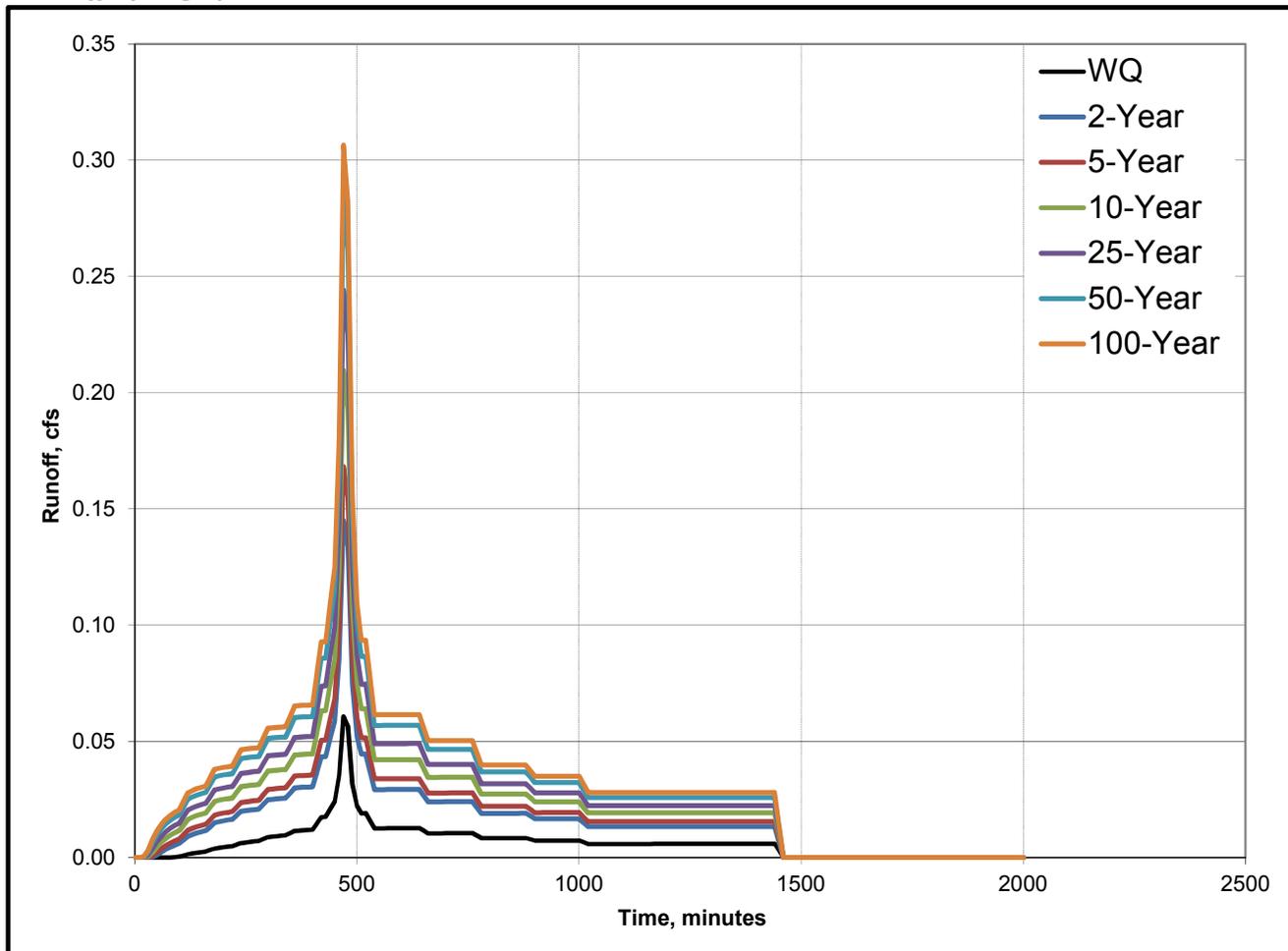
City of Eugene 24-Hour Rainfall Depths (NRCS Type 1A distribution)

Recurrence Interval	WQ	2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr
Inches	1.4	3.12	3.6	4.46	5.18	6	6.48

Calculated Data

Total Project Area, Acres	0.18		Total Project Area, Square Feet					7,789
Recurrence Interval	WQ	2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr	
Peak Flow Rate, Qpeak, cfs	0.06	0.14	0.17	0.21	0.24	0.28	0.31	
Total Runoff Volume, V, cubic feet	767	1,874	2,185	2,742	3,208	3,740	4,051	
Time to Peak Runoff, hours	7.83	7.83	7.83	7.83	7.83	7.83	7.83	

Runoff Hydrograph



Stormwater Facility Calculator

Project Name: Veneta Elementary School

Basin: 4

Date: 2.26.2014

Instructions:

1. Choose Facility Type
2. Choose shape
3. Complete information in highlighted cells

Facility

Swale Type	Swale
	Vegetated

Shape

See Swale Worksheet

Below-Grade

See Swale Worksheet

Rock Storage

Surface Storage Capacity	299	cf
Infiltration Area @ 75%	992	sf
GM Infiltration Rate	2.5	in/hr
Infiltration Capacity (avg)	0.057	cfs

Void Space:	0.40	.3 to .4 (typ.)
Tested infiltration rate	0.50	in/hr
Infiltration Safety Factor	2.00	
Rock Storage Capacity	315	cf
Design Infiltration Rate	0.25	in/hr
Infiltration Capacity	0.008	cfs

Orifice

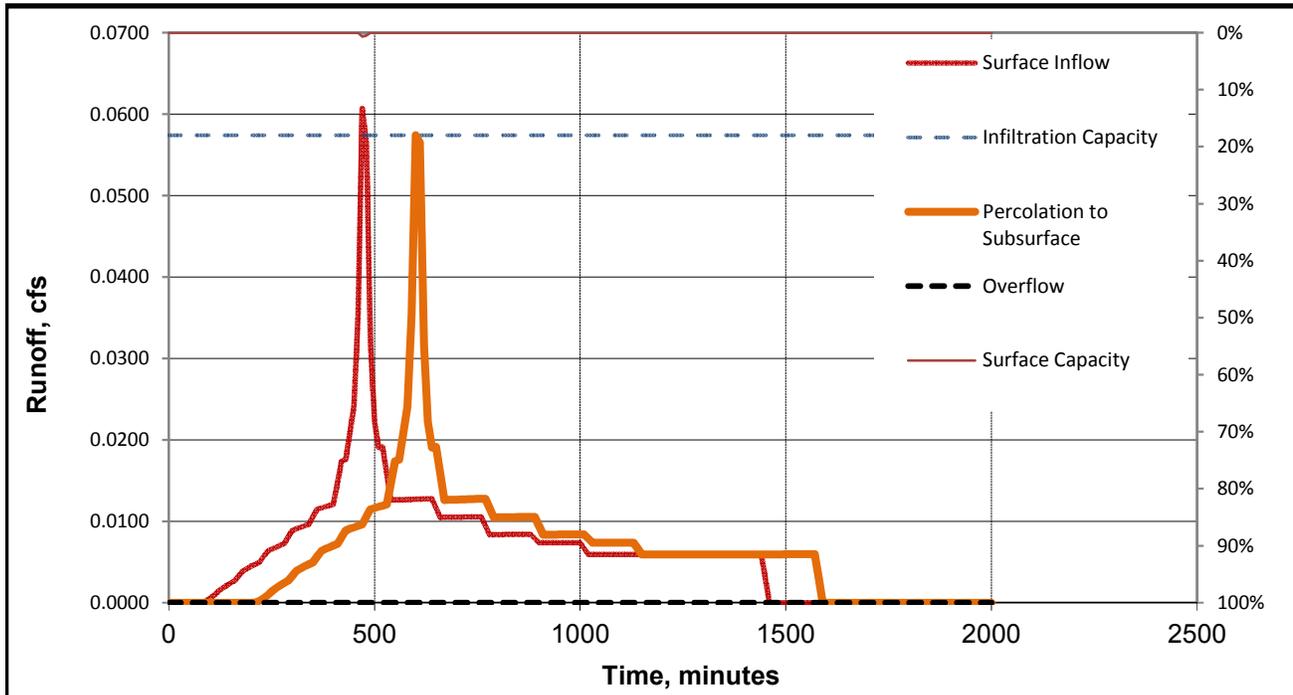
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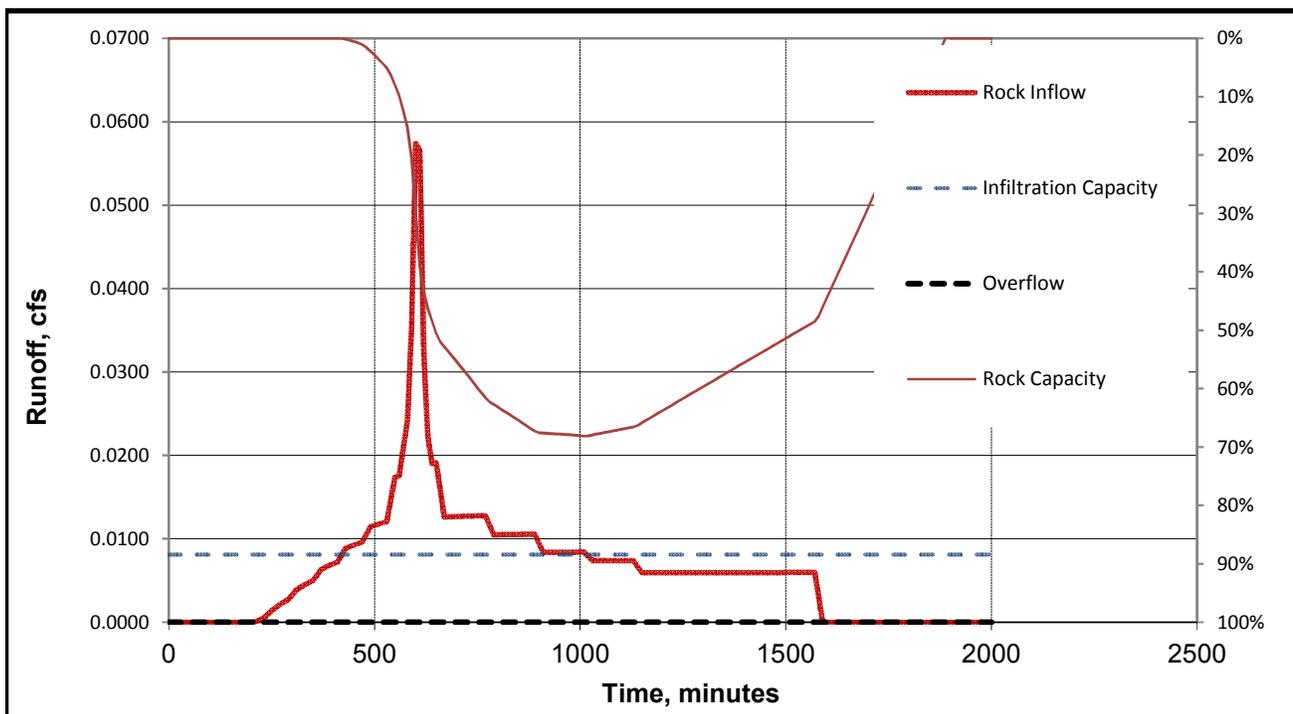
WATER QUALITY EVENT	PASS	ROCK CAPACITY	68%
SURFACE CAPACITY	1%		

Recurrence Interval	Peak Flow (cfs)	Volume (cf)	Rock Capacity
WQ	0.0000	0	68%
2-Yr	0.0110	225	100%
5-Yr	0.0259	541	100%
10-Yr	0.0995	1,166	100%
25-Yr	0.2361	1,704	100%
50-Yr	0.2754	2,148	100%
100-Yr	0.2984	2,430	100%

Water Quality Event Surface Facility Modeling



Water Quality Event Below Grade Modeling



Appendix 3: Pre-development SBUH Calculations

SBUH Calculation Worksheet for City of Eugene Storm Events



Project Name: Veneta Elementary School

Date: 2.26.15

Designer: ALB

Basin: Existing Overall

User-Supplied Data

Pervious Area		Impervious Area	
Pervious Area, SF	34,803	Impervious Area, SF	
Pervious Area, Acres	0.80	Impervious Area, Acres	0.00
Pervious Area Curve Number, CN _{perv}	72	Impervious Area Curve Number, CN _{imp}	98
Time of Concentration, T _c , minutes	5	Note: minimum T _c is five minutes	

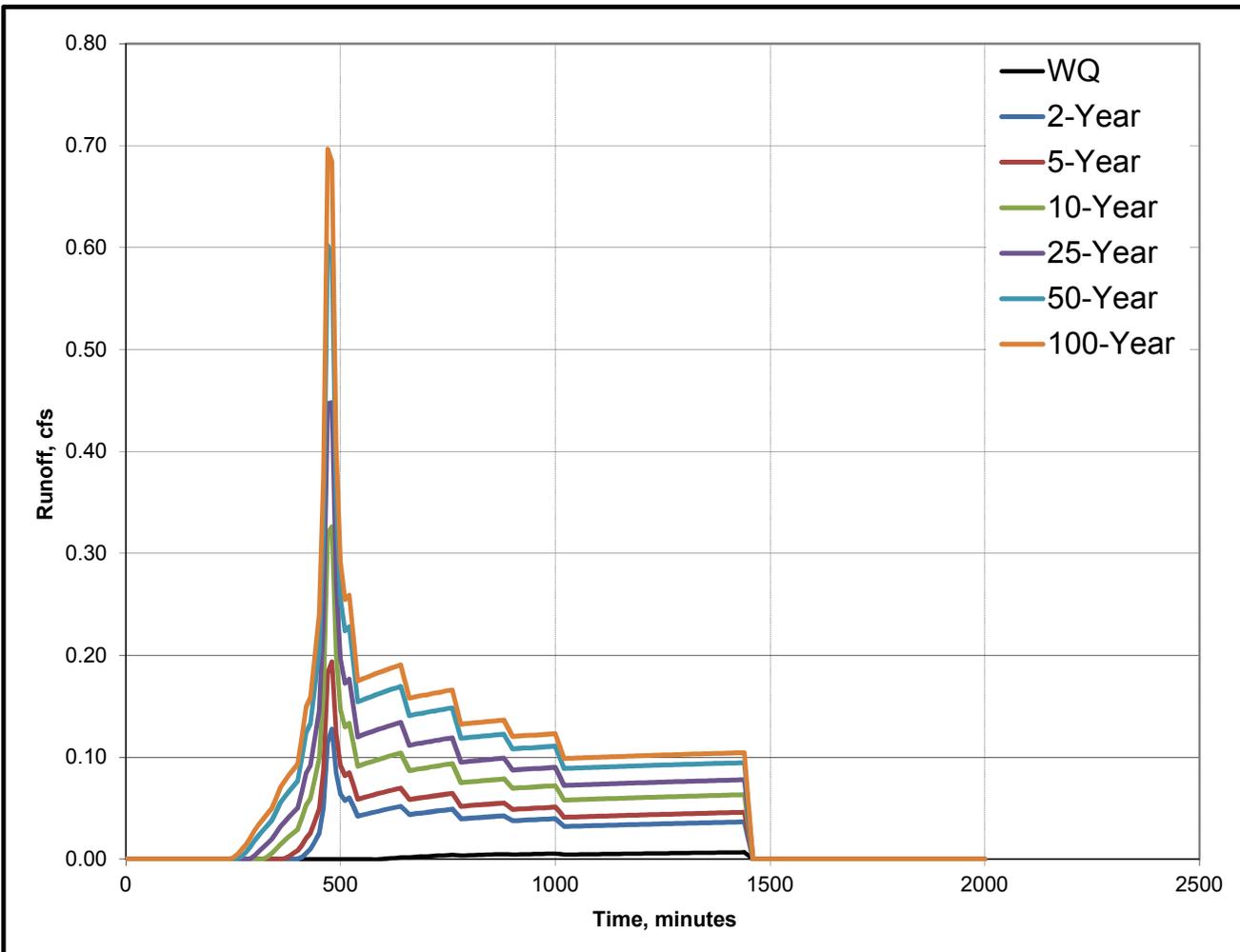
City of Eugene 24-Hour Rainfall Depths (NRCS Type 1A distribution)

Recurrence Interval	WQ	2	5	10	25	50	100
Inches	1.4	3.12	3.6	4.46	5.18	6	6.48

Calculated Data

Total Project Area, Acres	Total Project Area, Square Feet							34,803
Recurrence Interval	WQ	2	5	10	25	50	100	
Peak Flow Rate, Q _{peak} , cfs	0.01	0.13	0.19	0.33	0.45	0.60	0.70	
Total Runoff Volume, V, cubic feet	249	2,553	3,442	5,194	6,779	8,681	9,832	
Time to Peak Runoff, hours	24.00	8.00	8.00	8.00	8.00	7.83	7.83	

Runoff Hydrograph



VENETA ELEMENTARY SCHOOL

Project Status

88131 TERRITORIAL HWY
VENETA, OR
SITE PLAN MINOR AMMENDMENT
INDEX OF DRAWINGS
3/3/2015

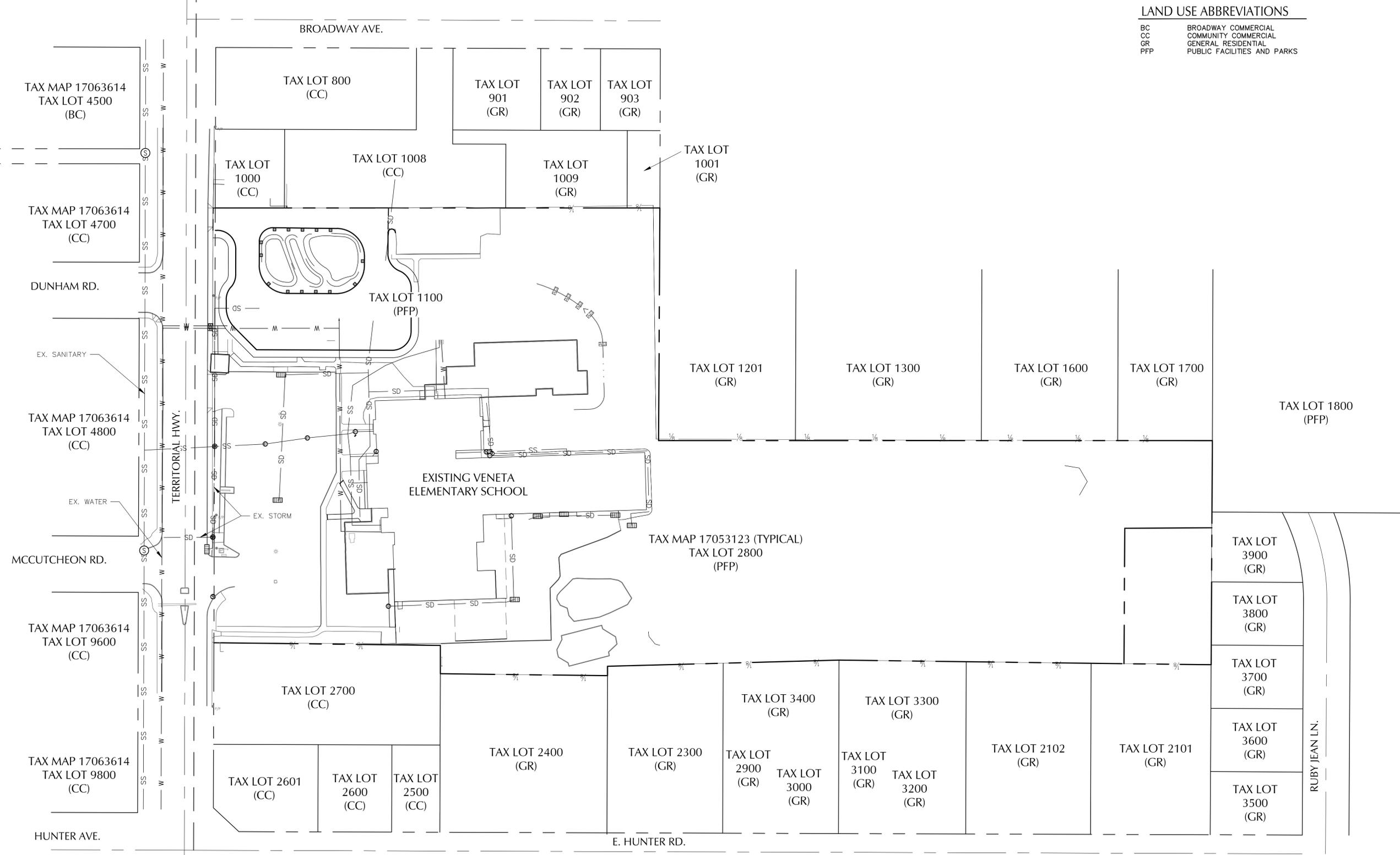
	.GENERAL.SITE PLAN APPROVAL
G0.1	COVER SHEET
	.CIVIL / LANDSCAPE.SITE PLAN APPROVAL
C1.0	CIVIL NOTES & ABBREVIATIONS
C2.0	HORIZONTAL CONTROL AND PAVING PLAN
C3.0	UTILITY PLAN
C4.0	GRADING PLAN
C5.0	CIVIL DETAILS
	.ARCHITECTURAL_ SITE PLAN APPROVAL
A5.1	OVERALL EXTERIOR ELEVATIONS
A5.2	EXTERIOR ELEVATIONS
A5.3	EXTERIOR ELEVATIONS
	.ELECTRICAL.SITE PLAN APPROVAL
E1.0	SITE PLAN - ELECTRICAL

COVER SHEET
VENETA ELEMNTARY SCHOOL

G0.1
7-13107-20
Issue Date
REVISIONS

 **DLR Group**
Architecture Planning Interiors

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LAND USE ABBREVIATIONS

BC	BROADWAY COMMERCIAL
CC	COMMUNITY COMMERCIAL
GR	GENERAL RESIDENTIAL
PFP	PUBLIC FACILITIES AND PARKS



kpff
 1201 Oak Street, Suite 110
 Veneta, OR 97487
 P: 531.468.9600
 F: 531.468.9602
 www.kpff.com

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

88131 Territorial Highway
 Veneta, OR 97487

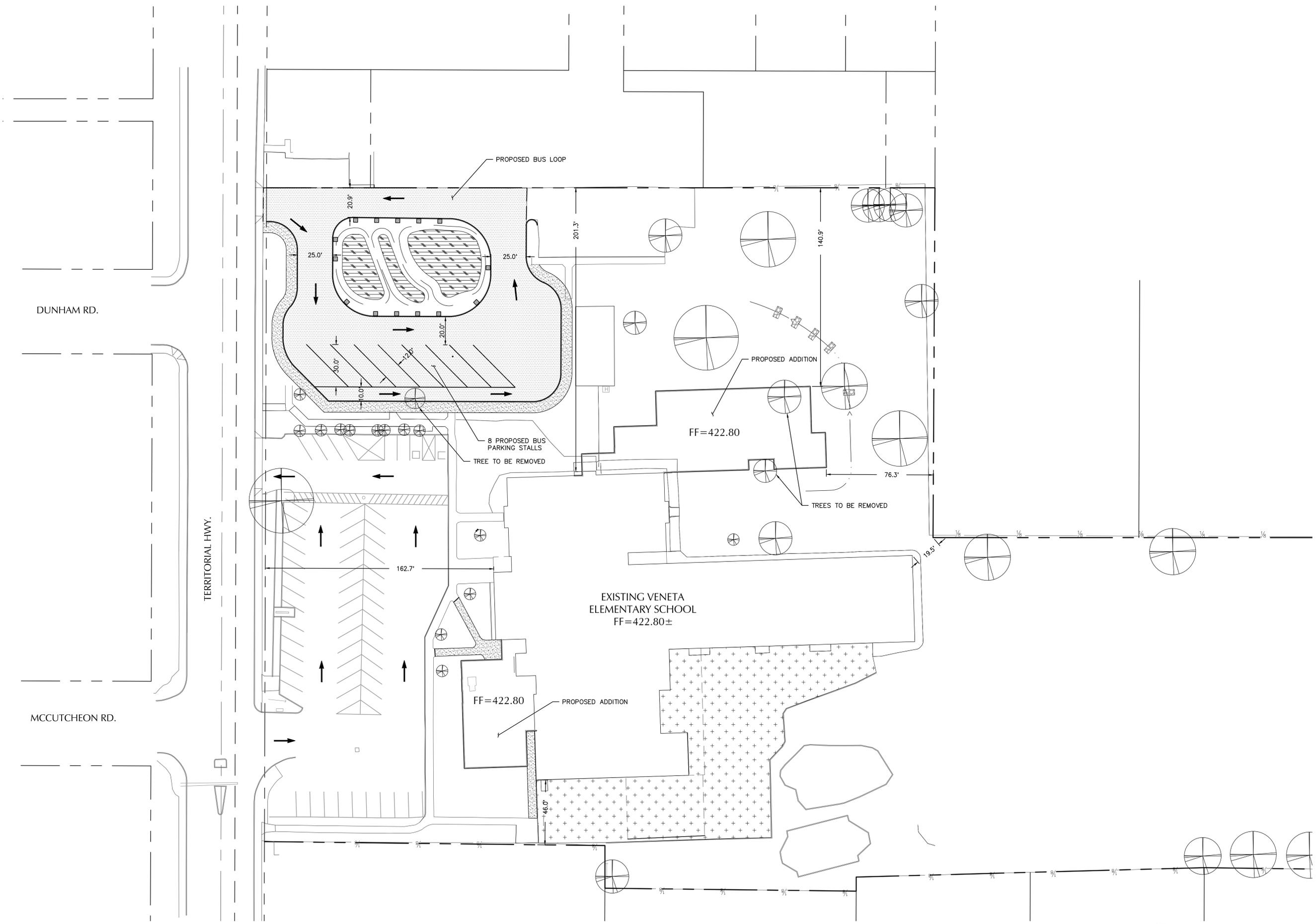
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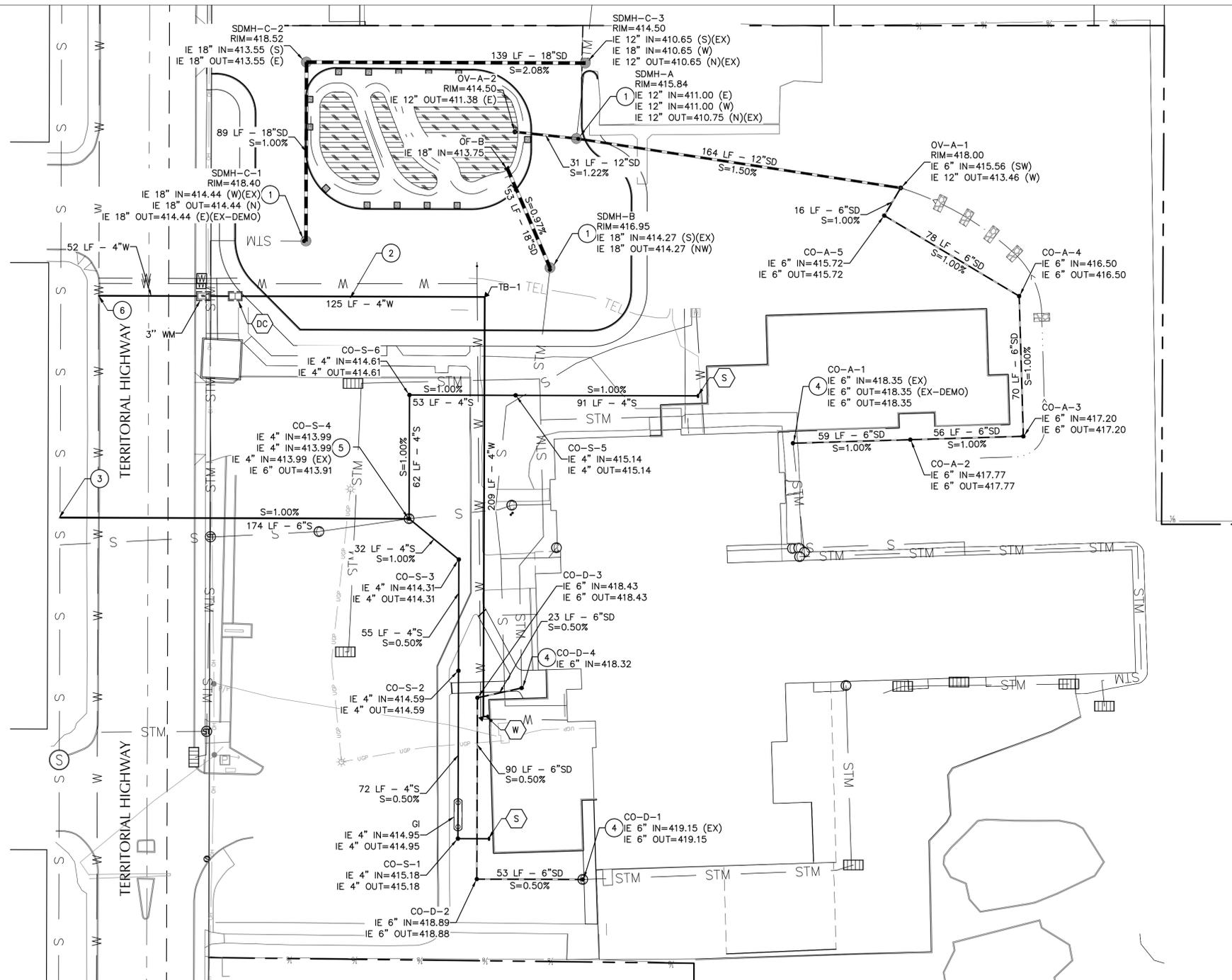
Vicinity Map
Veneta Elementary School
 Fern Ridge School District

C1.0
 Project Number: 314819
 Project Issue Date: 2/25/2015
 REVISED



File: O:\c\p\2014\314819-Fern-Ridge-Schools\ES\CAD\Plot\SitePlanRvw_4819V-02SP.dwg TAB: C2.0
 Plot Date: 2/26/15 at 4:49pm By: Abbeccus

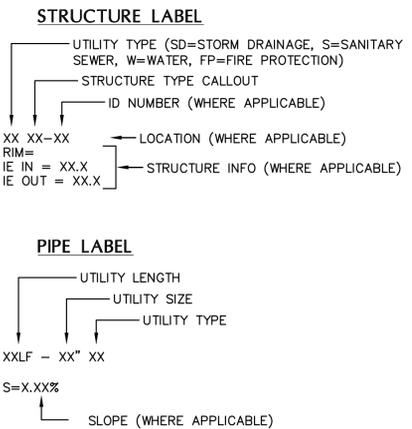




SHEET NOTES

- PIPE BEDDING AND BACKFILL FOR ALL UTILITIES SHALL BE DONE PER DETAIL 4/C5.1.
 - STRUCTURES LOCATIONS ARE BASED ON CENTER OF STRUCTURE.
 - INSTALL THRUST BLOCK ON FIRE AND WATER LINES PER DETAIL 6/C5.0.
- KEY NOTES**
- INSTALL MANHOLE OVER EXISTING STORM PIPE.
 - EXISTING WATER SERVICE TO REMAIN ACTIVE UNTIL NEW 4" SERVICE IS INSTALLED.
 - CONNECT TO EXISTING SANITARY MAIN.
 - CONNECT TO EXISTING PIPE. IE AS SHOWN.
 - CONNECT TO EXISTING CLEANOUT. IE AS SHOWN.
 - NEW 4" WATER TAP. COORDINATE WITH CITY OF VENETA.

UTILITY LABEL LEGEND



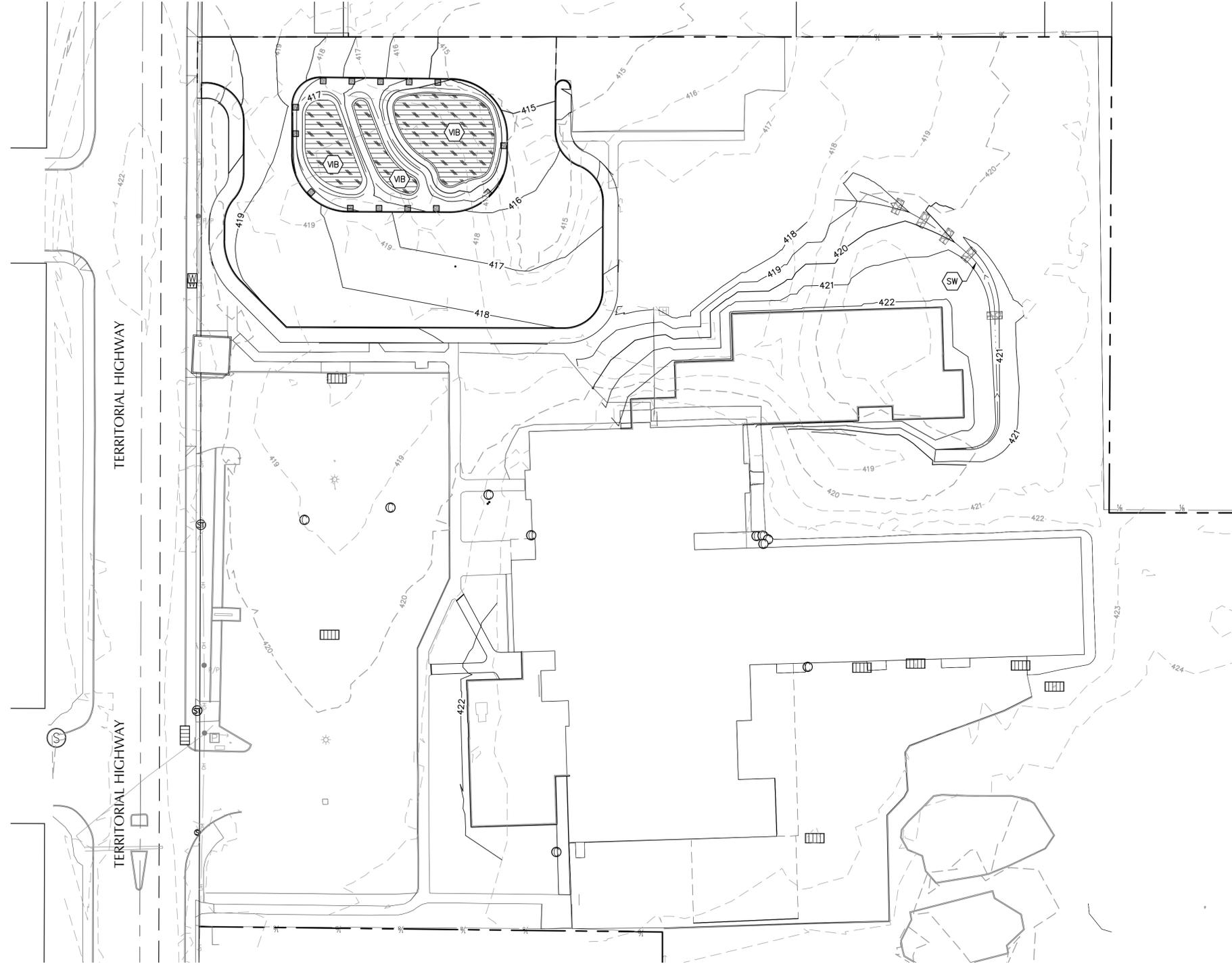
STRUCTURE TYPE

CALLOUT	DESCRIPTION	DETAIL REF.
CB	TRAPPED CATCH BASIN	
CO	CLEANOUT TO GRADE	
CONN	CONNECTION	
FDC	FIRE DEPARTMENT CONNECTION	
FH	FIRE HYDRANT	
GI	GREASE INTERCEPTOR	
OF	OUTFALL	
OV	OVERFLOW INLET	
SMH	48" DIA. SANITARY MH	
SDMH	48" DIA. STORM DRAIN MH	
WM	WATER METER	

SHEET LEGEND

- DOUBLE CHECK VAULT
- CONNECT TO WASTE LINE. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AS NOTED.
- CONNECT TO STORM DRAIN/ROOF DRAIN. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AND IE AS NOTED.
- GRASSY SWALE
- VEGETATED INFILTRATION BASIN.
- CONNECT TO COLD WATER SYSTEM. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AS NOTED.
- UTILITY CROSSING. PROVIDE 12" MIN. CLEARANCE, U.N.O.





SHEET NOTES

1. SLOPES PROVIDED ON SLOPE ARROW ARE FOR REFERENCE ONLY.
2. LANDINGS ON ACCESSIBLE ROUTES SHALL NOT EXCEED 2% IN ANY DIRECTION.
3. ALL ACCESSIBLE ROUTES SHALL COMPLY WITH CURRENT ADA ACCESSIBILITY GUIDELINES FOR BUILDING AND FACILITIES (ADAAG).
4. ALL WALKWAYS ARE DESIGNED TO NOT REQUIRE HANDRAILS. THEREFORE, RAMPS WITH SLOPES STEEPER THAN 5.0% AND LESS THAN 8.33% SHALL NOT EXCEED 0.5' RISE OR 6.0' LENGTH.

(X) KEY NOTES

GRADING LABEL LEGEND

CALLOUT	DESCRIPTION
X.X%	GRADING SLOPE AND DIRECTION (DOWNHILL)
XX.XX	SPOT ELEVATION
XX	DESCRIPTION LISTED BELOW. NO DESCRIPTION MEANS TP OR TG
BOS	BOTTOM OF SWALE
BOW	BACK OF WALK
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL
EG	EXISTING GRADE
FF	FINISHED FLOOR
FL	FLOW LINE
G	GUTTER
HP	HIGH POINT
LP	LOW POINT
RIM	RIM OF STRUCTURE
TC	TOP OF CURB
TG	TOP OF GROUND
TP	TOP OF PAVEMENT
TS	TOP OF STEP
TW	TOP WALL

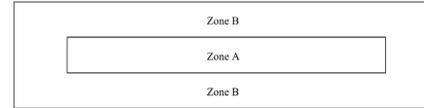
SHEET LEGEND

(SW)	GRASSY SWALE	(1)
(VIB)	VEGETATED INFILTRATION BASIN	(2)
→	DRAINAGE FLOW DIRECTION	
---	GRADE BREAK	
- - - -	EX. CONTOUR MINOR	
- - - -	EX. CONTOUR MAJOR	
— 49 —	CONTOUR MINOR (FG)	
— 50 —	CONTOUR MAJOR (FG)	
—	CONVEYANCE SWALE	

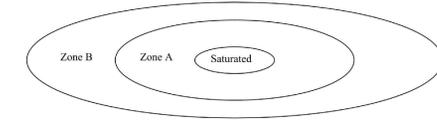
Zone A: Area of the facility defined as the bottom of the facility to the designed high water mark. This area has moist to wet soils and plants located here shall be tolerant of mild inundation.

Zone B: Area of the facility defined as the side slopes from the designed high water line up to the edge of the facility. This area typically has dryer to moist soils, with the moist soils being located further down the side slopes. Plants here should be drought tolerant and help stabilize the slopes.

Swale Planting Zones



Basin Planting Zones



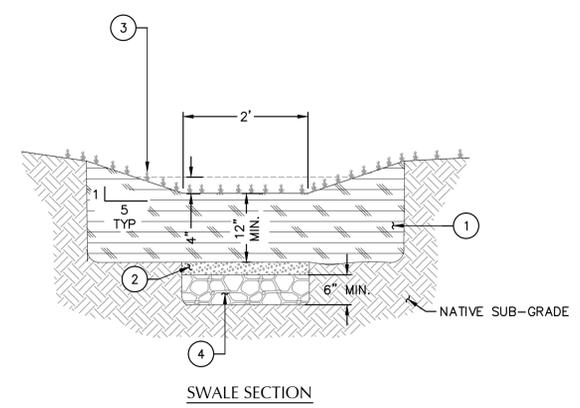
Stormwater Management Facility Plant List

Plant Name	Proposed Facility Type						Characteristics				
	Zone	Private Swale	Private Planter	Private Basin	Private Dry Pond	Private Wet Pond	Public Basin	NW Native	Evergreen	Potential Hgt.	O.C. Spacing
Herbaceous Plants											
<i>Aster suspicatus</i> , Douglas' Aster	B	X	X	X				Y	N	36"	12"
<i>Alyrium felix-femina</i> , Lady Fern	B	X	X	X			X	Y	N	36"	24"
<i>Blechnum spicant</i> , Deer Fern	B	X	X	X			X	Y	N	24"	24"
<i>Bromus carinatus</i> , California Brome Grass	A	X	X	X			X	Y	Y	18"	12"
<i>Bromus stichensis</i> , Alaska Brome	A	X	X	X			X	Y	Y	18"	12"
<i>Bromus vulgaris</i> , Columbia Brome	A	X	X	X			X	Y	Y	18"	12"
<i>Camassia leichtlinii</i> , Camas Lily	A	X	X	X				Y	N	24"	12"
<i>Camassia quamash</i> , Common Camas	A/B	X	X	X			X	Y	N	24"	12"
<i>Carex deweyana</i> , Dewey Sedge	A	X	X	X			X	Y	Y	36"	12"
<i>Carex densa</i> , Dense Sedge	A	X	X	X			X	Y	Y	24"	12"
<i>Carex obtusata</i> , Slough Sedge	A	X	X	X			X	Y	Y	4"	12"
<i>Carex rupestris</i> , Curly Sedge	A	X	X	X				N	Y	14"	12"
<i>Carex stipata</i> , Sawbeak Sedge	A	X	X	X				N	N	20"	12"
<i>Carex testacea</i> , New Zealand Orange Sedge	A	X	X	X			X	N	Y	24"	12"
<i>Carex vesicaria</i> , Inflated Sedge	A	X	X	X			X	Y	N	36"	12"
<i>Deschampsia cespitosa</i> , Tufted Hair Grass	A/B	X	X	X			X	Y	N	36"	12"
<i>Eleocharis acicularis</i> , Needle Spike Rush	A	X	X	X			X	Y	Y	30"	12"
<i>Eleocharis ovata</i> , Ovate Spike Rush	A	X	X	X			X	Y	Y	30"	12"
<i>Eleocharis palustris</i> , Creeping Spike Rush	A	X	X	X			X	Y	Y	30"	12"
<i>Elymus glaucus</i> , Blue Wild Rye	B	X	X	X			X	Y	Y	24"	12"
<i>Festuca occidentalis</i> , Western Fescue Grass	A	X	X	X			X	Y	N	24"	12"
<i>Festuca rubra</i> , Red Fescue	B	X	X	X			X	Y	Y	24"	12"
<i>Glyceria occidentalis</i> , Western Mannia Grass	A	X	X	X			X	Y	Y	18"	12"
<i>Hebe Autumn Glory</i> , Hebe	B	X	X	X			X	Y	N	14"	12"
<i>Iris douglasiana</i> , Douglas Iris	B	X	X	X			X	Y	N	18"	12"
<i>Iris sibirica</i> , Siberian Iris	A	X	X	X			X	N	N	36"	12"
<i>Iris tenax</i> , Oregon Iris	B	X	X	X			X	Y	N	18"	12"
<i>Juncus balticus</i> , Baltic Rush	A	X	X	X				N	N	20"	12"
<i>Juncus effusus</i> var. <i>pacificus</i> , Soft rush	A	X	X	X			X	Y	Y	36"	12"
<i>Juncus ensifolius</i> , Dagger-leaf Rush	A	X	X	X			X	N	N	10"	12"
<i>Juncus patens</i> , Spreading Rush	A	X	X	X			X	N	Y	36"	12"
<i>Juncus tenuis</i> , Slender Rush	A	X	X	X			X	Y	Y	36"	12"
<i>Lupinus micranthus</i> , Small Flowered Lupine	B	X	X	X			X	Y	N	18"	12"
<i>Lupinus polyphyllus</i> , Large-leaved Lupine	A/B	X	X	X				Y	N	36"	12"
<i>Polypodium glyceriza</i> , Licorice Fern	A	X	X	X				Y	Y	12"	12"
<i>Polystichum munitum</i> , Sword Fern	A/B	X	X	X			X	Y	Y	24"	24"
<i>Pteridium aquilinum</i> , Bracken Fern	B	X	X	X				Y	Y	5"	12"
<i>Scirpus acutus</i> , Hardstem Bulrush	A	X	X	X				N	N	10"	12"
<i>Scirpus americanus</i> , American Bulrush	A	X	X	X			X	Y	Y	30"	12"
<i>Scirpus microcarpus</i> , Small Fruited Bulrush	A	X	X	X			X	Y	Y	24"	12"
<i>Scirpus validus</i> , Softstem Bulrush	A	X	X	X				N	N	5"	12"
<i>Sedum oregonum</i> , Oregon Stonecrop	B	X	X	X				Y	Y	4"	12"
<i>Sisyrinchium californicum</i> , Yellow-eyed Grass	A/B	X	X	X				N	Y	6"	12"
<i>Veronica lawrensis</i> , Speedwell	A	X	X	X				N	N	2"	12"

3 TYP. STORMWATER PLANTING
SCALE: NTS

Stormwater Management Facility Plant List

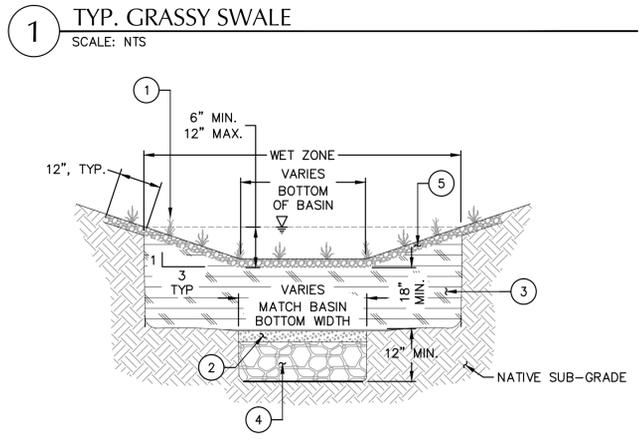
Plant Name	Proposed Facility Type						Characteristics				
	Zone	Private Swale	Private Planter	Private Basin	Private Dry Pond	Private Wet Pond	Public Basin	NW Native	Evergreen	Potential Hgt.	O.C. Spacing
Large Shrubs and Small Trees											
<i>Acer circinatum</i> , Vine Maple	A/B	X	X	X			X	Y	N	15'	10'
<i>Amelanchier alnifolia</i> , Western Serviceberry	B	X	X	X			X	Y	N	20'	10'
<i>Ceanothus sanguineus</i> , Oregon Redstem Ceanothus	B	X	X	X			X	Y	Y	7'	4'
<i>Holodiscus discolor</i> , Oceanspray	B	X	X	X			X	Y	N	6'	4'
<i>Lonicera involucrata</i> , Black Twinberry	B	X	X	X			X	Y	N	5'	4'
<i>Osmorhiza cerasifolia</i> , Indian Plum	B	X	X	X			X	Y	N	6'	4'
<i>Philadelphus lewisii</i> , Wild Mock Orange	B	X	X	X			X	Y	N	6'	4'
<i>Ribes sanguineum</i> , Red-Flowering Currant	B	X	X	X			X	Y	N	8'	4'
<i>Rubus parviflorus</i> , Thimbleberry	B	X	X	X			X	Y	N	8'	4'
<i>Rubus spectabilis</i> , Salmonberry	A	X	X	X			X	Y	N	10'	4'
<i>Salix fluviatilis</i> , Columbia Willow	A/B	X	X	X			X	N	N	13'	6'
<i>Salix lucida</i> var. <i>Lasandra</i> , Pacific Willow	A	X	X	X			X	Y	N	13'	6'
<i>Salix purpurea nana</i> , Blue Arctic Willow	B	X	X	X				N	N	8'	6'
<i>Salix sitchensis</i> , Sitka Willow	A	X	X	X			X	Y	N	20'	6'
<i>Sambucus cerulea</i> , Blue Elderberry	B	X	X	X			X	Y	N	10'	10'
<i>Sambucus racemosa</i> , Red Elderberry	B	X	X	X			X	Y	N	10'	10'
<i>Spiraea douglasii</i> , Douglas Spiraea	A/B	X	X	X			X	Y	N	7'	4'
<i>Viburnum edule</i> , Highbush Cranberry	A/B	X	X	X			X	Y	N	6'	4'
Shrubs											
<i>Ceanothus velutinus</i> , Snowbrush	B	X	X	X			X	Y	Y	4'	3'
<i>Cornus sericea</i> , Red-twig Dogwood	A	X	X	X			X	Y	N	6'	4'
<i>Cornus sericea</i> 'Kelsey', Kelsey Dogwood	B	X	X	X			X	N	N	24"	24"
<i>Gaultheria shallon</i> , Salal	B	X	X	X			X	Y	Y	24"	24"
<i>Mahonia aquifolium</i> , Oregon Grape	B	X	X	X			X	Y	Y	5'	3'
<i>Mahonia nervosa</i> , Dull Oregon Grape	B	X	X	X			X	Y	Y	24"	24"
<i>Physocarpus capitatus</i> , Pacific Ninebark	A/B	X	X	X				Y	N	10'	3'
<i>Rosa gymnocarpa</i> , Baltnip Rose	B	X	X	X			X	Y	N	3'	3'
<i>Rosa nutkana</i> , Nootka Rose	B	X	X	X			X	Y	N	8'	3'
<i>Rosa pisocarpa</i> , Swamp Rose	A/B	X	X	X			X	Y	N	8'	3'
<i>Symphoricarpos alba</i> , Common Snowberry	B	X	X	X			X	Y	N	6'	3'
Groundcovers											
<i>Arctostaphylos uva-ursi</i> , Kinnikinnick	B	X	X	X				Y	Y	6"	12"
<i>Fragaria chiloensis</i> , Coastal Strawberry	B	X	X	X				Y	Y	6"	12"
<i>Fragaria vesca</i> , Woodland Strawberry	B	X	X	X				N	Y	10"	12"
<i>Fragaria virginiana</i> , Wild Strawberry	B	X	X	X				N	Y	10"	12"
<i>Halimolobos sempervirens</i> , Blue Oat Grass	B	X	X	X				N	Y	24"	12"
<i>Mahonia repens</i> , Creeping Oregon Grape	B	X	X	X				Y	Y	12"	12"
Trees											
<i>Abies grandis</i> , Grand Fir	B			X			X	Y	Y	150'	
<i>Acer griseum</i> , Paperbark Maple	B	X	X	X				N	N	30'	
<i>Acer macrophyllum</i> , Big Leaf Maple	B	X	X	X			X	Y	Y	60'	
<i>Alnus rubra</i> , Red Alder	A	X	X	X			X	Y	N	80'	
<i>Arbutus menziesii</i> , Madrone	B	X	X	X			X	Y	N	35'	
<i>Crataegus douglasii</i> , Black Hawthorn	A	X	X	X			X	Y	N	40'	10'
<i>Fraxinus latifolia</i> , Oregon Ash	A/B	X	X	X			X	Y	N	30'	
<i>Malus fusca</i> , Pacific Crabapple	A	X	X	X			X	Y	N	30'	10'
<i>Mitella squarrosa</i> , Dawn Redwood	B			X			X	N	N	80'	
<i>Populus tremuloides</i> , Quaking Aspen	A			X			X	Y	N	40'	
<i>Prunus emarginata</i> var. <i>mollis</i> , Bitter Cherry	A/B	X	X	X			X	Y	N	50'	
<i>Pseudotsuga menziesii</i> , Douglas Fir	B	X	X	X			X	Y	Y	200'	
<i>Quercus garryana</i> , Oregon White Oak	B	X	X	X			X	Y	N	100'	
<i>Rhamnus purshiana</i> , Cascara	A/B	X	X	X			X	Y	N	30'	
<i>Salix hookeriana</i> , Hooker's Willow	A/B	X	X	X			X	Y	N	15'	
<i>Salix scouleriana</i> , Scouler's Willow	A/B	X	X	X			X	Y	N	15'	
<i>Thuja plicata</i> , Western Red Cedar	A			X			X	Y	Y	150'	
<i>Tsuga heterophylla</i> , Western Hemlock	A	X	X	X			X	Y	Y	125'	
<i>Tsuga mertensiana</i> , Mountain Hemlock	B	X	X	X			X	Y	Y	125'	



- KEY NOTES
- 12" GROWING MEDIUM, SEE SPECS. SUBMIT 2 GALLON SAMPLE TO ENGINEER PRIOR TO INSTALLATION.
 - 3" CHOKING LAYER PER SPECIFICATIONS.
 - GRASSY PLANTINGS PER THE STORMWATER MANAGEMENT MANUAL.
 - 6" DRAINAGE FILL FOR EXTENT OF FACILITY.

Grassy Swale Native Seed Mix

- Percentages are by weight:
- Hordeum brachyantherum* (Meadow Barley) = 25%
 - Danthonia californica* (California Oat-grass) = 15%
 - Elymus glaucus* (Blue Wild Rye) = 10%
 - Bromus carinatus* (California Brome) = 10%
 - Festuca romerii* (Roemer's fescue) = 10%
 - Deschampsia cespitosa* (Tufted hairgrass) = 10%
 - Agrostis exarata* (Spike bentgrass) = 10%
 - Alopecurus geniculatus* (Water foxtail) = 5%
 - Deschampsia elongata* (Slender hairgrass) = 5%



- KEY NOTES
- PLANTINGS. SEE LANDSCAPE PLANS.
 - 3" CHOKING LAYER PER SPECIFICATIONS.
 - 18" GROWING MEDIUM, SEE SPECS. SUBMIT 2 GALLON SAMPLE TO ENGINEER PRIOR TO INSTALLATION.
 - 12" DRAINAGE FILL PER SPECIFICATIONS FOR FULL LENGTH OF FACILITY.
 - 2" LAYER OF PEA GRAVEL.

2 TYP. STORMWATER BASIN
SCALE: NTS

PRELIMINARY
NOT FOR
CONSTRUCTION

88131 Territorial Highway
Veneta, OR 97487

50% CD

Civil Details
Veneta Elementary School
Fern Ridge School District

C5.0

Project Number: 314819
Project Issue Date: 2/25/2015
REV:0/0/0

BROADWAY AVE

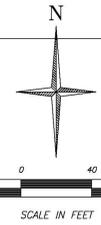
DUNHAM ROAD

McCUTCHEON ROAD

HUNTER AVE

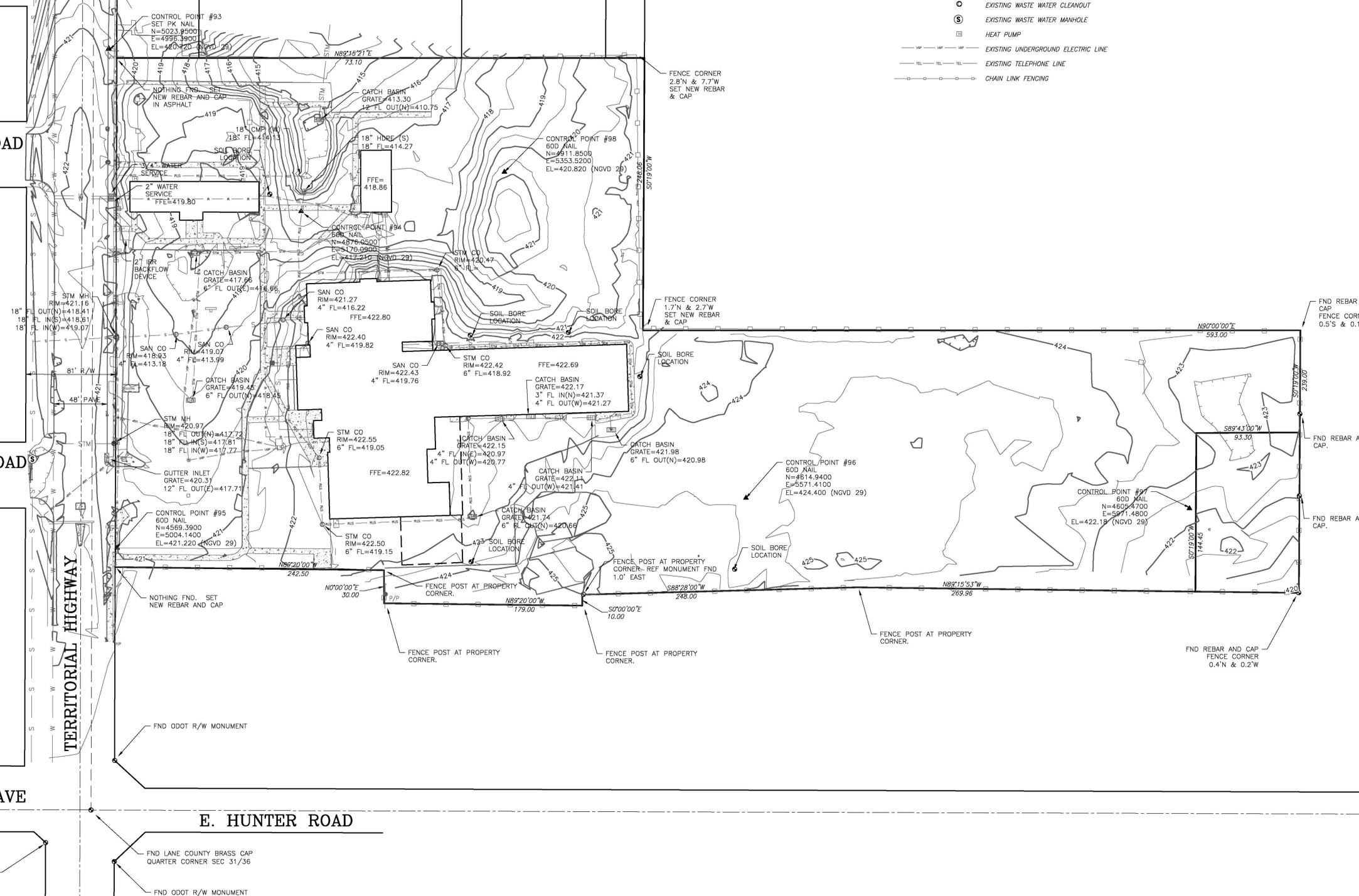
E. HUNTER ROAD

TERRITORIAL HIGHWAY



LEGEND

- ▣ EXISTING UTILITY VAULT
- ▲ SET CONTROL MONUMENT AS NOTED
- ☼ EXISTING LIGHT POLE
- p/p EXISTING POWER POLE
- — — — — EXISTING WASTE WATER LINE
- EXISTING WASTE WATER CLEANOUT
- ⊙ EXISTING WASTE WATER MANHOLE
- ☐ HEAT PUMP
- — — — — EXISTING UNDERGROUND ELECTRIC LINE
- — — — — EXISTING TELEPHONE LINE
- ○ ○ ○ ○ CHAIN LINK FENCING



GOBBEL ENGINEERING & SURVEYING
 25469 Highway 126
 Veneta, Oregon 97487
 541-887-0542
 ENGINEERING - SURVEYING - LAND PLANNING

REGISTERED PROFESSIONAL LAND SURVEYOR
Scott J. Gobel
 JUL 16 1987
 SCOTT J. GOBEL
 2289
 RENEWAL: 6/30/2015

DATE	REVISIONS
September 8, 2014	
PROJECT No: 70262-2014-S	
SCALE: horiz. 1"=40'	
DATE: 11/16/14	
DRAWN BY: SJC	
CHECKED BY: SJC	
DESIGNED BY: SJC	
DATE: 11/16/14	
PROJECT: FERN RIDGE SCHOOL DISTRICT 28J	
DATE: 11/16/14	
SCALE: 1"=40'	
DRAWN BY: SJC	
CHECKED BY: SJC	
DESIGNED BY: SJC	
DATE: 11/16/14	
PROJECT: FERN RIDGE SCHOOL DISTRICT 28J	

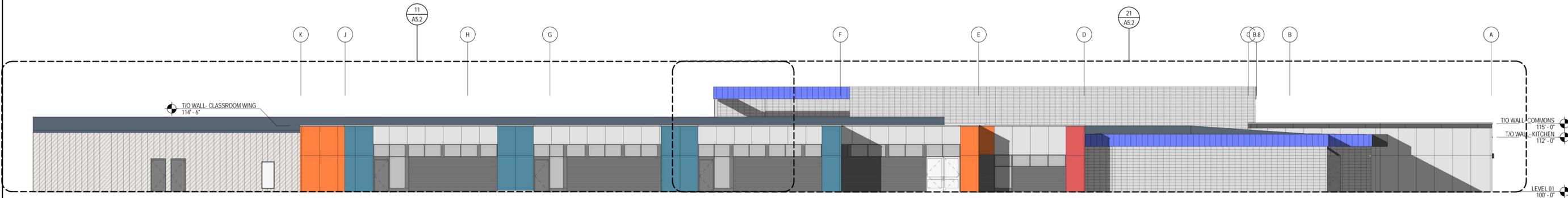
FERN RIDGE SCHOOL DISTRICT 28J
VENETA ELEMENTARY SCHOOL
SITE TOPOGRAPHIC SURVEY
 OWNER: FERN RIDGE SCHOOL DISTRICT 28J
 LANE COUNTY
 OREGON

SHEET
 of

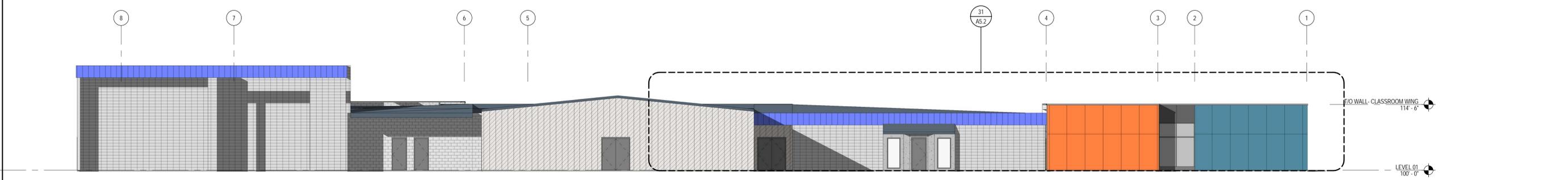
ASSESSOR MAP 17-05-31-23, TAX LOT 1100, 2001 & 2800

OVERALL EXTERIOR ELEVATIONS
VENETA ELEMENTARY SCHOOL

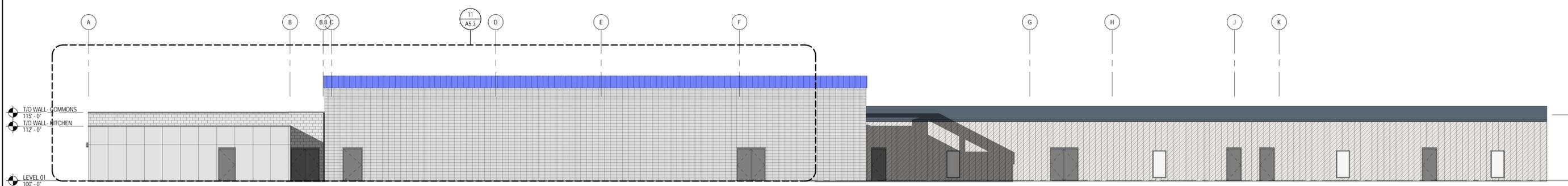
A5.1
7-4-13/07-20
Issue Date
REVISIONS



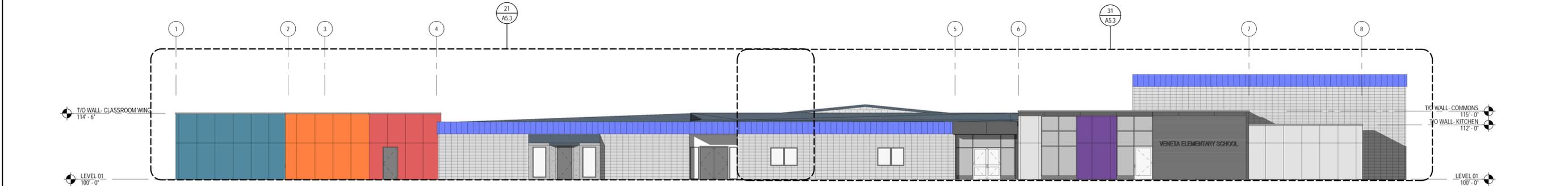
11
A5.1
OVERALL ELEVATIONS - NORTH
SCALE: 3/32" = 1'-0"



21
A5.1
OVERALL ELEVATIONS - EAST
SCALE: 3/32" = 1'-0"



31
A5.1
OVERALL ELEVATIONS - SOUTH
SCALE: 3/32" = 1'-0"



41
A5.1
OVERALL ELEVATIONS - WEST
SCALE: 3/32" = 1'-0"

GENERAL NOTES

LEGEND NOTES ARE COMMON TO ALL SHEETS. SOME NOTES MAY NOT APPLY TO THIS SHEET.

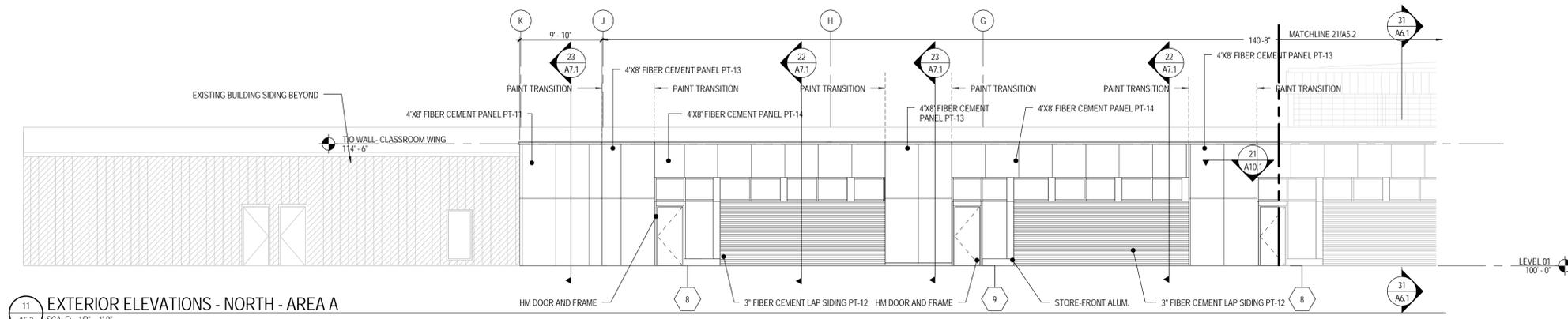
REGISTERED ARCHITECT
KENT LARSON
LIC. 4943

Project Status
SITE PLAN
AMENDMENT.
NOT FOR
CONSTRUCTION

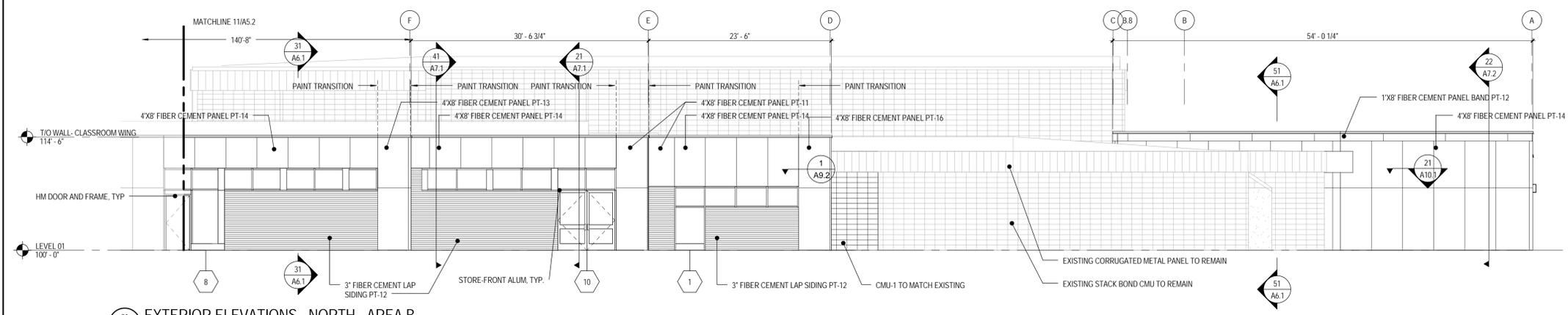
**EXTERIOR ELEVATIONS
VENETA ELEMENTARY SCHOOL**

A5.2
7-4-13/07-20
Issue Date
REVISIONS

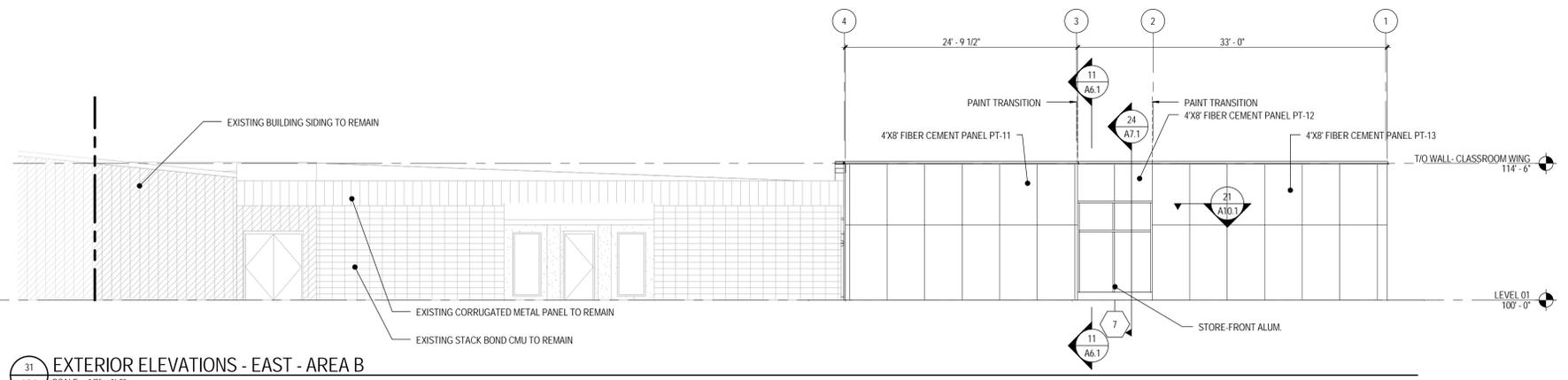
DLR Group
Architecture Planning Interiors
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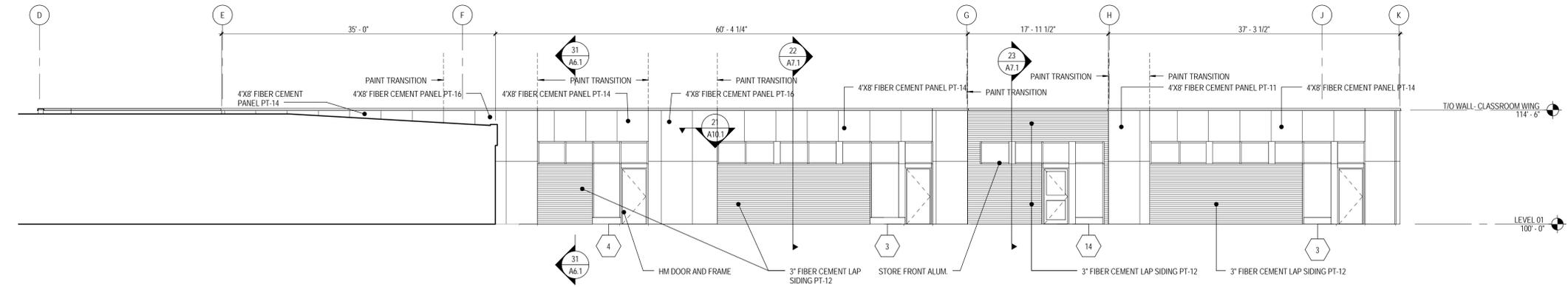
11
A5.2
EXTERIOR ELEVATIONS - NORTH - AREA A
SCALE: 1/8" = 1'-0"



21
A5.2
EXTERIOR ELEVATIONS - NORTH - AREA B
SCALE: 1/8" = 1'-0"



31
A5.2
EXTERIOR ELEVATIONS - EAST - AREA B
SCALE: 1/8" = 1'-0"



41
A5.2
CLASSROOM WING - SHARED LEARNING SPACE
SCALE: 1/8" = 1'-0"

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3/3/2015 2:42:08 PM

GENERAL NOTES

LEGEND NOTES ARE COMMON TO ALL SHEETS
SOME NOTES MAY NOT APPLY TO THIS SHEET

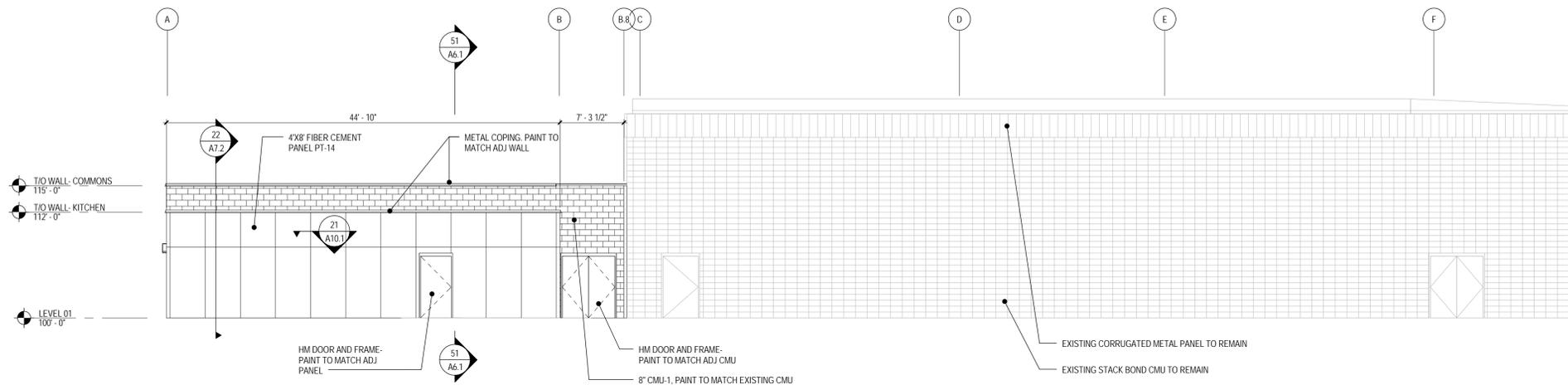
REGISTERED ARCHITECT
KENT LARSON
LIC. 4943

Project Status
SITE PLAN
AMENDMENT.
NOT FOR
CONSTRUCTION

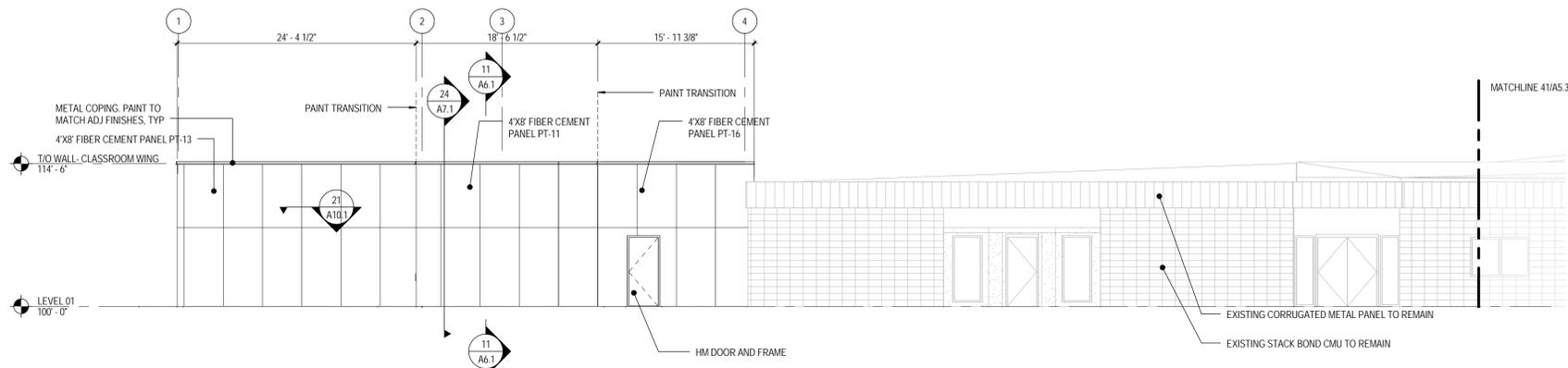
EXTERIOR ELEVATIONS VENETA ELEMENTARY SCHOOL

A5.3
7-4-13/07-20
Issue Date
REVISIONS

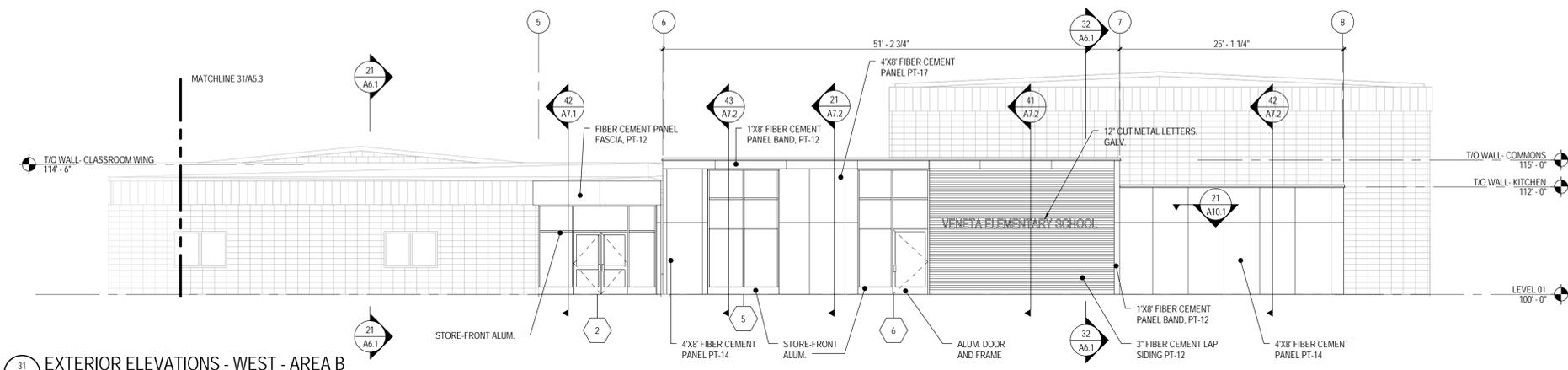
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Architecture Planning Interiors
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11 EXTERIOR ELEVATIONS - SOUTH - AREA A
A5.3 SCALE: 1/8" = 1'-0"

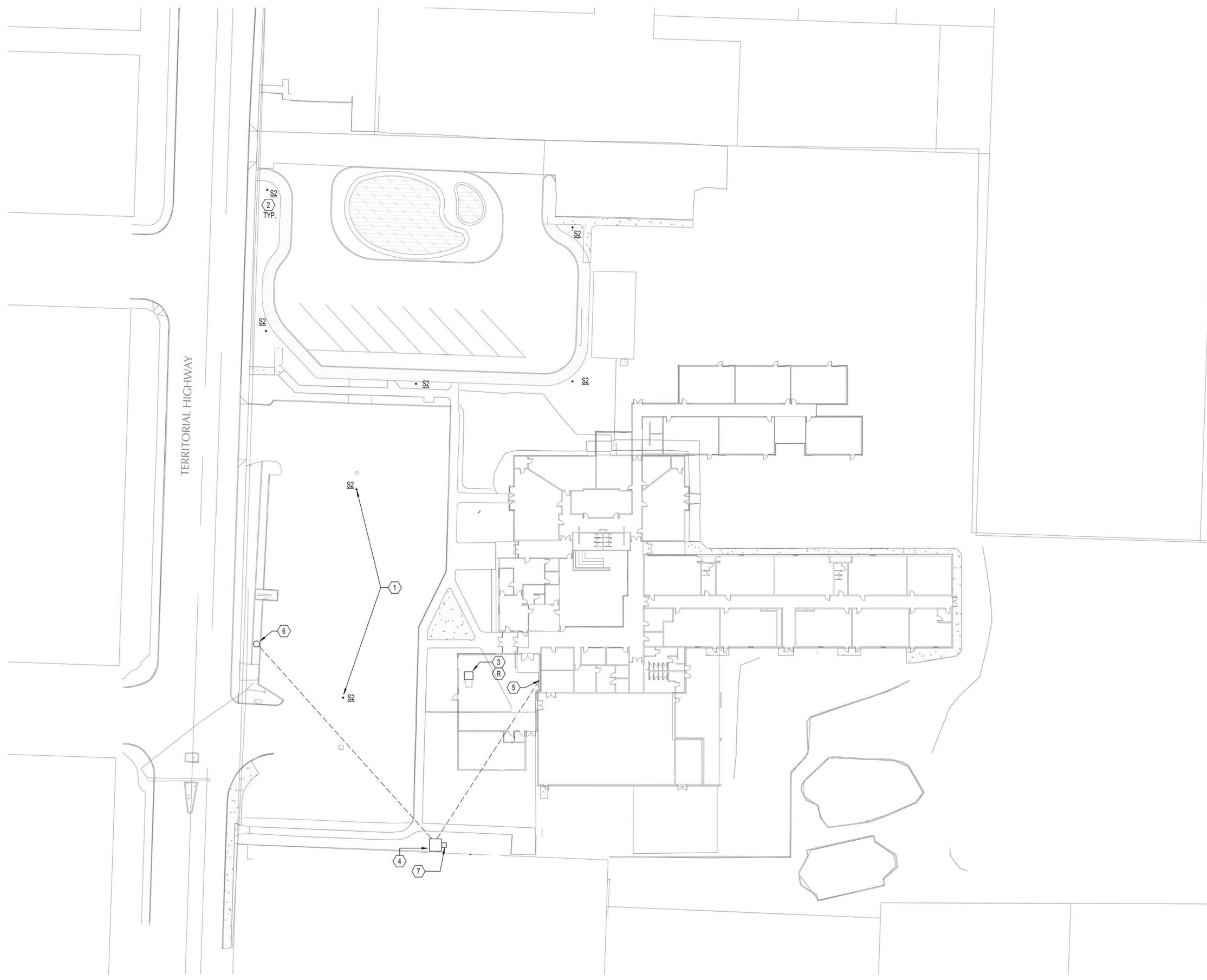


21 EXTERIOR ELEVATIONS - WEST - AREA A
A5.3 SCALE: 1/8" = 1'-0"



31 EXTERIOR ELEVATIONS - WEST - AREA B
A5.3 SCALE: 1/8" = 1'-0"

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3/3/2015 2:42:09 PM



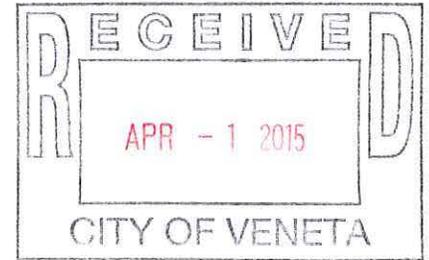
1 SITE PLAN - ELECTRICAL
1" = 30'-0"

GENERAL NOTES:
A. XXX

NOTES:

1. EXISTING SITE POLE AND FIXTURE TO BE REPLACED WITH NEW POLE AND LED FIXTURE.
2. NEW POLE AND LED FIXTURE.
3. EXISTING TRANSFORMER, TRANSFORMER AND SECONDARY FEEDERS TO THE MAIN ELECTRICAL ROOM WILL BE RELOCATED DUE TO CONSTRUCTION IN THE EXISTING LOCATION.
4. NEW TRANSFORMER LOCATION.
5. DEMO EXISTING SECONDARY SERVICE CONDUCTORS AND CONDUITS UP TO BUILDING FOOTPRINT. RECONNECT TO SERVICE CONDUIT AND CONDUCTORS AT THIS POINT AND EXTEND TO NEW UTILITY TRANSFORMER LOCATION.
6. PROVIDE NEW CONDUIT FROM EXISTING POLE MOUNTED UTILITY SERVICE TO NEW UTILITY TRANSFORMER LOCATION.
7. UTILITY METER.

4/1/15



Lisa Garbett
Associate Planner
City of Veneta
88184 Eighth Street
Veneta, Oregon 97487

Re: Incomplete Determination for Site Plan Application: Veneta Elementary School (City File #SR-2-15)
DLR Group Project No.: 74-13107-20

Dear Lisa:

In Response to the incomplete determination of the Minor Site Plan amendment submitted please see below responses to comments:

Comment 1:

Required parking spaces are calculated for an elementary school use as: one space per classroom, plus one space per administrative employee OR one (1) space per four (4) seats or eight (8) feet of bench length in the auditorium, or assembly room, whichever is greater, per Veneta Land Development Ordinance NO. 493, Section 5.20, Table 5.20(a). Please provide documentation on how parking requirements are being met. (i.e. How many classrooms are proposed and existing? How many administrative employees? Which parking calculation methodology is preferred? How many parking spaces are needed to meet requirement?

Response:

As neither assembly room nor auditoriums are present in the school, parking count needs are based on classrooms and employee counts.

The scope of the current project will result in a net addition of 3 classrooms resulting in a total of 20 classrooms. Total Administrative employee: 5 (2 custodial, 2 secretaries and 1 Administrator).

Off-street parking requirements for an elementary school requires one (1) space per classroom and (1) space per administrative employee per Land Development Ordinance No. 493, Section 5.20, Table 5.20(a).

Total parking spaces required: 25 spaces

Total parking spaces provided: 55 lined spaces.

Comment:

Veneta Land Development Ordinance No. 493, Section 5.20, Table 5.20 (c) Vehicle Stacking and Queuing Requirements requires, "*Elementary, Middle, Day Schools and Similar Child Training and Care Establishment. One (1) stacking pace per 20 students provided on a through one-way drive.*" Please provide documentation showing how Vehicle Stacking and Queuing Requirements are being met.

Response:

The student enrollment at Veneta Elementary School is 371 students. At one stacking space per 20 students ($371/20$), 19 spaces are required. Please refer to the attached Exhibit (EXH-1) which shows the available stacking.

Comment:

Please provide a bus turning template review to document buses can adequately enter and exit the site, and circulate around the proposed pond. Please provide a design vehicle off-tracking analysis showing the vehicle path for the bus loading zone. The analysis should provide enough information so as to determine the driveway width that will be utilized to/from the Territorial Road per ODOT and the City Engineer.

Response:

Please refer to the attached Exhibit (EXH-2) which shows the bus turning movements

Comment:

Veneta Land Development Ordinance No. 493, Section 5.20, Table 5.20(a) bicycle parking requirements is one (1) per eight (8) students. How many bike parking spaces are proposed or existing? Please show on proposed plans how criteria is being met

Response:

Existing 5 bicycle parking slots will be displaced with new construction. Per requirements of one (1) per eight (8) students, we will require 47 bike parking slots as the student enrollment at Veneta Elementary School is 371 students. Please see attached cut sheet for bicycle racks to be provided to owner. Racks are moveable and final locations will be determined by owner. We are specifying a need for 6 racks for a total of 48 bicycle parking slots.

Comment:

Per the City Engineer, the applicant is proposing to modify a stormwater system identified as "public" in the application. This system is old and little is known about the condition, service area, and capacity of the pipe and detention pond.

Response:

The applicant assumed the stormwater system was public since it is receiving flow from both the City and ODOT right of way. However, after title research, the system is not public and the City and ODOT do not have easements on the District property. Therefore, at this point, the stormwater system is considered "private".

Comment:

Please provide an analysis of the existing storm water system upstream of Broadway, which shall include the pipe condition, service area, and capacity calculations. If this system is determined to be public, a PUE will be needed.

Response:

The stormwater system is considered private, therefore no PUE will be required.

The improvements at the Elementary School include a net increase of 14,568 square feet of impervious area. The additional flow from the site is being mitigated by adding 4,205 square feet and 2,746 cubic feet of water quality and flow control facility. The post development net flow from the site will be less than the current flow from the site. Consequently, there is no downstream impact as a result of this project. A complete storm report will accompany the building permit submittal.

While we understand why the City may ask for an extensive analysis of the stormwater system in the surrounding area, we believe this request is well beyond the scope of the minimal improvements at Veneta Elementary School.

Comment:

ODOT also commented on the proposed stormwater design (see attached email). It is unclear if the proposed stormwater design will be directing surface runoff to the stormwater system within the state highway system. If the applicant is proposing to do so they will need to provide documentation. It is preferred to have the applicants engineer address City and ODOT stormwater design concerns in one memorandum/ report. No files are found for a hydraulic review of the connection between the recent large pipe leading from school district property to our ditch. The designer should determine flows into the ODOT ditch before the recent school district property development. Next, the flows after the recent development and any proposed new changes are made. Flow attenuation should be provided so flows from recent and future development are attenuated to match predevelopment flows

Response:

After discussing this comment with Bo Miller (ODOT Hydraulics), it was determined this comment was intended for Elmira Elementary School, not Veneta Elementary School.

Comment:

Is there an existing recorded access easement for the joint shared driveway access off of Territorial Road which the school shares access with the Veneta Veterinary Hospital and two residences to the north? If not, please provide a proposed shared access easement agreement for the affected properties.

Response:

Lisa Garbett
4/1/2015
Page 4

A current shared agreement for the permitted access is not recorded at this time. Fern Ridge School district is in process of negotiating an agreement and will file prior to construction activities commencing.

Comment:

Please provide evidence of an existing access easement, or record an access easement for the joint shared driveway access off of the Territorial Highway in accordance with ODOT's response (attached). The easement should apply to the school, the Veneta Veterinary Hospital and the two residences on Tax Lot 1008 of assessor's map 17-15-31-23.

Response:

A current shared agreement for the permitted access is not recorded at this time. Fern Ridge School district is in process of negotiating an agreement and will file prior to construction activities commencing.

Sincerely,

DLR Group



Eric Bolken
Project Manager

INIT:eb

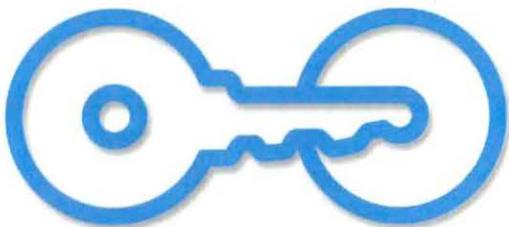
Encl: Copy of Original Comments
Cut sheet for Specified bike racks "Compack".

cc: Pete Miller, KPFF.

Compack Rack



The Compack Rack is a portable, stackable and u-lock compatible rack with an 8 bike capacity. With a slightly smaller profile than its bigger sibling, the Event Rack, the Compack Rack is well suited for children's bikes at parks and schools. When the Compack Racks are not in use, they stack atop each other for easy storage on a standard pallet.



American Bicycle Security Company

P.O. Box 7359

Ventura, CA 93006

Ph: (800) 245-3723 or (805) 933-3688

Fax: (805) 933-1865

www.ameribike.com

Email: turtle@ameribike.com

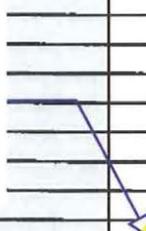


FERN RIDGE SCHOOL DISTRICT 28J
ENROLLMENT REPORT

SEPTEMBER 10, 2014

	K	1	2	3	4	5	6	7	8	9	10	11	12	TOTAL
EES AM Teacher 1	30													30
EES Teacher 2		27												27
EES Teacher 3			22											22
EES Teacher 4			25											25
EES Teacher 5				20										20
EES Teacher 6				21										21
EES Teacher 7					24									24
EES Teacher 8					24									24
EES Teacher 9						24								24
EES Teacher 10						25								25
EES Self-Contained		1			1	5								7
Elmira Elementary	30	28	47	41	49	54								249
VES AM Teacher 1	17													17
VES AM Teacher 2	20													20
VES PM Teacher 2	18													18
VES Teacher 3		23												23
VES Teacher 4		23												23
VES Teacher 5		24												24
VES Teacher 6			27											27
VES Teacher 7			27											27
VES Teacher 8			8	12										20
VES Teacher 9				29										29
VES Teacher 10				29										29
VES Teacher 11					27									27
VES Teacher 12					28									28
VES Teacher 13						26								26
VES Teacher 14						27								27
VES Self-Contained		1	2	2	1									6
Veneta Elementary	55	71	64	72	56	53								371
Total Elementary	85	99	111	113	105	107								620
Fern Ridge Middle School							99	117	93					309
Elmira High School										113	121	97	113	444
Out of District Placements		2					1		2	3	2	2	1	13
Total Non-Charter Enrollment	85	101	111	113	105	107	100	117	95	116	123	99	114	1,386
<i>Change in Enrollment from Prior Year (September 2013)</i>														<i>(19)</i>
Total Non-Charter ADMr	43	101	111	113	105	107	100	117	95	116	123	99	114	1,343.5
<i>Change in ADMr from Adopted Budget (based on ADMr of 1,350.0)</i>														<i>(6.5)</i>
Total WLTC Charter School										-	6	23	35	64
Total District Enrollment	85	101	111	113	105	107	100	117	95	116	129	122	149	1,450
<i>Total Change in Enrollment from Prior Year (September 2013)</i>														<i>(40)</i>

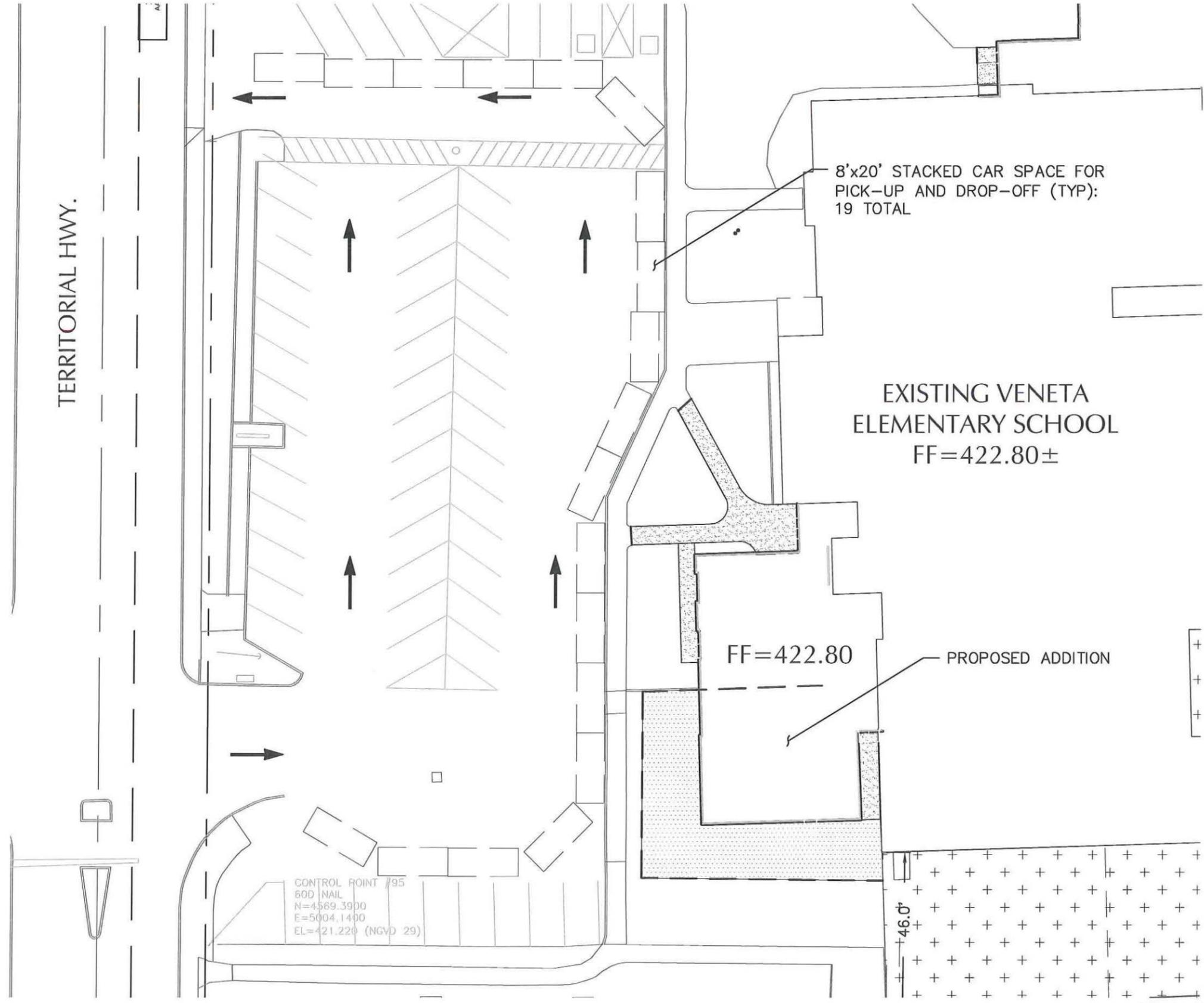
Student Enrollment at Veneta



1117-EXHIBIT File: O:\c\p\2014\314819-Fern-Ridge-Schools\VES\CAD\Plot\SitePlanRvw\EXH-Rsps.dwg TAB: EXH-1

RECEIVED
APR - 1 2015
CITY OF VENETA

TERRITORIAL HWY.



CONTROL POINT #95
60D NAIL
N=4589.3900
E=5004.1400
EL=421.220 (NGVD 29)

8'x20' STACKED CAR SPACE FOR
PICK-UP AND DROP-OFF (TYP):
19 TOTAL

EXISTING VENETA
ELEMENTARY SCHOOL
FF=422.80±

FF=422.80

PROPOSED ADDITION

46.0'

AVAILABLE VEHICULAR STACKING

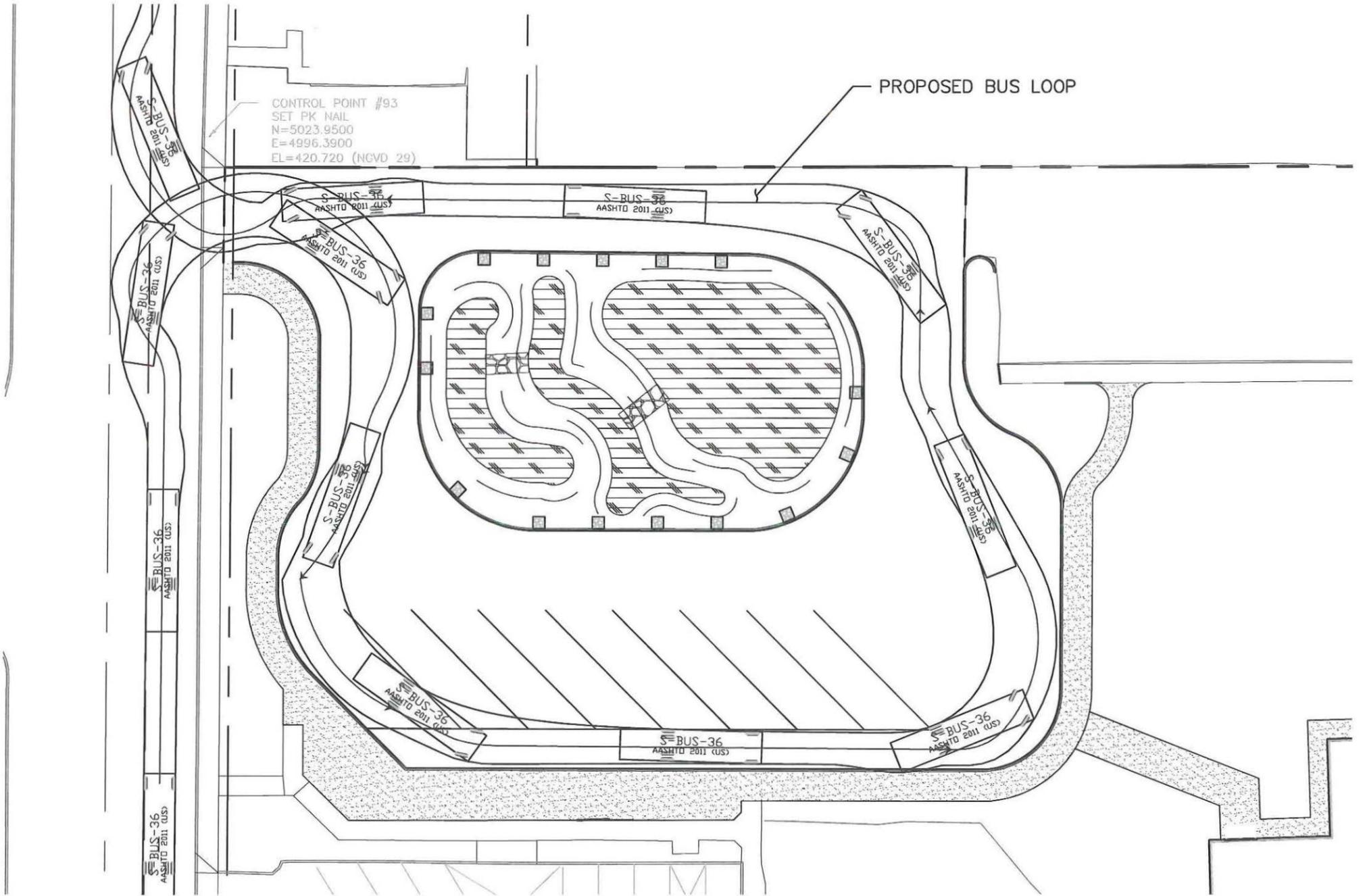
SCALE: 1"=30'



SHEET NO.

EXH-1

RECEIVED
APR - 1 2015
CITY OF VENETA



BUS ACCESS

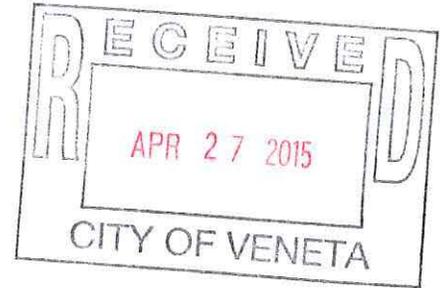
SCALE: 1" = 30'

0 30' 60'



SHEET NO.
EXH-2

4/1/15



Lisa Garbett
Associate Planner
City of Veneta
88184 Eighth Street
Veneta, Oregon 97487

Re: Incomplete Determination #2 for Site Plan Application: Veneta Elementary School (City File #SR-2-15)
DLR Group Project No.: 74-13107-20

Dear Lisa:

In Response to the incomplete determination of the Minor Site Plan amendment submitted please see below responses to comments:

Comment 1:

Veneta Land Development Ordinance No. 493, Section 5.20, Table 5.20 (c) – Stacking and Queuing Requirements requires, "Elementary, Middle, Day Schools and Similar Child Training and Care Establishment. One (1) stacking space per 20 students provided on a through one-way drive." Please provide documentation showing how Vehicle Stacking and Queuing Requirements are being met. Specifically, stacking spaces shall not be located within or interfere with any other circulation driveway, parking space, fire lane, or maneuvering area per Veneta Land Development Ordinance No. 493, Section 5.20 (15).

Response:

Per discussion: See attached stacking diagram and existing conditions stacking showing improvement to existing conditions within the existing un-modified parking area.

Comment:

As a general note, the Oregon Department of Transportation (ODOT) will want the exiting driveway access to be widened/ redesigned to meet ADA standards. The driveway should be wide enough to accommodate a scenario where a school bus and a passenger vehicle can utilize the driveway simultaneously. The applicant's information provided for completeness review has proposed no change to the existing driveway that will be jointly utilized by tax lots 1000, 1008 and bus drop-off and pick-up area.

Response:

See attached revised layout to be submitted to ODOT reflecting widened access point adhering with OAR 734-051-3020 (2) (c).

Comment:

As a general note, the Oregon Department of Transportation (ODOT) will want the applicant to submit an approach road permit application based on criteria being met in the ODOT

Lisa Garbett
4/1/2015
Page 2

administrative rule under Change of Use of a Private Connection specific to OAR 734-051-3020 (2) (c).

Response:

Please See revised approach adhering with OAR 734-051-3020 (2) (c).

Comment:

Although on-site stormwater detention is proposed to limit peak discharge rates to predevelopment conditions, the potential impact to downstream properties remains a concern for the following reasons:

- 1) The existing on-site stormwater detention pond is proposed to be filled. It is unclear what the impacts will be from filling the pond.*
- 2) Per the submitted stormwater report, peak discharge rates will increase due to the 3 proposed developments for storm events greater than the 10-year storm.*
- 3) It appears any overflow of the downstream system will continue north through developed properties.*
- 4) The condition, capacity and service area of the downstream pipe are unknown.*

Response:

Per discussion with county engineer, see revised stormwater sheets reflecting updated drainage scheme which treats and mitigates flow of existing drainage from off site and new on-site storm water, connecting back to public storm line with no change in flow or reduced flow.

Comment:

Please provide a recorded access easement across Tax Lot 1100. The easement should apply to the school and the existing Veneta Veterinary Hospital. The Oregon Department of Transportation would not want to widen the existing access to the north to allow head in parking for the Veterinary Hospital. This would create a backing out onto the highway scenario for Veterinary Hospital guests and staff which is undesirable. The school district can record an easement and extend the access across Tax Lot 1100. The proposed easement area could cover an area shown in the attached diagram

Response:

Per discussion, please see attached draft agreement being executed with Lane county assessor.

Lisa Garbett
4/1/2015
Page 3

If you have any questions or concerns, please feel free to contact me.

Sincerely,

DLR Group

Eric Bolken
Project Manager

INIT:eb

cc: Pete Miller, KPFF.

VENETA ELEMENTARY SCHOOL

VENETA, OR

100% CD SET - 3/27/2015

GENERAL NOTES

- SURVEY PROVIDED BY GOEBEL ENGINEERING & SURVEYING, DATED SEPTEMBER 8, 2014. ELEVATIONS ARE BASED ON LANE COUNTY VERTICAL DATUM ESTABLISHED PER BENCH MARK NO. 17-06-36-11 LOCATED SOUTH OF INTERSECTION OF HIGHWAY 126 AND TERRITORIAL ROAD AT SOUTH PACIFIC RAILROAD CROSSING WITH AN ELEVATION OF 309.704. PLEASE NOTE THAT THIS BENCHMARK HAS BEEN REPORTED AS DESTROYED.
- CONSTRUCTION LAYOUT (ALL ACTUAL LINES AND GRADES) SHALL BE STAKED BY A PROFESSIONAL SURVEYOR, REGISTERED IN THE STATE OF OREGON, BASED ON COORDINATES, DIMENSIONS, BEARINGS, AND ELEVATIONS, AS SHOWN, ON THE PLANS.
- PROJECT CONTROL SHALL BE FIELD VERIFIED AND CHECKED FOR RELATIVE HORIZONTAL POSITION PRIOR TO BEGINNING CONSTRUCTION LAYOUT. SEE SHEETS C2.0 AND C2.1 FOR PROJECT CONTROL INFORMATION.
- PROJECT CONTROL SHALL BE FIELD VERIFIED AND CHECKED FOR RELATIVE VERTICAL POSITION BASED ON THE BENCHMARK STATED HEREON, PRIOR TO BEGINNING CONSTRUCTION LAYOUT.
- WHEN DIMENSIONS AND COORDINATE LOCATIONS ARE REPRESENTED - DIMENSIONS SHALL HOLD OVER COORDINATE LOCATION. NOTIFY THE CIVIL ENGINEER OF RECORD IMMEDIATELY UPON DISCOVERY.
- BUILDING SETBACK DIMENSIONS FROM PROPERTY LINES SHALL HOLD OVER ALL OTHER CALLOUTS. PROPERTY LINES AND ASSOCIATED BUILDING SETBACKS SHALL BE VERIFIED PRIOR TO CONSTRUCTION LAYOUT.
- CONTRACTOR SHALL PRESERVE AND PROTECT FROM DAMAGE ALL EXISTING MONUMENTATION DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR THE REPLACEMENT OF ANY MONUMENTS DAMAGED OR REMOVED DURING CONSTRUCTION. NEW MONUMENTS SHALL BE REESTABLISHED BY A LICENSED SURVEYOR.
- SURVEY MAY NOT BE COMPLETE OR ACCURATE. CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR TO REFERENCE SOILS REPORT BY K&A ENGINEERING DATED 8/28/2014 FOR THE SITE SOILS CONDITIONS.
- ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THESE PLANS, THE PROJECT SPECIFICATIONS AND THE APPLICABLE REQUIREMENTS OF THE 2015 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION, THE 2014 OREGON PLUMBING SPECIALTY CODE AND REQUIREMENTS OF THE CITY OF VENETA.
- THE COMPLETED INSTALLATION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, ORDINANCES AND REGULATIONS. ALL PERMITS, LICENSES AND INSPECTIONS REQUIRED BY THE GOVERNING AUTHORITIES FOR THE EXECUTION AND COMPLETION OF WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.
- ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 232-1987). EXCAVATORS MUST NOTIFY ALL PERTINENT COMPANIES OR AGENCIES WITH UNDERGROUND UTILITIES IN THE PROJECT AREA AT LEAST 48 BUSINESS-DAY HOURS, BUT NOT MORE THAN 10 BUSINESS DAYS PRIOR TO COMMENCING AN EXCAVATION, SO UTILITIES MAY BE ACCURATELY LOCATED.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. CONTRACTOR SHALL VERIFY ELEVATIONS, PIPE SIZE, AND MATERIAL TYPES OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WITH CONSTRUCTION AND SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF KPFF CONSULTING ENGINEERS, 72 HOURS PRIOR TO START OF CONSTRUCTION TO PREVENT GRADE AND ALIGNMENT CONFLICTS.
- THE ENGINEER OR OWNER IS NOT RESPONSIBLE FOR THE SAFETY OF THE CONTRACTOR OR HIS CREW. ALL O.S.H.A. REGULATIONS SHALL BE STRICTLY ADHERED TO IN THE PERFORMANCE OF THE WORK.
- CONTRACTOR TO OBTAIN 1200-C PERMIT FROM DEQ. TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PER 1200-C REQUIREMENTS. THE CONTRACTOR SHALL ADHERE TO CITY OF VENETA REQUIREMENTS & 1200-C FOR MINIMUM EROSION CONTROL MEASURES. THE ESC FACILITIES SHOWN IN THESE PLANS ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT LEAVE THE SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL ROADWAYS, KEEPING THEM CLEAN AND FREE OF CONSTRUCTION MATERIALS AND DEBRIS, AND PROVIDING DUST CONTROL AS REQUIRED.
- TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN TO CITY OF VENETA AND FERN RIDGE SCHOOL DISTRICT FOR REVIEW AND APPROVAL PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN ALL UTILITIES TO VENETA ELEMENTARY SCHOOL AT ALL TIMES DURING CONSTRUCTION. IF A UTILITY OUTAGE IS REQUIRED, OBTAIN WRITTEN PERMISSION FROM OWNER 72 HOURS PRIOR TO THE OUTAGE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND SCHEDULING ALL WORK WITH THE OWNER.

CONSTRUCTION NOTES

GENERAL

- SUBGRADE AND TRENCH BACKFILL SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698. FLOODING OR JETTING THE BACKFILLED TRENCHES WITH WATER IS NOT PERMITTED.
- SPECIAL INSPECTION REQUIRED FOR ALL COMPACTION TESTING.

DEMOLITION

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND DISPOSAL OF EXISTING AC, CURBS, SIDEWALKS AND OTHER SITE ELEMENTS WITHIN THE SITE AREA IDENTIFIED IN THE PLANS.
- EXCEPT FOR MATERIALS INDICATED TO BE STOCKPILED OR TO REMAIN ON OWNER'S PROPERTY, CLEARED MATERIALS SHALL BECOME CONTRACTOR'S PROPERTY, REMOVED FROM THE SITE, AND DISPOSED OF PROPERLY.
- ITEMS INDICATED TO BE SALVAGED SHALL BE CAREFULLY REMOVED AND DELIVERED STORED AT THE PROJECT SITE AS DIRECTED BY THE OWNER.
- ALL LANDSCAPING, PAVEMENT, CURBS AND SIDEWALKS, BEYOND THE IDENTIFIED SITE AREA, DAMAGED DURING THE CONSTRUCTION SHALL BE REPLACED TO THEIR ORIGINAL CONDITION OR BETTER.
- CONCRETE SIDEWALKS SHOWN FOR DEMOLITION SHALL BE REMOVED TO THE NEAREST EXISTING CONSTRUCTION JOINT.
- SAWCUT STRAIGHT MATCHLINES TO CREATE A BUTT JOINT BETWEEN THE EXISTING AND NEW PAVEMENT.

UTILITIES

- ADJUST ALL INCIDENTAL STRUCTURES, MANHOLES, VALVE BOXES, CATCH BASINS, FRAMES AND COVERS, ETC. TO FINISHED GRADE.
- CONTRACTOR SHALL ADJUST ALL EXISTING AND/OR NEW FLEXIBLE UTILITIES (WATER, TV, TELEPHONE, ELEC., ETC.) TO CLEAR ANY EXISTING OR NEW GRAVITY DRAIN UTILITIES (STORM DRAIN, SANITARY SEWER, ETC.) IF CONFLICT OCCURS.
- CONTRACTOR SHALL COORDINATE WITH PRIVATE UTILITY COMPANIES FOR THE INSTALLATION OF OR ADJUSTMENT TO GAS, ELECTRICAL, POWER AND TELEPHONE SERVICE.
- BEFORE BACKFILLING ANY SUBGRADE UTILITY IMPROVEMENTS CONTRACTOR SHALL SURVEY AND RECORD MEASUREMENTS OF EXACT LOCATION AND DEPTH AND SUBMIT TO ENGINEER AND OWNER.

STORM AND SANITARY

- CONNECTIONS TO EXISTING STORM AND SANITARY SEWERS SHALL CONFORM TO THE 2015 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION, SECTION 00490, "WORK ON EXISTING SEWERS AND STRUCTURES".
- BEGIN LAYING STORM DRAIN AND SANITARY SEWER PIPE AT THE LOW POINT OF THE SYSTEM, TRUE TO GRADE AND ALIGNMENT INDICATED WITH UNBROKEN CONTINUITY OF INVERT. THE CONTRACTOR SHALL ESTABLISH LINE AND GRADE FOR THE STORM AND SANITARY SEWER PIPE USING A LASER.
- ALL ROOF DRAIN AND CATCH BASIN LEADERS SHALL HAVE A MINIMUM SLOPE OF 2 PERCENT UNLESS NOTED OTHERWISE IN THE PLANS.

WATER

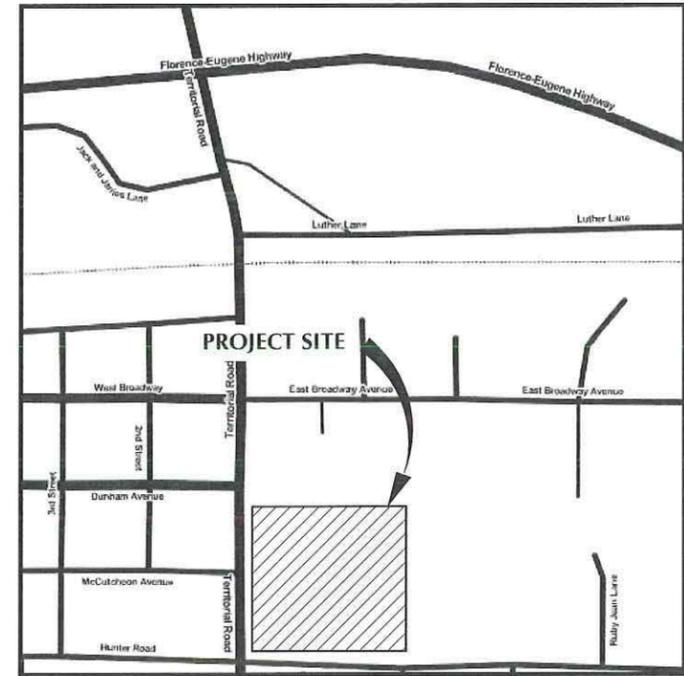
- ALL WATER AND FIRE PROTECTION PIPE SHALL HAVE A MINIMUM 36-INCH COVER TO THE FINISH GRADE.
- ALL WATER AND FIRE PRESSURE FITTINGS SHALL BE PROPERLY RESTRAINED WITH THRUST BLOCKS PER DETAIL.
- ALL WATER MAIN / SANITARY SEWER CROSSINGS SHALL CONFORM TO THE OREGON STATE HEALTH DEPARTMENT REGULATIONS, CHAPTER 333.

EARTHWORKS

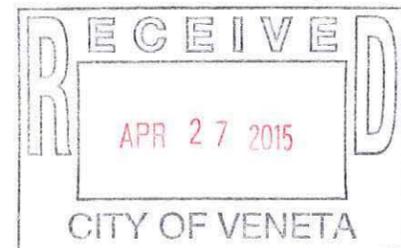
- CONTRACTOR SHALL PREVENT SEDIMENTS AND SEDIMENT LADEN WATER FROM ENTERING THE STORM DRAINAGE SYSTEM.
- TRENCH BEDDING AND BACKFILL SHALL BE AS SHOWN ON THE PIPE BEDDING AND BACKFILL DETAIL, THE PROJECT SPECIFICATIONS AND AS REQUIRED IN THE SOILS REPORT. FLOODING OR JETTING THE BACKFILLED TRENCHES WITH WATER WILL NOT BE PERMITTED.

ABBREVIATIONS

AC	ASPHALT CONCRETE	OVH/OH	OVERHEAD
AD	AREA DRAIN	P/L	PROPERTY LINE
APPROX	APPROXIMATE	PC	POINT OF CURVATURE
B	BOLLARD	PCC	POINT OF COMPOUND CURVATURE
BLDG	BUILDING	PCR	POINT OF CURB RETURN
BOW	BACK OF WALK	PCD	PEDESTRIAN
BS	BOTTOM OF SWALE	PIV	POST INDICATOR VALVE
	BOTTOM OF STAIR	PM	PARKING METER
BW	BOTTOM OF WALL	POC	POINT ON CURVE
CB	CATCH BASIN	PP	POWER POLE
CL	CENTERLINE	PRC	POINT OF REVERSE CURVATURE
CMP	CORRUGATED METAL PIPE	PT	POINT OF TANGENT
CMU	CONCRETE MASONRY UNIT	P.U.E	PUBLIC UTILITY EASEMENT
CO	CLEANOUT	PVC	POLYVINYL CHLORIDE
CONC.	CONCRETE	PVMT	PAVEMENT
COTG	CLEANOUT TO GRADE	PVT	PRIVATE
CP	CONTROL POINT	R	RIGHT-OF-WAY
Δ	DELTA	R.O.W	RIGHT-OF-WAY
D/W	DRIVEWAY	S	SLOPE (FT/FT)
DIA., Ø	DIAMETER	SD	STORM DRAIN
DIP	DUCTILE IRON PIPE	SDM	STORM DRAIN MANHOLE
E	EASTING	SHT	SHEET
EXIST./EX	EXISTING	SS	SANITARY SEWER
FDC	FIRE DEPARTMENT CONNECTION	SSMH	SANITARY SEWER MANHOLE
FF	FINISH FLOOR ELEVATION	ST	STREET
FG	FINISH GRADE	STA	STATION
FH	FIRE HYDRANT	STD	STANDARD
FL	FLOWLINE	S/W	SIDEWALK
FND	FOUNDATION	TC	TOP OF CURB
G	GUTTER	TD	TRENCH DRAIN
GB	GRADE BREAK	TG	TOP OF GROUND
GL	GAS LINE	TP	TOP OF PAVEMENT
GV	GATE VALVE	TRANS.	TRANSFORMER
H	HEIGHT	TS	TOP OF STAIR
HCP	HANDICAP PARKING SPACE	TW	TOP OF WALL
HP	HIGH POINT	TYP	TYPICAL
ID	INSIDE DIAMETER	UG	UNDERGROUND
IE	INVERT ELEVATION	UGE	UNDERGROUND ELECTRIC
INV	INVERT	W	WATER
IRR.	IRRIGATION	W/W	WITH
LP	LIGHT POLE	WCR	WHEEL CHAIR RAMP
MH	MANHOLE	WM	WATER METER
MIN	MINIMUM	WV	WATER VALVE
N	NORTHING		
O.D	OUTSIDE DIAMETER		
OF	OUTFALL		



VICINITY MAP
SCALE: NTS



SHEET INDEX

SHEET NO.	SHEET TITLE	SHEET DESCRIPTION
1	C1.0	CIVIL NOTES & ABBREVIATIONS
2	C1.1	SITE DEMOLITION PLAN
3	C1.2	SITE & UTILITY PHASING PLAN
4	C2.0	HORIZONTAL CONTROL & PAVING PLAN
5	C2.1	HORIZONTAL CONTROL & PAVING PLAN
6	C3.0	UTILITY PLAN
7	C3.1	UTILITY PLAN
8	C4.0	GRADING PLAN
9	C4.1	GRADING PLAN
10	C5.0	CIVIL DETAILS
11	C5.1	CIVIL DETAILS
12	C5.2	CIVIL DETAILS

NOTICE TO EXCAVATORS:
ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER.
(NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503)-232-1987).

POTENTIAL UNDERGROUND FACILITY OWNERS

Dig Safely.
Call the Oregon One-Call Center
1-800-332-2344



EXPIRATION DATE: 12/31

88131 Terminal Highway
Veneta, OR 97487

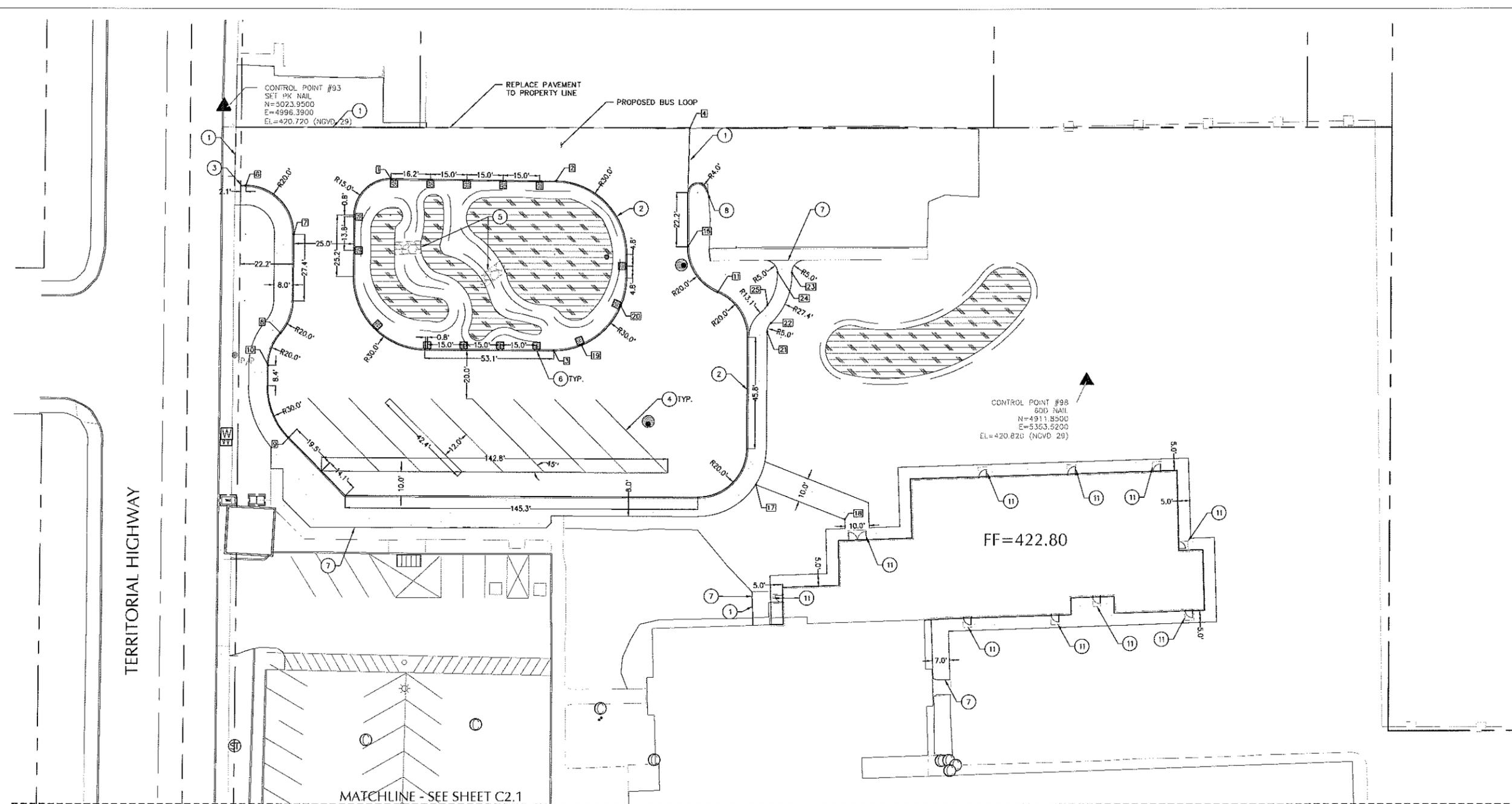
PERMIT SET

Civil Notes & Abbreviations
Veneta Elementary School
Fern Ridge School District

C1.0

Project Number: 314819
Project Issue Date: 3/27/2015
REVISIONS
A





POINT NO.	NORTHING	EASTING
1	4994.64	5065.05
2	4993.81	5134.00
3	4924.18	5133.51
4	5015.60	5189.30
6	4991.76	5005.80
7	4971.69	5025.85
8	4931.12	5020.72
9	4888.29	5024.37
10	4917.91	5015.68
11	4948.31	5201.68
16	4966.89	5188.64
17	4869.25	5217.18
18	4854.85	5253.77
19	4926.43	5144.99
20	4942.61	5161.28

POINT NO.	NORTHING	EASTING
21	4932.01	5221.53
22	4935.63	5223.10
23	4956.25	5231.66
24	4956.52	5225.65
25	4942.95	5221.57

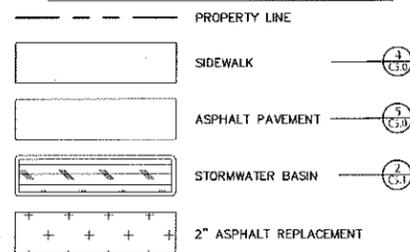
SHEET NOTES

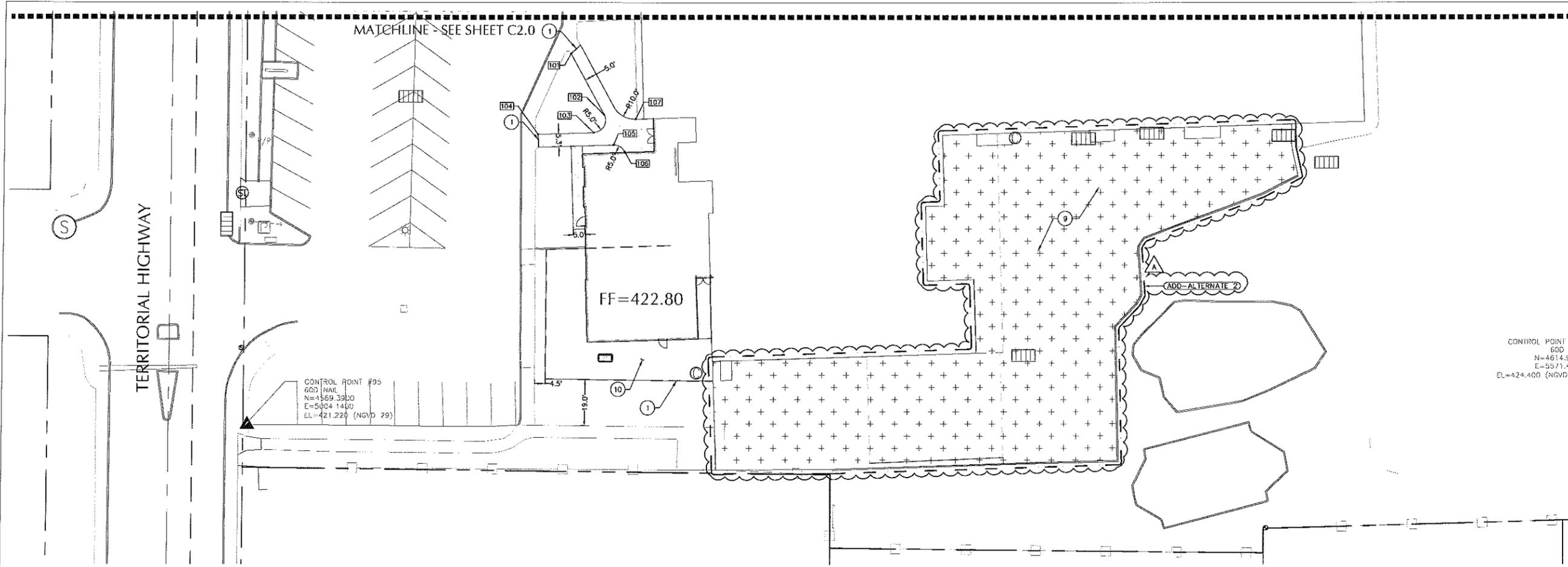
- ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.
- ALL SIDEWALK PAVEMENT JOINTS SHALL BE CONSTRUCTED PER DETAIL 1/C5.0.
- STORMWATER BASINS TO BE LOCATED BY ELECTRONIC SITE PLAN PROVIDED BY ENGINEER.

(X) KEY NOTES

- SAWCUT LINE
- STANDARD CURB
- CURB ENDING
- 4" WHITE STRIPE
- ROCKED SPILLWAY
- ROCKED CURB CUT
- MATCH EXISTING WALK
- MATCH EXISTING CURB
- REMOVE EXISTING PAVEMENT AND REPLACE WITH 2" OF ASPHALT. SLOPE TO DRAIN TO EXISTING DRAINAGE. GRADES TO MATCH EXISTING.
- REPLACE EXISTING ASPHALT
- MATCH SIDEWALK TO BUILDING STOOP. SEE ARCHITECTURAL AND STRUCTURAL PLANS.

SHEET LEGEND





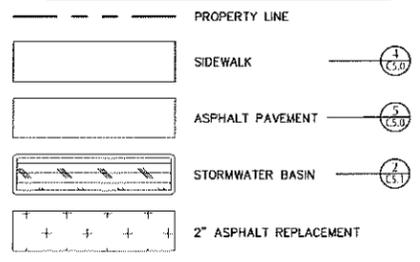
SHEET NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.
2. ALL SIDEWALK PAVEMENT JOINTS SHALL BE CONSTRUCTED PER DETAIL 1/C5.0.
3. STORMWATER BASINS TO BE LOCATED BY ELECTRONIC SITE PLAN PROVIDED BY ENGINEER.

(X) KEY NOTES

1. SAWCUT LINE
2. STANDARD CURB
3. CURB ENDING
4. 4" WHITE STRIPE
5. ROCKED SPILLWAY
6. ROCKED CURB CUT
7. MATCH EXISTING WALK
8. MATCH EXISTING CURB
9. REMOVE EXISTING PAVEMENT AND REPLACE WITH 2" OF ASPHALT. SLOPE TO DRAIN TO EXISTING DRAINAGE. GRADES TO MATCH EXISTING.
10. REPLACE EXISTING ASPHALT
11. MATCH SIDEWALK TO BUILDING STOOP. SEE ARCHITECTURAL AND STRUCTURAL PLANS.

SHEET LEGEND



POINT TABLE		
POINT NO.	NORTHING	EASTING
101	4721.71	5137.05
102	4696.79	5150.78
103	4689.38	5146.55
104	4688.68	5123.59
105	4684.37	5154.68
106	4681.59	5159.34
107	4694.90	5163.74

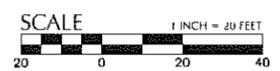
CONTROL POINT
 600 1
 N=4614.9
 E=5571.4
 EL=424.400 (NGVD)



88131 Territorial Highway
 Veneta, OR 97487
PERMIT SET

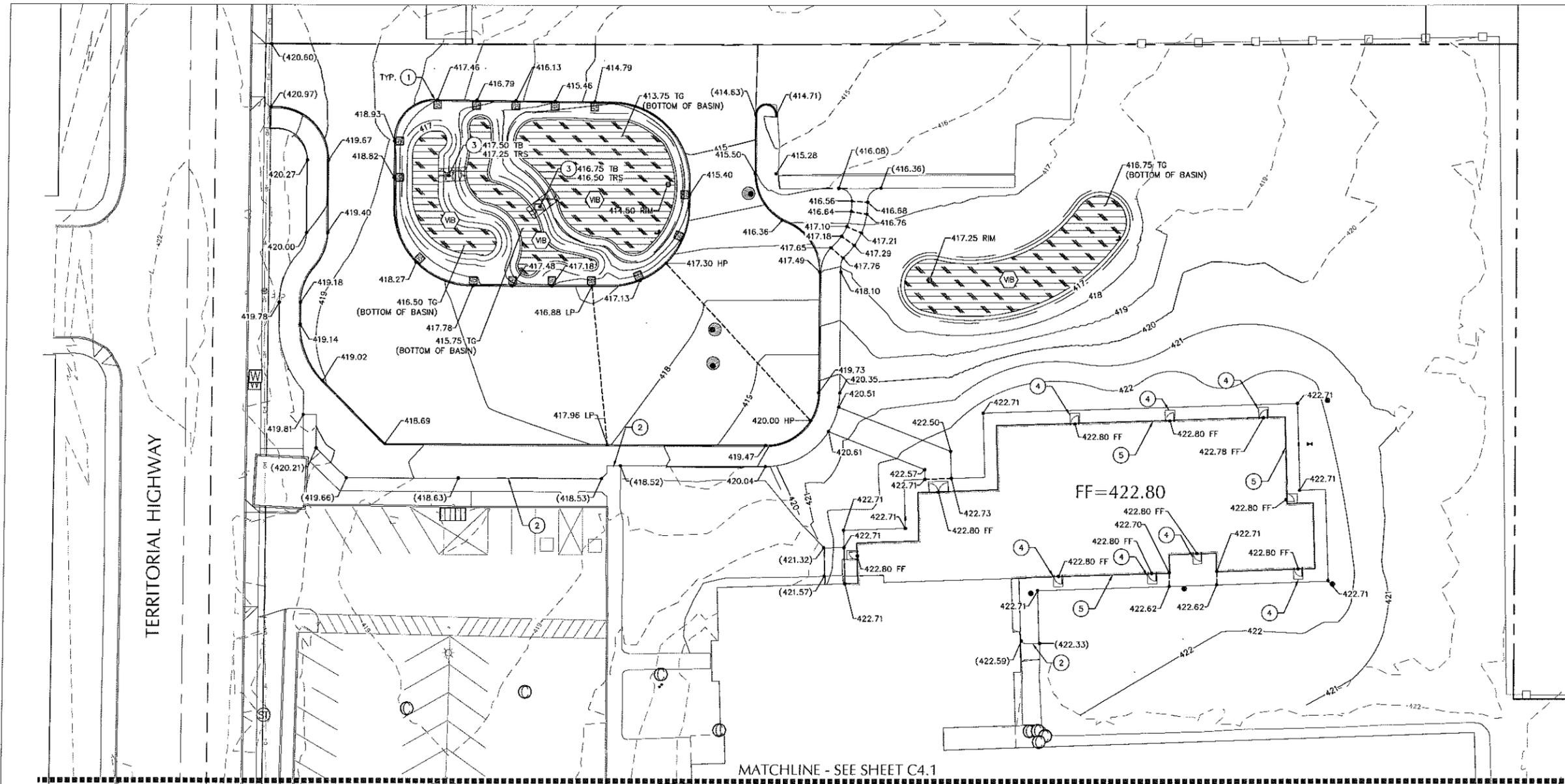
**Horizontal Control & Paving Plan
 Veneta Elementary School
 Fern Ridge School District**

C2.1
 Project Number: 314818
 Project Issue Date: 3/27/2015
 REVISIONS
 A



Plan of Veneta Elementary School Horizontal Control and Paving Plan prepared by DLR Group, Inc. for the use of the Oregon Department of Transportation.

File: G:\V\10\2014\14819-Fern-Ridge-Schools\VES\C40\PGT\040D.dwg TAB: C4.0
 Plotted: 4/21/15 at 1:18pm By: ABBARUS



TERRITORIAL HIGHWAY

MATCHLINE - SEE SHEET C4.1

SHEET NOTES

- SLOPES PROVIDED ON SLOPE ARROW ARE FOR REFERENCE ONLY.
- LANDINGS ON ACCESSIBLE ROUTES SHALL NOT EXCEED 2% IN ANY DIRECTION.
- ALL ACCESSIBLE ROUTES SHALL COMPLY WITH CURRENT ADA ACCESSIBILITY GUIDELINES.
- ALL WALKWAYS ARE DESIGNED TO NOT REQUIRE HANDRAILS. THEREFORE, RAMP WITH SLOPES STEEPER THAN 5.0% AND LESS THAN 8.33% SHALL NOT EXCEED 0.5' RISE OR 8.0' LENGTH.
- TOP OF CURB (TC) 6" HIGHER THAN TOP OF PAVEMENT (TP) OR GUTTER (G) UNLESS NOTED OTHERWISE.

(X) KEY NOTES

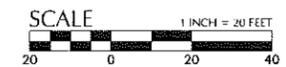
- ROCKED CURB CUT, DEPRESS OPENING 1" BELOW PAVEMENT ELEVATION SHOWN.
- MATCH EXISTING GRADE.
- ROCKED SPILLWAY, SPILLWAY TO BE DEPRESSED 3" BELOW TOP OF VEGETATED BASIN. ELEVATIONS AS SHOWN.
- MATCH STOOP AT ENTRANCE, STOOP TO SLOPE AT NO MORE THAN 1.8%. SEE STRUCTURAL AND ARCHITECTURAL DRAWINGS.
- SIDEWALK TO BE X" BELOW FFE AT BUILDING EDGE UNLESS NOTED OTHERWISE.

GRADING LABEL LEGEND

CALLOUT	DESCRIPTION
X.XX	GRADING SLOPE AND DIRECTION (DOWNHILL)
()	SPOT ELEVATION, SHOWN IN () INDICATES EX. ELEV. TO MATCH DESCRIPTION LISTED BELOW. NO DESCRIPTION MEANS TP OR TG
BOS	BOTTOM OF SWALE
FF	FINISHED FLOOR
FL	FLOW LINE
G	GUTTER
HP	HIGH POINT
LP	LOW POINT
RIM	RIM OF STRUCTURE
TB	TOP OF VEGETATED BASIN
TC	TOP OF CURB
TCD	TOP OF CHECK DAM
TG	TOP OF GROUND
TP	TOP OF PAVEMENT
TRS	TOP OF ROCKED SPILLWAY
TW	TOP WALL

SHEET LEGEND

(VIB)	VEGETATED INFILTRATION BASIN
→	DRAINAGE FLOW DIRECTION
---	GRADE BREAK
- - - -	EX. CONTOUR MINOR
- - - -	EX. CONTOUR MAJOR
---	CONTOUR MINOR (FG)
---	CONTOUR MAJOR (FG)
---	CONVEYANCE SWALE



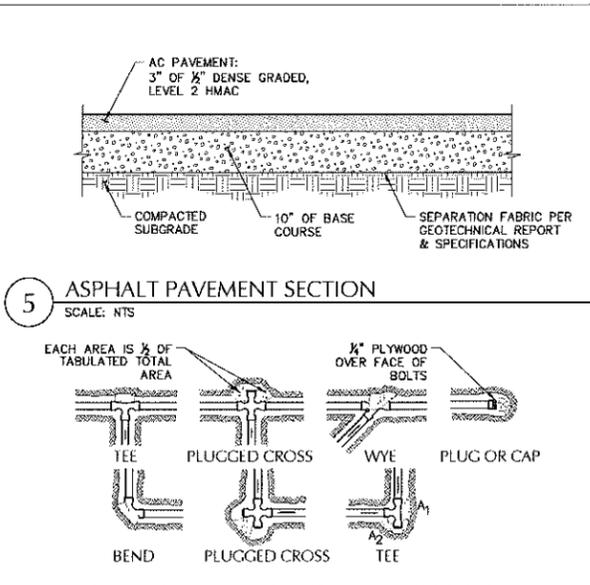
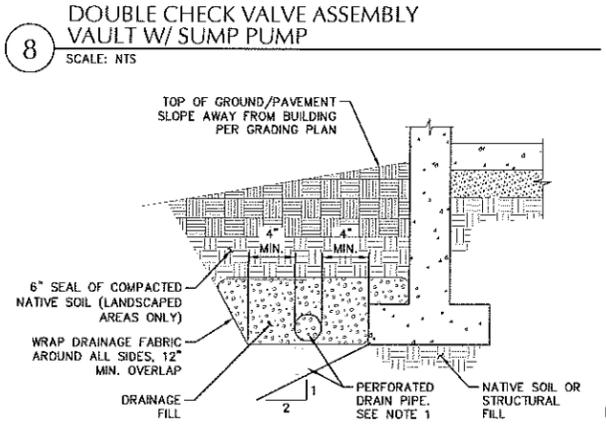
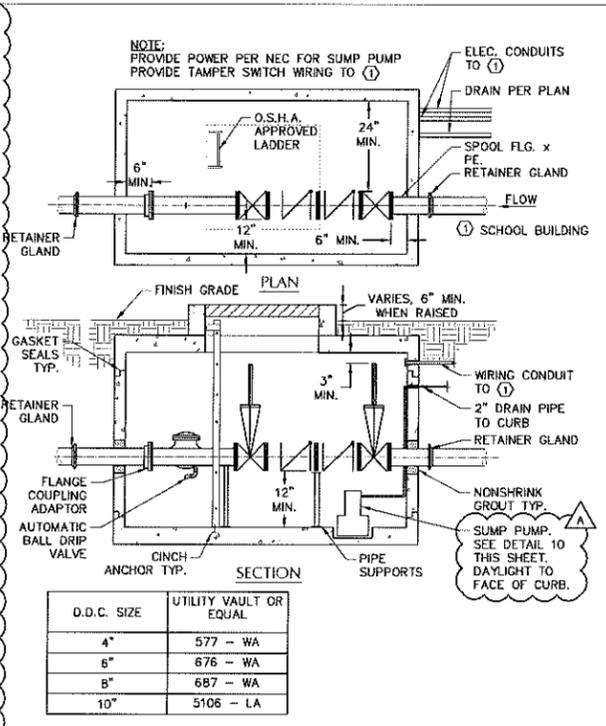
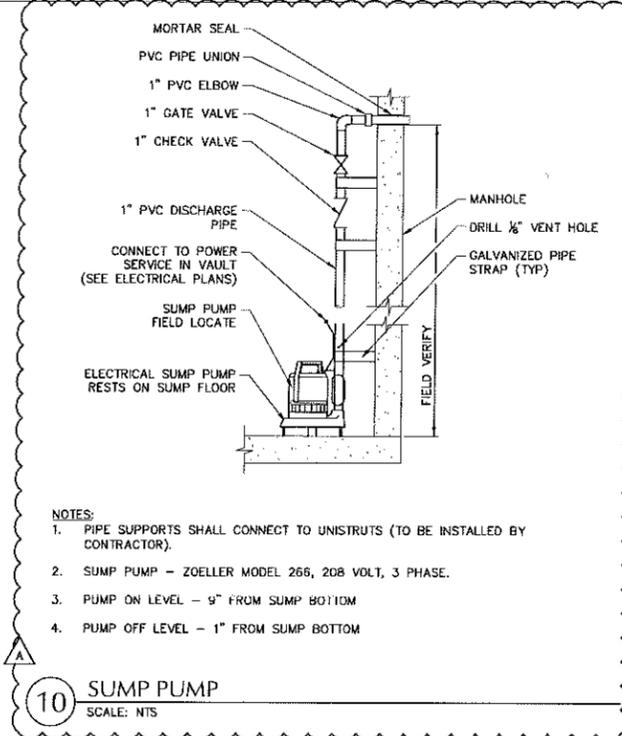
88131 Territorial Highway
 Veneta, OR 97487

PERMIT SET

Grading Plan
 Veneta Elementary School
 Fern Ridge School District

C4.0
 Project Number: 314819
 Project Issue Date: 3/27/2015
 REVISIONS

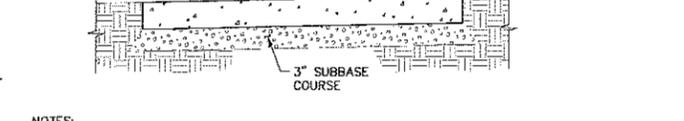
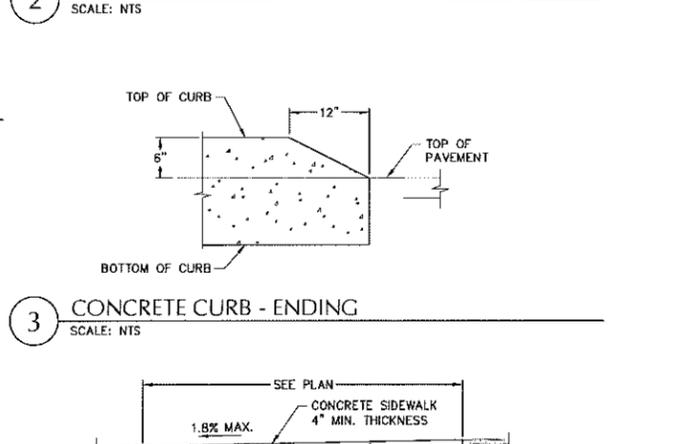
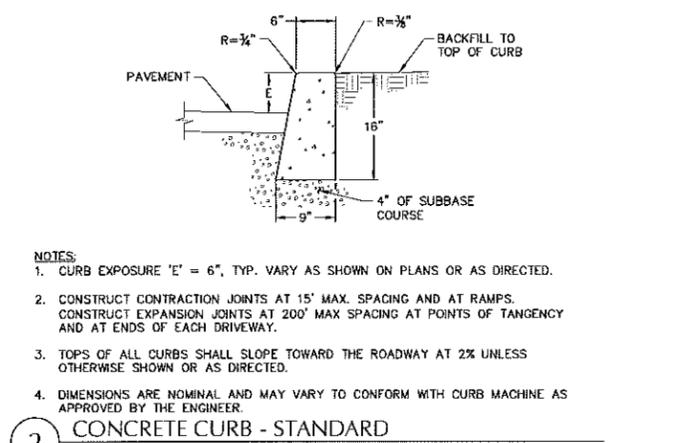
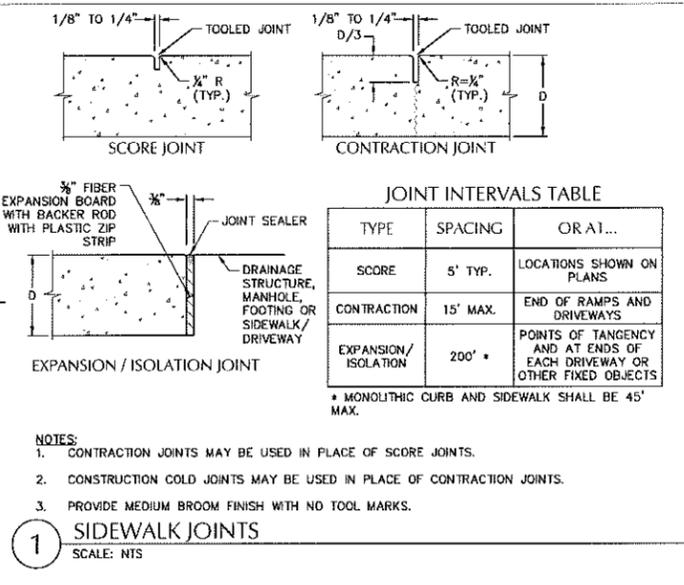
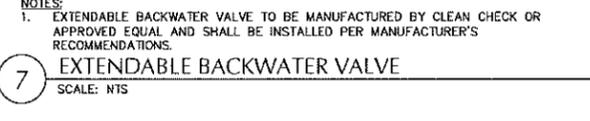
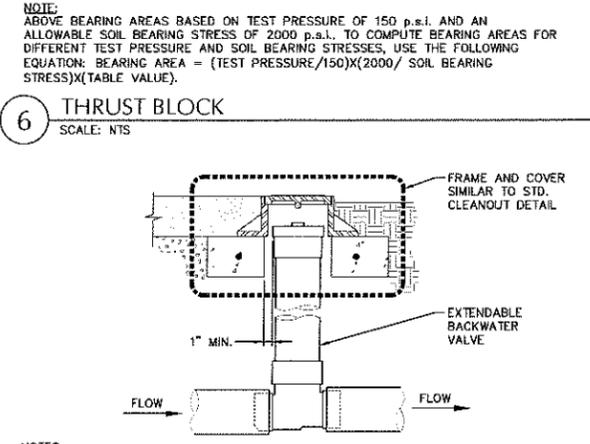




BEARING AREA OF THRUST BLOCK IN SQUARE FOOT

FITTING SIZE	TEE, WYE, PLUG, OR CAP	90° BEND PLUGGED CROSS	TEE PLUGGED ON RUN		45° BEND	22½° BEND	11¼° BEND
			A1	A2			
4	1.0	1.4	1.9	1.4	1.0		
6	2.1	3.0	4.3	3.0	1.5	1.0	
8	3.8	5.3	7.6	5.4	2.9	1.5	1.0
10	5.9	8.4	11.8	8.4	4.6	2.4	1.2

NOTE: ABOVE BEARING AREAS BASED ON TEST PRESSURE OF 150 p.s.i. AND AN ALLOWABLE SOIL BEARING STRESS OF 2000 p.s.i.. TO COMPUTE BEARING AREAS FOR DIFFERENT TEST PRESSURE AND SOIL BEARING STRESSES, USE THE FOLLOWING EQUATION: BEARING AREA = (TEST PRESSURE/150)(2000/ SOIL BEARING STRESS)(TABLE VALUE).



SHARED INGRESS AND EGRESS AREA

PARTIES: Fern Ridge School District 28J GRANTOR
 Behrends-Penfold LLC GRANTEE

RECITALS:

- A. Grantor is the owner of real property as described in attached Exhibit A, a portion of which is to be used as a shared ingress and egress according to the terms of this agreement.
- B. Grantor is currently seeking a construction permit and represents it is in need of expedited approval of same and intends to execute a more formal shared ingress and egress agreement with a surveyed description but is presently identified as a parcel of approximately 20' by 80' section of the Grantors property but momentarily identified as the striated rectangle located in the circled area as shown on Exhibit C (hereinafter "Shared Area").
- C. Grantee is the owner of appurtenant real property, as described on attached Exhibit B. Grantee is currently needing a permanent shared access for ingress and egress through the shared area.

SHARED INGRESS AND EGRESS AREA AND AGREEMENT

- 1. USE OF SHARED AREA. The parties mutually agree that this area will be used for ingress and egress only by each party with no parking in the area. Grantor grants to Grantee and to its successors and assigns a non-exclusive right to jointly use the Shared Area. This interest is appurtenant to and for the benefit of the Grantee and Grantor mutually.

2. LOCATION OF SHARED AREA. Grantor grants and conveys to Grantee, their heirs and assigns, a 20 foot by 80 foot area for mutual and the reciprocal right of ingress and egress use in the area of a driveway as depicted in Exhibit A and as described in Exhibit C.

GENERAL PROVISIONS

3. BINDING EFFECT. This easement agreement and its recorded final copy when a surveyed description has been obtained shall be inure to the benefit of the respective parties, their heirs successors and assigns. That is to say all of the covenants, agreements, conditions and terms contained in this document shall run with the land and shall be binding upon, apply and inure to the benefit of, the successors and assigns of the respective parties hereto.
4. LEGAL PROCEEDINGS. If any legal proceeding is commenced for the purpose of interpreting or forcing any provision of this agreement, the prevailing party in such proceeding shall be entitled to recover reasonable attorney's fee in such proceedings, and on any appeal thereof, in addition to the costs and disbursements allowed by law.
5. MUTUAL INDEMNITY. With this agreement and the final easement each party agrees that to the extent permitted by law, each agrees one with the other to indemnify, defend, and hold harmless the other from all claims and suits for any and all liability, loss, or expense arising from the use by each or their respective agents, servants and employees, invitees, and contractors who may at any time use, occupy, visit or maintain that said easement area and each shall not be responsible for rent any damage or loss of property, injuries or death which may arise from or be incident to the use and occupation of the other of the easement herein granted to the other by the reciprocal and shared driveway use.
6. INTEGRATION. This agreement constitutes a final and complete statement of the intent to create a recordable agreement between the parties which will fully supersede all prior agreements or negotiations, written or oral. The parties acknowledge that there are no representations or warranties that are not expressly

stated herein.

7. **WAIVER.** No waiver of any right arising out of a breach of any covenant, terms or condition of this agreement shall be a waiver of any rights arising out of any other or subsequent breach of the same or other covenant, term or condition, or a waiver of the covenant, term or condition itself.
8. **MODIFICATION.** Any modification of this agreement or additional obligation assumed by either party in connection with this agreement shall be binding only if evidenced in writing signed by each party or an authorized representative of each party.

[THE NEXT PAGE OF THIS WELL EASEMENT IS THE EXECUTION PAGE]

EXECUTION PAGE OF SHARED INGRESS AND EGRESS AREA

Dated this ____ day of April, 2015.

GRANTOR Fern Ridge School District 28J By: _____	GRANTEE Behrends-Penfold LLC By: _____ Ryan Frome, Owner
--	---

STATE OF OREGON)
) ss.
County of Lane)

Before me this ____ day of April, 2015, appeared _____, [Grantor, and acknowledging the foregoing instrument to be his/her voluntary act and deed.

Notary Public for Oregon

STATE OF OREGON)
) ss.
County of Lane)

Before me this ____ day of April, 2015, appeared Ryan Frome, Owner, Grantee and acknowledging the foregoing instrument to be his voluntary act and deed.

Notary Public for Oregon



Stormwater Drainage Report
for
Veneta Elementary School

Permit Number: _____

*88131 Territorial Highway
Veneta, OR 97487*

Prepared for:

DLR Group

421 SW Sixth Avenue, Suite 1212

Portland, OR 97204

Contact: Eric Bolken

Phone: (503) 274-2675

Prepared by: Anna Backus, PE

Project Engineer: Pete Miller, PE

KPFF Consulting Engineers

1201 Oak Street, Suite 100

Eugene, OR 97401

Phone: (541) 684-4902

April 2015

KPFF Project No. 314819

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B. Proposed Overall Results (Basin 3 & 4 Only)

Appendix 5: Conveyance Calculations

A. Project Overview and Description

Existing Conditions

The existing site is currently a school, Veneta Elementary School. The developed area includes three school buildings, two parking areas, and a storm ditch. It is bordered on the west by Territorial Highway and on the other three sides by residential developments.

Existing Drainage Restrictions

The City of Veneta has adopted the City of Portland stormwater manual as their standard for stormwater management. The regulations are covered in depth under “Stormwater Requirements,” but in short, the post-development flows of the new impervious areas must be at or below the “Lewis and Clark Era” pre-development flows for the same areas at the 10-year storm event.

In addition to these regulations, the City is requiring that the runoff from the entire site be limited to current peak runoff flows past the 10-year storm event. The post and pre-development runoff includes public drainage from Territorial Highway as well as drainage from two private properties west of Territorial.

Site and Drainage Description

The overall property is approximately 8.15 acres, but the eastern half consists of open, grassy field that sheet drains off-site to the north and west. This area was not analyzed as it will not be affected.

The remaining on-site area is collected by a piped storm system. None of this area receives water quality treatment; however, it does outfall into a stormwater ditch. This ditch may have been designed as a detention facility. In addition to the on-site area, the stormwater ditch receives runoff from Territorial Highway and a limited area to the west of Territorial (see Exhibit 1 in Appendix 1 for existing basin areas).

The existing on-site area draining to the storm system is 143,516 square feet (3.29 acres); of this area, 111,062 square feet (2.55 acres) are impervious. In addition to this on-site area, 83,281 square feet (1.91 acres) of public right-of-way and private property are directed through the school’s property. Of this off-site area, approximately 62,461 square feet (1.43 acres) are impervious.

The above areas result in 173,523 square feet (3.98 acres) of impervious area and 53,274 square feet (1.22 acres) of pervious area draining to the stormwater ditch. The peak runoff from this area at the 10-year storm event is 5.41 cubic feet per second (cfs). A 12-inch pipe, which was most likely installed a flow-control structure, is the inlet for stormwater ditch. Per Manning’s Equation, a 12-inch pipe sloped at 1% has a capacity of 3.56 cfs. At the 10-year storm, the difference between 5.41 cfs and 3.56 cfs of runoff requires just under 2,000 cubic feet (cf).

It is important to note that because of the design of the stormwater ditch, almost no infiltration occurs. The detention occurs over a short amount of time, approximately 40 minutes, and with the relatively poor soils in the area, this is not enough time for any significant infiltration. For the vast majority of a storm event, stormwater simply flow through the ditch, unimpeded.

The soil on site is 100% Veneta loam, which falls in Hydrologic Soil Group C. This means that, when wet, this soil has a slow infiltration rate. For the purposes of this report, that infiltration rate was assumed to be ½ an inch per hour. Considering this soil type and the condition of the pervious area, a curve number of 79 was selected for existing conditions. For “Lewis and Clark Era” conditions, a runoff curve number of 72 was selected based on the assumption that the area was a woods-grass combination.

For runoff calculations for the existing basins, see Appendix 3.

Proposed Conditions

Site improvements include two building additions to the school and a new bus loop. Within the bus loop, there will be three cascading infiltration basins. Additionally, some of the storm system draining the public right of way that has been routed through the site will be replaced.

All of the runoff currently routed to the stormwater ditch will be routed to the largest of these basins.

The site improvements will result in 41,213 square-feet of new impervious or replaced area. The total impervious area now directed from the site to the public storm system is 130,569 square-feet (3.00 acres), a net increase of 22,911 square-feet (0.53 acres) from existing conditions.

B. Methodology

Stormwater Requirements

Veneta’s Land Development Ordinance Section 5.16 requires that detention and treatment facilities shall be designed and sized per the City of Portland Stormwater Management Manual (SWMM), with the following key design intents:

- Maintain peak runoff at predevelopment levels at the 10-year storm
- Provide treatment to runoff to limit pollutants entering area waterways
- Limit accumulation of ponded water through small, dispersed facilities
- Encourage vegetated treatment over structural pollution control devices

The City of Veneta also requires the use of City of Eugene storm events rather than Portland Storm Events.

The City of Portland requires water quality treatment of an equivalent area for all new or replaced impervious surfaces (see Table 2 for the treated impervious areas of the project).

The 2014 City of Portland Stormwater Management Manual (SWMM) implements a hierarchy system that is briefly described as follows:

- Category 1: Requires total onsite infiltration
- Category 2: Requires total onsite infiltration that overflow to subsurface infiltration facilities

- Category 3: Requires onsite detention with vegetated facilities that overflow to a drainage way, river, or storm-only pipe
- Category 4: Requires onsite detention with vegetated facilities that overflow to the combined sewer system.

The highest possible category must be used. Categories 1 & 2 are impossible given the on-site soils. Therefore, Category 3 is selected.

Flow control, as defined on sheets 1-17 and 1-18 of the 2014 SWMM, is defined as such for a Category 3 facility discharging to a storm-only system: “the base standard must be sufficient to maintain peak flow rates at their predevelopment levels for the 2-year, 5-year, and 10-year, 24-hour runoff events.” The SWMM goes on to define pre-development as Lewis and Clark Era.

These regulations apply to the new impervious area, not the overall site. The results for pre-and-post development flows for the new & replaced impervious areas are shown below in Table 1.

Table 1: Pre-development vs. Post-development Flows for New Impervious Surfaces

Development	WQ Storm		2-Year Storm		5-Year Storm		10-Year Storm	
	CFS	CF	CFS	CF	CFS	CF	CFS	CF
Pre	0.01	295	0.15	3,024	0.23	4,076	0.39	6,151
Post	0.00	0	0.07	2,085	0.11	3,709	0.23	6,593

Development	25-Year Storm		50-Year Storm		100-Year Storm	
	CFS	CF	CFS	CF	CFS	CF
Pre	0.53	8,028	0.71	10,280	0.82	11,643
Post	0.76	9,187	1.29	11,963	1.47	13,936

In addition to the above analysis, the City of Veneta has requested additional analysis of the overall site and system. Beyond the requirements of the SWMM, the vegetated infiltration basins have been sized to provide detention for the site. The overall flows from the site and all upstream off-site areas are mitigated such that the post-development between the water quality storm event and the 25-year storm event are less than current conditions.

The results of current conditions vs. post-development conditions are shown below in Table 2.

Table 2: Overall On & Off-Site Flows

Development	WQ Storm Overflow		2-Year Storm Overflow		5-Year Storm Overflow		10-Year Storm Overflow	
	CFS	CF	CFS	CF	CFS	CF	CFS	CF
Pre	1.36	18,038	3.58	47,427	4.23	55,974	5.41	71,483
Post	1.17	11,612	3.26	39,074	3.85	47,815	4.97	64,097

Development	25-Year Storm Overflow		50-Year Storm Overflow		100-Year Storm Overflow	
	CFS	CF	CFS	CF	CFS	CF
Pre	6.40	84,604	7.55	99,654	8.2159	108,503
Post	6.24	77,595	7.70	93,146	8.37	102,250

Proposed Stormwater System

All of the new impervious area will be treated with vegetated infiltration basins. The bus loop will sheet drain to three cascading basins. The lowest and largest of these basins will also receive runoff from most of the existing building, the proposed additions, and all the off-site areas. The upper two basins will overflow over a rocked berm to the next basin at storm events over the water quality storm. The runoff from the new impervious areas at the water quality storm will infiltrate completely.

The infiltration basins include 18" of rock storage below the growing media. Between the rock storage and the at-grade storage, the facilities in the bus loop provide 4,776 cubic feet of stormwater retention. The existing site does not provide any retention; it provides less than 2,000 cubic feet of detention.

In addition to the bus loop infiltration basins, an additional basin is proposed just north of the classroom addition. This basin will provide treatment and retention for approximately 20,000 square feet of existing roof area and pavement. An additional 2,040 cubic feet of retention will be provided by this basin.

C. Analysis

The runoff for the impervious areas has been calculated and the rain gardens have been sized using the Eugene Stormwater Facility Calculator. This calculator was designed to meet the requirements of the Portland SWMM but uses City of Eugene Storm Events. The calculator determines runoff using the Santa Barbara Urban Hydrograph (SBUH) Method and NRCS 24-Hour Type 1A Hyetograph (see Appendix 4 for the Stormwater Facility Calculator results).

For analysis purposes, each basin of the property required the following information as input data for the computer model:

- Impervious Area (Ai), in acres
- Curve Number (CNI), impervious
- Travel Time (Tc)
- Total Precipitation

Precipitation data for the respective storms are City of Eugene design storms.

Table 3: 24-HR PRECIPITATION FOR EUGENE, OR (NOAA Atlas 2, Volume X)

24-HR Precipitation							
<i>Storm Event</i>	WQ	2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr
Inches	1.4	3.12	3.6	4.46	5.18	6.0	6.48

Table 4: Catchment and Facility Table (See Appendix 1)

Catchment	Source	Impervious Area		Pervious Area		Total Area (SF)	Treatment Facility Type	Color
		(SF)	(Acres)	(SF)	(Acres)			
Basin 1	Bus Loop & Sidewalk	5,410	0.12	0	0.00	5,410	VIB	
Basin 2	Bus Loop & Sidewalk	9,062	0.21	0	0.00	9,062	VIB	
Basin 3	Bus Loop, Sidewalk, & Roofs	26,741	0.61	0	0.00	26,741	VIB	

To size each basin, the following information was needed:

- Bottom area, in square feet
- Bottom perimeter or width, in feet
- Side slopes
- Storage depth, in inches
- Rock depth, in inches
- Void space
- Infiltration rate

This information, as well as the basic water quality results from the calculations, is summarized in the table below. All of the basins meet the City of Portland water quality and flow control requirements (for full calculations and results, see Appendix 3).

Table 5: Water Quality Facility Summary

Catchment	Facility	Size		Infiltration Rate	Surface Capacity Used	Rock Capacity Used	Destination
Basin 1	VIB 1	Bottom Area (sf)	604	0.50	0%	72%	Overflow to VIB 2
		Bottom Perimeter (ft)	137				
		Side Slope	4				
		Storage Depth (in)	6				
		Rock Depth (in)	18				
Basin 2	VIB 2	Bottom Area (sf)	651	0.50	21%	100%	Overflow to VIB 3
		Bottom Perimeter (ft)	186				
		Side Slope	3				
		Storage Depth (in)	9				
		Rock Depth (in)	18				
Basin 3	VIB 3	Bottom Area (sf)	1,828	0.50	5%	100%	OV-B-1
		Bottom Perimeter (ft)	162				
		Side Slope	3				
		Storage Depth (in)	9				
		Rock Depth (in)	18				
Exist E6	VIB 4	Lenth (lf)	1,783	0.50	3%	100%	OV-A-1
		Bottom Width (ft)	210				
		Side Slopes	5				
		Storage Depth (in)	6				
		Rock Depth (in)	18				

For the conveyance calculations, KPFF used Manning's Equation. The onsite and offsite pipes are sized to carry the 10-year storm runoff without surcharging.

D. Engineering Conclusions

Based on the requirements of the Stormwater Management Manual, no errors were found in the stormwater system design. The facilities and conveyance components have enough capacity to handle the required storm events and should be approved as designed.

Appendix 1: Exhibits

- A. Exhibit 1: Existing Basins
- B. Exhibit 2: Proposed Basins

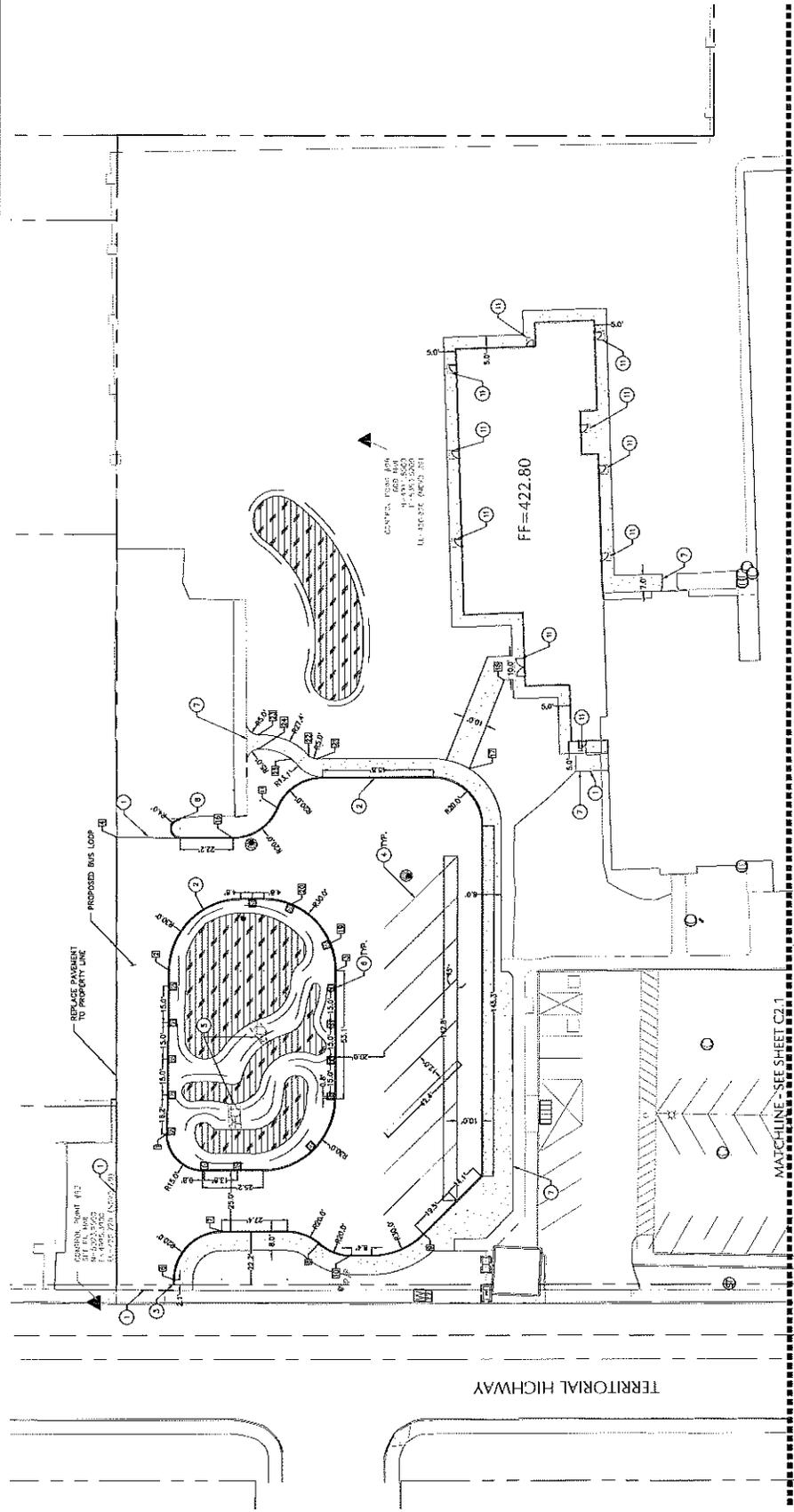
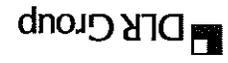
Appendix 2: Plan Set



PERMIT SET
 88131 Terminal Highway
 Veneta, OR 97457

Horizontal Control & Paving Plan
 Veneta Elementary School
 Fern Ridge School District

C20
 PROJECT NO. 202005
 REVISIONS: 01/2020



KEY NOTES

1. SANDY CUT
2. STANDARD CURB
3. CURB ENDING
4. 4" WHITE STRIKE
5. ROCKED SPILLWAY
6. ROCKED CURB CUT
7. MATCH EXISTING WALK
8. MATCH EXISTING CURB
9. REMOVE EXISTING PAVEMENT AND REPLACE WITH 2" OF ASPHALT. MATCH EXISTING SPALL JOINTS TO MATCH EXISTING DRAINAGE.
10. REPLACE EXISTING ASPHALT
11. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS.

SHEET LEGEND

[Symbol]	PROPERTY LINE
[Symbol]	BIOMIMIC
[Symbol]	ASPHALT PAVEMENT
[Symbol]	STORMWATER BASIN
[Symbol]	2" ASPHALT REPLACEMENT

SHEET NOTES

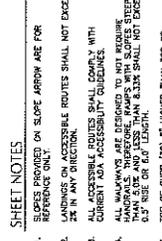
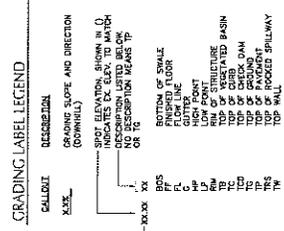
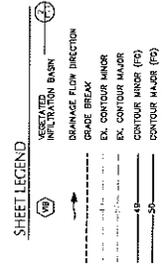
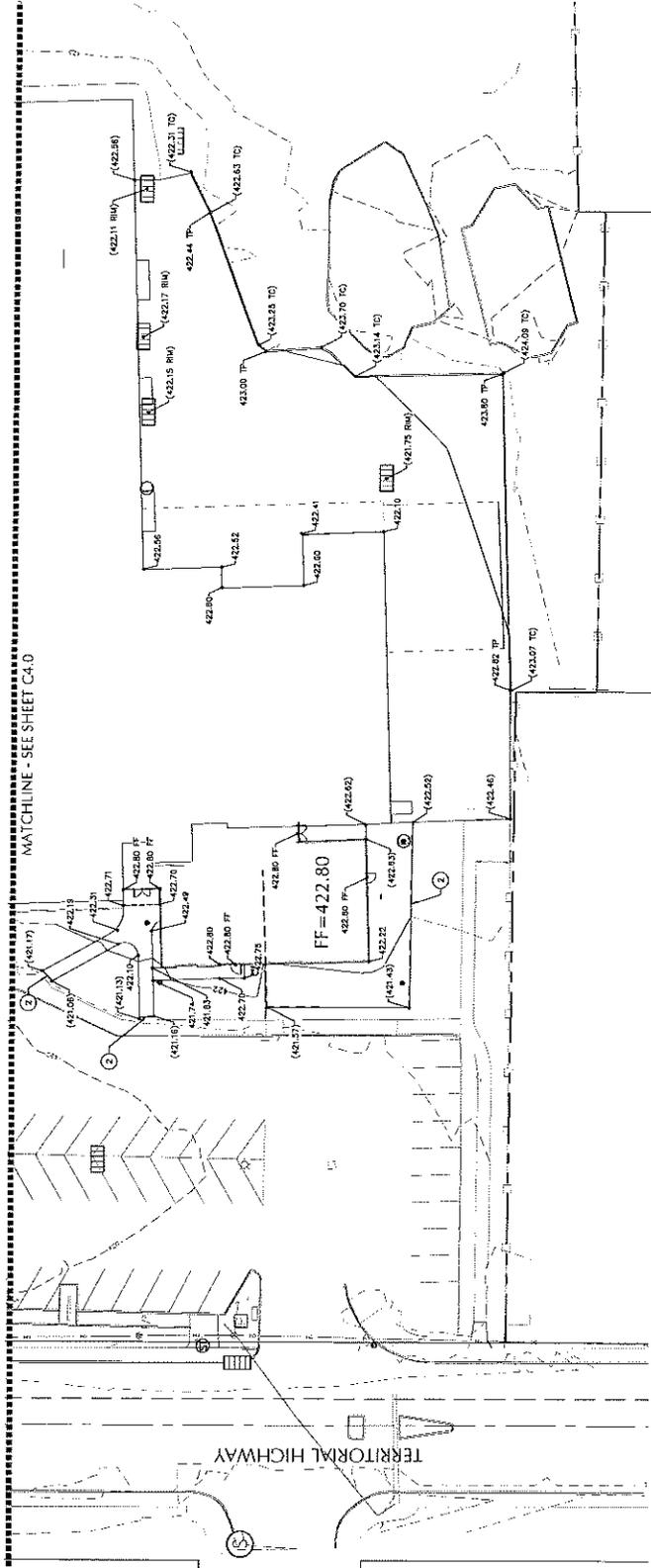
1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL UNLESS OTHERWISE NOTED.
3. STORMWATER BASINS TO BE LOCATED BY ELECTRONIC SITE PLAN PROVIDED BY ENGINEER.

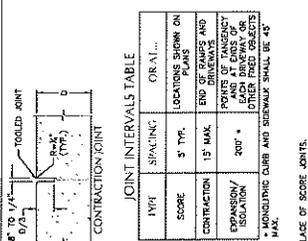
POINT TABLE

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20	4984.51	5046.00

POINT TABLE

POINT NO.	COORDINATES	EXISTING
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6	4984.51	5046.00
7	4984.51	5046.00
8	4984.51	5046.00
9	4984.51	5046.00
10	4984.51	5046.00
11	4984.51	5046.00
12	4984.51	5046.00
13	4984.51	5046.00
14	4984.51	5046.00
15	4984.51	5046.00
16	4984.51	5046.00
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19	4984.51	5046.00
20	4984.51	5046.00

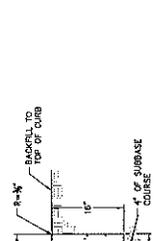




JOINT INTERVALS TABLE

TYPE	SPACING	OR A.I.
SCORE	5' TYP.	END OF RAMP AND
CONTRACTION	15' MAX.	LOCATIONS SHOWN ON
EXPANSION/ISOLATION	200'	POINTS OF TANGENCY
		AND AT ENDS OF
		OTHER FREE OBJECTS
		• MONITORING CURB AND SIDEWALK SHALL BE 40'
		MAX.

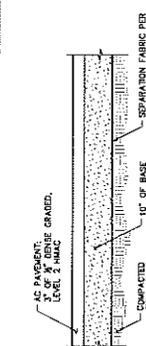
- NOTES:
 1. CONTRACTION JOINTS MAY BE USED IN PLACE OF SCORE JOINTS.
 2. PROVIDE MINIMUM BROOM FINISH WITH NO TOOL MARKS.
 3. SIDEWALK JOINTS



- NOTES:
 1. CURB EXPOSURE 1" x 6" TYP. VARY AS SHOWN ON PLANS OR AS DIRECTED.
 2. CONTRACT JOINTS AT 15' MAX SPACING AND AT RAMP, CONSTRUCT EXPANSION JOINTS AT 200' MAX SPACING AT POINTS OF TANGENCY AND AT ENDS OF EACH DRIVEWAY.
 3. OTHER SIDEWALK JOINTS SHALL BE 40' TYP. TOWARD THE ROADWAY AT 24' UNLESS APPROVED BY THE ENGINEER.
 4. DIMENSIONS ARE NOMINAL AND MAY VARY TO CONFORM WITH CURB MACHINE AS APPROVED BY THE ENGINEER.



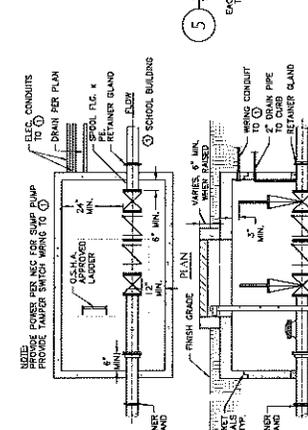
- NOTES:
 1. CONSTRUCT CONTRACTION JOINTS AT 15' MAX SPACING AND AT RAMP, CONSTRUCT EXPANSION JOINTS AT 200' MAX SPACING AT POINTS OF TANGENCY AND AT ENDS OF EACH DRIVEWAY, UNLESS NOTED OTHERWISE.
 2. CONCRETE SIDEWALK



THRUST BLOCK

SIZE	FRAME AND COVER	PLUGGED ON SUN
4' x 4'	1.0	1.0
4' x 6'	1.5	1.5
6' x 6'	2.0	2.0
6' x 8'	2.5	2.5
8' x 8'	3.0	3.0
8' x 10'	3.5	3.5
10' x 10'	4.0	4.0

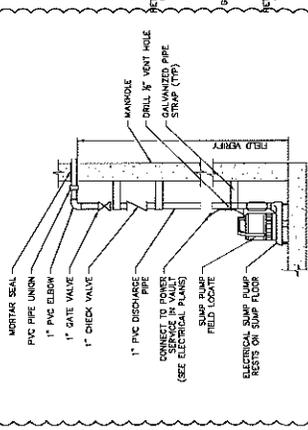
- NOTES:
 1. CONCRETE THRUST BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH.
 2. KEEP CONCRETE CLEAR OF JOINT AND ACCESSORIES.
 3. THE REQUIRED THRUST BEARING AREAS FOR SPECIAL CONNECTIONS ARE SHOWN INDICATED ON THE PLAN; 4.5' INDICATES 15 SQUARE FEET BEARING AREA.
 4. IF NOT SHOWN ON PLANS REQUIRED BEARING AREAS AT FITTING SHALL BE AS INDICATED BELOW. ADJUST IF NECESSARY TO CONFORM TO THE TEST SPECIAL CONNECTIONS. MINIMUM SOIL BEARING STRESS (AS STATED IN THE SPECIAL SPECIFICATIONS) SHALL BE MAINTAINED.
 5. BEARING AREAS AND SPECIAL BLOCKING DETAILS SHOWN ON PLANS TAKE PRECEDENCE OVER BEARING AREAS AND BLOCKING DETAILS SHOWN ON THIS STANDARD DETAIL.



- NOTES:
 1. PERIMETER FOUNDATION DRAIN SHALL BE INSTALLED BY CONTRACTOR.
 2. SUMP PUMP - ZOLLER MODEL 248, 208 VOLT, 3 PHASE.
 3. PUMP ON LEVEL - 9" FROM SUMP BOTTOM
 4. PUMP OFF LEVEL - 1" FROM SUMP BOTTOM



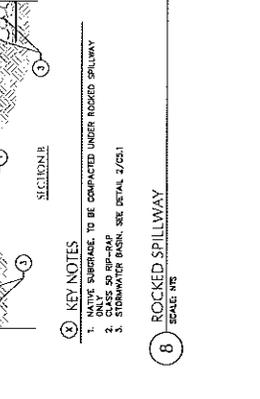
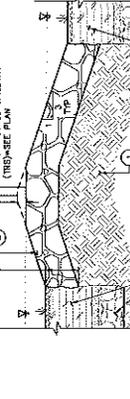
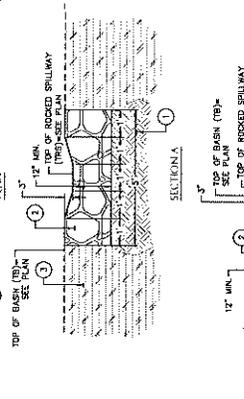
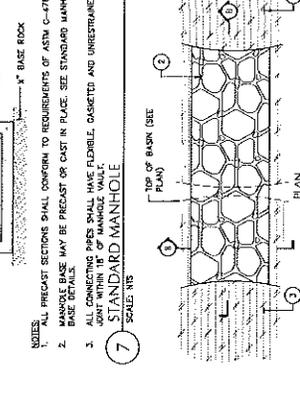
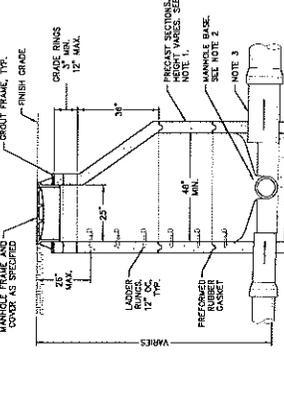
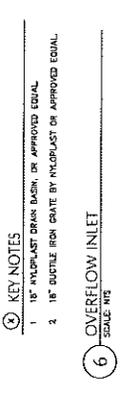
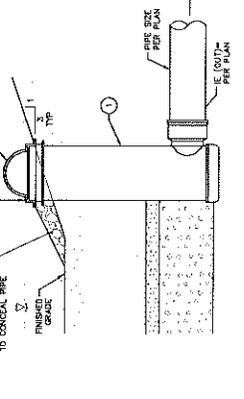
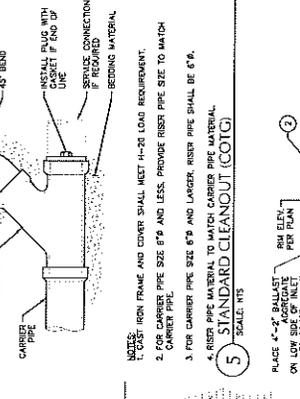
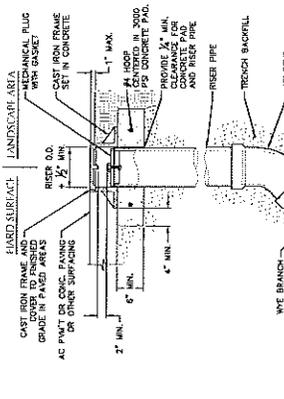
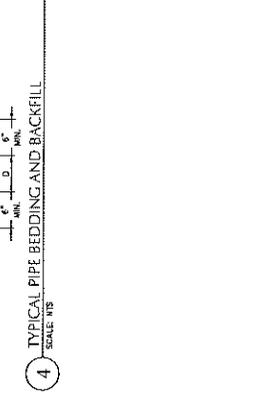
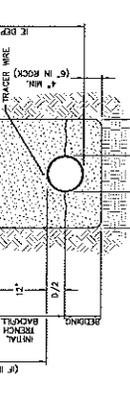
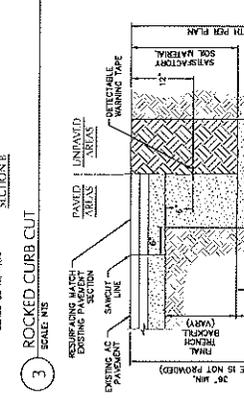
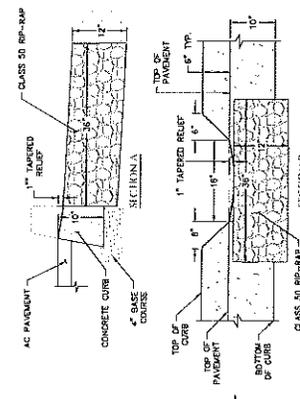
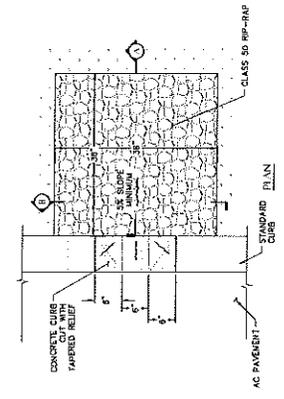
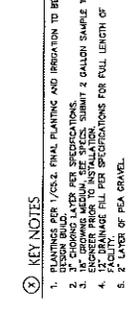
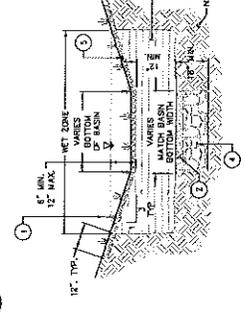
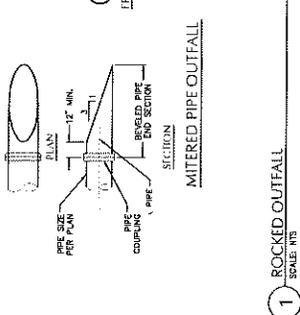
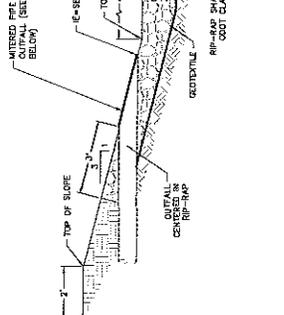
- NOTES:
 1. RECORDED DRAIN PIPE ON MIN. 0.5% GRADE, HOLDING CONNECTION AS REQUIRED. MAINTAIN PIPE ABOVE 2" SLOPE AS SHOWN.
 2. CONNECT TO FOUNDATION DRAIN STREET OUTLET SHOWN ON PLANS.



- NOTES:
 1. PVC SUPPORTS SHALL CONNECT TO UNSTRUTS (TO BE INSTALLED BY CONTRACTOR).
 2. SUMP PUMP - ZOLLER MODEL 248, 208 VOLT, 3 PHASE.
 3. PUMP ON LEVEL - 9" FROM SUMP BOTTOM
 4. PUMP OFF LEVEL - 1" FROM SUMP BOTTOM



- NOTES:
 1. RECORDED DRAIN PIPE ON MIN. 0.5% GRADE, HOLDING CONNECTION AS REQUIRED. MAINTAIN PIPE ABOVE 2" SLOPE AS SHOWN.
 2. CONNECT TO FOUNDATION DRAIN STREET OUTLET SHOWN ON PLANS.



NOTES:
 1. ALL PRECAST SECTIONS SHALL CONFORM TO REQUIREMENTS OF ASTM C-478.
 2. MANHOLE BASE MAY BE PRECAST OR CAST IN PLACE. SEE STANDARD MANHOLE BASE DETAILS.
 3. CONCRETE CURB SHALL HAVE FLEXIBLE GASKETTED AND UNRESTRAINED STANDARD MANHOLE.
 4. RISE PIPE MATERIAL TO MATCH CARRIER PIPE MATERIAL.
 5. RISE PIPE SHALL MEET H-20 LOAD REQUIREMENT.
 6. FOR CARRIER PIPE SIZE 6\"/>

KEY NOTES:
 1. 18\"/>

KEY NOTES:
 1. 18\"/>

KEY NOTES:
 1. 18\"/>

KEY NOTES:
 1. NATIVE SUBGRADE, TO BE COMPACTED UNDER ROCKED SPILLWAY.
 2. CLASS 50 RIP-RAP.
 3. STORMWATER BASIN, SEE DETAIL 2/C01.



Appendix 3: Existing Runoff Results

SBUH Calculation Worksheet for City of Eugene Storm Events



Project Name: Veneta Elementary School

Date: 4.18.15

Designer: ALB

Basin: Lewis & Clark Pre-Development Runoff

User-Supplied Data

Pervious Area		Impervious Area	
Pervious Area, SF	41,213	Impervious Area, SF	
Pervious Area, Acres	0.95	Impervious Area, Acres	0.00
Pervious Area Curve Number, CNperv	72	Impervious Area Curve Number, CNimp	98
Time of Concentration, Tc, minutes	5	Note: minimum Tc is five minutes	

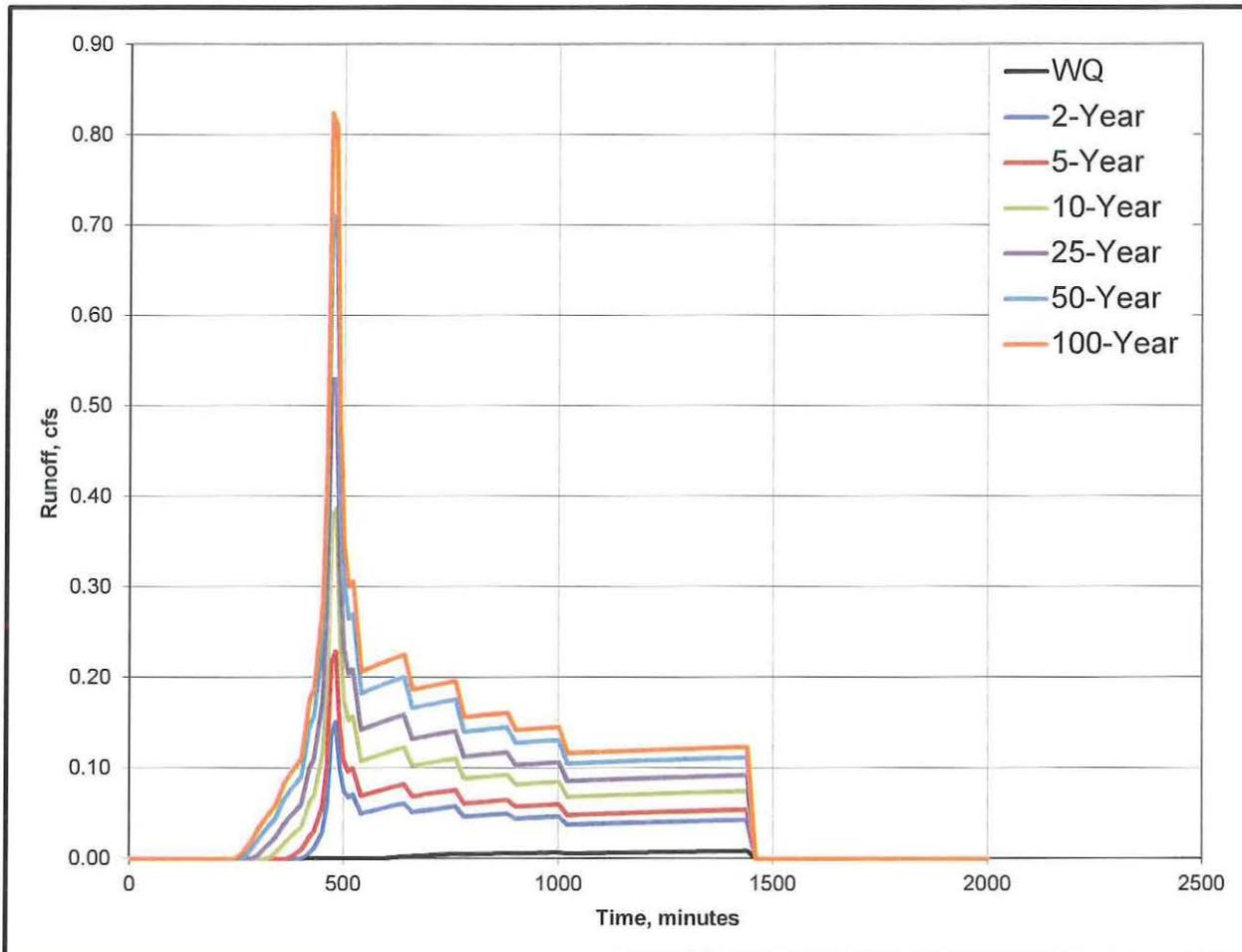
City of Eugene 24-Hour Rainfall Depths (NRCS Type 1A distribution)

Recurrence Interval	WQ	2	5	10	25	50	100
Inches	1.4	3.12	3.6	4.46	5.18	6	6.48

Calculated Data

Total Project Area, Acres	0.95	Total Project Area, Square Feet						41,213
Recurrence Interval	WQ	2	5	10	25	50	100	
Peak Flow Rate, Qpeak, cfs	0.01	0.15	0.23	0.39	0.53	0.71	0.82	
Total Runoff Volume, V, cubic feet	295	3,024	4,076	6,151	8,028	10,280	11,643	
Time to Peak Runoff, hours	24.00	8.00	8.00	8.00	8.00	7.83	7.83	

Runoff Hydrograph



SBUH Calculation Worksheet for City of Eugene Storm Events



Project Name: Veneta Elementary School

Date: 4.18.15

Designer: ALB

Basin: Overall Existing Through Ditch

User-Supplied Data

Pervious Area		Impervious Area	
Pervious Area, SF	53,274	Impervious Area, SF	173,523
Pervious Area, Acres	1.22	Impervious Area, Acres	3.98
Pervious Area Curve Number, CNperv	79	Impervious Area Curve Number, CNimp	98
Time of Concentration, Tc, minutes	5	Note: minimum Tc is five minutes	

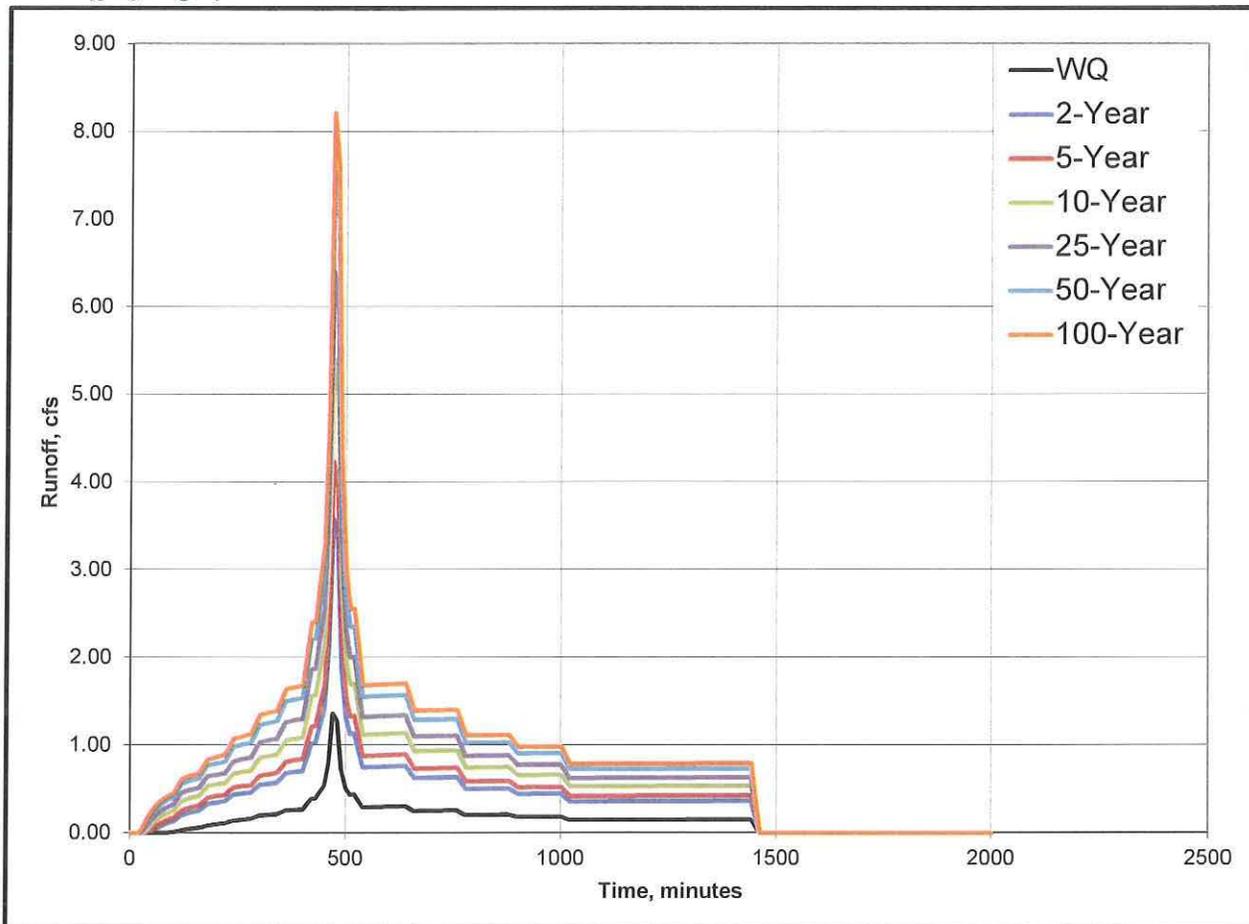
City of Eugene 24-Hour Rainfall Depths (NRCS Type 1A distribution)

Recurrence Interval	WQ	2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr
Inches	1.4	3.12	3.6	4.46	5.18	6	6.48

Calculated Data

Total Project Area, Acres	5.21	Total Project Area, Square Feet	226,797				
Recurrence Interval	WQ	2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr
Peak Flow Rate, Qpeak, cfs	1.36	3.58	4.23	5.41	6.40	7.55	8.22
Total Runoff Volume, V, cubic feet	18,038	47,427	55,974	71,483	84,604	99,654	108,503
Time to Peak Runoff, hours	7.83	7.83	7.83	7.83	7.83	7.83	7.83

Runoff Hydrograph





Eugene Stormwater Facility Calculator

Project Name: Veneta Elementary School

Basin: Overall Existing Through Ditch

Date: 4.18.15

Instructions:

1. Choose Facility Type
2. Choose shape
3. Complete information in highlighted cells

Facility

Swale Type

Shape

See Swale Worksheet

Below-Grade

See Swale Worksheet

Surface Storage Capacity	<input type="text" value="2"/>	cf
Infiltration Area @ 75%	<input type="text" value="9"/>	sf
GM Infiltration Rate	<input type="text" value="2.5"/>	in/hr
Infiltration Capacity (avg)	<input type="text" value="0.001"/>	cfs

Tested infiltration rate	<input type="text" value="0.50"/>	in/hr
Infiltration Safety Factor	<input type="text" value="2.00"/>	

Design Infiltration Rate	<input type="text" value="0.25"/>	in/hr
Infiltration Capacity	<input type="text" value="0.000"/>	cfs

Orifice

Results

WATER QUALITY EVENT	FAIL	ROCK CAPACITY	N/A
---------------------	-------------	---------------	-----

SURFACE CAPACITY **100%**
 OVERFLOW (CF): **18033**

Recurrence Interval	Peak Flow (cfs)	Volume (cf)	Rock Capacity
WQ	1.3566	18,033	N/A
2-Yr	3.5833	47,423	N/A
5-Yr	4.2316	55,970	N/A
10-Yr	5.4083	71,479	N/A
25-Yr	6.4039	84,600	N/A
50-Yr	7.5452	99,648	N/A
100-Yr	8.2159	108,499	N/A



Swale Worksheet

Project Name: Veneta Elementary School

Basin: Overall Existing Through Ditch

Date: 4.18.15

Instructions:

1. Complete information in highlighted cells (downstream depth = top of check dam or overflow)
2. Click "calculate" at the end of the facility segment line
3. If any cell turns red, it does not meet the city's requirements. If facility segment identifier turns red, consider shortening length between check dams or increasing the depth because the segment's capacity is not being fully utilized

Facility Segment (ft)	Length (ft)	Slope (ft/ft)	Bottom Width (ft)	Downstream Depth (in)	Right Side Slope (X:1)	Left Side Slope (X:1)	Rock Width (ft)	Rock Depth (in)	Storage Capacity (cf)	Infiltration Area (sf)	Rock Capacity (cf)	WQ Flow Depth (in)	WQ Velocity (ft/s)	Residence Time (m)
1	66	1.45	23	6	8	5			2	9	0	0.5	1.039	1.06
2									0	0	0			
3									0	0	0			
4									0	0	0			
5									0	0	0			
6									0	0	0			
7									0	0	0			
8									0	0	0			
9									0	0	0			
10									0	0	0			
11									0	0	0			
12									0	0	0			
13									0	0	0			
14									0	0	0			
15									0	0	0			
16									0	0	0			
17									0	0	0			
18									0	0	0			
19									0	0	0			
20									0	0	0			
Total Residence Time:														1.06

Detention Worksheet

Project Name: Veneta Elementary School

Basin: Overall Existing Through Ditch

Date: 4.18.15

Instructions:

1. Choose Storm Event to limit
2. Enter maximum runoff
3. Choose detention facility

Storm Event

10-Yr

Detention Facility

User Defined

Area: 1825 SF

Max. Runoff

3.56 cfs

Required Depth: 1.1 Feet

Orifice Area: 0.67 SF

Orifice Size: 11.1

Results

Required Detention Volume	1,991 cf
---------------------------	-----------------

Recurrence Interval	Undetained Flow (cfs)	Undetained Volume (cf)
WQ	0.0000	0
2-Yr	0.0000	0
5-Yr	0.0000	0
10-Yr	0.0000	0
25-Yr	2.3904	1,255
50-Yr	3.9852	3,194
100-Yr	4.6559	4,411

Appendix 4: Proposed Water Quality & Runoff Calculations

- A. Water Quality Basin Results
- B. Proposed Overall Results (Basin 3 & 4 Only)

Project Name: Veneta Elementary School

Date: 3.23.15

Designer: ALB

Basin: 1

User-Supplied Data

Pervious Area		Impervious Area	
Pervious Area, SF	0	Impervious Area, SF	5,410
Pervious Area, Acres	0.00	Impervious Area, Acres	0.12
Pervious Area Curve Number, CNperv	74	Impervious Area Curve Number, CNimp	98
Time of Concentration, Tc, minutes	5	Note: minimum Tc is five minutes	

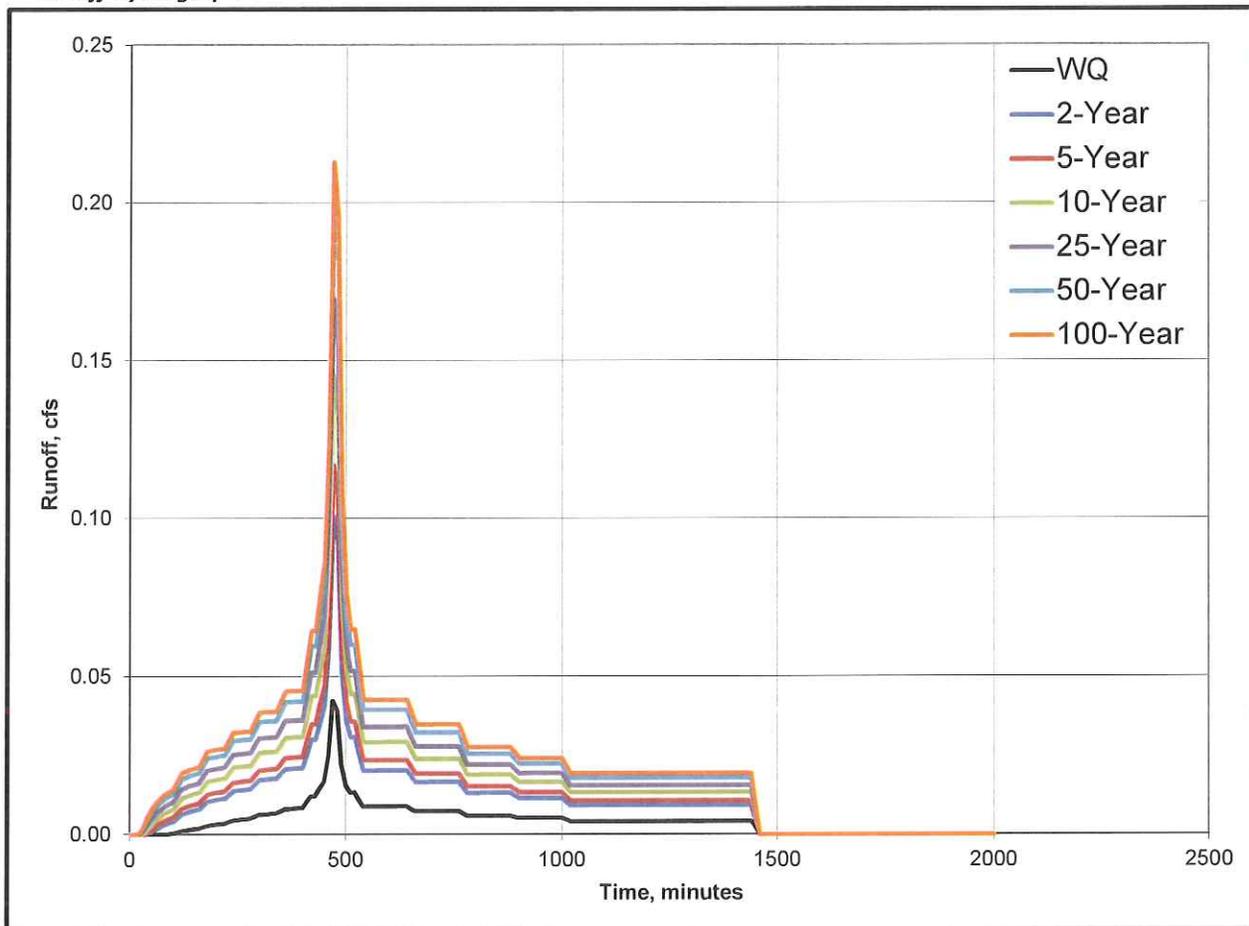
City of Eugene 24-Hour Rainfall Depths (NRCS Type 1A distribution)

Recurrence Interval	WQ	2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr
Inches	1.4	3.12	3.6	4.46	5.18	6	6.48

Calculated Data

Total Project Area, Acres	0.12		Total Project Area, Square Feet		5,410		
Recurrence Interval	WQ	2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr
Peak Flow Rate, Qpeak, cfs	0.04	0.10	0.12	0.15	0.17	0.20	0.21
Total Runoff Volume, V, cubic feet	533	1,302	1,518	1,904	2,228	2,598	2,814
Time to Peak Runoff, hours	7.83	7.83	7.83	7.83	7.83	7.83	7.83

Runoff Hydrograph



Eugene Stormwater Facility Calculator

Project Name: Veneta Elementary School

Basin: 1

Date: 3.23.15

Instructions:

1. Choose Facility Type
2. Choose shape
3. Complete information in highlighted cells

Facility

Raingarden

Shape

Amoeba

Bottom Area: 604 sf
 Bottom Perimeter: 137 ft
 Side Slope: 4 to 1
 Storage Depth: 6 in
 Growing Media: 12 in

Surface Storage Capacity: 353 cf
 Infiltration Area @ 75%: 810 sf
 GM Infiltration Rate: 2.5 in/hr
 Infiltration Capacity (avg): 0.047 cfs

Below-Grade

Rock Storage

Rock Area: 603 sf
 Storage Depth: 18 in
 Void Space: 0.40 .3 to .4

(typ.)
 Tested infiltration rate: 0.50 in/hr
 Infiltration Safety Factor: 2.00
 Rock Storage Capacity: 362 cf
 Design Infiltration Rate: 0.25 in/hr
 Infiltration Capacity: 0.003 cfs

Orifice

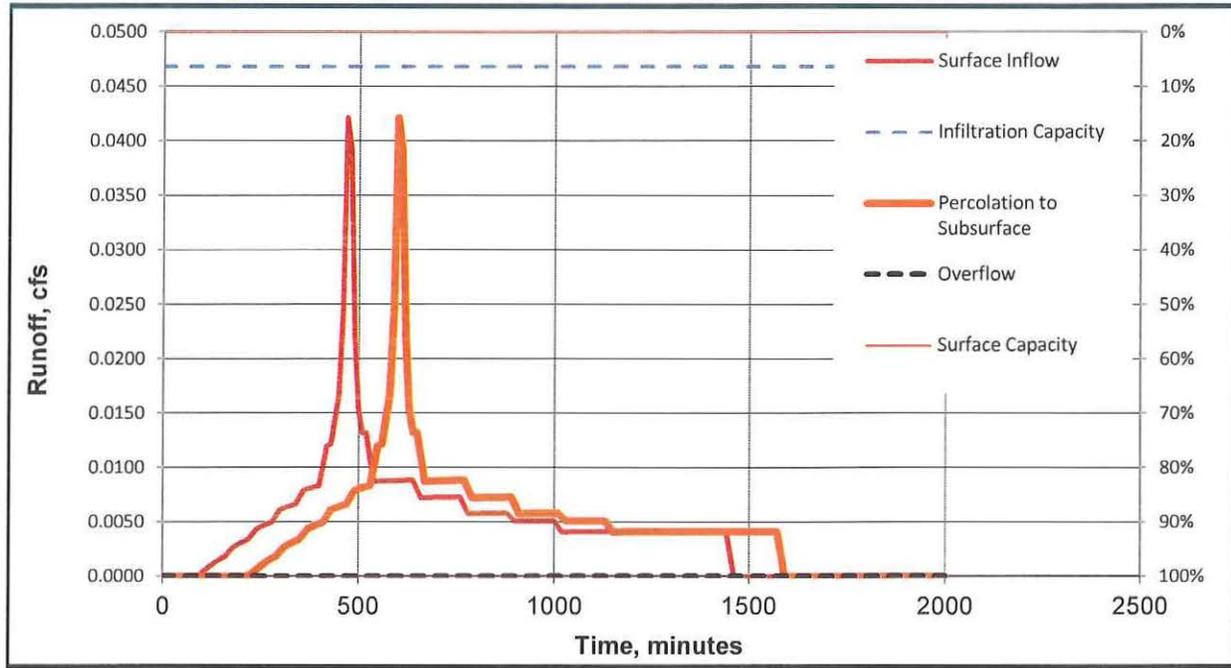
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Results

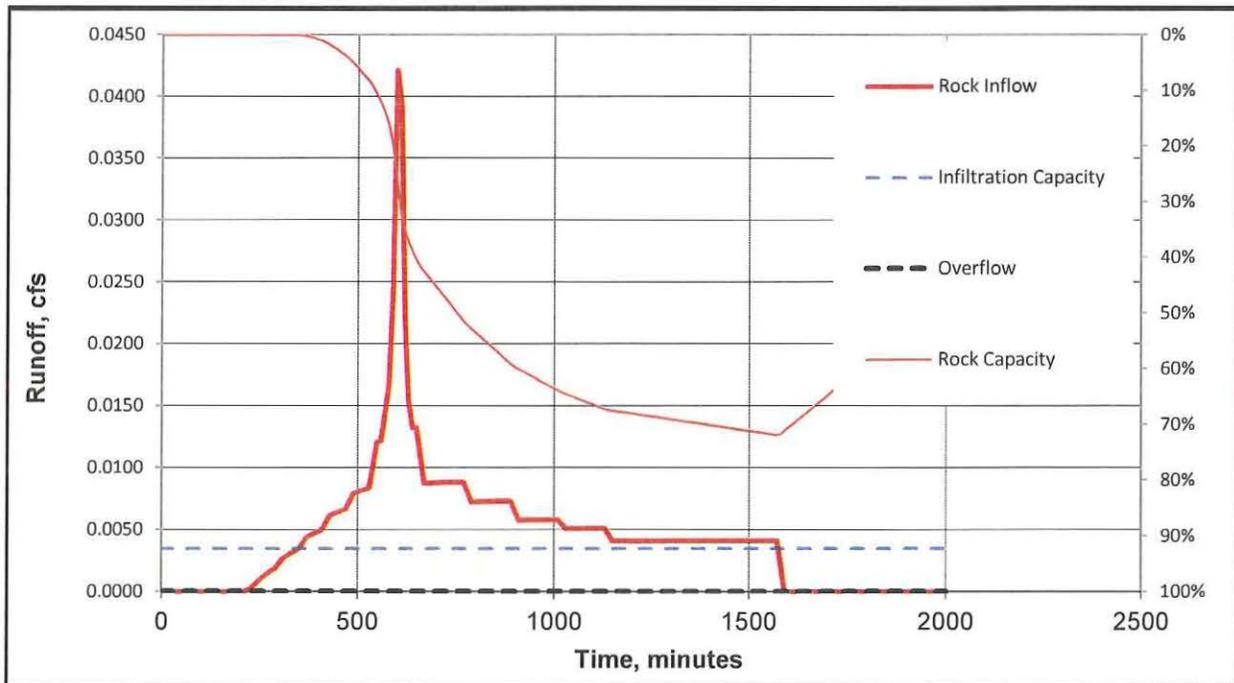
WATER QUALITY EVENT	PASS	ROCK CAPACITY	72%
SURFACE CAPACITY	0%		

Recurrence Interval	Peak Flow (cfs)	Volume (cf)	Rock Capacity
WQ	0.0000	0	72%
2-Yr	0.0058	60	100%
5-Yr	0.0086	194	100%
10-Yr	0.0205	571	100%
25-Yr	0.0306	916	100%
50-Yr	0.0669	1,271	100%
100-Yr	0.1926	1,568	100%

Water Quality Event Surface Facility Modeling



Water Quality Event Below Grade Modeling



SBUH Calculation Worksheet for City of Eugene Storm Events



Project Name: Veneta Elementary School

Date: 3.23.15

Designer: ALB

Basin: 2

User-Supplied Data

Pervious Area		Impervious Area	
Pervious Area, SF	0	Impervious Area, SF	9,062
Pervious Area, Acres	0.00	Impervious Area, Acres	0.21
Pervious Area Curve Number, CNperv	74	Impervious Area Curve Number, CNimp	98
Time of Concentration, Tc, minutes	5	Note: minimum Tc is five minutes	

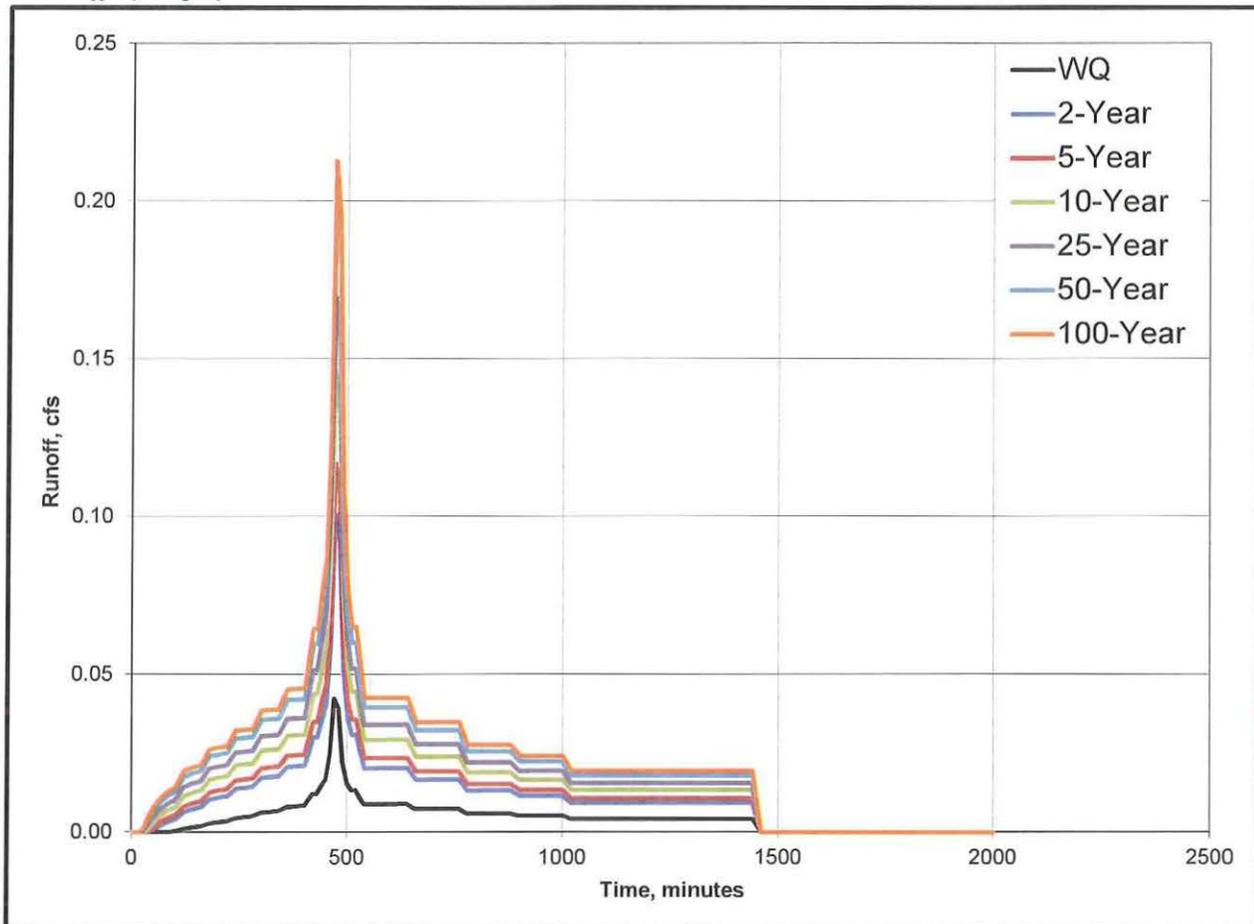
City of Eugene 24-Hour Rainfall Depths (NRCS Type 1A distribution)

Recurrence Interval	WQ	2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr
Inches	1.4	3.12	3.6	4.46	5.18	6	6.48

Calculated Data

Total Project Area, Acres	0.21		Total Project Area, Square Feet		9,062		
Recurrence Interval	WQ	2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr
Peak Flow Rate, Qpeak, cfs	0.07	0.17	0.20	0.24	0.28	0.33	0.36
Total Runoff Volume, V, cubic feet	892	2,181	2,542	3,190	3,733	4,351	4,713
Time to Peak Runoff, hours	7.83	7.83	7.83	7.83	7.83	7.83	7.83

Runoff Hydrograph



Eugene Stormwater Facility Calculator

Project Name: Veneta Elementary School

Basin: 1

Date: 3.23.15

Instructions:

1. Choose Facility Type
2. Choose shape
3. Complete information in highlighted cells

Facility

Raingarden

Shape

Amoeba

Bottom Area: 651 sf
 Bottom Perimeter: 186 ft
 Side Slope: 3 to 1
 Storage Depth: 9 in
 Growing Media: 12 in

Surface Storage Capacity: 645 cf
 Infiltration Area @ 75%: 965 sf
 GM Infiltration Rate: 2.5 in/hr
 Infiltration Capacity (avg): 0.056 cfs

Below-Grade

Rock Storage

Rock Area: 651 sf
 Storage Depth: 18 in
 Void Space: 0.40 .3 to .4 (typ.)

Tested infiltration rate: 0.50 in/hr
 Infiltration Safety Factor: 2.00
 Rock Storage Capacity: 391 cf
 Design Infiltration Rate: 0.25 in/hr
 Infiltration Capacity: 0.004 cfs

Orifice

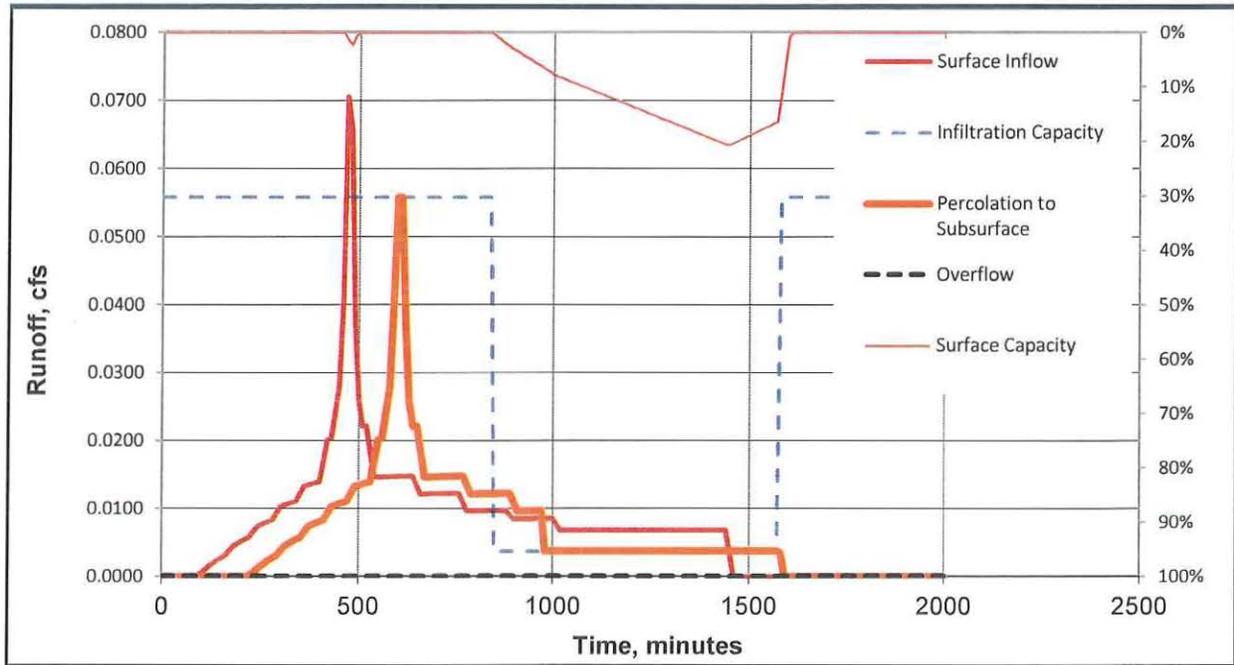
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Results

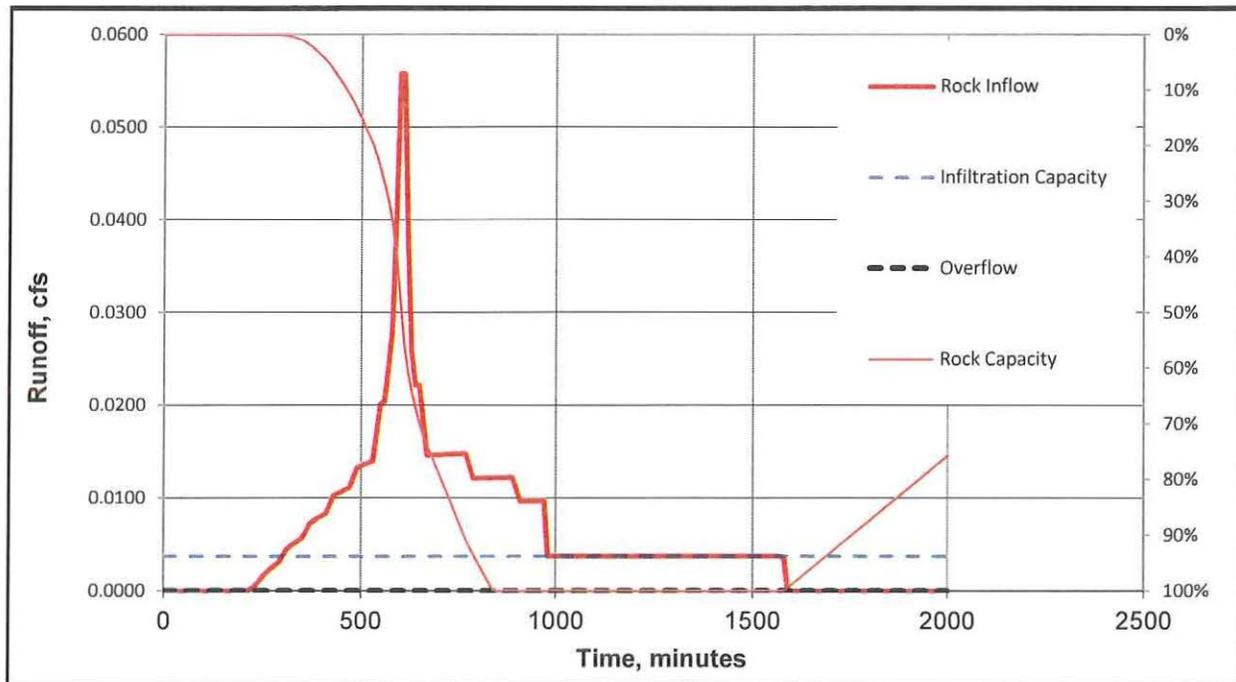
WATER QUALITY EVENT	PASS	ROCK CAPACITY	100%
SURFACE CAPACITY	21%	OVERFLOW (CF):	0

Recurrence Interval	Peak Flow (cfs)	Volume (cf)	Rock Capacity
WQ	0.0000	0	100%
2-Yr	0.0185	502	100%
5-Yr	0.0287	1,027	100%
10-Yr	0.0581	2,049	100%
25-Yr	0.1419	2,912	100%
50-Yr	0.3261	3,995	100%
100-Yr	0.5174	4,654	100%

Water Quality Event Surface Facility Modeling



Water Quality Event Below Grade Modeling



Project Name: Veneta Elementary School

Date: 3.23.15

Designer: ALB

Basin: 3

User-Supplied Data

Pervious Area		Impervious Area	
Pervious Area, SF	0	Impervious Area, SF	26,741
Pervious Area, Acres	0.00	Impervious Area, Acres	0.61
Pervious Area Curve Number, CNperv	74	Impervious Area Curve Number, CNimp	98
Time of Concentration, Tc, minutes	5	Note: minimum Tc is five minutes	

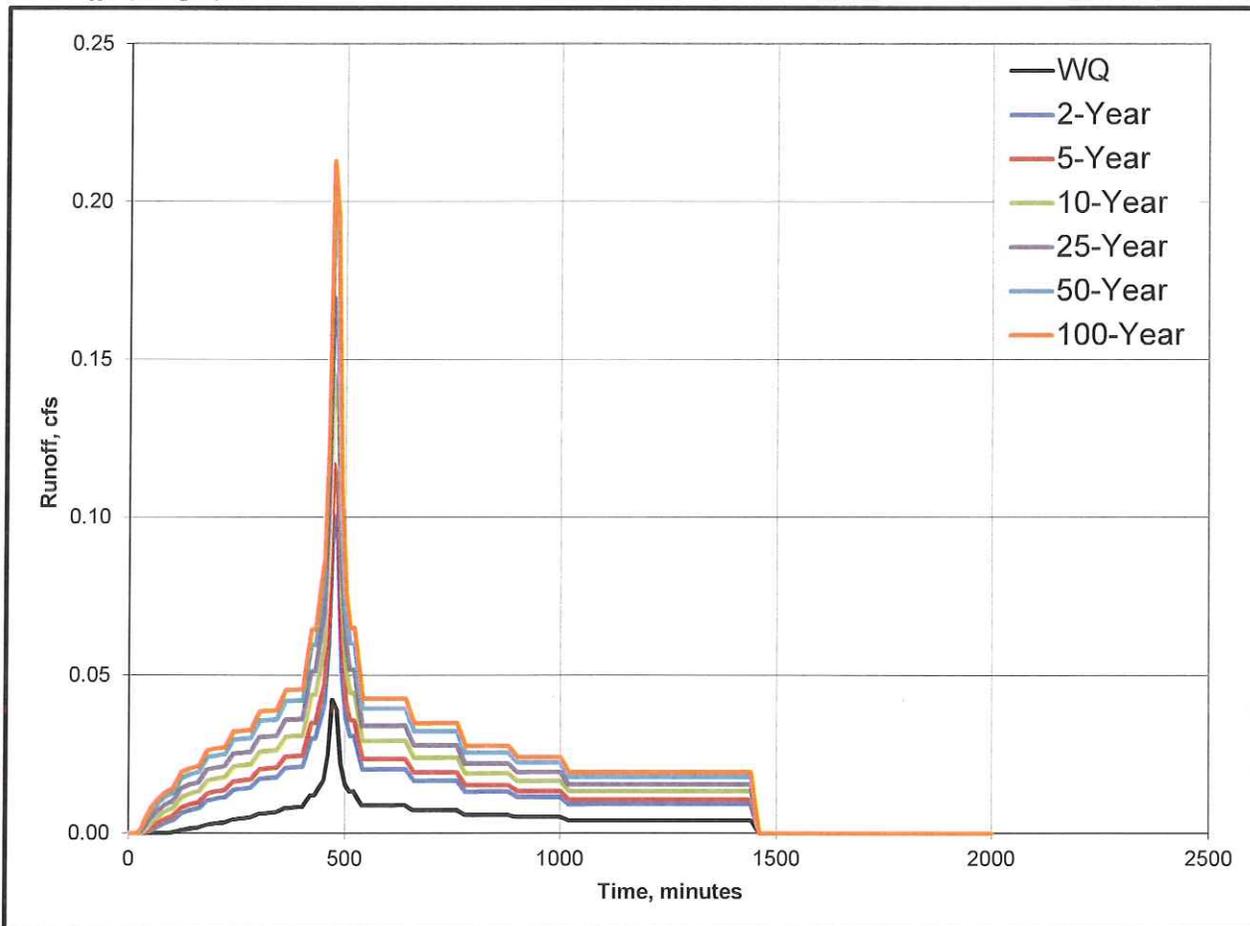
City of Eugene 24-Hour Rainfall Depths (NRCS Type 1A distribution)

Recurrence Interval	WQ	2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr
Inches	1.4	3.12	3.6	4.46	5.18	6	6.48

Calculated Data

Total Project Area, Acres	0.61		Total Project Area, Square Feet		26,741		
Recurrence Interval	WQ	2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr
Peak Flow Rate, Qpeak, cfs	0.21	0.50	0.58	0.72	0.84	0.97	1.05
Total Runoff Volume, V, cubic feet	2,633	6,435	7,501	9,413	11,015	12,840	13,908
Time to Peak Runoff, hours	7.83	7.83	7.83	7.83	7.83	7.83	7.83

Runoff Hydrograph



Eugene Stormwater Facility Calculator

Project Name: Veneta Elementary School

Basin: 1

Date: 3.23.15

Instructions:

1. Choose Facility Type
2. Choose shape
3. Complete information in highlighted cells

Facility

Raingarden

Shape

Amoeba

Bottom Area: 2,129 sf
 Bottom Perimeter: 179 ft
 Side Slope: 3 to 1
 Storage Depth: 9 in
 Growing Media: 12 in

Surface Storage Capacity: 1,748 cf
 Infiltration Area @ 75%: 2,431 sf
 GM Infiltration Rate: 2.5 in/hr
 Infiltration Capacity (avg): 0.141 cfs

Below-Grade

Rock Area: 1,881 sf
 Storage Depth: 18 in
 Void Space: 0.40 .3 to .4 (typ.)
 Tested infiltration rate: 0.50 in/hr
 Infiltration Safety Factor: 2.00
 Rock Storage Capacity: 1,129 cf
 Design Infiltration Rate: 0.25 in/hr
 Infiltration Capacity: 0.012 cfs

Orifice

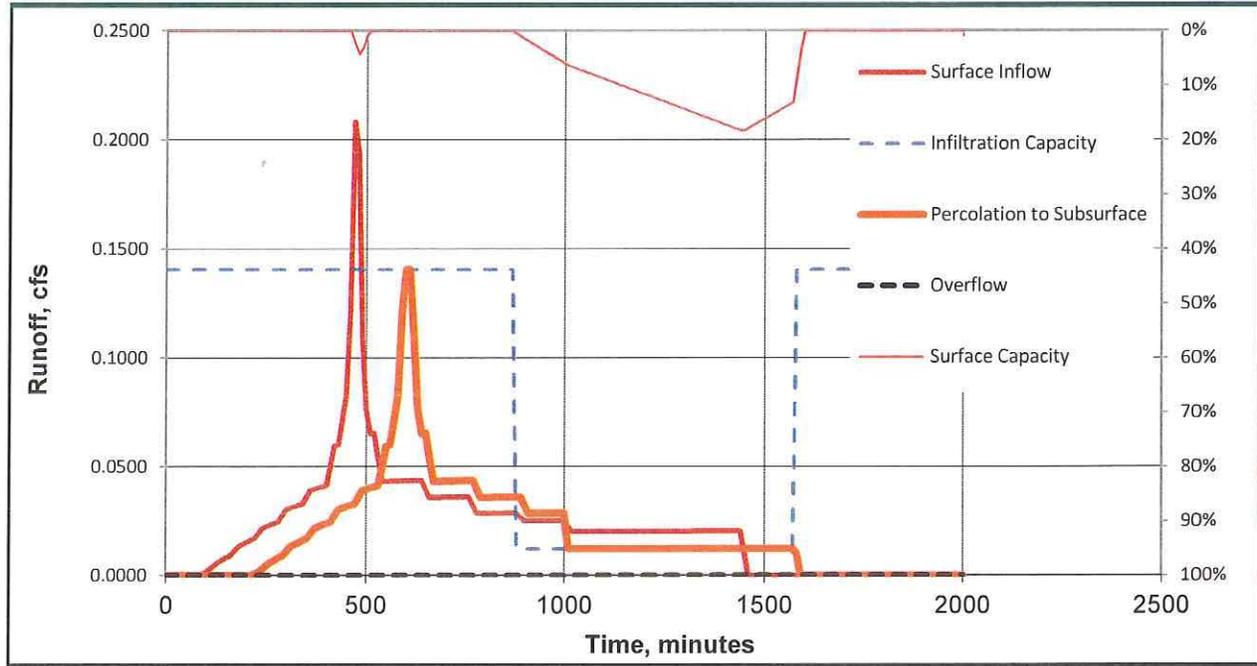
No

Results

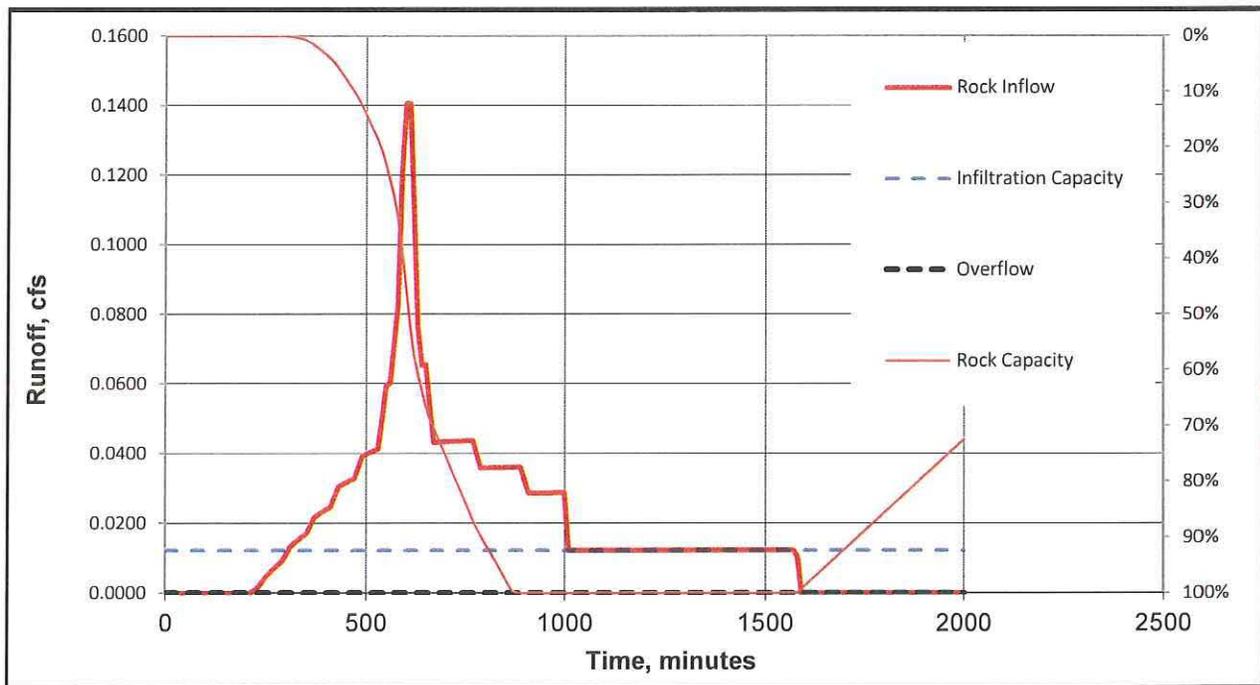
WATER QUALITY EVENT	PASS	ROCK CAPACITY	100%
SURFACE CAPACITY	18%	OVERFLOW (CF):	0

Recurrence Interval	Peak Flow (cfs)	Volume (cf)	Rock Capacity
WQ	0.0000	0	100%
2-Yr	0.0718	2,085	100%
5-Yr	0.1120	3,709	100%
10-Yr	0.2283	6,593	100%
25-Yr	0.7604	9,187	100%
50-Yr	1.2872	11,963	100%
100-Yr	1.4745	13,936	100%

Water Quality Event Surface Facility Modeling



Water Quality Event Below Grade Modeling



Project Name: Veneta Elementary School

Date: 3.23.15

Designer: ALB

Basin: On & Off-site Proposed

User-Supplied Data

Pervious Area		Impervious Area	
Pervious Area, SF	33,628	Impervious Area, SF	161,930
Pervious Area, Acres	0.77	Impervious Area, Acres	3.72
Pervious Area Curve Number, CNperv	79	Impervious Area Curve Number, CNimp	98
Time of Concentration, Tc, minutes	5	Note: minimum Tc is five minutes	

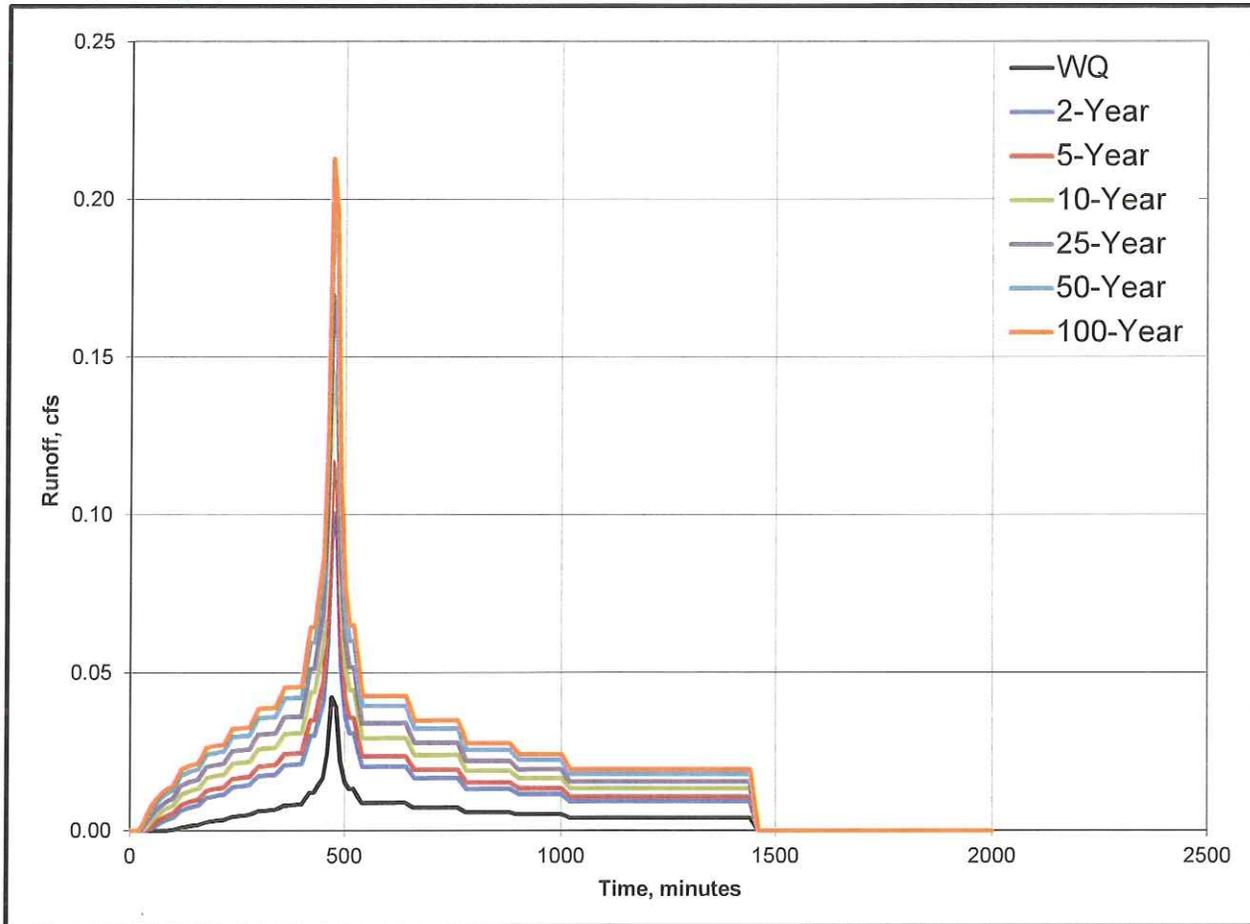
City of Eugene 24-Hour Rainfall Depths (NRCS Type 1A distribution)

Recurrence Interval	WQ	2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr
Inches	1.4	3.12	3.6	4.46	5.18	6	6.48

Calculated Data

Total Project Area, Acres	4.49	Total Project Area, Square Feet	195,558				
Recurrence Interval	WQ	2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr
Peak Flow Rate, Qpeak, cfs	1.26	3.24	3.80	4.82	5.69	6.67	7.25
Total Runoff Volume, V, cubic feet	16,546	42,547	50,031	63,567	74,987	88,063	95,743
Time to Peak Runoff, hours	7.83	7.83	7.83	7.83	7.83	7.83	7.83

Runoff Hydrograph





Eugene Stormwater Facility Calculator

Project Name: Veneta Elementary School

Basin: On & Off-site Proposed

Date: 3.23.15

Instructions:

1. Choose Facility Type
2. Choose shape
3. Complete information in highlighted cells

Facility

Raingarden

Shape

Amoeba

Bottom Area: 2,129 sf
 Bottom Perimeter: 179 ft
 Side Slope: 3 to 1
 Storage Depth: 9 in
 Growing Media: 12 in

Surface Storage Capacity: 1,748 cf
 Infiltration Area @ 75%: 2,431 sf
 GM Infiltration Rate: 2.5 in/hr
 Infiltration Capacity (avg): 0.141 cfs

Below-Grade

Rock Area: 2,129 sf
 Storage Depth: 18 in
 Void Space: 0.40 .3 to .4 (typ.)

Tested infiltration rate: 0.50 in/hr
 Infiltration Safety Factor: 2.00
 Rock Storage Capacity: 1,277 cf
 Design Infiltration Rate: 0.25 in/hr
 Infiltration Capacity: 0.012 cfs

Orifice

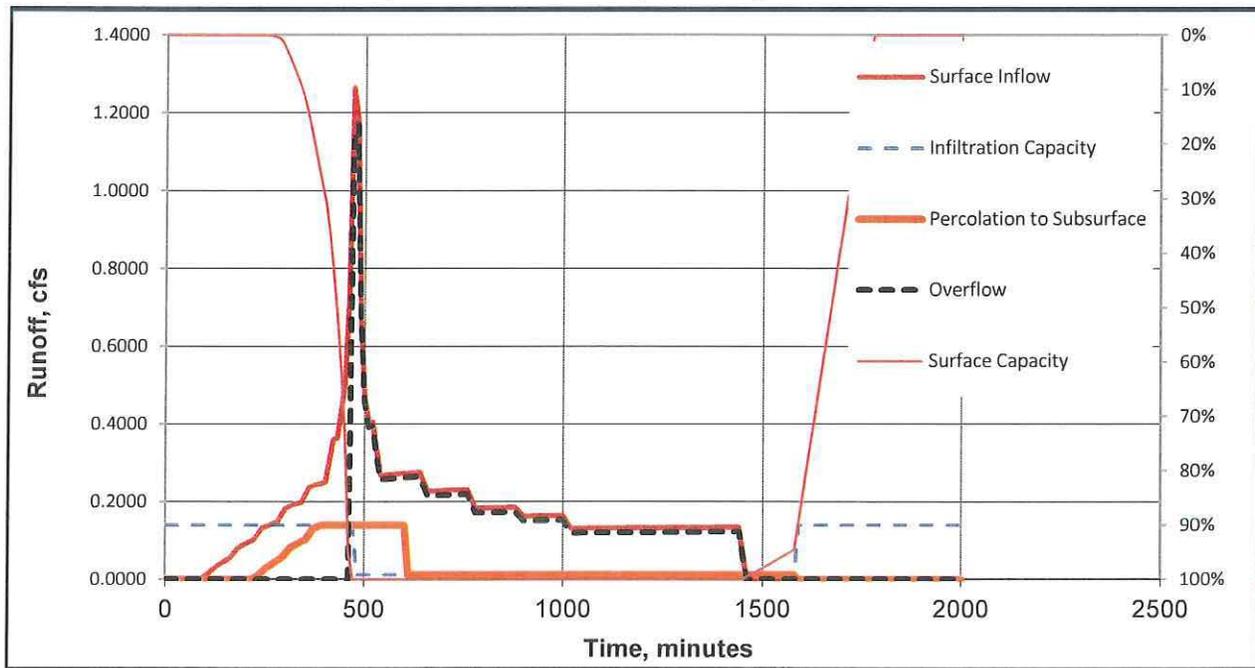
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Results

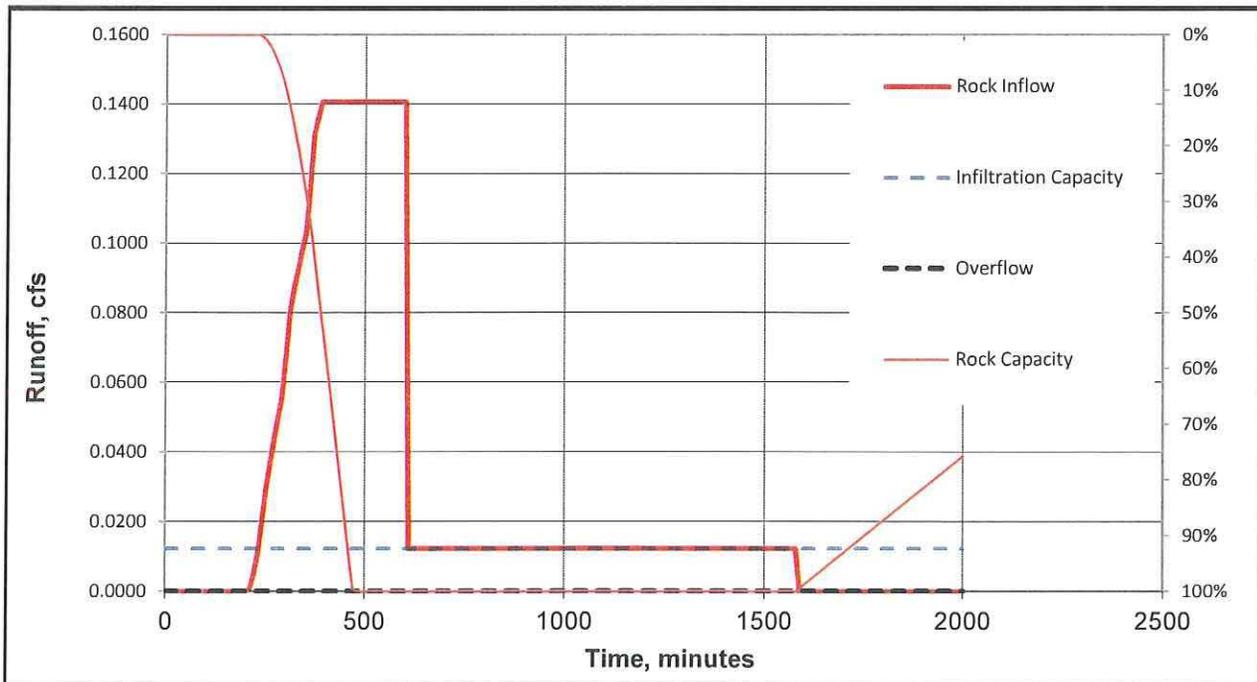
WATER QUALITY EVENT	FAIL	ROCK CAPACITY	100%
SURFACE CAPACITY OVERFLOW (CF):	100%	OVERFLOW (CF):	0
	11612		

Recurrence Interval	Peak Flow (cfs)	Volume (cf)	Rock Capacity
WQ	1.1698	11,612	100%
2-Yr	3.2249	38,050	100%
5-Yr	3.7903	45,996	100%
10-Yr	4.8118	60,758	100%
25-Yr	5.6729	72,961	100%
50-Yr	6.9838	87,246	100%
100-Yr	7.5885	95,554	100%

Water Quality Event Surface Facility Modeling



Water Quality Event Below Grade Modeling



Project Name: Veneta Elementary School

Date: 4.17.15

Designer: ALB

Basin: Existing Building & Play Area

User-Supplied Data

Pervious Area		Impervious Area	
Pervious Area, SF	0	Impervious Area, SF	20,019
Pervious Area, Acres	0.00	Impervious Area, Acres	0.46
Pervious Area Curve Number, CNperv	80	Impervious Area Curve Number, CNimp	98
Time of Concentration, Tc, minutes	5	Note: minimum Tc is five minutes	

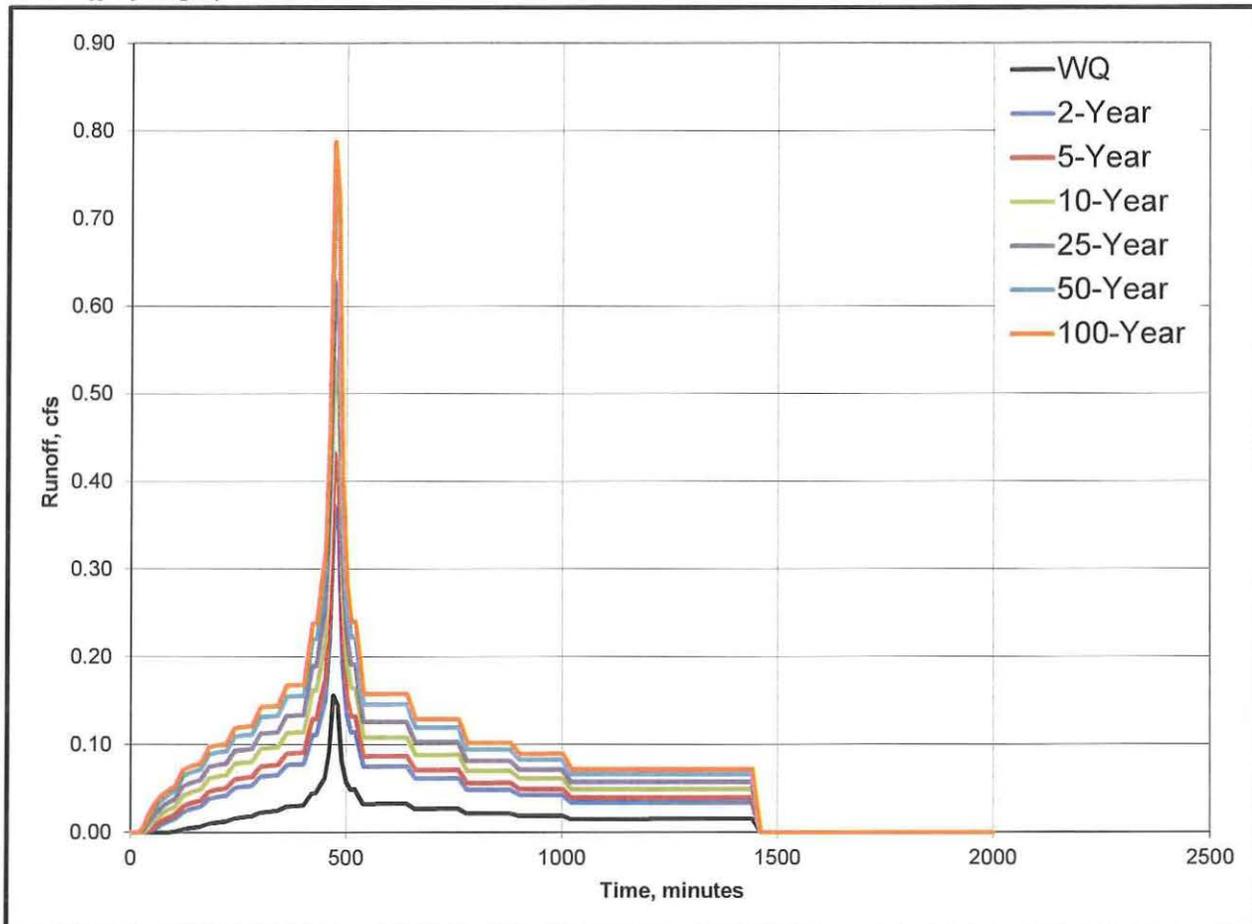
City of Eugene 24-Hour Rainfall Depths (NRCS Type 1A distribution)

Recurrence Interval	WQ	2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr
Inches	1.4	3.12	3.6	4.46	5.18	6	6.48

Calculated Data

Total Project Area, Acres	0.46		Total Project Area, Square Feet		20,019		
Recurrence Interval	WQ	2-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr
Peak Flow Rate, Qpeak, cfs	0.16	0.37	0.43	0.54	0.63	0.73	0.79
Total Runoff Volume, V, cubic feet	1,971	4,818	5,616	7,047	8,246	9,612	10,412
Time to Peak Runoff, hours	7.83	7.83	7.83	7.83	7.83	7.83	7.83

Runoff Hydrograph



Eugene Stormwater Facility Calculator

Project Name: Veneta Elementary School

Basin: Existing Building & Play Area

Date: 4.17.15

Instructions:

1. Choose Facility Type
2. Choose shape
3. Complete information in highlighted cells

Facility

Raingarden

Shape

Amoeba

Bottom Area: 1,783 sf
 Bottom Perimeter: 210 ft
 Side Slope: 5 to 1
 Storage Depth: 6 in
 Growing Media: 12 in

Surface Storage Capacity: 970 cf
 Infiltration Area @ 75%: 2,177 sf
 GM Infiltration Rate: 2.5 in/hr
 Infiltration Capacity (avg): 0.126 cfs

Below-Grade

Rock Storage

Rock Area: 1,783 sf
 Storage Depth: 18 in
 Void Space: 0.40 .3 to .4 (typ.)

Tested infiltration rate: 0.50 in/hr
 Infiltration Safety Factor: 2.00
 Rock Storage Capacity: 1,070 cf
 Design Infiltration Rate: 0.25 in/hr
 Infiltration Capacity: 0.010 cfs

Orifice

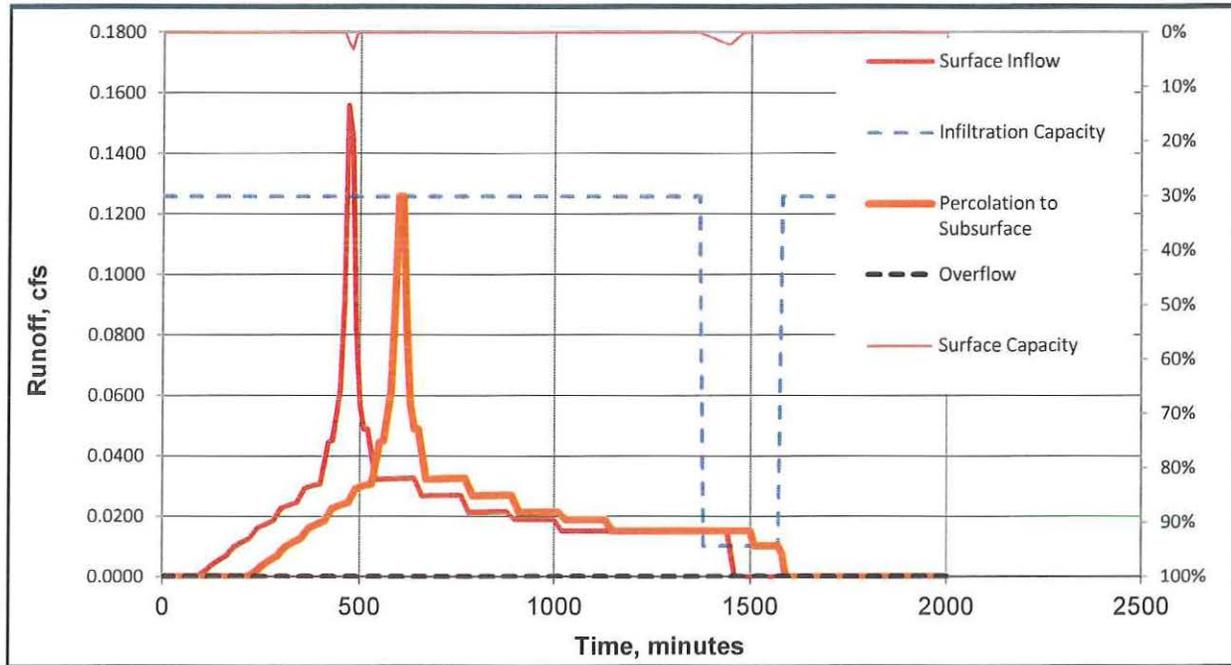
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Results

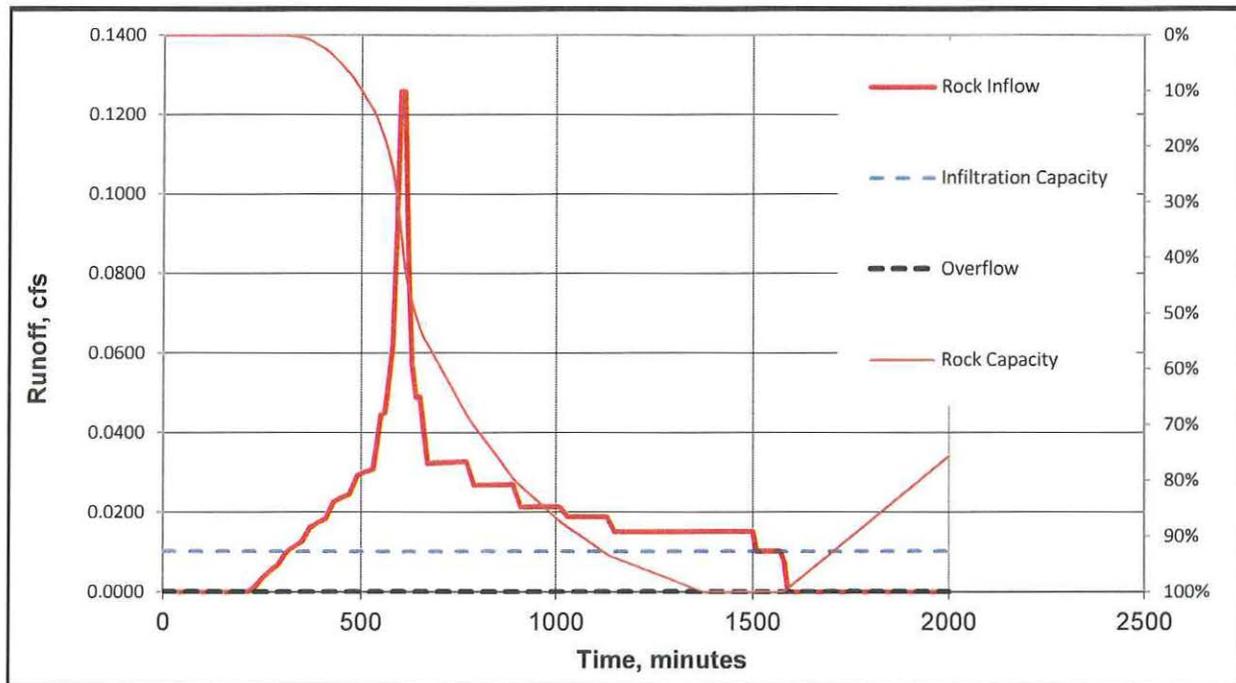
WATER QUALITY EVENT	PASS	ROCK CAPACITY	100%
SURFACE CAPACITY	3%	OVERFLOW (CF):	0

Recurrence Interval	Peak Flow (cfs)	Volume (cf)	Rock Capacity
WQ	0.0000	0	100%
2-Yr	0.0388	1,024	100%
5-Yr	0.0613	1,819	100%
10-Yr	0.1546	3,339	100%
25-Yr	0.5682	4,634	100%
50-Yr	0.7184	5,900	100%
100-Yr	0.7774	6,696	100%

Water Quality Event Surface Facility Modeling



Water Quality Event Below Grade Modeling

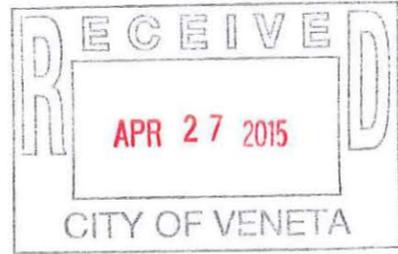


Appendix 5: Conveyance Calculations

**Storm Drainage
10-Year Conveyance Calculations
Veneta Elementary School**



DESIGN SECTION SUB-BASIN OR STRUCTURE	DESIGN CALCULATIONS			DESIGN					
	TIME MIN.	SUB- BASIN Q CFS	TOTAL Q CFS	SLOPE %	DIA IN.	CAPACITY Qf CFS	VEL. Vf FT/S	RUNOFF RATIO Q/Qf	VEL. AT Q/Qf
Overall Site	5.00	4.97	4.97	1.20	15	7.17	5.83	0.69	6.23



TERRITORIAL HWY.

EXISTING VENETA
ELEMENTARY SCHOOL
FF=422.80±

BUS STACKING

"BUS ONLY"
SIGN

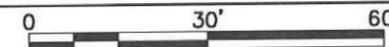
SINGLE AISLE
PARENT STACKING

CONTROL POINT #95
60D NAIL
N=4569.3900
E=5004.1400
EL=421.220 (NGVD 29)

46'

CURRENT VEHICULAR STACKING

SCALE: 1"=30'



SHEET NO.

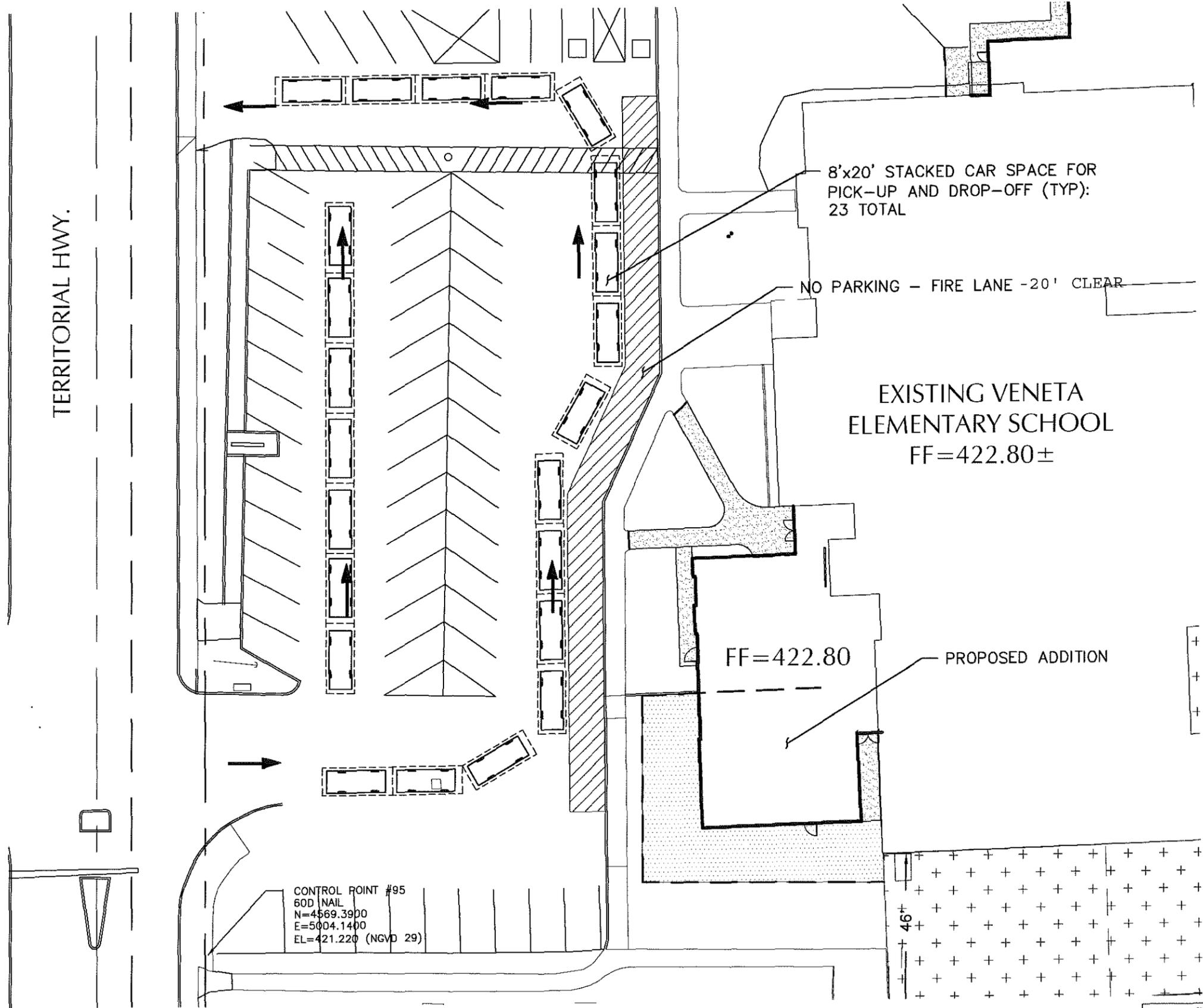
EXH-2

SINGLE AISLE VEHICLE STACKING.
LIMITED PARENT PARKING.
LIMITED BUS STACKING.
CROSS TRAFFIC OF BUS AND
PASSENGER VEHICLE AT EXIT.

1107-EXHIBIT File: O:\c\p\2014\314819-Fern-Ridge-Schools\VES\CAD\PLOT\SitePlanRvw\EXH-Rsps.dwg TAB:EXH-1

INCREASED VEHICLE STACKING TO EXCEED
LDO 493 REQUIRED NUMBER.
INCREASED PARENT PARKING.
REMOVED BUS STACKING FROM PASSENGER
VEHICLE TRAFFIC.

TERRITORIAL HWY.



8'x20' STACKED CAR SPACE FOR
PICK-UP AND DROP-OFF (TYP):
23 TOTAL

NO PARKING - FIRE LANE - 20' CLEAR

EXISTING VENETA
ELEMENTARY SCHOOL
FF=422.80±

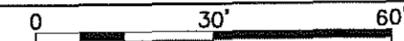
FF=422.80

PROPOSED ADDITION

CONTROL POINT #95
60D NAIL
N=4569.3900
E=5004.1400
EL=421.220 (NGVD 29)

AVAILABLE VEHICULAR STACKING

SCALE: 1"=30'



SHEET NO.
EXH-1

10356

BARGAIN & SALE DEED

FOR VALUE RECEIVED, MICHAEL SEBER and PEARL O. SEBER, husband and wife, herein referred to as Grantors, hereby grant, bargain, sell and convey unto LANE COUNTY SCHOOL DISTRICT NO. 28J, a municipal corporation, herein referred to as Grantee, the following described real property, with tenements, hereditaments and appurtenances, to-wit:

<p>S 89° 20' E 990.00 feet</p> <p>N 0° 19' E 355.55 feet</p> <p>N 0° 19' E 114.00 feet</p> <p>S 89° 43' 30" E 98.50 feet</p> <p>S 0° 19' W 114.00 feet</p> <p>N 89° 43' 30" W 98.50 feet</p>	<p>Beginning at the iron pin marking the west one-quarter corner of Section 31, Township 17 South, Range 5 West of the Willamette Meridian; thence, along the centerline of County Road No. 408 to a point; thence, to the TRUE POINT OF BEGINNING; thence, to an iron pin on the south line of that tract of land described in Reel 364, instrument No. 00503, records of Lane County, Oregon; thence, along a line parallel with the south line of the north one-half of said Section 31 to a point on the west line of that tract of land described in Reel 204, instrument No. 85201, records of Lane County, Oregon; thence, along the west line of the tracts of land described in Reel 204, instrument No. 85201 and Reel 263, instrument No. 61355, records of Lane County, Oregon to a point; thence, to the true point of beginning in Lane County, Oregon.</p>
---	---

The true and actual consideration for this transfer is a trade of properties. The foregoing recital of consideration is true as I verily believe.

Dated this 14th day of March, 1968.

Michael Seber
 Michael Seber

Pearl O. Seber
 Pearl O. Seber

STATE OF OREGON

Notary Public for Oregon. Personally appeared the above named Michael Seber and Pearl O. Seber, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.



Marie L. Seber
 NOTARY PUBLIC FOR OREGON
 My commission expires: 2-14-69

14256

7190 Seber

4224 School Dist.

State of Oregon,
County of Lane—ss.

I, Ina Randolph, Director of the
Department of Records and Elections,
in and for the said County, do hereby
certify that the within instrument was
received for record at

1968 APR 1 AM 9 27 J

Reel 385 R

Lane County OFFICIAL Records.

INA RANDOLPH, Director of the
Department of Records & Elections.

By Ina Randolph
Deputy

C29-083-05

RETURN TO: Mr. Donald R. Husband
72 West Broadway
Eugene, Oregon 97401

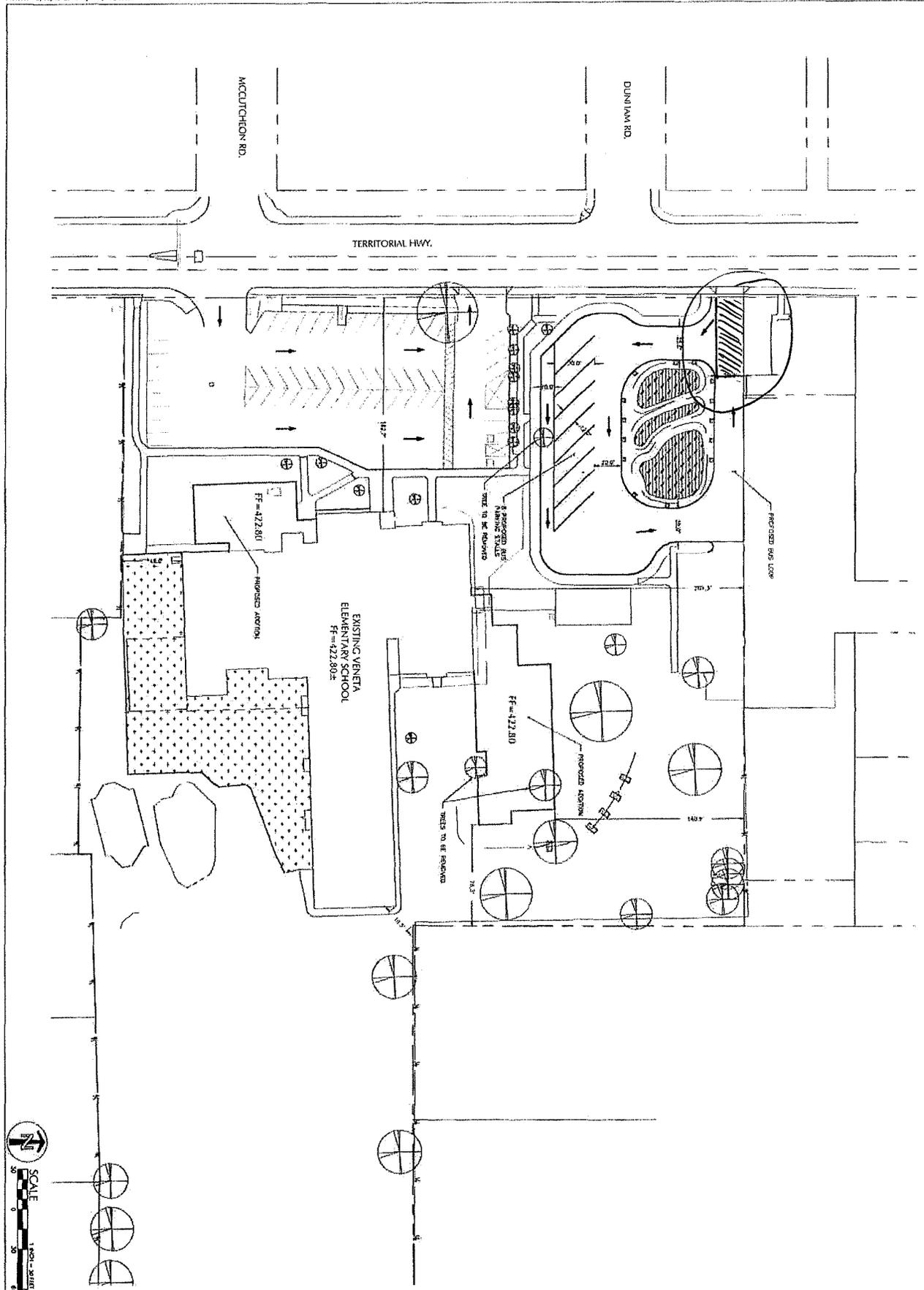
RECEIVED BY CLERK OF DISTRICT COURT
FOR THE COUNTY OF LANE
APR 1 1968
RECEIVED BY CLERK OF DISTRICT COURT
FOR THE COUNTY OF LANE
APR 1 1968

PARCEL 1:

Beginning at a point 60 feet East and 142½ feet South of the Southeast corner of Block 1, ORIGINAL PLAT OF THE TOWN OF VENETA, Oregon, running thence East 75.0 feet; thence South 82½ feet; thence West 75.0 feet; thence North 82½ feet to the place of beginning, in Lane County, Oregon.

PARCEL 2:

The most Westerly 30 feet of even width of the following-described property: Beginning at the Southeast corner of Block 1, VENETA, as platted and recorded in Book 7, Page 4, Lane County Oregon Plat Records; thence South a distance of 60.00 feet; thence South 89° 52' 00" East along the South right of way of Broadway Street a distance of 306.00 feet; thence South a distance of 82.50 feet to the true point of beginning; thence North 89° 52' 00" West a distance of 171.00 feet; thence South a distance of 82.50 feet; thence South 89° 52' 00" East a distance of 130.00 feet; thence North a distance of 67.50 feet; thence South 89° 52' 00" East a distance of 41.00 feet; thence North a distance of 15.00 feet to the true point of beginning, all in Lane County, Oregon.



C2.0

Project Number: 2144310
 Project Issue Date: 2/25/2015
 A: E21C

Site Plan
 Veneta Elementary School
 Fern Ridge School District

88131 Territorial Highway
 Veneta, OR 97587

50% CD

kpff
 PRELIMINARY
 NOT FOR
 CONSTRUCTION

MEMORANDUM

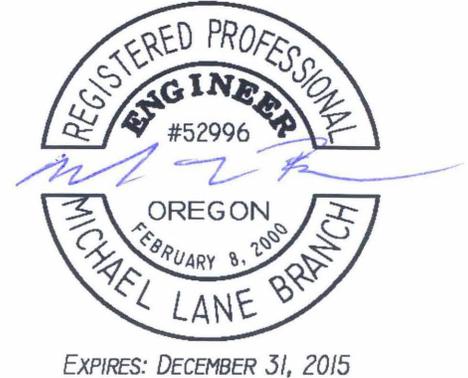


DATE: May 14, 2015

TO: Lisa Garbett, Associate Planner
City of Veneta

FROM: Lane Branch, P.E., City Engineer

RE: Public Works Engineering Comments
Site Review SR-2-15 Veneta Elementary School



EXPIRES: DECEMBER 31, 2015

Thank you for the opportunity to assist the City and provide comments for the Veneta Elementary School project (SR-2-15).

My findings and recommended conditions are as follows:

Finding: The city of Veneta's adopted stormwater manual is the 2008 City of Portland Stormwater Management Manual (SWMM).

Finding: A stormwater management report by KPFF was included with the application.

Finding: The proposed site plan includes stormwater detention/treatment basins and a grassy swale. The stormwater treatment facilities will need to be vegetated in accordance with Portland Stormwater Manual.

Recommended Condition: Prior to occupancy, the vegetated stormwater treatment facilities shall be planted in accordance with City of Portland's Stormwater Management Manual requirements.

Finding: The northeast corner of the proposed bus circulation area is shown to be graded such that stormwater runoff will be directed north to neighboring properties.

Recommended Condition: Prior to building permit issuance, the grading and drainage plan for the northeast corner of the bus circulation area shall be revised to capture runoff from all new impervious surfaces. The stormwater runoff shall be directed to a pipe prior to leaving the site.

Finding: Drainage from Territorial Highway and off-site properties west of Territorial Highway is conveyed through the site via existing stormwater pipes and a pond. The applicant has proposed a minor relocation of an existing stormwater pond and associated piping; however, the drainage pattern is proposed to remain.

Finding: Modifications to the existing northern access to Territorial Hwy are subject to ODOT approval.

Recommended Condition: Prior to building permit issuance, the applicant shall obtain ODOT approval for the proposed modifications to the northern access.

END OF COMMENTS

City of Veneta M E M O R A N D U M

DATE: April 21, 2015
TO: Veneta Public Works
Attn: Kyle Schauer
FROM: Lisa Garbett, City of Veneta
RE: Amendment - Site Plan Review (City File# SR-2-15)

Location Address: 88131 Territorial Road, Veneta, Oregon (Veneta Elementary School)

The City has received a request for a Site Plan Amendment review and Type A Tree Removal review for two additions to the school, a new bus loop and removal of three (3) trees at the Veneta Elementary School.

******NOTE SHORT TIMELINE******

This request is being forwarded for your review, comment and conditioning. If you have conditions of approval you would like incorporated into the City's consideration of this request, please list them and return to this office **no later than May 1, 2015**. Please call me at 935-2191 ext. 304 if you are unable to return comments by this date. Please reference file number SR-2-15 in your reply.

Please reference file number SR-2-15 in your reply.

- We are not affected by the proposal.
- We have reviewed the proposal and have no comments.
- Our comments are attached.
- Our comments are:

City of Veneta M E M O R A N D U M

DATE: April 20, 2015

TO: The Building Department, LLC
Attn: David Mortier

FROM: Lisa Garbett, City of Veneta

RE: Amendment - *Site Plan Review (City File# SR-2-15)*
Assessors Map No.

Location Address: 88131 Territorial Road, Veneta, OR

The City has received a request for Site Plan Amendment review and Type A Tree Removal review for two additions, a new bus loop and removal of three (3) trees at the Veneta Elementary School.

******NOTE SHORT TIMELINE******

This request is being forwarded for your review, comment and conditioning. If you have conditions of approval you would like incorporated into the City's consideration of this request, please list them and return to this office **no later than April 27, 2014**. Please call me at 935-2191 ext. 304 if you are unable to return comments by this date.

Please reference file number SR-2-15 in your reply.

- We are not affected by the proposal.
- We have reviewed the proposal and have no comments.
- Our comments are attached.
- Our comments are:

City of Veneta M E M O R A N D U M

DATE: April 20, 2015
TO: Lane Fire Authority
Attn: Dean Chappell, Fire Inspector
FROM: Lisa Garbett, City of Veneta
RE: Amendment - *Site Plan Review (City File# SR-2-15)*

Location Address: 88131 Territorial Road, Veneta, Oregon

The City has received a request for a Site Plan Amendment review and Type A Tree Removal review for two additions to the school, a new bus loop and removal of three (3) trees at the Veneta Elementary School.

******NOTE SHORT TIMELINE******

This request is being forwarded for your review, comment and conditioning. If you have conditions of approval you would like incorporated into the City's consideration of this request, please list them and return to this office ***no later than April 27, 2015***. Please call me at 935-2191 ext. 304 if you are unable to return comments by this date.

Please reference file number SR-2-15 in your reply.

- We are not affected by the proposal.
- We have reviewed the proposal and have no comments.
- Our comments are attached.
- Our comments are:

The Fire Alarm system shall be up dated at the time of remodel.



Oregon

John Kitzhaber M.D., Governor

Department of Transportation
Region 2
455 Airport Road SE, Bldg. B
Salem, Oregon 97301-5395

FILE CODE: 200-3
DRS Case No. 6433

April 24, 2015

Lisa Garbett
Planner
City of Veneta
PO Box 458
Veneta, OR 97487

SUBJECT: ODOT Comments for Land Use File No. SR-2-15
Applicant: DLR Group; Eric Bolken for Veneta Elementary School
Property Owner: Veneta School District
Assessor's Map Number, 17053123, Tax Lots 1100 and 2800
Lane County

Dear Lisa,

Thank you for notifying the Oregon Department of Transportation (ODOT) of the Site Review application. This letter is submitted for inclusion in the public hearing record and ODOT should be considered a party to the land use action. Please provide a copy of the land use decision, notice of any time extensions or continuances, to ODOT at the address provided below, or you may provide notice to ODOT via e-mail. Electronic format is preferred.

Planning and Development Manager
Oregon Department of Transportation
Region 2 Headquarters
455 Airport Road SE, Building B
Salem, OR 97301-5395

Electronic documents can be directed to:

ODOTR2PLANMGR@ODOT.STATE.OR.US

ODOT staff has completed a review of the submitted application and has the following comments.

The property abuts the Territorial Highway, No. 200, Route No. OR200, and is subject to state laws administered by the Oregon Department of Transportation. These laws may require the applicant

to obtain one or more state permits to carry out the intended use of the property, or to otherwise comply with state law without need for a permit.

ODOT has reviewed its access permit records and determined there is an existing permit for the highway access being proposed for the new school bus drop-off and pick-up area on Tax Lot 1100. A copy of the permit is attached.

During the land use application completeness review, the applicant provided bus turning circulation and offtracking analysis for busses that would utilize the new drop-off and pick-up area. No changes to the existing access-driveway were proposed by the applicant. ODOT believes the existing access should be reconstructed to accommodate simultaneous side-by-side vehicular movements at the access.

An existing access permit can be evaluated under OAR 734-051-3020, Change of Use of a Private Connection. The purpose of the evaluation is to determine if the proposed change in the traffic character would require a new access permit. The applicant's proposal would change the type and size of vehicles, specifically school busses, using the existing access. As such the current access would not be adequate to accommodate simultaneous side-by-side vehicular movements at the access. For this reason ODOT is recommending the City include a condition of approval that the applicant be required to submit ***An Application for State Highway Approach*** (access permit application). The application would be subject to review and approval criteria in OAR 734-051. The new access would need to be reconstructed to accommodate simultaneous side-by-side vehicular movements. Construction plans will need to be submitted to ODOT for review and approval prior to a permit being issued for reconstruction of the new access. The applicant should work closely with ODOT staff to determine the size and design standard for the access.

Please note the applicant should contact April Jones, District 5 Senior Permit Specialist at 541.726.2577 to obtain a copy of the access permit application. Please note the applicant can submit a copy of the Notice of Decision for this land use application in lieu of the Land Use Compatibility Statement as part of submitting the access permit application.

If you have any questions please feel free to contact me at 503.986.2732.

Sincerely,



Development Review Coordinator

Attachment: Access Permit 30593

cc: Electronic copies provided to:
Scott Nelson, PE, ODOT
Duane Liner, PE, ODOT
April Jones, ODOT
Casey Knecht, ODOT
David Reesor, ODOT

MP 19.74

4461



APPLICATION AND PERMIT TO CONSTRUCT APPROACH ROAD

PERMIT NUMBER

HIGHWAY DIVISION

30593

HIGHWAY NAME Territorial Hwy.	MILEPOINT 19.74	ENGINEERS STATION 1117+44
HIGHWAY NUMBER 200	COUNTY Lane	SIDE OF HIGHWAY <input type="checkbox"/> NORTH <input checked="" type="checkbox"/> EAST <input type="checkbox"/> SOUTH <input type="checkbox"/> WEST
APPROACH TO SERVE School		BETWEEN OR NEAR LANDMARKS Veneta C. L. AND
HIGHWAY REFERENCE MAP AND ATTACHED DRAWING NUMBERS 1V-118		APPLICANT NAME AND ADDRESS Veneta Elementary School 88134 Territorial Hwy. Elmira, OR 97437 Attn: Don Swartz
BOND REQUIRED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	REFERENCE OAR 734-50-025(6)	AMOUNT OF BOND \$ -0-
INSURANCE REQUIRED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	REFERENCE OAR 734-50-025(3)	<input checked="" type="checkbox"/> ADMINISTRATIVE FEE <input type="checkbox"/> TEMPORARY DEPOSIT
AMOUNT \$ waived	CHECK NUMBER	
DISTRICT MAINTENANCE SUPERVISOR X <i>Bill Inzell P.S.</i>	DATE COMPLETE APPLICATION RECEIVED 6-20-88	
REGION ENGINEER X <i>W. Mander</i>	DATE 6-25-88	
UTILITY PERMIT SUPERVISOR X <i>Paul Jones</i>	APPROVAL DATE 7-5-88	
APPLICANT X <i>Donald Swartz</i>	APPLICATION DATE 6-14-88	APPROACH ROAD COMPLETION DATE: REFERENCE: OAR 734-50-050(4) -----

The applicant declares that he/she is the owner or lessee of the real property adjoining the above described highway and has the lawful authority to apply for this permit. When this application is approved by the Department of Transportation, the applicant is subject to the terms and provisions contained herein and attached hereto; and the terms of Oregon Administrative Rule, Chapter 734, Division 50, which is by this reference made a part of this permit. Copies of the Rule may be obtained from the District Maintenance Supervisor's office.

Issuing of permits under these regulations is not a finding of compliance with the statewide planning goals or the acknowledged comprehensive plan for the area. Permits are issued subject to the approval of city, county or other governmental agencies having either joint supervision over the section of highway or authority to regulate land use by means of zoning and/or building regulations. It shall be the applicant's responsibility to obtain any such approval including, where applicable, local government determination of compliance with the statewide planning goals. (OAR 734-50-055)

SPECIAL PROVISIONS

1—If the proposed application requires traffic control devices and/or special road construction, the applicant shall provide a copy of this application to the affected local government. The original application must be signed by the local government official.

LOCAL GOVERNMENT OFFICIAL SIGNATURE X <i>Jim Smigley</i>	TITLE MAYOR	DATE 6/14/88
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2—The applicant or his contractor shall notify the District Maintenance Supervisor's office at least 48 hours in advance of commencing work and after completing the work covered by this permit. (OAR 734-50-040) Telephone Number:

3. Documentation of existing approach.

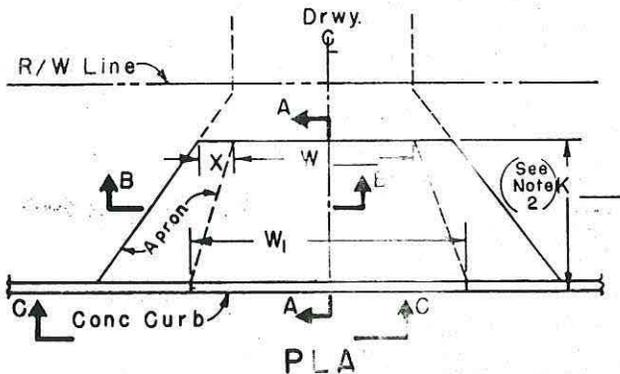
DIST. 5 MAINTENANCE RECEIVED

JUL 07 1988

DMS ADMS DOM PS SEC

NOTE: All material and workmanship shall be in accordance with the current State of Oregon Standard Specification for Highway Construction.

TYPE 4 APPROACH ROAD — CURBED HIGHWAY



W = 30'	W ₁ = 36'	X = 3'	K = 5 1/2'
ANGLE OF SKEW 90°	APPROACH TYPE "A"	CURB TYPE "A"	

- NOTES:
- W = WIDTH OF DRIVEWAY
 - K = DISTANCE FROM FACE OF CURB TO BACK OF PRESENT OR FUTURE WALK OR 10 FEET, WHICHEVER IS LESS
 - W₁ = SEE TABLE A ON REVERSE
 - X = SEE TABLE A ON REVERSE

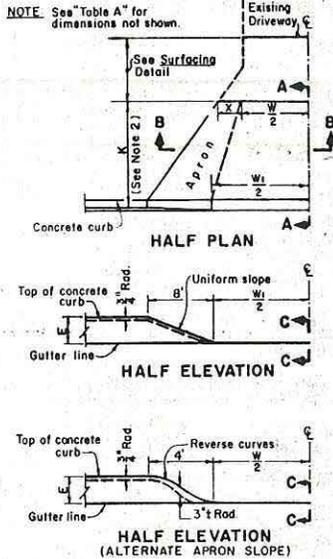


TABLE A

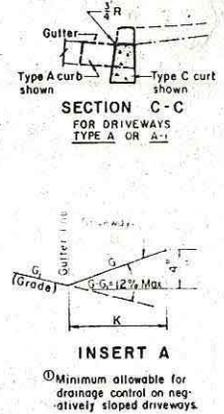
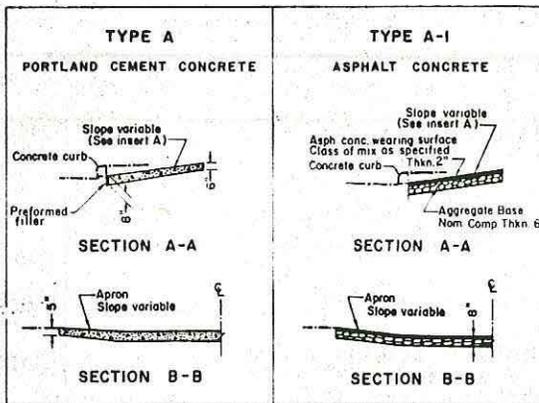
W	K	K in feet			
		5'	6'	8'	10'
12		15	15	15	15
14		17	17	17	17
16	3	19	19	19	19
18		21	21	21	21
20		23	23	23	23
22		27	28	29	30
24		29	30	31	32
26	4	31	32	33	34
28		33	34	35	36
30		35	36	37	38
32		41	42	44	46
34	5	43	44	46	48
36		45	46	48	50

GENERAL NOTES FOR DRIVEWAYS

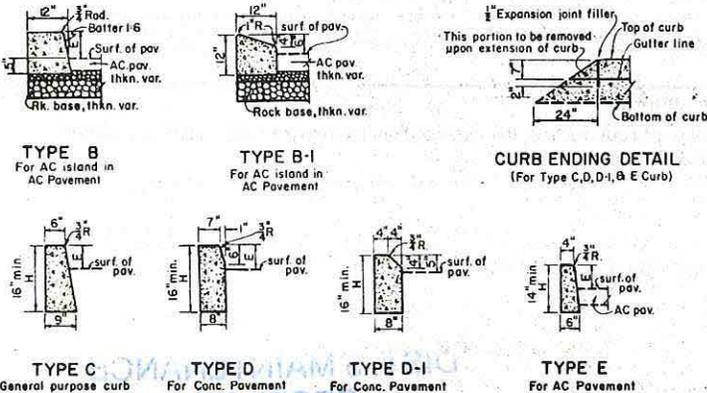
- Width of driveway (W) as shown on plans or as directed.
- K is the distance from face of curb to back of present or future walk or 10 feet, whichever distance is less.
- Where existing driveway is in good condition, construct only as much as required for satisfactory connection with new work.
- Alternate Apron Slope used only where plans designate type with an (M) suffix. Example: Type A(M) or Type A-1(M).
- Increase thickness of asphalt concrete and stone base where shown on plans.



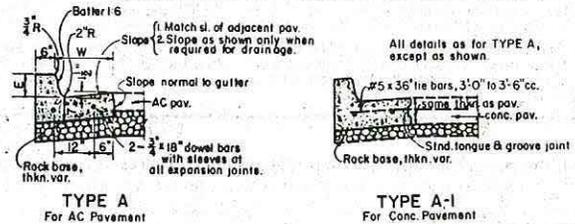
DRIVEWAYS



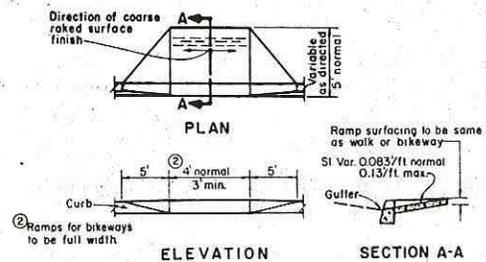
CONCRETE CURBS



MONOLITHIC CURB & GUTTER

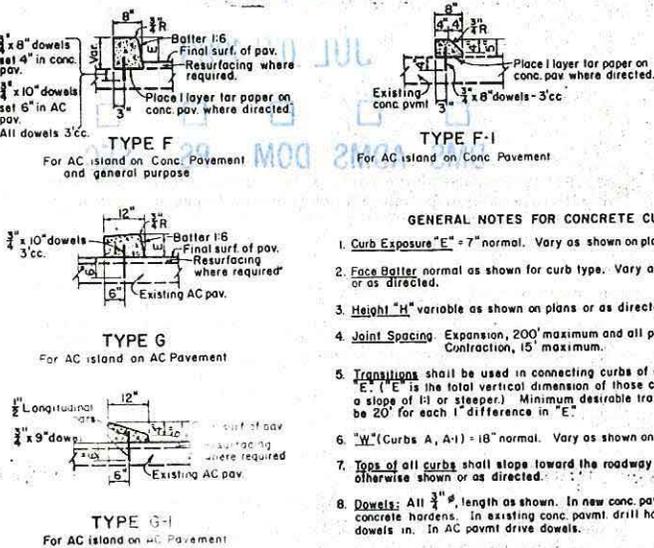


SIDEWALK RAMP



GENERAL NOTES FOR CONCRETE CURBS

- Curb Exposure "E" = 7" normal. Vary as shown on plans or as directed.
- Face Batter normal as shown for curb type. Vary as shown on plans or as directed.
- Height "H" variable as shown on plans or as directed.
- Joint Spacing: Expansion, 20' maximum and all points of tangency; Contraction, 15' maximum.
- Transitions shall be used in connecting curbs of different exposures "E". ("E" is the total vertical dimension of those curb surfaces having a slope of 1:1 or steeper.) Minimum desirable transition length shall be 20' for each 1' difference in "E".
- W" (Curbs A, A-1) = 18" normal. Vary as shown on plans or as directed.
- Tops of all curbs shall slope toward the roadway 0.02' normal unless otherwise shown or as directed.
- Dowels: All #8, length as shown. In new conc. pavmt set dowels before concrete hardens. In existing conc. pavmt drill holes 1/2" and grout dowels in. In AC pavmt drive dowels.



Lisa Garbett

From: JUSTER Gerard P *Gerry <Gerard.P.JUSTER@odot.state.or.us>
Sent: Friday, March 20, 2015 3:09 PM
To: Lisa Garbett
Cc: LINER Duane J; MILLER Bo
Subject: ODOT comments for completeness review - File #SR-2-15 Veneta Elementary School
Attachments: permit 30593.pdf

Hi Lisa,

Thank you for notifying ODOT staff of City of Veneta Land Use File# SR-2-15 Veneta Elementary School. ODOT staff has completed a review of the application and has the follow comments.

1. ODOT issued an access permit for the access for the new bus loading area. A copy of the permit is attached. This permit will continue to be valid based on the proposed use in the application.
2. ODOT concurs with the City staff comment related to Deed Restrictions and Easements. Specifically, the applicant shall provide evidence of an existing access easement, or record an access easement for the joint shared driveway access off of the Territorial Highway. The easement should apply to the School, the Veneta Veterinary Hospital and the two residences on Tax Lot 1008 of assessors map 17153123.
3. It is unclear if the proposed stormwater design will be directing surface runoff to the stormwater system within the state highway system. If the applicant is proposing to do so they will need to provide documentation to ODOT for review and approval. Bo Miller, ODOT Hydrologist should be contact to determine the scope of documentation to be submitted to ODOT for review. This also appears to be an item identified by the city engineer. It would be advantageous for the applicants engineer to address both the City and ODOT concerns in one memorandum/report.
4. The applicant will need to provide an design vehicle offtracking analysis showing the vehicle path for the bus loading zone. The analysis should provide enough information so as to determine the driveway width that will be utilized to/from the Territorial Highway.

Feel free to contact me if you have any questions or comments.

Thank you,

Gerry Juster

Development Review Coordinator
Oregon Department of Transportation
455 Airport Rd SE | Salem, Oregon 97301
Office: 503.986.2732 | FAX: 503.986.2630
e-mail: gerard.p.juster@odot.state.or.us

Lisa Garbett

From: Ryan Frome <ryanfrome@gmail.com>
Sent: Wednesday, May 06, 2015 1:47 PM
To: Lisa Garbett
Subject: SR-2-15 - Written Comments from Veneta Veterinary Hospital

May 5, 2015

Re: SR-2-15 Proposed Site Plan Amendment at Veneta Elementary School (88131 Territorial Rd, Veneta, OR)

The Veneta Veterinary Hospital is located at 88233 Territorial Rd, Veneta OR, adjacent to the proposed change in bus traffic flow. We have operated as a full service veterinary hospital, serving the surrounding communities of Veneta, Elmira, Crow, Lorane, Noti and beyond since 1979 at this location. The only access to parking spaces along our building is the paved street on the south side of our property. The south side of this paved street has also provided parking spaces since 1979. As of 1995, the Superintendent of the Fern Ridge School District invited us to park on the paved area south of the street that had become unusable as a tennis court.

The proposed bus loop will make it impossible for our clients, staff and delivery vehicles to access our site during hours that the busses are operating. We see emergencies at our facility from 7:30am until 6:00pm Monday through Friday, and Saturday from 8:00am until 2:00pm. With the proposed bus loop, our clients would not be able to back onto the ingress/egress street, nor would they be able to enter while busses are occupying the street. Our traffic flow rates have been recently evaluated by a licensed traffic engineer (on file at the City of Veneta), and they clearly demonstrate the hardship our business would suffer from obstructed access to our site.

There is no doubt the proposed bus loop will create a safer traffic pattern for the students, parents and busses at Veneta Elementary School. We support the schools in that goal, but we have not seen any consideration in this plan for our documented use of the site for the past 35 years. Our facility has appointments and deliveries throughout the day that will be disrupted, but more importantly, patients with life threatening emergencies may not be able to access our facility when time is of the essence.

The development of this bus loop without separating the busses from our access street, or without any emergency access provisions is forcing us to move to another location within the city of Veneta. We think this is the best 'mutually beneficial' solution (a term used in the offer by the school district for a 20'x80' shared ingress/egress area). However, moving our facility to a new location would trigger SDC (System Development Charge) fees imposed by the City of Veneta. SDC fees are assessed on all building projects within the city and are based on the size of the building and the amount of traffic that visits the building. The fees the city collects are not used to improve that building site, but rather to fund local development projects involving transportation, sewer, water and parks. The City of Veneta has confirmed that these fees will apply to the Veneta Veterinary Hospital if we moved locations, even though we are an existing business. The initial estimates from the city were over \$80,000. This has since been reduced somewhat, but still represents the real cost to the Veneta Veterinary Hospital when we are forced to change locations.

Therefore, in light of the hardship, and ultimately expense, this proposed plan imposes on our patients and our hospital, we must raise our objection.

Ryan Frome, DVM

Veneta Veterinary Hospital

PS. Please confirm receipt of our comments in light of the deadline for comments on May 13, 2015

Lisa Garbett

From: Ryan Frome <ryanfrome@gmail.com>
Sent: Tuesday, May 12, 2015 12:46 PM
To: Lisa Garbett
Subject: SR-2-15

Lisa,

I have been in contact with Marvin Margolis regarding the proposed action on the Veneta Elementary School Site, specifically their new plan to build a fence June 10th to restrict access to the paved street. Mr. Margolis is in poor health, but he has asked me to help him voice his concerns. In order to get his concern to you before the deadline, I will attach them here. He is also contacting the school district directly.

Ryan Frome
Veneta Veterinary Hospital

May 12, 2015

Lisa Garbett

City of Veneta

Planning Commission

Re: Proposed Site Plan Amendment at Veneta Elementary School (88131 Territorial Rd, Veneta, OR)

SR-2-15

I am the property owner of 2 residences that have been accessed for the last 40+ years from the street you propose blocking. There are established fences and garages on these houses that are designed to be accessed using this street only. A fence at the proposed location, temporary or not, would be a hardship to those families, blocking their access.

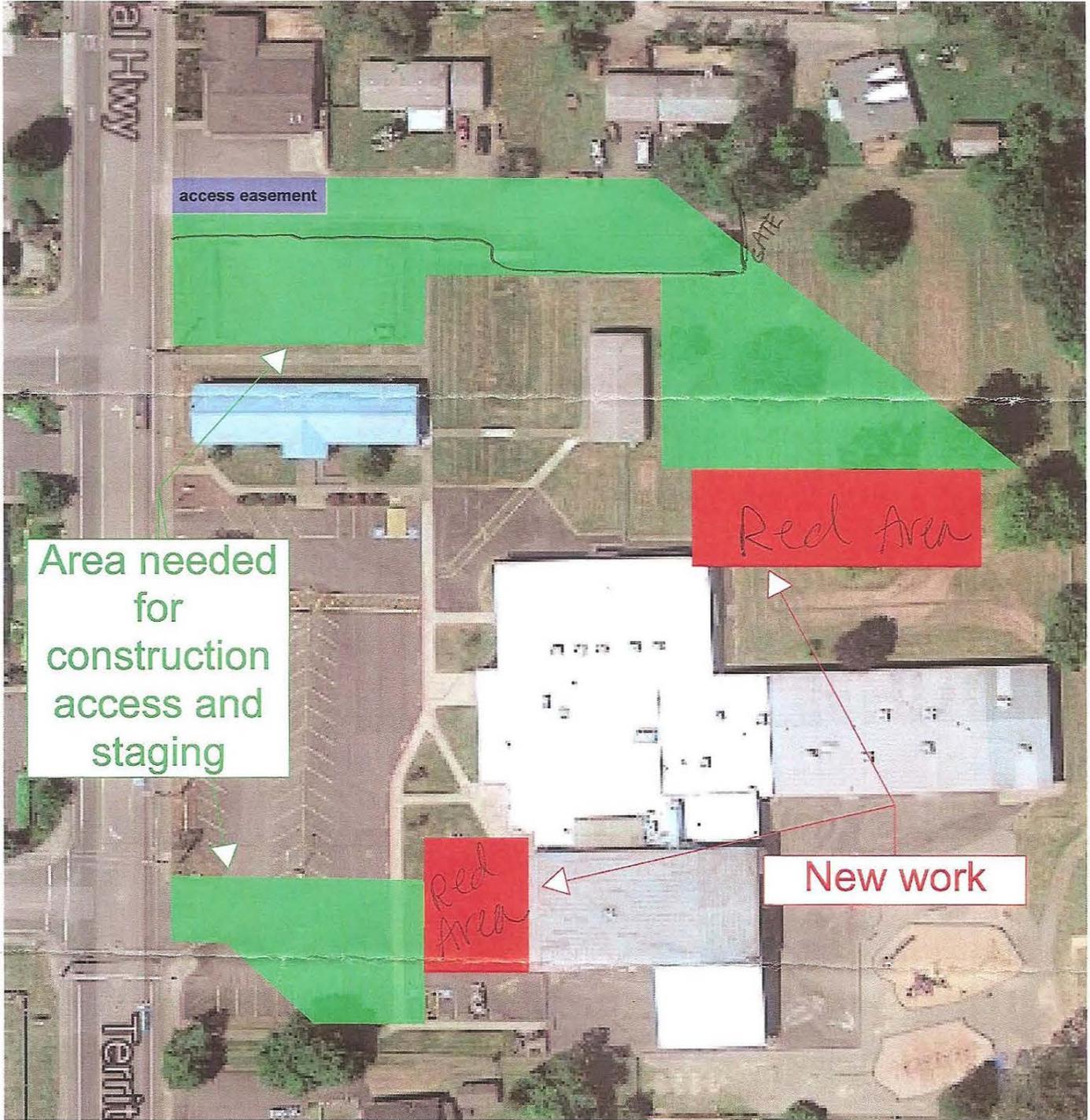
If a temporary construction fence is required, I would propose a different location. If you built the fence roughly where the north side of the tennis court fence is currently located, extending East so as **not** to include any of the currently paved or sidewalked areas, it would not block access to the houses or the veterinary office. It seems that construction vehicles could enter and exit through a gate located at the end of the paved street without interfering with our easement (open and notorious use for over 40yrs). I have marked this area on your map. This represents roughly an unfenced area 35'x300' to allow vehicle access from Territorial Rd to these houses.

Marvin Margolis

PO Box 5442

Eugene, OR 97405

541-686-2525



City of Veneta



APPROVED

City of Veneta
 88184 8th Street
 P.O. Box 458
 Veneta, Oregon 97487
 Phone: (541) 935-2191
 Fax: (541) 935-1838

**TYPE "A" TREE REMOVAL PERMIT
 APPLICATION**

Date Received 3/4/15 TP # 15-11

Application Fee..... (No Charge)

Applicant Name: Eric Bolken- DLR Group
 Mailing Address: 421 SW 6th Ave, Suite 1212 Phone: 503-200-3972
 City/State/Zip: Portland, OR 97204
 Property Owner Name: Fern Ridge School District- Sally Storm
 Mailing Address: 88834 Territorial Road Phone: 541-935-2253
 City/State/Zip: Elmira, OR 97437

Assessor's Map Number (Township, Range, Section, Quarter Section)	Tax Lot(s)	Site Address	Zone
Tax Map 17053132 (PFP)	1100, 2800, 2001	88131 Territorial Hwy Veneta, OR 97487	PFP
Tax Map 17053132 (PFP)			

Please provide a brief description of the trees proposed for removal, including common name, health and diameter at breast height (dbh @ 4 1/2' above grade) or circumference. (Note: dead trees do not count towards the three allowed removals, but should be indicated to allow verification of tree condition by City Staff.)

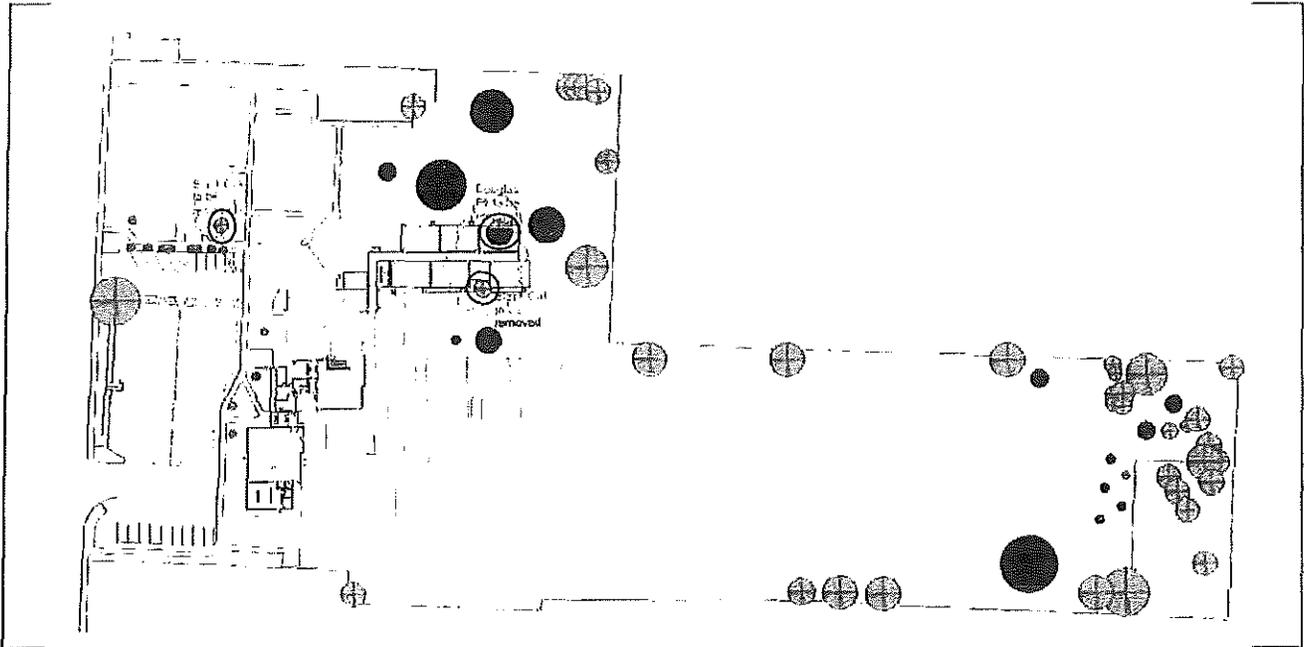
Tree #	Common Name	Health	DBH or Circ
1	Black Oak	<input checked="" type="checkbox"/> Good <input type="checkbox"/> Poor <input type="checkbox"/> Dead	12"
2	Douglas Fir	<input checked="" type="checkbox"/> Good <input type="checkbox"/> Poor <input type="checkbox"/> Dead	20"
3	Black oak	<input checked="" type="checkbox"/> Good <input type="checkbox"/> Poor <input type="checkbox"/> Dead	16"
4		<input type="checkbox"/> Good <input type="checkbox"/> Poor <input type="checkbox"/> Dead	
5		<input type="checkbox"/> Good <input type="checkbox"/> Poor <input type="checkbox"/> Dead	
6		<input type="checkbox"/> Good <input type="checkbox"/> Poor <input type="checkbox"/> Dead	

Please provide a brief explanation of why tree removal is necessary:

School addition wing will impact root system of two of the trees to be removed. the third tree will be impacted by the new bus lane routing that is needed for separation of bus and personal vehicular traffic that is addressing safety concerns on-site.

Would you like to receive assistance from the tree fund to plant a new tree? Yes No

Please provide a sketch of the location and number of trees in relation to surrounding structures, property lines, etc., sufficient to allow City staff to locate the trees in question:



I HEREBY STATE THAT THE FACTS RELATED IN THE ABOVE APPLICATION AND THE PLANS AND DOCUMENTS SUBMITTED HEREWITH ARE TRUE, COMPLETE, CORRECT, AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Applicant's Signature: _____

Property Owner's Signature: _____

Staff Comments:

Please post approved permit at site during tree removal.

Veneta Building & Planning Official

5/15/15

Date