

AGENDA
Veneta Planning Commission Meeting
TUESDAY – August 4, 2020– 6:30 p.m.
Veneta City Hall 88184 8th Street

PURSUANT TO GOVERNOR BROWN’S EXECUTIVE ORDER No. 20-07, ALL CITY OF VENETA PUBLIC MEETINGS WILL BE LIMITED TO NO MORE THAN 10 PEOPLE ATTENDING, INCLUDING STAFF AND ELECTED/APPOINTED OFFICIALS.

PURSUANT TO GOVERNOR BROWN’S EXECUTIVE ORDER No. 20-16, CITY OF VENETA PUBLIC MEETINGS CAN BE ACCESSED VIA TELECONFERENCE. TO LISTEN TO THIS MEETING, CALL 1-978-990-5248, ENTER ACCESS CODE 8848223.

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. May 5, 2020 (pgs.3-7)

4. BAXTER PLUMBING WAREHOUSE AND OFFICES, SITE PLAN REVIEW/ #SR-1-20, LIMITED LAND USE DECISION (pgs. 9-640)

5. ELECTION OF PLANNING COMMISSION CHAIR AND VICE CHAIR

6. ADMINISTRATIVE APPROVALS – APRIL – JUNE 2020 (pg. 641)

7. OTHER

8. ADJOURN

To access Planning Commission meeting material please go to <http://www.venetaoregon.gov/meetings>

Times are approximate. This meeting will be digitally recorded. Location is wheelchair accessible (WCA). Individuals needing special accommodations, such as sign language or foreign language interpreters, should make such requests by contacting the City Recorder at 541-935-2191(voice) or by e-mail at: dhenneman@ci.veneta.or.us. Requests made after 10:00 a.m. two working days prior to a meeting may not be accommodated.

Los tiempos son aproximados. Esta reunión se grabará digitalmente. La ubicación es accesible para sillas de ruedas (WCA). Las personas que necesiten un alojamiento especial, tales como lenguaje de señas o intérpretes de idiomas extranjeros, deben hacer tales peticiones poniéndose en contacto con el registrador de la ciudad en 541-935-2191 (voz) o por correo electrónico a: dhenneman@ci.veneta.or.us. Las solicitudes hechas después de las 10:00 a.m. dos días hábiles antes de una reunión no pueden ser acomodadas.

The Planning Commission considers all public comments, staff reports, and City ordinances in arriving at a final decision. **Staff reports are available for review at Veneta City Hall - 88184 8th Street - Veneta, Oregon.**

LAND USE DECISIONS - Veneta Municipal Code Chapter 18.05

Whenever this chapter is in effect, the following procedures or procedure similar thereto shall be followed by the city staff and applicable decision-making body: (1) Preparation of brief statement setting forth the criteria and standards considered relevant to the decision of the city staff. Such shall utilize criteria and standards found in the applicable ordinance, the comprehensive plan, and other ordinances and rules and regulations now in effect as from time to time adopted by the city council and appropriate decision-making body.

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Minutes of the Veneta Planning Commission

May 5, 2020

Present: Len Goodwin, Commission Chair; Craig Soderberg, Commissioner; David Voltz, Commissioner

Absent: Lily Rees, Commissioner

Others: Lisa Garbett, Associate Planner; Evan MacKenzie, Community Development Director; Matt Michel, City Administrator

I. REVIEW AGENDA

Chair Len Goodwin called the Veneta Planning Commission to order at 6:37 p.m. and reviewed the agenda.

II. PUBLIC COMMENT

None

III. APPROVAL OF MINUTES

MOTION: Craig Soderberg made a motion to approve the April 7, 2020 minutes. David Voltz seconded the motion which passed with a vote of 3-0.

IV. LEGISLATIVE PUBLIC HEARING ON VENETA LAND DEVELOPMENT CODE TYPE I-V PROCEDURES (#A-1-20)

a. Chair Len Goodwin opened the Public Hearing at 6:37 p.m.

b. Staff Report – Evan MacKenzie

Mackenzie said these are fairly substantial amendments to the Land Division Ordinance and Land Development Ordinance. The Planning Commission did not request MacKenzie to review each amendment. He said tonight's materials include general amendments to the Land Development Ordinance, a new Article 11, and amendments to the Land Division Ordinance. The purpose of these amendments are to consolidate a single set of procedures that would apply to all applications. He said generally this format is consistent with many other jurisdictions in Oregon. He reviewed the five procedures as follows:

Type I Procedure would apply to applications that planning staff can approve at the front counter, no notification is required, and approved by staff assuming they meet all of their requirements.

Type II Procedure has minimal discretion applied and the applicant needs to provide evidence that they are meeting some form of criteria and standards. A notice goes out to properties within a certain radius to provide an opportunity for comment prior to a decision. Staff issues a decision which is final unless an interested party appeals the decision and requests it goes to the Planning Commission.

Type III Procedure (Quasi-Judicial). Type III decisions are made by the Planning Commission after reviewing the approval criteria, weighing evidence of testimony that may be offered by outside parties, and the Planning Commission applies discretion to the decision. That requires the applicant to provide information showing that they have met the criteria. Notice of the public hearing goes out and an opportunity for written and oral public comment at a public hearing is provided. The Planning Commission makes a decision at that hearing or it can be continued.

Type IV Procedure (Quasi-Judicial). We vary slightly from Type III, we proceed to a Type IV, which is essentially a Type III plus. All the same rules apply except this would be for a very limited set of

rezoning applications where the amount of land is generally small, the number of property owners affected is minimal and you are applying discretion to the decision. There is an opportunity to determine if the proposal is consistent with the Comprehensive Plan. He doesn't think the Planning Commission will see many of these because he doesn't think we have any property zoned that is inconsistent with our Comp Plan. He provided an example and said an application is required.

Type V Procedure (Legislative). Type V procedures actually change the standards and procedures that apply to land use applications. These applications go before the Planning Commission to make a recommendation for approval and adoption by the City Council. This system is familiar to developers.

c. Public Comments
None

d. Questions from Planning Commission

MacKenzie said 99% of the amendments proposed in this process are either the new language in Article 11 or the changes to the two ordinances pointing to the new Article 11. The exception is that we are consolidating the definitions into the Land Development ordinance, except for about six words, the definitions in both the Land Development and Land Division ordinances are exactly the same. He said it doesn't make sense to have that language in both ordinances. He said we're basically taking them out and referring back to the Land Development ordinance.

In response to a question from Commissioner Soderberg, MacKenzie said it's not uncommon to have so much ambiguity in code because things are written at different times and with a lot of older codes, they were not written with the intent to have everything in one place. Generally, putting all procedures in one place is a good thing but it's not a requirement. He said this is something we can accomplish that doesn't require a lot of discretion and public involvement. Although we're changing the rules that apply, we're not changing what people can do on their land.

Commissioner Voltz said the City came up when he would talk to people during his building process. He said he heard the City has a reputation for being difficult to work with, due to the ambiguity in the code. He said because there's so many pathways for approval, reviewing and streamlining the process would be very helpful.

In response to a question from Commissioner Soderberg, MacKenzie said what really brought this up was looking at the assumption that the City's partition on Tax Lot 600 (or any partition) is required to come before the Planning Commission or any other partition. He said if a variance wasn't needed, that application didn't require going to the Planning Commission. He said there is no discretion and it doesn't apply.

Chair Goodwin said one of the most difficult things to do when amending code, is to cross check to make sure that you haven't done something different in another code. We do not have a consolidated code and many cities have combined their Land Development and Land Division ordinances. That may be something we do in the future, but it is very perilous to go through every ordinance line by line to ensure that you don't make a change that is unintended.

MacKenzie said he's confident with Legal Counsel Carrie Connelly's review of the changes.

Commissioner Voltz said if we have multiple definitions of different facilities and dwelling types we may run the risk of potentially dealing with what happened in the past where we forget updates with specific code language.

In response to a question from Commissioner Voltz, MacKenzie said Article 5 is all of our development standards. He said we don't really want regulatory language in our definitions, they should be in the code or codes. This is an example if we have to go to the definitions to find a regulatory standard, chances are people aren't going to look there. He said it's not a bad idea to incorporate those standards somewhere in Article 5, which we could do because we're not changing the language, we're just moving it.

MacKenzie said if the Planning Commission approves, we could move that language to an appropriate place in Article 5, before it goes to the City Council.

In response to a question from Commissioner Soderberg, MacKenzie said we could define "dwelling" and single family" under general laymen's terms is a dwelling on its own lot but it doesn't define any type of dwelling. We could add a definition for "dwelling" on its own in Article 13 that would refer back to state residential code. He said there's two definitions - "dwelling" and "dwelling unit." "Dwelling unit" is found in the Residential Specialty Code as follows: "single unit providing complete independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking, and sanitation."

After a thorough discussion, it was the consensus of the Planning Commission to refer back to the residential code for "dwelling unit," to change the definition for "family," to make sure the definition follows state law, and to change "housing unit" to "dwelling unit."

There was also a consensus of the Planning Commission to match residential code for "dwelling unit," "housing" to "dwelling," move 1 through 11 under "dwelling single family" into Article 5 and find an appropriate place for it.

In response to a question from Commissioner Voltz, small typographical punctuation errors are generally corrected by staff and don't necessarily come to the Planning Commission for review. He said there is a "to-do" housekeeping list of things to address.

MOTION: Commissioner Soderberg made a motion that the Planning Commission recommend Council adoption of the proposed amendments, as written, unless specific changes are requested by the City Attorney prior to adoption. Commissioner Voltz seconded the motion which passed with a vote of 3-0.

MacKenzie asked the Planning Commission if the current notice radius is sufficient or should we have a smaller notice radius for Type II decisions? Do we want to make it simple and set everything at 300 feet formally? He wants to make sure the Commission is comfortable with the current notice radius for partitions that don't involve any discretion. He said notice is based on parcel boundaries. He said for zone amendments everyone in the zone is noticed. Code amendments are to any affected property owner within that amended zone. We wouldn't notice beyond single family zone but to everyone within that zone.

Garbett said if it's changing something for one specific zone, we would notice everyone in that zone. For tonight's amendment, we provide for the public to attend the meeting telephonically so we don't necessarily send out a notice to individual property owners.

In response to a question from Commissioner Voltz, MacKenzie said for a notice like this, because we're not changing the rules that apply on any zone, we didn't mail notices to property owners. We did notify the Department of Land Conservation and Development (DLCD), the County, and we published the public hearing notice in the paper. But because we're not changing the rules for what you can and cannot do, no individual or group of properties is affected, so they didn't get anything in

the mail. If we are proposing a change that would affect what you can build, where you can put it, how high you can make it, anyone affected by that proposal would get a notice.

In response to a question from Commissioner Soderberg, MacKenzie said the benefit of reducing it from 300 to 100 feet is mainly a reduction in cost. He said the smaller radius, the number of those that need to be noticed is reduced. He said usually only adjoining properties are affected. He said this is a judgment call, not a requirement, and we can leave it the way it is.

Chair Goodwin said one caveat to reducing notice to 100 feet, it doesn't affect anything but the perception of the public might be that the City is reducing the opportunity for residents to have knowledge of what we're doing. In this particular context, where we are so restricted in our ability to inform the public and where the public doesn't have the opportunity to be present it may be something we want to defer until we're back into what looks like a more normal situation. He doesn't think it affects anything but there may be some that perceive that it affects something. He would argue for delaying the decision.

In response to questions from Commissioner Voltz, MacKenzie said if the Commission wants to table the decision, it would mostly be less for a Type II than a Type III and what the Commission and Council deems appropriate for how far out we go. He said it doesn't have to be graduated, it could be the same for everything but Chair Goodwin had a good point and we may want to at least provide a forum for more public comment. MacKenzie said statutory noticing requirement is still pretty old school, we mail to the property owner of record according to the county assessor. The only exception is if it affects a mobile home park, then we have to send notice to all tenants. There is no state requirement to mail to renters. It is possible to figure out who is renting and other times it's more difficult. If a property owner's mailing address is other than the site address, it might be a rental. We likely don't know who that renter is but you have to manually do that and include an occupant list. For apartment complexes is more difficult and you have to send to "occupant" which may trigger a higher fee because it's time consuming. Some jurisdiction do this and we could too but we do not. He said it's not a statutory requirement and would increase staff and mailing costs and would vary by circumstances. There is no (State) requirement for posting onsite, we don't have to but we do.

Commissioner Voltz suggested incorporating something into Facebook or other social media. He said it's more than doing our due diligence but informing residents about what's going on.

Garbett said public notices are published on the City's website under Land Use Decisions – public notices. The City does have a Facebook page and we did start daily updates about public meetings with agenda topics.

After a thorough discussion, it was the consensus of the Planning Commission to keep the noticing requirements is.

- e. Chair Len Goodwin closed the Public Hearing and with no objections, closed the public record at 7:39 p.m.
- f. Planning Commission Deliberation and Decision
None

V. ADMINISTRATIVE LAND USE DECISIONS (JANUARY THROUGH MARCH, 2020)

Garbett said we didn't have any chicken permits in the last few months but in January, February, and March we had several Type A Tree removals and we received the fireworks stand temporary use permit to locate at the West Lane Shopping Center. She said they're hoping to have in-person sales. They submitted their permit which was approved. She said their stand is a non-profit fundraiser through, she

believes, a church. We also received three new single family building permits for Arlo Court Subdivision that the Commissioners reviewed in 2017. She said it's on Hunter Ave. adjacent to Veneta Elementary. We expect to see the fourth building permit soon. She said it's the same owner and they are working with Monarch Construction out of Eugene. We also received a pre-development conference application for dividing a pretty large property on Hunter, south of McCutcheon. She said there is an existing single family home on the site and they are interested in creating three, maybe four lots. She said these are good infill projects.

In response to a question from Chair Goodwin, Garbett said the Dollar General submitted their building permit and we provided them with the fee estimate for the permit including the SDC today. She said the permit is not quite ready to issue. She said Planning and Public Works have reviewed the application but the building official has not.

VI. OTHER

In response to a question from Commissioner Soderberg, Garbett said we haven't received any applications for the Planning Commission vacancy.

VII. ADJOURN

Chair Len Goodwin adjourned the Veneta Planning Commission at 7:43 p.m.

XXXXXXXXXXXXXXXXXXXX

Len Goodwin, Chair

ATTEST:

XXXXXXXXXXXXXXXXXXXX

Darci Henneman, City Recorder
(Minutes prepared by DHenneman)

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**VENETA PLANNING COMMISSION'S
STAFF REPORT
Baxter Plumbing Warehouse and Offices – Site Plan Review**

Application Received: May 28, 2020
Incomplete Determination: June 5, 2020
Additional Info Received: June 16, 2020
Application Complete: June 22, 2020
Notice Mailed & Posted: June 23, 2020
Staff Report Date: July 13, 2020
Planning Commission Meeting: August 4, 2020
120 days from Completeness: October 20, 2020

Referrals: Lane Branch, P.E., City Engineer (Branch Engineering)
Kyle Schauer, Public Works Director, City of Veneta
Jason Bush, Veneta Building Official
Brian White, Sanipac/ Waste Connections
Dean Chappell, Lane Fire Authority
John Norrena, Emerald People's Utility District
Rudy Garcia, Veneta Post Office
Lane County Land Management
US Bureau of Alcohol, Tobacco, Firearm and Explosives
Prepared by: Lisa Garbett, Associate Planner

Owner: McDougal Norman N
PO Box 518
Creswell, OR 97426

Applicant: Baxter Plumbing & Rooter, Inc.
Contact: Mike & Tracy Strode
PO BOX 117
Elmira, OR 97437
Phone: 541-334-6696
Email: tracy@baxterplumbing.com

Applicant's Representative: Composite Architecture, LLC
Contact: Alain Rebeyrol, AIA
30 E Broadway, Suite 151
Eugene, OR 97401
Phone: 541-204-0650 Ext 1
Email: rebeyrol@compositearchitecture.net

Assessor's Map/ Tax Lot No: 17-05-31-10/ 03000

Zoning District: Industrial-Commercial (IC)

Comprehensive Plan Designation: D – Industrial-Commercial

REQUEST

Site Plan Review request for a proposed 6,750 square foot building for a plumbing business (Baxter Plumbing & Rooter, Inc.) and retail (gun sales) store.

PROPERTY CHARACTERISTICS

The site is a vacant lot which fronts the east end of Loten Way and immediately west of the Fern Ridge Self Storage East business (Tax Lot 03100) and immediately east of the Source Engineering RV repair business (Tax Lot 02900). To the north of the site is property owned by Lane County which is used as a supply shop (Tax Lot 01301).

In terms of zoning district, the site is located in the Industrial-Commercial (IC) zone per the Veneta Zoning Map. To the east and west is Industrial-Commercial zoned property and to the north is Medium Industrial (MI) zone.

BACKGROUND

Below is a vicinity map of the subject site.



SUBMITTAL REQUIREMENTS

Site Plan Review (SR-2-19)

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

APPROVAL CRITERIA

Veneta Land Development Ordinance No. 493, Section 6.05 - Approval Criteria.

REFERRAL COMMENTS

Comments were received by Lane Fire Authority, Lane County Land Management, City Engineer, City Public Works Director and the US Department of Justice - Bureau of Alcohol, Tobacco, Firearm and Explosives.

Comments are attached as Exhibit (Exhibit C-F).

PUBLIC NOTICE

A notice was mailed to all property owners within 300-feet for the entire contiguous site and posted at the property, posted at Veneta City Hall and the City website on June 23, 2020, in accordance with Veneta Land Development Ordinance 493, Section 2.13 - Notice of Limited Land Use Actions.

PUBLIC COMMENT

No public comment has been received as of the date of this staff report.

ISSUES

The following issues have been raised concerning the proposal:

1. Site Lighting Plan

The applicant is proposing a wall mounted LED lights with antiglare shields on the exterior of the building as shown on the Building Exterior Elevations Plan (Sheet A500). The lights are proposed to be “ENTRA12 by RAB Lighting for all employees and customers doors, the WPLED10 by RAB Lighting for the 12’ high overhead doors and WPLED13 by RAB Lighting for the 14’ high overhead doors”, per the applicant’s representative. The plans indicates “site lighting design build by others” as noted on the submitted Site Development Plan (Sheet C1.0, Note #2).

Staff finds it is necessary to review a Site Lighting Plan, prior to construction, in order to ensure compliance with Veneta Municipal Code Chapter 15.15 – Site Lighting. In addition, staff finds the applicant has shown the location and size of proposed building signs on the submitted Elevation Plan (Sheet A500). Although the location and size of proposed signs is required to be shown as part of Site Plan Review submittal, staff finds the proposed building signage requires separate City Building Permit Application submittal and approval and separate City Sign Permit Application submittal and approval, as conditioned below (see Section 5.15 - Signs).

Therefore, in order to address this issue, staff recommends conditioning the application with the following conditions, as stated in the proposed final order (Exhibit A):

Prior to construction, the applicant shall submit and receive approval of a Site Lighting and Photometric Plan which conforms with Veneta Municipal Code, Chapter 15.15 – Outdoor Lighting and in accordance with Veneta Land Development Ordinance No. 493, Section 6.05(1)(c) - Approval Criteria.

2. Bicycle Parking (Long Term)

The applicant is proposing two (2) bicycle parking spaces which are considered “short term” spaces as they are located outside the building and not sheltered from rain and wind.

Staff finds a minimum of one (1) bicycle parking space is required to be “long term” and shall be sheltered from weather elements such as rain and wind either within a building or bicycle locker, or under an eave, overhang, or similar structure per this standard.

Therefore, in order to address this issue, staff recommends conditioning the application with the following conditions, as stated in the proposed final order (Exhibit A):

Prior to construction, the applicant shall submit a Final Site Plan and detail which depicts a minimum of one (1) long term bicycle parking space (i.e. sheltered from weather elements, such as rain and wind either within the building or bicycle locker, or under an eave, overhang, or similar structure), in accordance with Veneta Land Development Ordinance No. 493, Section 5.20(17)(a)2.(a-c) - Bicycle Parking Space Requirements.

3. Pedestrian Circulation

Veneta Land Development Ordinance No. 493, Section 5.22(3) – Pedestrian Access and Circulation, states: “(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.*”

Staff finds the proposed internal walkway connecting to the entrance of the building and new sidewalk along Loten Way does cross the off-street parking lot. Due to this, staff finds it is necessary to condition the applicant to submit a Final Site Plan, prior to construction, for review and approval by the City which depicts an internal pedestrian paved walkway connecting to the main entrance of the commercial building from the public sidewalk (Loten Way) without crossing the driveway or parking lot.

Therefore, in order to address this issue, staff recommends conditioning the application with the following conditions, as stated in the proposed final order (Exhibit A):

Prior to construction, the applicant shall submit a Final Site Plan which depicts an internal pedestrian paved walkway connecting to the main entrance of the commercial building from the public sidewalk (Loten Way) without crossing the driveway or parking lot in accordance with Veneta Land Development Ordinance No. 493, Section 5.22(3) - Pedestrian Access and Circulation.

4. Stormwater

The applicant submitted a stormwater management plan prepared by SSW Engineers that details the proposed site stormwater improvements. The proposed point of connection is to an existing curb inlet at Loten Way near the western edge of the site.

The City Engineer reviewed the proposal and provided the following findings: 1) The City of Veneta's adopted stormwater manual is the 2008 City of Portland Stormwater Management Manual (SWMM). This is an approved destination point for the development, 2) The proposed development includes a raingarden on the east side of the site for stormwater treatment, and an underground detention pipe/vault system under the pavement for stormwater detention. Sizing of these facilities was completed using the Presumptive Approach, which is an acceptable method, 4) There is an existing off-site building adjacent the east property line. With all the site stormwater being routed to the east side of the site for treatment, care should be taken to minimize ponding water against the property line. The applicant is proposing to construct a berm to contain water in the raingarden, and placing concrete curb at the property line to limit stormwater discharge to the east. These are generally acceptable methods to protect adjacent buildings, however, the applicant should provide additional documentation and/or revisions to help minimize drainage to the east including:

- Increase the freeboard of the rain garden to one (1) foot
- Provide soil and compaction details for the berm to minimize seepage
- Provide documentation that the raingarden overflow can accommodate a 100-year rainfall event while maintaining freeboard
- Remove the rock trench adjacent to the curb (with the intent to keep surface water on the surface)
- Demonstrate any surface water collected at the curb will be routed to the northeast property corner

In addition, the City Engineer commented that the SWMM requires additional stormwater systems for areas of higher contamination risk such as loading docks and trash enclosures. Due to this, the City Engineer finds that the applicant will need to address source control requirements outlined in the SWMM, and incorporate additional stormwater measures as necessary to meet the SWMM requirements.

Therefore, in order to address this issue, staff recommends conditioning the application with the following conditions, as stated in the proposed final order (Exhibit A):

Prior to issuance of building permit, the applicant's engineer shall submit additional stormwater documentation and/or revised details for the grading and stormwater improvements on the east

side of the site, in accordance with Veneta Land Development Ordinance No. 493, Section 6.05(1)(e) - Approval Criteria, that include:

- Increase the freeboard of the rain garden to 1 foot minimum.
- Provide soil and compaction details for the berm to minimize seepage.
- Provide documentation that the raingarden overflow can accommodate a 100-year rainfall event while maintaining freeboard.
- Remove the rock trench adjacent to the curb and replace with native soil.
- Demonstrate any surface water collected at the curb will be routed to the northeast corner of the property.

Prior to issuance of building permit, the applicant shall submit a final Stormwater Plan that addresses the adopted 2008 City of Portland Stormwater Management Manual (SWMM) source control requirements in accordance with Veneta Land Development Ordinance No. 493, Section 6.05(1)(e) - Approval Criteria.

STAFF RECOMMENDATION

Based on the findings for the Site Plan Review request stated in the Proposed Final Order (SR-1-20), staff recommends conditional approval of the Site Plan Review application. The proposed conditions of approval are specified in the Proposed Final Order (Exhibit A).

POSSIBLE ACTIONS BY THE PLANNING COMMISSION

The Commission may:

- a. Approve the Site Plan 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 Review request, if more information is needed.

EXHIBITS

- A. Proposed Final Order
- B. Applicant's Submittal
- C. Lane Fire Authority response
- D. Public Works Director response
- E. Lane County response
- F. City Engineer response

**PROPOSED FINAL ORDER
OF THE
VENETA PLANNING COMMISSION
Baxter Plumbing Warehouse and Offices - City File #SR-1-20
Site Plan Review
Assessor's Map/ Tax Lot No. 17-05-31-10-03000**

A. The Veneta Planning Commission finds the following:

1. The Veneta Planning Commission has reviewed all material relevant to the Site Plan Review (SR-1-20) which has been submitted by the applicant, staff, and the general public regarding this matter.
2. The Veneta Planning Commission held a meeting on August 4, 2020 to discuss the Site Plan Review application for Assessor's Map/ Tax Lot No. 17-05-31-10-03000 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 the Site Plan, 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 Baxter Plumbing Warehouse and Offices, Site Plan Review - City File# SR-1-20. The applicant shall comply with the following conditions of approval:

GENERAL CONDITIONS:

- 1) The applicant shall submit and receive approval of a City Building Permit prior to installation of building signage in accordance with Veneta Land Development Ordinance No. 494, Section 5.15 – Signs and Veneta Land Development Ordinance No. 493, Section 6.05(1)(c) - Approval Criteria.
- 2) The operator of the building shall immediately notify the Lane Fire Authority and provide the new key when a lock is changed or rekeyed and the key shall be secured in the emergency key box for life-saving or fire-fighting purposes in accordance with Veneta Land Development Ordinance No 493, Section 6.05(1)(d) - Approval Criteria.
- 3) The applicant shall obtain a Federal firearms license (FFL) prior to engaging in firearm sales as a course of business and the entity holding the FFL must maintain compliance with all local laws and ordinance in accordance with Veneta Land Development Ordinance No. 493, Section 6.05(1)(f) - Approval Criteria.
- 4) The applicant shall maintain in a clean and weed free manner all on-site landscaping and screening in accordance with Veneta Land Development Ordinance No. 493, Section 5.12(1) - Landscaping.

- 5) The applicant shall maintain in a safe condition and opacity all sight obscuring fencing (garbage area enclosure) in accordance with Veneta Land Development Ordinance No. 493, Section 5.12(9) - Landscape Materials.
- 6) The applicant shall submit and receive approval of a City Electrical Permit, if new signs are proposed to be illuminated in accordance with Veneta Land Development Ordinance 493, Section 5.15(8) - Sign Permits.
- 7) Any changes in use or changes that increase off-street parking requirements shall require a site plan amendment per Article 6 of Veneta Land Development Ordinance No. 493 in accordance with Veneta Land Development Ordinance No. 493, Section 5.20(6) - Off Street Parking Requirements.

PRIOR TO CONSTRUCTION:

- 8) The applicant shall submit and receive approval of a Site Lighting and Photometric Plan which conforms with Veneta Municipal Code, Chapter 15.15 – Outdoor Lighting in accordance with Veneta Land Development Ordinance No. 493, Section 6.05(1)(c) - Approval Criteria.
- 9) The applicant shall submit a Final Site Plan and detail which depicts the following:
 - a) A minimum of one (1) long term bicycle parking space (i.e. sheltered from weather elements, such as rain and wind either within the building or bicycle locker, or under an eave, overhang, or similar structure) in accordance with Veneta Land Development Ordinance No. 493, Section 5.20(17)(a)2.(a-c) - Bicycle Parking Space Requirements.
 - b) An internal pedestrian paved walkway connecting to the main entrance of the commercial building from the public sidewalk (Loten Way) without crossing the driveway or parking lot in accordance with Veneta Land Development Ordinance No. 493, Section 5.22(3) - Pedestrian Access and Circulation.
- 10) The applicant shall submit and receive approval of a City Right-of-Way Application regarding improvements within the public right-of-way in accordance with Veneta Land Development Ordinance No. 493, Section 5.14(4) - Improvements within a Public Right-of-Way.
- 11) The applicant shall submit and receive approval of a City Building Permit and Sign Permit for any proposed signage including building signs in accordance with Veneta Land Development Ordinance 493, Section 5.15(8)(a) - Sign Permits.

PRIOR TO ISSUANCE OF BUILDING PERMIT:

- 12) The applicant's engineer shall submit additional stormwater documentation and/or revised details for the grading and stormwater improvements on the east side of the site in accordance with Veneta Land Development Ordinance No. 493, Section 6.05(1)(e) -

Approval Criteria, that includes:

- Increase the freeboard of the rain garden to 1 foot minimum.
- Provide soil and compaction details for the berm to minimize seepage.
- Provide documentation that the raingarden overflow can accommodate a 100-year rainfall event while maintaining freeboard.
- Remove the rock trench adjacent to the curb and replace with native soil.
- Demonstrate any surface water collected at the curb will be routed to the northeast corner of the property.

13) The applicant shall submit a final Stormwater Plan that addresses the adopted 2008 City of Portland Stormwater Management Manual (SWMM) source control requirements in accordance with Veneta Land Development Ordinance No. 493, Section 6.05(1)(e) - Approval Criteria.

14) The applicant shall submit 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 seventy-five (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 Veneta Land Development Ordinance No. 493, Section 5.01(1) and Veneta Municipal Code, Chapter 8.05.090. 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) - Location standards for parking lots.

PRIOR TO CERTIFICATE OF OCCUPANCY:

15) The applicant shall: 1) Contact the Lane Fire Authority for approval of location of installation of an emergency key box (of an approved type listed in accordance with UL 1037) for life-saving or fire-fighting purposes, and 2) Install the emergency key box in the approved location in accordance with Oregon Fire Code 506.1 and Veneta Land

Development Ordinance No 493, Section 6.05(1)(d) - Approval Criteria.

- 16) The applicant shall complete improvements associated with the submitted Landscape Plan (Sheet LA-1) in accordance with Veneta Land Development Ordinance No. 493, Section 5.12(2) - Landscaping.
- 17) The applicant shall surface the driveway, parking lot and driveway approach with two (2) inches of asphaltic concrete or six (6) inches Portland Cement concrete or other materials approved by the City Engineer in accordance with Veneta Land Development Ordinance No. 493, Section 5.20(2)(a) - Design and improvement requirements for parking lots (not including single-family or multi-family dwellings).

C. IT IS HEREBY ORDERED THAT the City of Veneta Planning Commission approves with conditions the Site Plan Review for Baxter Plumbing Warehouse and Offices, (SR-1-20) based on the information presented in the following findings of fact:

Site Plan Review, applicable criteria. Ordinance language is in *italics*. Applicant Findings are in regular font, followed by staff findings in **bold**.

Veneta Land Development Ordinance 493, Article 6 – Site Plan Review
SECTION 6.05 APPROVAL CRITERIA

(1) After an examination of the site and prior to approval of plans, the Planning Commission or Building and Planning Official must make the following findings:

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

Applicant finding: This application has been prepared with a goal that all the applicable local development provisions will be met.

Staff finds the proposal is consistent with all applicable provisions of Veneta Land Development Ordinance No.493, based on the findings and conditions of approval addressed below.

Therefore, the proposal satisfies the requirement of Veneta Land Development Ordinance No. 493, Section 6.05(1)(a), based on the findings and conditions of approval addressed below.

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

Applicant finding: The proposed development utilizes a designated access path for pedestrian and bicycle traffic safety.

In terms of traffic impacts, the applicant is proposing one access via Loten Way frontage and submitted a Trip Generation Estimate prepared by Composite

Architecture, LLC. The Trip Generation Estimate submitted anticipates a total of forty-eight (48) daily trips.

Staff finds the applicant’s proposal does not meet the threshold to require a Traffic Impact Analysis (TIA) per Veneta Land Development Ordinance No. 493, Section 5.27 - Traffic Impact Analysis and Mitigation. The City of Veneta maintains street frontage along the site (Loten Way).

In terms of pedestrian safety being protected, staff finds new buffered sidewalks along the site frontage of Loten Way, will protect pedestrian safety to and from the site.

In terms of bicycle safety, staff finds the applicant is proposing a bicycle parking area, at the southwest corner of the proposed building which can be safely accessed via an internal walkway leading to a striped off-street parking area crossing and connecting to the new sidewalk on Loten Way. In addition, staff finds the proposal complies with bicycle parking requirements, as conditioned (see Veneta Land Development Ordinance No. 493, Section 5.20(17) - Bicycle Parking).

In terms of vehicular safety, the applicant is proposing an off-street parking area via Loten Way, as shown on the submitted Site Development Plan (Sheet C1.0).

In terms of future street right-of-way being protected, the proposal does not require any additional right-of-way dedication along the site frontage of Loten Way.

Therefore, the proposal satisfies the requirement of Veneta Land Development Ordinance No. 493, Section 6.05(1)(b) - Approval Criteria.

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

Applicant finding: The proposed signage location is attached to the proposed building and will not interfere with traffic and limit visibility.

The applicant is proposing a wall mounted LED lights with antiglare shields on the exterior of the building as shown on the Building Exterior Elevations Plan (Sheet A500). The lights are proposed to be “ENTRA12 by RAB Lighting for all employees and customers doors, the WPLED10 by RAB Lighting for the 12’ high overhead doors and WPLED13 by RAB Lighting for the 14’ high overhead doors”, per the applicant’s representative.

The plans indicates “site lighting design build by others” as noted on the submitted Site Development Plan (Sheet C1.0, Note #2).

Staff finds it is necessary to review a Site Lighting and Photometric Plan prior to construction in order to ensure compliance with Veneta Municipal Code Chapter

15.15 - Site Lighting. In addition, staff finds the applicant has shown the location and size of proposed building signs on the submitted Elevation Plan (Sheet A500). Although the location and size of proposed signs is required to be shown as part of Site Plan Review submittal, staff finds the proposed building signage requires separate City Building Permit Application submittal and approval and separate City Sign Permit Application submittal and approval, as conditioned below (see Section 5.15 - Signs).

Therefore, with the imposition of the following conditions, with the findings and conditions addressed below (see Section 5.15), the proposal satisfies the requirements of Veneta Land Development Ordinance No. 493, Section 6.05(1)(c) - Approval Criteria.

Prior to construction, the applicant shall submit and receive approval of a Site Lighting and Photometric Plan which conforms with Veneta Municipal Code, Chapter 15.15 - Outdoor Lighting in accordance with Veneta Land Development Ordinance No. 493, Section 6.05(1)(c) - Approval Criteria.

As a general condition, the applicant shall submit and receive approval of a City Building Permit prior to installation of building signage in accordance with Veneta Land Development Ordinance No. 494, Section 5.15 - Signs and Veneta Land Development Ordinance No. 493, Section 6.05(1)(c) - Approval Criteria.

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

Applicant finding: The proposed development is located in an existing “business park” The development requirements of the business park provided for all of the required facilities for this proposal.

The applicant is proposing to connect to city water services via the existing two (2) inch meter located at the southeast corner of the site as shown on the Site Utilities Plan (Sheet C3.0). In regards to sanitary sewer, the applicant is proposing to connect to the existing sanitary sewer stub located at the southwest corner of the site.

In response to referral request, the City Public Works Director reviewed the proposal and had no comment. Whereas, the City Engineer finds sewer and water improvements exist at the site to serve the development.

The Lane Fire Authority provided the following comments: 1) Where access to or within a structure or area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys necessary access as required by the fire code official. Section 506.1.

Staff finds it is necessary to condition the proposal to comply with Lane Fire Authority comments regarding installation of an emergency key box and associated notification to the Lane Fire Authority if door locks are changed.

Therefore, with the imposition of the following conditions, the proposal satisfies the requirements of Veneta Land Development Ordinance No. 493, Section 6.05(1)(d) - Approval Criteria.

Prior to certificate of occupancy, the applicant shall: 1) Contact the Lane Fire Authority for approval of location of installation of an emergency key box (of an approved type listed in accordance with UL 1037) for life-saving or fire-fighting purposes, and 2) Install the emergency key box in the approved location in accordance with Oregon Fire Code 506.1 and Veneta Land Development Ordinance No 493, Section 6.05(1)(d) - Approval Criteria.

As a condition of approval, the operator of the building shall immediately notify the Lane Fire Authority and provide the new key when a lock is changed or rekeyed and the key shall be secured in the emergency key box for life-saving or fire-fighting purposes in accordance with Veneta Land Development Ordinance No 493, Section 6.05(1)(d) - Approval Criteria.

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

Applicant finding: The proposed development is located in an existing “business park” The development requirements of the business park provided for all of the drainage patterns and drainage service for this proposal.

The applicant submitted a stormwater management plan prepared by SSW Engineers that details the proposed site stormwater improvements. The proposed point of connection is to an existing curb inlet at Loten Way near the western edge of the site.

The City Engineer reviewed the proposal and provided the following findings: 1) The City of Veneta’s adopted stormwater manual is the 2008 City of Portland Stormwater Management Manual (SWMM). This is an approved destination point for the development, 2) The proposed development includes a raingarden on the east side of the site for stormwater treatment, and an underground detention pipe/vault system under the pavement for stormwater detention. Sizing of these facilities was completed using the Presumptive Approach, which is an acceptable method, 4) There is an existing off-site building adjacent the east property line. With all the site stormwater being routed to the east side of the site for treatment, care should be taken to minimize ponding water against the property line. The applicant is proposing to construct a berm to contain water in the raingarden, and placing concrete curb at the property line to limit stormwater discharge to the east. These are generally acceptable methods to protect adjacent buildings, however, the

applicant should provide additional documentation and/or revisions to help minimize drainage to the east including:

- **Increase the freeboard of the rain garden to one (1) foot**
- **Provide soil and compaction details for the berm to minimize seepage**
- **Provide documentation that the raingarden overflow can accommodate a 100-year rainfall event while maintaining freeboard**
- **Remove the rock trench adjacent to the curb (with the intent to keep surface water on the surface)**
- **Demonstrate any surface water collected at the curb will be routed to the northeast property corner**

In addition, the City Engineer finds that the SWMM requires additional stormwater systems for areas of higher contamination risk such as loading docks and trash enclosures. Due to this, the City Engineer finds that the applicant will need to address source control requirements outlined in the SWMM, and incorporate additional stormwater measures as necessary to meet the SWMM requirements.

Therefore, with the imposition of the following conditions, the proposal satisfies the requirements of Veneta Land Development Ordinance No. 493, Section 6.05(1)(e) - Approval Criteria.

Prior to issuance of building permit, the applicant's engineer shall submit additional stormwater documentation and/or revised details for the grading and stormwater improvements on the east side of the site, in accordance with Veneta Land Development Ordinance No. 493, Section 6.05(1)(e) - Approval Criteria, that include:

- **Increase the freeboard of the rain garden to 1 foot minimum.**
- **Provide soil and compaction details for the berm to minimize seepage.**
- **Provide documentation that the raingarden overflow can accommodate a 100-year rainfall event while maintaining freeboard.**
- **Remove the rock trench adjacent to the curb and replace with native soil.**
- **Demonstrate any surface water collected at the curb will be routed to the northeast corner of the property.**

Prior to issuance of building permit, the applicant shall submit a final Stormwater Plan that addresses the adopted 2008 City of Portland Stormwater Management Manual (SWMM) source control requirements in accordance with Veneta Land Development Ordinance No. 493, Section 6.05(1)(e) - Approval Criteria.

(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.

Applicant finding: No emissions or other nuisance characteristics are associated with the proposed operations of this development

Adjacent land uses include the Fern Ridge Self Storage East to the east, a

recreational vehicle repair business (Source Engineering) to the west, Loten Way to the south and Lane County Public Works yard to the north. Lane County reviewed the proposal and had no comment.

In correspondence with the US Department of Justice, Bureau of Alcohol, Tobacco, Firearms and Explosives, staff finds a Federal firearms license (FFL) is required to engage in firearm sales as a course of business and that the entity holding that FFL must maintain compliance with all local laws and ordinances. In addition, staff finds the extent of traffic, emissions, and potential nuisance characteristics are compatible with the zoning districts (IC).

Therefore, with the imposition of the following condition, the proposal satisfies the requirements of Veneta Land Development Ordinance No. 493, Section 6.05(1)(f) - Approval Criteria.

As a general condition, the applicant shall obtain a Federal firearms license (FFL) prior to engaging in firearm sales as a course of business and the entity holding the FFL must maintain compliance with all local laws and ordinance in accordance with Veneta Land Development Ordinance No. 493, Section 6.05(1)(f) - Approval Criteria.

(g) Where the applicant has requested an adjustment to Site Plan Review criteria (Track 2 Site Plan Review) pursuant to the Veneta Land Development Ordinance, the applicant shall identify all applicable criteria in this ordinance and specifically address each adjustment.

Applicant finding: N/A

Staff concurs with applicant finding. This standard is not applicable.

Veneta Land Development Ordinance No. 493 ARTICLE 4 - USE ZONES

SECTION 4.08 – Industrial Commercial

In an IC zone, the following provisions shall apply:

(1) Purpose. To provide areas suitable for limited manufacturing, warehousing, and commercial activities which have minimal emissions or nuisance characteristics.

Staff finds the subject site is located in the Industrial Commercial (IC) zone and the proposed plumbing warehouse, offices and retail firearm sales conform with the purpose of the zoning district as it provides limited commercial activities with minimal emissions or nuisance characteristics.

Therefore, the proposal satisfies the requirements of Veneta Land Development Ordinance No. 493, Section 4.08(1) - Purpose.

(2) Uses Permitted subject to Site Plan Review. In an IC zone, the following uses and

accessory uses are permitted, subject to the provisions of Article 6, Site Plan Review. All operations except off-street parking and temporary activities associated with the established businesses shall be conducted entirely within an enclosed building:

(e) Construction businesses.

(q) Retail stores or shops not exceeding 40,000 square feet. The square footage of a multi-tenant building shall not exceed 40,000 in total.

The proposed development is a construction (plumbing) business including warehousing and offices with a retail component (firearms sales) not exceeding 40,000 square feet of building. The proposal is a permitted use subject to Site Plan Review.

Staff finds the applicant has submitted the required Site Plan application for review, as required by this standard.

Therefore, the proposal satisfies the requirements of Veneta Land Development Ordinance No. 493, Section 4.08(2)(b) - Uses Permitted Subject to Site Plan Review.

(4) Yards. In an IC zone, yards shall be as follows:

(a) Front yards shall be a minimum of ten (10) feet, except when a lot abuts a residential zone the minimum setback shall be twenty (20) feet.

The applicant is proposing the new building to be located approximately seventy-five (75) feet from the front property line.

Therefore, the proposal satisfies the requirements of Veneta Land Development Ordinance No. 493, Section 4.08(4)(a) - Yards.

(b) Back and side yards shall be a minimum of five (5) feet from property line, except when a lots abuts a residential zone the minimum setback shall be twenty (20) feet.

The applicant is proposing back and side yards of more than thirty (30) feet as shown on Proposed Site Plan (Sheet A100).

Staff finds the subject site does not abut a residential zone, therefore a minimum five (5) foot back and side yard setbacks apply.

Therefore, the proposal satisfies the requirements of Veneta Land Development Ordinance No. 493, Section 4.08(4)(b) - Yards.

(c) Side yard requirements may be waived on common lot lines when adjoining lot owners enter into a joint development agreement for coordinated vehicular access

and parking development and party wall or adjoining building walls meeting required fire separation requirements of the State Structural Specialty Code and Fire and Life Safety Code.

Staff finds the applicant is not proposing side yard requirement to be waived, therefore, this standard is not applicable.

(d) Yard requirements are in addition to any planned road right-of-way widths in order to permit the eventual widening of streets.

Staff finds this standard is not applicable as there is no planned right-of-way of Loten Way per Veneta Land Development Ordinance No. 493, Section 5.09(3) - Exceptions to Yard Requirements.

(e) See Veneta Tree Preservation and Protection Ordinance for possible setback exemptions for the preservation of heritage trees.

The site does not contain any existing trees, therefore, staff finds this standard is not applicable.

(5) Lot Coverage. Eighty percent (80%) lot coverage is allowed, provided the requirements of Articles 5, 6, and 8, as applicable, are met.

The subject site is approximately 40,510 square feet in size. The applicant is proposing a 6,750 square foot building.

Staff finds the applicant is proposing to a sixteen (16) percent lot coverage which is well below the standard (80% lot coverage).

Therefore, the proposal satisfies the requirements of Veneta Land Development Ordinance No. 493, Section 4.08(5) - Lot Coverage.

(6) Off-street Parking and Loading. Off-street parking shall be provided as specified in Section 5.20 of this ordinance.

The proposal is consistent with this standard based on the findings and conditions of approval addressed at Section 5.20 - Off Street Parking Requirements.

Therefore, with findings and conditions of approval stated in Section 5.20 - Off Street Parking Requirements, the proposal satisfies the requirements of Veneta Land Development Ordinance No. 493, Section 4.08(6) - Off-street Parking and Loading.

(7) Performance Standards.

(a) Water Supply. All industrial uses must connect to the City of Veneta water system. Projected water use must be shown to be within Veneta's water system

capabilities and approved by the City Engineer.

Applicant finding: The water supply system has capacity per Kyle Shauer, City of Veneta Public Works Director.

The City Public Works Director reviewed the proposal and had no comment.

Therefore, the proposal satisfies the requirements of Veneta Land Development Ordinance No. 493, Section 4.08(7)(a) - Water Supply.

(b) Waste Water Standards. All industrial uses must be connected to the City of Veneta sanitary sewerage system. Veneta's sanitary sewerage system must be shown to be capable of treating the projected amount and quality of waste water and approved by the City Engineer.

Applicant finding: The wastewater system has capacity per Kyle Shauer, City of Veneta Public Works Director.

The City Public Works Director reviewed the proposal and had no comment. Staff finds there are no issues with wastewater system capacity.

Therefore, the proposal satisfies the requirements of Veneta Land Development Ordinance No. 493, Section 4.08(7)(b) - Water Supply.

(c) Stormwater Drainage. The development site, its operations and improvements thereon shall detain and treat all stormwater as required by Section 5.16 of this ordinance. There shall be no contamination of stormwater from solid or other wastes.

Applicant finding: Stormwater runoff from paved surfaces will be treated by a filtration rain garden prior to entering a Stormtech chamber detention inlet manhole. Roof runoff will be piped directly to the Stormtech detention inlet manhole. Any remaining solids or debris will be filtered out within Stormtech chamber primary intake "isolation row" specially lined with geotextile fabric and maintenance access

The City Engineer reviewed the proposal and provided findings and recommended conditions regarding the applicants stormwater proposal as described in Veneta Land Development Ordinance No. 493, Section 6.05(1)(e) - Approval Criteria.

Therefore, with findings and conditions of approval stated in Section 6.05(1)(e) - Approval Criteria, the proposal satisfies the requirements of Veneta Land Development Ordinance No. 493, Section 4.08(7)(c) - Stormwater Drainage.

(d) Solid Waste Containers. Garbage collection areas, service facilities and air conditioning facilities located outside the building shall be appropriately screened and landscaped to obscure view from beyond the boundary of the development site.

No hazardous wastes may be collected or stored within the development site.

Applicant finding: The design complies with this standard.

The applicant is a fenced trash enclosure with six (6) foot zinc galvanized wire fencing with black obscuring slats.

Staff finds the proposed sight obscuring fencing surrounding the garbage collection area meets this standard.

Therefore, the proposal satisfies the requirements of Veneta Land Development Ordinance No. 493, Section 4.08(7)(d) - Solid Waste Containers.

(e) Odor Standards. No emission or odorous matter shall be produced in such a manner to cause a public nuisance or contribute to a condition of air pollution. An odor nuisance may be measured as an emission that occurs for sufficient duration or frequency so that two (2) measurements made within a period of one (1) hour, separated by not less than fifteen (15) minutes, are equal to or greater than a Centimeter No. 0 or equivalent dilution measured at the property line.

Applicant finding: N/A

Staff finds the applicants proposed land uses including warehousing, offices and retail firearm sales, are not anticipated to generate a public nuisance related to emissions or odorous matter.

Therefore, the proposal satisfies the requirements of Veneta Land Development Ordinance No. 493, Section 4.08(7)(e) - Odor Standards.

(f) Noise Standards. Operations must demonstrate, by noise production methods, that it shall not exceed DEQ standards set forth in Oregon Administrative Rules, Chapter 340, Division 35: "Oregon State Noise Control Regulations for Industry and Commerce," and the Veneta Noise Ordinance No. 299.

Applicant finding: N/A

Staff finds the applicants proposed land uses including warehousing, offices and retail firearm sales, are not anticipated to exceed DEQ standards related to noise or Veneta Noise Ordinance No. 299.

Therefore, the proposal satisfies the requirements of Veneta Land Development Ordinance No. 493, Section 4.08(7)(f) - Noise Standards.

(g) Dust and Fugitive Emission Standards. Open operations on the development site require a paved dust-free and adequately drained durable surface of asphaltic concrete or Portland cement or other approved materials. Vegetative screens or

buffers shall be required to minimize dust "drift" onto abutting properties. Buffers are to be installed as required under parking area standards, Section 5.20.

Applicant finding: N/A

The applicant is proposing to asphalt a majority of the site except for at property boundaries which include a vegetative buffer as shown on the Site Development Plan (Sheet C1.0) prepared by SSW Engineers, Inc.

Staff concurs with the applicants finding and this standard is not applicable.

(h) Aesthetic Standards: Landscaping shall be installed around building areas and outdoor uses as required by the approved site plan or conditional use permit. Natural landscaping shall positively project the identity and image of the firm and of the City. Landscaping shall meet the standards established in Section 5.12.

Applicant finding: All landscaped areas meet the standards established in Section 5.12. The plantings will project an image and identity that satisfies the company and city

Staff finds the proposed landscaping projects the identity and image of the firm and of the City. In addition, staff finds the proposal is consistent with this standard based on the findings and conditions of approval addressed at Section 5.12 - Landscaping.

Therefore, with findings and conditions of approval stated in Section 5.12 - Landscaping, the proposal satisfies the requirements of Veneta Land Development Ordinance No. 493, Section 4.08(7)(h) - Aesthetic Standards.

(8) For additional requirements, see Article 5 - Supplementary Provisions.

Veneta Land Development Ordinance No. 493 ARTICLE 5 SUPPLEMENTARY PROVISIONS

ARTICLE 5 – SUPPLEMENTARY PROVISIONS

SECTION 5.01 GENERAL PROVISIONS REGARDING ACCESSORY USES

Applicant finding: There are no accessory uses for this development. All business activities will be conducted within the building envelop.

Staff concurs with the applicants finding, this standard is not applicable.

SECTION 5.03 CLEAR VISION AREAS

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

Applicant finding: N/A

The site is not located at the intersection of two streets, therefore, staff concurs with the applicant finding and this standard is not applicable.

SECTION 5.12 LANDSCAPING

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

(1) Provisions for landscaping, screening and maintenance are a continuing obligation of the property owner and such areas shall be maintained in a clean, weed free manner.

Applicant finding: Site plan includes landscaping and provisions for maintenance. The owner will provide all necessary maintenance provisions.

Staff finds the proposal should be conditioned in order to require the applicant to maintain landscaping on an ongoing basis.

Therefore, with the imposition of the following condition, the proposal satisfies the requirements of Veneta Land Development Ordinance No. 493, Section 5.12(1) - Landscaping.

As a condition of approval, the applicant shall maintain in a clean and weed free manner all on-site landscaping and screening in accordance with Veneta Land Development Ordinance No. 493, Section 5.12(1) - Landscaping.

(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.

Applicant finding: Site plans indicating landscape improvements are included with the documents submitted to the Building and Planning Official or Planning Commission for approval.

Staff finds the applicant has submitted the necessary proposed Landscape Plan (Sheet LA-1) prepared by Dougherty Landscape Architects (DLA) and required landscape improvements shall be completed before issuance of a Certificate of Occupancy.

Therefore, with the imposition of the following condition, the proposal satisfies the requirements of Veneta Land Development Ordinance No. 493, Section 5.12(2) - Landscaping.

Prior to Certificate of Occupancy, the applicant shall complete improvements

associated with the submitted Landscape Plan (Sheet LA-1) in accordance with Veneta Land Development Ordinance No. 493, Section 5.12(2) - Landscaping.

(3) Minimum Landscaped Area. The minimum percentage of required landscaping is as follows:

d) Industrial Zones (IC, LI, MI) 5 percent of the site.

Applicant finding: The 5% landscaping requirement for the site has been met.

The subject site is an approximate 0.93 acres (6,750 square feet) and five (5) percent of the site is an approximate three-hundred and thirty-seven (337) square feet.

Staff finds the proposed landscaped area is an approximate fifteen-hundred (1,500) square feet per the submitted Landscape Plan (Sheet LA-1), which exceeds the standard.

Therefore, the proposal satisfies the requirements of Veneta Land Development Ordinance No. 493, Section 5.12(3)(c) - Minimum Landscaped Area.

(4) Minimum number of trees and shrubs acceptable per 1,000 square feet of landscaped area:

(a) One tree, minimum 2" caliper.

(b) Four 5-gallon shrubs or accent plants.

Applicant finding: The minimum number of trees and shrubs for landscape requirements have been met.

The required number of trees and shrubs per 1,000 square feet of landscaped area equates to five (5) trees (minimum 2-inch caliper) and eighteen (18) shrubs or accent plants.

Staff finds the submitted Landscape Plan (Sheet LA-1) depicts nine (9) trees and more than thirty (30) shrubs, which exceeds the standard.

Therefore, the proposal satisfies the requirements of Veneta Land Development Ordinance No. 493, Section 5.12(4)(a-b) - Minimum Landscaped Area.

(5) Minimum percentage Ground Cover. All landscaped area, whether or not required, that is not planted with trees and shrubs, or covered with non-plant material (subsections (6)(f) & (g), below), shall have ground cover plants that are sized and spaced to achieve 75 percent coverage of the area not covered by shrubs and tree canopy.

Applicant finding: All landscaped areas have been designed with trees, shrubs and ground cover and will achieve the 75% coverage required by the city.

Staff finds the proposed Landscape Plan (Sheet LA-1) depicts a combination of trees and shrubs bordering the site which are spaced to achieve a seventy-five (75) percent coverage of the area not covered by shrubs and tree canopy. In addition, the applicant is proposing groundcover in landscape areas not planted with trees and shrubs in conformance with the standard.

Therefore, the proposal satisfies the requirements of Veneta Land Development Ordinance No. 493, Section 5.12(5) - Minimum percentage Ground Cover.

(6) Landscape Materials. Permitted landscape materials include trees, shrubs, ground cover plants, non-plant ground covers, and outdoor hardscape features, as described below. "Coverage" is based on the projected size of the plants at maturity, i.e., typically three (3) or more years after planting.

(a) Existing Vegetation. Existing non-invasive vegetation may be used in meeting landscape requirements.

Staff finds this standard is not applicable as the site does not contain any existing landscaping.

(b) Plant Selection. A combination of deciduous and evergreen trees, shrubs, and ground covers shall be used for all planted areas, the selection of which shall be based on local climate, soil, exposure, water availability, and drainage conditions. Applicants are encouraged to select native plants which are drought tolerant to reduce the demand on the City's water supply.

Staff finds the applicant submitted a Proposed Landscape Plan (Sheet LA-1) including a legend of plant species that includes a combination of deciduous and evergreen trees, shrubs, and ground covers which was prepared by a licensed landscape architect and selected based on local climate, soil, exposure, water availability, and drainage conditions.

Therefore, the proposal satisfies the requirements of Veneta Land Development Ordinance No. 493, Section 5.12(6)(b) - Plant Selection.

(c) Plant Establishment. Unless a certified landscape architect specifically recommends otherwise, all new landscaping shall be irrigated for a minimum of two (2) years to ensure viability.

The proposed landscape plan (Sheet LA-1) indicates the site will be irrigated with an automatic underground irrigation with head to head coverage, separate zones for different solar orientations and head layout will minimize overspray onto paved surfaces.

Staff finds the proposal meets the standard.

Therefore, the proposal satisfies the requirements of Veneta Land Development Ordinance No. 493, Section 5.12(6)(c) - Plant Establishment.

(d) Soil amendment. When new vegetation (including sod) is planted, topsoil shall be added and/or soils amended or aerated as necessary, to allow for healthy plant growth. Compaction of the planting area shall be minimized whenever practical and compacted soils shall be amended and/or aerated as necessary prior to planting.

The applicant is proposing to amend the soil prior to planting new vegetation as described on the submitted Landscape Plan (Sheet LA-1).

Staff finds the proposal meets the standard.

Therefore, the proposal satisfies the requirements of Veneta Land Development Ordinance No. 493, Section 5.12(6)(d) - Soil amendment.

(e) "Invasive" plants, shall be removed during site development and the planting of new invasive species is prohibited. Lists of locally invasive species are available through the local USDA extension office.

Staff finds this standard is not applicable as the site does not currently contain any existing vegetation.

(f) Hardscape features. May cover up to ten percent (10%) of the required landscape area; except in the Downtown Area where publicly accessible hardscape features may cover up to eighty percent (80%) of the required landscape area, subject to approval through Site Plan Review. Swimming pools, sports courts, and similar active recreation facilities, as well as paving for parking and access, may not be counted toward fulfilling the landscape requirement.

Staff finds the applicant exceeds the required landscape area, as mentioned above, therefore, the proposal complies with this standard.

Therefore, the proposal satisfies the requirements of Veneta Land Development Ordinance No. 493, Section 5.12(6)(f) - Hardscape features.

(g) Non-plant Ground Covers. Bark dust, chips, aggregate, or other non-plant ground covers may be used, but shall cover no more than 25 percent of the area to be landscaped and shall be confined to areas underneath plants. Non-plant ground covers cannot be a substitute for ground cover plants

The applicant is proposing to landscape the site with plant materials including trees, shrubs and limited area of lawn along the site frontage and no non-plant ground cover is proposed per the submitted Landscape Plan (Sheet LA-1).

Therefore, the proposal satisfies the requirements of Veneta Land Development Ordinance No. 493, Section 5.12(6)(g) - Non-plant Ground Covers.

(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.

Applicant Finding: No single-family uses are adjacent to the subject parcel.

The subject site does not abut single-family land uses, therefore, staff finds this standard is not applicable.

(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.

Applicant Finding: The development will utilize a complete sight-obscuring fence in association with garbage collection area.

The applicant is proposing to fence the garbage collection area with six (6) foot zinc galvanized wire and black obscuring slats.

Staff finds the proposed sight obscuring fencing surrounding the garbage collection area meets this standard.

Therefore, the proposal satisfies the requirements of Veneta Land Development Ordinance No. 493, Section 5.12(8) - Landscape Materials.

(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.

Staff finds it is necessary to condition the proposal, in order to ensure proposed sight obscuring fencing surrounding the garbage area enclosure is maintained in a safe condition and opacity maintained and any wooden materials protected from rot,

decay and insect infestation.

Therefore, with the imposition of the following condition, the proposal satisfies the requirements of Veneta Land Development Ordinance No. 493, Section 5.12(9) - Landscape Materials.

As a condition of approval, the applicant shall maintain in a safe condition and opacity all sight obscuring fencing (garbage area enclosure), in accordance with Veneta Land Development Ordinance No. 493, Section 5.12(9) - Landscape Materials.

(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.

Adjacent land uses include a commercial use (existing Source Engineering; RV Repair shop) to the west, Lane County shops to the north, Fern Ridge Self Storage to the east and Loten Way frontage to the south. In terms of adjacent zoning districts, to the east and west is Industrial Commercial (IC) and to the north is Medium Industrial (MI) and to the south is Highway Commercial (HC).

Staff finds there are no adjacent land uses of a different type that necessitate buffering or screening, therefore, this standard is not applicable.

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

Applicant finding: Landscaping for detention is not applicable. The detention system chosen for maximum site efficiency is underground and poses no threat of erosion, invasive species, or insect propagation.

The applicant is proposing to landscape the proposed rain garden along the eastern property line as shown on the submitted Landscape Plan (Sheet LA-1).

The City Engineer reviewed the proposal, including the Proposed Landscape Plan and finds it meets city requirements.

Therefore, the proposal satisfies the requirements of Veneta Land Development Ordinance No. 493, Section 5.12(11) - Landscape Materials.

SECTION 5.13 COMMERCIAL AND MIXED-USE DESIGN STANDARDS

(1) Purpose and Applicability. The following standards are minimum requirements for new developments that are subject to Site Plan Review or Planned Unit Development approval in the RC, BC and CC zones.

Applicant Finding: The design complies with subsection (c) and (k) of chapter 5.13 standards.

Staff concurs with applicant findings and the standards of Section 5.13 are not applicable, given the site is located in the IC zone.

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, RC, BC, CC, IC, and I zones shall be connected to City water and sanitary sewers.

Applicant Finding: Water and sewer connections are planned for this development and will be made at Loten Way.

The applicant is proposing to connect to the existing sanitary sewer line and existing water line in Loten Way, as shown on the submitted Site Utilities Plan (Sheet C3.0).

The City Public Works Director reviewed the proposal and had no comment or concerns. The City Engineer reviewed the proposal and finds it meets city requirements in terms of this standard.

Therefore, the proposal satisfies the requirements of Veneta Land Development Ordinance No. 493, Section 5.14(1) - Water and Sewer connections.

(2) Agreement for Improvements.

(a) 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 (“Improvements”), or execute and record against the property an agreement between the owner of land and the City specifying the period of time within which required Improvements and repairs shall be completed (“Improvement Agreement”). The Improvement Agreement shall provide that, if 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 attorneys’ fees necessary to collect said amounts from the land developer or lien the property in this full amount. In any event, the land developer shall repair existing streets or other public utilities damaged in the process of building the development.

Applicant finding: All public improvements will be completed during the single phase of the project. Construction of improvements will start as soon as the appropriate permits are available. If an improvement agreement becomes necessary, one will be executed

(b) In the City's sole discretion, the City Administrator may substitute an irrevocable petition to install one or more required Improvements for the Improvement Agreement referenced in (2)(a) of this Section 5.14 after determining that immediate Improvement construction is not in the City's best interest. Such a determination may, but need not, be based on circumstances where the proposed development is not adjacent to a paved street with curbs and gutters. In conjunction with the irrevocable petition, the developer may be required to deposit with the City a cash payment, surety bond, or letter of credit in an amount determined by the City Administrator not exceeding the cost of Improvement construction, as based upon an estimate approved by the City Engineer ("Deposit"). The irrevocable petition shall reference the deposit and cover future Improvement installation to the extent actual installation costs exceed the Deposit amount.

The applicant is proposing to construct sidewalks (5-feet in width) along the site frontage of Loten Way, as shown on the submitted Paving & Striping Plan (Sheet C.4).

Staff finds public sidewalks currently do not exist along the site frontage. The site plan illustrates a public sidewalk along the site frontage that will be constructed with this project.

Therefore, the proposal satisfies the requirements of Veneta Land Development Ordinance No. 493, Section 5.14(2) - Agreement for Improvements.

(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.

Applicant Finding: All public improvements will be constructed in accordance of City Standards, if needed guidance of the City Engineer will be sought.

Staff concurs with applicant finding.

Therefore, the proposal satisfies the requirements of Veneta Land Development Ordinance No. 493, Section 5.14(3) - Specification 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.

Applicant Finding: All work within the right-of-way will be reflected in the construction permit plan set for City review.

Staff finds the applicant shall be required to submit and receive approval of a City

Right-of-Way Application, prior to any construction within the public right-of-way.

Therefore, with the imposition of the following condition, the proposal satisfies the requirements of Veneta Land Development Ordinance No. 493, Section 5.14(4) - Improvements within a Public Right-of-Way.

Prior to construction, the applicant shall submit and receive approval of a City Right-of-Way Application regarding improvements within the public right-of-way in accordance with Veneta Land Development Ordinance No. 493, Section 5.14(4) - Improvements within a Public Right-of-Way.

(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.

Applicant finding: The development does not require any additional street right-of-way dedications.

The subject site abuts one (1) existing streets (Loten Way). Staff finds Loten Way is a Local Street according to Veneta Transportation System Plan, Figure 9 - Street Network by Functional Classification. And, according to Veneta Land Division Ordinance No. 494, Section 6.02((2) - Standard right-of-way and street widths, the following minimum right-of-way is required for Loten Way (Local Street classification): a minimum sixty (60) foot right-of-way.

Staff finds Loten Way contains an existing sixty (60) foot width right-of-way. Given this information, staff finds Loten Way does not require any additional right-of-way acquisition along the site frontage.

Therefore, the proposal satisfies the requirements of Veneta Land Development Ordinance No. 493, Section 5.14(5) - Dedication of Street Right-of-Way.

(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.

Applicant Finding: The development does not require any additional easement dedications

Staff concurs with applicant finding. In addition, the City Engineer reviewed the proposal and finds the improvement plan meets city requirements and no additional easements are necessary.

Therefore, the proposal satisfies the requirements of Veneta Land Development Ordinance No. 493, Section 5.14(6) - Utility and Drainage Easements.

SECTION 5.15 SIGNS

The Veneta Sign Code is included here to ensure consistency between the Applicant's intent and a future sign permit. Applicant is aware that any approvals during the Land Use process are not a substitute for the necessary sign, electrical, and building permits that accompany the future sign construction.

(3) Designated Sign Districts. Four sign districts have been established to ensure that sign size and location will provide the most visibility for each business while protecting the aesthetic qualities of surrounding uses. The size, height and distance allowed between signs vary by district, taking into account traffic speeds and types of uses in each district. Refer to Table A for Permitted Signs to determine whether or not a sign is allowed in the following districts and what specific requirements may apply. In addition to specific requirements for each district, signs must comply with all other sections of the Veneta Sign Code.

(b) Business District(s): All property zoned Highway Commercial, Community Commercial, Industrial- Commercial, Light Industrial, Medium Industrial, Public Facilities and Parks which do not abut Highway 126.

Applicant Finding: The subject property is located in the Sign District established as "Business District".

Staff concurs with applicant finding.

(8) Sign Permits.

(a) A sign permit is required in each of the following instances:

- 1. Upon the erection of any new sign except signs specifically listed in Table 5.15 as signs not requiring a permit.*
- 2. To make structural or electrical alteration to an existing sign, including a change in the size, shape, materials or location.*
- 3. To replace a pre-existing sign.*

(c) In addition to a sign permit, all illuminated signs require a City of Veneta electrical permit.

(d) A permit shall expire if a sign is not installed, as approved, within 180 days from the date of approval. Reapplication shall include a new, fully completed application form and a new application fee.

The applicant is proposing two (2) building signs as shown on submitted Building Exterior Elevations (Sheet A500).

Staff finds the applicant shall submit and receive approval of a City Building Permit and City Sign Permit for all proposed building or free standing sign prior to construction.

Therefore, with the imposition of the following conditions, the proposal satisfies the requirements of Veneta Land Development Ordinance No. 493, Section 5.15(8) - Sign Permits.

Prior to construction, the applicant shall submit and receive approval of a City Building Permit and Sign Permit for any proposed signage including building signs, in accordance with Veneta Land Development Ordinance 493, Section 5.15(8)(a) - Sign Permits.

As a condition of approval, the applicant shall submit and receive approval of a City Electrical Permit (if new signs are proposed to be illuminated) in accordance with Veneta Land Development Ordinance 493, Section 5.15(8) - Sign Permits.

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.

Applicant finding: Stormwater quality and detention will be achieved with a filtration rain garden and Stormtech Chamber subsurface detention system. Methodology of analysis was based on the City of Portland Stormwater Management Manual, Revision 4 dated August 1,

2008. Stormwater quality for pollutants was calculated using the presumptive method for rain gardens.

(2) The intent of these requirements is as follows:

(a) To maintain runoff peak flows at predevelopment levels.

Applicant finding: Peak post-development stormwater flow will be restricted by an exit structure from the Stormtech detention system. An orifice limits post-development flows of the 25-year storm to those of the pre-development 10 year flows.

(b) To provide treatment of runoff to limit the transport of pollutants to area waterways.

Applicant finding: All impervious surface drains to a stormwater quality rain garden to filter out pollutants prior to entering the detention system. Roof runoff meets with the filtered surface water and enters the Stormtech detention inlet manhole. The intake Stormtech chamber is specially isolated to capture sediment and debris from either infiltrating into the gourd or exiting to the public storm system.

(c) To limit accumulation of ponded water by discouraging the use of detention ponds and other centralized stormwater facilities through the dispersal of small detention and treatment facilities throughout a development. Preference shall be given to detention and treatment systems designed to drain completely within 24 hours to limit standing water.

Applicant finding: No detention ponds are proposed. The rain garden will hold stormwater in the event of the 25 year 24hour storm event. It is designed to drain at the pre-development 10 year storm rate.

(d) To encourage the use of vegetated treatment systems over structural

Applicant finding: The primary stormwater treatment system is a vegetated rain garden of specific native plants.

(3) Exceptions or alternatives to the requirements and standards of the Stormwater Management Manual may be allowed by the City Engineer based on specific site conditions provided that detention and treatment requirements are met in conformance with the intent as stated above. Applicants are encouraged to use either the Simplified Approach or Presumptive Approach to size facilities.

Applicant finding: N/A

(4) The following storm data (Eugene Airport) shall be used in sizing facilities.

Applicant finding: Design Storms: 10-Year 24-hour storm 4.46 inches Pre-construction stormwater flow, 25-year 24- hour storm 5.18 inches Post-Construction stormwater flow and 10-year 10-minute storm 3.10 inches/hour Stormwater conveyance flow

The City Engineer reviewed the proposal and provided findings and recommended conditions regarding the applicants stormwater proposal as described in Veneta Land Development Ordinance No. 493, Section 6.05(1)(e) - Approval Criteria.

Therefore, with findings and conditions and of approval stated in Section 6.05(1)(e) - Approval Criteria, the proposal satisfies the requirements of Veneta Land Development Ordinance No. 493, Section 5.16 -Stormwater Detention and Treatment.

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 required parking lots, driveways, and driveway approaches shall be surfaced with two (2) inches of asphaltic concrete, six (6) inches Portland Cement concrete over approved base, or other materials approved by the City Engineer which are designed to reduce or slow rates of stormwater runoff. All parking lots shall be graded so as not to drain storm water over the sidewalk or onto any abutting property.

Applicant finding: Parking lots shall be a minimum of 3.5 inches of asphalt concrete over 12 inches of compacted aggregate base material as defined by a Geotechnical Report by FEI Testing & Inspection Project No. 2207022, & dated March 26, 2020. Concrete driveway aprons shall be a minimum of 6 inches concrete over 12 inches of compacted aggregate base as outlined in the above-mentioned report. All stormwater shall be kept on-site for treatment and/or detention prior to entering the public stormwater system.

Staff finds it is important to condition the proposal in order to ensure that all parking areas, driveways, and driveway approaches are surfaced with a minimum of two (2) inches of asphaltic concrete or six (6) inches Portland cement concrete over approved base or other materials approved by the City Engineer.

Therefore, with the imposition of the following condition, the proposal satisfies the requirement of Veneta Land Development Ordinance No. 493, Section 5.20(2)(a) - Design and improvement requirements for parking lots (not including single-family or multi-family dwellings).

Prior to certificate of occupancy, the applicant shall surface the driveway, parking lot and driveway approach with two (2) inches of asphaltic concrete or six (6) inches Portland Cement concrete or other materials approved by the City Engineer in accordance with Veneta Land Development Ordinance No. 493, Section 5.20(2)(a) - Design and 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.

Applicant finding: All proposed parking spaces will be striped appropriately with 4-inch pavement markings. Accessible parking space will be 18 feet by 9 feet and marked according to the Oregon Transportation Commission Standards for Accessible Parking Spaces (2018).

Staff finds the proposal meets this standard in terms of providing paved and permanently marked off-street parking lot, minimum dimension for off-street parking spaces and accessible parking spaces which meets the requirements of the code.

Therefore, the proposal satisfies the requirement of Veneta Land Development Ordinance No. 493, Section 5.20(2)(b) - Design and improvement requirements for parking lots (not including single-family or multi-family dwellings).

(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 30 feet. One-way driveways shall have a minimum width of twelve (12) feet and a maximum width of sixteen (16) feet.

Applicant finding: A proposed 2-way, 24-foot-wide service driveway allows for entrance to the parking lot and other site circulation without reverse movements requiring use of the City right-of-way

The applicant is proposing an internal service driveway via Loten Way, which will serve the proposed off-street parking area. The proposed two-way driveway off Loten Way is depicted on the submitted Site Development Plan (Sheet C1.0). Staff finds the two-way driveway of twenty-four (24) foot width meets the standard.

Therefore, the proposal satisfies the requirement of Veneta Land Development Ordinance No. 493, Section 5.20(2)(c) - Design and improvement requirements for

parking lots (not including single-family or multi-family dwellings).

(d) Parking spaces along the 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.

Applicant finding: Outer parking spaces will be bound by a curb and parking bumper to prevent vehicles from extending over the property line

Staff concurs with applicant finding. In addition, the Site Development Plan (Sheet C1.0) depicts the necessary off-street parking area curb stops and curb.

Therefore, the proposal satisfies the requirement of Veneta Land Development Ordinance No. 493, Section 5.20(2)(d) - Design and improvement requirements for parking lots (not including single-family or multi-family dwellings).

(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.

Applicant finding: The project proposes one vehicular entrance and one separate pedestrian access entrance which will not interfere with each other entering the property.

Staff concurs with applicant finding. In addition, the City Engineer finds the proposed driveway off of Loten Way is an acceptable location to serve the development.

Therefore, the proposal satisfies the requirement of Veneta Land Development Ordinance No. 493, Section 5.20(2)(e) - Design and improvement requirements for parking lots (not including single-family or multi-family dwellings).

(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.

Applicant finding: N/A

Staff concurs with applicant finding, this standard is not applicable.

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

Applicant finding: Civil sheets C4.0 and C5.0 contain the stormwater and grading plans for City review.

Staff finds a grading structure and drainage plan was submitted with Site Plan Review request. The City Engineer reviewed the proposal and provided findings and recommended conditions regarding the applicants' drainage plan as described in Veneta Land Development Ordinance No. 493, Section 6.05(1)(e) - Approval Criteria.

Therefore, with findings and conditions of approval stated in Section 6.05(1)(e) - Approval Criteria, the proposal satisfies the requirements of Veneta Land Development Ordinance No. 493, Section 5.20(2)(g) - Design and improvement requirements for parking lots (not including single-family or multi-family dwellings).

(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 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.

Applicant finding: N/A

The applicant is proposing a total of twenty (20) off-street parking spaces with at least one (1) shade tree immediately adjacent to the southern parking spaces. In addition, several shrubs are proposed surrounding the parking spaces which abut Loten Way as shown on the submitted Landscape Plan (Sheet LA-1).

Staff finds the applicant's proposal meets the standard, which requires a minimum of one (1) parking lot shade tree.

Therefore, the proposal satisfies the requirement of Veneta Land Development Ordinance No. 493, Section 5.20(2)(h) - Design and improvement requirements for parking lots (not including single-family or multi-family dwellings).

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

The applicant is proposing building lighting, as shown on the submitted Elevation Plan (Sheet A500). The proposal also indicates that 'parking lot lighting' will be "design-build".

Staff finds a Site Lighting and Photometric Plan for parking lot lighting is required to be submitted and approved by the City complying with Veneta Municipal Code Chapter 15.15, prior to construction, in order to meet this standard. And, staff finds the proposal has been conditioned as such at Section 6.05(1)(c) - Approval Criteria.

Therefore, with findings and conditions of approval stated in Section 6.05(1)(c), the proposal satisfies the requirement of Veneta Land Development Ordinance No. 493, Section 5.20(2)(i) - Design and improvement requirements for parking lots (not

including single-family or multi-family dwellings).

(3) Location standards for parking lots.

(a) Off-street parking shall be provided for development in all zones. Off street parking areas may be located no 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 the subject owners enter into a written agreement with the City of Veneta, subject to review and approval by the Building and Planning Official, pertaining to the cooperative use of the parking facilities.

Applicant Finding: The proposed development provides off-street parking along the south side of the building. The design complies with the standard.

Staff concurs with applicant finding.

Therefore, the proposal satisfies the requirement of Veneta Land Development Ordinance No. 493, Section 5.20(3)(a) - Location standards for parking lots.

(b) Parking lots and loading docks for new public, and semi-public buildings shall be located to the side or rear of the building, except as approved through Track 2 Site Plan Review.

Applicant Finding: N/A

Staff concurs with applicant finding. Staff finds the proposed land use is not a “public and semi-public” building as defined by definition per Veneta Land Development Ordinance, Section 13.02 - Definitions.

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

Applicant Finding: The proposed development does not have a loading dock area. The design complies with the standard.

Staff finds this standard is not applicable given the applicant is not required to have a loading dock as the proposed building is less than 10,000 sq. feet in size and the applicant is not proposing a loading dock.

(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 vehicles, materials, or for repair or servicing.

Applicant Finding: The design complies with the standard.

Staff concurs with applicant finding.

Therefore, the proposal satisfies the requirement of Veneta Land Development Ordinance No. 493, Section 5.20(4) - Off Street Parking Requirements.

(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.

Applicant Finding: Property Owner has been made aware of this requirement.

Staff concurs with applicant finding.

Therefore, the proposal satisfies the requirement of Veneta Land Development Ordinance No. 493, Section 5.20(5) - Off Street Parking Requirements.

(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. The Building and Planning Official or Planning Commission may require a Site Plan Review if the increase in parking significantly changes on-site circulation, creates additional impervious surface or requires additional landscaping.

Applicant finding: Property Owner has been made aware of this requirement.

Staff finds if the building or lot changes use in the future, to a use which increases the off-street parking requirements, the owner or occupant of the property, requires submittal and approval of a submitted Site Plan Amendment per Article 6.

Therefore, with the imposition of the following condition, the proposal satisfies the requirement of Veneta Land Development Ordinance No. 493, Section 5.20(6) - Off Street Parking Requirements.

As a condition of approval, any changes in use or changes that increase off-street parking requirements shall require a site plan amendment per Article 6 of Veneta Land Development Ordinance No. 493 in accordance with Veneta Land Development Ordinance No. 493, Section 5.20(6) - Off Street Parking Requirements.

(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. Where the uses have the ability to share parking and a shared parking agreement is approved through Site Plan Review, the total requirements for all uses and locations shall be computed. The decision making body may reduce the sum requirement based on off-peak parking demands (shared parking) under subsection 5.20 (3) (a).

Applicant finding: The design complies with the standard

Staff finds several uses (industrial warehousing and retail) will occupy the single proposed structure and the total requirements for off-street parking, as specified in Section 5.20, have been computed separately. Staff finds the applicant is not proposing a shared parking agreement nor is a reduction in the sum requirement necessary.

Therefore, the proposal satisfies the requirement of Veneta Land Development Ordinance No. 493, Section 5.20(7) - Off Street Parking Requirements.

(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.

(b) A unified access and circulation plan for coordinated or shared parking areas. Pursuant to this section, property owners shall:

- 1. Record an easement with the deed allowing cross access to and from other properties served by the joint use driveways, sidewalks, and cross access or service drive;*
- 2. Record a joint maintenance agreement with the deed defining maintenance responsibilities of property owners.*

Applicant Finding: The design complies with the standard with a posted speed limit sign

The applicant is proposing to construct public sidewalk along the site frontage and serve the site with one (1) vehicular access via Loten Way.

Staff finds a joint use driveway or cross access easement is not required for this development given the adjacent properties (to the east and west) are both already developed with their own access points off Loten Way.

Therefore, the proposal satisfies the requirement of Veneta Land Development Ordinance No. 493, Section 5.20(8) - Off Street Parking Requirements.

(9) A plan, drawn to scale, indicating how the off-street parking requirements are to be fulfilled, shall accompany a request for a building permit.

Applicant Finding: A set of plans meeting the requirements of this section is included with this application

Staff concurs with applicant finding.

Therefore, the proposal satisfies the requirement of Veneta Land Development Ordinance No. 493, Section 5.20(9) - Off Street Parking Requirements.

(10) The Building and Planning Official or the Planning Commission may approve the use of on-street parking spaces in lieu of required off-street parking spaces in the Broadway Commercial, Community Commercial, Residential-Commercial, Industrial- Commercial and Public Facilities & Park zones.

Applicant Finding: N/A

Staff concurs with applicant finding, this standard is not applicable.

(11) Space requirements for off-street parking shall be consistent with Table 5.20(a) below. 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 all buildings but shall exclude any space within a building used for off-street parking, loading or service functions not primary to the use.

Table 5.20(a)			
Use Categories	Vehicle Parking Requirement	Bicycle Parking Requirement	Type and % of Bicycle Parking
Commercial			
<i>Retail or grocery stores</i>	<i>One (1) space per 400 square feet of floor area designated for retail</i>	<i>1 per 3,000 square feet of floor area</i>	<i>25% Long term 75% Short term</i>
<i>Industrial uses which are primarily warehousing and distribution</i>	<i>One (1) space per 800 square feet of gross floor area</i>	<i>1 per 5,000 square feet of floor area</i>	<i>25% Long term 75% Short term</i>
<i>Industrial uses shall provide space for patron and visitor use</i>	<i>Minimum of three (3) parking spaces in addition to the requirements listed.</i>	<i>N/A</i>	<i>N/A</i>

Applicant finding (summarized): Per Table 5.20(a) (1) Use Categories: Commercial – Retail or grocery stores 787 sf of retail requires: 2 car parking stalls and 2 bike parking one for each parking type, Industrial - Industrial uses which are primarily warehousing and distribution 3495 sf of requires: 5 car parking stalls and 1 bike parking, Industrial - Industrial uses shall provide space for patron and visitor use. Vehicle Category requires: 3 car parking stalls and no bike parking. The combined requirements for all three categories amount to the following: 10 car parking, 3 bike parking (1) long term and two short term. The design complies with the requirements by offering 21 parking stalls and 4 bike parking.

The applicant is proposing nineteen (19) total off-street parking spaces (including accessible spaces) and four (4) bicycle parking spaces, as shown on the submitted Proposed Site Plan (Sheet A100).

In terms of off-street parking, staff finds the proposal involves a proposed 6,750 square foot building with proposed seven hundred and eighty-seven (787) square feet dedicated to retail which equates to two (2) required spaces and three thousand four hundred ninety-five (3,495) square feet of the proposed building dedicated to industrial uses which are primarily warehousing requires four (4) spaces. In addition, three (3) off-street parking spaces are required to be provided for industrial patrons and visitors.

In terms of bicycle parking, staff finds the proposal requires one (1) bicycle parking space for retail uses and one (1) bicycle parking space for industrial/warehousing use per this standard. Bicycles parking spaces are required to be 25% long term and 75% short term per this standard. Staff finds a total of two (2) bicycle parking spaces are required and the applicant is proposing three (3) bicycle parking spaces which exceeds the standard.

Therefore, the proposal satisfies the requirement of Veneta Land Development Ordinance No. 493, Section 5.20(11) - Design and improvement requirements for parking lots (not including single-family or multi-family dwellings).

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

Table 5.20(b) Minimum Accessible Parking Requirements			
<i>Total Number of Parking Spaces Provided</i>	<i>Total Minimum Number of Accessible Parking Spaces (60" and 96" aisles)</i>	<i>Van Accessible Parking Spaces with min. 96" wide access aisle</i>	<i>Accessible Parking Spaces with min. 60"wide access aisle</i>
<i>1 to 25</i>	<i>1</i>	<i>1</i>	<i>0</i>

Applicant Finding: Per Table 520(b) Total Number of Parking Spaces Provided: • 21

hence between 1 and 25 Total Minimum Number of Accessible Parking Spaces (60" and 96" aisles): • 1 required and 1 provided Van Accessible Parking Spaces with min. 96" wide access aisle • 1 required and 1 provided

Staff concurs with applicant findings.

Therefore, the proposal satisfies the requirement of Veneta Land Development Ordinance No. 493, Section 5.20(12) - Accessible Parking Spaces.

(13) Unspecified uses. Any use not specifically listed in this section shall have a parking requirement determined by the Building and Planning Official, based on the parking space requirements for comparable uses listed in this section. The decision of the Building and Planning Official may be appealed to the Planning Commission, using procedures as spelled out in this ordinance.

Applicant finding: N/A

Staff concurs with applicant finding, this standard is not applicable.

(14) Off-Street Loading. Except as provided below, under subsection (b), in any zone, every building or part thereof hereafter erected and having a gross floor area 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.

(a) Said loading space shall be provided with access, driveways and surfacing in the same manner as for off street parking, except that each space shall be ten (10) feet wide and 25 feet long, with a height clearance of at least fourteen (14) feet. In the case where service vehicles of the truck and trailer category are utilized, the Planning Commission may require additional length for required off-street loading spaces to accommodate up to a maximum overall length of 50 feet.

Applicant Finding: N/A

Staff concurs with applicant finding, this standard is not applicable.

(15) Stacking and Queuing Areas.

Applicant Finding: N/A

Staff concurs with applicant finding, this standard is not applicable.

(16) Parking of Recreational Vehicles on Private Property

Applicant Finding: N/A

Staff concurs with applicant finding, this standard is not applicable.

(17) Bicycle Parking. Shall apply to all developments that require a Site Plan Review or Site Plan Amendment for new development, changes of use, and building expansions or remodels. Bicycle parking spaces are intended to provide a safe, convenient and attractive place for the circulation and parking of bicycles as well as encouraging the use of alternative modes of transportation. Long term bicycle parking requirements are intended to accommodate employees, students, residents, commuters and other persons who expect to leave their bicycles parked for more than 2 hours. Short term bicycle parking spaces accommodate visitors, customers, messengers, and other persons expected to depart within two (2) hours.

(a) Bicycle Parking Space Requirements.

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) above for all commercial, mixed-use, and industrial zoned parcels. Short or long term parking requirements are as follows:

a. All required long term bicycle parking spaces shall be provided in a well-lit location within a convenient distance of a main entrance and shall be sheltered from weather elements such as rain and wind either within a building or bicycle locker, or under an eave, overhang, or similar structure. The minimum required width of long term bicycle parking may be reduced to 18” to accommodate parking in a more compact area.

b. All required short term bicycle parking shall consist of a securely fixed structure that supports the bicycle frame in a stable position without damage to wheels that may be locked to the rack by the bicyclist’s own locking device. Bicycle parking shall not be farther than the closest automobile parking space (except disabled parking).

c. Direct access from the bicycle parking area to the public right-of-way shall be provided with access ramps when the elevations in access change (e.g. elevation change between a sidewalk and driveway).

The applicant is proposing two (2) bicycle parking spaces which are considered short term spaces as they are located outside (short term).

Staff finds direct access from the proposed bicycle parking area to the public Loten Way right-of-way is provided via the proposed internal walkway and connection to the sidewalk. In addition, the proposed bicycle parking spaces are located in a well-lit location with a convenient distance from the building entrance.

Staff finds a minimum of one (1) bicycle parking space is required to be “long term” and shall be sheltered from weather elements such as rain and wind either within a building or bicycle locker, or under an eave, overhang, or similar structure per this

standard.

Therefore, with the imposition of the following condition, the proposal satisfies the requirement of Veneta Land Development Ordinance No. 493, Section 5.20(17)(a)2.(a-c) - Bicycle Parking Space Requirements.

Prior to construction, the applicant shall submit a Final Site Plan and detail which depicts a minimum of one (1) long term bicycle parking space (i.e. sheltered from weather elements, such as rain and wind either within the building or bicycle locker, or under an eave, overhang, or similar structure) in accordance with Veneta Land Development Ordinance No. 493, Section 5.20(17)(a)2.(a-c) - Bicycle Parking Space Requirements.

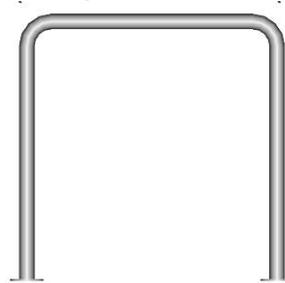
(b) Location & Design. All bike racks shall have the following design features:

1. Rounded or square style hoop racks or similar design as illustrated in figures 5.20(a) and 5.20(b) below.

Figure 5.20(a)



Figure 5.20(b)



- 2. Bicycle racks shall provide each bicycle parking space with at least two points of contact for a standard bicycle frame.*
- 3. The bike rack shall have rounded surfaces and corners;*
- 4. The bike rack shall be coated in a material that is weather resistant and will not damage the bicycle's painted surfaces.*
- 5. Bicycle parking shall be provided at ground level.*
- 6. A bicycle parking space required by this ordinance shall be at least six (6) feet long, two (2) feet wide, and provide seven (7) feet of overhead clearance.*
- 7. Bicycles may be tipped vertically for storage, but not hung above the ground.*
- 8. Visibility and Security. Bicycle parking for customers and visitors of a use shall be visible from street sidewalks or building entrances, so that it provides sufficient security from theft and damage.*
- 9. Lighting. For security, bicycle parking shall be at least as well-lit as vehicle parking.*
- 10. Hazards. Bicycle parking shall not impede or create a hazard to pedestrians. Parking areas shall be located so as to not conflict with vision clearance standards (Section 5.03).*
- 11. Reserved Areas. Areas set aside for bicycle parking shall be clearly marked and reserved for bicycle parking only.*
- 12. Options for Storage. Long term bicycle parking requirements for can be met by*

providing a bicycle storage room, bicycle lockers, racks, or other secure storage space inside or outside of the building.

The applicant is proposing hoop style bicycle rack. The applicant is proposing each bicycle parking space to be five (5) feet in length and three (3) feet in width as shown on the Proposed Site Plan (Sheet A100).

Staff finds the proposed hoop racks comply with #1-11 of this standard. Staff finds the proposal does not comply #12 of this standard as no “long term” bicycle parking space is proposed as required by Section 5.20(17)(a)2.(a-c) - Bicycle Parking Space Requirements.

Therefore, with findings and conditions of approval stated in Section 5.20(17)(a)2.(a-c), the proposal satisfies the requirement of Veneta Land Development Ordinance No. 493, Section 5.20(17)(a)2.(a-c) - Bicycle Parking Space Requirements.

SECTION 5.22 PEDESTRIAN ACCESS AND CIRCULATION

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.

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

Applicant finding: N/A

Staff concurs with applicant finding.

Therefore, the proposal satisfies the requirement of Veneta Land Development Ordinance No. 493, Section 5.22(1) - Pedestrian Access and Circulation.

(2) Pedestrian access to transit facilities shall be provided from new commercial, employment, and multi-family residential developments and new activity centers shall be provided while existing developments shall provide safe and accessible pedestrian access to transit facilities when a site changes uses or is retrofitted.

Applicant finding: N/A

The applicant is proposing a paved walkway in front of the building entrance which is connected to crosswalk stripes through the off-street parking area and ultimately connecting to new paved sidewalk along Loten Way.

Staff finds the proposed paved route connecting to Loten Way which connects to the existing sidewalk along Cornerstone Drive will provide pedestrian access to Lane

Transit District (LTD) facilities.

In terms of transit facilities, the closest bus transit stop is located at the intersection of Huston Road and Hwy 126. However, staff finds it likely the transit stop at the West Lane Shopping Center is more accessible to the site for a pedestrian or bicyclist.

Therefore, the proposal satisfies the requirement of Veneta Land Development Ordinance No. 493, Section 5.22(2) - Pedestrian Access and Circulation.

(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.

Applicant finding: N/A

Staff finds the proposed internal walkway connecting to the entrance of the building and new sidewalk along Loten Way does cross the off-street parking lot. Due to this, staff finds it is necessary to condition the applicant to submit a Final Site Plan, prior to construction, for review and approval by the City which depicts an internal pedestrian paved walkway connecting to the main entrance of the commercial building from the public sidewalk (Loten Way) without crossing the driveway or parking lot.

Therefore, with the imposition of the following condition, the proposal satisfies the requirement of Veneta Land Development Ordinance No. 493, Section 5.22(3) - Pedestrian Access and Circulation.

Prior to construction, the applicant shall submit and receive approval of a Final Site Plan which depicts an internal pedestrian paved walkway connecting to the main entrance of the commercial building from the public sidewalk (Loten Way) without crossing the driveway or parking lot in accordance with Veneta Land Development Ordinance No. 493, Section 5.22(3) - Pedestrian Access and Circulation.

(4) All streets shall have sidewalks except rural local streets and rural lanes unless there is compelling evidence that other pedestrian systems meet the needs of pedestrians.

Applicant finding: The design complies with this standard.

Staff concurs with applicant finding.

Therefore, the proposal satisfies the requirement of Veneta Land Development Ordinance No. 493, Section 5.22(4) - Pedestrian Access and Circulation.

(5) Compliance with the commercial design standards for and mixed-use, residential and commercial development, respectively, in Chapters 5.13 and 5.29, is required.

Applicant finding: The design complies with subsection (c) and (k) of chapter 5.13 standards.

Staff finds the provisions of this section are not applicable given the subject site is located in the IC zone.

SECTION 5.23 – TRANSIT FACILITIES

Table 5.23(a) below shows the transit amenities that may be required. Determination of specific requirements will be made on a case by case basis for each development by weighing the following factors in consultation with the Lane Transit District:

- *Expected transit ridership generated by development*
- *Level of existing or planned service adjacent to development*

(Planned service is defined as service which will be established within five years after the completion of the development.)

- *Location of existing transit facilities*
- *Proximity to other transit ridership generators*

The subject site is on Lane Transit District (LTD) Route 93. Currently, the closest existing bus stop to the subject site is an approximately three thousand one hundred and eighty-six (3,186) feet or 0.6 mile, at the intersection of Huston Road and Hwy 126. The development is anticipated to generate less than 100 vehicle trips during the p.m. and a.m. peak hour per the submitted Transportation Impact Analysis as noted in Section 6.05(1)(b). Lane Transit District did not respond to referral request.

Therefore, the proposal satisfies the requirement of Veneta Land Development Ordinance No. 493, Section 5.23 - Transit Facilities.

SECTION 5.27 TRAFFIC IMPACT ANALYSIS AND MITIGATION

(1) A Traffic Impact Analysis (TIA) and review is required when one of the following conditions exists:

- (a) The development will generate more than 100 vehicle trips during the a.m. or p.m. peak hour as determined by using the most recent edition of the Institute of Transportation Engineer's Trip Generation Manual. In developments involving a land division, the peak hour trips shall be calculated based on the likely development that will occur on all lots resulting from the land division.*
- (b) The increased traffic resulting from the development will significantly contribute to documented traffic problems in the area based on current accident rates, traffic volumes, or speeds.*

(c) The Traffic Impact Analysis is required by the State or County due to increased traffic on a State or County road within the City's Urban Growth Boundary.

(2) Review Procedure. Any application for a planned development, subdivision, site plan, or specific development plan which shows that increased traffic meeting one of the applicability conditions a) through c) above shall be accompanied by a Traffic Impact Analysis. Traffic Impact Analysis shall be reviewed by the City Engineer, or a professional engineer chosen by the City, prior to approval of the site plan review, subdivision, PD, or SDP. This review is part of the "Technical Review" costs incurred by the developer.

Staff finds the applicant's proposal does not meet the threshold to require a Traffic Impact Analysis (TIA) per Veneta Land Development Ordinance No. 493, Section 5.27 - Traffic Impact Analysis and Mitigation.

Therefore, the proposal satisfies the requirement of Veneta Land Development Ordinance No. 493, Section 5.27 - Traffic Impact Analysis and Mitigation.

SECTION 5.28 STREET TREES

When street trees are proposed, their selection and installation shall be according to the following requirements. Planting of street trees shall generally follow construction of curbs and sidewalks, however, the City may defer tree planting until final inspection of completed dwellings to avoid damage to trees during construction.

(1) Species selection. Trees shall be selected from the City's adopted tree list and shall be appropriate for the planning location based on the criteria found therein.

(2) Caliper Size. All street trees shall be a minimum of 2 inch caliper at time of planting.

(3) Spacing and Location. Street trees shall be planted within the street right-of-way within existing and proposed planting strips or in sidewalk tree wells on streets without planting strips, except when utility easements occupy these areas. Street tree spacing shall be determined by the type of tree(s) selected and the canopy size at maturity and, at a minimum, the planting area shall contain 16 square feet, or typically, 4 feet by 4 feet. In general, trees shall be spaced at 30-40 foot intervals, except where planting a tree would conflict with existing trees, retaining walls, utilities and similar physical barriers. All street trees shall be placed outside utility easements and clear vision areas.

Staff finds street trees are not required nor proposed along Loten Way, therefore, this standard is not applicable.

*Veneta Municipal Code
Chapter 15.15 - Outdoor Lighting*

15.15.050 Shielding.

All nonexempt outdoor lighting fixtures shall have shielding as required by the shielding

requirements table.

(2) *Class II Lighting.* All outdoor lighting, other than Class I lighting and residential applications used for, but not limited to, illumination for walkways, roadways, equipment yards, parking areas, light outdoor security, and similar applications where color rendition is not important.

(4) *Fully Shielded.* Outdoor light fixtures shielded or constructed so that light rays emitted by the fixture are projected below the horizontal plane passing through the lowest point on the fixture from which light is emitted, as certified by a photometry test report.

(5) *Partially Shielded.* Outdoor light fixtures shielded or constructed so that the lower edge of the shield is at or below the centerline of the light source or lamp so as to minimize the light transmission above the horizontal plane, or at least 90 percent of the emitted light projects below the horizontal plane, as evidenced by a photometry test report.

Shielding Requirements Table

<i>Fixture Lamp Type</i>	<i>Class I</i>	<i>Class II</i>	<i>Class III</i>
<i>Incandescent (under 150 watts per fixture)</i>	<i>Partial or full</i>	<i>Partial or full</i>	<i>Regulated by nuisance ordinance</i>

Staff finds a Site Lighting and Photometric Plan for parking lot lighting is required to be submitted and approved by the City complying with Veneta Municipal Code Chapter 15.15, prior to construction, in order to meet this standard. And, staff finds the proposal has been conditioned as such at Section 6.05(1)(c) - Approval Criteria.

Therefore, with findings and conditions of approval stated in Section 6.05(1)(c), the proposal satisfies the requirement of Veneta Municipal Code, Chapter 15.15.050 - Shielding.

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.*

Staff finds the proposal should be conditioned, in order to require a Final Site plan to be submitted which responds to all conditions of approval and a development

agreement (prior to issuance of building permit) as required per this standard.

Therefore, with the imposition of the following condition, the proposal satisfies the requirements of Veneta Land Development Ordinance No. 493, Section 6.06(5) - Procedure for approving site plans. Prior to issuance of building permit, the applicant shall submit 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 seventy-five (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 Veneta Land Development Ordinance No. 493, Section 5.01(1) and Veneta Municipal Code, Chapter 8.05.090. 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) - Location standards for parking lots.
- D. This approval shall become final on the date this decision and supporting findings of fact are signed. A Planning Commission decision may be appealed to the City Council within 15 days after the final order has been signed and mailed. An appeal of the City Council's decision must be submitted to the Land Use Board of Appeals within 21 days of the Council's decision becoming final. Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the City to respond to the issue precludes an action for damages in circuit court. Site plan approvals are effective for three (3) years from the date of final decision, unless a building permit has been issued and substantial construction pursuant thereto has taken place. Within one (1) year from the final decision, a final map shall be prepared and filed with the Building and Planning Official, including all required modifications and conditions. Approved site plans

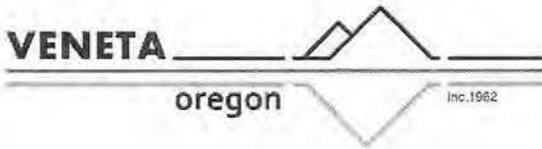
that do not have a final map submitted within one (1) year shall be void per Veneta Land Development Ordinance No. 493, Section 6.09 - Time Limit On An Approved Site Plan.

XXXXXXXXXXXX

Len Goodwin
Veneta Planning Commission

Date

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General Land Use Application

PO Box 458 * Veneta, OR 97487 * 541-935-2191 * Fax 541-935-1838 * www.venetaoregon.gov

Receipt #: _____
 Date Received: _____
 Planning File #: _____

Letter of Intent Received: _____
 Associated File #: _____

Print Property Owner Name: Frontier Resources, LLC Phone: N/A
 Mailing Address: PO BOX 876, Veneta OR 97487
 Print Applicant (If not owner): Tracy Strode Phone: 541-915-3291
 Mailing Address: PO BOX 117 Elmira, OR 97437
 Print Agent: Alain Rebeyrol Phone: 541-683-5762
 Mailing Address: 30 E Broadway, Suite 151, Eugene OR 97401

Assessor's Map Number (Township, Range, Section, and Quarter Section)	Tax Lot(s)	Acres	Zone
17 05 31 10	03000	0.93	IC

Subject property address(es): Pending City release of information
 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)

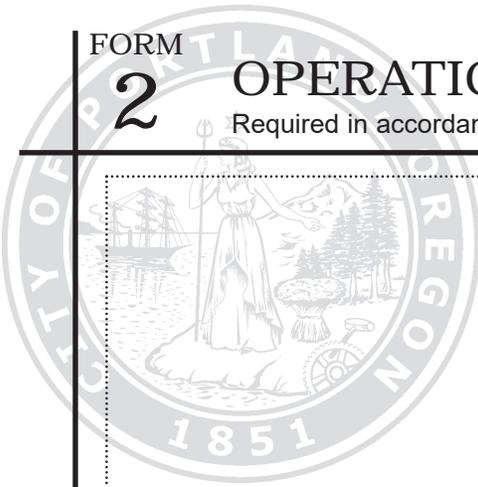
_____ Appeals \$525	_____ Amendments (except Specific Area Plan above)
_____ Variance \$425	_____ Comprehensive Plan (text only) \$800
	_____ Ordinance (text only) \$200
	_____ Zone Change (map only) \$600
	_____ Plan Designation & Zoning Map \$1,000

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: greg hamer
 Applicant Signature: Tracy Strode

OPERATIONS & MAINTENANCE

Required in accordance with City Code Chapter 17.38



for official county use only

Date: _____

Expected Construction
Completion

Date: _____

Permit # _____

R # _____

(6 digit property ID)

Permit Application No. _____

Owner Name: _____

Phone: *(area code required)* _____

Mailing Address: *(return address for records)* _____

City/State/Zip: _____

Site Address: _____

City/State/Zip: _____

Site Legal Description: _____

1 Responsible Party for Maintenance *(check one)*

Homeowner association Property Owner Other *(describe)* _____

2 Contact Information for Responsible Party(ies) if Other than Owner

Daytime Phone: *(area code required)* _____ - _____ - _____ Emergency/After Hours Phone: _____ - _____ - _____

Contact Name and Address: _____

Instructions

Simplified Sizing Approach: Attach O&M Specifications from the Stormwater Management Manual (SWMM) Section 3.3.1.

Presumptive and Performance Sizing Approach: Attach the site-specific O&M Plan (See SWMM Section 3.3.2).

Form 2 - OPERATIONS & MAINTENANCE

O&M PLAN REQUIRED INFORMATION

3 Site Plan

Show all facility locations in relation to labeled streets, buildings, or other permanent features on the site. Also show the sources of runoff entering the facility, and the final onsite/offsite discharge point.

Please complete the table below

Maintaining the stormwater management facility on this site plan is a required condition of building permit approval for the identified property. The property owner is required to operate and maintain this facility in accordance with the O&M specifications or plan on file with the City of Portland. That requirement is binding on all current and future owners of the property. Failure to comply with the O&M specifications or plan may result in enforcement action, including penalties. The O&M specifications or plan may be modified by written consent of new owners and written approval by re-filing with the Bureau of Environmental Services.

Complete and recorded O&M Forms shall be submitted to:

Bureau of Environmental Services, 1900 SW 4th Avenue, Room 5000, Portland, OR, 97201

Office hours are 8 - 5, Monday through Friday. Call 503-823-7761 for assistance.

Required Site Plan (insert here or attach separate sheet)

I Have Attached a Site Plan

Please complete this table

Facility Type	Size (sf)	Drainage is from:	Impervious Area Treated (sf)	Discharge Point	

4 Maintenance practices and schedule for the stormwater facility are included in the facility-specific O&M specifications or plan filed with City of Portland, Bureau of Environmental Services, and are attached to this document. The operation and maintenance practices are based on the current version of the City of Portland Stormwater Management Manual on the date of permit approval.

Preparation date: ____/____/____.

Prepared by: _____ Contact #: _____

Form 2 - OPERATIONS & MAINTENANCE

BY SIGNING BELOW *filer accepts and agrees to the terms and conditions contained in this O&M Form and in any document executed by filer and recorded with it.
To be signed in the presence of a notary.*

Filer signature

Filer signature

INDIVIDUAL Acknowledgement

STATE of OREGON county of: _____

This instrument was acknowledged before me on: _____

By: _____

Notary Signature: _____

My Commission Expires: _____ *for notary seal*

CORPORATE Acknowledgement

STATE of OREGON county of: _____

This instrument was acknowledged before me on: _____

By: _____

As (title): _____

Of (corporation): _____

Notary Signature: _____

My Commission Expires: _____ *for notary seal*



**PRELIMINARY TITLE REPORT
SECOND SUPPLEMENTAL**

CASCADE ESCROW
ATTN: JULIE JOHNSON
811 WILLAMETTE STREET
EUGENE, OR 97401

May 21, 2020
Report No: 0317302
Your No: EU20-0148
Seller: MCDOUGAL
Buyer: BAXTER PROPERTIES, LLC

PRELIMINARY REPORT FOR:

Owner's Standard Policy	\$110,000.00
Commercial Extended Loan Policy (SIMUL)	\$1,075,000.00

PREMIUMS:

Owner's Standard Premium	\$475.00
Commercial Extended Loan Premium (SIMUL)	\$2,391.00
OTIRO 70 Statutory Construction Lien Endorsement	\$200.00
OTIRO 206-06 Variable Rate Endorsement	\$50.00
OTIRO 209.6.1-06 Private Rights Endorsement	\$100.00
OTIRO 208.2-06 Commercial Environmental Lien Endorsement	\$221.00
OTIRO 209.10-06 Restrictions, Encr. & Minerals Endorsement	\$100.00
Gov. Lien/Inspect Fee	\$35.00

We are prepared to issue 2006 (6/17/06) ALTA title insurance policy(ies) of OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, in the usual form insuring the title to the land described as follows:

Lot 2, VENETA BUSINESS PARK, as platted and recorded November 27, 2007, Reception No. 2007-079397, Lane County Deeds and Records, in Lane County, Oregon.

Vestee:

FRONTIER RESOURCES LLC,
a Ltd, Liability Co.,
as to an undivided one-half interest and
NORMAN N. MCDOUGAL AND MELVIN L. MCDOUGAL
as to an undivided one-half interest
as tenants in common

Estate: FEE SIMPLE

DATED AS OF: MAY 11, 2020 at 8:00 A.M.

Schedule B of the policy(ies) to be issued will contain the following general and special exceptions unless removed prior to issuance:

GENERAL EXCEPTIONS (Standard Coverage Policy Exceptions):

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

SPECIAL EXCEPTIONS:

6. City liens, if any, as levied by the City of Veneta, for which no search was made. (The City of Veneta charges \$20.00 for a lien search on each tax lot number. Please inform us if one is to be ordered.)
7. Easement, including the terms and provisions thereof, granted to Mountain States Power Company, a Delaware Corporation, its successors and assigns forever, by instrument recorded July 25, 1945, Reception No. B293 P024, Lane County Oregon Deed Records.
8. Contract Annexation Agreement, including the terms and provisions thereof, recorded August 22, 1983, Reception No. 1983-029609, Lane County Official Records.
9. Veneta Urban Renewal Plan, including the terms and provisions thereof, in Ordinance No. 179 recorded June 30, 1980, Reception No. 1980-032367 and Ordinance No. 267, recorded November 2, 1984, Reception No. 1984-042664, Lane County Official Records.
10. INTENTIONALLY DELETED.
11. Easements, notes, conditions and restrictions shown, set forth, and/or delineated on the recorded plat of Veneta Business Park, recorded November 27, 2007, Reception No. 2007-079397, Lane County Deeds and Records.
12. Irrevocable Development Agreement, including the terms and provisions thereof, recorded November 29, 2007, Reception No. 2007-079402, Lane County Deeds and Records.
13. Agreement for Installation of a Paved Pedestrian Path, Sidewalks and Landscaping Improvements Within the City of Veneta, including the terms and provisions thereof, recorded November 29, 2007, Reception No. 2007-079403, Lane County Deeds and Records.
14. Memorandum of Agreement, including the terms and provisions thereof, recorded November 29, 2007, Reception No. 2007-079405, Lane County Deeds and Records.

15. Deed of Trust, including the terms and provisions thereof, executed by Frontier Resources, LLC, Grantor, to Cascade Title and Escrow, Trustee, for the benefit of Melvin McDougal, Beneficiary, dated July 17, 2017, recorded July 18, 2017, Reception No. 2017-034932, Lane County Deeds and Records, to secure payment of a note in the amount of \$450,000.00. (Also Includes Other Property)
16. Lane County Warrant for collection of delinquent taxes on personal property, against Frontier Resources LLC, Warrant No. 427902, recorded June 28, 2018, Reception No. 2018-029597, Lane County Deeds and Records, in the amount of \$405.78, plus interest.
17. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
18. Prior to writing an ALTA MORTGAGEE'S policy, Cascade Title Company should be furnished with a statement as to parties in possession and as to any construction, alterations or repairs to the premises within the last 75 days. We also request that we be notified in the event that any funds are to be used for construction, alterations or repairs. Exception may be taken to such matters as may be shown thereby.
19. An accurate survey of these premises showing boundary lines, and location of improvements and easements, should be furnished for our file prior to our writing an ALTA Mortgagee's Policy. Exception may be taken to such matters as may be shown thereby.

NOTE: Taxes, Account No. 1812443, Assessor's Map No. 17 05 31 1 0, #3000, Code 28-98, 2019-2020, in the amount of \$2,119.99, PAID IN FULL.

NOTE: As of the date hereof, there are no matters against NORMAN N. MCDUGAL AND MELVIN L. MCDUGAL, which would appear as exceptions in the policy to issue, except as shown herein.

NOTE: As of the date hereof, there are no matters against BAXTER PROPERTIES, LLC, which would appear as exceptions in the policy to issue, except as shown herein.

NOTE: According to the public record, the following deed(s) affecting the property herein described have been recorded within 24 months of the effective date of this report: NONE

NOTE: The proposed insured is Pacific Western Bank.

NOTE: This report is being supplemented to add the loan policy, endorsements and premiums, new exceptions no. 17, 18 and 19 and the proposed insured.

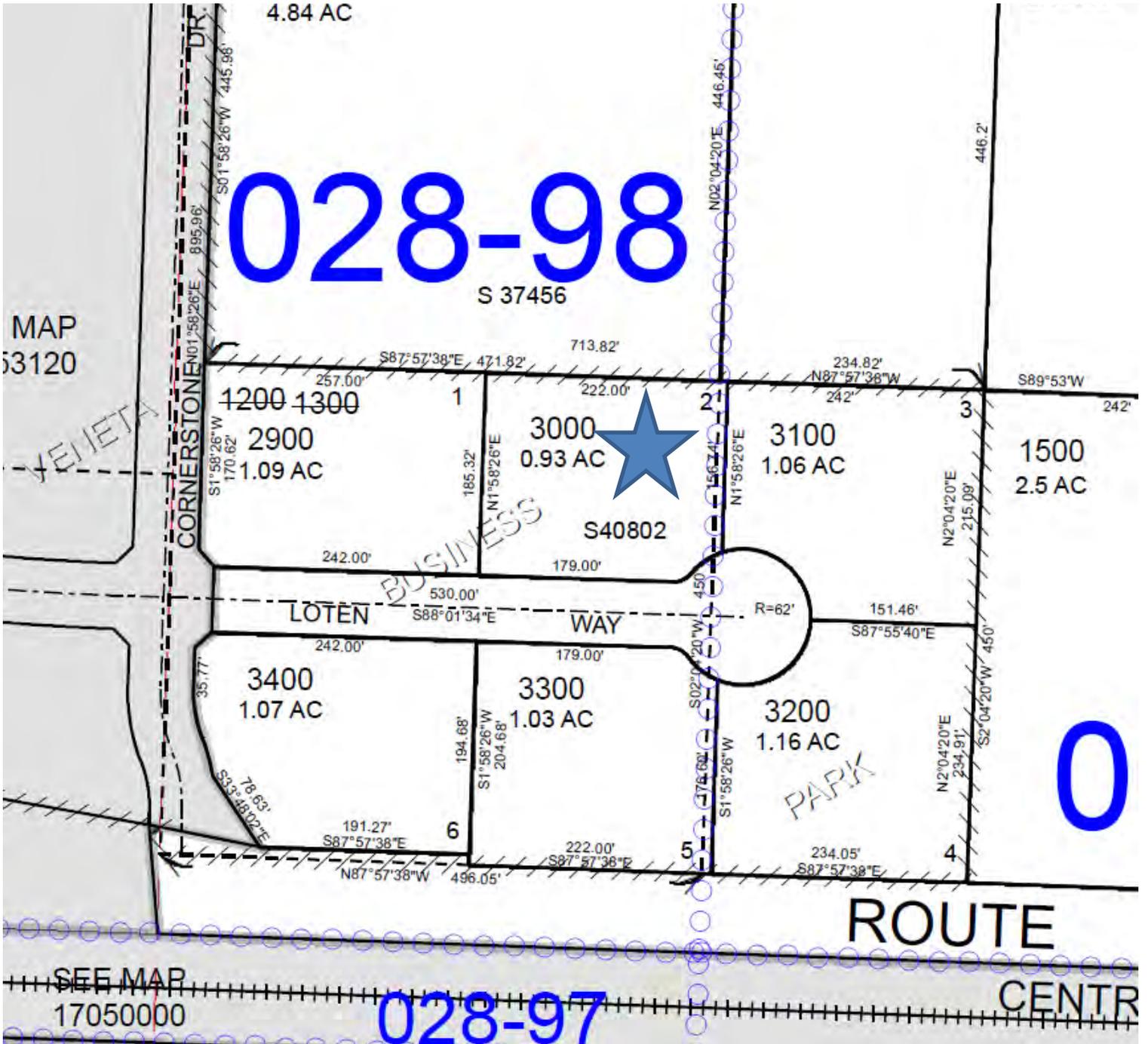
This report is preliminary to the issuance of a policy of title insurance and shall become null and void unless a policy is issued and the full premium paid.

Cascade Title Co.

rh: Title Officer: DEBBIE KNUDSEN

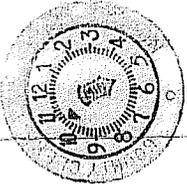
CASCAD E TITLE CO.

MAP NO.
17-05-31-10



THIS MAP/PLAT IS BEING FURNISHED AS AN AID IN LOCATING THE HEREIN DESCRIBED LAND IN RELATION TO ADJOINING STREETS, NATURAL BOUNDARIES AND OTHER LAND, AND IS NOT A SURVEY OF THE LAND DEPICTED. EXCEPT TO THE EXTENT A POLICY OF TITLE INSURANCE IS EXPRESSLY MODIFIED BY ENDORSEMENT, IF ANY, THE COMPANY DOES NOT INSURE DIMENSIONS, DISTANCES, LOCATION OF EASEMENTS, ACREAGE OR OTHER MATTERS SHOWN THEREON.

State of Oregon,
County of Lane—ss.
I, W. B. Dillard, County Clerk and ex officio Recorder of Conveyance, in and for said County, do hereby certify that the within instrument was received for record at



JUL 25 1945 AM

and Recorded

In Book 293 on Page 23-4

Lane County, D. E. D. Records,
W. B. DILLARD, County Clerk.

By *W. B. Dillard*, Deputy.

For and in consideration of the sum of One Dollar (\$1.00), receipt whereof is hereby acknowledged, a right-of-way is hereby granted to Mountain States Power Company, a Delaware corporation, its successors and assigns forever, with the right to erect and maintain

Three poles and two anchors

with the necessary wires and fixtures thereon, and to keep same free from foliage across that property belonging to

Emma Smith

and situated in the County of *Lane*, State of *Oregon*
and described as follows: *A parcel of land beginning at a point on the south line of County road #847 and known as Tract No. 19 also a parcel known as Tract #10 adjoining County road #1159 known as Route F all in Sec. 31. Twp. 17 S. Range 10 W. 1st.*

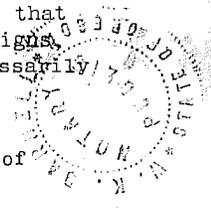
It is understood that the employees of the Mountain States Power Company, its successors and assigns, shall at any time when necessary, have access to said right-of-way and the equipment thereon, for the purpose of repairs, etc., provided always that said Mountain States Power Company, its successors and assigns, shall be held responsible for any damage which may be unnecessarily done to the property above described.

WITNESS *my* hand and seal this *30* day of *April*, 19*45*.

Done in the presence of:

W. B. Dillard

Emma Smith (widow) (Seal)
(Seal)



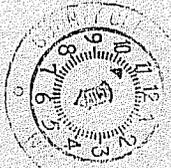
STATE OF OREGON. }
County of Lane } ss.

BE IT REMEMBERED, That on this 30 day of April, A. D. 1945, before me, the undersigned, a Notary Public, in and for the said County and State, personally appeared the within named Emma Smith who is known to me to be the identical individual who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal the day and year last above written.

W. B. Dillard
Notary Public for Oregon.
My Commission Expires: Dec. 6 - 1948

State of Oregon
County of Lane—ss.
I, W. B. Dillard, County Clerk and ex officio Recorder of Conveyance in and for said County, do hereby certify that the within instrument was received for record at



JUL 25 1945 AM

and
Recorded
In Book 293 on Page 24-5
Lane County D. B. E. D. Records
W. B. DILLARD, County Clerk
Deputy

100

12250

ORDINANCE NO. 179
VENETA LAND DIVISION ORDINANCE
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AN ORDINANCE ESTABLISHING RULES, REGULATIONS AND STANDARDS RELATING TO THE PARTITIONING AND SUBDIVISION OF LANDS AND THE APPROVAL OF PLATS OF SUBDIVISIONS AND PARTITIONS OF LAND WITHIN THE CITY OF VENETA, LANE COUNTY, OREGON, AND ESTABLISHING PROCEDURES TO BE FOLLOWED, PURSUANT TO THE PROVISIONS OF CHAPTER 92 OF OREGON REVISED STATUTES AND AUTHORIZING FEES AND PROVIDING PENALTIES FOR THE VIOLATION OF SAID ORDINANCE, REPEALING ORDINANCE NOS. 96 and 164, AND DECLARING AN EMERGENCY.

THE CITY OF VENETA DOES ORDAIN AS FOLLOWS:

ARTICLE 1 INTRODUCTORY PROVISION

SECTION 1.01 TITLE

This ordinance shall be known as the "Veneta Land Division Ordinance."

SECTION 1.02 PURPOSE

The purpose of this ordinance is to establish standards and procedures for the division of land within the jurisdiction of the City of Veneta. These regulations are necessary in order to provide uniform procedures and standards for the division of land; to provide for the proper width and arrangement of streets; to coordinate proposed development with any overall plan; to provide for utilities and other public facilities; to avoid undue congestion of population; to assure adequate sanitation and water supply; to provide for the protection, conservation, and proper use of land; and in general to protect the public health, safety and welfare.

SECTION 1.03 SCOPE OF REGULATIONS

Subdivision plats and partition maps shall be approved in accordance with these regulations. A person desiring to subdivide land, desiring to partition land or desiring to sell any portion not the whole of a parcel of land within the City shall submit tentative plans and final documents for approval as provided in this ordinance and the state law.

SECTION 1.04 COMPLIANCE WITH OTHER REGULATIONS

In addition to the regulations contained herein, all land divisions within the City shall comply with the following regulations:

- (1) Chapter 92 of the Oregon Revised Statutes. (ORS 92)
- (2) The Comprehensive Plan adopted by the City Council.
- (3) Official Maps or Development Plans as adopted by the City Council.
- (4) Land Development Ordinance as adopted by the City Council.
- (5) Recording requirements of Lane County.

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- (6) Ordinance No. 74, Public Improvement Specifications.
- (7) Ordinance No. 149, Construction Permits Within Public Right-of-way.
- (8) All other applicable regulations provided by law.

SECTION 1.05 REPEAL

ARTICLE 2 APPLICATION AND VARIANCE PROCEDURES

SECTION 2.01 LETTER OF INTENT

Prior to submission of an application and a tentative plan for a subdivision or a major or minor partition, a land divider or his agent shall submit a letter and a sketch drawing for the layout of property to be divided to the Building and Planning Official for preliminary consultation to inform the land divider of conditions and policies of public or private agencies which may be pertinent to the preparation of the application and tentative plan. Following preliminary consultation, the Building and Planning Official may recommend filing of an application and preparation of a tentative plan for review and action or may suggest a land division conference with affected agencies to assist the land divider in preparing the tentative plan.

SECTION 2.02 LAND DIVISION CONFERENCE

Within 14 days after receipt of the letter of intent and preliminary consultation, the Building and Planning Official may schedule a land division conference with the land divider and representatives of the City and other affected public and private agencies to further clarify the conditions and requirements necessary in the preparation of the application and tentative plan. The land divider may request additional meetings with affected agencies either jointly or individually as may be necessary to clarify policies which may affect the proposed land division.

SECTION 2.03 SUBMISSION PROCEDURE

Following preliminary consultation and the land division conference, where applicable, the land divider shall prepare an application and a tentative plan with other supplementary data required to indicate the general program and objectives of the proposed land division. The form of application shall be as prescribed by the City and shall be submitted to the Building and Planning Official who shall coordinate the process of review and action. The submission and informational requirements and review procedures shall be as specified for each land division classification contained in this ordinance.

SECTION 2.04 SERVICE CHARGE

A service charge established by resolution of the City Council shall be paid to the City at the time of submitting the application and shall be in addition to other fees established by state or county regulations.

SECTION 2.05 VARIANCE PETITION

- (1) Variances Authorized. Variances and conditional variances to the requirements of this ordinance may be authorized by the Planning Commission.
- (2) Application. Petition for a variance shall be made on a form prescribed by the City and shall be submitted to the Building and Planning Official at the time the land division application and

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tentative plan is submitted. The variance petition shall cite the ordinance provisions from which a variance is requested and shall state fully the basis and facts relied upon and other data pertinent to the requested variance.

(3) Review and Action Procedure

- (a) The Building and Planning Official shall review the variance petition with all affected public and private agencies and submit a findings report to the Planning Commission.
- (b) The Planning Commission shall consider the variance petition at the same meeting at which it considers the land division application and tentative plan. A variance or conditional variance may be granted provided the following circumstances exist:
 - 1. That there are special circumstances or conditions affecting the property.
 - 2. That the variance is necessary for the proper design and/or function of the subdivision.
 - 3. That the granting of a variance will not be detrimental to the public welfare or injurious to other property in the area in which the property is situated.
 - 4. That the granting of the variance is in accordance with the purposes and objectives of the Comprehensive Plan and other related ordinances of the City.
 - 5. That the variance is necessary for the preservation and enjoyment of a substantial property right because of an extraordinary hardship which would result from strict compliance with the regulations of this ordinance.
 - 6. That the variance is necessary to conform to an approved planned unit development approach which utilizes new planning and development techniques that do not necessarily conform with the more conventional standards of land division, design or improvements prescribed by this ordinance.
- (c) The Planning Commission may approve, conditionally approve or deny all or any part of a variance petition. A written record of the findings and action of the Planning Commission shall be attached and noted on two copies of the tentative plan as part of the conditions for approval of the proposed land division.

ARTICLE 3 SUBDIVISION OR MAJOR PARTITION TENTATIVE PLAN

SECTION 3.01 SUBMISSION REQUIREMENTS

A subdivider shall prepare a tentative plan together with improvement plans and other supplementary material as may be required to indicate the general program and objectives of the project. The applicant shall submit 15 copies of the tentative plan and supplementary data to the Building and Planning Official 14 days prior to the Planning Commission meeting at which consideration of the tentative plan is desired following preliminary consultation as required in Article 2.

SECTION 3.02 FORM AND SCALE

The tentative plan shall be clearly and legibly drawn on a sheet size as established by the County Surveyor for recording as a Recorded Survey to a scale of one (1) inch equals 100 feet. The scale may be increased or decreased if necessary to fit the sheet size, but in all cases the scale to be used shall be in multiples of ten (10).

SECTION 3.03 GENERAL INFORMATION ON TENTATIVE PLAN

- (1) No tentative plan shall be approved which bears a name using a word which is the same as, similar to or pronounced the same as a word in the name of any other subdivision in the same county, except for the words "town," "city," "place," "court," "addition," or similar words, unless the land platted is contiguous to and platted by the same party that platted the subdivision bearing that name or unless the party files and records the consent of the party that platted the subdivision bearing that name. All plats must continue the block numbers of the plat of the same name last filed.
- (2) Date, northpoint, scale of drawing.
- (3) Appropriate identification clearly stating the plan is a subdivision tentative or major partition plan.
- (4) Location of the land division by section, township and range sufficient to define the location and boundaries of the proposed subdivision.
- (5) Names and addresses of the owner, applicant and engineer or surveyor.
- (6) The approximate acreage of the tract being subdivided, and the minimum size of proposed lots.

SECTION 3.04 INFORMATION CONCERNING EXISTING CONDITIONS

- (1) The location, widths and names of both opened and unopened streets within or adjacent to the land division, together with easements, other rights-of-way and other important features such as section lines, corners, city boundary lines and monuments.

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- (2) Contour lines related to an established bench mark or other datum approved by the City Engineer and having contour intervals as follows:
 - (a) For slopes of less than five percent: show the direction of slope by means of arrows or other suitable symbol together with not less than four spot elevations per acre, evenly distributed.
 - (b) For slopes of five percent to 10 percent: two feet
 - (c) For slopes over 10 percent five feet
- (3) The location of at least one bench mark within the tract boundaries.
- (4) The location and direction of all water courses and the location of all areas subject to flooding.
- (5) Natural features such as rock outcroppings, marshes, wooded areas and isolated preservable trees.
- (6) Existing uses on the property, including location of all existing structures to remain on the property after the land division.

SECTION 3.05 PROPOSED PLAN OF SUBDIVISION OR MAJOR PARTITION

- (1) A vicinity map clearly showing the relationship of the proposed land division to surrounding developments, streets, storm drainage, sewer, water and utility services.
- (2) The location, width, name and approximate grade and radii of street curves. The relationship of streets to any existing or proposed streets as shown on the City's Comprehensive Plan.
- (3) The location, width, and purpose of easements.
- (4) Sites, if any, allocated for purposes other than single-family dwellings.
- (5) The location and approximate dimensions of lots and the proposed lot and block numbers.
- (6) The location, approximate acreage and approximate dimensions of areas proposed for public use.
- (7) An outline of the areas proposed for partial recording of a final plat or map if phased recording is proposed.
- (8) The relationship of the proposed land division to future streets on adjacent land controlled by the applicant.

SECTION 3.06. STATEMENT TO ACCOMPANY TENTATIVE PLAN

The tentative plan shall be accompanied by written statements from the applicant giving essential information regarding the following matters:

- (1) Adequacy and source of water supply.
- (2) Proposed method of sewage disposal.
- (3) Protective covenants and deed restrictions to be recorded, if any.
- (4) The time the proposed improvements are to be made or installed.
- (5) A statement that the owner of the property or his agent is submitting the tentative plan for approval or that the owner consents to the filing of the plot or map.

SECTION 3.07 SUPPLEMENTAL PROPOSALS WITH TENTATIVE PLAN

The following supplemental proposals shall be submitted with the tentative plan unless waived by the Planning Commission.

- (1) Approximate center line profiles with extensions for a reasonable distance *beyond the limits of the* proposed land division showing the finished grade of streets and the nature and extent of street construction.
- (2) A plan for domestic water supply lines and related water service facilities.
- (3) A plan for sewage disposal, storm water drainage and flood control, including profiles of proposed drainage ways.
- (4) If lot areas are to be graded, a plan showing the nature of cuts and fills and information on a character of the soil.
- (5) A statement detailing the stormwater runoff and drainage impact the new development will have on areas beyond the subdivision. The developer, city and impacted property owners shall work closely with each other to insure that adverse impacts of stormwater runoff from the new development are alleviated or avoided and that all necessary storm sewer and drainage facilities will be installed prior to or concurrent with the subdivision.
- (6) If any portion of the proposed subdivision is located above the 450 foot elevation level, the applicant shall comply with the following requirements:
 - (a) All land divisions shall be subject to review by the Building and Planning Official and City Engineer. The applicant shall submit on-site and adjacent off-site data by a qualified engineering geologist to insure that proposed developments are within the carrying capacity of the natural resources. The data shall indicate buildable and non-buildable areas and a statement of the expected impacts resulting from the proposed development. The required data shall include consideration of the following factors:

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- (1) Climate
 - (2) Base Geology
 - (3) Slopes (steepness, orientation or aspect)
 - (4) Soils
 - (5) Stream or Drainage Patterns
 - (6) Vegetation and Animal Patterns
 - (7) Views
 - (8) Population Density Impacts
- (b) All subdivisions shall comply with Planned Development Sub-zone procedures of SECTIONS 4.410 through 4.422.
- (c) All proposed developments shall be served by City water and sewer.
- (d) Proposed developments shall not obstruct the view of existing view lots or housing. Elevation, slope and view data shall be submitted by the applicant for review by the Building and Planning Official and City Engineer.

SECTION 3.08 REVIEW AND ACTION PROCEDURES

- (1) Upon receipt, the Building and Planning Official shall furnish one copy of the tentative plan and supplementary material to the City Engineer, the County Health Department and the County Surveyor and such other agencies as are known to be affected. Other agencies believed to have an interest shall be provided notice of the proposal. These officials and agencies shall be given 15 days to review the plan and to suggest revisions that appear to be in the public interest.
- (2) The Building and Planning Official shall review the tentative plan proposal and the reports of agencies and submit a findings report to the Planning Commission.
- (3) Within 40 days from the first regular Planning Commission meeting following submission of a tentative plan of a land division, the Planning Commission shall review the plan and the reports of appropriate officials and agencies. The Planning Commission may approve the tentative plan as submitted or as it may be modified. If the Planning Commission does not approve the plan, it shall express its disapproval and its reasons therefor.
- (4) The Planning Commission may continue the review for good cause.
- (5) Approval of the tentative plan shall indicate approval of the final plat or map if there is no change in the plan of the land division and if the applicant complies with the requirements of this ordinance.
- (6) The action of the Planning Commission shall be noted on two copies of the tentative plan, including reference to any attached documents describing conditions. One copy shall be returned to the applicant and the other shall be retained by the Planning Commission.

ARTICLE 4 FINAL SUBDIVISION PLAT OR MAJOR PARTITION MAP

SECTION 4.01 SUBMISSION REQUIREMENTS

Within one year after approval of the tentative plan, the land divider shall cause the land division or any part thereof to be surveyed and a plat or map prepared in conformance with the tentative plan as approved. If the land divider wishes to proceed with the land division after the expiration of the one-year period following the approval of the tentative plan, he must resubmit the tentative plan and make any revision necessary to meet changed conditions. The land divider shall submit the completed plat or map, the exact duplicate transparency as required by ORS 92 and five prints to the Building and Planning Official for review and action by the Planning Commission.

SECTION 4.02 FORM AND SCALE

The final plat or map shall be submitted in the form prescribed by ORS 92 and the Lane County recording standards. The scale of the final plat or map shall be one (1) inch equals 100 feet. The scale may be increased or decreased if necessary to fit the legal sheet size, but in all cases the scale used shall be in multiples of ten (10).

SECTION 4.03 INFORMATION REQUIRED

In addition to that otherwise specified by law, the following information shall be shown on the final plat or map:

- (1) The name of the land division, the date, scale, northpoint, legend and existing features such as highways and railroads.
- (2) Legal description of the land division boundaries.
- (3) Reference points of existing surveys identified, related to the plat or map by distances and bearings, and referenced to a field book or map as follows:
 - (a) Stakes, monuments or other evidence found on the ground and used to determine the boundaries of the land division.
 - (b) Adjoining corners of adjoining land divisions.
 - (c) Other monuments found or established in making the survey or required to be installed by provisions of this ordinance.
- (4) The exact location and width of streets and easements intercepting the boundary tract.
- (5) Tract, block and lot boundary lines and street right-of-way and center lines, with dimensions, bearings or deflection angles, radii, arcs, points of curvature and tangent bearings. Normal high

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water lines for any creek or other body of water. Tract boundaries and street bearings shall be shown to the nearest 30 seconds with basis of bearings. Distances shall be shown to the nearest 0.01 feet. No ditto marks shall be used.

- (6) The name and width of the portion of streets being dedicated, the width of any existing right-of-way and the width on each side of the center line. For streets or curvature, curve data shall be based on the street center line. In addition to the center-line dimensions, the radius and center angle shall be indicated.
- (7) Easements denoted by fine dotted lines clearly identified and, if already of record, their recorded reference. (If an easement is not definitely located or recorded, there shall be a written statement of the easement.) The width of the easement, its length and bearing, and sufficient ties to locate the easement with respect to the land division, must be shown. If the easement is being dedicated by the plat or map, it shall be properly referenced in the owner's certificates of dedication.
- (8) Locations and widths of drainage channels, railroad rights-of-way, reserve strips at the end of stub streets or along the edge of partial width streets on the boundary of the land division.
- (9) Numbering of lots and blocks as follows:
 - (a) Lot numbers beginning with the number "1" and numbered consecutively in each block. Number sequence to generally follow the same system as sections are numbered in a township.
 - (b) Block numbers beginning with the number "1" and continuing consecutively without omission or duplication throughout a subdivision. The numbers shall be solid, of sufficient size and thickness to stand out and so placed as not to obliterate any figure. Block and lot numbers in an addition to a subdivision of the same name shall be a continuation of the numbering in the original subdivision. Block numbering sequence shall be the same system as for lots.
 - (c) Block numbers may be omitted where the blocks are of irregular shape. When block numbers are omitted, the lots shall be numbered consecutively throughout the subdivision and lots in an addition to the subdivision of the same name shall be a continuation of the numbering in the original subdivision.
- (10) Land parcels to be dedicated for any purpose shall be distinguished from lots intended for sale with acreage and alphabetic symbols for each parcel indicated.
- (11) Notations indicating any limitations on rights of access to or from streets and lots or other parcels of land as established by the City Council.

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SECTION 4.04 SUPPLEMENTAL INFORMATION WITH PLAT OR MAP
The following data shall accompany the plat or map:

- (1) A preliminary title report issued within the past 30 days by a title insurance company in the name of the owner of the land, showing all parties whose consent is necessary and their interest in the premises.
- (2) Sheets and drawings showing the following:
 - (a) Traverse data including the coordinates of the boundary of the land division and ties to section corners and donation land claim corners, and showing the error of closure, if any.
 - (b) The computation of distances, angles and courses shown on the plat or map.
 - (c) Ties to existing monuments, proposed monuments, adjacent subdivisions, street corners and state highway stationing.
- (3) A copy of any deed restrictions applicable to the land division.
- (4) A copy of any dedication requiring separate documents.
- (5) Proof that all taxes and assessments on the tract have been paid as provided by ORS 92.
- (6) A certificate by the City Engineer that the land divider has complied with one of the following alternatives:
 - (a) All improvements have been installed in accordance with the requirements of these regulations and with the action of the Planning Commission giving conditional approval of the tentative plan.
 - (b) An agreement has been executed as provided in SECTIONS 7.05 and 7.06 to assure completion of required improvements.

SECTION 4.05 SURVEY REQUIREMENTS

- (1) A complete and accurate survey of the land to be divided shall be made by a registered engineer or surveyor licensed to practice in the State of Oregon in accordance with standard practices and principles of land surveying and as provided in this ordinance and state law.
- (2) Monuments.
 - (a) All monuments shall be set according to the provisions of state law.

- (b) In making the survey for the land division, the survey shall set sufficient permanent monuments prior to the recording of the final plat or map so that the survey or any part thereof may be retraced according to standards required by the Lane County surveyor except interior monuments of subdivisions may be delayed with approval of the Planning Commission.
- (c) Interior "post monumentation" may be permitted by approval of the Planning Commission at the time of approval of the tentative plan or upon special request prior to filing the final plat, subject to the following:
1. The developer has shown that it is necessary and practical to delay the interior monumentation.
 2. The developer of the plat agrees to furnish a bond or cash deposit in an amount equal to not more than 120 percent of the estimated cost of performing the work for the interior monuments.
 3. That the developer will sign an agreement with his surveyor and the City Engineer as to the amount of the bond or cash deposit to be furnished at the time of submitting the final plat; how the surveyor is to be paid for the work of establishing the interior monuments; that the rules for post monumentation as provided in ORS 92 shall be followed; establish a date when the monumentation will be completed; and set out other particulars that may be necessary to insure the completion of the monumentation at a later date.
- (3) Utility Markers. A 2x4 wood utility marker shall be provided for all underground water, sewer and utility studs within the prepared land division as approved by the City Engineer. Markers shall be painted white and be maintained until all work has been accepted by the City.

SECTION 4.06 DEDICATION REQUIREMENTS

- (1) All parcels of land shown on the final plat or map intended for public use shall be offered for dedication for public use at the time the plat or map is filed. Exception: Those parcels which are intended for the exclusive use of lot owners, their licensees, visitors, tenants and servants; and also excepted are those parcels of land reserved for public purposes under the provisions of SECTION 6.08 of this ordinance.
- (2) All streets, pedestrianways, drainage channels, easements and other rights-of-way shown on the final plat or map intended for public use shall be offered for dedication for public use at the time the final plat or map is filed.

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- (3) All rights of access to and from streets, lots and parcels of land shown on the final plat or map intended to be surrendered shall be offered for dedication at the time the final plat or map is filed.
- (4) The land divider shall provide one-foot reserve strips across the ends of stubbed streets adjoining undivided land or along half streets adjoining undivided land, and they shall be designated as such. The reserve strip shall be included in the dedication granting to the City the right to control access over the reserve strip to assure the continuation or completion of the street. This reserve strip shall overlay the dedicated right-of-way.

SECTION 4.07 CERTIFICATES ON FINAL PLAT OR MAP

- (1) Certificates on Final Plat. The following certificates, acknowledgments and other requirements established by state law shall appear on the final plat. Such certificates may be combined where appropriate.
 - (a) A certificate, signed and acknowledged by the owner of records of the land to be subdivided who is consenting to the following: (1) preparation and recordation of the final plat; (2) offering for dedication all parcels of land, streets, alleys, pedestrian-ways, drainage channels, easements and other rights-of-way intended for public use; and (3) offering for dedication rights of access to and from prescribed streets, lots, and parcels of land.
 - (b) A certificate of the registered engineer or licensed surveyor who prepared the survey and the final plat.
 - (c) A certificate for execution by the President of the Planning Commission on behalf of the Planning Commission.
 - (d) A certificate for execution by the City Engineer.
 - (e) A certificate for execution by the County Surveyor.
 - (f) A certificate for execution by the County Assessor.
 - (g) A certificate for execution by the Board of County Commissioners.
 - (h) Other certifications now or hereafter required by law.
- (2) Certificates on Final Map. The following certificates, acknowledgments and other requirements by state law shall appear on the final map of a major partition:
 - (a) A certificate, signed and acknowledged by the owner of records of the land to be partitioned who is consenting to the following:

(1) preparation and recordation of the final map; (2) offering for dedication all parcels of land, streets, alleys, pedestrian-ways, drainage channels, easements and other rights-of-way intended for public use; and (3) offering for dedication rights of access to and from prescribed streets, lots, and parcels of land.

- (b) A certificate of the registered engineer or licensed surveyor who prepared the survey and the final map.
- (c) A certificate for execution by the President of the Planning Commission on behalf of the Planning Commission.
- (d) A certificate for execution by the City Engineer.

SECTION 4.08 REVIEW AND ACTION PROCEDURES

- (1) Upon receipt by the City, the plat or map and other data shall be reviewed by the Building and Planning Official and the City Engineer to determine that the land division as shown is substantially the same as it appeared on the approved tentative plan and that there has been compliance with provisions of the law and of this ordinance.
- (2) The City may make such checks in the field as are desirable to verify that the plat or map is sufficiently correct on the ground and City representatives may enter the property for this purpose. Certifications of the County Surveyor shall be used to determine that the plat or map survey is technically correct.
- (3) If it is determined that full conformity has not been made, the Building and Planning Official shall advise the land divider of the changes or additions that must be made and shall afford the land divider an opportunity to make the changes or additions. If it is determined that full conformity has been made, the City Engineer shall so certify. Upon receipt of the plat or map from the Building and Planning Official with the approval of the City Engineer, the Planning Commission shall determine whether it conforms with the approved tentative plan and with these regulations. If the Planning Commission does not approve the plat or map, it shall advise the land divider of the changes or additions that must be made and shall afford him an opportunity to make corrections. If the Planning Commission determines that the plat or map conforms to all requirements, it shall give its approval, provided supplemental documents and provisions for required improvements are satisfactory. Approval shall be indicated by the signature of the chairman of the Planning Commission. The approval of the plat or map does not constitute or effect an acceptance by the public of the dedication of any street or other easements shown on the plat or map.

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SECTION 4.09 FILING OF PLAT OR MAP

A divider shall, without delay, submit the plat or map for signatures of public officials required by this ordinance or state law. Approval of the plat or map shall be null and void if it is not recorded within 90 days after approval by the Planning Commission. The final plat or map shall also be recorded in the City's Land Division File.

ARTICLE 5 MINOR LAND PARTITIONS

SECTION 5.01 SUBMISSION REQUIREMENTS

The partitioner shall submit the original transparency intended for recording with the County Surveyor and 10 copies of the tentative plan map with other supplementary data to the Building and Planning Official for review and action following preliminary consultation as required in Article 2.

SECTION 5.02 FORM AND SCALE

The tentative plan map of a minor partition shall be clearly and legibly drawn on a sheet size as specified by the County Surveyor for partition maps offered for record. The scale shall be selected to fit the sheet size, but in all cases the scale selected shall be in multiples of ten (10).

SECTION 5.03 MINOR PARTITION REQUIREMENTS

All minor partition tentative plan maps shall contain the following information:

- (1) A survey map that meets the requirements of the County surveyor for recording the survey of the partition containing the date, north-point, scale and survey information to accurately locate the monuments and identify the parcels.
- (2) Name and address of the record owner and of the surveyor who prepared the tentative plan map.
- (3) A legal description of the parcels being offered for sale.
- (4) Approximate acreage of the land under a single ownership or, if more than one ownership is involved, the total contiguous acreage of the landowners directly involved in the partitioning.
- (5) For land adjacent to and within the tract to be partitioned, the locations, names and widths of streets; location, width and purpose of other easements; and location and size of sewer and water lines and drainage ways and the location of serving utilities.
- (6) Parcel layout, showing size and relationship to existing or proposed streets and utility easements.
- (7) Location of buildings, slope of land, trees and other features of the land important to its development.
- (8) Proposed improvements such as pavement, curbs and gutters, sidewalks, grading and filling, and other major improvements to develop the parcels.
- (9) A designated space for approval signatures of the Building and Planning Official and the City Engineer.
- (10) Such additional information as may be required by the Building and Planning Official or the Planning Commission.

(11) In addition, when all or a portion of the area encompassed in a minor partition application has not been previously included in a recorded plat (subdivision) of lots averaging a maximum of one-half acre each, the following information is also required:

- (a) The affidavit of a surveyor who is an Oregon registered engineer or Oregon licensed land surveyor, and who prepared the tentative plan for the area encompassed in the proposed partition.
- (b) The names of all recorded subdivisions contiguous to the subject area.
- (c) The elevations of all points used to determine contours; said points given to true elevation above mean sea level as determined by the City Engineer. The base data used shall be clearly indicated and shall be compatible to city datum if bench marks are not adjacent. The following intervals are required:

<u>Contour Intervals</u>	<u>Ground Slope</u>
One Foot	Up to 5%
Two Feet	Over 5% through 10%
Five Feet	Over 10%

- (d) The approximate width and location of all proposed public utility easements.
- (e) The approximate location of areas subject to inundation or storm water overflow, all areas covered by water, and the location, width and direction of flow of all water courses.
- (f) All proposals for sewage disposal, flood control, and easements or deeds for drainage land, including profiles of proposed drainage ways.
- (g) All public areas proposed to be dedicated by the partitioner and the proposed uses thereof. In this connection, the application is subject to the requirements pertaining to reserve strips as stipulated in SECTION 6.02 of this Code. Said reserve strips shall be clearly indicated on the proposed partition.
- (h) All public improvements proposed to be made or installed, and the time within which such improvements are envisioned to be completed.
- (i) A legal description of the boundaries of the entire area owned by the partitioner of which the proposed partition is a part; provided that, where the proposed partition comprises all of such area, an affidavit of such fact shall accompany the application.

SECTION 5.04 REVIEW AND ACTION PROCEDURES

Upon receipt, the Building and Planning Official shall review the tentative plan map and supplementary data with all affected public and private agencies and the City Engineer.

If it is determined that the proposed partition is consistent with the Comprehensive Plan and other related ordinances of the City and that adequate vehicular access and utilities can be provided, the Building and Planning Official and City Engineer may grant administrative approval of the proposal without submitting it to the Planning Commission.

If the proposed partition does not fully comply with City ordinances, requiring a Variance Petition, or if unusual circumstances exist relative to the proposed partition, the Building and Planning Official shall submit the proposal to the Planning Commission for review. The Planning Commission may require dedication of land and easements and may specify conditions or modifications in the tentative plan map as necessary. In no event, however, shall the Planning Commission require greater dedications or conditions than could be required if the tract were subdivided.

Upon approval, four copies and the original transparency shall be signed. The tentative plan map then becomes the final partition map. The original shall be forwarded to the County Surveyor for filing as a recorded survey, a signed copy returned to the applicant, a signed copy submitted to the County Recorder and a copy recorded in the City's Land Division File.

If required conditions of approval are not met, the tentative plan map shall not be signed and the original transparency shall be returned to the applicant with a letter stating the reasons for denial. The applicant may modify the tentative plan map or improve the parcels to meet the requirements or may request an appeal within 10 days.

ARTICLE 6 DESIGN STANDARDS

SECTION 6.01 PRINCIPLES OF ACCEPTABILITY

A land division, whether by a subdivision, creation of a street, or a partitioning, shall conform to any development plans, shall take into consideration any preliminary plans made in anticipation thereof, and shall conform to the design standards established by this ordinance.

SECTION 6.02 STREETS

- (1) General The location, width and grade of streets shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety, and to the proposed use of land to be served by the streets. The street system shall assure an adequate traffic circulation system with intersection angles, grades, tangents and curves appropriate for the traffic to be carried, considering the terrain. Where location is not shown in a development plan, the arrangement of streets shall either:
- (a) Provide for the continuation or appropriate projection of existing principal streets in surrounding areas; or
 - (b) Conform to a plan for the neighborhood approved or adopted by the Planning Commission to meet a particular situation where topographical or other conditions make continuance or conformance to existing streets impractical.
- (2) Minimum right-of-way and roadway widths. The width of streets and roadways in feet shall be adequate to fulfill city specifications as provided for in SECTION 7.02 of this Ordinance and, unless otherwise indicated on a development plan, shall not be less than the minimums shown in the following table:

<u>Type of Street</u>	<u>Minimum Right-of-Way</u>	<u>Minimum Roadway</u>
Major arterials	80 - 100	(36 minimum or larger as determined by Planning Commission)
Secondary arterials	60 - 80	
Service and industrial streets	60 - 80	
Collector streets and minor streets over 250 feet in length	60	36
Local streets		
Radius for turn-around at end of Culs-de-sac	50	40
Alley	15	15

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- (3) Reserve strips. Reserve strips or street plugs controlling access to streets will not be approved unless necessary for the protection of the public welfare or of substantial property rights and in these cases they may be required. The control and disposal of the land comprising such strips shall be placed within the jurisdiction of the City under conditions approved by the Planning Commission.
- (4) Alignment. As far as is practical, streets other than minor streets shall be in alignment with existing streets by continuations of the center lines thereof. Staggered street alignment resulting in "T" intersections shall, wherever practical, leave a minimum distance of 200 feet between the center lines of streets having approximately the same direction.
- (5) Future extensions of streets. Where necessary to give access to or permit a satisfactory future division of adjoining land, streets shall be extended to the boundary of the subdivisions or partition and the resulting dead-end streets may be approved without a turnaround. Reserve strips and street plugs may be required to preserve the objectives of street extensions.
- (6) Intersection angles. Streets shall be laid out to intersect at angles as near to right angles as practical except where topography requires a lesser angle, but in no case shall the acute angle be less than 80 degrees unless there is a special intersection design. An arterial or collector street intersecting with another street shall have at least 100 feet of tangent adjacent to the intersection unless topography requires a lesser distance. Other streets, except alleys, shall have at least 50 feet of tangent adjacent to the intersection unless topography requires a lesser distance. Intersections which contain an acute angle of less than 80 degrees or which include an arterial street shall have a minimum corner radius sufficient to allow for a roadway radius of 20 feet and maintain a uniform width between the roadway and the right-of-way line.
- (7) Existing streets. Whenever existing streets adjacent to or within a tract are of inadequate width, additional right-of-way shall be provided at the time of the land division.
- (8) Half street. Half streets, while generally not acceptable, may be approved where essential to the reasonable development of the subdivision or partition when in conformity with the other requirements of these regulations and when the Planning Commission finds it will be practical to require the dedication of the other half when the adjoining property is divided. Whenever a half street is adjacent to a tract to be divided, the other half of the street shall be provided within such tract. Reserve strips and street plugs may be required to preserve the objectives of half streets.

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- (9) Cul-de-sac. A cul-de-sac shall have a maximum length of 400 feet but may be longer where unusual circumstances exist. A cul-de-sac shall terminate with a circular turn-around.
- (10) Street names. Except for extensions of existing streets, no street name shall be used which will duplicate or be confused with the name of an existing street. Street names and numbers shall conform to the established pattern in the City and shall be subject to the approval of the Planning Commission.
- (11) Grades and curves. Grades shall not exceed six percent on arterials, ten per cent on collector streets or fifteen per cent on other streets. Center line radii of curves shall not be less than 300 feet on major arterials, 200 feet on secondary arterials or 100 feet on other streets. Where existing conditions, particularly the topography, make it otherwise impractical to provide buildable sites, the Planning Commission may accept steeper grades and sharper curves. In flat areas, allowance shall be made for finished street grades having a minimum slope, preferably, of at least 0.3 per cent.
- (12) Streets adjacent to railroad rights-of-way. Wherever the proposed land division contains or is adjacent to a railroad right-of-way, provision may be required for a street approximately parallel to and on each side of such right-of-way at a distance suitable for the appropriate use of the land between the streets and the railroad. The distance shall be determined with due consideration at cross streets of the minimum distance required for approach grades to a future grade separation and to provide sufficient depth to allow screen planting along the railroad right-of-way.
- (13) Marginal access streets. Where a land division abuts or contains an existing or proposed arterial street, the Planning Commission may require marginal access streets, reverse frontage lots with suitable depth, screen planting contained in a non-access reservation along the rear or side property line, or other treatment necessary for adequate protection of residential properties and to afford separation of through and local traffic.
- (14) Alleys. Alleys shall be provided in commercial and industrial districts, unless other permanent provisions for access to off-street parking and loading facilities are approved by the Planning Commission. The corners of alley intersections shall have a radius of not less than 13 feet.

SECTION 6.03 BLOCKS

- (1) General. The length, width and shape of blocks shall take into account the need for adequate building site size and street width and shall recognize the limitations of the topography.

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- (2) Size. No block shall be more than 1,200 feet in length between street corner lines unless it is adjacent to an arterial street or unless the topography or the location of adjoining streets justifies an exception. The recommended minimum length of blocks along an arterial street is 1,800 feet. A block shall have sufficient width to provide for two tiers of building sites unless topography or the location of adjoining streets justifies an exception.
- (3) Easements.
 - (a) Utility lines. Easements for sewers, water mains, electric lines or other public utilities shall be dedicated wherever necessary. The easements shall be at least 14 feet wide and located adjacent to lot or parcel lines, except for utility pole tieback easements which may be reduced to six feet in width.
 - (b) Water courses. If a tract is traversed by a water course, such as a drainage way, channel or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of the water course, and such further width as will be adequate for the purpose. Streets or parkways parallel to the major water courses may be required.
 - (c) Pedestrian and bicycle ways. When desirable for public convenience, a pedestrian or bicycle way may be required to connect to a cul-de-sac or to pass through an unusually long or oddly shaped block or otherwise provide appropriate circulation.

SECTION 6.04 BUILDING SITES

- (1) Size and shape. The size, width, shape and orientation of building sites shall be appropriate for the location of the land division and for the type of development and use contemplated, and shall comply with the following standards:
 - (a) Width. Each lot or parcel shall have an average width between the lot side lines as specified in the Land Development Ordinance.
 - (b) Depth. Each lot or parcel shall have an average depth between the front line and lot or parcel rear line of not less than 80 feet and not more than 2 1/2 times the average width between the side lines.
 - (c) Area. Each lot or parcel shall comprise a minimum area as specified in the Land Development Ordinance.
 - (d) In areas that will not be served by a public sewer, minimum lot and parcel sizes shall permit compliance with the requirements of the Department of Environmental Quality and shall take into consideration problems of sewage disposal, particularly problems of soil structure and water table as related to sewage disposal by septic tank.

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- (e) Where property is zoned and planned for business or industrial use, other widths and areas may be permitted at the discretion of the Planning Commission. Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated.
 - (f) Land Divisions above an elevation of 450 feet shall comply with Section 4.120, Item (9) and Sections 4.410 through 4.422 of the Land Development Ordinance.
- (2) Access. Each lot and parcel shall abut upon a street other than an alley for a width of at least 35 feet.
 - (3) Through lots and parcels. Through lots and parcels shall be avoided except where they are essential to provide separation of residential development from major traffic arteries or adjacent nonresidential activities or to overcome specific disadvantages of topography and orientation. A planting screen easement at least ten feet wide and across, to which there shall be no right of access, may be required along the line of building sites abutting such a traffic artery or other incompatible use.
 - (4) Lot and parcel side lines. The lines of lots and parcels, as far as is practicable, shall run at right angles to the street upon which they face, except that on curved streets they shall be radial to the curve.

SECTION 6.05 GRADING OF BUILDING SITES

Grading of building sites shall conform to the following standards unless physical conditions demonstrate the propriety of other standards.

- (1) Cut slopes shall not exceed one and one-half feet horizontally to one foot vertically.
- (2) Fill slopes shall not exceed two feet horizontally to one foot vertically.
- (3) The character of soil for fill and the characteristics of lots and parcels made usable by fill shall be suitable for the purpose intended.
- (4) All sites shall be graded to direct stormwater to City storm sewers or to natural drainage ways as required by City Ordinance 116.

SECTION 6.06 BUILDING LINES

If special building setback lines are to be established in a land division, they shall be shown on the subdivision plat or partition map or, if temporary in nature, they shall be included in the deed restrictions.

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SECTION 6.07 LARGE BUILDING SITES

In dividing tracts into large lots or parcels which at some future time are likely to be redivided into smaller parcels approaching the minimum standards of the Land Development Ordinance, the land divider shall show the small parcel division by means of dash lines indicating future parcel divisions and streets. Buildings or structures shall be located within the small parcel areas with minimum yards or setbacks as specified within the Land Development Ordinance as though the development were occurring on the smaller parcel. This will facilitate future land divisions and guarantee that existing buildings or structures will meet the locational requirements of the Land Development Ordinance.

SECTION 6.08 LAND FOR PUBLIC PURPOSES

- (1) If the City has an interest in acquiring a portion of a proposed land division for a public purpose, or if the City has been advised of such interest by a school district or other public agency, and there is reasonable assurance that steps will be taken to acquire the land, then the Planning Commission may require that those portions of the land division be reserved for public acquisition, for a period not to exceed one year, at a cost not to exceed the value of the land prior to subdivision.

ARTICLE 7 IMPROVEMENT REQUIREMENTS

SECTION 7.01 IMPROVEMENT PROCEDURES

In addition to other requirements, improvements installed by a land divider either as a requirement of these regulations or at his own option shall conform to the requirements of this ordinance and all improvement standards and specifications of the City, and shall be installed in accordance with the following procedure:

- (1) Improvement work shall not be commenced until plans have been checked for adequacy and approved by the City. To the extent necessary for evaluation of the proposal, the plans shall be required before approval of the tentative plan of a subdivision or partition.
- (2) Improvement work shall not commence until 5 days after the City is notified or 1 day if a change is made during the course of construction. If work is discontinued for any reason, it shall not be resumed until after the City is notified.
- (3) Improvements shall be constructed under the inspection and to the satisfaction of the City. The City may require changes in typical sections and details in the public interest if unusual conditions arise during construction to warrant the change.
- (4) Underground utilities, sanitary sewers and storm drains installed in streets shall be constructed prior to the surfacing of the streets. Stubs for service connections for underground utilities and sanitary sewers shall be placed to a length obviating the necessity for disturbing the street improvements when service connections are made.
- (5) A map showing public improvements as built shall be filed with the City upon completion of the improvements within 60 days.

SECTION 7.02 SPECIFICATIONS FOR IMPROVEMENTS

All improvements shall comply with the Public Improvement Specifications of Ordinance 74 in addition to the standards of this ordinance. If the City does not have adopted design standards or specifications, the developer shall submit proposed improvements standards and specifications to the City for approval.

SECTION 7.03 IMPROVEMENTS IN SUBDIVISIONS

The following improvements shall be installed at the expense of the subdivider at the time of subdivision or as agreed upon as provided in Section 7.05. All improvements shall comply with the construction permits requirements of Ordinance No. 149.

- (1) Streets. Public Streets, including alleys, within the subdivisions and public streets adjacent but only partially within the subdivision shall be improved. Catch basins shall be installed and connected to drainage tile leading to storm sewers or drainage ways. Upon completion of the street improvement, monuments shall be re-established and protected as provided in ORS 92.

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- (2) Surface drainage and storm sewer system. Drainage facilities shall be provided within the subdivision and to connect the subdivision drainage to drainage ways or storm sewers outside the subdivision. Design of drainage within the subdivision, as provided by the City Engineer, shall take into account the capacity and grade necessary to maintain unrestricted flow from areas draining through the subdivision and to allow extension of the system to serve such areas.
- (3) Sanitary sewers. Sanitary sewers shall be installed to serve the subdivision and to connect the subdivision to existing mains. In the event it is impractical to connect the subdivision to the City sewer system, the Planning Commission may authorize the use of septic tanks if lot areas are adequate considering the physical characteristics of the area and if sewer laterals designed for future connection to a sewage disposal system are installed and sealed. Design by the City Engineer shall take into account the capacity and grade to allow for desirable extension beyond the subdivision.

If required sewer facilities will, without further sewer construction, directly serve property outside the subdivision, the following arrangements will be made to equitably distribute the cost:

- (a) If the area outside the subdivision to be directly served by the sewer line has reached a state of development to justify sewer installation at the time, the Planning Commission may recommend to the City Council construction as an assessment project with such arrangement with the subdivider as is desirable to assure financing his share of the construction.
- (4) Water system. Water lines and fire hydrants serving each building site in the subdivision and connecting the subdivision to existing mains shall be installed to the standards of the City, taking into account provisions for extension beyond the subdivision.
- (5) Sidewalks. Sidewalks shall be installed on both sides of a public street and in any special pedestrian way within the subdivision, except that in the case of primary or secondary arterials, or special type industrial districts, the Planning Commission may approve a subdivision without sidewalks if alternative pedestrian routes are available; and provided further, that in the case of streets serving residential areas having single-family dwellings located on lots equivalent to two and one-half or less dwellings per gross acre, the requirement of sidewalks shall not apply, provided there is no evidence of special pedestrian activity along the streets involved.
- (6) Bicycle routes. If appropriate to the extension of a system of bicycle routes, existing or planned, the Planning Commission may require the installation of separate bicycle lanes within streets or separate bicycle paths.

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- (7) Street name signs. Street name signs shall be installed at all street intersections to approved City standards.
- (8) Street lights. Street lights shall be installed and shall be served from an underground source of supply.
- (9) Other. The developer shall make necessary arrangements with utility companies or other persons or corporations affected for the installation of underground lines and facilities. Electrical lines and other wires, including but not limited to communication, street lighting and cable television, shall be placed underground.

SECTION 7.04 IMPROVEMENTS IN PARTITIONS

The same improvements shall be installed to serve each building site of a partition as is required of a subdivision. However, if the Planning Commission finds that the nature of development in the vicinity of the partition makes installation of some improvements unreasonable, the Planning Commission shall except those improvements. In lieu of excepting an improvement, the Planning Commission may recommend to the City Council that the improvement be installed in the area under special assessment financing or other facility extension policies of the City.

SECTION 7.05 AGREEMENT FOR IMPROVEMENTS

Before Planning Commission approval of a subdivision plat or partition map, the land divider shall either install required improvements and repair existing streets and other public facilities damaged in the development of the property or execute and file with the City an agreement between himself and the City, Specifying the period within which required improvements and repairs shall be completed and providing that, if the work is not completed 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 divider. The agreement shall also provide for reimbursement of the City for the cost of inspection by the City in accordance with Section 7.06.

SECTION 7.06 BOND

- (1) The land divider shall file with the agreement, to assure his full and faithful performance thereof, one of the following:
 - (a) A surety bond executed by a surety company authorized to transact business in the State of Oregon in a form approved by the City Attorney.
 - (b) A personal bond co-signed by at least one additional person together with evidence of financial responsibility and resources of those signing the bond sufficient to provide reasonable assurance of ability to proceed in accordance with the agreement.
 - (c) Cash.

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- (2) Such assurance of full and faithful performance shall be for a sum approved by the City as sufficient to cover the cost of the improvements and repairs, including related engineering and incidental expenses, and to cover the cost of City inspection.
- (3) If the land divider fails to carry out provisions of the agreement and the City has unreimbursed costs or expenses resulting from such failure, the City shall call on the bond or cash deposit for reimbursement. If the amount of the bond or cash deposit exceeds cost and expense incurred by the City, it shall release the remainder. If the amount of the bond or cash deposit is less than the cost and expense incurred by the City, the land divider shall be liable to the City for the difference.

ARTICLE 8 GENERAL PROVISIONS

SECTION 8.01 INTERPRETATION

Where the conditions imposed by a provision of this ordinance are less restrictive than comparable conditions imposed by other provisions of this ordinance or another ordinance, the provisions which are more restrictive shall govern.

SECTION 8.02 SEVERABILITY

The provisions of this ordinance are severable. If a section, sentence, clause or phrase of this ordinance is adjudged by a court of competent jurisdiction to be invalid, the decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 8.03 ENFORCEMENT AND APPEAL PROVISIONS

- (1) The Building and Planning Official shall have authority to enforce the provisions of this ordinance.
- (a) Penalty. A person violating a provision of this ordinance shall, upon conviction, be punished by imprisonment for a time not to exceed 90 days or by a fine of not more than \$500.00 or both. A violation of this ordinance shall be considered a separate offense for each day the violation continues.
- (b) Alternative Remedy. In case a structure is located, constructed, maintained, repaired, altered or used, or land is used in violation of this ordinance, the structure or land thus in violation shall constitute a nuisance. The City may, as an alternative to other remedies that are legally available for enforcing this ordinance, institute injunction, mandamus, abatement or other appropriate proceedings to prevent, enjoin, abate or remove the unlawful location, construction, maintenance, repair, alteration or use.
- (c) Procedures.
1. Within ten (10) days after notification of a violation of this ordinance, the Building and Planning Official shall notify the property owner that such a violation exists.
 2. Where the violation does not involve a structure, action to rectify such shall be made within 30 days. Where the violation involves a structure, action to rectify such shall be made within 60 days.
 3. If no action has been taken to rectify the violation within the specified time, the Building and Planning Official shall notify the City Attorney of such.

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4. The City Attorney shall set the date for a hearing with the person violating this ordinance and with the Building and Planning Official to consider whether subsequent legal action should be taken to rectify the violation. If necessary, the City Attorney shall take such legal action as required to insure compliance with this ordinance.
- (2) An appeal from a ruling of the Building and Planning Official regarding a requirement of this ordinance may be made only to the Planning Commission.
- (3) An action or ruling of the Planning Commission pursuant to this ordinance may be appealed to the City Council within 10 days after the Planning Commission has rendered its decision.

Written notice of the appeal shall be filed with the Building and Planning Official. If the appeal is not filed within the above-specified period, the decision of the Planning Commission shall be final. If the appeal is filed, the City Council shall receive a report and recommendation thereon from the Planning Commission and shall hold a public hearing on the appeal. The City Council may continue the hearing for good cause. Following the hearing, the City Council may sustain, reject, or overrule any recommendations or rulings of the Planning Commission, provided such action complies with the provisions of this ordinance.

SECTION 8.04 PENALTIES

Violation of any provision of this ordinance or any amendment thereto is punishable, upon conviction, by a fine of not less than fifty (\$50) dollars nor more than five hundred (\$500) dollars or imprisonment in the municipal jail for not less than twenty-five (25) days nor more than fifty (50) days, or both.

Each violation of a provision of this ordinance and each day a violation continues shall constitute a separate offense.

SECTION 8.05 AMENDMENTS

- (1) An amendment to the text of this ordinance may be initiated by the City Council, the City Planning Commission or by application of a property owner. The request by a property owner for an amendment shall be accomplished by filing an application with the Building and Planning Official using forms provided by the City.
- (2) The Planning Commission shall conduct a public hearing on the proposed amendment after publishing notice of the hearing once a week for two successive weeks prior to the hearing in a newspaper of general circulation within the City. The notice shall specify the time, place and purpose of the hearing.
- (3) Within ten (10) days after such hearing, the Planning Commission shall recommend to the City Council approval, disapproval, or modified approval of the proposed amendment.

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Upon receiving a recommendation of approval from the Planning Commission, the City Council shall hold a public hearing on the proposed amendment following the same procedures as prescribed for the Planning Commission.

- (4) No applications of a property owner for an amendment to the text of this ordinance shall be considered by the Planning Commission within the one-year period immediately following a previous denial of such request, except the Planning Commission may permit a new application if, in the opinion of the Planning Commission, new evidence or a change of circumstances warrants it.
- (5) A copy of the subdivision ordinance and any amendment adopted to such ordinance shall be filed with the recording officer of Lane County.

SECTION 8.06 DEFINITIONS

As used in this ordinance, the following words and phrases shall mean:

- (1) Building line. A line on a plat or map indicating the limit beyond which buildings or structures may not be erected.
- (2) City. The City of Veneta, Oregon.
- (3) Common Council. The Common Council of the City of Veneta, Oregon, which is the governing body of said City.
- (4) Comprehensive Plan. A city plan for the guidance of growth and improvement of the city, including modifications or refinements which may be made from time to time.
- (5) Easement. A grant of the right to use a strip of land for specific purposes.
- (6) Lot. A unit of land that is created by a subdivision of land.
 - (a) Corner lot. A lot at least two adjacent sides of which abut streets other than alleys, provided the angle of intersection of the adjacent streets does not exceed 135 degrees.
 - (b) Through lot. A lot having frontage on two parallel or approximately parallel streets other than alleys.
- (7) Map. A final diagram, drawing or other writing concerning a major partition.
- (8) Owner. An individual, association, partnership, or corporation having legal or equitable title to land, other than legal title held for purpose of security only.
- (9) Parcel. A unit of land that is created by a partitioning of land.

- (10) Partition. Either an act of partitioning land or an area or tract of land partitioned as defined in this section.
- (a) Major partition. A partition which includes the creation of a street.
- (b) Minor partition. A partition that does not include the creation of a street.
- (11) Partiton land. To divide an area or tract of land into two or three parcels within a calendar year when such area or tract of land exists as a unit or contiguous units of land under single ownership at the beginning of such year. "Partition land" does not include divisions of land resulting from lien foreclosures; divisions of land resulting from the creation of cemetery lots; and divisions of land made pursuant to a court order, including but not limited to court orders in proceedings involving testate or intestate succession; and "partition land" does not include any adjustment of a lot line by the relocation of a common boundary where an additional parcel is not created and where the existing parcel reduced in size by the adjustment is not reduced below the minimum lot standards of the zoning ordinance.
- (12) Pedestrian way. A right-of-way for pedestrian traffic.
- (13) Person. A natural person, firm, partnership, association, social or fraternal organization, corporation, trust, estate, receiver, syndicate, branch of government, or any group or combination acting as a unit.
- (14) Planning Commission. The Planning Commission of the City.
- (15) Plat. The final map, diagram, drawing, replat or other writing containing all the descriptions, locations, specifications, dedications, provisions and information concerning a subdivision.
- (16) Right-of-way. The area between boundary lines of a street or other easement.
- (17) Roadway. The portion of a street right-of-way developed for vehicular traffic.
- (18) Sidewalk. A pedestrian walkway with permanent surfacing.
- (19) Street. A public or private way that is created to provide ingress or egress for persons to one or more lots, parcels, areas or tracts of land and including the term, "road," "highway," "land," "avenue," "alley" or similar designations.

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- (a) Alley. A narrow street through a block primarily for vehicular service access to the back or side of properties otherwise abutting on another street.
 - (b) Arterial. A street of considerable continuity which is primarily a traffic artery for intercommunication among large areas.
 - (c) Collector. A street supplementary to the arterial street system and a means of intercommunication between this system and smaller areas; used to some extent for through traffic and to some extent for access to abutting properties.
 - (d) Cul-de-sac (dead-end street). A short street having one end open to traffic and being terminated by a vehicle turnaround.
 - (e) Half street. A portion of the width of a street, usually along the edge of a subdivision, where the remaining portion of the street could be provided in another subdivision.
 - (f) Limited access street. A minor street parallel and adjacent to a major arterial street providing access to abutting properties, but protected from through traffic.
 - (g) Minor street. A street intended primarily for access to abutting properties.
- (20) Subdivide land. To divide an area or tract of land into four or more lots within a calendar year when such area or tract of land exists as a unit or contiguous units of land under a single ownership at the beginning of such year.
- (21) Subdivision. Either an act of subdividing land or an area or tract of land subdivided as defined in this section.
- (22) Tentative Plan. A tentative plan is the plan of a subdivision of major partition submitted to the City for approval under the provisions of ORS 92 and Article 3 of the Land Division Ordinance. No final subdivision plat or major partition map shall be approved unless it is in substantial conformity with the provisions of the approved tentative plan.

SECTION 8.070 EMERGENCY CLAUSE

Inasmuch as the provisions of this Ordinance are necessary for the immediate preservation of the peace, health and safety of the people of the City of Veneta, an emergency is hereby declared to exist, and this Ordinance shall be in full force and effect immediately upon its passage by the Council and approval by the Mayor.

SECTION 8.080 EFFECTIVE DATE

Passed by the Council and approved by the Mayor this 28th day of June, 1979.

8032367

file # 1876

State of Oregon,
County of Lane—ss.

I, D.M. Penfold, Director of the Department of General Services, in and for the said County, do hereby certify that the within instrument was received for record at

30 JUN 80 15: 56

Reel **1081R**

Lane County OFFICIAL Records.

D.M. Penfold, Director of the Department of General Services.

By *S. Sawarado*
Deputy

C30-53

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CONTRACT ANNEXATION AGREEMENT MODIFICATION

On or about the 27th day of December, 1982, the City of Veneta, a municipal corporation of the State of Oregon, hereinafter referred to as "City," and Tanglewood Enterprises, Inc. and C. Russell Ross and Hope Ross and other parties of interest in the project known as Tanglewood Park, hereinafter for convenience referred to as "Owners," entered into an agreement known as a contract annexation agreement setting forth various rights, duties and obligations on the various parties.

The agreement, among other things, described certain real property that the Owners wished to have annexed to the City of Veneta and covered by certain city services as provided in the agreement. The annexation was going to take place in two (2) phases, the first phase being described on Exhibit B as a "10 foot border around the property described on Exhibit A." The remaining property would be annexed at such time as set forth in the agreement.

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Because of purchases of land and modifications in the original proposal of Tanglewood Enterprises, Inc., the property sought to be annexed and covered by the agreement should be modified and now include the properties described on Exhibit C and D attached hereto. Exhibit C is the total property to be served and eventually to be annexed to the City. Exhibit D is a description of the 10-foot wide belt of property that will be

1 - CONTRACT ANNEXATION AGREEMENT MODIFICATION

immediately annexed to the City under the terms and conditions stated in the December 27, 1982, agreement.

Additionally, the parties hereto agree that if any portion of this agreement or the December 27, 1982, agreement is held to be unlawful, it shall have no effect on nor interfere with the enforceability of any remaining provisions of the agreement.

Except for the modifications as stated herein, all other conditions, requirements and covenants of the prior agreement remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this agreement this 18 day of August, 1983.

CITY OF VENETA, an Oregon municipal corporation

TANGLEWOOD PARK ENTERPRISES, INC.

By: J.W. Smigley
J.W. Smigley, Mayor

By: G. Russell Ross
President

By: _____
Secretary

PERSONALLY:

G. Russell Ross
G. Russell Ross

Hope Ross

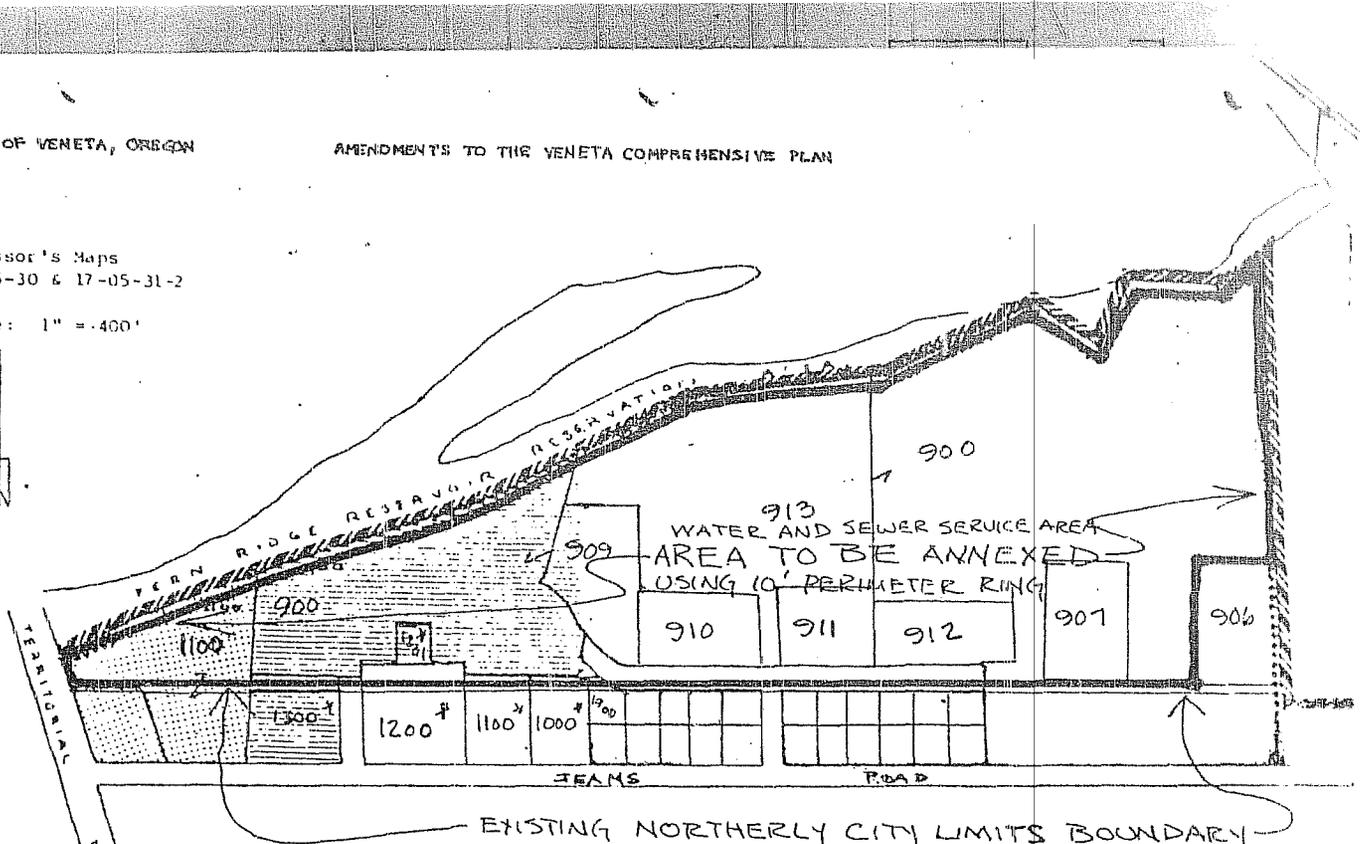
APPROVAL OF PARTIES WITH INTEREST IN PROPERTY

CITY OF VENETA, OREGON

AMENDMENTS TO THE VENETA COMPREHENSIVE PLAN

Assessor's Maps
17-05-30 & 17-05-31-2

Scale: 1" = .400'



AFFECTED PROPERTIES

17-05-30	900, 907, 909, 910, 911
17-05-31-2	912, 913, 1100, 1200

8329609



Schaudt, Stemm & Wild, Inc.
 CONSULTING ENGINEERS, SURVEYORS AND PLANNERS
 383 High Street Eugene, Oregon 97401
 503/485-8323

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 OREGON
 JULY 9, 1862
 DONN E. STEMM
 715

8329609

Description for C. Russell Ross
 10 foot Parcel along the West, North and East
 Boundary lines for annexation purposes.

December 9, 1982
 Job No. 82-2309
 Revised July 1, 1983

A parcel of land 10.0 feet in width lying in the South half of Section 30, Township 17 South, Range 5 West of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of Lot 1, Block 4, Tanglewood Park, as platted and recorded in File 73, Slide 449, Lane County Oregon Plat Records, said corner bears North 89° 56' 40" East, a distance of 243.90 feet to the Southwest corner of said Section 30; run thence North 4° 11' East, 347.09 feet to the U.S.C.E. Traverse line along the 377 foot contour line, USC & GS Datum, of the Fernridge Reservoir; thence following along said traverse line as follows: North 71° 50' 14" East, 724.18 feet to U.S.C.E. Monument R-153; North 60° 53' 19" East, 668.40 feet to U.S.C.E. Monument S-153; North 85° 08' 49" East, 505.06 feet to U.S.C.E. Monument T-153; North 65° 15' 56" East, 539.63 feet to U.S.C.E. Monument U-153; South 55° 07' 07" East, 244.86 feet to U.S.C.E. Monument V-153; North 21° 38' 57" East, 195.89 feet to U.S.C.E. Monument W-153; South 89° 07' 23" East, 244.57 feet to U.S.C.E. Monument X-153; North 55° 12' 23" East, 213.09 feet; thence leaving said traverse line run South 0° 40' 36" East, 883.86 feet to the Northeast corner of that certain parcel of land conveyed to J. Lee Schimmer and Barbara J. Schimmer by instrument recorded October 10, 1980, Reception No. 8051253, Lane County Oregon Deed Records; thence following along the boundary of said parcel as follows: South 89° 56' 40" West, 232.79 feet to the Northwest corner thereof; South 0° 04' East, 378.79 feet to the Southwest corner thereof; North 89° 56' 40" East, 236.82 feet to the Southeast corner thereof; thence leaving said parcel boundary run South 0° 40' 36" East, 60.00 feet to the north city limits line of the City of Veneta, Lane County, Oregon; thence South 89° 56' 40" West along said city limits line, 10.00 feet; thence North 0° 40' 36" West, 50.00 feet; thence South 89° 56' 40" West, 236.92 feet; thence North 0° 04' West, 398.79 feet; thence North 89° 56' 40" East, 232.68 feet; thence North 0° 40' 36" West, 854.90 feet to a point 10.00 feet southeasterly of, when measured perpendicular to, the previously described U.S.C.E. Traverse line; thence in a southwesterly direction along a line parallel with and 10.00 feet southerly of, when measured perpendicular to, said traverse line as follows: South 55° 12' 23" West, 197.45 feet; North 89° 07' 23" West, 240.89 feet; South 21° 38' 57" West, 201.61 feet; North 55° 07' 07" West, 251.76 feet; South 65° 15' 56" West, 535.65 feet; South 85° 08' 49" West, 504.66 feet; South 60° 53' 19" West, 667.20 feet; South 71° 50' 14" West, 718.44 feet to a point bearing North 4° 11' East of a point in the previously described north city limits line, said last mentioned point being 10.05 feet, North 89° 56' 40" East from the Point of Beginning of the parcel herein described; thence leaving the line described as being parallel with said U.S.C.E. Traverse line run South 4° 11' West, 339.65 feet to said north city limits line, thence South 89° 56' 40" West, 10.05 feet to the Point of Beginning, in Lane County, Oregon.

Excepting therefrom the following described parcel:

Beginning at said Northwest corner of Lot 1, Block 4, Tanglewood Park, run thence North $4^{\circ} 11'$ West, 336.28 feet to a point 10.81 feet along said line projected from said U.S.C.E. traverse line along the 377 foot contour line, USC & GS Datum, or Fernrudge Reservoir; thence parallel to said traverse line North $71^{\circ} 50' 14''$ East, 10.81 feet; thence South $4^{\circ} 11'$ West, 339.65 feet to a point on the north city limits of the City of Veneta, Lane County, Oregon; thence along said north city limits South $89^{\circ} 56' 40''$ West; 10.05 feet to the point of beginning in Lane County, Oregon.

Also including a parcel of land 10.00 feet in width lying in the South half of Section 30, Township 17 South, Range 5 West and the south half of Section 25, Township 17 South, Range 6 West of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of the Harriet Glass Donation Land Claim No. 51, Township 17 South, Range 5 West of the Willamette Meridian, run thence East along the south line of said claim 227.70 feet; thence North $4^{\circ} 15'$ East 570.00 feet to the U.S.C.E. traverse line of the 377 foot contour line, U.S.C. & G.S. Datum, and the True Point of Beginning of this description; from the True Point of Beginning run thence South $71^{\circ} 57' 53''$ West along said traverse line, 340.00 feet to a U.S.C.E. traverse monument; thence South $59^{\circ} 15'$ West along said U.S.C.E. traverse line to the east right of way line of State Highway No. 200; thence southerly along said right of way line to the north line of Section 25, Township 17 South, Range 6 West of the Willamette Meridian; thence easterly along said Section line to a point 10.00 feet easterly of when measured perpendicular to the east right of way line of said highway; thence northwesterly parallel to said right of way line to a point 10.00 feet southerly of when measured perpendicular to the U.S.C.E. traverse line; thence North $59^{\circ} 15'$ East parallel to said traverse line to its intersection with a line bearing South $71^{\circ} 57' 53''$ West, said line being parallel to and 10.00 feet southerly of when measured perpendicular to the U.S.C.E. traverse line; thence North $71^{\circ} 57' 53''$ East parallel to said traverse line to a point bearing South $4^{\circ} 15'$ West from the True Point of Beginning; thence North $4^{\circ} 15'$ East to the True Point of Beginning, in Lane County, Oregon.



Schaudt, Stemm & Wild, Inc.

CONSULTING ENGINEERS SURVEYORS AND PLANNERS

358 High Street

Eugene, Oregon 97401

503/485-8383

PROFESSIONAL
LAND SURVEYOR

Donn E. Stemm
OREGON
JULY 9, 1989
DONN E. STEMM
715

8329609

Description for C. Russell Ross
Ownership North of Veneta City Limits

December 9, 1982
Job No. 82-2309
Revised July 1, 1983

A tract of land lying in the South half of Section 30, Township 17 South, Range 5 West of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of Lot 1, Block 4, Tanglewood Park, as platted and recorded in File 73, Slide 449, Lane County Oregon Plat Records, said corner bears North $89^{\circ} 56' 40''$ East, a distance of 243.90 feet from the Southwest corner of said Section 30; run thence North $4^{\circ} 11'$ East, 347.09 feet to the U.S.C.E. Traverse line along the 377 foot contour line, USC & 65 Datum, of the Fernridge Reservoir; thence following along said traverse line as follows: North $71^{\circ} 50' 14''$ East, 724.18 feet to U.S.C.E. Monument R-153; North $60^{\circ} 53' 19''$ East, 668.40 feet to U.S.C.E. Monument S-153; North $85^{\circ} 08' 49''$ East, 505.06 feet to U.S.C.E. Monument T-153; North $65^{\circ} 15' 56''$ East, 539.63 feet to U.S.C.E. Monument U-153; South $55^{\circ} 07' 07''$ East, 244.86 feet to U.S.C.E. Monument V-153; North $21^{\circ} 38' 57''$ East, 195.89 feet to U.S.C.E. Monument W-153; South $89^{\circ} 07' 23''$ East, 244.57 feet to U.S.C.E. Monument X-153; North $55^{\circ} 12' 23''$ East, 213.09 feet; thence leaving said traverse line run South $0^{\circ} 40' 36''$ East, 883.86 feet to the Northeast corner of that certain parcel of land conveyed to J. Lee Schimmer and Barbara J. Schimmer by instrument recorded October 10, 1980, Reception No. 8051253, Lane County Oregon Deed Records; thence following along the boundary of said parcel as follows: South $89^{\circ} 56' 40''$ West, 232.79 feet to the Northwest corner thereof; South $0^{\circ} 04'$ East, 378.79 feet to the Southwest corner thereof; North $89^{\circ} 56' 40''$ East, 236.82 feet to the Southeast corner thereof; thence leaving said parcel boundary run South $0^{\circ} 40' 36''$ East, 60.00 feet to the north city limits line of the City of Veneta, Lane County, Oregon; thence South $89^{\circ} 56' 40''$ West along said city limits line 2012.30 feet to the west line of Lot 6, Block 1, said plat of Tanglewood Park; thence North $0^{\circ} 04'$ West along said west line 52.20 feet to the Northwest corner of said Lot 6, Block 1; thence South $89^{\circ} 56'$ West parallel with the south line of Harriet Glass Donation Land Claim No. 51, said Township and Range, 357.93 feet; thence North $0^{\circ} 39'$ East, 31.43 feet; thence South $89^{\circ} 56'$ West parallel with the south line of said Donation Land Claim No. 51, 101.86 feet; thence North $0^{\circ} 39'$ East, 125.00 feet; thence South $89^{\circ} 56'$ West parallel with the south line of said Donation Land Claim No. 51, 85.00 feet; thence South $0^{\circ} 39'$ West, 125.00 feet; thence South $89^{\circ} 56'$ West parallel with the south line of said Donation Land Claim No. 51, 100.00 feet; thence South $0^{\circ} 39'$ West, 83.51 feet to the previously described north city limits line; thence South $89^{\circ} 56' 40''$ West along said north line, 341.30 feet to the Point of Beginning, in Lane County, Oregon.

Also including that portion of the following described parcel of land lying North of the north line of Section 30, Township 17 South, Range 5 West and Section 25, Township 17 South, Range 6 West of the Willamette Meridian, said section lines also being the North City Limits of Veneta, Lane County, Oregon.

Beginning at the Southwest corner of the Harriet Glass Donation Land Claim No. 51, Township 17 South, Range 5 West of the Willamette Meridian; running thence East along the South boundary of said Donation Land Claim, 3.45 chains; thence North 4° 15' East, 570 feet to the 377 foot contour line, U.S.C. and G.S. Datum; thence South 71° 57' 53" West, 340 feet to a U.S.E.D. boundary monument; thence South 59° 15' 00" West along said contour line 380 feet, more or less, to the East boundary line of State Highway No. 200; thence Southerly along said boundary line to a point West of the point of beginning; thence East to point of beginning, in Lane County, Oregon.

8329609

State of Oregon,
County of Lane--ss.

I, the County Clerk, in and for the said County, do hereby certify that the within instrument was received for record at

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Recd.

1259K
Lane County OFFICIAL RECORD
Lane County Clerk

By:  Poppy

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VENETA URBAN RENEWAL PLAN AND REPORT

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140.
~~152-1-1~~

Submitted by Veneta Urban Renewal Task Force

Donna Eichhorn, Chairman
Alyce Lloyd, Vice-Chairman
Walt Bechtol
Cue Hallett
Brian Nelson-Munson
Jack Kelley
J.W. Smigley, Mayor

CITY OF VENETA
Ordinance No. 267,
Adopted October 23, 1984

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*** The Background Report has not been included in the copy of the Urban Renewal Plan and Report recorded with the Lane County Deeds and Records office. Copies of the Background Report and all Exhibits may be obtained at Veneta City Hall, 24951 McCutcheon Ave., Veneta, Oregon 97487

PART III: APPENDICES

- Exhibit 1 - Boundary Map and Legal Description
- Exhibit 2 - Comprehensive Plan Designations
- Exhibit 3 - Veneta Land Development Ordinance: Zoning Map
- *** Exhibit 4 - Vacant Lands
- *** Exhibit 5 - Existing Non-Residential Buildings
- *** Exhibit 6 - Existing Residential Buildings
- *** Exhibit 7 - Sanitary Sewers
- *** Exhibit 8 - Water System
- *** Exhibit 9 - Storm Drainage
- *** Exhibit 10 - Existing Streets
- *** Exhibit 11 - Proposed Street Improvements
- *** Exhibit 12 - Parks
- *** Exhibit 13 - Inventory of Businesses in Veneta Downtown, May 1984
- *** Exhibit 14 - Urban Renewal Survey, April 1984
- *** Exhibit 15 - How Does Tax Increment Financing Work
- *** Exhibit 16 - Tax Increment Financing Illustration

Footnotes

- *** Exhibits 4 to 15 have not been included in the copy of the Veneta Urban Renewal Plan and Report recorded in the office of Lane County Deeds and Records. Copies of the Background Report and all exhibits may be obtained at Veneta City Hall, 24951 McCutcheon Ave., Veneta, Oregon 97487.

PREFACE

The purpose of this report is to study the feasibility of creating an Urban Renewal District in the City of Veneta, Oregon and to present an Urban Renewal Plan and Report to the Veneta City Council for adoption in October, 1984. The Urban Renewal Plan (Part I) establishes formal policy of the City of Veneta and governs the use of funds for land acquisition and public improvements by the newly created Urban Renewal Agency. The Background Report (Part II) includes a careful analysis of existing social, economic and public facility conditions within the boundaries of the urban renewal district. The Background Report also proposes a detailed tax increment financing program for \$7,000,000.00 in public improvements to be completed by the Urban Renewal Agency during the next twenty years.

The Veneta Urban Renewal Plan and Report will provide private developers, property owners and public officials with a detailed blueprint for the redevelopment of Veneta's central business district and undeveloped light industrial areas. The plan will also provide small city administrators and planners in communities under 10,000 population with an example of how one small Oregon city planned for and confronted serious public facility deficiencies in older developed areas of the community.

The City of Veneta began to consider the creation of an Urban Renewal District in February, 1984 when Mayor J.W. Smigley appointed a seven member citizen task force to work with the City Administrator. The task force was charged with the responsibility of recommending to the Veneta Planning Commission and Veneta City Council whether or not an urban renewal district should be formed and whether or not the use of tax increment financing provides a reasonable method of financing needed public improvements within the urban renewal area. The task force met for twelve weeks from February to May, 1984. This report, prepared by the City Administrator, is the culmination of their analysis of the problems and needs of the City of Veneta.

ORS 457 explains that an urban renewal district may be created by any municipality which finds that conditions of "blight" exist within the community. The Veneta Urban Renewal District boundaries were selected to include the older commercial core of the city and new light industrial areas. Blighted conditions were found throughout the district. The area is marked by a haphazard mix of residential, commercial and vacant lands, substandards streets, small parcels which inhibit commercial development, and large tracts of undeveloped lands without public facilities.

During the past five years, the City of Veneta has unsuccessfully sought a variety of federal and state grants to fund street, water, sewer and park improvements which would help eliminate blight in the district. A review of federal grant resources available in 1984 reveals that there is little money available for small communities to upgrade deteriorated residential and commercial areas or to finance public improvements in vacant industrial parks. Under ORS 457 tax increment financing appears to offer communities a financing tool to renovate deteriorated sections of the community. The Background Report (Part II) includes an analysis of how tax increment financing can be coupled with special assessments to benefitting property owners to finance a majority of the costs of public improvements without placing an inordinate burden on local taxpayers or private property owners.

The positive and negative effects of urban renewal and tax increment financing were also considered. The task force carefully considered the effects tax increment financing will have on the seven other taxing districts which levy property taxes in the City of Veneta. The projected effects will depend on the rate of growth and type of growth in the urban renewal area over the next twenty years.

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The Veneta Urban Renewal Plan and Report is an idealized blueprint of the future. If successful, urban renewal will revitalize the downtown core of Veneta and it will provide strong incentives to businesses to locate in the community. The Veneta Urban Renewal Plan and Report should be viewed as a method for the city to accomplish the primary goal of the Veneta Comprehensive Plan: "Veneta shall develop as a mid-Lane service, retail and employment center..." to serve the residents of west central Lane County.

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PART I

VENETA ECONOMIC DEVELOPMENT DISTRICT

URBAN RENEWAL PLAN

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PART ONE:

VENETA ECONOMIC DEVELOPMENT DISTRICT
URBAN RENEWAL PLAN

ARTICLE I - INTRODUCTION

1.010 Background. On February 20, 1984, the Veneta City Council appointed an Urban Renewal Task Force to evaluate whether or not an Economic Development-Urban Renewal District should be formed encompassing the blighted central business district and light industrial areas of the City of Veneta. This Urban Renewal Plan is recommended by the Urban Renewal Task Force and is aimed at: (1) the elimination of blight, (2) support of existing businesses through the provisions of improved public facilities, and (3) the creation of new jobs and enticement of new industry.

The Urban Renewal Task Force met weekly from February 20, 1984 to May 20, 1984 to gather background information and to prepare the draft Urban Renewal Plan for presentation to the Veneta Planning Commission. The Planning Commission held a Public Hearing on May 22, 1984 at which time the Report was explained in detail by members of the Urban Renewal Task Force and by City Staff. On June 21, 1984, the Veneta Planning Commission recommended to the Veneta City Council that the Urban Renewal Plan and Report be approved as presented, with minor amendments to the project priority list. On June 25, 1984, the Veneta City Council held a Public Hearing to consider the Urban Renewal Plan and Report and directed the City Administrator to prepare two ordinances to approve the Plan and Report and to form an Urban Renewal District. Prior to Plan adoption the City Attorney's office was requested to review the Urban Renewal Plan and Report to determine if it met all legal requirements of ORS 457. In addition, the Veneta City Engineer was requested to prepare a legal description of the project area and to update cost estimates for each public improvement project. The Urban Renewal District was created and the Urban Renewal Plan and Report was adopted on October 23, 1984 after a final Public Hearing before the Veneta City Council.

1.020 Legal Authority. The Urban Renewal Plan for the Veneta Economic Development District consists of the text and exhibits included herein. The Plan is for a specific area located entirely within the Urban Growth Boundary of the City of Veneta. This Plan has been prepared by the staff of the City of Veneta and the Urban Renewal Task Force for the Veneta Planning Commission and Veneta City Council. The Veneta City Council shall administer this Plan acting in its capacity as the Veneta Urban Renewal Authority, otherwise known as the Veneta Downtown Renewal Agency, pursuant to Oregon Revised Statute (ORS) Chapter 457, the Oregon Constitution, and all other applicable laws and ordinances. All such applicable laws are made a part of this Plan, whether expressly referred to in the text or not.

1.030 Definitions

1. "Agency" means the Urban Renewal Agency of the City of Veneta otherwise known as the Veneta Downtown Renewal Agency (VDRA).
2. "VDRA" means the Veneta Downtown Renewal Agency, which serves as the Urban Renewal Authority pursuant to ORS 457.035-457.045.
3. "Blight" shall have the same meaning in this Plan as is defined by ORS 457.010.
4. "City" means the City of Veneta, Oregon.
5. "Comprehensive Plan" means the Veneta Comprehensive Plan adopted by the Veneta City Council on December 13, 1977, and as subsequently amended.
6. "County" means the County of Lane, State of Oregon.
7. "District" means the Veneta Economic Development District Urban Renewal Area.
8. "Economic Development District" means the Veneta Economic Development District Urban Renewal Area.

9. "ORS" means Oregon Revised Statutes.
10. "Persons" means any individual, family, business, firm, association, or corporate entity.
11. "Plan" or "this Plan" means the Urban Renewal Plan, also referred to as "The Veneta Economic Development District Urban Renewal Plan", including the text and exhibits.
12. "Planning Commission" means the Planning Commission of the City of Veneta.
13. "Project Area" means the area included within the boundaries of the Veneta Economic Development District Urban Renewal Area.
14. "Redeveloper" means any individual or group which acquires property or which receives financial assistance for the physical improvement of privately held structures and land from the Urban Renewal Agency.
15. "Text" means the text of the Veneta Economic Development District Urban Renewal Plan.

1.040 Declaration of Need and Intent. Within the boundaries of the Veneta Economic Development District, the Veneta City Council has found conditions of blight which are detrimental to the safety, health, and welfare of the community. Specifically, the district is characterized by the following blighted factors described in ORS 457.010:

1. The existence of buildings and structures, used or intended to be used for living, commercial, industrial or other purposes, or any combination of those uses, which are unfit or unsafe to occupy for those purposes because of:
 - a. Defective design and quality of physical construction; or...
 - e. Obsolescence, deterioration, dilapidation, mixed character or shifting of uses.

2. An economic dislocation, deterioration or disuse of property resulting from faulty planning;
3. The division or subdivision and sale of property or lots of irregular form and shape and inadequate size or dimensions for proper usefulness and development.
4. The laying out of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions;
5. The existence of inadequate streets and other rights-of-way, open space and utilities;
6. The existence of property or lots or other areas which are subject to inundation by water;
7. A prevalence of depreciated values, impaired investments and social and economic maladjustment to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered;
8. A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive conditions of land potentially useful and valuable for contributing to the public health, safety, and welfare.¹

The Veneta City Council further finds that to correct these conditions and to realize the Plan objectives set forth in Section 1.070, it is necessary and in the public interest to create the Veneta Economic Development District as an Urban Renewal Area and to utilize the urban renewal and redevelopment provisions of Chapter 457 of the Oregon Revised Statutes and the Oregon Constitution.

1.050 Citizen Participation. The activities and projects identified in this Plan and the report following, the development of subsequent plans and regulations, and the adoption of amendments to this Plan shall be undertaken with the participation of citizens, owners, and tenants as individuals and

organizations with interests in the Urban Renewal Area. Before the Veneta City Council adopts the Plan and any amendments thereto, the Veneta Planning Commission shall hold at least one public hearing to consider public testimony for or against the Plan and any amendments, and the Planning Commission shall make a written recommendation to the Veneta City Council on whether the Plan should be adopted. Prior to final adoption of the Plan and any amendments, the Veneta City Council shall hold at least one public hearing with public notice of such hearing published in a newspaper of general circulation in accordance with ORS 457.095.²

1.060 Nondiscrimination Provision. In the preparation, adoption, and implementation of this Urban Renewal Plan, no public official or private party shall take any action or cause any person, group or organization to be discriminated against on the basis of age, race, color, religion, sex, marital status, or national origin.³

1.070 Primary Objective of the Urban Renewal Plan. The Urban Renewal Task Force, Veneta Planning Commission and Veneta City Council agree that the creation of the Veneta Economic Development District will enable the City to achieve its primary goal of becoming a "mid-Lane service center and suburban residential community with an appealing rural setting."⁴

This plan has been developed to achieve 6 major objectives outlined in the Veneta Comprehensive Plan:

1. Develop a cohesive central business district and attractive light industrial park areas to attract new employers to Veneta.⁵
2. Construct new public facilities to stimulate construction of new residential, commercial and industrial buildings.⁶
3. Replace substandard public facilities.⁷
4. Eliminate unsafe, deteriorated or dilapidated buildings in the older downtown area of Veneta.⁸

5. Improve the appearance of the City and create a sense of community pride.⁹
6. Establish a long-term financing program to make needed public improvements.¹⁰

1.080 Consistency of Urban Renewal Plan and Veneta Comprehensive Plan: The Veneta Comprehensive Plan mandates that the city conduct a "thorough analysis of the commercial core and develop an action plan...prior to 1985."¹¹ This plan implements that directive and goes much further in striving to achieve a variety of economic development, parks, public facility, and housing goals of the City.

When the action program and public improvements recommended in this Plan are completed by the Veneta Downtown Renewal Agency, the following goals and policies, excerpted from the Veneta Comprehensive Plan, will have been fully or partially implemented.

1. Economic Development and Land Use:

- a. Phase I Development Area: The Veneta Comprehensive Plan shall be designed to accommodate 4,500 persons within the Phase I development area and an estimated 7,500 persons within the City by the year 2000.¹²
- b. Light Industrial: Provide...attractive light industrial parks to serve Veneta and the surrounding area....¹³
- c. Commercial: Enhance Veneta's role as a Mid-Lane Commercial and Service Center.¹⁴
- d. Central Business District: Retail, professional, government and services shall be encouraged to locate in the Central Business District.¹⁵

- g. Parks: Develop a variety of neighborhood parks, open space areas and recreational facilities.²²

3. Housing and Growth Management

- a. Housing: Identify housing units for rehabilitation or removal.²³
- b. Growth Management: New development shall be reviewed based on the City's and other service providers' ability to provide services and public facilities concurrent with or prior to such development.²⁴

The Veneta Economic Development District was selected because it is the center around which the community will grow. All of Veneta's prime industrial lands and the entire Central Business District are within the district boundaries. The Veneta Downtown Renewal Agency believes that the creation of the District and use of tax increment financing will speed the renewal of the district and rejuvenation of a depressed local economy. The construction of new businesses will generate jobs for area residents and stimulate residential growth throughout the Veneta/Elmira area. In turn, the goals of Veneta's Comprehensive Plan can become the reality of Veneta's future.

ARTICLE II - THE DISTRICT

2.010. Boundary. The Veneta Economic Development District Urban Renewal Area includes 354 acres of land, 295 of which are located in the City of Veneta and 59 acres are located in an unincorporated island inside the Veneta Urban Growth Boundary. The entire Veneta Economic Development District is located in the County of Lane, State of Oregon, and within the boundaries designated and described in Exhibit 1.

2.020 Land Use Plan. The Land Use plan for the Veneta Economic Development District consists of the Veneta Comprehensive Plan Ordinance 150 and the Veneta Land Development Ordinance No. 178 which are herein incorporated by reference. A description of existing land uses in the Veneta Economic Development District is included in Article 6, Section 6.010, Physical Conditions and Land Uses; 6.020, Public Facilities and Sewers; and 6.030 Social and Economic Conditions within the Urban Renewal District. All development of land within the Urban Renewal area shall comply with goals and policies specified in the Veneta Comprehensive Plan and Veneta Land Development Ordinance which govern type of construction, maximum density, zoning and building requirements. It is further understood that all land use actions within the Veneta Economic Development District shall comply with the Veneta Comprehensive Plan, Veneta Land Development Ordinance, and any other law of the city governing land use which shall be in effect concurrently with this Urban Renewal Plan and Report. Exhibit No. 2, Comprehensive Plan Designation within the Urban Renewal District in effect on June 1, 1984, and Exhibit No. 3, Zoning Designation in effect within the Urban Renewal District on June 1, 1984 are provided to show the type of development which may be permitted within the boundaries of the Veneta Economic Development District.

ARTICLE III - PROJECTS AND ACTIVITIES

3.010 Financing Public Improvements Project and Activities. In order to achieve the objectives outlined in Sec. 1.070 of this Plan, the Veneta Downtown Renewal Agency shall undertake a variety of public improvement projects. These improvements shall be financed through a variety of resources including, but not limited to, property assessments, tax increment financing, capital construction funds, county road funds, State Highway Division funds, grants-in-aid, and private investments.

3.011 Public Improvements Priority List. Public improvements within the Veneta Economic Development District are prioritized in order to achieve three primary purposes:

1. Eliminate blight and replace substandard public facilities in the existing developed core of Veneta.
2. Provide basic public improvements to serve newly constructed residential, commercial or industrial structures.
3. Attract new employers to Veneta by providing new public facilities on vacant commercial and industrial areas prior to development.

The Urban Renewal Task Force evaluated the size, type, quality and cost of existing and proposed public facilities from March - May, 1984. Prior to adopting the final priority list for inclusion in this Plan, the Task Force consulted the Veneta Rural Fire Protection District, Fern Ridge School District 28-J, Lane County Public Works Division, Oregon State Highway Division and members of the general public.

The Urban Renewal Task Force recommends that all public improvements in Table 1 be completed. The top ranked projects should be given highest consideration for funding in the first five years of the Urban Renewal District. A re-evaluation of all projects and funding sources should be completed every year. New priority lists specifying additional projects and eliminating completed or unneeded improvements should be considered at each review.

TABLE 1

Public Improvement Priority List

<u>Priority</u>	<u>Project Title</u>	<u>Description</u>
1	New Highway 126 Intersection	Construct a 10' bikeway and landscape the new Highway 126 and Territorial Road intersection.
2	Downtown Streets (Territorial-3rd)	Construct streets, including paving, curbs, gutters, sidewalks, storm sewers and a park and ride facility.
3	Downtown Streets (3rd-5th)	Construct new streets, including curbs, gutters, sidewalks and storm sewers.
4	City Hall/Fire Hall	a. Purchase 2 acres for fire station b. Purchase existing Fire Hall c. Remodel City Hall/Fire Hall d. Construct new fire station
5	Water Source Expansion	Drill four new wells and modify the Water Treatment Plant or obtain water from EWEB.
6	Highway 126 East Water Main	Install a 12" main east on Highway 126 and a 12" main north to Tanglewood Park.
7	Sewer Lagoon	Construct a new sewer lagoon and rock filter system.
8	Tanglewood Sewer Pump Station	Install new sewer pump station and pressure lines to serve the Tanglewood Park and Jeans Road industrial sites.
9	Jeans Road Street	Construct a 44' wide street with three lanes, curbs, gutters, sidewalks and storm sewers.
10	Park Development	Develop the City Park including: a. Purchase 5 acres for park site from Catholic Church b. Pave Community Center Parking area c. Construct 4 tennis courts d. Construct 2 basketball courts

TABLE 1 (Continued)

Public Improvement Priority List

<u>Priority</u>	<u>Project Title</u>	<u>Description</u>
11	Territorial Road Street	Construct a 60' wide street with 3 or 4 lanes, bikeways, curbs, gutters, sidewalks and storm sewers.
12	Downtown Streets (6th & Dunham)	Construct new streets including paving, curbs, gutters, sidewalks and storm sewers.
13	Downtown Streets (5th to 8th)	Construct new streets including paving, curbs, gutters, sidewalks and storm sewers.
14	New Indoor Pool and Recreation Center	Construct a 25 meter Pool and Recreation Center at City Park.
15	E. Broadway Street	Resurface the street and add new curbs, gutters, sidewalks and storm sewers.

3.012 Rehabilitation and Conservation. It is the intent of the Veneta Downtown Renewal Agency to encourage conservation and rehabilitation of existing buildings which are capable of rehabilitation. The methods to achieve rehabilitation and conservation may include the following:

1. Owner rehabilitation or conservation at owner expense;
2. Development of a low-interest loan pool for commercial and industrial business expansion and rehabilitation projects;
3. City enforcement of existing building codes and fire code;
4. "Willing seller" acquisition of properties for the purpose of rehabilitation by the Urban Renewal Agency or resale for rehabilitation;
5. City participation in other state and federal housing rehabilitation programs.

3.013 Authority to Acquire Property. Limited property acquisition authority is hereby granted to the Veneta Downtown Renewal Agency. No properties shall be acquired by the Agency through the powers of eminent domain (condemnation) without amendment to this Plan except where necessary to acquire easements and rights-of-way for public improvement projects.

Property acquisition, including limited interest acquisition, may be used to achieve the objectives of this Plan, within the limitations set forth herein, based on one or more of the following criteria:

1. Acquisitions of Substandard Structure: Where existing conditions do not permit practical or feasible rehabilitation of the structure and the Agency determines that acquisition of such properties and demolition of the improvements thereon are necessary to remove substandard and blighting conditions;
2. Acquisition where Incompatible Land Uses Inhibit Development: Where detrimental land uses or conditions such as incompatible uses or adverse influences from noise, smoke, or fumes exist and it is determined that acquisition of such properties and demolition of the improvements are necessary to remove blighting influences and to achieve the objectives of this Urban Renewal Plan or;
3. Acquisition of Land for Public Facilities: Where it is determined that the property is needed to provide public improvements and facilities.

3.014 Proposed Land Acquisitions. The Veneta Downtown Renewal Agency plans to acquire two small park sites to construct public improvement and four (4) existing rights-of-way which have not been opened for street purposes and may not be used for street purposes:

1. City Park Expansion: A 6.25 acre area on East Broadway Avenue, Assessor's Map 17 05 31 2, Tax Lots 500 and 501, will enable the city to expand the City Park. Upon completion of the public improvement projects listed in this plan, the ownership of property and all public

improvements shall be transferred to the City. This plan estimates that all park improvements and land acquisition will be completed by 1997.

2. Park and Ride: A less than $\frac{1}{2}$ acre site, location undetermined, will be acquired to create a small park and ride facility. Upon completion of any park and ride improvements on the site, the property will be transferred either to the City of Veneta or to Lane Transit District. This project will be included in the downtown street improvements to be completed by 1987.

3. Right-of-Ways: The Veneta Downtown Renewal Agency may acquire four (4) unopened street right-of-way from the City of Veneta and then lease them for commercial and industrial development if permitted by State Law or the Agency may develop these rights-of-way for public parking. If used for public parking purposes, the developed parking areas will have ownership transferred to the City of Veneta after the completion of public improvements or upon termination of the Urban Renewal Area in the year 2004. The public rights-of-way which may be acquired by the Veneta Downtown Renewal Agency include:
 - a. Waldo Avenue (Territorial Road west to 7th Street)
 - b. 4th Street (Broadway Avenue north to Waldo Avenue)
 - c. 6th Street (Broadway Avenue north to Waldo Avenue)
 - d. 7th Street (Broadway Avenue north to Waldo Avenue)

3.015 Time Schedule for Land Acquisition. The acquisition of the city park, park and ride site, and unopened streets will occur after January 1, 1985. Properties will be acquired as they become available for purchase by the Veneta Downtown Renewal Agency.

3.016 Land Acquisition Requiring Urban Renewal Plan Amendments. Land acquisition for any purpose other than specifically listed in this article shall be accomplished only after amending this Plan by following procedures as set forth in Article V of this Plan.

If a plan amendment authorizing land acquisition is approved by the City Council, a map exhibit shall be prepared showing the properties to be acquired and the purpose for such acquisition. The map exhibit shall be appropriately numbered and shall be included as an official part of this Urban Renewal Plan.²⁷

3.017 Relocation. The Veneta Downtown Renewal Agency does not require the relocation of any persons or businesses. However, in the unlikely event that an action of the Agency will result in temporary or permanent displacement, then the Agency will provide assistance in finding replacement facilities to displaced persons or businesses. All persons or businesses to be displaced will be contacted to determine their relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken and payments made in accordance with the requirements of ORS 281.045 - 281.105, Relocation Regulations, as adopted by the Agency, and all other applicable laws or regulations. Relocation payments will be made as provided by ORS 281.060. Payments made to persons displaced from dwellings will assure that they will have available to them decent, safe, and sanitary dwellings at costs or rents within their financial reach. Payment for moving expenses will be made to businesses displaced. The Agency will prepare and maintain information in its office relating to the relocation program procedures, including eligibility for and amounts of relocation payments, services available, and other relevant matters.²⁸ If Federal funding is used in any particular public improvement project, the requirements of the Federal Uniform Relocation Assistance Act shall be complied with by the City and Urban Renewal Agency.

3.018 Cooperative Agreements. The Agency may enter into cooperative agreements with other public agencies to achieve purposes set forth herein.²⁷

3.019 Property Disposition. The Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property which has been acquired in accordance with the provisions of this Plan.

All real property acquired by the Agency in the Veneta Economic Development District shall be disposed of for development for the uses permitted in the Plan at the fair re-use value for the specific use or uses to be permitted on the real property. All persons and entities obtaining property from the Agency shall use the property for the purpose designated in this Plan, and complete development of the property within a period of time the Agency fixes as reasonable, and comply with other conditions necessary to carry out the purposes of the Plan.

All real property disposed of or leased by the Agency shall be made subject to this Plan. Leases, deeds, contracts, agreements, and declarations of restrictions by the Agency may contain restrictions, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan.³⁰

3.020 Redeveloper's Obligations. The following redevelopment requirements, whether by the Agency or by others as designated by the Agency, shall be implemented by appropriate covenants, or other provisions in property disposition instruments.

1. The redeveloper and his successors or assigns shall develop land in accordance with the land use provisions and building requirements specified in this Plan.
2. The redeveloper shall begin and complete the development of such land for the uses required in this Plan within a reasonable period of time as determined by the Agency and to be specified in the disposition instrument.
3. The redeveloper shall submit preliminary architectural and site plans, landscape plans, and final plans and specifications for the construction of improvements on the land to the Agency for review and distribution to appropriate reviewing bodies as stipulated in this Plan and existing codes and ordinances. Such plans and specifications shall comply with this Plan, recognizing that the Agency will require the use of design

techniques which will relate the new development in plan and size to the existing area, and the requirements of city codes and ordinances.

4. The redeveloper will be obligated, under the terms of the disposition instrument, to carry out specified improvements in accordance with this Plan.

The redeveloper will not be permitted to dispose of the property until the improvements are made except with the prior written consent of the Agency. The consent will not be granted except under conditions that will prevent speculation and protect the interest of the Agency and the general welfare of the Plan Area.

5. No property shall be restricted as to the sale, lease, use, or occupancy upon the basis of race, religion, color, sex, or national origin.
6. The redeveloper shall maintain developed and/or undeveloped property under his ownership within the area in a clean, neat, and safe condition in accordance with the approved plans for development.³¹

ARTICLE IV - METHODS FOR FINANCING URBAN RENEWAL PROJECTS

4.010 General Description of the Proposed Financing Methods. The Veneta Downtown Renewal Agency will consider all possible sources of funding in carrying out this Plan. The Agency may borrow and accept advances, loans, grants, and any other form of financial assistance from the federal government, state, city, county, or other public body or from any other sources, public or private, including lease or sale of properties to developers for the purpose of undertaking and carrying out this Plan. In addition, the Agency may obtain financing as authorized under ORS Chapter 457 or any applicable statutes.

Upon request of the Veneta Downtown Renewal Agency, the Council of the City of Veneta may, as necessary to achieve plan objectives, issue general obligation or revenue bonds, certificates, debentures, improvement warrants, and form local improvement or special assessment districts to assist in financing the public improvement projects listed in this Plan.

The funds obtained by the Veneta Downtown Renewal Agency shall be used to pay or repay any cost, expenses, advances, and indebtedness incurred in planning or undertaking the Plan or in otherwise exercising any of the powers granted by ORS Chapter 457.³²

4.020 Self-Liquidation of Cost of Project. The Plan may be financed, in whole or in part, by self-liquidation of costs of the Plan as provided in ORS 457.420-457.450. The ad valorem taxes, if any, levied by a taxing body upon taxable real and personal property situated in the Urban Renewal Project Area, shall be divided as provided in ORS 457.440. That portion of the taxes representing the levy against the assessed value attributable to the increase, if any, in true cash value of property located in the Urban Renewal Area, or part thereof, over the true cash value specified in the certificate or amendment to the certificate filed under ORS 457.430, shall, after collection by the tax collector, be paid into a special fund of the Agency and shall be used to pay the principal and interest on any indebtedness incurred by the Agency to finance or refinance the carrying out of the Urban Renewal Plan. If

the City issues municipal bonds to finance any portion of the Plan, tax increment funds may be used to retire the bonds.³³

4.030 Prior Indebtedness. Any indebtedness permitted by law and incurred by the Veneta Downtown Renewal Agency or the City in connection with pre-planning of this Urban Renewal Project shall be repaid by tax increment increases from the Urban Renewal Area when and if such funds are available as provided by ORS 457.³⁴

4.040 Completion of Project. Upon satisfaction of all outstanding indebtedness, the City shall not utilize the provisions of ORS 457.420 through 457.450 for further financing in the Area without filing a new plan.³⁵

5.010 Procedure for Changes in the Approved Veneta Economic Development District Renewal Plan. The Plan will be reviewed annually by the Planning Commission. The Plan will continue to evolve during the next twenty years. It is anticipated that the Plan will be changed or modified from time to time or amended as development potential and conditions warrant, as planning studies are completed, as financing becomes available, or as local needs dictate. Where the proposed modification will substantially change the Plan as approved by the City Council, the modification must be by formal written amendment duly approved and adopted by the City Council after the review and recommendation of the Planning Commission and the holding of a public hearing in the same manner as the original Plan in accordance with the requirements of state and local law.

The following amendments are examples of substantial changes: (1) revisions in boundaries; (2) addition of new projects not within the scope of this Plan; (3) condemnation of private property; and (4) other changes which will change the basic planning principles of this Plan.³⁶

**VENETA ECONOMIC
DEVELOPMENT DISTRICT**

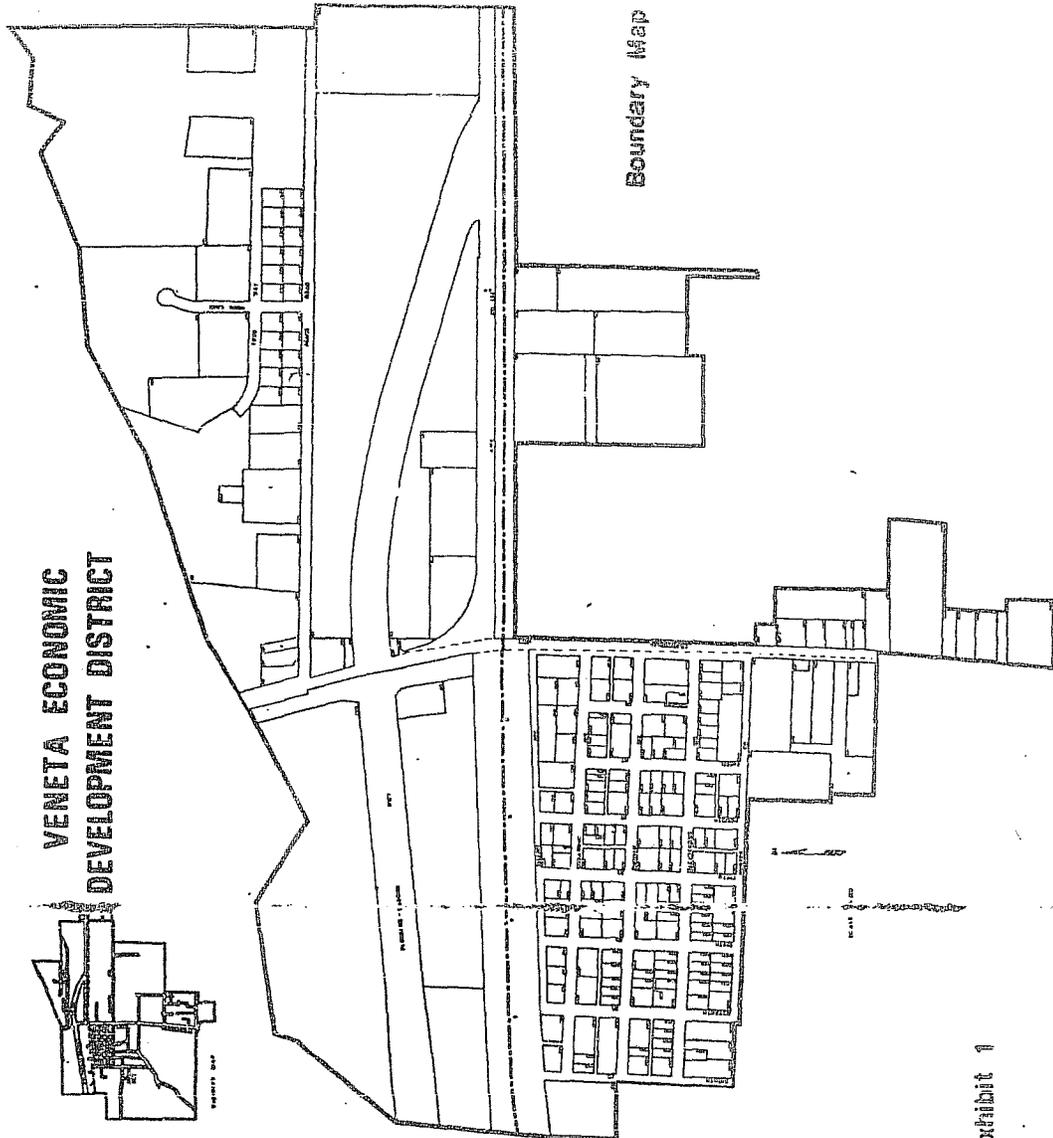


Exhibit 1

A Boundary Description
of
Veneta Economic Development District
City of Veneta
Lane County
Oregon

84-1256.1

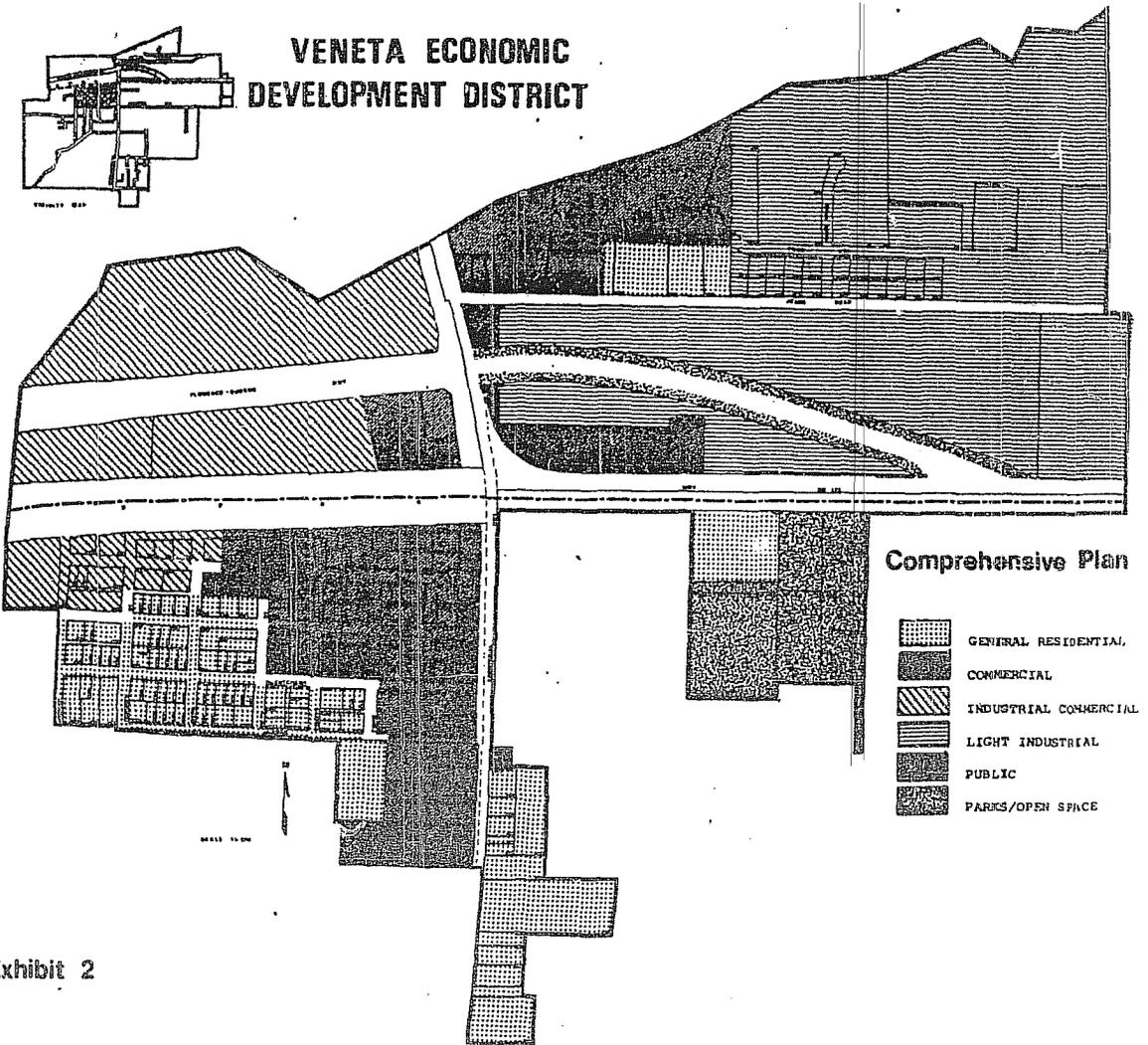
Beginning at a point South $89^{\circ}56'$ West, 717.44 feet from the Southeast corner of the Harriet Glass Donation Land Claim No. 51, Notification No. 5467, Township 17 South, Range 5 West of the Willamette Meridian; thence South $0^{\circ}40'05''$ East 60.00 feet more or less to the Southerly margin of County Road No. 847 (Jeans Road); thence North $89^{\circ}56'$ East along the Southerly margin of County Road No. 847 (Jeans Road) 92.0 feet more or less to a point being South $0^{\circ}07'$ West 274.5 feet from a point South $89^{\circ}51'$ West 2137.3 feet from the Northeast corner of Section 31, Township 17 South of Range 5 West of the Willamette Meridian; thence South $0^{\circ}07'$ West 1076.6 feet to a point on the Southerly right-of-way line of the Coos Bay Branch of the Southern Pacific Railroad; thence North $89^{\circ}56'$ West along the Southerly right-of-way line of the Coos Bay Branch of the Southern Pacific Railroad 1414.50 feet to the Northeast corner of a 1.24 acre parcel of land deeded from the Archdiocese of Portland in Oregon to the City of Veneta; thence South $0^{\circ}19'$ West 1289.88 feet to a point on the Northerly right-of-way of County Road #408 (Hunter Road) being South $89^{\circ}20'$ East 2026.5 feet and North $0^{\circ}19'$ East 20.0 feet from the Quarter Corner on the West line of Section 31, Township 17 South, Range 5 West of the Willamette Meridian; thence North $89^{\circ}20'$ West 30.00 feet; thence North $0^{\circ}19'$ East 376.90 feet; thence North $89^{\circ}20'$ East 439.0 feet; thence South $0^{\circ}19'$ West 23.07 feet; thence North $89^{\circ}21'$ West 469.0 feet to a point North $0^{\circ}19'$ East 373.83 feet and South $89^{\circ}20'$ East 1088.5 feet from the Quarter Corner on the West line of Section 31, Township 17 South, Range 5 West of the Willamette Meridian; thence North $0^{\circ}19'$ East 955.37 feet to the Southerly right-of-way line of the Coos Bay Branch of the Southern Pacific Railroad; thence South $89^{\circ}51'30''$ East 1063.00 more or less along the Southerly right-of-way line of the Coos Bay Branch of the Southern

Pacific Railroad to a point on the Easterly right-of-way of Oregon State Highway No. 200 (Territorial Highway); thence Southerly along the Easterly right-of-way of Oregon State Highway No. 200 (Territorial Highway) 1323.80 feet more or less to a point on the Southerly right-of-way of County Road No. 408 (Hunter Road); thence East along the Southerly right-of-way of County Road No. 408 (Hunter Road) 120.0 feet more or less to a point being East 134.00 feet and South 20.00 feet from the Northwest corner of the Southwest quarter of Section 31, Township 17 South, Range 5 West of the Willamette Meridian; thence South 100.00 feet; thence East 196.00 feet to a point East 330.00 feet and South 120.00 feet of the Northwest corner of the Southwest Quarter of Section 31, Township 17 South, Range 5 West of the Willamette Meridian; thence South 606.00 feet to a point on the North line of Lot 13, Dalton's Poultry Farm, as platted and recorded in Book 10, page 26, Lane County Oregon Plat Records, in Lane County, Oregon; thence East 390.00 feet more or less to the Northeasterly corner of said Lot 13, Dalton's Poultry Farm; thence South 280.00 feet to the Southeasterly corner of said Lot 13, Dalton's Poultry Farm; thence West 465.5 feet to a point 261.00 feet East of the Southwest corner of said Lot 13, Dalton's Poultry Farm; thence South 325.00 feet to a point on the Northerly line of Lot 15, of said Dalton's Poultry Farm; thence East 80.00 feet to the Northeasterly corner of said Lot 15, Dalton's Poultry Farm; thence South 233.00 feet to the Southeasterly corner of said Lot 15, Dalton's Poultry Farm; thence Westerly along the South line of said Lot 15, Dalton's Poultry Farm 362.40 feet more or less to a point on the Easterly right-of-way of Oregon State Highway No. 200 (Territorial Highway); thence Northerly along the Easterly right-of-way of Oregon State Highway No. 200 (Territorial Highway) 910.00 feet more or less to a point being East of a point on the East line of Section 36, Township 17 South, Range 6 West of the Willamette Meridian that is 668.25 feet South of the East one-quarter section corner of said Section 36; thence West 719.00 feet more or less to a point 500.00 feet West of a point on the Westerly right-of-way of Oregon State Highway No. 200 (Territorial Highway) and said point being West of a point on the

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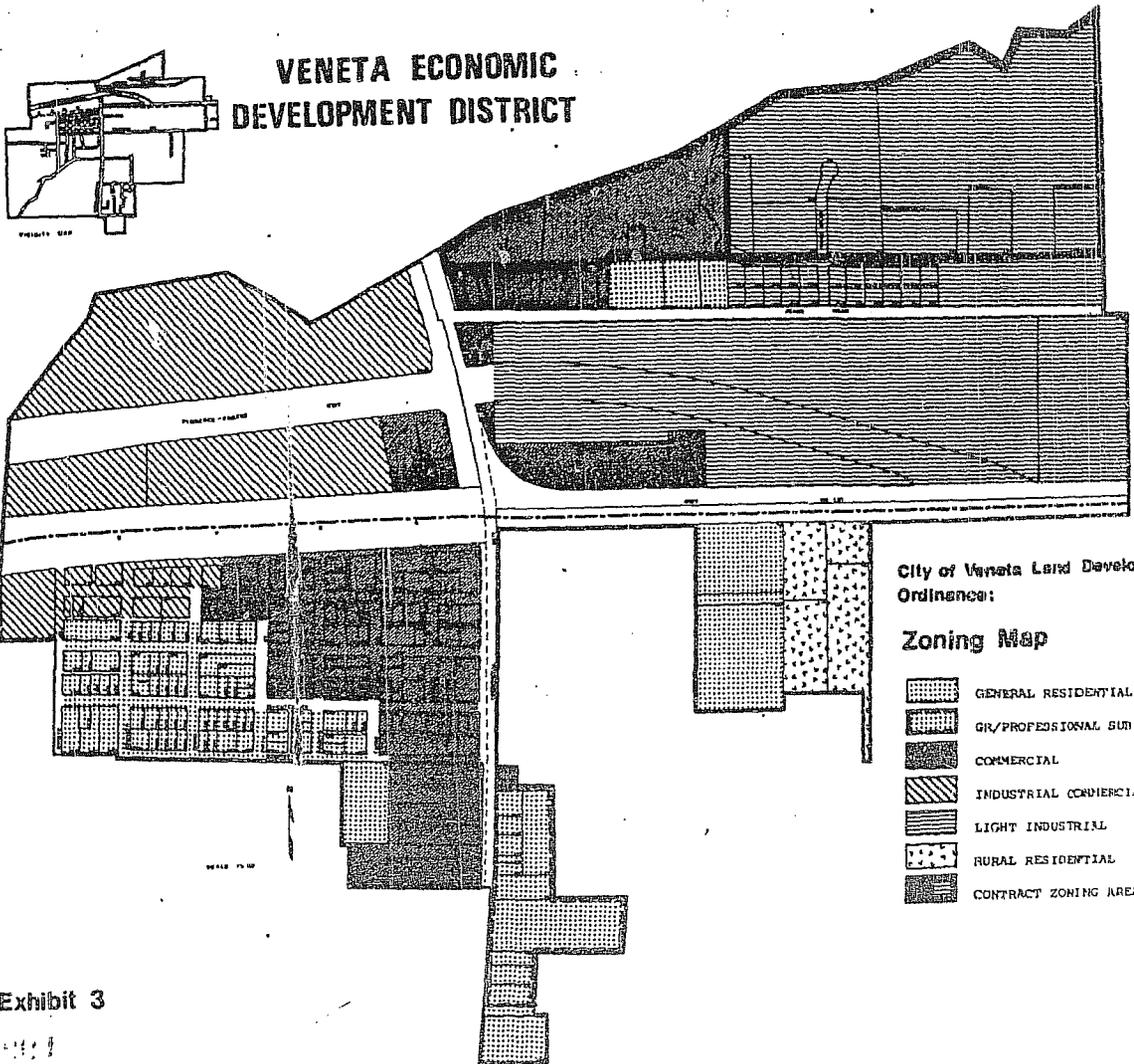
East line of Section 36, Township 17 South, Range 6 West of the Willamette Meridian that is 668.25 feet South of the East one-quarter Section corner of said Section 36; thence North 222.75 feet; thence West 42.00 feet; thence North 445.5 feet to a point on the South right-of-way of Hunter Avenue, said point being 536.00 feet West of the Northwest corner of the Southeast one-quarter of Section 36, Township 17 South, Range 6 West of the Willamette Meridian, in Lane County, Oregon and on the Southerly line of the Plat of Veneta as platted and recorded in Book 7, Page 4, Lane County Plat Records, in Lane County, Oregon; thence North $89^{\circ}48'$ West 1083.05 feet to the Initial Point of the First Addition to Veneta as platted and recorded in Book 7, Page 31, Lane County Plat Records, in Lane County, Oregon; thence North $89^{\circ}48'$ West 20.00 feet; thence North 20.00 feet; thence East 346.00 feet along the center line of Hunter Avenue as recorded in said First Addition to Veneta to a point on the West right-of-way of Eighth Street; thence North along the West right-of-way of Eighth Street 404.00 feet to the Southeast corner of Lot B as recorded in said plat of First Addition to Veneta; thence West 318.8 feet along the South line of said Lot B; thence North 401.90 feet along the Westerly line to the most Northwesterly corner of said Lot B; thence North $3^{\circ}30'$ East 770.00 feet more or less to a point where the Southeasterly right-of-way line of that transmission line easement granted Pacific Power and Light Company, by instrument recorded November 28, 1955, Reception No. 71571, Lane County Oregon Deed Records, intersects with the Northerly right-of-way line of the relocated Florence-Eugene Highway as described in that deed to the State of Oregon, recorded June 28, 1971, Reception No. 52158, Lane County, Oregon Records; thence North $39^{\circ}19'08''$ East 720.18 feet along the Southeasterly right-of-way line of said easement granted to Pacific Power and Light company; thence North $12^{\circ}31'11''$ East 89.55 feet; thence North $78^{\circ}31'45''$ East 257.28 feet to the intersection with the 377.0 foot contour line of Fern Ridge Reservoir and U.S.C.E. Monument M-153; thence continuing along said contour North $78^{\circ}31'45''$ East 469.65 to U.S.C.E. Monument M-153; thence along said contour line South $59^{\circ}37'30''$ East 516.00 feet to U.S.C.E. Monument O-153;

thence along said contour line North $59^{\circ}15'$ East 1064.05 feet to U.S.C.E. Monument Q-153; thence along said contour line North $71^{\circ}58'$ East 1060.00 feet to U.S.C.E. Monument R-153; thence along said contour North $61^{\circ}01'$ East 668.30 feet to U.S.C.E. Monument S-153; thence along said contour North $85^{\circ}16'$ East 505.10 feet to U.S.C.E. Monument T-153; thence along said contour North $65^{\circ}23'$ East 539.70 feet to U.S.C.E. Monument U-153; thence along said contour South $54^{\circ}59'$ East 244.90 feet to U.S.C.E. Monument V-153; thence along said contour North $21^{\circ}46'$ East 186.0 feet to U.S.C.E. Monument W-153; thence along said contour South $88^{\circ}59'$ East 244.6 feet to U.S.C.E. Monument X-153; thence along said contour North $55^{\circ}20'$ East 213.14 feet to a point North $0^{\circ}40'05''$ West and South $89^{\circ}56'$ West 717.42 feet from the Southeast corner of the Harriet Glass Donation Land Claim No. 51, Township 17 South, Range 5 West of the Willamette Meridian; thence South $0^{\circ}40'05''$ East 1541.98 feet to Point of Beginning, in Veneta, Lane County, Oregon.



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Exhibit 2



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Exhibit 3

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State of Oregon,
County of Lane--ss.

I, the County Clerk, in and for the said
County, do hereby certify that the within
instrument was received for record at

2 NOV 84 10: 42

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Lane County OFFICIAL RECORDS.
Lane County Clerk

By:  _____

Deputy

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VENETA URBAN RENEWAL PLAN AND REPORT

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Submitted by Veneta Urban Renewal Task Force

Donna Eichhorn, Chairman
Alyce Lloyd, Vice-Chairman
Walt Bechtol
Sue Hallett
Brian Nelson-Munson
Jack Kelley
J.W. Smigley, Mayor

CITY OF VENETA
Ordinance No. 267,
Adopted October 23, 1984

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*** The Background Report has not been included in the copy of the Urban Renewal Plan and Report recorded with the Lane County Deeds and Records office. Copies of the Background Report and all Exhibits may be obtained at Veneta City Hall, 24951 McCutcheon Ave., Veneta, Oregon 97487

PART III: APPENDICES

- Exhibit 1 - Boundary Map and Legal Description
- Exhibit 2 - Comprehensive Plan Designations
- Exhibit 3 - Veneta Land Development Ordinance: Zoning Map
- *** Exhibit 4 - Vacant Lands
- *** Exhibit 5 - Existing Non-Residential Buildings
- *** Exhibit 6 - Existing Residential Buildings
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- *** Exhibit 8 - Water System
- *** Exhibit 9 - Storm Drainage
- *** Exhibit 10 - Existing Streets
- *** Exhibit 11 - Proposed Street Improvements
- *** Exhibit 12 - Parks
- *** Exhibit 13 - Inventory of Businesses in Veneta Downtown, May 1984
- *** Exhibit 14 - Urban Renewal Survey, April 1984
- *** Exhibit 15 - How Does Tax Increment Financing Work
- *** Exhibit 16 - Tax Increment Financing Illustration

Footnotes

*** Exhibits 4 to 15 have not been included in the copy of the Veneta Urban Renewal Plan and Report recorded in the office of Lane County Deeds and Records. Copies of the Background Report and all exhibits may be obtained at Veneta City Hall, 24951 McCutcheon Ave., Veneta, Oregon 97487.

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PREFACE

The purpose of this report is to study the feasibility of creating an Urban Renewal District in the City of Veneta, Oregon and to present an Urban Renewal Plan and Report to the Veneta City Council for adoption in October, 1984. The Urban Renewal Plan (Part I) establishes formal policy of the City of Veneta and governs the use of funds for land acquisition and public improvements by the newly created Urban Renewal Agency. The Background Report (Part II) includes a careful analysis of existing social, economic and public facility conditions within the boundaries of the urban renewal district. The Background Report also proposes a detailed tax increment financing program for \$7,000,000.00 in public improvements to be completed by the Urban Renewal Agency during the next twenty years.

The Veneta Urban Renewal Plan and Report will provide private developers, property owners and public officials with a detailed blueprint for the redevelopment of Veneta's central business district and undeveloped light industrial areas. The plan will also provide small city administrators and planners in communities under 10,000 population with an example of how one small Oregon city planned for and confronted serious public facility deficiencies in older developed areas of the community.

The City of Veneta began to consider the creation of an Urban Renewal District in February, 1984 when Mayor J.W. Smigley appointed a seven member citizen task force to work with the City Administrator. The task force was charged with the responsibility of recommending to the Veneta Planning Commission and Veneta City Council whether or not an urban renewal district should be formed and whether or not the use of tax increment financing provides a reasonable method of financing needed public improvements within the urban renewal area. The task force met for twelve weeks from February to May, 1984. This report, prepared by the City Administrator, is the culmination of their analysis of the problems and needs of the City of Veneta.

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ORS 457 explains that an urban renewal district may be created by any municipality which finds that conditions of "blight" exist within the community. The Veneta Urban Renewal District boundaries were selected to include the older commercial core of the city and new light industrial areas. Blighted conditions were found throughout the district. The area is marked by a haphazard mix of residential, commercial and vacant lands, substandards streets, small parcels which inhibit commercial development, and large tracts of undeveloped lands without public facilities.

During the past five years, the City of Veneta has unsuccessfully sought a variety of federal and state grants to fund street, water, sewer and park improvements which would help eliminate blight in the district. A review of federal grant resources available in 1984 reveals that there is little money available for small communities to upgrade deteriorated residential and commercial areas or to finance public improvements in vacant industrial parks. Under ORS 457 tax increment financing appears to offer communities a financing tool to renovate deteriorated sections of the community. The Background Report (Part II) includes an analysis of how tax increment financing can be coupled with special assessments to benefitting property owners to finance a majority of the costs of public improvements without placing an inordinate burden on local taxpayers or private property owners.

The positive and negative effects of urban renewal and tax increment financing were also considered. The task force carefully considered the effects tax increment financing will have on the seven other taxing districts which levy property taxes in the City of Veneta. The projected effects will depend on the rate of growth and type of growth in the urban renewal area over the next twenty years.

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The Veneta Urban Renewal Plan and Report is an idealized blueprint of the future. If successful, urban renewal will revitalize the downtown core of Veneta and it will provide strong incentives to businesses to locate in the community. The Veneta Urban Renewal Plan and Report should be viewed as a method for the city to accomplish the primary goal of the Veneta Comprehensive Plan: "Veneta shall develop as a mid-Lane service, retail and employment center..." to serve the residents of west central Lane County.

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PART I

VENETA ECONOMIC DEVELOPMENT DISTRICT

URBAN RENEWAL PLAN

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PART ONE:

VENETA ECONOMIC DEVELOPMENT DISTRICT
URBAN RENEWAL PLAN

ARTICLE I - INTRODUCTION

1.010 Background. On February 20, 1984, the Veneta City Council appointed an Urban Renewal Task Force to evaluate whether or not an Economic Development-Urban Renewal District should be formed encompassing the blighted central business district and light industrial areas of the City of Veneta. This Urban Renewal Plan is recommended by the Urban Renewal Task Force and is aimed at: (1) the elimination of blight, (2) support of existing businesses through the provisions of improved public facilities, and (3) the creation of new jobs and enticement of new industry.

The Urban Renewal Task Force met weekly from February 20, 1984 to May 20, 1984 to gather background information and to prepare the draft Urban Renewal Plan for presentation to the Veneta Planning Commission. The Planning Commission held a Public Hearing on May 22, 1984 at which time the Report was explained in detail by members of the Urban Renewal Task Force and by City Staff. On June 21, 1984, the Veneta Planning Commission recommended to the Veneta City Council that the Urban Renewal Plan and Report be approved as presented, with minor amendments to the project priority list. On June 25, 1984, the Veneta City Council held a Public Hearing to consider the Urban Renewal Plan and Report and directed the City Administrator to prepare two ordinances to approve the Plan and Report and to form an Urban Renewal District. Prior to Plan adoption the City Attorney's office was requested to review the Urban Renewal Plan and Report to determine if it met all legal requirements of ORS 457. In addition, the Veneta City Engineer was requested to prepare a legal description of the project area and to update cost estimates for each public improvement project. The Urban Renewal District was created and the Urban Renewal Plan and Report was adopted on October 23, 1984 after a final Public Hearing before the Veneta City Council.

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1.020 Legal Authority. The Urban Renewal Plan for the Veneta Economic Development District consists of the text and exhibits included herein. The Plan is for a specific area located entirely within the Urban Growth Boundary of the City of Veneta. This Plan has been prepared by the staff of the City of Veneta and the Urban Renewal Task Force for the Veneta Planning Commission and Veneta City Council. The Veneta City Council shall administer this Plan acting in its capacity as the Veneta Urban Renewal Authority, otherwise known as the Veneta Downtown Renewal Agency, pursuant to Oregon Revised Statute (ORS) Chapter 457, the Oregon Constitution, and all other applicable laws and ordinances. All such applicable laws are made a part of this Plan, whether expressly referred to in the text or not.

1.030 Definitions

1. "Agency" means the Urban Renewal Agency of the City of Veneta otherwise known as the Veneta Downtown Renewal Agency (VDRA).
2. "VDRA" means the Veneta Downtown Renewal Agency, which serves as the Urban Renewal Authority pursuant to ORS 457.035-457.045.
3. "Blight" shall have the same meaning in this Plan as is defined by ORS 457.010.
4. "City" means the City of Veneta, Oregon.
5. "Comprehensive Plan" means the Veneta Comprehensive Plan adopted by the Veneta City Council on December 13, 1977, and as subsequently amended.
6. "County" means the County of Lane, State of Oregon.
7. "District" means the Veneta Economic Development District Urban Renewal Area.
8. "Economic Development District" means the Veneta Economic Development District Urban Renewal Area.

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9. "ORS" means Oregon Revised Statutes.
10. "Persons" means any individual, family, business, firm, association, or corporate entity.
11. "Plan" or "this Plan" means the Urban Renewal Plan, also referred to as "The Veneta Economic Development District Urban Renewal Plan", including the text and exhibits.
12. "Planning Commission" means the Planning Commission of the City of Veneta.
13. "Project Area" means the area included within the boundaries of the Veneta Economic Development District Urban Renewal Area.
14. "Redeveloper" means any individual or group which acquires property or which receives financial assistance for the physical improvement of privately held structures and land from the Urban Renewal Agency.
15. "Text" means the text of the Veneta Economic Development District Urban Renewal Plan.

1.040 Declaration of Need and Intent. Within the boundaries of the Veneta Economic Development District, the Veneta City Council has found conditions of blight which are detrimental to the safety, health, and welfare of the community. Specifically, the district is characterized by the following blighted factors described in ORS 457.010:

1. The existence of buildings and structures, used or intended to be used for living, commercial, industrial or other purposes, or any combination of those uses, which are unfit or unsafe to occupy for those purposes because of:
 - a. Defective design and quality of physical construction; or...
 - e. Obsolescence, deterioration, dilapidation, mixed character or shifting of uses.

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2. An economic dislocation, deterioration or disuse of property resulting from faulty planning;
3. The division or subdivision and sale of property or lots of irregular form and shape and inadequate size or dimensions for proper usefulness and development.
4. The laying out of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions;
5. The existence of inadequate streets and other rights-of-way, open space and utilities;
6. The existence of property or lots or other areas which are subject to inundation by water;
7. A prevalence of depreciated values, impaired investments and social and economic maladjustment to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered;
8. A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive conditions of land potentially useful and valuable for contributing to the public health, safety, and welfare.¹

The Veneta City Council further finds that to correct these conditions and to realize the Plan objectives set forth in Section 1.070, it is necessary and in the public interest to create the Veneta Economic Development District as an Urban Renewal Area and to utilize the urban renewal and redevelopment provisions of Chapter 457 of the Oregon Revised Statutes and the Oregon Constitution.

1.050 Citizen Participation. The activities and projects identified in this Plan and the report following, the development of subsequent plans and regulations, and the adoption of amendments to this Plan shall be undertaken with the participation of citizens, owners, and tenants as individuals and

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organizations with interests in the Urban Renewal Area. Before the Veneta City Council adopts the Plan and any amendments thereto, the Veneta Planning Commission shall hold at least one public hearing to consider public testimony for or against the Plan and any amendments, and the Planning Commission shall make a written recommendation to the Veneta City Council on whether the Plan should be adopted. Prior to final adoption of the Plan and any amendments, the Veneta City Council shall hold at least one public hearing with public notice of such hearing published in a newspaper of general circulation in accordance with ORS 457.095.²

1.060 Nondiscrimination Provision. In the preparation, adoption, and implementation of this Urban Renewal Plan, no public official or private party shall take any action or cause any person, group or organization to be discriminated against on the basis of age, race, color, religion, sex, marital status, or national origin.³

1.070 Primary Objective of the Urban Renewal Plan. The Urban Renewal Task Force, Veneta Planning Commission and Veneta City Council agree that the creation of the Veneta Economic Development District will enable the City to achieve its primary goal of becoming a "mid-lane service center and suburban residential community with an appealing rural setting."⁴

This plan has been developed to achieve 6 major objectives outlined in the Veneta Comprehensive Plan:

1. Develop a cohesive central business district and attractive light industrial park areas to attract new employers to Veneta.⁵
2. Construct new public facilities to stimulate construction of new residential, commercial and industrial buildings.⁶
3. Replace substandard public facilities.⁷
4. Eliminate unsafe, deteriorated or dilapidated buildings in the older downtown area of Veneta.⁸

5. Improve the appearance of the City and create a sense of community pride.⁹
6. Establish a long-term financing program to make needed public improvements.¹⁰

1.080 Consistency of Urban Renewal Plan and Veneta Comprehensive Plan: The Veneta Comprehensive Plan mandates that the city conduct a "thorough analysis of the commercial core and develop an action plan...prior to 1985."¹¹ This plan implements that directive and goes much further in striving to achieve a variety of economic development, parks, public facility, and housing goals of the City.

When the action program and public improvements recommended in this Plan are completed by the Veneta Downtown Renewal Agency, the following goals and policies, excerpted from the Veneta Comprehensive Plan, will have been fully or partially implemented.

1. Economic Development and Land Use:

- a. Phase I Development Area: The Veneta Comprehensive Plan shall be designed to accommodate 4,500 persons within the Phase I development area and an estimated 7,500 persons within the City by the year 2000.¹²
- b. Light Industrial: Provide...attractive light industrial parks to serve Veneta and the surrounding area....¹³
- c. Commercial: Enhance Veneta's role as a Mid-Lane Commercial and Service Center.¹⁴
- d. Central Business District: Retail, professional, government and services shall be encouraged to locate in the Central Business District.¹⁵

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2. Public Facilities:

- a. Community Facilities: Provide land for expansion of existing public buildings and construction of new community facilities such as schools, libraries, city hall and fire stations.¹⁶
- b. Water: Construct water supply, treatment, storage and distribution facilities to serve up to 7,500 persons in accordance with the Veneta Water Facilities Plan (H.G.E. Engineers, Inc., 1979).¹⁷
- c. Sewer: Construct new sewage treatment lagoons and/or spray irrigation facilities to serve the Phase I development area.¹⁸
- d. Fire Protection: The City shall work closely with the Veneta Rural Fire Protection District to coordinate the expansion of fire protection facilities in a timely, orderly and efficient manner as development occurs.
 - i Water Systems: Water system improvements shall be installed to provide recommended fire protection services.
 - ii Fire Hall/City Hall: The City and Fire District shall cooperate to plan for the expansion or renovation of the existing fire hall/city hall or the construction of new facilities to meet the needs of both the City and Fire District.¹⁹
- e. Streets: The Planning Commission shall prepare a detailed transportation plan including evaluation of existing streets, bikeways and pedestrian ways.²⁰
- f. Bus Service: The City should encourage the LTD bus services in Veneta, including construction of a waiting shelter in the Central Business District area where a site can accommodate parking for a small park-and-ride station.²¹

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- g. Parks: Develop a variety of neighborhood parks, open space areas and recreational facilities.²²

3. Housing and Growth Management

- a. Housing: Identify housing units for rehabilitation or removal.²³
- b. Growth Management: New development shall be reviewed based on the City's and other service providers' ability to provide services and public facilities concurrent with or prior to such development.²⁴

The Veneta Economic Development District was selected because it is the center around which the community will grow. All of Veneta's prime industrial lands and the entire Central Business District are within the district boundaries. The Veneta Downtown Renewal Agency believes that the creation of the District and use of tax increment financing will speed the renewal of the district and rejuvenation of a depressed local economy. The construction of new businesses will generate jobs for area residents and stimulate residential growth throughout the Veneta/Elmira area. In turn, the goals of Veneta's Comprehensive Plan can become the reality of Veneta's future.

ARTICLE II - THE DISTRICT

2.010. Boundary. The Veneta Economic Development District Urban Renewal Area includes 354 acres of land, 295 of which are located in the City of Veneta and 59 acres are located in an unincorporated island inside the Veneta Urban Growth Boundary. The entire Veneta Economic Development District is located in the County of Lane, State of Oregon, and within the boundaries designated and described in Exhibit 1.

2.020 Land Use Plan. The Land Use plan for the Veneta Economic Development District consists of the Veneta Comprehensive Plan Ordinance 150 and the Veneta Land Development Ordinance No. 178 which are herein incorporated by reference. A description of existing land uses in the Veneta Economic Development District is included in Article 6, Section 6.010, Physical Conditions and Land Uses; 6.020, Public Facilities and Sewers; and 6.030 Social and Economic Conditions within the Urban Renewal District. All development of land within the Urban Renewal area shall comply with goals and policies specified in the Veneta Comprehensive Plan and Veneta Land Development Ordinance which govern type of construction, maximum density, zoning and building requirements. It is further understood that all land use actions within the Veneta Economic Development District shall comply with the Veneta Comprehensive Plan, Veneta Land Development Ordinance, and any other law of the city governing land use which shall be in effect concurrently with this Urban Renewal Plan and Report. Exhibit No. 2, Comprehensive Plan Designation within the Urban Renewal District in effect on June 1, 1984, and Exhibit No. 3, Zoning Designation in effect within the Urban Renewal District on June 1, 1984 are provided to show the type of development which may be permitted within the boundaries of the Veneta Economic Development District.

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TABLE 1 (Continued)

Public Improvement Priority List

<u>Priority</u>	<u>Project Title</u>	<u>Description</u>
11	Territorial Road Street	Construct a 60' wide street with 3 or 4 lanes, bikeways, curbs, gutters, sidewalks and storm sewers.
12	Downtown Streets (6th & Dunham)	Construct new streets including paving, curbs, gutters, sidewalks and storm sewers.
13	Downtown Streets (5th to 8th)	Construct new streets including paving, curbs, gutters, sidewalks and storm sewers.
14	New Indoor Pool and Recreation Center	Construct a 25 meter Pool and Recreation Center at City Park.
15	E. Broadway Street	Resurface the street and add new curbs, gutters, sidewalks and storm sewers.

3.012 Rehabilitation and Conservation. It is the intent of the Veneta Downtown Renewal Agency to encourage conservation and rehabilitation of existing buildings which are capable of rehabilitation. The methods to achieve rehabilitation and conservation may include the following:

1. Owner rehabilitation or conservation at owner expense;
2. Development of a low-interest loan pool for commercial and industrial business expansion and rehabilitation projects;
3. City enforcement of existing building codes and fire code;
4. "Willing seller" acquisition of properties for the purpose of rehabilitation by the Urban Renewal Agency or resale for rehabilitation;
5. City participation in other state and federal housing rehabilitation programs.²⁵

3.013 Authority to Acquire Property. Limited property acquisition authority is hereby granted to the Veneta Downtown Renewal Agency. No properties shall be acquired by the Agency through the powers of eminent domain (condemnation) without amendment to this Plan except where necessary to acquire easements and rights-of-way for public improvement projects.

Property acquisition, including limited interest acquisition, may be used to achieve the objectives of this Plan, within the limitations set forth herein, based on one or more of the following criteria:

1. Acquisitions of Substandard Structure: Where existing conditions do not permit practical or feasible rehabilitation of the structure and the Agency determines that acquisition of such properties and demolition of the improvements thereon are necessary to remove substandard and blighting conditions;
2. Acquisition where Incompatible Land Uses Inhibit Development: Where detrimental land uses or conditions such as incompatible uses or adverse influences from noise, smoke, or fumes exist and it is determined that acquisition of such properties and demolition of the improvements are necessary to remove blighting influences and to achieve the objectives of this Urban Renewal Plan or;
3. Acquisition of Land for Public Facilities: Where it is determined that the property is needed to provide public improvements and facilities.

3.014 Proposed Land Acquisitions. The Veneta Downtown Renewal Agency plans to acquire two small park sites to construct public improvement and four (4) existing rights-of-way which have not been opened for street purposes and may not be used for street purposes:

1. City Park Expansion: A 6.25 acre area on East Broadway Avenue, Assessor's Map 17 05 31 2, Tax Lots 500 and 501, will enable the city to expand the City Park. Upon completion of the public improvement projects listed in this plan, the ownership of property and all public

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improvements shall be transferred to the City. This plan estimates that all park improvements and land acquisition will be completed by 1997.

2. Park and Ride: A less than $\frac{1}{4}$ acre site, location undetermined, will be acquired to create a small park and ride facility. Upon completion of any park and ride improvements on the site, the property will be transferred either to the City of Veneta or to Lane Transit District. This project will be included in the downtown street improvements to be completed by 1987.

3. Right-of-Ways: The Veneta Downtown Renewal Agency may acquire four (4) unopened street right-of-way from the City of Veneta and then lease them for commercial and industrial development if permitted by State Law or the Agency may develop these rights-of-way for public parking. If used for public parking purposes, the developed parking areas will have ownership transferred to the City of Veneta after the completion of public improvements or upon termination of the Urban Renewal Area in the year 2004. The public rights-of-way which may be acquired by the Veneta Downtown Renewal Agency include:
 - a. Waldo Avenue (Territorial Road west to 7th Street)
 - b. 4th Street (Broadway Avenue north to Waldo Avenue)
 - c. 6th Street (Broadway Avenue north to Waldo Avenue)
 - d. 7th Street (Broadway Avenue north to Waldo Avenue)

3.015 Time Schedule for Land Acquisition. The acquisition of the city park, park and ride site, and unopened streets will occur after January 1, 1985. Properties will be acquired as they become available for purchase by the Veneta Downtown Renewal Agency.

3.016 Land Acquisition Requiring Urban Renewal Plan Amendments. Land acquisition for any purpose other than specifically listed in this article shall be accomplished only after amending this Plan by following procedures as set forth in Article V of this Plan.

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If a plan amendment authorizing land acquisition is approved by the City Council, a map exhibit shall be prepared showing the properties to be acquired and the purpose for such acquisition. The map exhibit shall be appropriately numbered and shall be included as an official part of this Urban Renewal Plan.²⁷

3.017 Relocation. The Veneta Downtown Renewal Agency does not require the relocation of any persons or businesses. However, in the unlikely event that an action of the Agency will result in temporary or permanent displacement, then the Agency will provide assistance in finding replacement facilities to displaced persons or businesses. All persons or businesses to be displaced will be contacted to determine their relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken and payments made in accordance with the requirements of ORS 281.045 - 281.105, Relocation Regulations, as adopted by the Agency, and all other applicable laws or regulations. Relocation payments will be made as provided by ORS 281.060. Payments made to persons displaced from dwellings will assure that they will have available to them decent, safe, and sanitary dwellings at costs or rents within their financial reach. Payment for moving expenses will be made to businesses displaced. The Agency will prepare and maintain information in its office relating to the relocation program procedures, including eligibility for and amounts of relocation payments, services available, and other relevant matters.²⁸ If Federal funding is used in any particular public improvement project, the requirements of the Federal Uniform Relocation Assistance Act shall be complied with by the City and Urban Renewal Agency.

3.018 Cooperative Agreements. The Agency may enter into cooperative agreements with other public agencies to achieve purposes set forth herein.²⁷

3.019 Property Disposition. The Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property which has been acquired in accordance with the provisions of this Plan.

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All real property acquired by the Agency in the Veneta Economic Development District shall be disposed of for development for the uses permitted in the Plan at the fair re-use value for the specific use or uses to be permitted on the real property. All persons and entities obtaining property from the Agency shall use the property for the purpose designated in this Plan, and complete development of the property within a period of time the Agency fixes as reasonable, and comply with other conditions necessary to carry out the purposes of the Plan.

All real property disposed of or leased by the Agency shall be made subject to this Plan. Leases, deeds, contracts, agreements, and declarations of restrictions by the Agency may contain restrictions, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan.³⁰

3.020 Redeveloper's Obligations. The following redevelopment requirements, whether by the Agency or by others as designated by the Agency, shall be implemented by appropriate covenants, or other provisions in property disposition instruments.

1. The redeveloper and his successors or assigns shall develop land in accordance with the land use provisions and building requirements specified in this Plan.
2. The redeveloper shall begin and complete the development of such land for the uses required in this Plan within a reasonable period of time as determined by the Agency and to be specified in the disposition instrument.
3. The redeveloper shall submit preliminary architectural and site plans, landscape plans, and final plans and specifications for the construction of improvements on the land to the Agency for review and distribution to appropriate reviewing bodies as stipulated in this Plan and existing codes and ordinances. Such plans and specifications shall comply with this Plan, recognizing that the Agency will require the use of design

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techniques which will relate the new development in plan and size to the existing area, and the requirements of city codes and ordinances.

4. The redeveloper will be obligated, under the terms of the disposition instrument, to carry out specified improvements in accordance with this Plan.

The redeveloper will not be permitted to dispose of the property until the improvements are made except with the prior written consent of the Agency. The consent will not be granted except under conditions that will prevent speculation and protect the interest of the Agency and the general welfare of the Plan Area.

5. No property shall be restricted as to the sale, lease, use, or occupancy upon the basis of race, religion, color, sex, or national origin.
6. The redeveloper shall maintain developed and/or undeveloped property under his ownership within the area in a clean, neat, and safe condition in accordance with the approved plans for development.³¹

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ARTICLE IV - METHODS FOR FINANCING URBAN RENEWAL PROJECTS

4.010 General Description of the Proposed Financing Methods. The Veneta Downtown Renewal Agency will consider all possible sources of funding in carrying out this Plan. The Agency may borrow and accept advances, loans, grants, and any other form of financial assistance from the federal government, state, city, county, or other public body or from any other sources, public or private, including lease or sale of properties to developers for the purpose of undertaking and carrying out this Plan. In addition, the Agency may obtain financing as authorized under ORS Chapter 457 or any applicable statutes.

Upon request of the Veneta Downtown Renewal Agency, the Council of the City of Veneta may, as necessary to achieve plan objectives, issue general obligation or revenue bonds, certificates, debentures, improvement warrants, and form local improvement or special assessment districts to assist in financing the public improvement projects listed in this Plan.

The funds obtained by the Veneta Downtown Renewal Agency shall be used to pay or repay any cost, expenses, advances, and indebtedness incurred in planning or undertaking the Plan or in otherwise exercising any of the powers granted by ORS Chapter 457.³²

4.020 Self-Liquidation of Cost of Project. The Plan may be financed, in whole or in part, by self-liquidation of costs of the Plan as provided in ORS 457.420-457.450. The ad valorem taxes, if any, levied by a taxing body upon taxable real and personal property situated in the Urban Renewal Project Area, shall be divided as provided in ORS 457.440. That portion of the taxes representing the levy against the assessed value attributable to the increase, if any, in true cash value of property located in the Urban Renewal Area, or part thereof, over the true cash value specified in the certificate or amendment to the certificate filed under ORS 457.430, shall, after collection by the tax collector, be paid into a special fund of the Agency and shall be used to pay the principal and interest on any indebtedness incurred by the Agency to finance or refinance the carrying out of the Urban Renewal Plan. If

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the City issues municipal bonds to finance any portion of the Plan, tax increment funds may be used to retire the bonds.³³

4.030 Prior Indebtedness. Any indebtedness permitted by law and incurred by the Veneta Downtown Renewal Agency or the City in connection with pre-planning of this Urban Renewal Project shall be repaid by tax increment increases from the Urban Renewal Area when and if such funds are available as provided by ORS 457.³⁴

4.040 Completion of Project. Upon satisfaction of all outstanding indebtedness, the City shall not utilize the provisions of ORS 457.420 through 457.450 for further financing in the Area without filing a new plan.³⁵

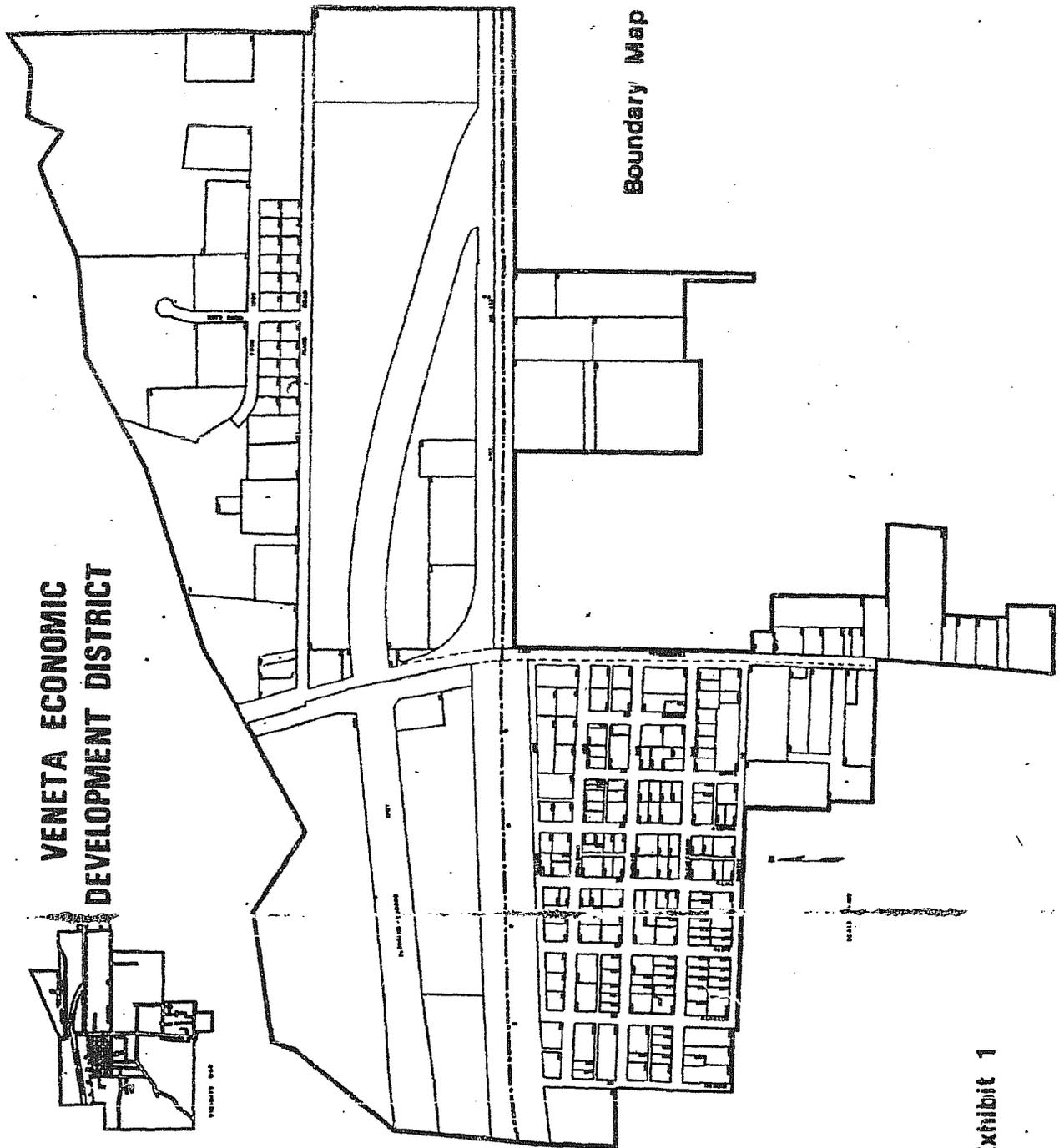
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ARTICLE V - AMENDMENTS

5.010 Procedure for Changes in the Approved Veneta Economic Development District Renewal Plan. The Plan will be reviewed annually by the Planning Commission. The Plan will continue to evolve during the next twenty years. It is anticipated that the Plan will be changed or modified from time to time or amended as development potential and conditions warrant, as planning studies are completed, as financing becomes available, or as local needs dictate. Where the proposed modification will substantially change the Plan as approved by the City Council, the modification must be by formal written amendment duly approved and adopted by the City Council after the review and recommendation of the Planning Commission and the holding of a public hearing in the same manner as the original Plan in accordance with the requirements of state and local law.

The following amendments are examples of substantial changes: (1) revisions in boundaries; (2) addition of new projects not within the scope of this Plan; (3) condemnation of private property; and (4) other changes which will change the basic planning principles of this Plan.³⁶

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**VENETA ECONOMIC
DEVELOPMENT DISTRICT**

Boundary Map

Exhibit 1

A Boundary Description
of
Veneta Economic Development District
City of Veneta
Lane County
Oregon

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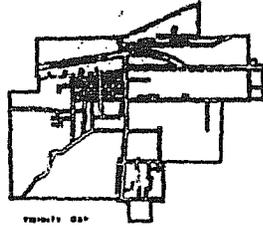
Beginning at a point South $89^{\circ}56'$ West, 717.44 feet from the Southeast corner of the Harriet Glass Donation Land Claim No. 51, Notification No. 5467, Township 17 South, Range 5 West of the Willamette Meridian; thence South $0^{\circ}40'05''$ East 60.00 feet more or less to the Southerly margin of County Road No. 847 (Jeans Road); thence North $89^{\circ}56'$ East along the Southerly margin of County Road No. 847 (Jeans Road) 92.0 feet more or less to a point being South $0^{\circ}07'$ West 274.5 feet from a point South $89^{\circ}51'$ West 2137.3 feet from the Northeast corner of Section 31, Township 17 South of Range 5 West of the Willamette Meridian; thence South $0^{\circ}07'$ West 1076.6 feet to a point on the Southerly right-of-way line of the Coos Bay Branch of the Southern Pacific Railroad; thence North $89^{\circ}56'$ West along the Southerly right-of-way line of the Coos Bay Branch of the Southern Pacific Railroad 1414.50 feet to the Northeast corner of a 1.24 acre parcel of land deeded from the Archdiocese of Portland in Oregon to the City of Veneta; thence South $0^{\circ}19'$ West 1289.88 feet to a point on the Northerly right-of-way of County Road #408 (Hunter Road) being South $89^{\circ}20'$ East 2026.5 feet and North $0^{\circ}19'$ East 20.0 feet from the Quarter Corner on the West line of Section 31, Township 17 South, Range 5 West of the Willamette Meridian; thence North $89^{\circ}20'$ West 30.00 feet; thence North $0^{\circ}19'$ East 376.90 feet; thence North $89^{\circ}20'$ East 439.0 feet; thence South $0^{\circ}19'$ West 23.07 feet; thence North $89^{\circ}21'$ West 469.0 feet to a point North $0^{\circ}19'$ East 373.83 feet and South $89^{\circ}20'$ East 1088.5 feet from the Quarter Corner on the West line of Section 31, Township 17 South, Range 5 West of the Willamette Meridian; thence North $0^{\circ}19'$ East 955.37 feet to the Southerly right-of-way line of the Coos Bay Branch of the Southern Pacific Railroad; thence South $89^{\circ}51'30''$ East 1063.00 more or less along the Southerly right-of-way line of the Coos Bay Branch of the Southern

Pacific Railroad to a point on the Easterly right-of-way of Oregon State Highway No. 200 (Territorial Highway); thence Southerly along the Easterly right-of-way of Oregon State Highway No. 200 (Territorial Highway) 1323.80 feet more or less to a point on the Southerly right-of-way of County Road No. 408 (Hunter Road); thence East along the Southerly right-of-way of County Road No. 408 (Hunter Road) 120.0 feet more or less to a point being East 134.00 feet and South 20.00 feet from the Northwest corner of the Southwest quarter of Section 31, Township 17 South, Range 5 West of the Willamette Meridian; thence South 100.00 feet; thence East 196.00 feet to a point East 330.00 feet and South 120.00 feet of the Northwest corner of the Southwest Quarter of Section 31, Township 17 South, Range 5 West of the Willamette Meridian; thence South 606.00 feet to a point on the North line of Lot 13, Dalton's Poultry Farm, as platted and recorded in Book 10, page 26, Lane County Oregon Plat Records, in Lane County, Oregon; thence East 390.00 feet more or less to the Northeasterly corner of said Lot 13, Dalton's Poultry Farm; thence South 280.00 feet to the Southeasterly corner of said Lot 13, Dalton's Poultry Farm; thence West 465.5 feet to a point 261.00 feet East of the Southwest corner of said Lot 13, Dalton's Poultry Farm; thence South 325.00 feet to a point on the Northerly line of Lot 15, of said Dalton's Poultry Farm; thence East 80.00 feet to the Northeasterly corner of said Lot 15, Dalton's Poultry Farm; thence South 233.00 feet to the Southeasterly corner of said Lot 15, Dalton's Poultry Farm; thence Westerly along the South line of said Lot 15, Dalton's Poultry Farm 362.40 feet more or less to a point on the Easterly right-of-way of Oregon State Highway No. 200 (Territorial Highway); thence Northerly along the Easterly right-of-way of Oregon State Highway No. 200 (Territorial Highway) 910.00 feet more or less to a point being East of a point on the East line of Section 36, Township 17 South, Range 6 West of the Willamette Meridian that is 668.25 feet South of the East one-quarter section corner of said Section 36; thence ~~West~~ 749.00 feet more or less to a point 500.00 feet West of a point on the Westerly right-of-way of Oregon State Highway No. 200 (Territorial Highway) and said point being West of a point on the

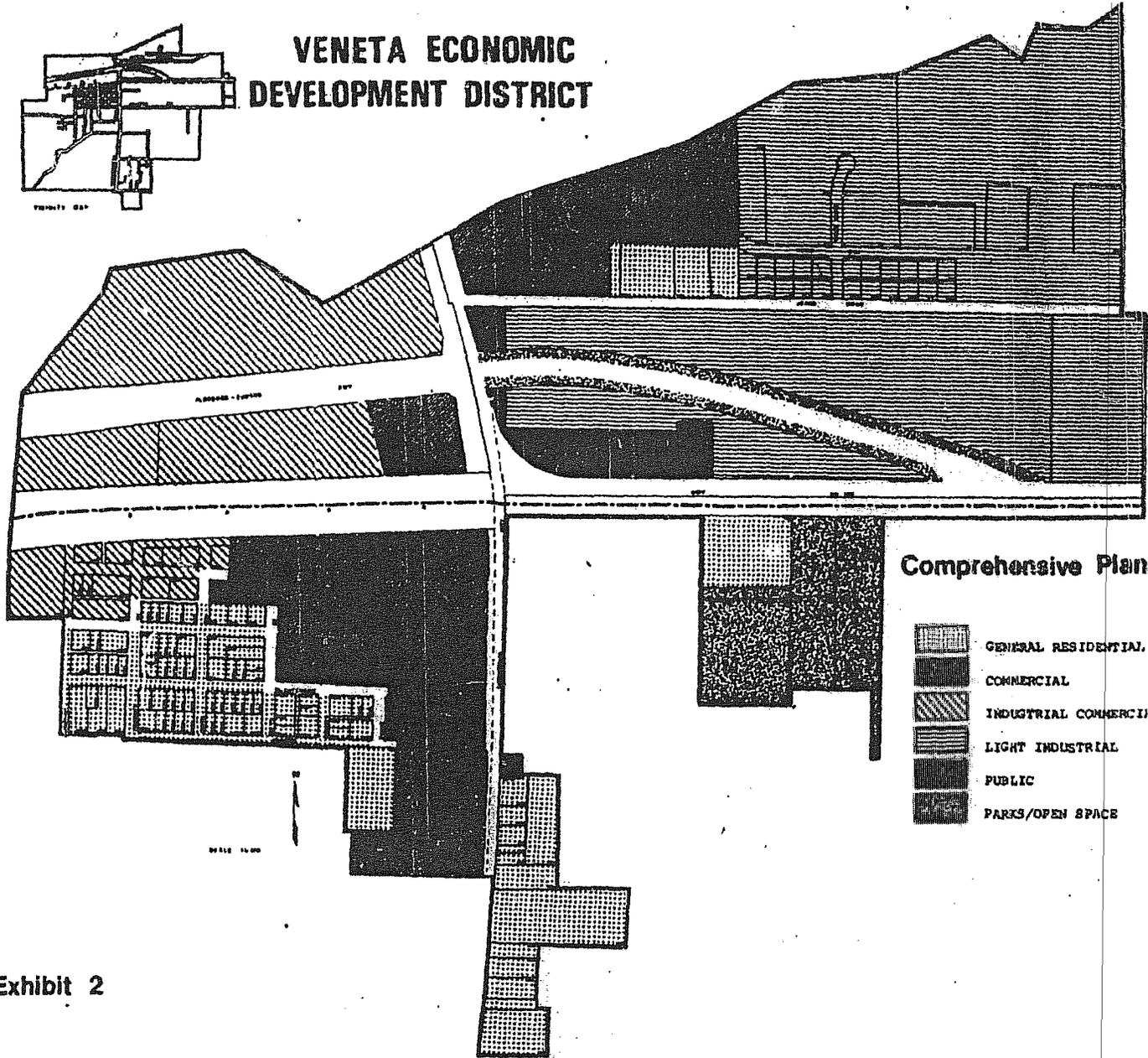
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East line of Section 36, Township 17 South, Range 6 West of the Willamette Meridian that is 668.25 feet South of the East one-quarter Section corner of said Section 36; thence North 222.75 feet; thence West 42.00 feet; thence North 445.5 feet to a point on the South right-of-way of Hunter Avenue, said point being 536.00 feet West of the Northwest corner of the Southeast one-quarter of Section 36, Township 17 South, Range 6 West of the Willamette Meridian, in Lane County, Oregon and on the Southerly line of the Plat of Veneta as platted and recorded in Book 7, Page 4, Lane County Plat Records, in Lane County, Oregon; thence North $89^{\circ}48'$ West 1083.05 feet to the Initial Point of the First Addition to Veneta as platted and recorded in Book 7, Page 31, Lane County Plat Records, in Lane County, Oregon; thence North $89^{\circ}48'$ West 20.00 feet; thence North 20.00 feet; thence East 346.00 feet along the center line of Hunter Avenue as recorded in said First Addition to Veneta to a point on the West right-of-way of Eighth Street; thence North along the West right-of-way of Eighth Street 404.00 feet to the Southeast corner of Lot B as recorded in said plat of First Addition to Veneta; thence West 318.8 feet along the South line of said Lot B; thence North 401.90 feet along the Westerly line to the most Northwesterly corner of said Lot B; thence North $3^{\circ}30'$ East 770.00 feet more or less to a point where the Southeasterly right-of-way line of that transmission line easement granted Pacific Power and Light Company, by instrument recorded November 28, 1955, Reception No. 71571, Lane County Oregon Deed Records, intersects with the Northerly right-of-way line of the relocated Florence-Eugene Highway as described in that deed to the State of Oregon, recorded June 28, 1971, Reception No. 52189, Lane County, Oregon Records; thence North $39^{\circ}19'08''$ East 720.18 feet along the Southeasterly right-of-way line of said easement granted to Pacific Power and Light company; thence North $12^{\circ}31'11''$ East 89.55 feet; thence North $78^{\circ}31'45''$ East 257.28 feet to the intersection with the 377.0 foot contour line of Fern Ridge Reservoir and U.S.C.E. Monument M-153; thence continuing along said contour North $78^{\circ}31'45''$ East 469.65 to U.S.C.E. Monument N-152; thence along said contour line South $59^{\circ}37'30''$ East 516.00 feet to U.S.C.E. Monument O-153;

thence along said contour line North $59^{\circ}15'$ East 1064.05 feet to U.S.C.E. Monument Q-153; thence along said contour line North $71^{\circ}58'$ East 1060.00 feet to U.S.C.E. Monument R-153; thence along said contour North $61^{\circ}01'$ East 668.30 feet to U.S.C.E. Monument S-153; thence along said contour North $85^{\circ}16'$ East 505.10 feet to U.S.C.E. Monument T-153; thence along said contour North $65^{\circ}23'$ East 539.70 feet to U.S.C.E. Monument U-153; thence along said contour South $54^{\circ}59'$ East 244.90 feet to U.S.C.E. Monument V-153; thence along said contour North $21^{\circ}46'$ East 186.0 feet to U.S.C.E. Monument W-153; thence along said contour South $88^{\circ}59'$ East 244.6 feet to U.S.C.E. Monument X-153; thence along said contour North $55^{\circ}20'$ East 213.14 feet to a point North $0^{\circ}40'05''$ West and South $89^{\circ}56'$ West 717.42 feet from the Southeast corner of the Harriet Glass Donation Land Claim No. 51, Township 17 South, Range 5 West of the Willamette Meridian; thence South $0^{\circ}40'05''$ East 1541.98 feet to Point of Beginning, in Veneta, Lane County, Oregon.



VENETA ECONOMIC DEVELOPMENT DISTRICT

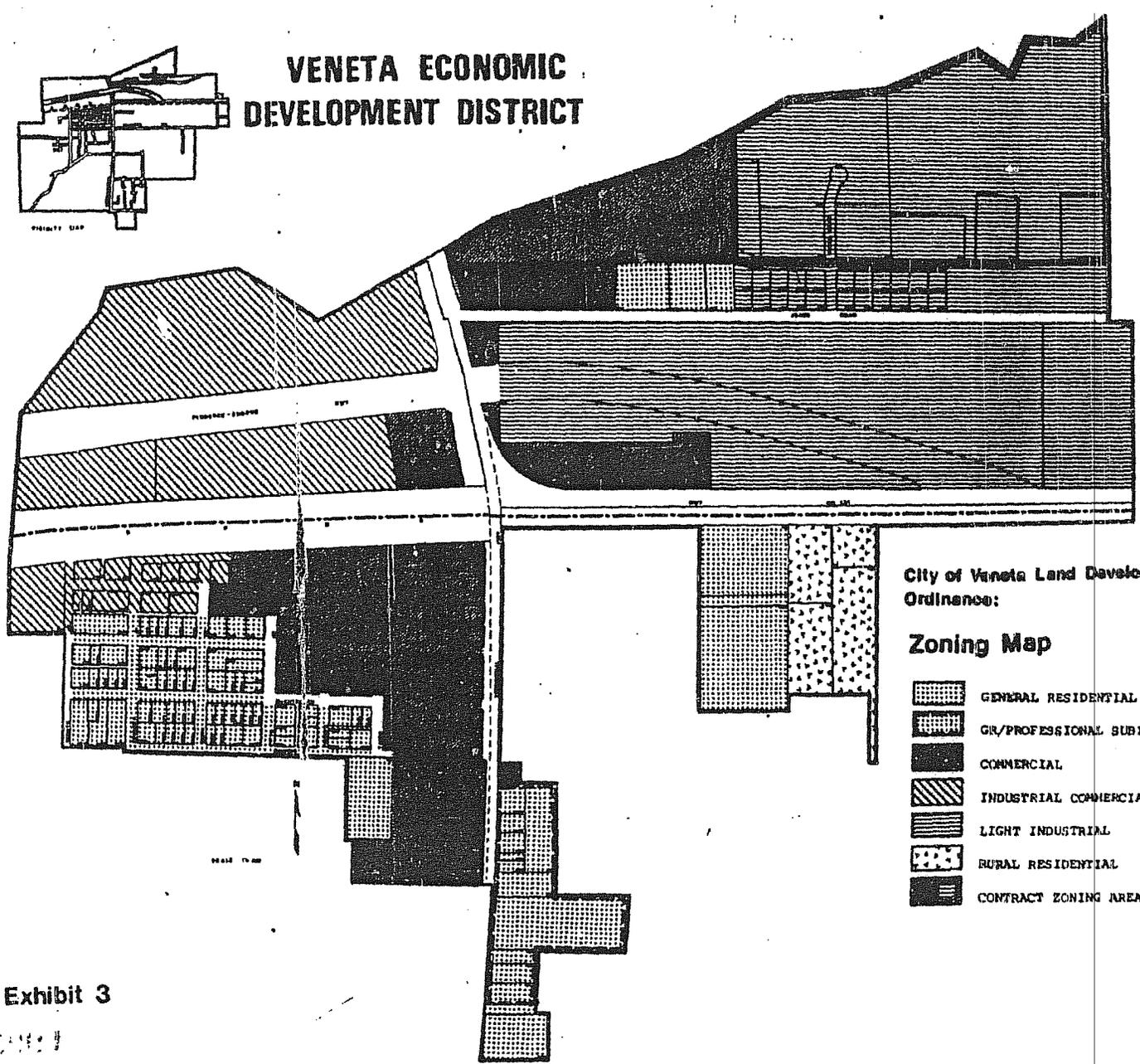


Comprehensive Plan

-  GENERAL RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL COMMERCIAL
-  LIGHT INDUSTRIAL
-  PUBLIC
-  PARKS/OPEN SPACE

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Exhibit 2



8442661

Exhibit 3

8442664

State of Oregon,
County of Lane--ss.
I, the County Clerk, in and for the said
County, do hereby certify that the within
instrument was received for record at

2 NOV 84 10: 42

Reel
1321R

Lane County OFFICIAL Records.

Lane County Clerk

By:  Deputy

C 30-53

PLAT DOCUMENT

Division of Chief Deputy Clerk
Lane County Deeds and Records

2007-079397



\$206.00

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11/29/2007 10:52:41 AM

RPR-SUBD Cnt=1 Stn=1 CASHIER 05

\$5.00 \$180.00 \$10.00 \$11.00

This document is a
SUBDIVISION

VENETA BUSINESS PARK

Owner: Norman N. McDougal, Wiley Mt., Inc.,
Melvin L. McDougal, Leelynn, Inc. & ATR Land, LLC

Dedicatee: City of Veneta
Twn. 17S Rng. 5W Sec. 31

LANE COUNTY DEEDS & RECORDS

15 -Lots

2 - Stickers

9 - Res. Numbers

AFTER RECORDING RETURN TO:
Lane County Surveyor's Office

NOTES

- 1) PROPERTY IS ENCUMBERED BY BLANKET POWER EASEMENT BOOK 293, PAGE 24 JULY 25, 1945.
- 2) ACCESS EASEMENTS NO. 2002-07261 & 2001-06547 (AMENDED PER 2002-02663), ACCESS & UTILITY EASEMENT NO. 2002-03810 AND PUE NO. 2003-08863 ALL LIE WITHIN RIGHT-OF-WAY OF CORNERSTONE DRIVE.
- 3) NO BUILDING, STRUCTURE, TREES, SHRUBS, OR OTHER OBSTRUCTION SHALL BE PLACED ON OR IN A PUBLIC UTILITY EASEMENT.
- 4) NO TREE CUTTING WITHOUT A PERMIT FROM THE CITY OF VENETA.
- 5) LOTS 3 THROUGH 11 ARE SUBJECT TO 30' BUILDING SETBACK REQUIRED BY THE NE EMPLOYMENT CENTER SPECIFIC DEVELOPMENT PLAN.

VENETA BUSINESS PARK

IN THE NW 1/4 OF SEC. 31, T17S, R5W, WM
CITY OF VENETA, LANE COUNTY, OREGON
JULY 15, 2007

RECORDED

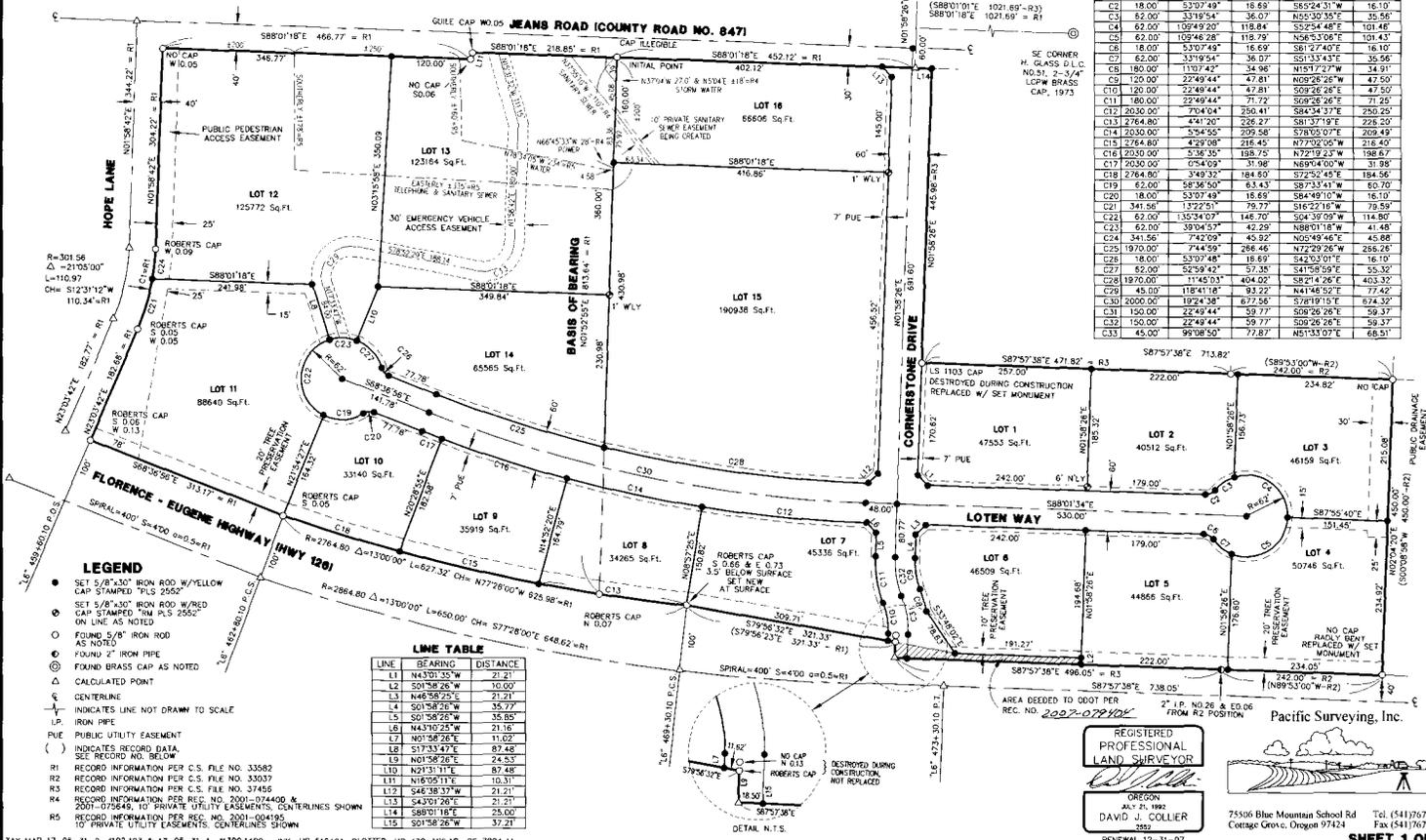
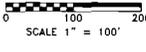
DATE: 22 Nov 07
COUNTY CLERK
BY: [Signature]

LANE COUNTY SURVEYORS OFFICE
C.S. FILE NO. 20802
FILING DATE 22 Nov 07

Division of Chief Deputy Clerk
Lane County Deeds and Records
2007-07397
\$206.00
11/23/2007 10:52:41 AM
RPR-SUBD OnL1 Stn1 CASHIER 03
\$5.00 \$180.00 \$10.00 \$11.00

CURVE TABLE

LINE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	341.86	217.55	125.68	N12°31'21"E	124.98
C2	18.00	3307.49	18.69	S8°24'31"W	16.17
C3	62.00	3319.54	36.07	N5°30'35"E	35.56
C4	62.00	10949.20	118.84	S52°54'48"E	101.46
C5	62.00	10949.26	119.79	N5°51'08"E	101.43
C6	18.00	5307.49	16.69	S81°27'40"E	16.10
C7	62.00	3319.54	36.07	S51°33'43"E	35.56
C8	180.00	11974.2	54.96	N15°17'27"W	34.91
C9	120.00	2249.44	47.81	N09°26'26"W	47.50
C10	120.00	2249.44	47.81	S09°26'26"E	47.50
C11	180.00	2249.44	71.72	S09°26'26"E	71.55
C12	2030.00	704.04	250.41	S84°34'37"E	250.35
C13	2764.80	441.20	226.27	S81°37'19"E	226.20
C14	2030.00	534.95	209.58	S70°03'07"E	209.49
C15	2764.80	429.08	216.45	N77°02'05"W	216.40
C16	2030.00	538.35	188.75	N72°19'23"W	188.67
C17	2030.00	674.69	31.96	N69°04'00"W	31.98
C18	2764.80	349.32	184.80	S72°52'45"E	184.56
C19	62.00	5836.50	63.43	S87°33'41"W	60.70
C20	18.00	5307.49	16.69	S84°49'10"W	16.10
C21	341.86	11974.2	79.77	S16°23'16"W	78.59
C22	62.00	13534.07	146.70	S04°30'09"W	114.80
C23	62.00	3904.50	42.29	N86°01'18"W	41.48
C24	341.86	7447.69	45.92	N69°49'46"E	45.88
C25	1970.00	744.59	286.46	N72°29'26"W	286.28
C26	18.00	5307.49	16.69	S42°03'01"E	16.10
C27	62.00	5259.62	57.95	S41°58'59"E	55.32
C28	1970.00	1145.03	404.02	S82°14'26"E	403.32
C29	45.00	11841.18	93.22	N41°46'52"E	77.42
C30	2000.00	1974.38	877.58	S16°11'15"E	874.32
C31	150.00	2249.44	59.77	S09°26'26"E	59.37
C32	150.00	2249.44	59.77	S09°26'26"E	59.37
C33	45.00	9638.50	77.87	N51°53'07"E	68.51

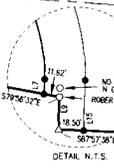


LEGEND

- SET 5/8" x 30" IRON ROD W/ YELLOW CAP STAMPED "PLS 2552"
- SET 5/8" x 30" IRON ROD W/ RED CAP STAMPED "M PLS 2552"
- FOUND 5/8" IRON ROD AS NOTED
- FOUND 1/2" IRON PIPE
- FOUND BRASS CAP AS NOTED
- △ CALCULATED POINT
- CENTERLINE
- - - INDICATES LINE NOT DRAWN TO SCALE
- LP IRON PIPE
- PUE PUBLIC UTILITY EASEMENT
- () INDICATES RECORD DATA. SEE RECORD NO. BELOW
- R1 RECORD INFORMATION PER C.S. FILE NO. 33582
- R2 RECORD INFORMATION PER C.S. FILE NO. 33037
- R4 RECORD INFORMATION PER C.S. FILE NO. 37455
- R5 RECORD INFORMATION PER C.S. FILE NO. 3001-074400 & 2001-072649, TO PRIVATE UTILITY EASEMENTS, CENTERLINES SHOWN
- PRIVATE UTILITY EASEMENTS, CENTERLINES SHOWN

LINE TABLE

LINE	BEARING	DISTANCE
L1	N43°01'55"W	21.21
L2	S01°58'26"W	10.00
L3	N46°58'25"E	21.21
L4	S01°58'26"W	35.57
L5	S01°58'26"W	35.56
L6	N43°10'25"W	21.16
L7	N01°58'26"E	11.02
L8	S17°33'47"E	87.48
L9	N01°58'26"E	24.53
L10	N01°58'26"E	87.48
L11	N09°05'11"E	10.31
L12	S46°38'37"W	21.21
L13	S43°01'26"E	21.21
L14	S89°01'18"E	25.00
L15	S01°58'26"W	37.21



REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
AUG 21, 1992
DAVID J. COLLIER
RENEWAL 12-31-07

Pacific Surveying, Inc.
75506 Blue Mountain School Rd
Cottage Grove, Oregon 97424
Tel: (541)767-0750
Fax: (541)767-3087

VENETA BUSINESS PARK

IN THE NW 1/4 OF SEC. 31, T17S, R5W, WM
CITY OF VENETA, LANE COUNTY, OREGON

JULY 15, 2007

RECORDED

DATE: 29 NOV 07
COUNTY CLERK
BY: *U. B. B. B.*

LANE COUNTY SURVEYORS OFFICE
C.S. FILE NO. _____
FILING DATE _____

Division of Chief Deputy Clerk 2007-093307
Lane County Deeds and Records \$206.00
00589977226700793970010015
11/29/2007 10:52:41 AM
RPR-SUBD Cnt=1 Stn=1 CRSMER CD
\$5.00 \$180.00 \$10.00 \$11.00

SURVEYOR'S CERTIFICATE

I, DAVID J. COLLIER, BEING DULY SWORN DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS SHOWN HEREON, AND THAT APPROPRIATE CITY, STATE, AND COUNTY REQUIREMENTS HAVE BEEN MET, AND THAT THE INITIAL POINT IS A 5/8" IRON ROD AS SHOWN.

David J. Collier
DAVID J. COLLIER PLS 2552

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David J. Collier
OREGON
JULY 21, 1987
DAVID J. COLLIER
2552
RENEWAL 12-31-07

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT NORMAN N. MCDUGAL, AND MELVIN L. MCDUGAL, AND LEE LYNN, INC., AN OREGON CORPORATION, AND FRONTIER RESOURCES, LLC, AN OREGON LIMITED LIABILITY COMPANY, AND ARTIS L. HOLTE ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY, AND HAVE CAUSED THE SAME TO BE SUBDIVIDED AND PLATED, IN ACCORDANCE WITH ORS CHAPTER 92, AND DO HEREBY ACKNOWLEDGE THE EXISTING PRIVATE UTILITY EASEMENTS, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER ALL STREET RIGHT-OF-WAYS, THE PUBLIC DRAINAGE EASEMENT, THE 30' EMERGENCY VEHICLE EASEMENT, THE VARIABLE WIDTH PUBLIC PEDESTRIAN ACCESS EASEMENT, AND PUBLIC UTILITY EASEMENTS, AND DO HEREBY CREATE THE TREE PRESERVATION EASEMENT AND 10' PRIVATE SANITARY SEWER EASEMENT AS SHOWN HEREON.

Norman N. McDugal
NORMAN N. MCDUGAL
PRESIDENT, MILEY MT., INC.

Melvin L. McDugal
MELVIN L. MCDUGAL
PRESIDENT, LEE LYNN, INC.

✱ AND ATR LAND, LLC, AN OREGON LIMITED LIABILITY COMPANY.

APPROVALS

Robert L. ... 11/16/07
CITY OF VENETA MAYOR DATE

John ... 11/21/07
CITY OF VENETA BUILDING AND PLANNING OFFICIAL DATE

John ... 11-07
CITY OF VENETA CITY ENGINEER DATE

Neil Schwan 11-07
CITY OF VENETA PUBLIC WORKS SUPERINTENDENT DATE

... 11/27/07
LANE COUNTY SURVEYOR DATE

Walter B. ... 11/20/07
LANE COUNTY ASSESSOR DATE

... 11/27/07
LANE COUNTY BOARD OF COMMISSIONERS DATE

DESCRIPTION

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF LANE COUNTY ROAD NO. 847 (JEANS ROAD) WITH THE NORTH-SOUTH CENTERLINE OF SECTION 31, TOWNSHIP 17 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, SAID POINT BEING 50°58'25"W 279.49 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 31; THENCE N89°11'18"W 452.12 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY OF SAID LANE COUNTY ROAD NO. 847 (JEANS ROAD) TO A 5/8" IRON ROD MARKING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY 588°01'18"E 477.12 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY 51°52'27"W 445.98 FEET TO A 5/8" IRON ROD; THENCE S87°57'38"E 713.82 FEET TO A 5/8" IRON ROD; THENCE S204°20'W 450.00 FEET TO A 5/8" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY OF THE EUGENE-HOLLENDE STATE HIGHWAY; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY N87°57'38"W 735.05 FEET TO A POINT; THENCE N158°26'E 24.53 FEET TO A 5/8" IRON ROD; THENCE N79°56'32"W 321.33 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 2764.80 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS N72°27'58"W 825.98 FEET) AN ARC DISTANCE OF 627.32 FEET TO A 5/8" IRON ROD; THENCE N88°36'56"W 313.17 FEET TO A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY OF HOPE LANE; THENCE NORTHERLY RIGHT-OF-WAY OF THE EUGENE-HOLLENDE STATE HIGHWAY AND ALONG SAID EASTERLY RIGHT-OF-WAY OF SAID HOPE LANE N23°03'42"E 182.68 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 341.56 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS N123°11'2"E 154.08 FEET) AN ARC DISTANCE OF 125.68 FEET TO A 5/8" IRON ROD; THENCE N1°58'42"E 304.22 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY OF SAID COUNTY ROAD NO. 847 (JEANS ROAD); THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY OF HOPE LANE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY 588°01'18"E 466.77 FEET TO A 5/8" IRON ROD; THENCE N16°05'11"E 10.31 FEET TO A 5/8" IRON ROD; THENCE S88°01'18"E 218.85 FEET TO THE TRUE POINT OF BEGINNING, ALL IN LANE COUNTY, OREGON.

ACKNOWLEDGMENT

STATE OF OREGON
COUNTY OF LANE

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 25th DAY OF September, 2007, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED NORMAN N. MCDUGAL, AND AS PRESIDENT OF MILEY MT. INC., AN OREGON CORPORATION, AND DID PERSONALLY APPEAR MELVIN L. MCDUGAL, AND AS PRESIDENT OF LEE LYNN, INC., AN OREGON CORPORATION, AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Maggie Turner
NOTARY PUBLIC



A CONSENT AFFIDAVIT FOR THIS SUBMISSION BY FRONTIER RESOURCES, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS ON FILE IN THE LANE COUNTY OREGON RECORDS OFFICE, REC. NO. 2007-79398

A CONSENT AFFIDAVIT FOR THIS SUBMISSION BY ARTIS L. HOLTE IS ON FILE IN THE LANE COUNTY OREGON RECORDS OFFICE, REC. NO. 2007-79399

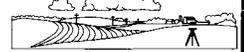
A CONSENT AFFIDAVIT FOR THIS SUBMISSION BY U.S. BANK, N.A. IS ON FILE IN THE LANE COUNTY OREGON RECORDS OFFICE, REC. NO. 2007-79400

A CONSENT AFFIDAVIT FOR THIS SUBMISSION BY ATR LAND, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS ON FILE IN THE LANE COUNTY OREGON RECORDS OFFICE, REC. NO. 2007-79401

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE LANDS OF MILEY MT., INC., ET AL. AS SHOWN MONUMENTS FROM C.S.F. 33582 (ROBERTS), C.S.F. 33037 AND 37456 (SWANSON) WERE USED TO ESTABLISH THE BOUNDARY. MISSING OR REPLACED MONUMENTS WERE SET USING RECORD ANGLES AND DISTANCES. NOTE THAT THE TWO SWANSON SURVEYS (33037 AND 37456) HAVE DIFFERENT BASIS OF BEARINGS, WHEN THE TWO SURVEYS WERE ROTATED TO A COMMON BASIS OF BEARING, THE FOUND MONUMENTS FIT VERY WELL. ALSO NOTE THAT THE BEARING ALONG THE NORTH LINE OF THE 33037 (R2) SURVEY APPEARS TO HAVE A DRAFTING ERROR AND SHOULD BE N89°53'00"W. THE INTERIOR LOT LINES WERE ESTABLISHED PER CLIENT INSTRUCTIONS. NOTE THAT THE DISTANCES (AND SOMETIMES THE DIRECTION) GIVEN IN THE EASEMENT DESCRIBED IN REC. NO. 2001-004195 (R5) DO NOT FIT WHAT IS ON THE GROUND.

Pacific Surveying, Inc.



75506 Blue Mountain School Rd Tel: (541)767-0700
Cottage Grove, Oregon 97424 Fax: (541)767-3187

SHEET 2 OF 2



After recording return to:
City of Veneta
P. O. Box 458
Veneta, Oregon 97487

IRREVOCABLE DEVELOPMENT AGREEMENT

Parties: McDougal Bros., Inc. (McDougal)

Ardis L. Holte (Holte)

City of Veneta (City)

McDougal owns Lots 1 through 14 and Holte owns Lots 15 and 16 of the Veneta Business Park Subdivision in Lane County, Oregon, as platted and recorded in Lane County Deeds and Records, Reception No. 2007- 79397 (Subdivision).

McDougal has applied to City for a final subdivision plat (S-4-02), and enters into this Agreement to comply with City's building and land development regulations. This Agreement and its terms shall run with the land, be binding upon the parties and their successors in interest, and shall benefit present and future owners of Subdivision lots.

Based on the foregoing recital, which is an operative part of this Agreement, the parties agree:

1. **Revocation.** Upon recording of the final plat, City revokes the following agreements:
 - a. "City of Veneta Conditional Use Agreement, Caretaker Residence CUP-1-00", dated December 15, 2000, by and between The City of Veneta and Frontier Resources, recorded January 2, 2001, Recorder's No. 2001-000178;
 - b. "Irrevocable Agreement", dated March 21, 2001, by and between Frontier Resources, LLC and the City of Veneta, recorded March 22, 2001, Recorder's No. 2001-015888;
 - c. "Irrevocable Agreement", dated March 21, 2001, by and between Frontier Resources, LLC and the City of Veneta, recorded March 22, 2001, Recorder's No. 2001-015889;
 - d. "Irrevocable Agreement", dated August 27, 2001, by and between Frontier Resources, LLC and the City of Veneta, recorded September 12, 2001, Recorder's No. 2001-059628; and,
 - e. "Irrevocable Agreement", dated November 6, 2001, by and between the City of Veneta and Frontier Resources, LLC, recorded November 6, 2001, Recorder's No.

2001-074399.

2. **Lots 12 and 13.** The owners of Lot 12 and Lot 13 (Owners) shall be bound by the following provisions:

a. Lot 12 and Lot 13 shall share the existing parking spaces on both lots until a new Site Plan is approved.

b. Owners shall apply for a Site Plan Amendment within one (1) year after the recording of the final plat. Systems Development Charges and all other applicable conditions shall be brought into compliance with Site Plan (SR-3-02) at that time.

c. The 30' emergency vehicle access easement that crosses both lots from Jeans Road to Loten Way must remain clear of parked vehicles, fences, or any other barrier that would prevent its use for emergency vehicle access easement.

d. The pedestrian easement connecting Loten Way to Jeans Road shall remain free of fences or other permanent obstructions.

e. Owners must obtain a Site Plan Amendment for future changes in use.

3. **Lot 11.** The pedestrian easement adjacent to the north side of the lot shall remain free of fences or other permanent obstructions.

4. **Lots 15 and 16.** The owner of Lot 16 shall continue to allow the owner of Lot 15 to use the parking area and ingress/egress driveways located on Lot 16 until a new Site Plan is approved. The owners of Lots 15 and 16 shall apply for a Site Plan Amendment for any future changes in use.

5. **Lot 8.** The owner of Lot 8 shall submit a Site Plan for conversion of the accessory cold storage building into a viable commercial or industrial use within one (1) year of the recording of the final plat or prior to use, whichever occurs first. The owner of Lot 8 shall apply for a Site Plan Amendment for any future changes in use.

6. **Lots 3 and 4.** The owners of Lot 3 and Lot 4 shall comply with the east end landscape and building setback area established by the Veneta Land Development Ordinance, Article 4.14 (7)(a)(4)(i) for the Northeast Employment Center.

7. **Building Setbacks.** Lots 4, 5, 6, 7, 8, 9, 10, and 11 shall comply with the Veneta Land Development Ordinance, Article 4.14 (7)(a)(4)(ii), which requires 30' building setbacks on Highway 126.

8. **Landscaping.** The owners of all lots, to comply with the approved landscape plan for 8' planter strips along Jeans Road, Cornerstone Drive, and Loten Way, will install and maintain landscaping in the 8' planter strips that are adjacent to the lots. Landscape maintenance includes

replacement of diseased, dead, and dying trees and vegetation. The planter strips shall be kept free of weeds and high grass and shall be maintained so that they comply with the clear vision area defined in the Veneta Land Development Ordinance.

9. **Tree Cutting.** Tree cutting may not take place within the 20' tree preservation easements without obtaining a tree-felling permit under the Veneta Land Development Ordinance, Article 4.14 (7)(a)(4)(ii) for the Northeast Employment Center. Removal of other trees on the Subdivision is subject to Veneta Municipal Code Chapter 8.10.

10. **Holt's Consent.** Holte is a party to this Agreement solely to consent to the provisions that affect Lots 15 and 16, and Holte grants McDougal permission to go upon Holte's property, if necessary, to construct the Improvements on or about Lots 15 and 16.

11. **Signature Authority.** McDougal Bros., Inc. is an Oregon corporation and is affiliated with Melvin L. McDougal, Norman N. McDougal, McDougal Bros. Investments, LeeLynn, Inc., Wiley Mt., Inc., Frontier Resources, LLC, and ATR Land, LLC. An officer or authorized agent of McDougal Bros., Inc. signs this Agreement to bind McDougal Bros., Inc. and all McDougal Affiliates who may have an ownership interest in any portion of the Subdivision. The person who signs this Agreement on behalf of McDougal warrants that he has the authority of McDougal and all affiliates to do so.

Date: September _____, 2007.

McDOUGAL BROS., INC.

By: 


ARDIS L. HOLTE

CITY OF VENETA

By: 

STATE OF OREGON)
)ss:
County of Lane)

This instrument was acknowledged before me on the 19th day of September, 2007

by LARRY O. GILDEA as authorized representative for McDougal Bros., Inc.



Maggie Turner
Notary Public for Oregon
My Commission Expires: 5/13/09

STATE OF OREGON)
)ss:
County of Lane)

This instrument was acknowledged before me on the 21st day of Sept., 2007 by Ardis L. Holte.



Maggie Turner
Notary Public for Oregon
My Commission Expires: 5/13/09

STATE OF OREGON)
)ss:
County of Lane)

On the 17th day of October, 2007, personally appeared before me the above-named Ric Ingham, for the City of Veneta, Oregon, and by authority of the City of Veneta, acknowledged the foregoing instrument to be its voluntary act and deed.



Darci R Henneman
Notary Public for Oregon
My Commission Expires: 4-12-11



After recording return to:
City of Veneta
P. O. Box 458
Veneta, Oregon 97487

AGREEMENT FOR INSTALLATION OF A PAVED PEDESTRIAN PATH, SIDEWALKS, AND LANDSCAPING IMPROVEMENTS WITHIN THE CITY OF VENETA

Parties: McDougal Bros., Inc. for itself and all McDougal Affiliates (McDougal)

Ardis L. Holte (Holte)

City of Veneta (City)

McDougal owns Lots 1 through 14 and Holte owns Lots 15 and 16 of the VENETA BUSINESS PARK SUBDIVISION, Lane County, Oregon, as platted and recorded in Lane County Deeds and Records, Reception No. 2007- 79397 (Subdivision).

McDougal has applied to City for approval of a final subdivision plat (S-4-02). Veneta Land Division Ordinance, Article 7, requires construction, of sidewalks and landscaping within the right-of-way of Cornerstone Drive and Loten Way adjacent to the Subdivision lots, and a paved pedestrian path from Loten Way to Jeans Road (Improvements). Sidewalks must be installed on both sides of a public street and in any special pedestrian way within the Subdivision at the time a building permit is issued (Veneta Land Division Ordinance, Article 7, subsection (5)).

Four lots (12, 13, 15, and 16) are already developed. On April 28, 2006, McDougal and City entered into a joint development agreement whereby McDougal contracted to build 5,000 lineal feet of roadway, including sidewalks. The Veneta Planning Commission's conditions of approval (Conditions) require construction of a pedestrian path between Loten Way and Jeans Road, and landscaping by planting street trees every 40 feet with ground cover or unobstructing vegetation as understory (see Veneta Land Development Ordinance, Article 4, Section 4.14, Specific Development Plan Subzone, subsection (7)(a) 3, 6). City has approved McDougal's public improvement and landscaping plans (Approved Plans) for building the Improvements. McDougal has constructed sidewalks along both sides of Cornerstone Drive and the south side of Lot 15 per the Approved Plans. McDougal will be required to build sidewalks within the right-of-way adjacent to vacant lots when a building permit for the adjacent lot is issued. McDougal will incorporate the pedestrian path into a future Site Plan for Lot 11 and Lot 12.

It is not reasonable or realistic to plant street trees and vegetation adjacent to developed

lots on Cornerstone Drive, Jeans Road, and Loten Way until weather permits, or on Loten Way adjacent to undeveloped lots until sidewalks are constructed.

Based on the foregoing recitals, which are operative parts of this Agreement, the parties agree:

1. **Performance Bond.** McDougal will post a performance bond in the amount of \$61,236.00 to guarantee the paving of the pedestrian path on Lots 11 and 12 and the planting of street trees and vegetation adjacent to the developed lots per the Approved Plans. In the event that McDougal fails to carry out Sections 2, 3 and 4 of this Agreement, the City shall use the bond to install or complete the pedestrian path and landscaping as shown on the Approved Plans. If McDougal's bond amount exceeds the cost and expenses incurred by the City, it shall release the remainder to McDougal. If the costs and expenses incurred by City exceed the amount of the bond, McDougal shall be responsible for the balance, including, but not limited to engineering, inspection, legal, and contingent costs, together with any damages, either direct or consequential, which the City sustains on account of McDougal's failure to carry out and execute Sections 2, 3 and 4 of this Agreement. Not only may the City complete the work and recover its full costs and expenses, but the City may also recover court costs and attorney fees necessary to collect said amounts from McDougal.

McDougal and City agree that the bond shall be held by the City for one (1) year following acceptance by the City of the pedestrian path and installation of the landscaping improvements or upon the receipt of a one (1) year Maintenance Bond.

2. **Trees and Vegetation.** McDougal will plant street trees and vegetation adjacent to the developed lots per the Approved Plans no later than March 31, 2008.

3. **Pedestrian Path.** McDougal will pave the pedestrian path between Loten Way and Jeans Road no later than one (1) year from the date on which the final plat is recorded or when Lot 11 is developed, whichever occurs first.

4. **Improvements.** McDougal will construct Improvements per the Approved Plans when building permits are issued for all remaining vacant lots or within five (5) years from the date on which the final plat is recorded, whichever occurs first.

5. **Cost of Improvements.** The owner of each benefited lot shall be responsible for payment of the cost of Improvements within the right-of-way or planting strips adjacent to that lot.

6. **Local Improvement Assessment District.** The City may join all or part of McDougal's property and Holte's property with other property in creating a Local Improvement Assessment District (District). McDougal and Holte agree that the Improvements to be constructed adjacent to the undeveloped lots will directly benefit the Subdivision and will directly benefit the City through improvements to the public way and utilities serving the Subdivision and other properties in the vicinity. McDougal and

Holte agree not to challenge or remonstrate against the City's formation of a District and, in any proceedings to establish such a District, McDougal and Holte will acknowledge this Agreement if requested to do so.

7. **Interpretation.** This Agreement shall be binding on the parties and shall remain in full force and effect until the Improvements have been installed and accepted by City. Upon City's acceptance of the Improvements, this Agreement shall terminate and the obligations of all parties hereto shall be deemed discharged, except the obligation of any owner to pay for Improvements, shall survive termination of this Agreement.

8. **Legal Expenses.** If suit, action or arbitration is brought either directly or indirectly to rescind, interpret or enforce the terms of this Agreement, the prevailing party shall recover and the losing party hereby agrees to pay reasonable attorney's fees incurred in such proceeding, in both the trial and appellate courts, as well as the costs and disbursements. Further, if it becomes necessary for City to incur the services of an attorney to enforce any provision of this agreement without initiating litigation, Contractor agrees to pay City's attorney's fees so incurred. Such costs and fees shall bear interest at the maximum legal rate from the date incurred, until the date paid by losing party.

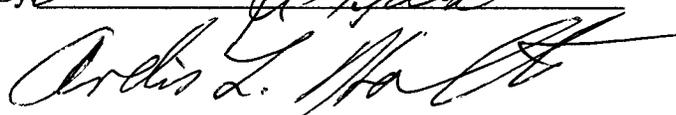
9. **Recording.** This Agreement shall be recorded in the deed records of Lane County, Oregon, shall run with the land, and shall bind all successors in interest.

10. **Holte's Consent.** Holte is a party to this Agreement solely to consent to the provisions that affect Lots 15 and 16, and Holte grants McDougal permission to go upon Holte's property, if necessary, to construct the Improvements on or about Lots 15 and 16.

11. **Signature Authority.** McDougal Bros., Inc. is an Oregon corporation and is affiliated with Melvin L. McDougal, Norman N. McDougal, McDougal Bros. Investments, LeeLynn, Inc., Wiley Mt., Inc., Frontier Resources, LLC, and ATR Land, LLC. An officer or authorized agent of McDougal Bros., Inc. signs this Agreement to bind McDougal Bros., Inc. and all McDougal Affiliates who may have an ownership interest in any portion of the Subdivision. The person who signs this Agreement on behalf of McDougal warrants that he has the authority of McDougal and all affiliates to do so.

Date: ~~September~~, 2007.

McDOUGAL BROS., INC.

By: 


ARDIS L. HOLTE

CITY OF VENETA

By *Ric Ingham*

STATE OF OREGON)
)ss:
County of Lane)

This instrument was acknowledged before me on the 19th day of September, 2007
by LARRY O. GILDEA as authorized representative for McDougal Bros., Inc.



Maggie Turner
Notary Public for Oregon
My Commission Expires: 5/13/09

STATE OF OREGON)
)ss:
County of Lane)

This instrument was acknowledged before me on the 21st day of Sept., 2007
by Ardis L. Holte.

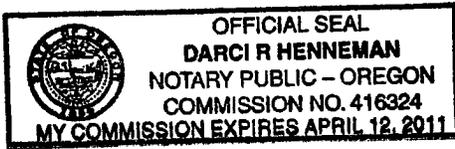


Maggie Turner
Notary Public for Oregon
My Commission Expires: 5/13/09

STATE OF OREGON)
)ss:
County of Lane)

On the 1st day of October, 2007, personally appeared before me the above-named *Ric Ingham*,
for the City of Veneta, Oregon, and by authority of the City of Veneta, acknowledged the

foregoing instrument to be its voluntary act and deed.



Darci R Henneman
Notary Public for Oregon
My Commission Expires: 4-12-11

K:\Documents\McDOUGAL BROS., INC. - Cornerstone Development\AGR Sidewalk Agreement-Final 090407CHCc.doc

AFTER RECORDING RETURN TO:
CASCADE TITLE COMPANY
811 WILLAMETTE ST., EUGENE, OR 97401

25158158 Tm

Lane County Clerk
Lane County Deeds and Records

2017-034932



\$52.00

01662745201700349320020028

07/18/2017 11:17:30 AM

RPR-DTR Cnt=1 Stn=40 CASHIER 01

\$10.00 \$10.00 \$11.00 \$21.00

3 After recording return to
and mail tax statements to:

TRUST DEED

PARTIES: **Frontier Resources, LLC** , Grantor

Cascade Title and Escrow , Trustee

Melvin McDougal , Beneficiary

Grantor conveys to Trustee, in trust, the following described real property situated in Lane County, Oregon:

EXHIBIT A

Lots 2, 5 and 6, VENETA BUSINESS PARK, as platted and recorded November 7, 2007, Reception No. 2007-079397, Lane County Deeds and records, in Lane County, Oregon.

This Trust Deed shall secure payment and performance of a Promissory Note dated July 17, 2017, and other agreements. The principal amount of the Promissory Note is \$450,000 which, together with accrued interest, is due on demand. If all sums secured by the trust deed have been fully paid and satisfied without the sale of the real property described on Exhibit A, Beneficiary agrees to remove the trust deed and to reconvey the property to Grantor.

Grantor warrants and covenants that Grantor owns the property free and clear of encumbrances except easements, conditions, and restrictions of record.

Grantor shall pay the Promissory Note in accordance with its agreement with Beneficiary and shall pay when due all taxes, assessments, and other charges that may be levied against the property. Grantor shall keep any buildings now on the premises or which may hereafter be placed thereon insured against loss or damage by fire, with extended coverage, for their full insurable value with Beneficiary listed as a named

insured or loss payee. Grantor shall keep improvements on the premises in good repair and will not commit or suffer any waste thereof or of the premises.

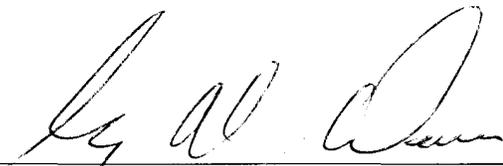
Time is of the essence hereof. Default by Grantor of any of Grantor's obligations in the Promissory Note or other loan agreements with Beneficiary, or this Trust Deed will entitle Beneficiary to declare the full unpaid balance of the promissory note, together with any other sums secured by this Trust Deed, immediately due and payable, in which case failure of the Grantor to pay the full amount declared to be due within ten (10) days from the date of such declaration shall be a material breach of this Trust Deed.

Should Grantor default, Beneficiary, in addition to any other legal or equitable remedies, may deliver to its Trustee a written notice of default and election to sell the property. Upon such delivery, the Beneficiary shall deposit with the Trustee this Trust Deed and all promissory notes and documents evidencing expenditures secured hereby, whereupon the Trustee shall fix the time and place of sale and give notice thereof as then required by law.

If legal expenses are incurred in a trustee's sale of the property, the Trustee and Beneficiary shall be entitled to recover such expenses. If litigation arises from this document, the prevailing party shall be entitled to recover attorneys' fees at all levels of litigation.

Date: July 17, 2017

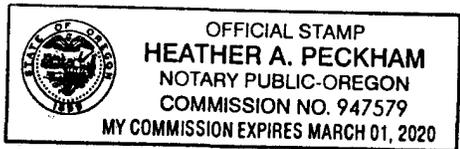
GRANTOR: Frontier Resources, LLC

By: 
Gregory M Demers, President

STATE OF OREGON)
)ss.
County of Lane)

The foregoing instrument was acknowledged before me this 17 day of July, 2017, by Gregory M. Demers as President of Frontier Resources, LLC.


Notary Public for Oregon
My Commission Expires: 3/1/2020



PERSONAL PROPERTY TAX WARRANT

(This is a lien demand and not an arrest warrant)

State of Oregon, County of LANE

Warrant Number **427902**

Date Issued: 6/28/2018

Interest to: 7/16/2018

Directed to:

FRONTIER RESOURCES LLC
PO BOX 876
VENETA OR 97487

Lane County Clerk	2018-029597
Lane County Deeds & Records	06/28/2018 12:05:00 PM
RPR-LIEN Cnt=1 Stn=41 CASHIER 04 1pages	NO FEE
\$5.00 \$11.00 \$61.00	

The above named appears as owning or having possession or control of certain personal property on the accounts listed below. Taxes lawfully assessed, levied, and charged on said personal property have not been paid and are delinquent for the years and in the respective amounts specified.

This warrant is issued to enforce payment of these taxes pursuant to Oregon Revised Statute 311.610.

The description of the personal property as it appears in the latest tax roll, the year(s) for which taxes are delinquent, the principal amount for delinquent taxes for each year plus interest to the date of issuance of this warrant, and service charges, are as follows:

Description of Personal Property			Tax Year	Amount of Taxes	Amount Due	
Code Area	Account Number	Kind of Property			Interest	Total
02898	5515398	FURN, MACH, EQUIP, MISCELLANEOUS	2017-18	\$331.67	\$22.11	\$353.78
Total Amount of Taxes to be Recorded				Total Taxes and Interest		\$353.78
Make Remittance Payable To:				Service Charges		\$52.00
LANE COUNTY, Department of Assessment and Taxation				TOTAL Due		\$405.78
125 E. 8th Avenue, Eugene OR 97401-2968						

The amount due on this warrant is the sum of total taxes due, interest on all past due installments at the rate of 1.3333 percent per month until paid (ORS 311.505), and the service charges.

* The Total Due reflects taxes, interest and other charges due for the 2017-18 tax year. For prior year balances, contact Lane County Assessment and Taxation at (541)-682-4321.

SERVICE OF WARRANT

A duplicate of this warrant was served on the person named by Certified Mail (ORS 311.620).

Date Mailed 6/28/2018 The cost of such service, publication, or postage is \$ 52.00

RELEASE OF LIEN

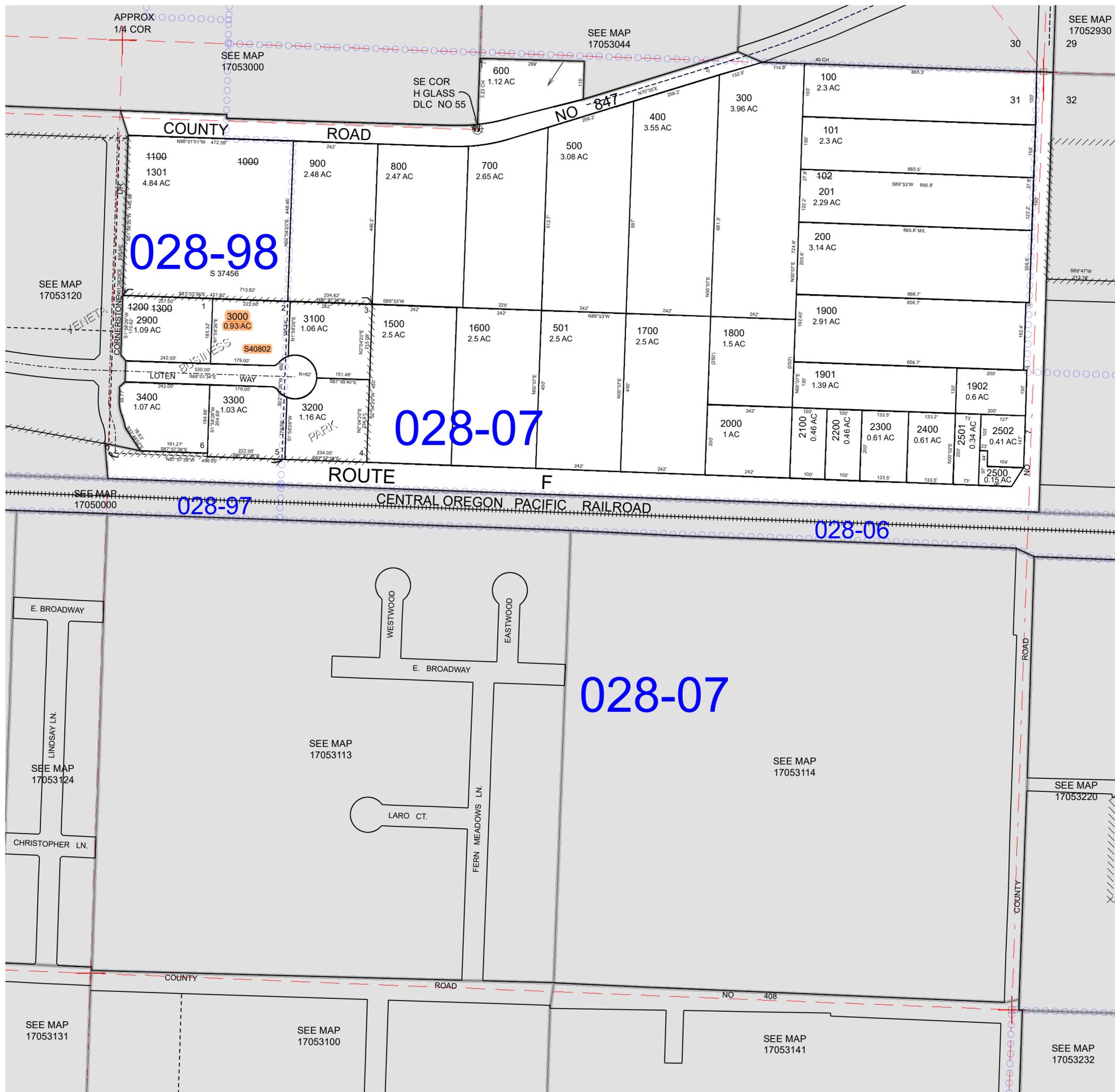
This warrant is hereby satisfied in full, and the lien is fully released.

This warrant is hereby cancelled.

Michael C. Cowles
Tax Collector

by _____ Date _____
Deputy (MUST be signed to release lien)

— After recording return to Lane County Tax Collector at 125 E. 8th Ave, Eugene, OR 97401 —



- CANCELLED
- 102
 - 1000
 - 1100
 - 1200
 - 1600
 - 2700
 - 2701
 - 2702
 - 2703
 - 2704
 - 2705
 - 2706
 - 2707
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 - 2718
 - 2719
 - 2720
 - 2721
 - 2722
 - 2800
 - 1200
 - 1300

REVISIONS
 05/11/2007 - LCA130 - CONVERT MAP TO GIS
 01/07/2008 - LCA1130 - CANG. 1300 & 1400 INTO VENETA BUS. PARK
 11/08/2007 - LCA115 - UPDATE RAILWAY NAME

PLAT DOCUMENT

Division of Chief Deputy Clerk
Lane County Deeds and Records

2007-079397



\$206.00

00959977200700793970010015

11/29/2007 10:52:41 AM

RPR-SUBD Cnt=1 Stn=1 CASHIER 05

\$5.00 \$180.00 \$10.00 \$11.00

This document is a
SUBDIVISION

VENETA BUSINESS PARK

Owner: Norman N. McDougal, Wiley Mt., Inc.,
Melvin L. McDougal, Leelynn, Inc. & ATR Land, LLC

Dedicatee: City of Veneta
Twn. 17S Rng. 5W Sec. 31

LANE COUNTY DEEDS & RECORDS

15 -Lots

2 - Stickers

9 - Res. Numbers

AFTER RECORDING RETURN TO:
Lane County Surveyor's Office

NOTES

- 1) PROPERTY IS ENCUMBERED BY BLANKET POWER EASEMENT BOOK 293, PAGE 24 JULY 25, 1945.
- 2) ACCESS EASEMENTS NO. 2002-017261 & 2001-065847 (AMENDED PER 2002-026653), ACCESS & UTILITY EASEMENT NO. 2002-038140 AND PUE NO. 2003-088636 ALL LIE WITHIN RIGHT-OF-WAY OF CORNERSTONE DRIVE.
- 3) NO BUILDING, STRUCTURE, TREES, SHRUBS, OR OTHER OBSTRUCTION SHALL BE PLACED ON OR IN A PUBLIC UTILITY EASEMENT.
- 4) NO TREE CUTTING WITHOUT A PERMIT FROM THE CITY OF VENETA.
- 5) LOTS 3 THROUGH 11 ARE SUBJECT TO 30' BUILDING SETBACK REQUIRED BY THE NE EMPLOYMENT CENTER SPECIFIC DEVELOPMENT PLAN.

VENETA BUSINESS PARK

IN THE NW 1/4 OF SEC. 31, T17S, R5W, WM
CITY OF VENETA, LANE COUNTY, OREGON
JULY 15, 2007

RECORDED

DATE: 22 Nov 07
COUNTY CLERK

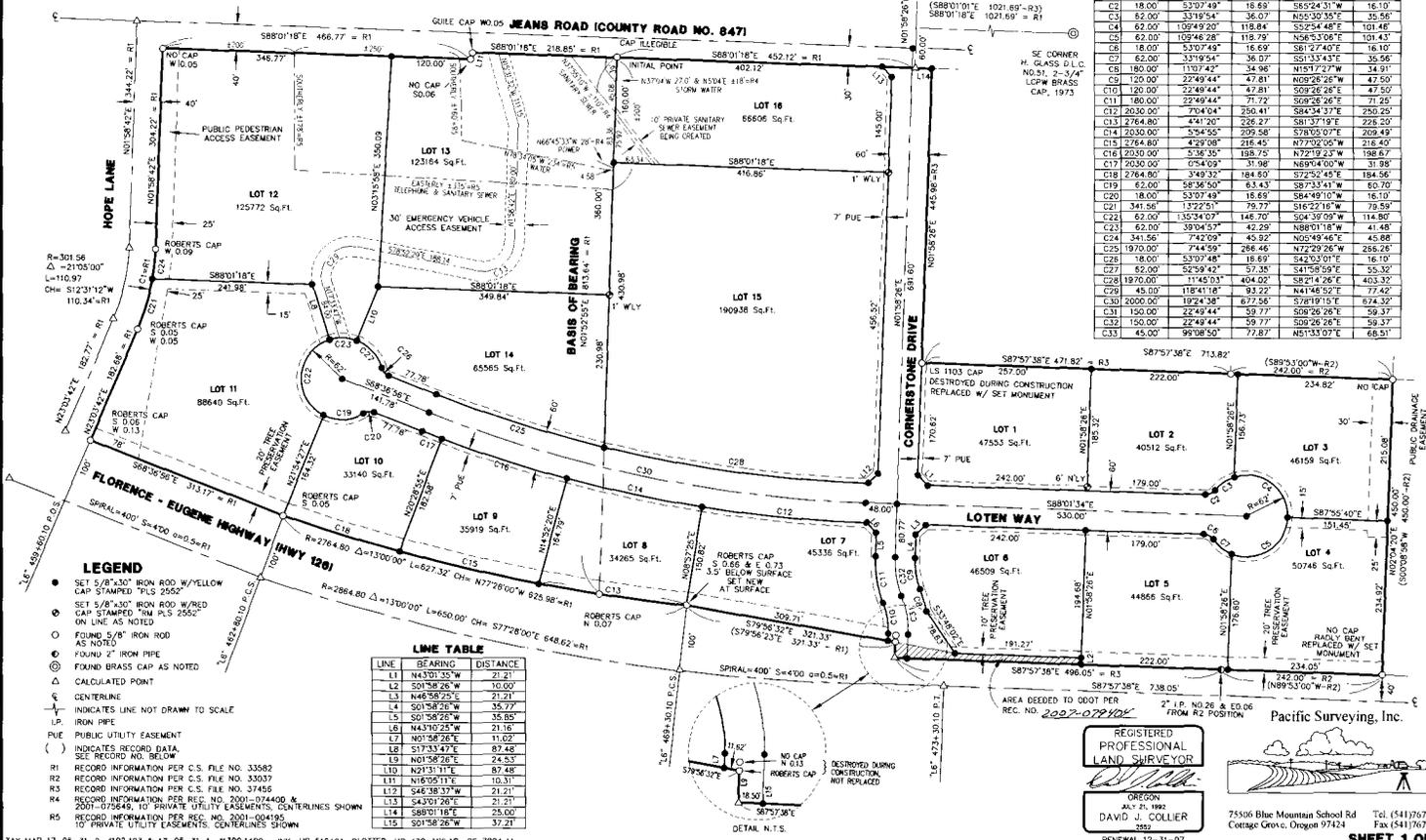
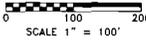
BY: *[Signature]*

LANE COUNTY SURVEYORS OFFICE
C.S. FILE NO. 42 802
FILING DATE 22 Nov 07

Division of Chief Deputy Clerk
Lane County Deeds and Records
2007-078397
\$206.00
11/23/2007 10:52:41 AM
RPR-SUBD OnL1 Stn1 CASHIER 03
\$5.00 \$180.00 \$10.00 \$11.00

CURVE TABLE

LINE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	341.88	217.55	125.68	N12°31'21"E	124.98
C2	18.00	3307.49	18.69	S8°24'31"W	16.17
C3	62.00	3319.54	36.07	N5°30'35"E	35.56
C4	62.00	10949.20	118.84	S52°54'48"E	101.46
C5	62.00	10949.28	119.79	N5°51'08"E	101.43
C6	18.00	5307.49	16.69	S81°27'40"E	16.10
C7	62.00	3319.54	36.07	S51°33'43"E	35.56
C8	180.00	11974.72	54.96	N15°12'27"W	34.91
C9	120.00	22494.44	47.81	N09°26'26"W	47.50
C10	120.00	22494.44	47.81	S09°26'26"E	47.50
C11	180.00	22494.44	71.72	S09°26'26"E	71.55
C12	2030.00	7040.64	250.41	S84°34'37"E	250.35
C13	2764.80	441.20	226.27	S81°37'19"E	226.20
C14	2030.00	5344.93	209.58	S70°03'07"E	209.49
C15	2764.80	429.98	216.45	N77°02'05"W	216.40
C16	2030.00	538.35	188.75	N72°19'23"W	188.67
C17	2030.00	674.69	31.96	N69°04'00"W	31.98
C18	2764.80	349.32	184.80	S72°52'45"E	184.56
C19	62.00	5836.50	63.43	S87°33'41"W	60.70
C20	18.00	5307.49	16.69	S86°49'10"W	16.10
C21	341.88	11974.72	79.77	S16°23'16"W	78.59
C22	62.00	13524.07	146.70	S04°30'09"W	114.80
C23	62.00	3904.50	42.29	N88°01'18"W	41.48
C24	341.88	7447.09	45.92	N89°49'46"E	45.98
C25	1970.00	744.59	286.46	N72°29'26"W	286.28
C26	18.00	5307.49	16.69	S42°03'01"E	16.10
C27	62.00	5259.62	57.95	S41°58'59"E	55.32
C28	1970.00	1145.03	404.02	S82°14'26"E	403.32
C29	45.00	11841.18	93.22	N41°46'52"E	77.42
C30	2000.00	1974.38	877.58	S16°11'11"E	874.32
C31	150.00	22494.44	59.77	S09°26'26"E	59.37
C32	150.00	22494.44	59.77	S09°26'26"E	59.37
C33	45.00	9638.50	77.87	N51°53'07"E	68.51

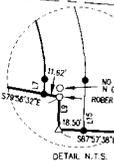


LEGEND

- SET 5/8" x 30" IRON ROD W/ YELLOW CAP STAMPED "PLS 2552"
- SET 5/8" x 30" IRON ROD W/ RED CAP STAMPED "M PLS 2552"
- FOUND 2" IRON ROD AS NOTED
- FOUND 1" IRON PIPE
- FOUND BRASS CAP AS NOTED
- △ CALCULATED POINT
- CENTERLINE
- - - INDICATES LINE NOT DRAWN TO SCALE
- LP IRON PIPE
- PUE PUBLIC UTILITY EASEMENT
- () INDICATES RECORD DATA. SEE RECORD NO. BELOW
- R1 RECORD INFORMATION PER C.S. FILE NO. 33582
- R2 RECORD INFORMATION PER C.S. FILE NO. 33037
- R3 RECORD INFORMATION PER C.S. FILE NO. 37455
- R4 RECORD INFORMATION PER REC. NO. 2001-074400 & 2001-072649, TO PRIVATE UTILITY EASEMENTS, CENTERLINES SHOWN
- R5 RECORD INFORMATION PER REC. NO. 2001-054150 TO PRIVATE UTILITY EASEMENTS, CENTERLINES SHOWN

LINE TABLE

LINE	BEARING	DISTANCE
L1	N43°01'55"W	21.21
L2	S01°58'26"W	10.00
L3	N48°58'25"E	21.21
L4	S01°58'26"W	35.57
L5	S01°58'26"W	35.56
L6	N43°10'25"W	21.16
L7	N01°58'26"E	11.02
L8	S17°33'47"E	87.48
L9	N01°58'26"E	24.53
L10	N01°58'26"E	87.48
L11	N09°05'11"E	10.31
L12	S48°38'37"W	21.21
L13	S43°01'26"E	21.21
L14	S88°01'18"E	25.00
L15	S01°58'26"W	37.21



REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
OREGON
AUG 21, 1992
DAVID J. COLLIER
RENEWAL 12-31-07

Pacific Surveying, Inc.
75506 Blue Mountain School Rd
Cottage Grove, Oregon 97424
Tel: (541)767-0790
Fax: (541)767-3087

VENETA BUSINESS PARK

IN THE NW 1/4 OF SEC. 31, T17S, R5W, WM
CITY OF VENETA, LANE COUNTY, OREGON

JULY 15, 2007

RECORDED

DATE: 29 NOV 07
COUNTY CLERK
BY: *U. B. Belling*

LANE COUNTY SURVEYORS OFFICE
C.S. FILE NO. _____
FILING DATE _____

Division of Chief Deputy Clerk 2007-093307
Lane County Deeds and Records \$206.00
00589977226700793970010015
11/29/2007 10:52:41 AM
RPR-SUBD Cnt=1 Stn=1 CRSMER CD
\$5.00 \$180.00 \$10.00 \$11.00

SURVEYOR'S CERTIFICATE

I, DAVID J. COLLIER, BEING DULY SWORN DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS SHOWN HEREON, AND THAT APPROPRIATE CITY, STATE, AND COUNTY REQUIREMENTS HAVE BEEN MET, AND THAT THE INITIAL POINT IS A 5/8" IRON ROD AS SHOWN.

David J. Collier
DAVID J. COLLIER PLS 2552

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David J. Collier
OREGON
JULY 21, 1987
DAVID J. COLLIER
2552
RENEWAL 12-31-07

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT NORMAN N. MCDUGAL, AND MELVIN L. MCDUGAL, AND LEE LYNN, INC., AN OREGON CORPORATION, AND FRONTIER RESOURCES, LLC, AN OREGON LIMITED LIABILITY COMPANY, AND ARTIS L. HOLTE ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY, AND HAVE CAUSED THE SAME TO BE SUBDIVIDED AND PLATED, IN ACCORDANCE WITH ORS CHAPTER 92, AND DO HEREBY ACKNOWLEDGE THE EXISTING PRIVATE UTILITY EASEMENTS, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER ALL STREET RIGHT-OF-WAYS, THE PUBLIC DRAINAGE EASEMENT, THE 30' EMERGENCY VEHICLE EASEMENT, THE VARIABLE WIDTH PUBLIC PEDESTRIAN ACCESS EASEMENT, AND PUBLIC UTILITY EASEMENTS, AND DO HEREBY CREATE THE TREE PRESERVATION EASEMENT AND 10' PRIVATE SANITARY SEWER EASEMENT AS SHOWN HEREON.

Norman N. McDugal
NORMAN N. MCDUGAL
PRESIDENT, MILEY MT., INC.

Melvin L. McDugal
MELVIN L. MCDUGAL
PRESIDENT, LEE LYNN, INC.

* AND ATR LAND, LLC, AN OREGON LIMITED LIABILITY COMPANY.

APPROVALS

Robert L. ... 11/16/07
CITY OF VENETA MAYOR DATE

John ... 11/21/07
CITY OF VENETA BUILDING AND PLANNING OFFICIAL DATE

John ... 11-07
CITY OF VENETA CITY ENGINEER DATE

Neil Schuman 11-07
CITY OF VENETA PUBLIC WORKS SUPERINTENDENT DATE

... 11/27/07
LANE COUNTY SURVEYOR DATE

Walter B. ... 11/20/07
LANE COUNTY ASSESSOR DATE

... 11/27/07
LANE COUNTY BOARD OF COMMISSIONERS DATE

DESCRIPTION

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF LANE COUNTY ROAD NO. 847 (JEANS ROAD) WITH THE NORTH-SOUTH CENTERLINE OF SECTION 31, TOWNSHIP 17 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, SAID POINT BEING 50°58'25"W 279.49 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 31; THENCE N89°11'18"W 452.12 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY OF SAID LANE COUNTY ROAD NO. 847 (JEANS ROAD) TO A 5/8" IRON ROD MARKING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY 588°01'18"E 477.12 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY 51°52'27"W 445.98 FEET TO A 5/8" IRON ROD; THENCE S87°57'38"E 713.82 FEET TO A 5/8" IRON ROD; THENCE S204°20'W 450.00 FEET TO A 5/8" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY OF THE EUGENE-HOLENCE STATE HIGHWAY; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY N87°57'38"W 735.05 FEET TO A POINT; THENCE N138°26'E 24.53 FEET TO A 5/8" IRON ROD; THENCE N79°56'32"W 321.33 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 2764.80 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS N72°52'W 825.98 FEET) AN ARC DISTANCE OF 627.32 FEET TO A 5/8" IRON ROD; THENCE N88°36'56"W 313.17 FEET TO A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY OF HOPE LANE; THENCE NORTHERLY RIGHT-OF-WAY OF THE EUGENE-HOLENCE STATE HIGHWAY AND ALONG SAID EASTERLY RIGHT-OF-WAY OF SAID HOPE LANE N23°03'42"E 182.68 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 341.56 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS N123°11'E 154.08 FEET) AN ARC DISTANCE OF 125.68 FEET TO A 5/8" IRON ROD; THENCE N1°58'42"E 304.22 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY OF SAID COUNTY ROAD NO. 847 (JEANS ROAD); THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY OF HOPE LANE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY 588°01'18"E 466.77 FEET TO A 5/8" IRON ROD; THENCE N16°05'11"E 10.31 FEET TO A 5/8" IRON ROD; THENCE S88°01'18"E 218.85 FEET TO THE TRUE POINT OF BEGINNING, ALL IN LANE COUNTY, OREGON.

ACKNOWLEDGMENT

STATE OF OREGON
COUNTY OF LANE

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 25th DAY OF September, 2007, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED NORMAN N. MCDUGAL, AND AS PRESIDENT OF MILEY MT. INC., AN OREGON CORPORATION, AND DID PERSONALLY APPEAR MELVIN L. MCDUGAL, AND AS PRESIDENT OF LEE LYNN, INC., AN OREGON CORPORATION, AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Maggie Turner
NOTARY PUBLIC



A CONSENT AFFIDAVIT FOR THIS SUBMISSION BY FRONTIER RESOURCES, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS ON FILE IN THE LANE COUNTY OREGON RECORDS OFFICE, REC. NO. 2007-79398

A CONSENT AFFIDAVIT FOR THIS SUBMISSION BY ARTIS L. HOLTE IS ON FILE IN THE LANE COUNTY OREGON RECORDS OFFICE, REC. NO. 2007-79399

A CONSENT AFFIDAVIT FOR THIS SUBMISSION BY U.S. BANK, N.A. IS ON FILE IN THE LANE COUNTY OREGON RECORDS OFFICE, REC. NO. 2007-79400

A CONSENT AFFIDAVIT FOR THIS SUBMISSION BY ATR LAND, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS ON FILE IN THE LANE COUNTY OREGON RECORDS OFFICE, REC. NO. 2007-79401

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE LANDS OF MILEY MT., INC., ET AL. AS SHOWN MONUMENTS FROM C.S.F. 33582 (ROBERTS), C.S.F. 33037 AND 37456 (SWANSON) WERE USED TO ESTABLISH THE BOUNDARY. MISSING OR REPLACED MONUMENTS WERE SET USING RECORD ANGLES AND DISTANCES. NOTE THAT THE TWO SWANSON SURVEYS (33037 AND 37456) HAVE DIFFERENT BASIS OF BEARINGS, WHEN THE TWO SURVEYS WERE ROTATED TO A COMMON BASIS OF BEARING, THE FOUND MONUMENTS FIT VERY WELL. ALSO NOTE THAT THE BEARING ALONG THE NORTH LINE OF THE 33037 (R2) SURVEY APPEARS TO HAVE A DRAFTING ERROR AND SHOULD BE N89°53'00"W. THE INTERIOR LOT LINES WERE ESTABLISHED PER CLIENT INSTRUCTIONS. NOTE THAT THE DISTANCES (AND SOMETIMES THE DIRECTION) GIVEN IN THE EASEMENT DESCRIBED IN REC. NO. 2001-004195 (R5) DO NOT FIT WHAT IS ON THE GROUND.

Pacific Surveying, Inc.



75506 Blue Mountain School Rd Tel: (541)767-0700
Cottage Grove, Oregon 97424 Fax: (541)767-3187

SHEET 2 OF 2



After recording return to:
City of Veneta
P. O. Box 458
Veneta, Oregon 97487

IRREVOCABLE DEVELOPMENT AGREEMENT

Parties: McDougal Bros., Inc. (McDougal)

Ardis L. Holte (Holte)

City of Veneta (City)

McDougal owns Lots 1 through 14 and Holte owns Lots 15 and 16 of the Veneta Business Park Subdivision in Lane County, Oregon, as platted and recorded in Lane County Deeds and Records, Reception No. 2007- 79397 (Subdivision).

McDougal has applied to City for a final subdivision plat (S-4-02), and enters into this Agreement to comply with City's building and land development regulations. This Agreement and its terms shall run with the land, be binding upon the parties and their successors in interest, and shall benefit present and future owners of Subdivision lots.

Based on the foregoing recital, which is an operative part of this Agreement, the parties agree:

1. **Revocation.** Upon recording of the final plat, City revokes the following agreements:
 - a. "City of Veneta Conditional Use Agreement, Caretaker Residence CUP-1-00", dated December 15, 2000, by and between The City of Veneta and Frontier Resources, recorded January 2, 2001, Recorder's No. 2001-000178;
 - b. "Irrevocable Agreement", dated March 21, 2001, by and between Frontier Resources, LLC and the City of Veneta, recorded March 22, 2001, Recorder's No. 2001-015888;
 - c. "Irrevocable Agreement", dated March 21, 2001, by and between Frontier Resources, LLC and the City of Veneta, recorded March 22, 2001, Recorder's No. 2001-015889;
 - d. "Irrevocable Agreement", dated August 27, 2001, by and between Frontier Resources, LLC and the City of Veneta, recorded September 12, 2001, Recorder's No. 2001-059628; and,
 - e. "Irrevocable Agreement", dated November 6, 2001, by and between the City of Veneta and Frontier Resources, LLC, recorded November 6, 2001, Recorder's No.

2001-074399.

2. **Lots 12 and 13.** The owners of Lot 12 and Lot 13 (Owners) shall be bound by the following provisions:

a. Lot 12 and Lot 13 shall share the existing parking spaces on both lots until a new Site Plan is approved.

b. Owners shall apply for a Site Plan Amendment within one (1) year after the recording of the final plat. Systems Development Charges and all other applicable conditions shall be brought into compliance with Site Plan (SR-3-02) at that time.

c. The 30' emergency vehicle access easement that crosses both lots from Jeans Road to Loten Way must remain clear of parked vehicles, fences, or any other barrier that would prevent its use for emergency vehicle access easement.

d. The pedestrian easement connecting Loten Way to Jeans Road shall remain free of fences or other permanent obstructions.

e. Owners must obtain a Site Plan Amendment for future changes in use.

3. **Lot 11.** The pedestrian easement adjacent to the north side of the lot shall remain free of fences or other permanent obstructions.

4. **Lots 15 and 16.** The owner of Lot 16 shall continue to allow the owner of Lot 15 to use the parking area and ingress/egress driveways located on Lot 16 until a new Site Plan is approved. The owners of Lots 15 and 16 shall apply for a Site Plan Amendment for any future changes in use.

5. **Lot 8.** The owner of Lot 8 shall submit a Site Plan for conversion of the accessory cold storage building into a viable commercial or industrial use within one (1) year of the recording of the final plat or prior to use, whichever occurs first. The owner of Lot 8 shall apply for a Site Plan Amendment for any future changes in use.

6. **Lots 3 and 4.** The owners of Lot 3 and Lot 4 shall comply with the east end landscape and building setback area established by the Veneta Land Development Ordinance, Article 4.14 (7)(a)(4)(i) for the Northeast Employment Center.

7. **Building Setbacks.** Lots 4, 5, 6, 7, 8, 9, 10, and 11 shall comply with the Veneta Land Development Ordinance, Article 4.14 (7)(a)(4)(ii), which requires 30' building setbacks on Highway 126.

8. **Landscaping.** The owners of all lots, to comply with the approved landscape plan for 8' planter strips along Jeans Road, Cornerstone Drive, and Loten Way, will install and maintain landscaping in the 8' planter strips that are adjacent to the lots. Landscape maintenance includes

replacement of diseased, dead, and dying trees and vegetation. The planter strips shall be kept free of weeds and high grass and shall be maintained so that they comply with the clear vision area defined in the Veneta Land Development Ordinance.

9. **Tree Cutting.** Tree cutting may not take place within the 20' tree preservation easements without obtaining a tree-felling permit under the Veneta Land Development Ordinance, Article 4.14 (7)(a)(4)(ii) for the Northeast Employment Center. Removal of other trees on the Subdivision is subject to Veneta Municipal Code Chapter 8.10.

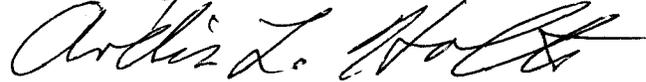
10. **Holt's Consent.** Holte is a party to this Agreement solely to consent to the provisions that affect Lots 15 and 16, and Holte grants McDougal permission to go upon Holte's property, if necessary, to construct the Improvements on or about Lots 15 and 16.

11. **Signature Authority.** McDougal Bros., Inc. is an Oregon corporation and is affiliated with Melvin L. McDougal, Norman N. McDougal, McDougal Bros. Investments, LeeLynn, Inc., Wiley Mt., Inc., Frontier Resources, LLC, and ATR Land, LLC. An officer or authorized agent of McDougal Bros., Inc. signs this Agreement to bind McDougal Bros., Inc. and all McDougal Affiliates who may have an ownership interest in any portion of the Subdivision. The person who signs this Agreement on behalf of McDougal warrants that he has the authority of McDougal and all affiliates to do so.

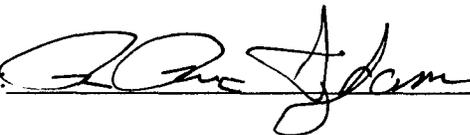
Date: September _____, 2007.

McDOUGAL BROS., INC.

By: 


ARDIS L. HOLTE

CITY OF VENETA

By: 

STATE OF OREGON)
)ss:
County of Lane)

This instrument was acknowledged before me on the 19th day of September, 2007

by LARRY O. GILDEA as authorized representative for McDougal Bros., Inc.



Maggie Turner
Notary Public for Oregon
My Commission Expires: 5/13/09

STATE OF OREGON)
)ss:
County of Lane)

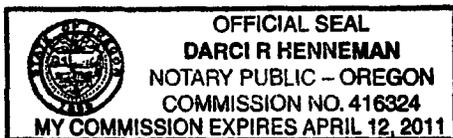
This instrument was acknowledged before me on the 21st day of Sept., 2007 by Ardis L. Holte.



Maggie Turner
Notary Public for Oregon
My Commission Expires: 5/13/09

STATE OF OREGON)
)ss:
County of Lane)

On the 17th day of October, 2007, personally appeared before me the above-named Ric Ingham, for the City of Veneta, Oregon, and by authority of the City of Veneta, acknowledged the foregoing instrument to be its voluntary act and deed.



Darci R Henneman
Notary Public for Oregon
My Commission Expires: 4-12-11



After recording return to:
City of Veneta
P. O. Box 458
Veneta, Oregon 97487

AGREEMENT FOR INSTALLATION OF A PAVED PEDESTRIAN PATH, SIDEWALKS, AND LANDSCAPING IMPROVEMENTS WITHIN THE CITY OF VENETA

Parties: McDougal Bros., Inc. for itself and all McDougal Affiliates (McDougal)

Ardis L. Holte (Holte)

City of Veneta (City)

McDougal owns Lots 1 through 14 and Holte owns Lots 15 and 16 of the VENETA BUSINESS PARK SUBDIVISION, Lane County, Oregon, as platted and recorded in Lane County Deeds and Records, Reception No. 2007-79397 (Subdivision).

McDougal has applied to City for approval of a final subdivision plat (S-4-02). Veneta Land Division Ordinance, Article 7, requires construction, of sidewalks and landscaping within the right-of-way of Cornerstone Drive and Loten Way adjacent to the Subdivision lots, and a paved pedestrian path from Loten Way to Jeans Road (Improvements). Sidewalks must be installed on both sides of a public street and in any special pedestrian way within the Subdivision at the time a building permit is issued (Veneta Land Division Ordinance, Article 7, subsection (5)).

Four lots (12, 13, 15, and 16) are already developed. On April 28, 2006, McDougal and City entered into a joint development agreement whereby McDougal contracted to build 5,000 lineal feet of roadway, including sidewalks. The Veneta Planning Commission's conditions of approval (Conditions) require construction of a pedestrian path between Loten Way and Jeans Road, and landscaping by planting street trees every 40 feet with ground cover or unobstructing vegetation as understory (see Veneta Land Development Ordinance, Article 4, Section 4.14, Specific Development Plan Subzone, subsection (7)(a) 3, 6). City has approved McDougal's public improvement and landscaping plans (Approved Plans) for building the Improvements. McDougal has constructed sidewalks along both sides of Cornerstone Drive and the south side of Lot 15 per the Approved Plans. McDougal will be required to build sidewalks within the right-of-way adjacent to vacant lots when a building permit for the adjacent lot is issued. McDougal will incorporate the pedestrian path into a future Site Plan for Lot 11 and Lot 12.

It is not reasonable or realistic to plant street trees and vegetation adjacent to developed

lots on Cornerstone Drive, Jeans Road, and Loten Way until weather permits, or on Loten Way adjacent to undeveloped lots until sidewalks are constructed.

Based on the foregoing recitals, which are operative parts of this Agreement, the parties agree:

1. **Performance Bond.** McDougal will post a performance bond in the amount of \$61,236.00 to guarantee the paving of the pedestrian path on Lots 11 and 12 and the planting of street trees and vegetation adjacent to the developed lots per the Approved Plans. In the event that McDougal fails to carry out Sections 2, 3 and 4 of this Agreement, the City shall use the bond to install or complete the pedestrian path and landscaping as shown on the Approved Plans. If McDougal's bond amount exceeds the cost and expenses incurred by the City, it shall release the remainder to McDougal. If the costs and expenses incurred by City exceed the amount of the bond, McDougal shall be responsible for the balance, including, but not limited to engineering, inspection, legal, and contingent costs, together with any damages, either direct or consequential, which the City sustains on account of McDougal's failure to carry out and execute Sections 2, 3 and 4 of this Agreement. Not only may the City complete the work and recover its full costs and expenses, but the City may also recover court costs and attorney fees necessary to collect said amounts from McDougal.

McDougal and City agree that the bond shall be held by the City for one (1) year following acceptance by the City of the pedestrian path and installation of the landscaping improvements or upon the receipt of a one (1) year Maintenance Bond.

2. **Trees and Vegetation.** McDougal will plant street trees and vegetation adjacent to the developed lots per the Approved Plans no later than March 31, 2008.

3. **Pedestrian Path.** McDougal will pave the pedestrian path between Loten Way and Jeans Road no later than one (1) year from the date on which the final plat is recorded or when Lot 11 is developed, whichever occurs first.

4. **Improvements.** McDougal will construct Improvements per the Approved Plans when building permits are issued for all remaining vacant lots or within five (5) years from the date on which the final plat is recorded, whichever occurs first.

5. **Cost of Improvements.** The owner of each benefited lot shall be responsible for payment of the cost of Improvements within the right-of-way or planting strips adjacent to that lot.

6. **Local Improvement Assessment District.** The City may join all or part of McDougal's property and Holte's property with other property in creating a Local Improvement Assessment District (District). McDougal and Holte agree that the Improvements to be constructed adjacent to the undeveloped lots will directly benefit the Subdivision and will directly benefit the City through improvements to the public way and utilities serving the Subdivision and other properties in the vicinity. McDougal and

Holte agree not to challenge or remonstrate against the City's formation of a District and, in any proceedings to establish such a District, McDougal and Holte will acknowledge this Agreement if requested to do so.

7. **Interpretation.** This Agreement shall be binding on the parties and shall remain in full force and effect until the Improvements have been installed and accepted by City. Upon City's acceptance of the Improvements, this Agreement shall terminate and the obligations of all parties hereto shall be deemed discharged, except the obligation of any owner to pay for Improvements, shall survive termination of this Agreement.

8. **Legal Expenses.** If suit, action or arbitration is brought either directly or indirectly to rescind, interpret or enforce the terms of this Agreement, the prevailing party shall recover and the losing party hereby agrees to pay reasonable attorney's fees incurred in such proceeding, in both the trial and appellate courts, as well as the costs and disbursements. Further, if it becomes necessary for City to incur the services of an attorney to enforce any provision of this agreement without initiating litigation, Contractor agrees to pay City's attorney's fees so incurred. Such costs and fees shall bear interest at the maximum legal rate from the date incurred, until the date paid by losing party.

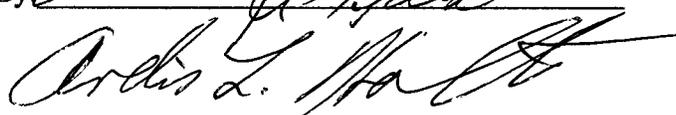
9. **Recording.** This Agreement shall be recorded in the deed records of Lane County, Oregon, shall run with the land, and shall bind all successors in interest.

10. **Holte's Consent.** Holte is a party to this Agreement solely to consent to the provisions that affect Lots 15 and 16, and Holte grants McDougal permission to go upon Holte's property, if necessary, to construct the Improvements on or about Lots 15 and 16.

11. **Signature Authority.** McDougal Bros., Inc. is an Oregon corporation and is affiliated with Melvin L. McDougal, Norman N. McDougal, McDougal Bros. Investments, LeeLynn, Inc., Wiley Mt., Inc., Frontier Resources, LLC, and ATR Land, LLC. An officer or authorized agent of McDougal Bros., Inc. signs this Agreement to bind McDougal Bros., Inc. and all McDougal Affiliates who may have an ownership interest in any portion of the Subdivision. The person who signs this Agreement on behalf of McDougal warrants that he has the authority of McDougal and all affiliates to do so.

Date: ~~September~~, 2007.

McDOUGAL BROS., INC.

By: 


ARDIS L. HOLTE

CITY OF VENETA

By *Ric Ingham*

STATE OF OREGON)
)ss:
County of Lane)

This instrument was acknowledged before me on the 19th day of September, 2007
by LARRY O. GILDEA as authorized representative for McDougal Bros., Inc.



Maggie Turner
Notary Public for Oregon
My Commission Expires: 5/13/09

STATE OF OREGON)
)ss:
County of Lane)

This instrument was acknowledged before me on the 21st day of Sept., 2007
by Ardis L. Holte.

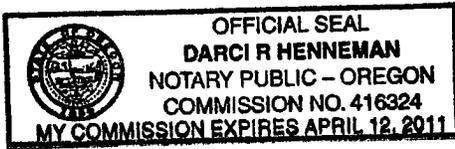


Maggie Turner
Notary Public for Oregon
My Commission Expires: 5/13/09

STATE OF OREGON)
)ss:
County of Lane)

On the 1st day of October, 2007, personally appeared before me the above-named Ric Ingham,
for the City of Veneta, Oregon, and by authority of the City of Veneta, acknowledged the

foregoing instrument to be its voluntary act and deed.



Darci R Henneman
Notary Public for Oregon
My Commission Expires: 4-12-11

K:\Documents\McDOUGAL BROS., INC. - Cornerstone Development\AGR Sidewalk Agreement-Final 090407CHCc.doc

AFTER RECORDING RETURN TO:
CASCADE TITLE COMPANY
811 WILLAMETTE ST., EUGENE, OR 97401

25158158 Tm

Lane County Clerk
Lane County Deeds and Records

2017-034932



\$52.00

01662745201700349320020028

07/18/2017 11:17:30 AM

RPR-DTR Cnt=1 Stn=40 CASHIER 01

\$10.00 \$10.00 \$11.00 \$21.00

3

After recording return to
and mail tax statements to:

TRUST DEED

PARTIES: **Frontier Resources, LLC** , Grantor

Cascade Title and Escrow , Trustee

Melvin McDougal , Beneficiary

Grantor conveys to Trustee, in trust, the following described real property situated in Lane County, Oregon:

EXHIBIT A

Lots 2, 5 and 6, VENETA BUSINESS PARK, as platted and recorded November 7, 2007, Reception No. 2007-079397, Lane County Deeds and records, in Lane County, Oregon.

This Trust Deed shall secure payment and performance of a Promissory Note dated July 17, 2017, and other agreements. The principal amount of the Promissory Note is \$450,000 which, together with accrued interest, is due on demand. If all sums secured by the trust deed have been fully paid and satisfied without the sale of the real property described on Exhibit A, Beneficiary agrees to remove the trust deed and to reconvey the property to Grantor.

Grantor warrants and covenants that Grantor owns the property free and clear of encumbrances except easements, conditions, and restrictions of record.

Grantor shall pay the Promissory Note in accordance with its agreement with Beneficiary and shall pay when due all taxes, assessments, and other charges that may be levied against the property. Grantor shall keep any buildings now on the premises or which may hereafter be placed thereon insured against loss or damage by fire, with extended coverage, for their full insurable value with Beneficiary listed as a named

insured or loss payee. Grantor shall keep improvements on the premises in good repair and will not commit or suffer any waste thereof or of the premises.

Time is of the essence hereof. Default by Grantor of any of Grantor's obligations in the Promissory Note or other loan agreements with Beneficiary, or this Trust Deed will entitle Beneficiary to declare the full unpaid balance of the promissory note, together with any other sums secured by this Trust Deed, immediately due and payable, in which case failure of the Grantor to pay the full amount declared to be due within ten (10) days from the date of such declaration shall be a material breach of this Trust Deed.

Should Grantor default, Beneficiary, in addition to any other legal or equitable remedies, may deliver to its Trustee a written notice of default and election to sell the property. Upon such delivery, the Beneficiary shall deposit with the Trustee this Trust Deed and all promissory notes and documents evidencing expenditures secured hereby, whereupon the Trustee shall fix the time and place of sale and give notice thereof as then required by law.

If legal expenses are incurred in a trustee's sale of the property, the Trustee and Beneficiary shall be entitled to recover such expenses. If litigation arises from this document, the prevailing party shall be entitled to recover attorneys' fees at all levels of litigation.

Date: July 17, 2017

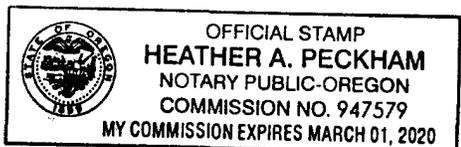
GRANTOR: Frontier Resources, LLC

By: *Gregory M Demers*
Gregory M Demers, President

STATE OF OREGON)
)ss.
County of Lane)

The foregoing instrument was acknowledged before me this 17 day of July, 2017, by Gregory M. Demers as President of Frontier Resources, LLC.

Heather A. Peckham
Notary Public for Oregon
My Commission Expires: 3/1/2020



PERSONAL PROPERTY TAX WARRANT

(This is a lien demand and not an arrest warrant)

State of Oregon, County of LANE

Warrant Number **427902**

Date Issued: 6/28/2018

Interest to: 7/16/2018

Directed to:

FRONTIER RESOURCES LLC
PO BOX 876
VENETA OR 97487

Lane County Clerk	2018-029597
Lane County Deeds & Records	06/28/2018 12:05:00 PM
RPR-LIEN Cnt=1 Stn=41 CASHIER 04 1pages	NO FEE
\$5.00 \$11.00 \$61.00	

The above named appears as owning or having possession or control of certain personal property on the accounts listed below. Taxes lawfully assessed, levied, and charged on said personal property have not been paid and are delinquent for the years and in the respective amounts specified.

This warrant is issued to enforce payment of these taxes pursuant to Oregon Revised Statute 311.610.

The description of the personal property as it appears in the latest tax roll, the year(s) for which taxes are delinquent, the principal amount for delinquent taxes for each year plus interest to the date of issuance of this warrant, and service charges, are as follows:

Description of Personal Property			Tax Year	Amount of Taxes	Amount Due	
Code Area	Account Number	Kind of Property			Interest	Total
02898	5515398	FURN, MACH, EQUIP, MISCELLANEOUS	2017-18	\$331.67	\$22.11	\$353.78
Total Amount of Taxes to be Recorded				Total Taxes and Interest		\$353.78
Make Remittance Payable To:				Service Charges		\$52.00
LANE COUNTY, Department of Assessment and Taxation 125 E. 8th Avenue, Eugene OR 97401-2968				TOTAL Due		\$405.78

The amount due on this warrant is the sum of total taxes due, interest on all past due installments at the rate of 1.3333 percent per month until paid (ORS 311.505), and the service charges.

* The Total Due reflects taxes, interest and other charges due for the 2017-18 tax year. For prior year balances, contact Lane County Assessment and Taxation at (541)-682-4321.

SERVICE OF WARRANT

A duplicate of this warrant was served on the person named by Certified Mail (ORS 311.620).

Date Mailed 6/28/2018 The cost of such service, publication, or postage is \$ 52.00

RELEASE OF LIEN

This warrant is hereby satisfied in full, and the lien is fully released.

This warrant is hereby cancelled.

Michael C. Cowles
Tax Collector

by _____ Date _____
Deputy (MUST be signed to release lien)

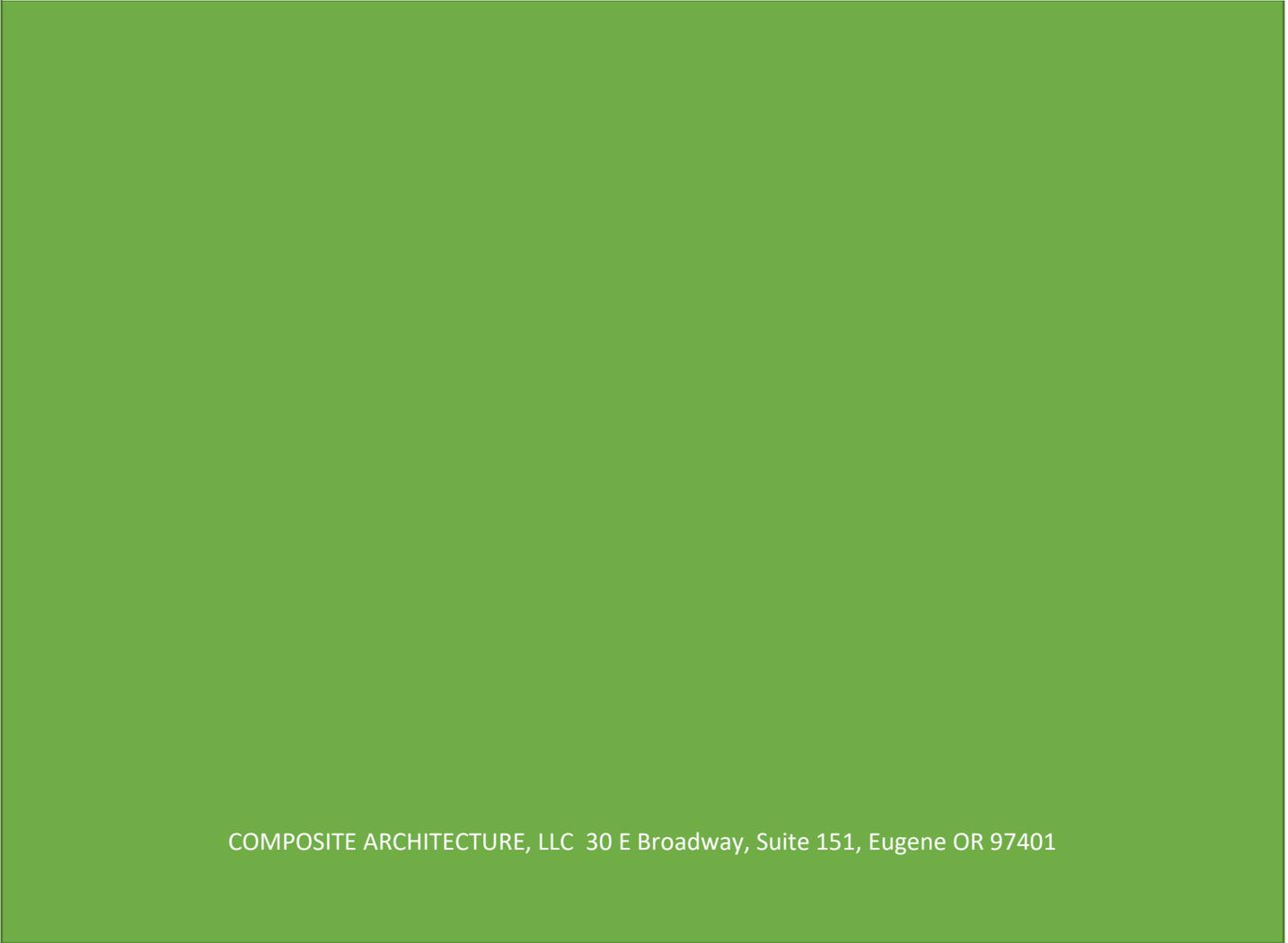
— After recording return to Lane County Tax Collector at 125 E. 8th Ave, Eugene, OR 97401 —



SITE PLAN REVIEW

APPLICATION

BAXTER PLUMBING
WAREHOUSE AND OFFICES



COMPOSITE ARCHITECTURE, LLC 30 E Broadway, Suite 151, Eugene OR 97401

Saturday June 13, 2020

To: City of Veneta
Planning Department
PO Box 458
Veneta, OR 97487

Reference: Baxter Plumbing warehouse and offices
Site Plan Review Application



Assessor's map: 17 05 31 10
Tax Lot: 03000

Property Address: Loten Way
Veneta, OR 97487

Applicant: Baxter Plumbing & Rooter, Inc.
PO BOX 117
Elmira, OR 97437
Contact: Mike & Tracy Strode
541-334-6696
tracy@baxterplumbing.com

Applicant's Representative: Composite Architecture, LLC
30 E Broadway, Suite 151
Eugene, OR 97401
Contact: Alain Rebeyrol, AIA
541-204-0650 Ext 1
rebeyrol@compositearchitecture.net

On behalf of the applicant, Baxter Plumbing, enclosed is the Site Plan Review for the proposed Baxter Plumbing warehouse and offices to be located on Loten Way.

In accordance with the City's submittal requirements, Veneta Land Development Ordinance Standards, and the procedure and standards of the Veneta Municipal Code, Titles 8 and 15, the following are provided to address all approval criteria and prior completeness review comments from the City planning staff. The multiple copies are provided for Planning Commission and City Staff review.

Site Plan Review Application – 1 copy

Site Plan (11x17) – 1 copy

Written statement - ___ copies

Written Statement

In Accordance with the Site Plan Review application submittal requirements, this written statement and the enclosed attachments describe the proposed development and demonstrate that the proposal complies with the relevant Site Plan Review approval criteria under the Veneta Land Development Ordinance (VLDO), Article 6. The Site Plan Review is a type III application review process requiring review by and final decision of the Veneta Planning Commission.

I. Land Use Requests

Mike & Tracy Strode of Baxter Plumbing (the “Applicant”) is requesting approval of a Site Plan Review for a new warehouse, retail and associated offices located on Loten way. In accordance with section 4.08(2)(q): *Retail stores or shops not exceeding 40,000 square feet. The square footage of a multi-tenant building shall not exceed 40,000 in total* are permitted in the Industrial-Commercial (IC) zone subject to Site Plan Review. The proposed project area (the “site”) is currently vacant. It is located between Source Engineering Inc at 25375 Loten Way and Fern Ridge Self Storage ay 25425 Loten Way. The Site is identified as Tax Lot 04200 on Lane County Assessor’s map number17 05 31 20. The site total is approximately 0.93 Acres or 40,511 sf. The applicant is requesting approval of the Site Plan Review application in order to begin development of the following:

- (1) Warehouse and offices associated with Baxter Plumbing
- (1) Retail store
- Building attached signage
- Public amenities along Loten Way

The site is located within the Veneta City Limits and Urban Growth Boundary. The site is zoned Industrial-Commercial (IC).

Design Team

Owner and Applicant

Baxter Plumbing & Rooter, Inc.

PO BOX 117

Elmira, OR 97437

Contact: Mike & Tracy Strode

541-334-6696

tracy@baxterplumbing.com

Architect & Applicant's Representative

Composite Architecture, LLC

30 E Broadway, Suite 151

Eugene, OR 97401

Contact: Alain Rebeyrol, AIA

541-204-0650

rebeyrol@compositearchitecture.net

Civil Engineer

SSW Engineers

2350 Oakmont Way Suite 105

Eugene OR 97401

Contact: Scott D Robinson-Tscheu, P.E.

541-485-8383

scottrt@sswengineers.com

Landscape Architect

Dougherty Landscape Architects

2350 Oakmont Way Suite 105

Eugene OR 97401

Contact: David Dougherty, Principal

541-683-5803

DavidD@DLAdesign.com

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Please note that: _____

Architectural notes are in bold purple

Civil notes are in bold blue

Landscape notes are in bold green

NARRATIVE

ARTICLE 4 - USE ZONES

SECTION 4.08 INDUSTRIAL-COMMERCIAL (IC)

In an IC zone, the following provisions shall apply:

(1) Purpose. To provide areas suitable for limited manufacturing, warehousing, and commercial activities which have minimal emissions or nuisance characteristics.

The proposed development supports the purpose of the INDUSTRIAL-COMMERCIAL Zone. This development will create a location for a local plumbing company and space for a gun sale store. The design will have no negative impact on the local surroundings

(2) Uses Permitted subject to Site Plan Review. In an IC zone, the following uses and accessory uses are permitted, subject to the provisions of Article 6, Site Plan Review. All operations except off-street parking and temporary activities associated with the established businesses shall be conducted entirely within an enclosed building:

(c) Storage and warehousing, including mini-storage rental units.

(e) Construction businesses.

(q) Retail stores or shops not exceeding 40,000 square feet. The square footage of a multi-tenant building shall not exceed 40,000 in total.

The proposed development requires a Site Plan Review

(3) Conditional Uses.

In an IC zone, the following uses and accessory uses are permitted, subject to the provisions of Article 6, Site Plan Review and Article 8, Conditional Uses.

(n) Uses similar to the above conditional uses as provided by Section 2.05.

The proposed development does not require conditional use permit review provided by Section 2.05.

(4) Yards. In an IC zone, yards shall be as follows:

(a) Front yards shall be a minimum of ten (10) feet, except when a lot abuts a residential zone the minimum setback shall be twenty (20) feet.

The proposed development is not adjacent to a residential zone. The proposal is set at 10ft from front (south property line) to parking lot and 75 ft from front (south property line) to the building face. The requirements are met.

(b) Back and side yards shall be a minimum of five (5) feet from property line, except when a lot abuts a residential zone the minimum setback shall be twenty (20) feet.

The proposed development does is not adjacent to a residential zone and the back and side yard setback requirement 5 feet, the current design establishes the back and side yard at 5 feet. The requirements are met.

(c) Side yard requirements may be waived on common lot lines when adjoining lot owners enter into a joint development agreement for coordinated vehicular access and parking development and party wall or adjoining building walls meeting required fire separation requirements of the State Structural Specialty Code and Fire and Life Safety Code.

N/A

(d) Yard requirements are in addition to any planned road right-of-way widths in order to permit the eventual widening of streets.

N/A

(e) See Veneta Tree Preservation and Protection Ordinance for possible setback exemptions for the preservation of heritage trees.

N/A

(5) Lot Coverage.

The proposed building square footage is 6,750 making 16.67% of the 40,512 square foot lot. The proposed total impervious surface (including building) makes up 33,106 square feet, or 81.72% of the total lot.

(6) Off-street Parking and Loading.

Off-street parking shall be provided as specified in Section 5.20 of this ordinance.

ARTICLE 5 - SUPPLEMENTARY PROVISIONS

SECTION 5.20 OFF-STREET PARKING REQUIREMENTS

2. *Design and improvement requirements for parking lots (not including single-family or multi-family dwellings).*

a. All required parking lots, driveways, and driveway approaches shall be surfaced with two (2) inches of asphaltic concrete, six (6) inches Portland Cement concrete over approved base, or other materials approved by the City Engineer which are designed to reduce or slow rates of stormwater runoff. All parking lots shall be graded so as not to drain storm water over the sidewalk or onto any abutting property.

Parking lots shall be a minimum of 3.5 inches of asphalt concrete over 12 inches of compacted aggregate base material as defined by a Geotechnical Report by FEI Testing & Inspection Project No. 2207022, & dated March 26, 2020. Concrete driveway aprons shall be a minimum of 6 inches concrete over 12 inches of compacted aggregate base as outlined in the above-mentioned report. All stormwater shall be kept on-site for treatment and/or detention prior to entering the public stormwater system.

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.

All proposed parking spaces will be striped appropriately with 4-inch pavement markings. Accessible parking space will be 18 feet by 9 feet and marked according to the Oregon Transportation Commission Standards for Accessible Parking Spaces (2018).

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 30 feet. One-way driveways shall have a minimum width of twelve (12) feet and a maximum width of sixteen (16) feet.

A proposed 2-way, 24-foot-wide service driveway allows for entrance to the parking lot and other site circulation without reverse movements requiring use of the City right-of-way.

d. Parking spaces along the 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.

Outer parking spaces will be bound by a curb and parking bumper to prevent vehicles from extending over the property line

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.

The project proposes one vehicular entrance and one separate pedestrian access entrance which will not interfere with each other entering the property.

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.

N/A

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

Civil sheets C4.0 and C5.0 contain the stormwater and grading plans for City review.

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 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.

N/A

- i. *Parking lot lighting must comply with Veneta Municipal Code Chapter 15.15*

3. *Location standards for parking lots*

- a. *Off-street parking shall be provided for development in all zones. Off street parking areas may be located no farther than 400 feet from the building or use they are required to serve, with the exception of uses within the Broadway Commercial (BC) zone which are subject to the requirements of Section 4.05(11).*

The proposed development provides off-street parking along the South side of the building. The design complies with the standard.

- b. *Parking lots and loading docks for new public, and semi-public buildings shall be located to the side or rear of the building, except as approved through Track 2 Site Plan Review.*

N/A

- c. *Loading docks for new commercial, industrial, public, and semi-public buildings shall be located to the side or rear of the building.*

The proposed development does not have a loading dock area. The design complies with the standard.

- 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 vehicles, materials, or for repair or servicing.

The design complies with the standard.

- 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.

Property Owner has been made aware of this requirement.

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. The Building and Planning Official or Planning Commission may require a Site Plan Review if the increase in parking significantly changes on-site circulation, creates additional impervious surface or requires additional landscaping.

Property Owner has been made aware of this requirement.

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. Where the uses have the ability to share parking and a shared parking agreement is approved through Site Plan Review, the total requirements for all uses and locations shall be computed. The decision making body may reduce the sum requirement based on off-peak parking demands (shared parking) under subsection 5.20 (3) (a).

The design complies with the standard.

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.

The design complies with the standard with a posted speed limit sign.

- (b) A unified access and circulation plan for coordinated or shared parking areas.

N/A

9. A plan, drawn to scale, indicating how the off-street parking requirements are to be fulfilled, shall accompany a request for a building permit.

A set of plans meeting the requirements of this section is included with this application.

10. The Building and Planning Official or the Planning Commission may approve the use of on-street parking spaces in lieu of required off-street parking spaces in the Broadway Commercial, Community Commercial, Residential-Commercial, Industrial-Commercial and Public Facilities & Park zones.

N/A

11. Space requirements for off-street parking shall be consistent with Table 5.20(a) below. 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 all buildings 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 not to exceed (fifty) 50% of the required spaces may be permitted by the Planning Commission. A reduction in excess of 50% may be permitted through a Track 2 Site Plan Review, pursuant to Article 6, 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 Lane Transit District to provide bus passes to employees or who offers van pools or other transportation demand management measures may need fewer parking spaces for employees.

Per Table 520(a)

(1) Use Categories: Commercial – Retail or grocery stores

- (a) Vehicle Parking Requirement: One (1) space per 400 square feet of floor area designated as retail**
- (b) Bicycle Parking Requirement: One (1) per 3000 square feet**
- (c) % and type of Bicycle Parking:**
 - 25% Long term
 - 75% Short term

787 sf of retail requires: 2 car parking stalls and 2 bike parking one for each parking type

(2) Use Categories: Industrial - Industrial uses which are primarily warehousing and distribution

- (a) Vehicle Parking Requirement: One (1) space per 800 square feet of gross floor area**
- (b) Bicycle Parking Requirement: One (1) per 5000 square feet**
- (c) % and type of Bicycle Parking:**
 - 25% Long term area designated for retail of floor area
 - 75% Short term

3495 sf of requires: 5 car parking stalls and 1 bike parking

(3) Use Categories: Industrial - Industrial uses shall provide space for patron and visitor use

(a) Vehicle Parking Requirement: Minimum of three (3) parking spaces in addition to the requirements listed.

(b) Bicycle Parking Requirement: N/A

(c) % and type of Bicycle Parking: N/A

Category requires: 3 car parking stalls and no bike parking

The combined requirements for all three categories amount to the following:

- **10 car parking**
- **3 bike parking (1) long term and two short term**

The design complies with the requirements by offering 21 parking stalls and 4 bike parking.

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

Per Table 520(b)

Total Number of Parking Spaces Provided:

- **21 hence between 1 and 25**

Total Minimum Number of Accessible Parking Spaces (60" and 96" aisles):

- **1 required and 1 provided**

Van Accessible Parking Spaces with min. 96" wide access aisle

- **1 required and 1 provided**

13. Unspecified uses. Any use not specifically listed in this section shall have a parking requirement determined by the Building and Planning Official, based on the parking space requirements for comparable uses listed in this section. The decision of the Building and Planning Official may be appealed to the Planning Commission, using procedures as spelled out in this ordinance.

N/A

14. Off-Street Loading. Except as provided below, under subsection (b), in any zone, every building or part thereof hereafter erected and having a gross floor area 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.

N/A

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.

N/A

16. Parking of Recreational Vehicles on Private Property

N/A

17. Bicycle Parking. Shall apply to all developments that require a Site Plan Review or Site Plan Amendment for new development, changes of use, and building expansions or remodels. Bicycle parking spaces are intended to provide a safe, convenient and attractive place for the circulation and parking of bicycles as well as encouraging the use of alternative modes of transportation. Long term bicycle parking requirements are intended to accommodate employees, students, residents, commuters and other persons who expect to leave their bicycles parked for more than 2 hours. Short term bicycle parking spaces accommodate visitors, customers, messengers, and other persons expected to depart within two (2) hours.

(a) Bicycle Parking Space Requirements.

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) above for all commercial, mixed-use, and industrial zoned parcels. Short- or long-term parking requirements are as follows:

- a. All required long term bicycle parking spaces shall be provided in a well-lit location within a convenient distance of a main entrance and shall be sheltered from weather elements such as rain and wind either within a building or bicycle locker, or under an eave, overhang, or similar structure. The minimum required width of long-term bicycle parking may be reduced to 18" to accommodate parking in a more compact area.
- b. All required short term bicycle parking shall consist of a securely fixed structure that supports the bicycle frame in a stable position without damage to wheels that may be locked to the rack by the bicyclist's own locking device. Bicycle parking shall not be farther than the closest automobile parking space (except disabled parking).
- c. bicycle parking area to the public right- of-way shall be provided with access ramps when the elevations in access change (e.g. elevation change between a sidewalk and driveway)

(b) Location & Design. All bike racks shall have the following design features:

- 1. Rounded or square style hoop racks or similar design as illustrated in figure 5.20(a) and 5.20(b)
- 2. Bicycle racks shall provide each bicycle parking space with at least two points of contact for a standard bicycle frame.
- 3. The bike rack shall have rounded surfaces and corners;
- 4. The bike rack shall be coated in a material that is weather resistant and will not damage the bicycle's painted surfaces.
- 5. Bicycle parking shall be provided at ground level.
- 6. A bicycle parking space required by this ordinance shall be at least six (6) feet long, two (2) feet wide, and provide seven (7) feet of overhead clearance.
- 7. Bicycles may be tipped vertically for storage, but not hung above the ground.
- 8. Visibility and Security. Bicycle parking for customers and visitors of a use shall be visible from street sidewalks or building entrances, so that it provides sufficient security from theft and damage.
- 9. Lighting. For security, bicycle parking shall be at least as well-lit as vehicle parking.
- 10. Hazards. Bicycle parking shall not impede or create a hazard to pedestrians. Parking areas shall be located so as to not conflict with vision clearance standards (Section 5.03).

The design complies with all the standards of this section.

SECTION 5.22 PEDESTRIAN AND BICYCLE ACCESS AND CIRCULATION

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

N/A

- (2) *Pedestrian and bicycle access to transit facilities shall be provided from new commercial, employment, and multi-family residential developments and new activity centers shall be provided while existing developments shall provide safe and accessible pedestrian and bicycle access to transit facilities when a site changes uses or is retrofitted.*

N/A

- (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.*

N/A

- (4) *All streets shall have sidewalks except rural local streets and rural lanes unless there is compelling evidence that other pedestrian systems meet the needs of pedestrians.*

The design complies with this standard.

- (5) *Compliance with the commercial design standards for and mixed-use, residential and commercial development, respectively, in Chapters 5.13 and 5.29, is required.*

The design complies with subsection (c) and (k) of chapter 5.13 standards.

- (6) *Safe, Direct, and Convenient. Walkways/paths within developments shall provide safe, reasonably direct, and convenient connections between primary building entrances and all adjacent streets and existing or planned transit stops, based on the following criteria:*

The design complies with this standard.

(a) Reasonably direct. A route that does not deviate unnecessarily from a straight line or a route that does not involve a significant amount of out-of-direction travel for likely users.

The design complies with this standard.

(b) Safe and convenient. Routes that are reasonably free from hazards and provide a reasonably direct route of travel between destinations.

The design complies with this standard.

(c) "Primary entrance" for commercial, industrial, mixed use, public, and institutional buildings is the main public entrance to the building. In the case where no public entrance exists, street connections shall be provided to the main employee entrance.

The design complies with this standard.

(d) "Primary entrance" for residential buildings is the front door (i.e., facing the street). For multi-family buildings in which units do not have their own exterior entrance, the "primary entrance" may be a lobby, courtyard, or breezeway that serves as a common entrance for more than one dwelling.

N/A

End of SECTION 5.20 OFF-STREET PARKING REQUIREMENTS

(7) Performance Standards.

- (a) Water Supply. All industrial uses must connect to the City of Veneta water system. Projected water use must be shown to be within Veneta's water system capabilities and approved by the City Engineer.

[The water supply system has capacity per Kyle Shaurer, City of Veneta Public Works Director.](#)

- (b) Waste Water Standards. All industrial uses must be connected to the City of Veneta sanitary sewerage system. Veneta's sanitary sewerage system must be shown to be

capable of treating the projected amount and quality of waste water and approved by the City Engineer.

The wastewater system has capacity per Kyle Shaurer, City of Veneta Public Works Director.

- (c) Stormwater Drainage. The development site, its operations and improvements thereon shall detain and treat all stormwater as required by Section 5.16 of this ordinance. There shall be no contamination of stormwater from solid or other wastes.

Stormwater runoff from paved surfaces will be treated by a filtration rain garden prior to entering a Stormtech chamber detention inlet manhole. Roof runoff will be piped directly to the Stormtech detention inlet manhole. Any remaining solids or debris will be filtered out within Stormtech chamber primary intake "isolation row" specially lined with geotextile fabric and maintenance access.

- (d) Solid Waste Containers. Garbage collection areas, service facilities and air conditioning facilities located outside the building shall be appropriately screened and landscaped to obscure view from beyond the boundary of the development site. No hazardous wastes may be collected or stored within the development site.

The design complies with this standard.

- (e) Odor Standards. No emission or odorous matter shall be produced in such a manner to cause a public nuisance or contribute to a condition of air pollution. An odor nuisance may be measured as an emission that occurs for sufficient duration or frequency so that two (2) measurements made within a period of one (1) hour, separated by not less than fifteen (15) minutes, are equal to or greater than a Centimeter No. O or equivalent dilution measured at the property line.

N/A

- (f) Noise Standards. Operations must demonstrate, by noise production methods, that it shall not exceed DEQ standards set forth in Oregon Administrative Rules, Chapter 340, Division 35: "Oregon State Noise Control Regulations for Industry and Commerce," and the Veneta Noise Ordinance No. 299.

N/A

- 13. Dust and Fugitive Emission Standards. Open operations on the development site require a paved dust-free and adequately drained durable surface of asphaltic concrete or Portland cement or other approved materials.

All operational surfaces will be either asphalt concrete or Portland cement concrete. All non-paved areas will be landscaped with permanent soil stabilization to prevent erosion.

Vegetative screens or buffers shall be required to minimize dust "drift" onto abutting properties. Buffers are to be installed as required under parking area standards, Section 5.20.

N/A

14. Aesthetic Standards: Landscaping shall be installed around building areas and outdoor uses as required by the approved site plan or conditional use permit. Natural landscaping shall positively project the identity and image of the firm and of the City. Landscaping shall meet the standards established in Section 5.12.

All landscaped areas meet the standards established in Section 5.12. The plantings will project an image and identity that satisfies the company and city.

(8) For additional requirements, see Article 5 - Supplementary Provisions.

SECTION 5.01 GENERAL PROVISIONS REGARDING ACCESSORY USES

There are no accessory uses for this development. All business activities will be conducted within the building envelop.

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.

One access is proposed, and landscaping will buffer the parking facing the street in accordance with Section 6.04.

SECTION 5.03 CLEAR VISION AREAS

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

N/A

SECTION 5.12 LANDSCAPING

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

(1) Provisions for landscaping, screening and maintenance are a continuing obligation of the property owner and such areas shall be maintained in a clean, weed free manner.

Site plan includes landscaping and provisions for maintenance. The owner will provide all necessary maintenance provisions.

(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.

Site plans indicating landscape improvements are included with the documents submitted to the Building and Planning Official or Planning Commission for approval.

(3) Minimum Landscaped Area. The minimum percentage of required landscaping is as follows

d) Industrial Zones (IC, LI, MI) 5 percent of the site.

The 5% landscaping requirement for the site has been met.

(4) Minimum number of trees and shrubs acceptable per 1,000 square feet of landscaped area:

The minimum number of trees and shrubs for landscape requirements have been met.

(5) Minimum percentage Ground Cover. All landscaped area, whether or not required, that is not planted with trees and shrubs, or covered with non-plant material (subsections (6)(f) & (g), below), shall have ground cover plants that are sized and spaced to achieve 75 percent coverage of the area not covered by shrubs and tree canopy.

All landscaped areas have been designed with trees, shrubs and ground cover and will achieve the 75% coverage required by the city.

(6) Landscape Materials. Permitted landscape materials include trees, shrubs, ground cover plants, non-plant ground covers, and outdoor hardscape features, as described below. "Coverage" is based on the projected size of the plants at maturity, i.e., typically three (3) or more years after planting.

- (a) Existing Vegetation. Existing non-invasive vegetation may be used in meeting landscape requirements.
- (b) Plant Selection. A combination of deciduous and evergreen trees, shrubs, and ground covers shall be used for all planted areas, the selection of which shall be based on local climate, soil, exposure, water availability, and drainage conditions. Applicants are encouraged to select native plants which are drought tolerant to reduce the demand on the City's water supply.
- (c) Plant Establishment. Unless a certified landscape architect specifically recommends otherwise, all new landscaping shall be irrigated for a minimum of two (2) years to ensure viability.
- (d) Soil amendment. When new vegetation (including sod) is planted, topsoil shall be added and/or soils amended or aerated as necessary, to allow for healthy plant growth. Compaction of the planting area shall be minimized whenever practical and compacted soils shall be amended and/or aerated as necessary prior to planting.
- (e) "Invasive" plants. shall be removed during site development and the planting of new invasive species is prohibited. Lists of locally invasive species are available through the local USDA extension office.
- (f) Hardscape features, May cover up to ten percent (10%) of the required landscape area; except in the Downtown Area where publicly accessible hardscape features may cover up to eighty percent (80%) of the required landscape area, subject to approval through Site Plan Review. Swimming pools, sports courts, and similar active recreation facilities, as well as paving for parking and access, may not be counted toward fulfilling the landscape requirement.
- (g) Non-plant Ground Covers. Bark dust, chips, aggregate, or other non-plant ground covers may be used, but shall cover no more than 25 percent of the area to be landscaped and shall be confined to areas underneath plants. Non-plant ground covers cannot be a substitute for ground cover plants.

(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.

No single-family uses are adjacent to the subject parcel.

(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.

The development will utilize a complete sight-obscuring fence in association with garbage collection area.

(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.

(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.

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

Landscaping for detention is not applicable. The detention system chosen for maximum site efficiency is underground and poses no threat of erosion, invasive species, or insect propagation.

SECTION 5.13 COMMERCIAL AND MIXED-USE DESIGN STANDARDS

The design complies with subsection (c) and (k) of chapter 5.13 standards.

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, RC, BC, 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.

Water and sewer connections are planned for this development and will be made at Loten Way.

(2) Agreement for Improvements.

- (a) 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 (“Improvements”), or execute and record against the property an agreement between the owner of land and the City specifying the period of time within which required Improvements and repairs shall be completed (“Improvement Agreement”). The Improvement Agreement shall provide that, if 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 attorneys’ fees necessary to collect said amounts from the land developer or lien the property in this full amount. In any event, the land developer shall repair existing streets or other public utilities damaged in the process of building the development.

All public improvements will be completed during the single phase of the project. Construction of improvements will start as soon as the appropriate permits are available. If an improvement agreement becomes necessary, one will be executed.

- (b) In the City’s sole discretion, the City Administrator may substitute an irrevocable petition to install one or more required Improvements for the Improvement Agreement referenced in (2)(a) of this Section 5.14 after determining that immediate Improvement construction is not in the City’s best interest. Such a determination may, but need not, be

based on circumstances where the proposed development is not adjacent to a paved street with curbs and gutters. In conjunction with the irrevocable petition, the developer may be required to deposit with the City a cash payment, surety bond, or letter of credit in an amount determined by the City Administrator not exceeding the cost of Improvement construction, as based upon an estimate approved by the City Engineer (“Deposit”). The irrevocable petition shall reference the deposit and cover future Improvement installation to the extent actual installation costs exceed the Deposit amount.

(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.

All public improvements will be constructed in accordance of City Standards, if needed guidance of the City Engineer will be sought.

(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.

All work within the right-of-way will be reflected in the construction permit plan set for City review.

(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 development does not require any additional street right-of-way dedications

(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 development does not require any additional easement dedications.

SECTION 5.15 SIGNS

(1) Purpose.

1. This section of the Veneta Land Development Ordinance will be referred to as the Veneta Sign Code.

2. The general purpose of signs is to communicate. The public benefits from this expression of speech, particularly in identifying businesses. This benefit supports the Comprehensive Plan Goal of establishing Veneta as a service and retail center for the Fern Ridge area and an attractive residential community.

The signage associated with this development will be designed to communicate the Name of the Business to the public.

3. The purpose of this section is to safeguard, preserve, and enhance economic, recreational, and aesthetic values through regulation of the size, number, location, illumination, construction and maintenance of signs; and thereby protect public health, safety and general welfare.

(3) Designated Sign Districts. Four sign districts have been established to ensure that sign size and location will provide the most visibility for each business while protecting the aesthetic qualities of surrounding uses. The size, height and distance allowed between signs vary by district, taking into account traffic speeds and types of uses in each district. Refer to Table A for Permitted Signs to determine whether or not a sign is allowed in the following districts and what specific requirements may apply. In addition to specific requirements for each district, signs must comply with all other sections of the Veneta Sign Code.

(b) Business District(s): All property zoned Highway Commercial, Community Commercial, Industrial- Commercial, Light Industrial, Medium Industrial, Public Facilities and Parks which do not abut Highway 126.

The subject property is located in the Sign District established as "Business District".

(7) Permitted Signs. Table 5.15 below list the types of signs which are allowed within the designated sign districts. In addition to the conditions listed in these tables, all signs must comply with all other applicable sections of the Veneta Sign Code.

The subject property is located in the Sign District established as “Business District” and Table 5.15 PERMITTED SIGNS identifies that the total square foot of the building sign shall not exceed 6% of the building’s footprint.

The proposed building footprint = 8,400 sf. 6% of 8,400 = 504 square feet.

The proposed sign for this development will not exceed the 504 square feet.

(8) Sign Permits.

(a) A sign permit is required in each of the following instances:

1. Upon the erection of any new sign except signs specifically listed in Table 5.15 as signs not requiring a permit.

A sign permit application will be submitted in conjunction with building permits.

(b) Information required for a sign permit:

1. A drawing to scale shall be submitted which indicates fully the material, color, dimensions, size, shape and height above grade. The drawing shall show the structural elements of the proposed sign and supporting structure(s) and any other information needed to show that the sign will not interfere with traffic safety, public health, or general welfare.

a. Building Signs: The diagram shall show where the sign will be attached to the building, including the distance the sign will project from the wall to which it is attached and the height above the finished ground surface over which it is mounted.

2. The size and types of all other permitted signs located on the applicant's building or property. Conditional Use Permit Application

No other signs, other than “Building Signs” are proposed for this development.

(c) In addition to a sign permit, all illuminated signs require a City of Veneta electrical permit.

All associated permits will be acquired prior to any sign installation

(9) Permit Fees. Sign permit fees which are due and payable upon receipt of a permit shall be set by separate resolution adopted by the council.

All associated permits fees will be paid at the appropriate time.

(10) Placement of Signs. In addition to requirements of the sign district in which a sign is located, placement of signs must comply with the following:

(a) No signs in excess of 2½ feet in height shall be placed in the vision clearance area as described in Section 5.03 or within ten (10) feet of driveways. A portion of the sign area, excluding the base or supporting structure, may extend into the vision clearance area or within ten (10) feet of a driveway, provided it is at least eight (8) feet above grade.

(b) No sign or portion thereof shall be erected within a future street right-of-way unless and until an agreement is recorded stipulating that when street improvements are made the sign will be removed or relocated at no expense to the City.

(c) No sign or portion thereof shall be erected within public utility easements.

(d) No sign or portion thereof shall be placed where it obstructs ingress or egress through any door, window, fire escape, or like facility required or designated for safety or emergency use.

(e) No sign shall interfere with on-site traffic, bicycle or pedestrian circulation.

(f) No sign may be placed where it hides from view any official traffic sign or signal.

(g) No sign or portion thereof shall extend beyond any property line of the premises on which such sign is located.

(h) No sign projecting from a building may be less than eight (8) feet above the ground over which it projects and may not interfere with traffic circulation or public safety.

All signs associated with this development will be installed in compliance of the requirements of this section.

(11) Calculating Sign and Wall Areas. The total area for building signs shall not exceed the area permitted in this sign district in which the building is located. The area shall include all signs attached to, projecting from, erected against or painted on a wall or portion of a wall, including any fascia,

awning, canopy or marquee attached to the wall, which is visible to the public. If any sign painted on a roof or attached to a fence is visible and intended to be read from a public right-of way, the total area of the roof painting or fence sign shall be included in the total area permitted for building signs. The total area permitted for building signs may be divided into multiple signs or used for one single sign and may also be used for portable signs.

All calculations associated with the sign and wall area for this development will be installed in compliance of the requirements of this section.

(12) Vehicle Signs. The City does not regulate signs placed on, affixed to, or painted on any operable motor vehicle, trailer or other mobile structure which is registered, licensed and insured for use on public highways.

Baxter Plumbing vehicle with associated signs are proposed with this development

(13) Illuminated Signs. Illuminated signs, except those listed in as Prohibited Signs, are permitted in all sign districts. In addition to the requirements of the sign district in which the sign is located, illuminated signs must comply with the following:

(a) No sign may be illuminated or use lighting where such lighting is directed at any portion of a traveled street or will otherwise cause glare or impair the vision of the driver of a motor vehicle or otherwise interfere with the operation thereof.

(b) No sign may be illuminated or use lighting which causes a direct glare on adjacent properties.

(c) External illumination shall be shielded so that the light source elements are not directly visible from a residential use which is adjacent to or across a street from the source of illumination.

The design of all illumination of all signs associated with this development will be designed in compliance with the requirements of this section.

(14) Sign Maintenance. Signs and supporting structures shall be maintained to protect public safety and to prevent deterioration. Sign maintenance includes copy changes, painting, repainting, cleaning and normal maintenance and repair but does not include a structural or electrical change.

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.

Stormwater quality and detention will be achieved with a filtration rain garden and Stormtech Chamber subsurface detention system. Methodology of analysis was based on the City of Portland Stormwater Management Manual, Revision 4 dated August 1, 2008. Stormwater quality for pollutants was calculated using the presumptive method for rain gardens.

- (2) The intent of these requirements is as follows:

- (a) To maintain runoff peak flows at predevelopment levels

Peak post-development stormwater flow will be restricted by an exit structure from the Stormtech detention system. An orifice limits post-development flows of the 25-year storm to those of the pre-development 10 year flows.

- (b) To provide treatment of runoff to limit the transport of pollutants to area waterways.

All impervious surface drains to a stormwater quality rain garden to filter out pollutants prior to entering the detention system. Roof runoff meets with the filtered surface water and enters the Stormtech detention inlet manhole. The intake Stormtech chamber is specially isolated to capture sediment and debris from either infiltrating into the gourd or exiting to the public storm system.

(c) To limit accumulation of ponded water by discouraging the use of detention ponds and other centralized stormwater facilities through the dispersal of small detention and treatment facilities throughout a development. Preference shall be given to detention and treatment systems designed to drain completely within 24 hours to limit standing water.

No detention ponds are proposed. The rain garden will hold stormwater in the event of the 25 year 24hour storm event. It is designed to drain at the pre-development 10 year storm rate.

(d) To encourage the use of vegetated treatment systems over structural pollution control devices

The primary stormwater treatment system is a vegetated rain garden of specific native plants.

(3) Exceptions or alternatives to the requirements and standards of the Stormwater Management Manual may be allowed by the City Engineer based on specific site conditions provided that detention and treatment requirements are met in conformance with the intent as stated above. Applicants are encouraged to use either the Simplified Approach or Presumptive Approach to size facilities.

N/A

(4) The following storm data (Eugene Airport) shall be used in sizing facilities.

Design Storms:

10-Year 24-hour storm	4.46 inches	Pre-construction stormwater flow
25-year 24- hour storm	5.18 inches	Post-Construction stormwater flow
10-year 10-minute storm	3.10 inches/hour	Stormwater conveyance flow

ARTICLE 6 - SITE PLAN REVIEW

SECTION 6.01 SITE PLAN REVIEW PURPOSE AND APPLICABILITY

- d. Purpose. The purpose of the site plan review procedures 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.

- e. Applicability. Site Plan Review is required for all new construction or expansion of existing uses or structures exceeding 10% or 1,000 square feet, whichever is greater, of the original structure(s) on the site. Site Plan Review is not required for detached single-family dwellings on individual lots. Site Plan Review may be required where site or development characteristics, as determined by the Building and Planning Official, warrant a site plan review, including but are not limited to:
 - (a) Site is traversed by a natural drainageway or has demonstrated drainage limitations as shown on the utility plans required in Section 6.03(1)(b)(4) of this ordinance. Demonstrated drainage limitations are site or development conditions that prevent the unrestricted flow from areas draining through the site or that do not allow the extension of the system to serve such area as per the City's Drainage Master Plan, or that prevent stormwater from being directed to storm sewers or to natural drainageways in accordance with the Land Division and Land Development Ordinances.
 - (b) Site includes or is adjacent to Open Space and/or Greenway Areas designated on the Veneta Zoning Map as a Greenway subzone.
 - (c) Site is located in a Flood Hazard subzone.
 - (d) Site includes significant wetland resources, or is located within 50 feet of a wetland resource identified as locally significant in the Veneta Local Wetlands Inventory.
 - (e) Site has slopes of (15) fifteen percent (or greater) (see Section 5.25 of this Ordinance).
 - (f) Site is an undersized lot.

- (g) Expansion of parking lots, relocation of parking spaces on a site, or other changes which affect circulation, landscaping or drainage.

The Building and Planning Official or Planning Commission may waive any component of the Site Plan Review for a development if it finds the required information does not apply to the development, the information is already available to the City or the change of use does not increase traffic volume water or sewer use or drainage,

SECTION 6.02 FILING COPIES OF SITE PLAN

13. Applications for site plan review or amendment shall include:

- (a) Fifteen (15) copies of the site plan, narrative, improvement plans and other supplementary data for review and action.
- (b) A reproducible 11" x 17" black and white copy of the proposed site plan map.
- (c) Electronic copies of all materials including maps in PDF format.
- (d) All maps shall be 18" x 24" folded to 8 ½ x 11 in size as shown in Figure 6.02(a). The Building and Planning Official may allow submittal of 11x17 maps when the larger format is not necessary for clarity.

SECTION 6.03 REQUIRED INFORMATION ON SITE PLAN

An application for a Site Plan Review, Site Plan Review with adjustments (Track 2), or Amendment, as applicable, shall include the following information based on the size, scale and complexity of the development. The Building and Planning Official, at his or her discretion, may waive certain application submittal items where such items are not relevant to the review or the information is already available.

- (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 other required public facilities.
 - (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.
 - b. Floor elevations.
 - 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;
 - ii. Building materials, colors and type; a materials sample board may be required;
 - iii. The name of the architect or designer.
 - d. Existing land uses adjacent to the property.
 - e. The phases, if any, of development construction. Such phases shall be clearly marked on the plan.

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.
- b. Location, arrangement and dimensions of truck loading and unloading spaces, if any.
- c. Location of bikeways, pedestrian walkways, malls and trails.
- d. Traffic flow pattern showing the circulation of vehicles within and adjacent to the site, including fire equipment access and turnarounds.

- 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.
- f. Location of all existing and proposed streets, public ways, railroad and utility rights-of-way within and immediately adjacent to the development.
- g. A Traffic Impact Analysis if required under Section 5.27 of this ordinance.

Traffic Trip Generation Estimate for all proposed uses (retail, warehousing, and offices).

The following two sections are intended to be an illustration in support of the expected low traffic pattern for the proposed development during morning and afternoon peak hours. The core business with 3 daily office employees and 8 plumbing employees could amount to a total of 22 trips a day if they all came and went once a day. Even when considering a generous 3 clients per hour the added traffic would amount to 16 trips for a total daily of 48 trips.

Businesses schedule:

Baxter Plumbing Warehouse

- 1. 8 employees
- 2. Potentially Monday through Friday with the following caveat:
 - traffic varies employee drives to warehouse when the need to stock vehicle with supplies arises with the average is once a week
- 3. 7am to 6pm

Baxter Plumbing Offices

- 1. 3 employees
- 2. Monday through Friday
- 3. 8am to 5pm

Baxter Arm Retail

- 1. 1 manager
- 2. Tuesday through Saturday
- 3. 10am to 6pm

General meeting

All building users have a staff meeting every Monday morning for an hour.

Hourly Distribution of Entering and Exiting Vehicle Trips by Land Use

From the list issued by the Institute of Transportation Engineers ITE the following categories were chosen as representative of the new activities on the subject site:

816 Hardware/Paint Store for the gun store

712 Small Office Building for the office portion of the building

150 Warehousing for the Baxter plumbing warehouse

The following statistic are associated with each category

Hourly Distribution of Entering and Exiting Vehicle Trips by Land Use		
Source: ITE Trip Generation Manual, 10th Edition		
Land Use Code	816	
Land Use	Hardware/Paint Store	
Setting	General Urban/Suburban	
Time Period	Weekday	
Trip Type	Vehicle	
# Data Sites	5	
	% of 24-Hour Traffic	
Time	Entering	Exiting
12-1 AM	0	0
1-2 AM	0	0
2-3 AM	0	0
3-4 AM	0	0
4-5 AM	0	0
5-6 AM	0	0
6-7 AM	0.6	0.3
7-8 AM	8.6	5.2
8-9 AM	10.7	10.1
9-10 AM	11.0	8.1
10-11 AM	10.7	13.0
11-12 PM	11.8	10.1
12-1 PM	8.9	10.7
1-2 PM	11.0	9.8
2-3 PM	6.6	9.2
3-4 PM	8.6	8.9
4-5 PM	8.9	9.8
5-6 PM	2.6	4.6
6-7 PM	0	0.3
7-8 PM	0	0
8-9 PM	0	0
9-10 PM	0	0
10-11 PM	0	0
11-12 AM	0	0

Hourly Distribution of Entering and Exiting Vehicle Trips by Land Use		
Source: ITE Trip Generation Manual, 10th Edition		
Land Use Code	712	
Land Use	Small Office Building	
Setting	General Urban/Suburban	
Time Period	Weekday	
Trip Type	Vehicle	
# Data Sites	18	
	% of 24-Hour Traffic	
Time	Entering	Exiting
12-1 AM	0	0
1-2 AM	0	0
2-3 AM	0	0
3-4 AM	0	0
4-5 AM	0	0
5-6 AM	0	0
6-7 AM	0	0
7-8 AM	10.9	0.5
8-9 AM	12.8	3.7
9-10 AM	10.0	6.3
10-11 AM	9.0	6.0
11-12 PM	8.1	11.9
12-1 PM	9.5	11.6
1-2 PM	10.7	6.7
2-3 PM	10.9	12.3
3-4 PM	9.0	9.5
4-5 PM	6.3	7.7
5-6 PM	2.8	23.0
6-7 PM	0	0.7
7-8 PM	0	0
8-9 PM	0	0
9-10 PM	0	0
10-11 PM	0	0
11-12 AM	0	0

Hourly Distribution of Entering and Exiting Vehicle Trips by Land Use		
Source: ITE Trip Generation Manual, 10th Edition		
Land Use Code	150	
Land Use	Warehousing	
Setting	General Urban/Suburban	
Time Period	Weekday	
Trip Type	Vehicle	
# Data Sites	13	
	% of 24-Hour Traffic	
Time	Entering	Exiting
12-1 AM	0.2	0.4
1-2 AM	0.1	1.0
2-3 AM	0.3	0.5
3-4 AM	0.7	0.6
4-5 AM	1.3	1.5
5-6 AM	3.9	2.4
6-7 AM	10.0	2.8
7-8 AM	9.6	5.1
8-9 AM	6.8	5.3
9-10 AM	7.2	5.8
10-11 AM	6.4	6.6
11-12 PM	7.1	8.2
12-1 PM	9.1	8.1
1-2 PM	7.4	5.9
2-3 PM	8.3	5.8
3-4 PM	7.0	12.9
4-5 PM	5.4	10.1
5-6 PM	4.0	9.0
6-7 PM	1.4	3.9
7-8 PM	0.9	0.9
8-9 PM	0.7	0.5
9-10 PM	0.4	1.0
10-11 PM	1.2	0.4
11-12 AM	0.7	1.3

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.
- b. Location, height and materials of all walls, fences and screen plantings. Elevation drawings of typical walls and fences shall be included.
- c. Location, size, height and means of illumination of all proposed signs and lighting.
- d. Open space to be maintained and controlled by the owners of the property but not included in the development.
- 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.

All parking lights are currently indicated on the exterior elevations with a blue rectangle and a note indicating that the symbol is for "Wall mounted exterior LED light with antiglare shield, Typ." The lights are designed to "spill" outward of the wall for approximately 14 feet providing enough usable light for the primary row of parking stalls along the building.

I have substituted a new lighting fixture for which the manufacturer was able to provide with light coverage information. While still wall mounted the new fixtures are the ENTRA12 by RAB Lighting for all employees and customers doors, the WPLED10 by RAB Lighting for the 12' high overhead doors and WPLED13 by RAB Lighting for the 14' high overhead doors.

All new property line fences and associated remote controlled driveway gates will be made of 6'-0" high Zinc Galvanized Wire fencing not obscured as illustrated below:

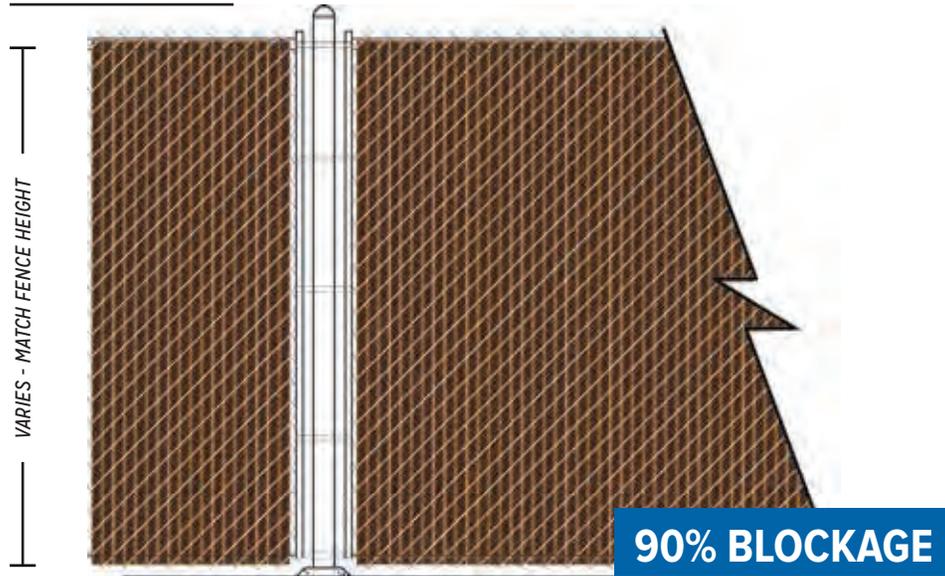


Proposed trash enclosure fences and associated gates will be made of 6'-0" high Zinc Galvanized Wire fencing with black self-locking fence blade slats, as illustrated by manufacturer (see next page)

5000 SERIES

SELF LOCKING FENCE BLADE SLATS

Elevation View



SLAT PROFILE



Available Colors

Black, Green, Tan, White, Red, Brown



Attachment Enlargement

STEP 1

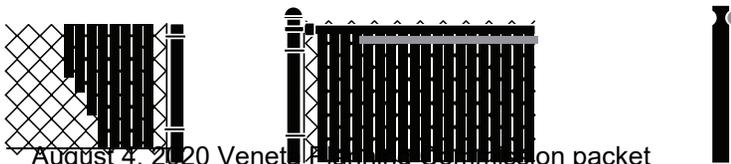
Insert slats vertically from top to bottom, keeping the locking holes on top.

STEP 2

Thread the flexible locking channel horizontally through the notched holes in the slats.

STEP 3

These holes are elliptical to ensure they always stay open for fast and easy threading.



August 4, 2020 Venetia Planning Commission packet

FENCESCREEN SPECIFICATIONS

PROPERTIES	RESULTS
Melt Index	0.6
Density	0.957
Minimum Temp.	-76° F
Maximum Temp.	250° F
Tensile Strength	3,700 psi
Slat Width	1 ³¹ / ₃₂ "
Mesh Size	2"
Standard Heights	4, 5, 6, 7, 8, 10, and 12 feet
Wire Gauge	8, 9, or 11
Slats Per Box	82
Average Coverage Per Box	10 linear feet

MATERIAL CONSTRUCTION

Self Locking Privacy Blade Slats are made from extruded High Density Polyethylene (HDPE), color pigments, and UV inhibitors.

DURABILITY

HDPE fence products are resistant to: severe weather conditions, salt water, sand, road dirt, most acids, alcohol, alkaline, ammonia, petroleum distillates, and common environmental pollutants.

MAINTENANCE

Pressure cleaning of surface contaminants is quickly accomplished with plain water.

WIND LOAD DISCLAIMER

Fencescreen will not be responsible for fence damage resulting from wind load conditions due to insufficient structural support.

FEATURES

- UV stabilized to protect against the harmful rays of the sun.

Drawings not to scale.

Detail Name:
5000 Series Self Locking Privacy
Blade Slats

Drawing Number:
5000 - SELF LOCKING BLADE SLATS



PHONE: 1.888.313.6313

| www.FenceScreen.com

4. Utility Plans.

- a. Existing and proposed contour map of the site.
- 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
- c. Location of all existing and proposed water mains.
- d. Location, flow elevations and certified capacities of all existing and proposed sewer lines.
- e. Location of all other underground facilities, including phone, electricity, and cable television.

1) The landscape area on the east side of the site slopes down toward an existing building to the east. Drainage will need to be collected at the property line and redirected. Due to the limited space for the stormwater treatment basin and the grade change, please address how drainage will be maintained on-site in this area.

Civil engineering documents have been amended to resolve the grading challenges noted above.

2) The adopted Portland stormwater manual requires treatment of all new impervious surface areas. The plan details treatment for the paved surfaces, but appears to hard pipe the roof drainage to the detention system. Please address how the roof runoff will be treated prior to discharge to the public system.

Civil engineering documents have been amended to resolve the treatment the roof runoff destination issue noted above.

5. Emissions or Potential Hazards.

Specifications of the extent of emissions and potential hazard 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.

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.

- (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
- (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.

- (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.
- (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.
 - (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.
 - (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.

1) Please address Veneta Land Development Ordinance No. 493, Section 5.27 – Traffic Impact Analysis & Mitigation in the written narrative and provide a trip generation estimate.

As noted above in section titled “Parking and Traffic Flow Plans” the daily vehicular traffic is expected to be far less than the maximum 100 trips at peak hour.

2) Please provide the General Land Use Application Form signed by both applicant and property owner.

Completed and signed General Land Use Application Form has been included with this submission.

SECTION 6.04 IMPROVEMENT REQUIREMENTS

This section promotes upgrades to features of nonconforming development that affect a site's appearance and functionality. Nonconforming developments may continue unless specifically limited by Section 6.04(1) below or by other provisions in this ordinance.

- (1) Development that does not comply with the following standards must be brought into compliance with current standards to an extent commensurate with the proposed changes.
 - (a) Landscaped setbacks for surface parking and exterior development areas;
 - (b) Interior parking lot landscaping;
 - (c) Landscaping in existing building setbacks;
 - (d) Minimum landscaped area (where land is not used for structures, parking, or exterior improvements);
 - (e) Screening;
 - (f) Paving of surface parking and exterior storage and display areas;
 - (g) Commercial and residential design standards; and
 - (h) Installation of public facilities.

SECTION 6.05 APPROVAL CRITERIA

- (1) After an examination of the site and prior to approval of plans, the Planning Commission or Building and Planning Official must make the following findings:
 - (a) That all provisions of city ordinances are complied with.

This application has been prepared with a goal that all the applicable local development provisions will be met.

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

The proposed development utilizes a designated access path for pedestrian and bicycle traffic safety.

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

The proposed signage location is attached to the proposed building and will not interfere with traffic and limit visibility.

- (d) That adequate water, sewer, and other required facilities, for the proposed use are available.

The proposed development is located in an existing “business park” The development requirements of the business park provided for all of the required facilities for this proposal

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

The proposed development is located in an existing “business park” The development requirements of the business park provided for all of the drainage patterns and drainage service for this proposal.

- (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.

No emissions or other nuisance characteristics are associated with the proposed operations of this development

- (g) Where the applicant has requested an adjustment to Site Plan Review criteria (Track 2 Site Plan Review) pursuant to the Veneta Land Development Ordinance, the applicant shall identify all applicable criteria in this ordinance and specifically address each adjustment.

N/A

- (2) Alternatives to the Commercial and Mixed Use Design Standards of Section 5.13, or Residential Design Standards of Section 5.29 or Off Street Parking Location Standards Section 5.20(3)(c) may be granted by the Planning Commission following a public hearing where the Commission finds that the alternative design:

- (a) Meets the purpose and intent of the applicable design standard being adjusted
- (b) Conforms with the design guidelines provided in Section 5.13 or 5.29 as applicable

- (c) Promotes pedestrian safety, convenience and comfort
- (d) Contains architectural features substituting for code required features which are consistent with the overall design intent and composition of the building.
- (e) Maintains or enhances compatibility between new development and existing uses, including aesthetics and privacy for residential uses.

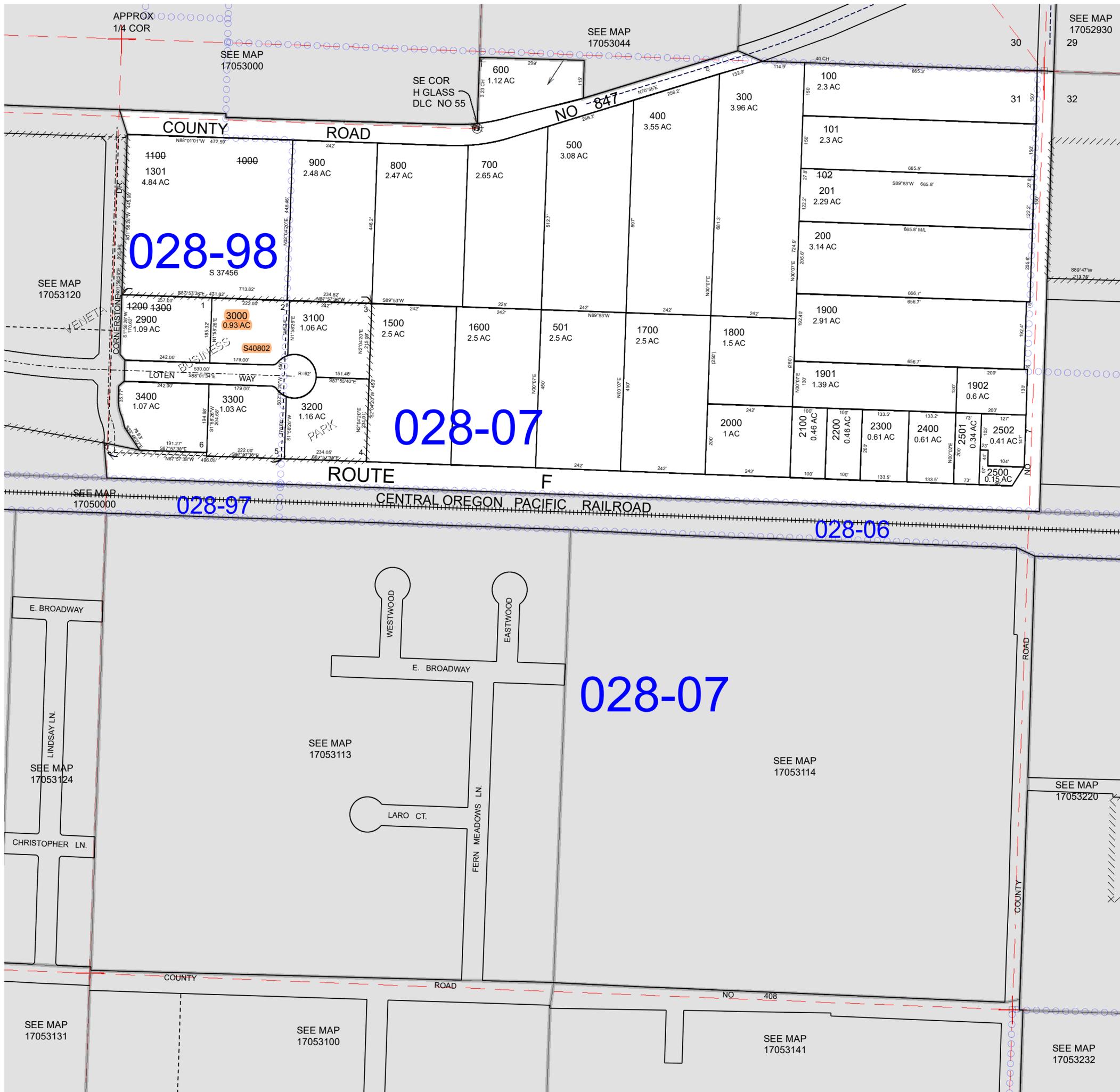
SECTION 6.06 PROCEDURE FOR APPROVING SITE PLANS

- (1) Prior to taking action on a site plan the City must provide notice of limited land use action in compliance with Section 2.13. Track 2 Site Plan Reviews shall be noticed in compliance with Section 2.11, Notice of Public Hearing.
- (2) The Planning Commission may approve, disapprove or approve with conditions new site plans and major site plan amendments. Minor site plan amendments may be approved by the Building and Planning Official. Approval of any Site Plan will be subject to compliance with the standards set forth in this ordinance and standards as established elsewhere by City ordinance or resolution.
- (3) Where the applicant has requested an adjustment to the Residential or Commercial/Mixed Use Design Standards through the Track 2 process, the Planning Commission shall be the decision making body and the application shall be reviewed in a public hearing ("Track 2" Site Plan Review).
- (4) The Planning Commission may call for a public hearing to receive testimony if it determines that the proposed development may produce adverse impacts on surrounding properties, the neighborhood or the City.
- (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.

ATTACHMENT LIST

1. ATTACHMENT A:
 - A. TAX ASSESSOR'S MAP
2. ATTACHMENT B:
 - A. LEGAL DESCRIPTION
3. ATTACHMENT C:
 - A. PROPERTY DEED AND PARTITION DOCUMENTS
4. ATTACHMENT D:
 - A. PROPOSED ARCHITECTURAL SITE PLAN – COMPOSITE ARCHITECTURE
5. ATTACHMENT E:
 - A. PROPOSED ARCHITECTURAL EXTERIOR ELEVATIONS – COMPOSITE ARCHITECTURE
6. ATTACHMENT E:
 - A. PARKING LIGHTS: HI-SHINE LIGHTING CUT SHEETS
7. ATTACHEMTN F:
 - A. PROPOSE CIVIL ENGINEERING DOCUMENTATIONS – SSW ENGINEERING
8. ATTACHMENT F:
 - A. PRELIMINARY STORMWATER MANAGEMENT PLAN, SSW ENGINEERING
9. ATTACHMENT G:
 - A. PRELIMINARY STORMWATER MANAGEMENT SYSTEM (ADS) ADVANCED DRAINAGE SYSTEMS, INC.
10. ATTACHMENT H:
 - A. PROPOSED LANDSCAPING PLAN - DOUGHERTY LANDSCAPE ARCHITECTS

ATTACHMENT A:
Tax Assessor's Map



CANCELLED

- 102
- 1000
- 1100
- 1200
- 1600
- 2700
- 2701
- 2702
- 2703
- 2704
- 2705
- 2706
- 2707
- 2708
- 2709
- 2710
- 2711
- 2712
- 2713
- 2714
- 2715
- 2716
- 2717
- 2718
- 2719
- 2720
- 2721
- 2722
- 2800
- 1200
- 1300

REVISIONS
 05/11/2007 - LCA130 - CONVERT MAP TO GIS
 01/07/2008 - LCA130 - CANG. 1300 & 1400 INTO VENETA BUS. PARK
 11/08/2007 - LCA115 - UPDATE RAILWAY NAME

ATTACHMENT B:
Legal Description

Lot 2, VENETA BUSINESS PARK, as platted and recorded November 27, 2007, Reception No. 2007-079397, Lane County Deeds and Records, in Lane County, Oregon.

ATTACHMENT C:
Property Deed and Partition documents

PLAT DOCUMENT

Division of Chief Deputy Clerk
Lane County Deeds and Records

2007-079397



\$206.00

00959977200700793970010015

11/29/2007 10:52:41 AM

RPR-SUBD Cnt=1 Stn=1 CASHIER 05

\$5.00 \$180.00 \$10.00 \$11.00

This document is a
SUBDIVISION

VENETA BUSINESS PARK

Owner: Norman N. McDougal, Wiley Mt., Inc.,
Melvin L. McDougal, Leelynn, Inc. & ATR Land, LLC

Dedicatee: City of Veneta
Twn. 17S Rng. 5W Sec. 31

LANE COUNTY DEEDS & RECORDS

15 -Lots

2 - Stickers

9 - Res. Numbers

AFTER RECORDING RETURN TO:
Lane County Surveyor's Office

NOTES

- 1) PROPERTY IS ENCUMBERED BY BLANKET POWER EASEMENT BOOK 293, PAGE 24 JULY 25, 1945.
- 2) ACCESS EASEMENTS NO. 2002-017261 & 2001-065847 (AMENDED PER 2002-026653), ACCESS & UTILITY EASEMENT NO. 2002-038140 AND PUE NO. 2003-088636 ALL LIE WITHIN RIGHT-OF-WAY OF CORNERSTONE DRIVE.
- 3) NO BUILDING, STRUCTURE, TREES, SHRUBS, OR OTHER OBSTRUCTION SHALL BE PLACED ON OR IN A PUBLIC UTILITY EASEMENT.
- 4) NO TREE CUTTING WITHOUT A PERMIT FROM THE CITY OF VENETA.
- 5) LOTS 3 THROUGH 11 ARE SUBJECT TO 30' BUILDING SETBACK REQUIRED BY THE NE EMPLOYMENT CENTER SPECIFIC DEVELOPMENT PLAN.

VENETA BUSINESS PARK

IN THE NW 1/4 OF SEC. 31, T17S, R5W, WM
CITY OF VENETA, LANE COUNTY, OREGON
JULY 15, 2007

RECORDED

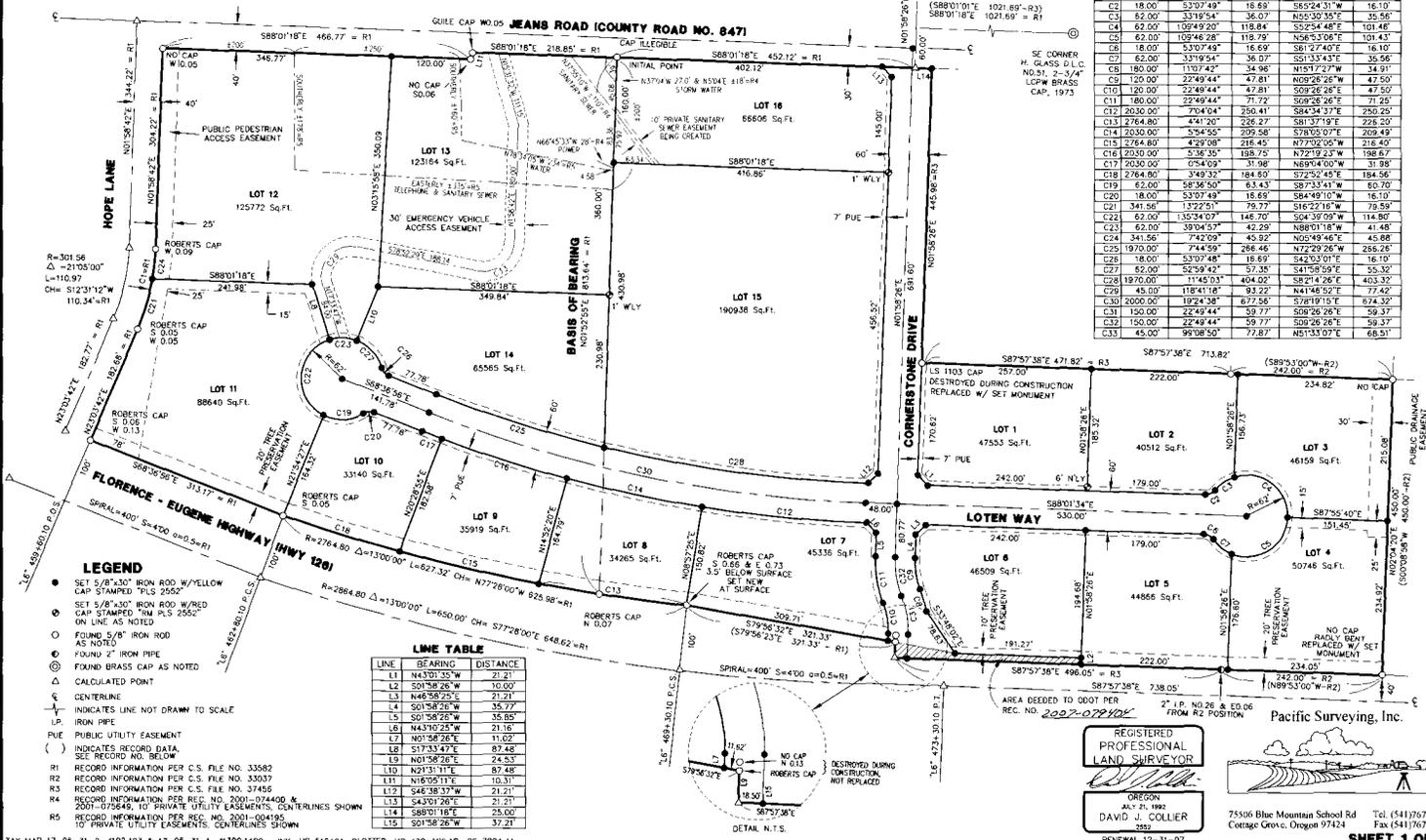
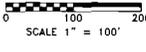
DATE: 22 Nov 07
COUNTY CLERK
BY: [Signature]

LANE COUNTY SURVEYORS OFFICE
C.S. FILE NO. 20 802
FILING DATE 22 Nov 07

Division of Chief Deputy Clerk
Lane County Deeds and Records
2007-078397
\$206.00
11/23/2007 10:52:41 AM
RPR-SUBD OnL1 Stn1 CASHIER 03
\$5.00 \$180.00 \$10.00 \$11.00

CURVE TABLE

LINE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	341.88	217.55	125.68	N12°31'21" E	124.98
C2	18.00	3307.49	18.69	S8°24'31" W	16.17
C3	62.00	3319.54	36.07	N5°30'35" E	35.56
C4	62.00	10949.20	118.84	S52°54'48" E	101.46
C5	62.00	10948.28	118.79	N5°30'35" E	101.43
C6	18.00	5307.49	18.69	S81°27'40" E	16.10
C7	62.00	3319.54	36.07	S51°33'43" E	35.56
C8	180.00	11974.2	54.96	N15°12'27" W	34.91
C9	120.00	22494.4	47.81	N09°26'26" W	47.50
C10	120.00	22494.4	47.81	S09°26'26" E	47.50
C11	180.00	22494.4	71.72	S09°26'26" E	71.55
C12	2030.00	70404	250.41	S84°34'37" E	250.25
C13	2764.80	44120	226.27	S81°37'19" E	226.20
C14	2030.00	53455	209.58	S70°03'07" E	209.49
C15	2764.80	42908	216.45	N77°02'05" W	216.40
C16	2030.00	53835	188.75	N72°19'23" W	188.67
C17	2030.00	67469	31.96	N69°04'00" W	31.88
C18	2764.80	34932	184.80	S72°52'45" E	184.56
C19	62.00	583650	63.43	S87°33'41" W	60.70
C20	18.00	5307.49	18.69	S84°49'10" W	16.10
C21	341.88	11922.51	79.77	S16°23'16" W	78.59
C22	62.00	135240.7	146.70	S04°39'09" W	114.80
C23	62.00	39045.7	42.29	N86°01'18" W	41.48
C24	341.88	7427.69	45.92	N81°49'46" E	45.68
C25	1970.00	74459	286.46	N72°29'26" W	285.28
C26	18.00	5307.49	18.69	S42°03'01" E	16.10
C27	62.00	5659.62	57.35	S41°58'59" E	55.32
C28	1970.00	114503	404.02	S82°14'26" E	403.32
C29	45.00	118411.8	93.22	N41°46'52" E	77.42
C30	2000.00	19243.8	872.58	S16°11'11" E	874.32
C31	150.00	22494.4	59.77	S09°26'26" E	59.37
C32	150.00	22494.4	59.77	S09°26'26" E	59.37
C33	45.00	96385.0	77.87	N51°53'07" E	68.51



LEGEND

- SET 5/8" x 30" IRON ROD W/ YELLOW CAP STAMPED "PLS 2552"
- SET 5/8" x 30" IRON ROD W/ RED CAP STAMPED "M PLS 2552"
- FOUND 5/8" IRON ROD AS NOTED
- FOUND 1/2" IRON PIPE AS NOTED
- FOUND BRASS CAP AS NOTED
- △ CALCULATED POINT
- CENTERLINE
- - - INDICATES LINE NOT DRAWN TO SCALE
- LP IRON PIPE
- PUE PUBLIC UTILITY EASEMENT
- () INDICATES RECORD DATA. SEE RECORD NO. BELOW
- R1 RECORD INFORMATION PER C.S. FILE NO. 33582
- R2 RECORD INFORMATION PER C.S. FILE NO. 33037
- R4 RECORD INFORMATION PER C.S. FILE NO. 37455
- R5 RECORD INFORMATION PER C.S. FILE NO. 2001-074400 & 2001-072649, TO PRIVATE UTILITY EASEMENTS, CENTERLINES SHOWN
- PRIVATE UTILITY EASEMENTS, CENTERLINES SHOWN

LINE TABLE

LINE	BEARING	DISTANCE
L1	N43°01'55" W	21.21
L2	S01°58'26" W	10.00
L3	N46°58'25" E	21.21
L4	S01°58'26" W	35.77
L5	S01°58'26" W	35.65
L6	N43°10'25" W	21.16
L7	N01°58'26" E	11.02
L8	S17°33'47" E	87.48
L9	N01°58'26" E	24.53
L10	N01°58'26" E	87.48
L11	N09°05'11" E	10.31
L12	S46°38'37" W	21.21
L13	S43°01'26" E	21.21
L14	S89°01'18" E	25.00
L15	S01°58'26" W	37.21

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
AUG 21, 1992
DAVID J. COLLIER
RENEWAL 12-31-07

Pacific Surveying, Inc.
75506 Blue Mountain School Rd
Cottage Grove, Oregon 97424
Tel: (541)767-0790
Fax: (541)767-3087

VENETA BUSINESS PARK

IN THE NW 1/4 OF SEC. 31, T17S, R5W, WM
CITY OF VENETA, LANE COUNTY, OREGON

JULY 15, 2007

RECORDED

DATE: 29 NOV 07
COUNTY CLERK
BY: *U. B. B. B.*

LANE COUNTY SURVEYORS OFFICE
C.S. FILE NO. _____
FILING DATE _____

Division of Chief Deputy Clerk 2007-093307
Lane County Deeds and Records \$206.00
00589977226700793970010015
11/29/2007 10:52:41 AM
RPR-SUBD Cnt=1 Stn=1 CRSMER CD
\$5.00 \$180.00 \$10.00 \$11.00

SURVEYOR'S CERTIFICATE

I, DAVID J. COLLIER, BEING DULY SWORN DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS SHOWN HEREON, AND THAT AFFIDAVITS, CITY, STATE, AND COUNTY REQUIREMENTS HAVE BEEN MET, AND THAT THE INITIAL POINT IS A 5/8" IRON ROD AS SHOWN.

David J. Collier
DAVID J. COLLIER PLS 2552

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David J. Collier
OREGON
JULY 21, 1987
DAVID J. COLLIER
2552
RENEWAL 12-31-07

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT NORMAN N. MCDUGAL, AND WILEY MT. INC., AN OREGON CORPORATION, AND MELVIN L. MCDUGAL, AND LEE LYNN, INC., AN OREGON CORPORATION, AND FRONTIER RESOURCES, LLC, AN OREGON LIMITED LIABILITY COMPANY, AND ARTIS L. HOLTE ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY, AND HAVE CAUSED THE SAME TO BE SUBDIVIDED AND PLATED, IN ACCORDANCE WITH ORS CHAPTER 92, AND DO HEREBY ACKNOWLEDGE THE EXISTING TO PRIVATE UTILITY EASEMENTS, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER ALL STREET RIGHT-OF-WAYS, THE PUBLIC DRAINAGE EASEMENT, THE 30' EMERGENCY VEHICLE EASEMENT, THE VARIABLE WIDTH PUBLIC PEDESTRIAN ACCESS EASEMENT, AND PUBLIC UTILITY EASEMENTS, AND DO HEREBY CREATE THE TREE PRESERVATION EASEMENT AND 10' PRIVATE SANITARY SEWER EASEMENT AS SHOWN HEREON.

Norman N. McDugal
NORMAN N. MCDUGAL
PRESIDENT, WILEY MT. INC.

Melvin L. McDugal
MELVIN L. MCDUGAL
PRESIDENT, LEE LYNN, INC.

* AND ATR LAND, LLC, AN OREGON LIMITED LIABILITY COMPANY.

APPROVALS

Robert L. ... 11/16/07
CITY OF VENETA MAYOR DATE

John ... 11/21/07
CITY OF VENETA BUILDING AND PLANNING OFFICIAL DATE

John ... 11-07
CITY OF VENETA CITY ENGINEER DATE

Neil Schwan 11-07
CITY OF VENETA PUBLIC WORKS SUPERINTENDENT DATE

... 11/27/07
LANE COUNTY SURVEYOR DATE

Walter B. ... 11/20/07
LANE COUNTY ASSESSOR DATE

... 11/27/07
LANE COUNTY BOARD OF COMMISSIONERS DATE

DESCRIPTION

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF LANE COUNTY ROAD NO. 847 (JEANS ROAD) WITH THE NORTH-SOUTH CENTERLINE OF SECTION 31, TOWNSHIP 17 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, SAID POINT BEING 50°58'25"W 279.49 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 31; THENCE N89°11'18"W 452.12 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY OF SAID LANE COUNTY ROAD NO. 847 (JEANS ROAD) TO A 5/8" IRON ROD MARKING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY 588°01'18"E 477.12 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY 515°52'27"W 445.98 FEET TO A 5/8" IRON ROD; THENCE S87°57'38"E 713.82 FEET TO A 5/8" IRON ROD; THENCE S204°20'W 450.00 FEET TO A 5/8" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY OF THE EUGENE-HILOENCE STATE HIGHWAY; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY N87°57'38"W 735.05 FEET TO A POINT; THENCE N158°26'E 24.53 FEET TO A 5/8" IRON ROD; THENCE N79°56'32"W 321.33 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 2764.80 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS N72°27'58"W 825.98 FEET) AN ARC DISTANCE OF 627.32 FEET TO A 5/8" IRON ROD; THENCE N88°36'56"W 313.17 FEET TO A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY OF HOPE LANE; THENCE NORTHERLY RIGHT-OF-WAY OF THE EUGENE-HILOENCE STATE HIGHWAY AND ALONG SAID EASTERLY RIGHT-OF-WAY OF SAID HOPE LANE N23°03'42"E 182.68 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 341.56 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS N123°11'2"E 154.08 FEET) AN ARC DISTANCE OF 125.68 FEET TO A 5/8" IRON ROD; THENCE N158°42'E 304.22 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY OF SAID COUNTY ROAD NO. 847 (JEANS ROAD); THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY OF HOPE LANE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY 588°01'18"E 466.77 FEET TO A 5/8" IRON ROD; THENCE N16°05'11"E 10.31 FEET TO A 5/8" IRON ROD; THENCE S88°01'18"E 218.85 FEET TO THE TRUE POINT OF BEGINNING, ALL IN LANE COUNTY, OREGON.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE LANDS OF WILEY MT., INC., ET AL AS SHOWN MONUMENTS FROM C.S.F. 33582 (ROBERTS), C.S.F. 33037 AND 37456 (SWANSON) WERE USED TO ESTABLISH THE BOUNDARY MISSING OR REPLACED MONUMENTS WERE SET USING RECORD ANGLES AND DISTANCES. NOTE THAT THE TWO SWANSON SURVEYS (33037 AND 37456) HAVE DIFFERENT BASIS OF BEARINGS, WHEN THE TWO SURVEYS WERE ROTATED TO A COMMON BASIS OF BEARING, THE FOUND MONUMENTS FIT VERY WELL. ALSO NOTE THAT THE BEARING ALONG THE NORTH LINE OF THE 33037 (R2) SURVEY APPEARS TO HAVE A DRAFTING ERROR AND SHOULD BE N89°53'00"W. THE INTERIOR LOT LINES WERE ESTABLISHED PER CLIENT INSTRUCTIONS. NOTE THAT THE DISTANCES (AND SOMETIMES THE DIRECTION) GIVEN IN THE EASEMENT DESCRIBED IN REC. NO. 2007-004195 (R5) DO NOT FIT WHAT IS ON THE GROUND.

ACKNOWLEDGMENT

STATE OF OREGON
COUNTY OF LANE

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 25th DAY OF September, 2007, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED NORMAN N. MCDUGAL, AND AS PRESIDENT OF WILEY MT. INC., AN OREGON CORPORATION, AND DID PERSONALLY APPEAR MELVIN L. MCDUGAL, AND AS PRESIDENT OF LEE LYNN, INC., AN OREGON CORPORATION, AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Maggie Turner
NOTARY PUBLIC



A CONSENT AFFIDAVIT FOR THIS SUBMISSION BY FRONTIER RESOURCES, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS ON FILE IN THE LANE COUNTY OREGON RECORDS OFFICE, REC. NO. 2007-79398

A CONSENT AFFIDAVIT FOR THIS SUBMISSION BY ARTIS L. HOLTE IS ON FILE IN THE LANE COUNTY OREGON RECORDS OFFICE, REC. NO. 2007-79399

A CONSENT AFFIDAVIT FOR THIS SUBMISSION BY U.S. BANK, N.A. IS ON FILE IN THE LANE COUNTY OREGON RECORDS OFFICE, REC. NO. 2007-79400

A CONSENT AFFIDAVIT FOR THIS SUBMISSION BY ATR LAND, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS ON FILE IN THE LANE COUNTY OREGON RECORDS OFFICE, REC. NO. 2007-79401

Pacific Surveying, Inc.



75506 Blue Mountain School Rd Tel: (541)767-0700
Cottage Grove, Oregon 97424 Fax: (541)767-3187

SHEET 2 OF 2



After recording return to:
City of Veneta
P. O. Box 458
Veneta, Oregon 97487

IRREVOCABLE DEVELOPMENT AGREEMENT

Parties: McDougal Bros., Inc. (McDougal)

Ardis L. Holte (Holte)

City of Veneta (City)

McDougal owns Lots 1 through 14 and Holte owns Lots 15 and 16 of the Veneta Business Park Subdivision in Lane County, Oregon, as platted and recorded in Lane County Deeds and Records, Reception No. 2007- 79397 (Subdivision).

McDougal has applied to City for a final subdivision plat (S-4-02), and enters into this Agreement to comply with City's building and land development regulations. This Agreement and its terms shall run with the land, be binding upon the parties and their successors in interest, and shall benefit present and future owners of Subdivision lots.

Based on the foregoing recital, which is an operative part of this Agreement, the parties agree:

1. **Revocation.** Upon recording of the final plat, City revokes the following agreements:
 - a. "City of Veneta Conditional Use Agreement, Caretaker Residence CUP-1-00", dated December 15, 2000, by and between The City of Veneta and Frontier Resources, recorded January 2, 2001, Recorder's No. 2001-000178;
 - b. "Irrevocable Agreement", dated March 21, 2001, by and between Frontier Resources, LLC and the City of Veneta, recorded March 22, 2001, Recorder's No. 2001-015888;
 - c. "Irrevocable Agreement", dated March 21, 2001, by and between Frontier Resources, LLC and the City of Veneta, recorded March 22, 2001, Recorder's No. 2001-015889;
 - d. "Irrevocable Agreement", dated August 27, 2001, by and between Frontier Resources, LLC and the City of Veneta, recorded September 12, 2001, Recorder's No. 2001-059628; and,
 - e. "Irrevocable Agreement", dated November 6, 2001, by and between the City of Veneta and Frontier Resources, LLC, recorded November 6, 2001, Recorder's No.

2001-074399.

2. **Lots 12 and 13.** The owners of Lot 12 and Lot 13 (Owners) shall be bound by the following provisions:

a. Lot 12 and Lot 13 shall share the existing parking spaces on both lots until a new Site Plan is approved.

b. Owners shall apply for a Site Plan Amendment within one (1) year after the recording of the final plat. Systems Development Charges and all other applicable conditions shall be brought into compliance with Site Plan (SR-3-02) at that time.

c. The 30' emergency vehicle access easement that crosses both lots from Jeans Road to Loten Way must remain clear of parked vehicles, fences, or any other barrier that would prevent its use for emergency vehicle access easement.

d. The pedestrian easement connecting Loten Way to Jeans Road shall remain free of fences or other permanent obstructions.

e. Owners must obtain a Site Plan Amendment for future changes in use.

3. **Lot 11.** The pedestrian easement adjacent to the north side of the lot shall remain free of fences or other permanent obstructions.

4. **Lots 15 and 16.** The owner of Lot 16 shall continue to allow the owner of Lot 15 to use the parking area and ingress/egress driveways located on Lot 16 until a new Site Plan is approved. The owners of Lots 15 and 16 shall apply for a Site Plan Amendment for any future changes in use.

5. **Lot 8.** The owner of Lot 8 shall submit a Site Plan for conversion of the accessory cold storage building into a viable commercial or industrial use within one (1) year of the recording of the final plat or prior to use, whichever occurs first. The owner of Lot 8 shall apply for a Site Plan Amendment for any future changes in use.

6. **Lots 3 and 4.** The owners of Lot 3 and Lot 4 shall comply with the east end landscape and building setback area established by the Veneta Land Development Ordinance, Article 4.14 (7)(a)(4)(i) for the Northeast Employment Center.

7. **Building Setbacks.** Lots 4, 5, 6, 7, 8, 9, 10, and 11 shall comply with the Veneta Land Development Ordinance, Article 4.14 (7)(a)(4)(ii), which requires 30' building setbacks on Highway 126.

8. **Landscaping.** The owners of all lots, to comply with the approved landscape plan for 8' planter strips along Jeans Road, Cornerstone Drive, and Loten Way, will install and maintain landscaping in the 8' planter strips that are adjacent to the lots. Landscape maintenance includes

replacement of diseased, dead, and dying trees and vegetation. The planter strips shall be kept free of weeds and high grass and shall be maintained so that they comply with the clear vision area defined in the Veneta Land Development Ordinance.

9. **Tree Cutting.** Tree cutting may not take place within the 20' tree preservation easements without obtaining a tree-felling permit under the Veneta Land Development Ordinance, Article 4.14 (7)(a)(4)(ii) for the Northeast Employment Center. Removal of other trees on the Subdivision is subject to Veneta Municipal Code Chapter 8.10.

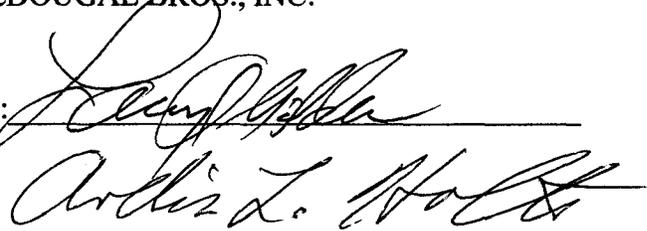
10. **Holt's Consent.** Holte is a party to this Agreement solely to consent to the provisions that affect Lots 15 and 16, and Holte grants McDougal permission to go upon Holte's property, if necessary, to construct the Improvements on or about Lots 15 and 16.

11. **Signature Authority.** McDougal Bros., Inc. is an Oregon corporation and is affiliated with Melvin L. McDougal, Norman N. McDougal, McDougal Bros. Investments, LeeLynn, Inc., Wiley Mt., Inc., Frontier Resources, LLC, and ATR Land, LLC. An officer or authorized agent of McDougal Bros., Inc. signs this Agreement to bind McDougal Bros., Inc. and all McDougal Affiliates who may have an ownership interest in any portion of the Subdivision. The person who signs this Agreement on behalf of McDougal warrants that he has the authority of McDougal and all affiliates to do so.

Date: September _____, 2007.

McDOUGAL BROS., INC.

By:


ARDIS L. HOLTE

CITY OF VENETA

By:



STATE OF OREGON)
)ss:
County of Lane)

This instrument was acknowledged before me on the 19th day of September, 2007

by LARRY O. GILDEA as authorized representative for McDougal Bros., Inc.



Maggie Turner
Notary Public for Oregon
My Commission Expires: 5/13/09

STATE OF OREGON)
)ss:
County of Lane)

This instrument was acknowledged before me on the 21st day of Sept., 2007 by Ardis L. Holte.



Maggie Turner
Notary Public for Oregon
My Commission Expires: 5/13/09

STATE OF OREGON)
)ss:
County of Lane)

On the 17th day of October, 2007, personally appeared before me the above-named Ric Ingham, for the City of Veneta, Oregon, and by authority of the City of Veneta, acknowledged the foregoing instrument to be its voluntary act and deed.



Darci R Henneman
Notary Public for Oregon
My Commission Expires: 4-12-11

After recording return to:
City of Veneta
P. O. Box 458
Veneta, Oregon 97487



\$46.00

11/29/2007 10:52:41 AM

RPR-AGRE Cnt=1 Stn=1 CASHIER 05
\$25.00 \$10.00 \$11.00

AGREEMENT FOR INSTALLATION OF A PAVED PEDESTRIAN PATH, SIDEWALKS, AND LANDSCAPING IMPROVEMENTS WITHIN THE CITY OF VENETA

Parties: McDougal Bros., Inc. for itself and all McDougal Affiliates (McDougal)

Ardis L. Holte (Holte)

City of Veneta (City)

McDougal owns Lots 1 through 14 and Holte owns Lots 15 and 16 of the VENETA BUSINESS PARK SUBDIVISION, Lane County, Oregon, as platted and recorded in Lane County Deeds and Records, Reception No. 2007-79397 (Subdivision).

McDougal has applied to City for approval of a final subdivision plat (S-4-02). Veneta Land Division Ordinance, Article 7, requires construction, of sidewalks and landscaping within the right-of-way of Cornerstone Drive and Loten Way adjacent to the Subdivision lots, and a paved pedestrian path from Loten Way to Jeans Road (Improvements). Sidewalks must be installed on both sides of a public street and in any special pedestrian way within the Subdivision at the time a building permit is issued (Veneta Land Division Ordinance, Article 7, subsection (5)).

Four lots (12, 13, 15, and 16) are already developed. On April 28, 2006, McDougal and City entered into a joint development agreement whereby McDougal contracted to build 5,000 lineal feet of roadway, including sidewalks. The Veneta Planning Commission's conditions of approval (Conditions) require construction of a pedestrian path between Loten Way and Jeans Road, and landscaping by planting street trees every 40 feet with ground cover or unobstructing vegetation as understory (see Veneta Land Development Ordinance, Article 4, Section 4.14, Specific Development Plan Subzone, subsection (7)(a) 3, 6). City has approved McDougal's public improvement and landscaping plans (Approved Plans) for building the Improvements. McDougal has constructed sidewalks along both sides of Cornerstone Drive and the south side of Lot 15 per the Approved Plans. McDougal will be required to build sidewalks within the right-of-way adjacent to vacant lots when a building permit for the adjacent lot is issued. McDougal will incorporate the pedestrian path into a future Site Plan for Lot 11 and Lot 12.

It is not reasonable or realistic to plant street trees and vegetation adjacent to developed

lots on Cornerstone Drive, Jeans Road, and Loten Way until weather permits, or on Loten Way adjacent to undeveloped lots until sidewalks are constructed.

Based on the foregoing recitals, which are operative parts of this Agreement, the parties agree:

1. **Performance Bond.** McDougal will post a performance bond in the amount of \$61,236.00 to guarantee the paving of the pedestrian path on Lots 11 and 12 and the planting of street trees and vegetation adjacent to the developed lots per the Approved Plans. In the event that McDougal fails to carry out Sections 2, 3 and 4 of this Agreement, the City shall use the bond to install or complete the pedestrian path and landscaping as shown on the Approved Plans. If McDougal's bond amount exceeds the cost and expenses incurred by the City, it shall release the remainder to McDougal. If the costs and expenses incurred by City exceed the amount of the bond, McDougal shall be responsible for the balance, including, but not limited to engineering, inspection, legal, and contingent costs, together with any damages, either direct or consequential, which the City sustains on account of McDougal's failure to carry out and execute Sections 2, 3 and 4 of this Agreement. Not only may the City complete the work and recover its full costs and expenses, but the City may also recover court costs and attorney fees necessary to collect said amounts from McDougal.

McDougal and City agree that the bond shall be held by the City for one (1) year following acceptance by the City of the pedestrian path and installation of the landscaping improvements or upon the receipt of a one (1) year Maintenance Bond.

2. **Trees and Vegetation.** McDougal will plant street trees and vegetation adjacent to the developed lots per the Approved Plans no later than March 31, 2008.

3. **Pedestrian Path.** McDougal will pave the pedestrian path between Loten Way and Jeans Road no later than one (1) year from the date on which the final plat is recorded or when Lot 11 is developed, whichever occurs first.

4. **Improvements.** McDougal will construct Improvements per the Approved Plans when building permits are issued for all remaining vacant lots or within five (5) years from the date on which the final plat is recorded, whichever occurs first.

5. **Cost of Improvements.** The owner of each benefited lot shall be responsible for payment of the cost of Improvements within the right-of-way or planting strips adjacent to that lot.

6. **Local Improvement Assessment District.** The City may join all or part of McDougal's property and Holte's property with other property in creating a Local Improvement Assessment District (District). McDougal and Holte agree that the Improvements to be constructed adjacent to the undeveloped lots will directly benefit the Subdivision and will directly benefit the City through improvements to the public way and utilities serving the Subdivision and other properties in the vicinity. McDougal and

Holte agree not to challenge or remonstrate against the City's formation of a District and, in any proceedings to establish such a District, McDougal and Holte will acknowledge this Agreement if requested to do so.

7. **Interpretation.** This Agreement shall be binding on the parties and shall remain in full force and effect until the Improvements have been installed and accepted by City. Upon City's acceptance of the Improvements, this Agreement shall terminate and the obligations of all parties hereto shall be deemed discharged, except the obligation of any owner to pay for Improvements, shall survive termination of this Agreement.

8. **Legal Expenses.** If suit, action or arbitration is brought either directly or indirectly to rescind, interpret or enforce the terms of this Agreement, the prevailing party shall recover and the losing party hereby agrees to pay reasonable attorney's fees incurred in such proceeding, in both the trial and appellate courts, as well as the costs and disbursements. Further, if it becomes necessary for City to incur the services of an attorney to enforce any provision of this agreement without initiating litigation, Contractor agrees to pay City's attorney's fees so incurred. Such costs and fees shall bear interest at the maximum legal rate from the date incurred, until the date paid by losing party.

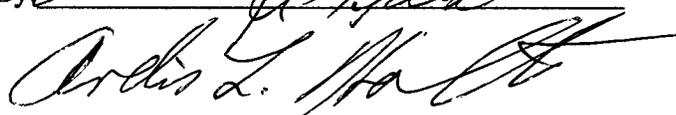
9. **Recording.** This Agreement shall be recorded in the deed records of Lane County, Oregon, shall run with the land, and shall bind all successors in interest.

10. **Holte's Consent.** Holte is a party to this Agreement solely to consent to the provisions that affect Lots 15 and 16, and Holte grants McDougal permission to go upon Holte's property, if necessary, to construct the Improvements on or about Lots 15 and 16.

11. **Signature Authority.** McDougal Bros., Inc. is an Oregon corporation and is affiliated with Melvin L. McDougal, Norman N. McDougal, McDougal Bros. Investments, LeeLynn, Inc., Wiley Mt., Inc., Frontier Resources, LLC, and ATR Land, LLC. An officer or authorized agent of McDougal Bros., Inc. signs this Agreement to bind McDougal Bros., Inc. and all McDougal Affiliates who may have an ownership interest in any portion of the Subdivision. The person who signs this Agreement on behalf of McDougal warrants that he has the authority of McDougal and all affiliates to do so.

Date: ~~September~~, 2007.

McDOUGAL BROS., INC.

By: 


ARDIS L. HOLTE

CITY OF VENETA

By *Ric Ingham*

STATE OF OREGON)
)ss:
County of Lane)

This instrument was acknowledged before me on the 19th day of September, 2007
by LARRY O. GILDEA as authorized representative for McDougal Bros., Inc.



Maggie Turner
Notary Public for Oregon
My Commission Expires: 5/13/09

STATE OF OREGON)
)ss:
County of Lane)

This instrument was acknowledged before me on the 21st day of Sept., 2007
by Ardis L. Holte.

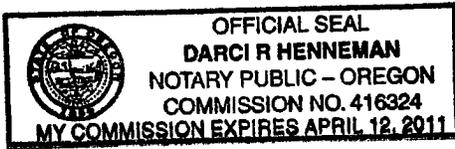


Maggie Turner
Notary Public for Oregon
My Commission Expires: 5/13/09

STATE OF OREGON)
)ss:
County of Lane)

On the 1st day of October, 2007, personally appeared before me the above-named Ric Ingham,
for the City of Veneta, Oregon, and by authority of the City of Veneta, acknowledged the

foregoing instrument to be its voluntary act and deed.



Darci R Henneman
Notary Public for Oregon
My Commission Expires: 4-12-11

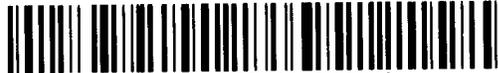
K:\Documents\McDOUGAL BROS., INC. - Cornerstone Development\AGR Sidewalk Agreement-Final 090407CHCc.doc

AFTER RECORDING RETURN TO:
CASCADE TITLE COMPANY
811 WILLAMETTE ST., EUGENE, OR 97401

25158158 Tm

Lane County Clerk
Lane County Deeds and Records

2017-034932



\$52.00

01662745201700349320020028

07/18/2017 11:17:30 AM

RPR-DTR Cnt=1 Stn=40 CASHIER 01

\$10.00 \$10.00 \$11.00 \$21.00

3 After recording return to
and mail tax statements to:

TRUST DEED

PARTIES: **Frontier Resources, LLC**, Grantor

Cascade Title and Escrow, Trustee

Melvin McDougal, Beneficiary

Grantor conveys to Trustee, in trust, the following described real property situated in Lane County, Oregon:

EXHIBIT A

Lots 2, 5 and 6, VENETA BUSINESS PARK, as platted and recorded November 7, 2007, Reception No. 2007-079397, Lane County Deeds and records, in Lane County, Oregon.

This Trust Deed shall secure payment and performance of a Promissory Note dated July 17, 2017, and other agreements. The principal amount of the Promissory Note is \$450,000 which, together with accrued interest, is due on demand. If all sums secured by the trust deed have been fully paid and satisfied without the sale of the real property described on Exhibit A, Beneficiary agrees to remove the trust deed and to reconvey the property to Grantor.

Grantor warrants and covenants that Grantor owns the property free and clear of encumbrances except easements, conditions, and restrictions of record.

Grantor shall pay the Promissory Note in accordance with its agreement with Beneficiary and shall pay when due all taxes, assessments, and other charges that may be levied against the property. Grantor shall keep any buildings now on the premises or which may hereafter be placed thereon insured against loss or damage by fire, with extended coverage, for their full insurable value with Beneficiary listed as a named

insured or loss payee. Grantor shall keep improvements on the premises in good repair and will not commit or suffer any waste thereof or of the premises.

Time is of the essence hereof. Default by Grantor of any of Grantor's obligations in the Promissory Note or other loan agreements with Beneficiary, or this Trust Deed will entitle Beneficiary to declare the full unpaid balance of the promissory note, together with any other sums secured by this Trust Deed, immediately due and payable, in which case failure of the Grantor to pay the full amount declared to be due within ten (10) days from the date of such declaration shall be a material breach of this Trust Deed.

Should Grantor default, Beneficiary, in addition to any other legal or equitable remedies, may deliver to its Trustee a written notice of default and election to sell the property. Upon such delivery, the Beneficiary shall deposit with the Trustee this Trust Deed and all promissory notes and documents evidencing expenditures secured hereby, whereupon the Trustee shall fix the time and place of sale and give notice thereof as then required by law.

If legal expenses are incurred in a trustee's sale of the property, the Trustee and Beneficiary shall be entitled to recover such expenses. If litigation arises from this document, the prevailing party shall be entitled to recover attorneys' fees at all levels of litigation.

Date: July 17, 2017

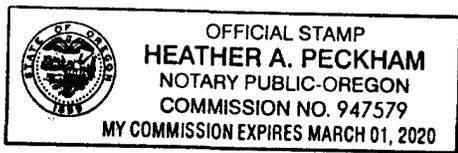
GRANTOR: Frontier Resources, LLC

By: *Gregory M Demers*
Gregory M Demers, President

STATE OF OREGON)
)ss.
County of Lane)

The foregoing instrument was acknowledged before me this 17 day of July, 2017, by Gregory M. Demers as President of Frontier Resources, LLC.

Heather A. Peckham
Notary Public for Oregon
My Commission Expires: 3/1/2020



PERSONAL PROPERTY TAX WARRANT

(This is a lien demand and not an arrest warrant)

State of Oregon, County of LANE

Warrant Number **427902**

Date Issued: 6/28/2018

Interest to: 7/16/2018

Directed to:

FRONTIER RESOURCES LLC
PO BOX 876
VENETA OR 97487

Lane County Clerk	2018-029597
Lane County Deeds & Records	06/28/2018 12:05:00 PM
RPR-LIEN Cnt=1 Stn=41 CASHIER 04 1pages	NO FEE
\$5.00 \$11.00 \$61.00	

The above named appears as owning or having possession or control of certain personal property on the accounts listed below. Taxes lawfully assessed, levied, and charged on said personal property have not been paid and are delinquent for the years and in the respective amounts specified.

This warrant is issued to enforce payment of these taxes pursuant to Oregon Revised Statute 311.610.

The description of the personal property as it appears in the latest tax roll, the year(s) for which taxes are delinquent, the principal amount for delinquent taxes for each year plus interest to the date of issuance of this warrant, and service charges, are as follows:

Description of Personal Property			Tax Year	Amount of Taxes	Amount Due	
Code Area	Account Number	Kind of Property			Interest	Total
02898	5515398	FURN, MACH, EQUIP, MISCELLANEOUS	2017-18	\$331.67	\$22.11	\$353.78
Total Amount of Taxes to be Recorded				Total Taxes and Interest		\$353.78
Make Remittance Payable To:				Service Charges		\$52.00
LANE COUNTY, Department of Assessment and Taxation 125 E. 8th Avenue, Eugene OR 97401-2968				TOTAL Due		\$405.78

The amount due on this warrant is the sum of total taxes due, interest on all past due installments at the rate of 1.3333 percent per month until paid (ORS 311.505), and the service charges.

* The Total Due reflects taxes, interest and other charges due for the 2017-18 tax year. For prior year balances, contact Lane County Assessment and Taxation at (541)-682-4321.

SERVICE OF WARRANT

A duplicate of this warrant was served on the person named by Certified Mail (ORS 311.620).

Date Mailed 6/28/2018 The cost of such service, publication, or postage is \$ 52.00

RELEASE OF LIEN

This warrant is hereby satisfied in full, and the lien is fully released.

This warrant is hereby cancelled.

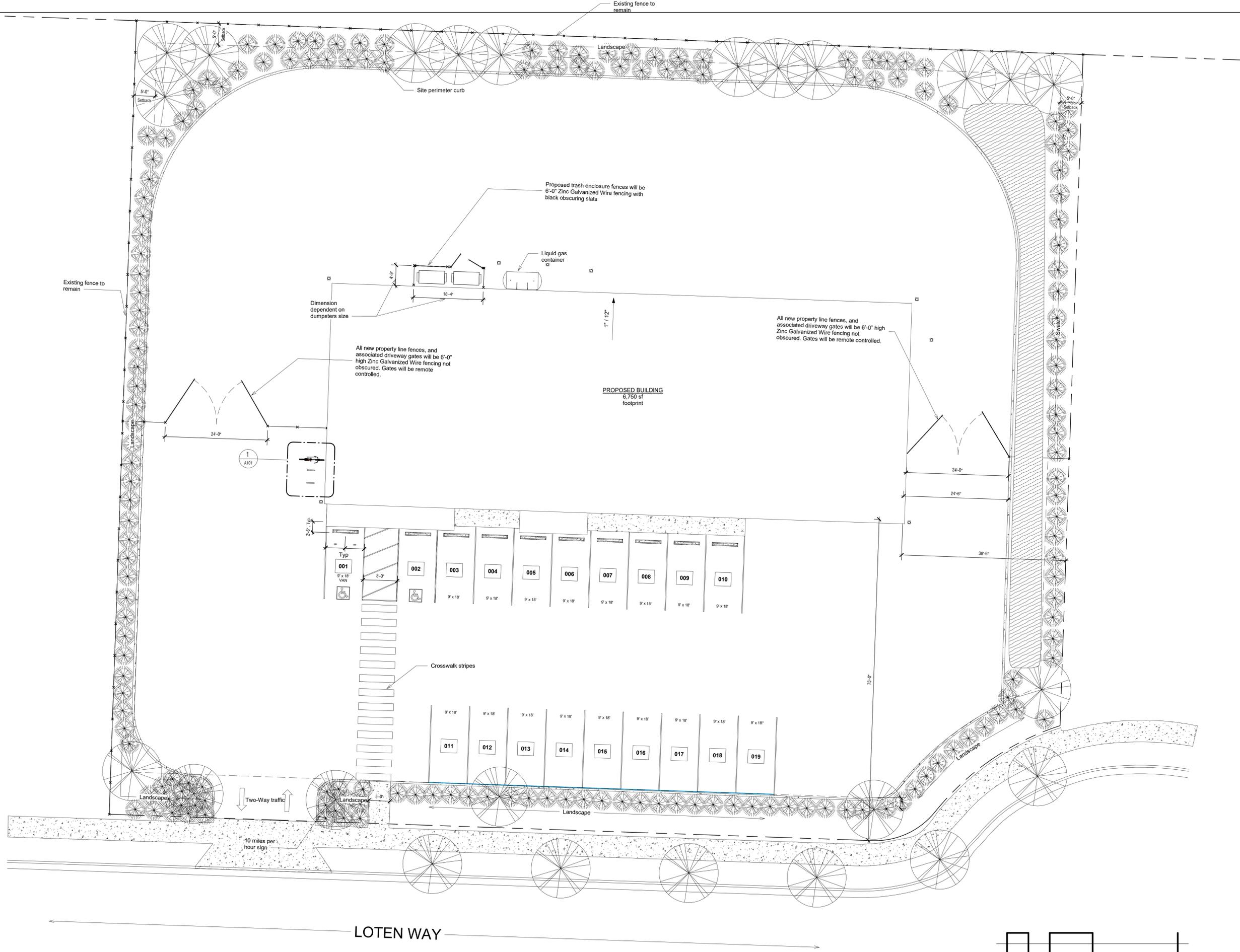
Michael C. Cowles
Tax Collector

by _____ Date _____
Deputy (MUST be signed to release lien)

— After recording return to Lane County Tax Collector at 125 E. 8th Ave, Eugene, OR 97401 —

ATTACHMENT D:

Proposed Architectural Site Plan – COMPOSITE ARCHITECTURE, LLC



1 SITE PLAN
1" = 10'-0"



COMPOSITE ARCHITECTURE, LLC
30 E BROADWAY, SUITE 151
EUGEN, OR 97401

OWNER
Baxter Properties, LLC
ATTENTION: MIKE AND TRACY STRODE
P.O. BOX 117
ELMIRA, OR 97437
541-334-6696
tracy@baxterplumbing.com

ARCHITECT
COMPOSITE ARCHITECTURE, LLC
CONTACT: ALAIN REBEYROL, AIA
30 E BROADWAY SUITE 151
EUGENE, OR 97401
541-204-0650
rebeyrol@compositearchitecture.net

LANDSCAPE ARCHITECT
DOUGHERTY LANDSCAPE ARCHITECTS
CONTACT: DAVID DOUGHERTY, PRINCIPAL
474 WILLAMETTE STREET, SUITE 305
EUGENE, OREGON 97401
541-683-5803
rebeccas@dladesign.com

CIVIL ENGINEER
SSW ENGINEERS INC
CONTACT: SCOTT D ROBINSON-TSCHEU, P.E.
2350 OAKMONT WAY, SUITE 105
EUGENE OR 97401
541-485-8383
scottr@sswengineers.com

SURVEYOR
SSW ENGINEERS INC
CONTACT: MICHAEL R. DAHRENS, PLS
2350 OAKMONT WAY, SUITE 105
EUGENE OR 97401
541-485-8383
rebeccas@dladesign.com

No.	Description	Date

Baxter Properties, LLC.

Warehouse and retail

Site plan - proposed

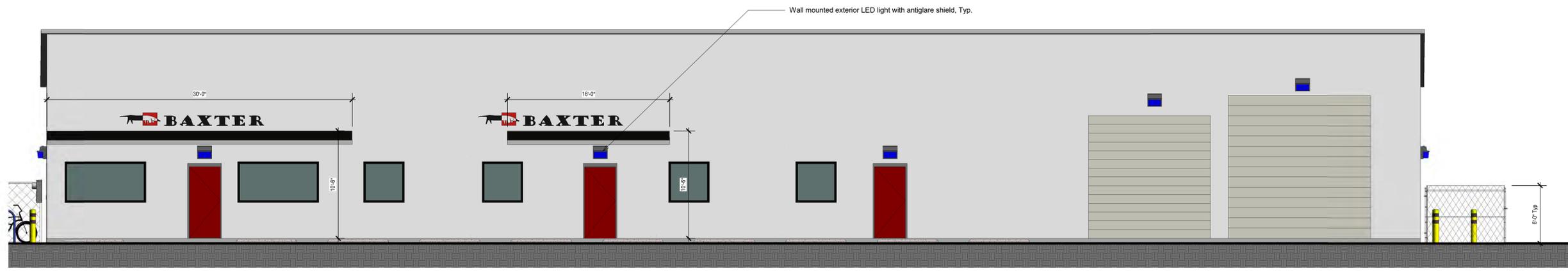
PROJECT NUMBER C2-2019
DATE May 22, 2020
DRAWN BY nm
CHECKED BY amr

A100

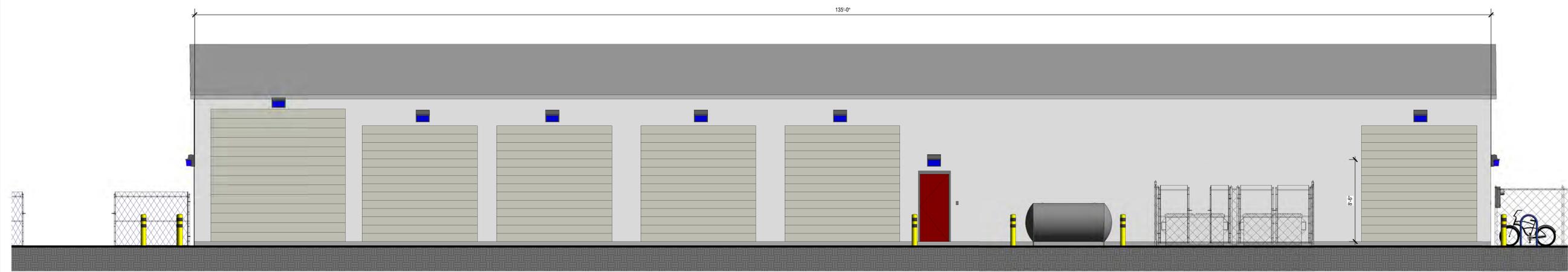
SCALE 1" = 10'-0"

ATTACHMENT E:

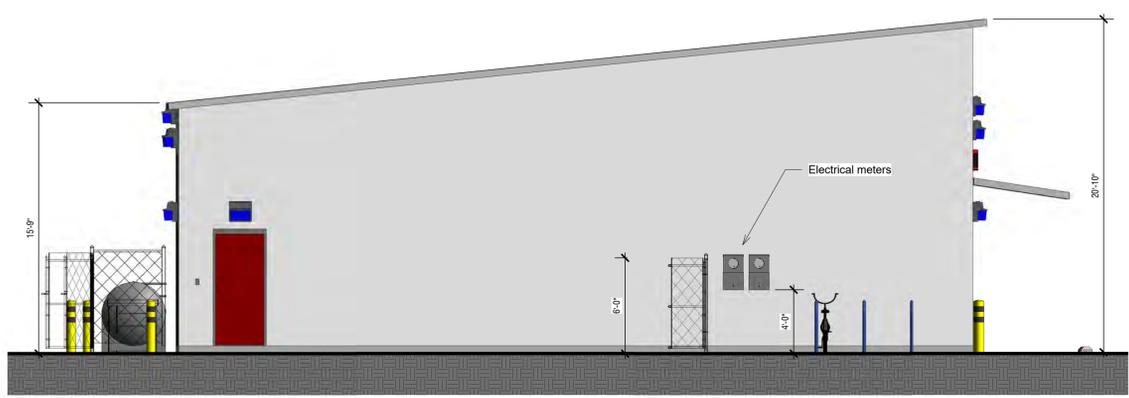
Proposed Architectural Exterior Elevations – COMPOSITE ARCHITECTURE, LLC



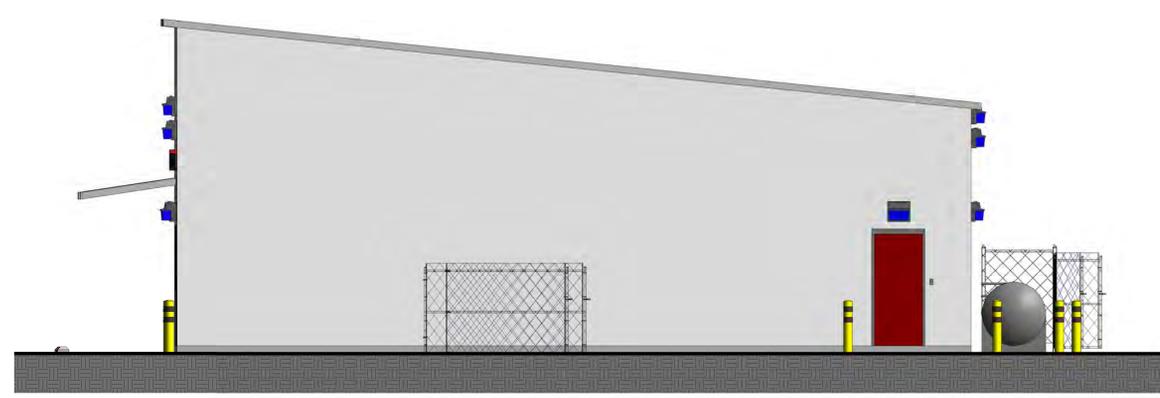
1 Exterior view - front
3/16" = 1'-0"



2 Exterior view - back
3/16" = 1'-0"



3 Exterior view - left
3/16" = 1'-0"



4 Exterior view - right
3/16" = 1'-0"

- FLAT BLACK METAL ROOF
- STONINGTON GRAY HC-170 BENJAMIN MOORE
- ROSE RED

Material legend
1/2" = 1'-0"



COMPOSITE ARCHITECTURE, LLC
30 E BROADWAY, SUITE 151
EUGEN, OR 97401

OWNER
Baxter Properties, LLC
ATTENTION: MIKE AND TRACY STRODE
P.O. BOX 117
ELMIRA, OR 97437
541-334-6696
tracy@baxterplumbing.com

ARCHITECT
COMPOSITE ARCHITECTURE, LLC
CONTACT: ALAIN REBEYROL, AIA
30 E BROADWAY SUITE 151
EUGENE, OR 97401
541-204-0650
rebeyrol@compositearchitecture.net

LANDSCAPE ARCHITECT
DOUGHERTY LANDSCAPE ARCHITECTS
CONTACT: DAVID DOUGHERTY, PRINCIPAL
474 WILLAMETTE STREET, SUITE 305
EUGENE, OREGON 97401
541-683-5803
rebeccas@dladesign.com

CIVIL ENGINEER
SSW ENGINEERS INC
CONTACT: SCOTT D ROBINSON-TSCHEU, P.E.
2350 OAKMONT WAY, SUITE 105
EUGENE OR 97401
541-485-8383
scottr@sswengineers.com

SURVEYOR
SSW ENGINEERS INC
CONTACT: MICHAEL R. DAHRENS, PLS
2350 OAKMONT WAY, SUITE 105
EUGENE OR 97401
541-485-8383
rebeccas@dladesign.com

No.	Description	Date

Baxter Properties,
LLC.

Warehouse and retail

Building exterior
elevations

PROJECT NUMBER C2-2019
DATE May 22, 2020

DRAWN BY nm
CHECKED BY amr

A500

SCALE As indicated

ATTACHMENT F
Parking Lights: RAB Lighting



Affordable, high-performance, low-maintenance LED doorway light. Suitable for mounting heights up to 10', and replaces 70W high pressure sodium. 100,000-Hour LED lifespan. 5-year, no-compromise warranty.

Color: Bronze

Weight: 3.2 lbs

Project:	Type:
Prepared By:	Date:

Driver Info		LED Info	
Type	Constant Current	Watts	12W
120V	0.3A	Color Temp	3000K (Warm)
208V	0.3A	Color Accuracy	84 CRI
240V	0.3A	L70 Lifespan	100,000
277V	0.3A	Lumens	876
Input Watts	14.20W	Efficacy	61.7 LPW

Technical Specifications

Listings

UL Listed:

Suitable for wet locations as downlight. Suitable for mounting within 1.2m (4ft) of the ground.

ADA Compliant:

ENTRA™ is ADA Compliant

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F)

Back Housing:

Die-cast aluminum

Lens/Housing Cover:

Vandal resistant polycarbonate molded housing cover and lens

Mounting:

Heavy die cast aluminum with 1/2" back knockout and mounting template for mounting to 4" box

Recommended Mounting Height:

Up to 10 ft

Reflectors (2):

White aluminum reflector topped with vacuum-metalized polycarbonate LED reflector

Gaskets:

High-temperature silicone

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

LED Characteristics

LED:

12W multi-chip, long life LED

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

Color Stability:

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Other

Patents:

The design of the ENTRATM is protected by patents pending in US, Canada, China, Taiwan and Mexico

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Technical Specifications (continued)

Other

Equivalency:

Replaces 70W HPS

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Electrical

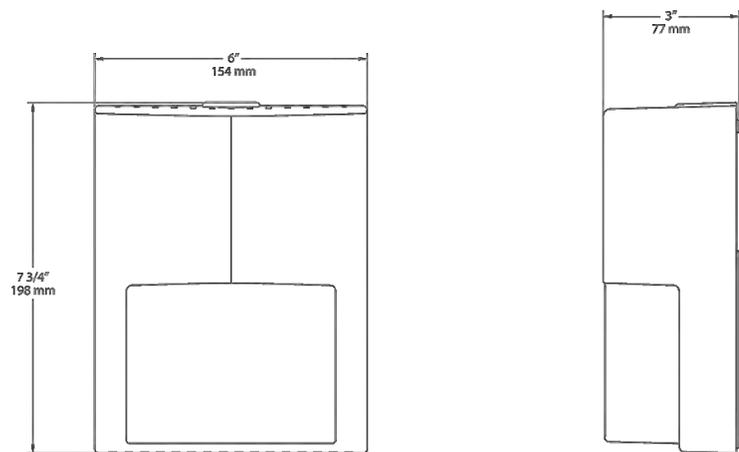
Driver:

Constant Current, Class 2, 100-277V, 50/60Hz, 4kV Surge Protection, 350mA, 100-240VAC: 0.3 - 0.15 A, 277VAC: 0.15 A, Power Factor: 98.6%.

THD:

10.5 at 120V

Dimensions



Features

- Save over \$700 in energy costs over life of fixture
- Equivalent to 70W high pressure sodium
- Durable vandal-resistant polycarbonate housing
- Low-profile and ADA compliant
- 100,000-hour LED lifespan
- 5-Year, No-Compromise Warranty

Ordering Matrix

Family	Wattage	Color Temp	Finish	Options	Other Options
ENTRA	12	Y			
	12 = 12W	Blank = 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	Blank = Bronze W = White	Blank = No Options /PC = 120V Button /PC2 = 277V Button /PCS = 120V Swivel /PCS2 = 277V Swivel	Blank = Standard

Date : 11 Jun 2020

Title : Enter the title here...

Desc : Enter the description here...

Luminaire

IES Filename : itl76950.ies

Description : ENTRA12Y
CAST FINNED BROWN PAINTED METAL
HOUSING, FORMED WHITE
NINE WHITE LIGHT EMITTING DIODES (LEDS)

For : Client's name or company...

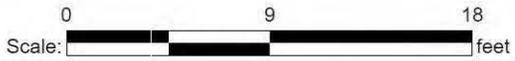
By : Your name or company...

Light Loss Factor : 1.00

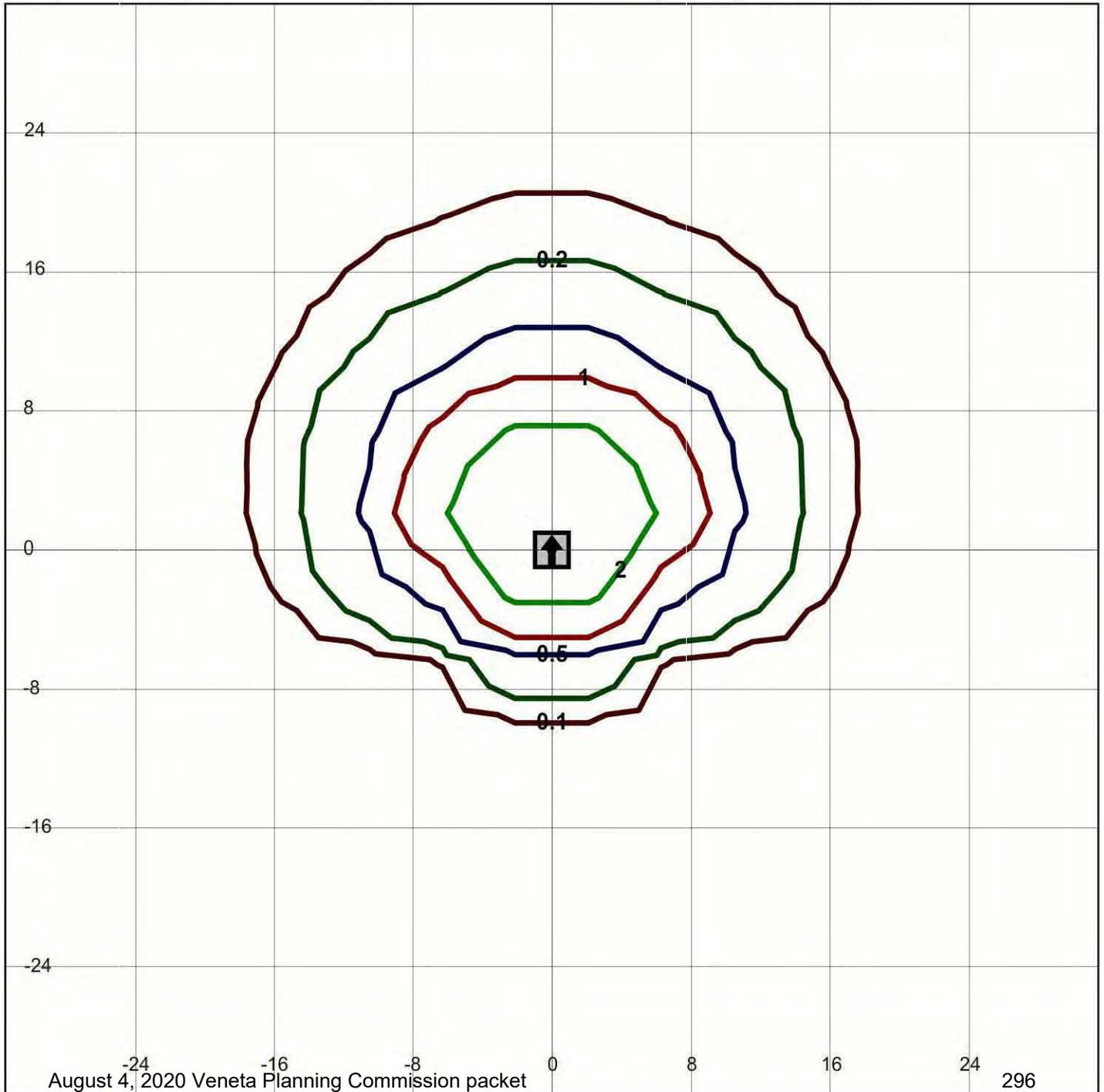
Number of Lamps : 9

Lamp Lumens : -1 lms

Luminaire Watts : 12 W



Arrangement Magnification: 100 %





LED 10W & 13 Wall packs. patent-pending thermal management system. 100,000 hour L70 lifespan. 5-year, no-compromise warranty.

Color: Bronze

Weight: 3.3 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

LED Info

Type	Constant Current	Watts	10W
120V	0.1A	Color Temp	3000K (Warm)
208V	0.07A	Color Accuracy	74 CRI
240V	0.06A	L70 Lifespan	100,000
277V	0.05A	Lumens	1,198
Input Watts	12.40W	Efficacy	96.6 LPW

Technical Specifications

Listings

UL Listed:

Suitable for Wet Locations as a Downlight. Suitable for Damp Locations as an Uplight. Wall Mount only. Suitable for Mounting within 4ft. of ground.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P5NSZ02C

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National

Lumen Maintenance:

The LED will deliver 70% of its initial lumens at 100,000 hours of operation

Construction

Finish:

Formulated for high durability and long-lasting color

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F)

Housing:

Precision die-cast aluminum housing, lens frame

Mounting:

Surface plate and Junction box

Green Technology:

Mercury and UV free. RoHS-compliant components.

Gaskets:

High-temperature Silicone

Electrical

Driver:

Multi-chip 10W high output long life LED Driver Constant Current, Class II, 120V-240V, 50/60/Hz, 350mA

THD:

10.8% at 120V, 13.8% at 277V

Power Factor:

98.5% at 120V, 92.1% at 277V

Other

Patents:

The design of the LPACK is protected by U.S. Pat. D604,004 and patents pending in Canada, China and Taiwan.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Standard for Specifications for the Chromaticity
of Solid State Lighting (SSL) Products, ANSI
C78.377-2017.

Technical Specifications (continued)

Other

Equivalency:

Equivalent to 70W Metal Halide

Buy American Act Compliance:

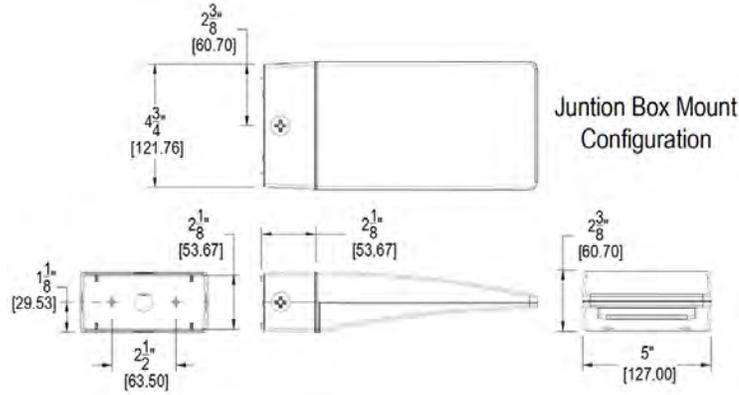
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B1 U0 G0

Dimensions



Features

- High performance LED light engine
- Maintains 70% of initial lumens at 100,000-hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- 5-Year, No-Compromise Warranty

Date : 11 Jun 2020

Title : Enter the title here...

Desc : Enter the description here...

Luminaire

IES Filename : rab02318.ies

Description : WPLED10Y (WALLPACK) - ALED10Y (AREA LIGHTER) - BLED10Y (Bollard)
CAST METAL HOUSING, ONE CIRCUIT BOARD WITH ONE LED, MOLDED PLASTIC

For : Client's name or company...

By : Your name or company...

Light Loss Factor : 1.00

Number of Lamps : 1

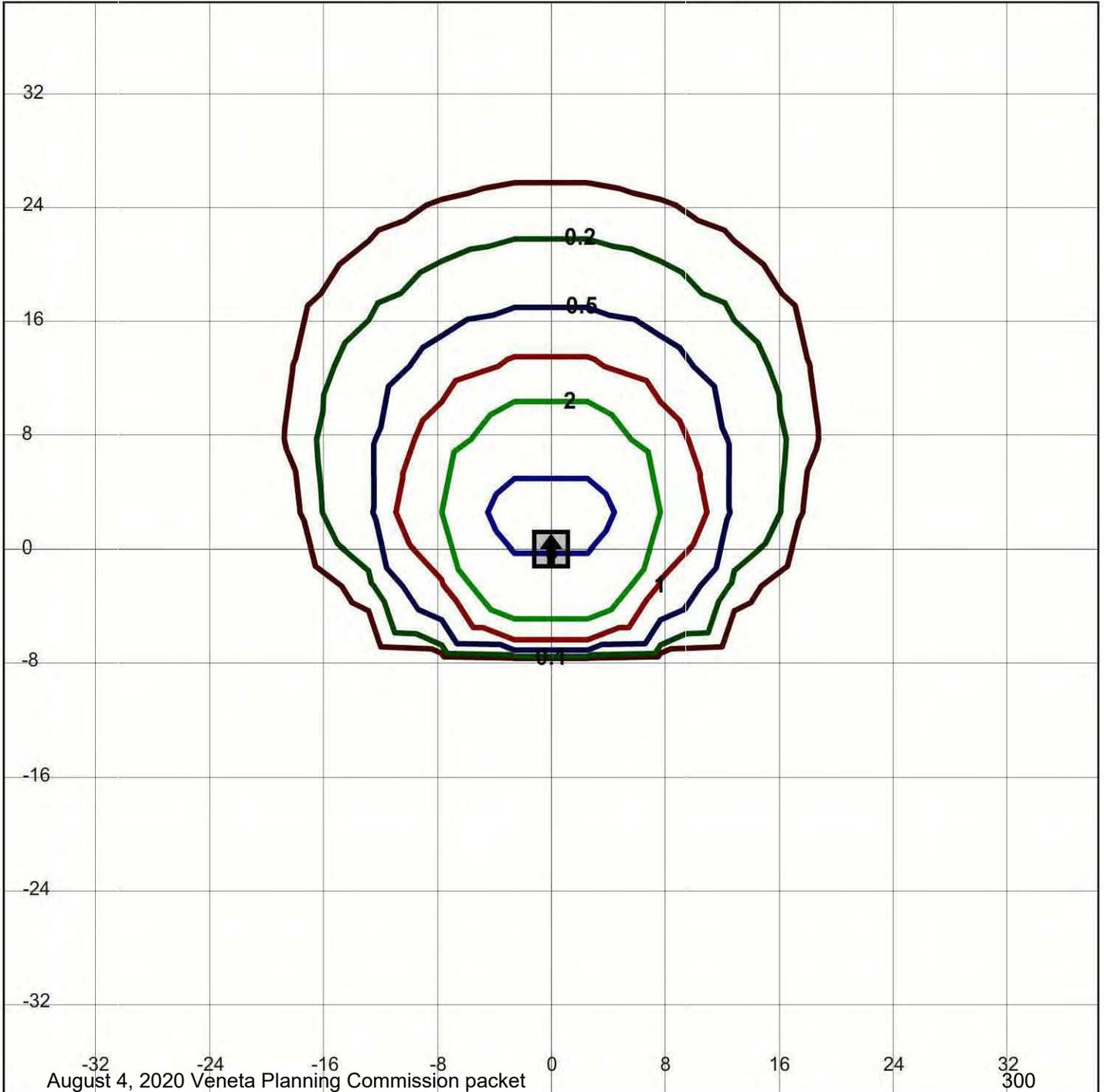
Lamp Lumens : -1 lms

Luminaire Watts : 10 W



Scale: 0 11 22 feet

Arrangement Magnification: 100 %



Date : 11 Jun 2020

Title : Enter the title here...

Desc : Enter the description here...

For : Client's name or company...

By : Your name or company...

Luminaire

IES Filename : rab02318mod50.ies

Description : WPLED10 (WALLPACK) - ALED10 (AREA LIGHTER) - BLED10 (Bollard)
CAST METAL HOUSING, ONE CIRCUIT BOARD WITH ONE LED, MOLDED PLASTIC

Light Loss Factor : 1.00

Number of Lamps : 1

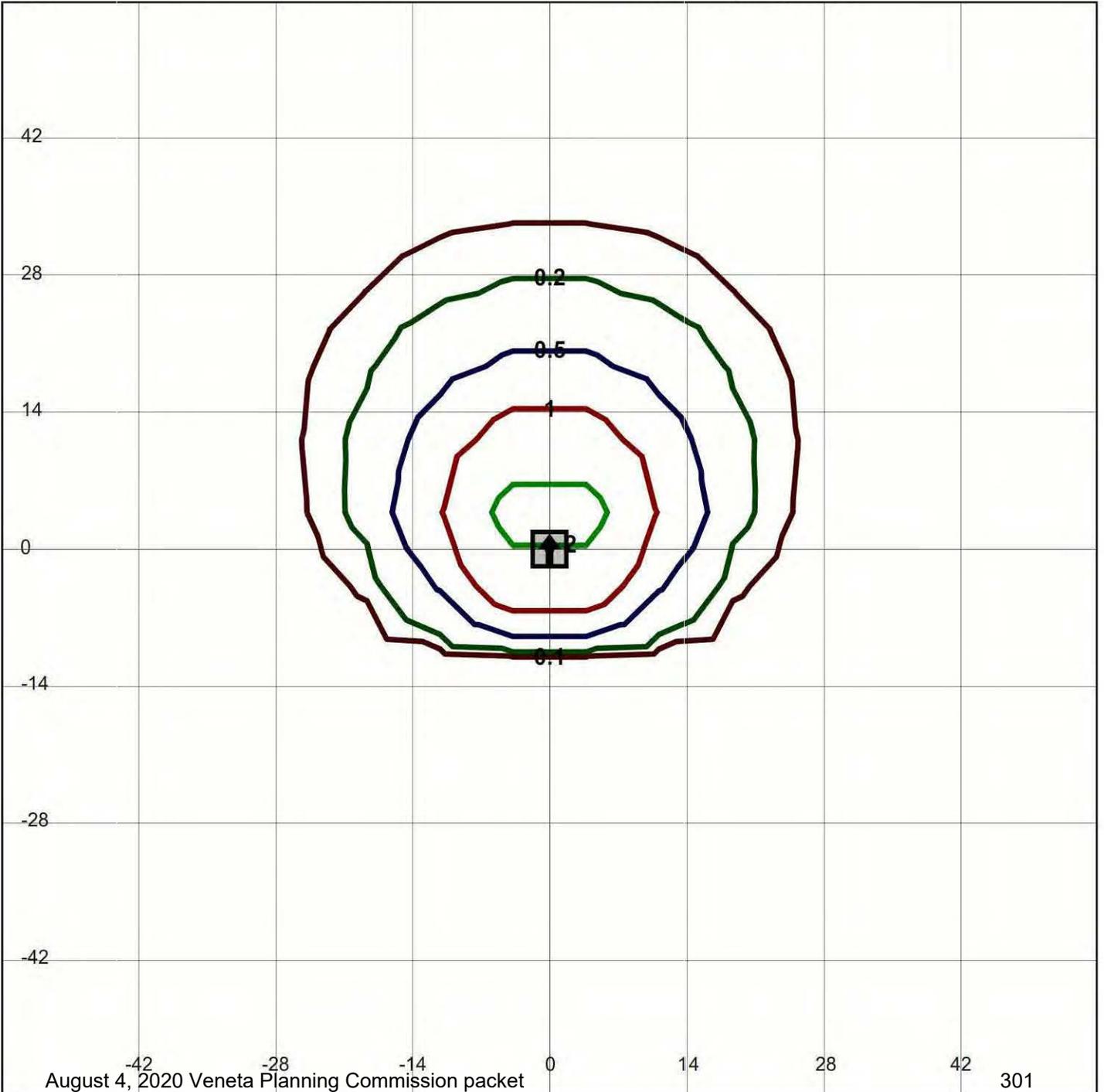
Lamp Lumens : -1 lms

Luminaire Watts : 10 W



Scale: 0 16 32 feet

Arrangement Magnification: 100 %



Date : 11 Jun 2020

Title : Enter the title here...

Desc : Enter the description here...

Luminaire

IES Filename : rab02310.ies

Description : WPLED13 (WALLPACK) - ALED13 (AREA LIGHTER) - BLED13 (Bollard)
CAST METAL HOUSING, ONE CIRCUIT BOARD WITH ONE LED, MOLDED PLASTIC

For : Client's name or company...

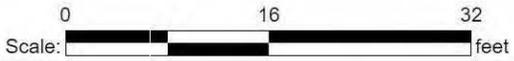
By : Your name or company...

Light Loss Factor : 1.00

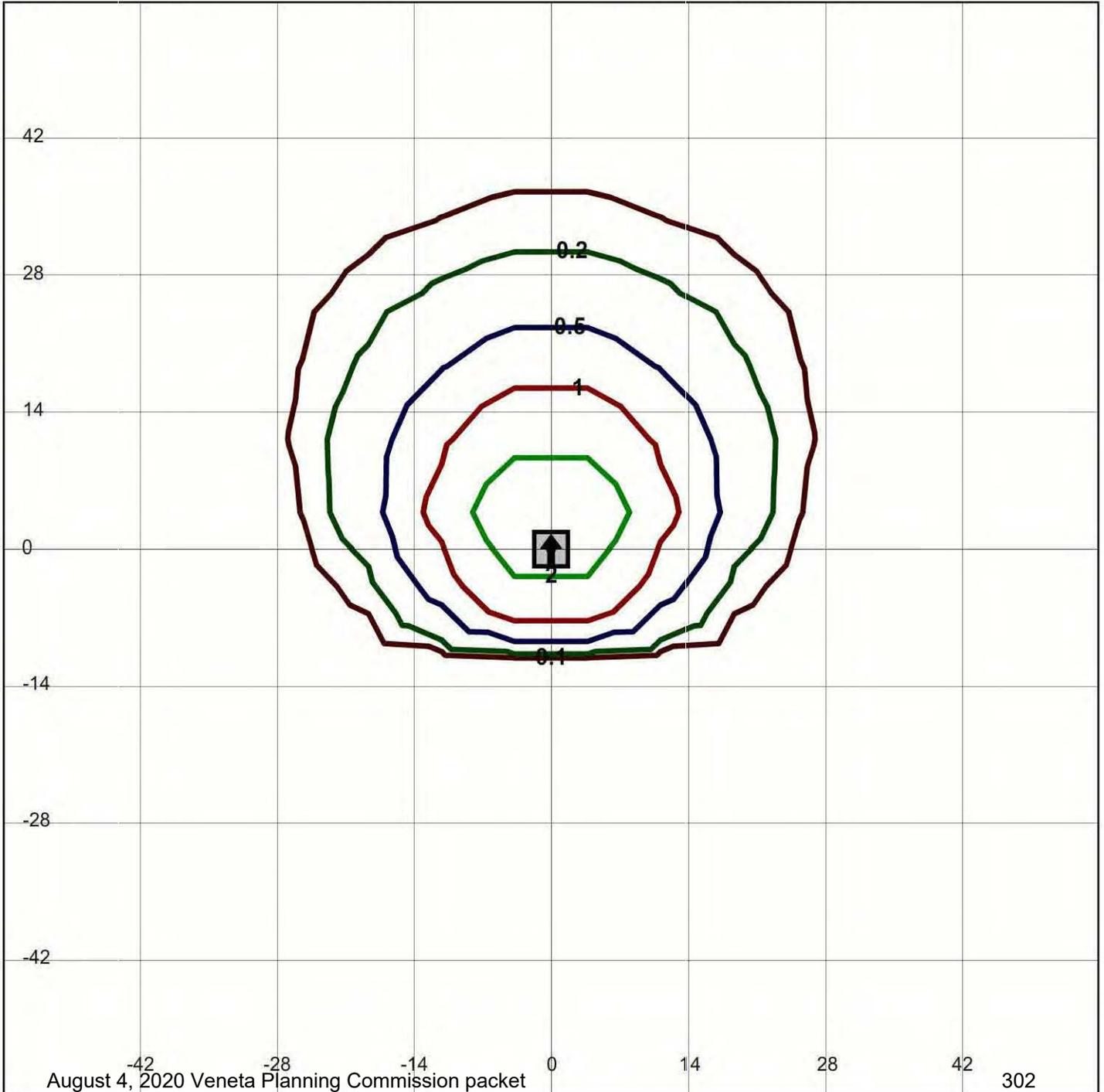
Number of Lamps : 1

Lamp Lumens : -1 lms

Luminaire Watts : 13 W



Arrangement Magnification: 100 %

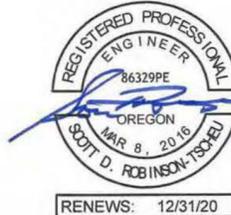


ATTACHMENT G:

Proposed Civil engineering documentations – SSW ENGINEERING

TAX LOT 1301

VENETA



SSW ENGINEERS
INC.
CIVIL - STRUCTURAL - BUILDING DESIGN
SURVEYING - LAND USE PLANNING
2350 Oakmont Way, Suite 105
Eugene, Oregon 97401
(541) 485-8383
FAX (541) 485-8384
www.sswengineers.com

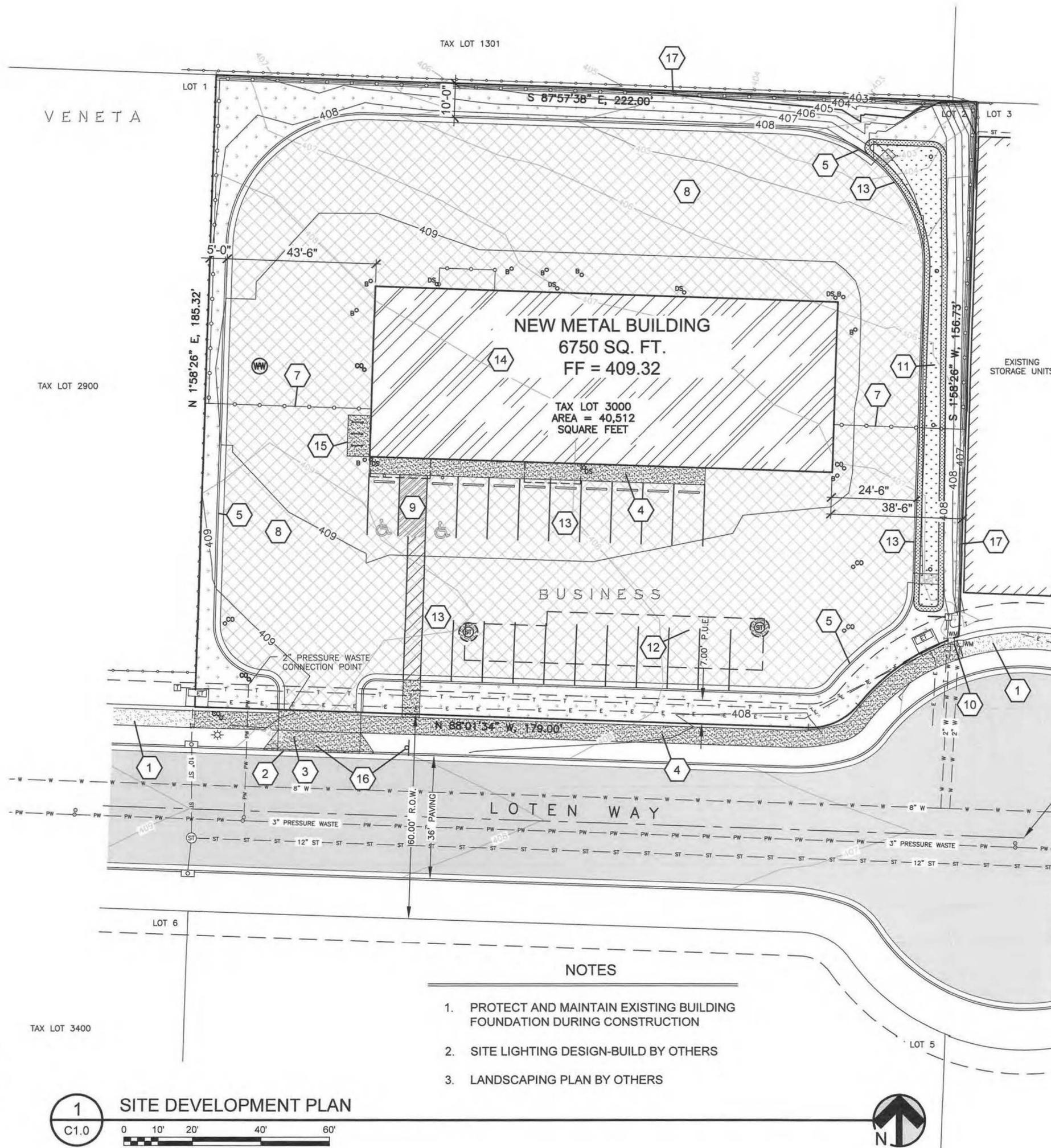
LEGEND

- NEW METAL BUILDING ROOF AREA
 - NEW CONCRETE AREA
 - NEW ASPHALT PAVEMENT
 - NEW LANDSCAPE AREA
 - NEW RAIN GARDEN
 - NEW CHAIN LINK FENCE W/GATE
 - NEW BOLLARD, SEE DETAIL 2/C7.1
 - AWNING OVERHANG
- KEY NOTES

- 1 PROTECT AND MAINTAIN EXISTING CONCRETE WALK
- 2 REMOVE EXISTING CURB
- 3 NEW CONCRETE DRIVEWAY, SEE DETAIL 4/C9.1
- 4 NEW CONCRETE WALK, SEE DETAILS 2 & 3/C9.1
- 5 NEW 24" CURB & GUTTER, SEE DETAILS 3, & 4/C9.0
- 6 NEW CONCRETE NOTCHED PLANTER CURB SEE DETAIL 1/C9.1
- 7 NEW CHAIN LINK FENCE W/GATE
- 8 NEW ASPHALT CONCRETE PAVEMENT, SEE SHEET C5.0
- 9 NEW ADA PARKING SPACES, SEE SHEET C5.0 & DETAILS 1, 2, & 3/C7.0
- 10 ADJUST WATER METER BOX TO GRADE
- 11 NEW STORMWATER QUALITY RAIN GARDEN, SEE SHEET C4.0
- 12 NEW ADS STORMTECH™ CHAMBER DETENTION VAULT W/ INLET AND EXIT MANHOLE, SEE SHEET C4.0
- 13 NEW PARKING AREA 18' X 9' SPACES W/ 4" STRIPES
- 14 NEW METAL BUILDING, BY OTHERS
- 15 NEW BICYCLE PARKING, SEE DETAIL 1/C7.1
- 16 RELOCATE SIGN
- 17 NEW STANDARD CURB, SEE DETAILS 3, & 4/C9.0

NOTES

- 1. PROTECT AND MAINTAIN EXISTING BUILDING FOUNDATION DURING CONSTRUCTION
- 2. SITE LIGHTING DESIGN-BUILD BY OTHERS
- 3. LANDSCAPING PLAN BY OTHERS



NEW WAREHOUSE AND OFFICE FOR:
BAXTER PLUMBING

PO BOX 117

ELMIRA, OR 97405

MAP 17-05-31-10: LOT 3000

REVISIONS

date	by

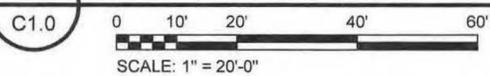
SITE DEVELOPMENT PLAN

job	20-7731
drawn	SDRT
date	06/10/2020
checked	SDRT
filed	

SHEET

C1.0
of

1 SITE DEVELOPMENT PLAN



Drawing covers 20-7731 Civil (REV) 1.dwg
Created on: Jun 10, 2020 9:43:30am



SSW ENGINEERS
INC.
CIVIL - STRUCTURAL - BUILDING DESIGN
SURVEYING - LAND USE PLANNING

2350 Oakmont Way, Suite 105
Eugene, Oregon 97401
(541) 485-8383
FAX (541) 485-8384
www.sswengineers.com

UTILITIES LEGEND

- CO NEW CLEANOUT, SEE 2/C9.0
- DS NEW DOWNSPOUT
- ET — NEW ELECTRICAL & COMMUNICATION LINES IN JOINT TRENCH
- ST — NEW STORMWATER LINE
- WW — NEW WASTEWATER LINE
- W — NEW WATER LINE
- ⊠ NEW ELECTRICAL METER

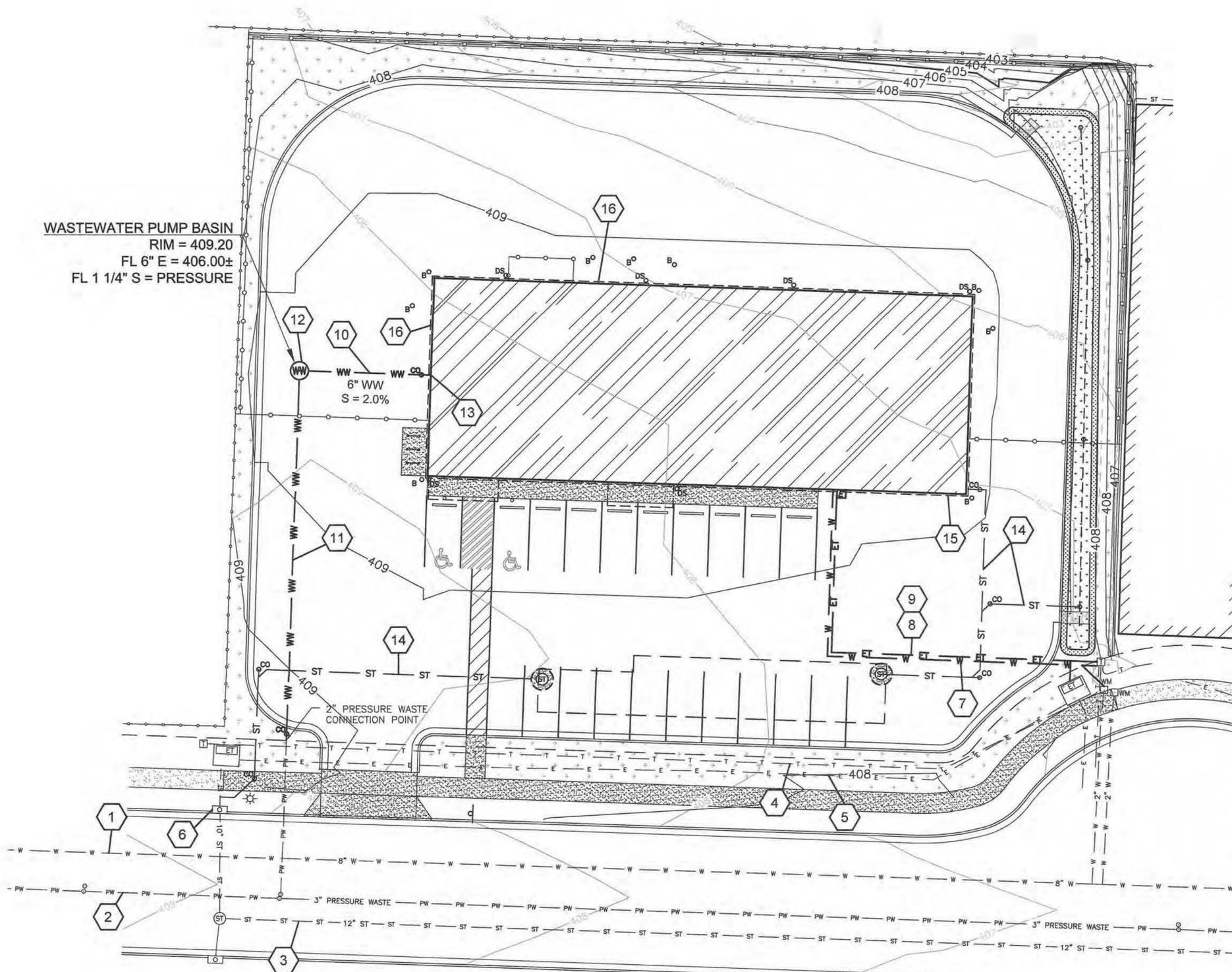
KEY NOTES

- 1 EXISTING 8" WATER MAIN
- 2 EXISTING 3" PRESSURE WASTE WATER MAIN
- 3 EXISTING 12" STORMWATER MAIN
- 4 EXISTING TELECOMMUNICATIONS LINE
- 5 EXISTING ELECTRICAL LINE AND VAULT, MAINTAIN AND PROTECT
- 6 EXISTING STORM CATCH BASIN DESTINATION
- 7 NEW 2" WATER SERVICE LINE FROM EXISTING 2" METER, CONTRACTOR TO VERIFY STUB WITH CITY OF VENETA
- 8 NEW COMMUNICATIONS LINE IN CONDUIT
- 9 NEW ELECTRICAL LINE IN CONDUIT, CONTRACTOR TO COORDINATE W/ EMERALD P.U.D.
- 10 NEW 6" GRAVITY WASTEWATER LINE W/ CLEANOUT
- 11 NEW 2" PRESSURE WASTEWATER LINE W/ CLEANOUT, CONNECT TO EXISTING STUB
- 12 NEW WASTEWATER PUMP AND HOUSING PENTAIR SRA 125 SERIES 2HP PACKAGE W/ V2 GRINDER PUMP, PLUMBING CONTRACTOR TO VERIFY INLET AND OUTLET ELEVATIONS SEE DETAIL 1/C7.2
- 13 OPTIONAL IN-LINE OIL SEPARATOR & SEDIMENT TRAP
- 14 NEW STORMWATER LINE, SEE SHEET C4.0
- 15 NEW 4" PVC PERFORATED FOUNDATION DRAIN W/ BACKFLOW PREVENTION DEVICE AT OUTFLOW, SEE SHEET C4.0
- 16 NEW HOSE BIBB

NOTES

- 1. EXISTING FIRE HYDRANT IS LOCATED 70'± SE OF THE SE PROPERTY CORNER
- 2. AN OPTIONAL OIL SEPARATOR IS ADVISED BY MANUFACTURER TO PROTECT WASTEWATER PUMP

WASTEWATER PUMP BASIN
RIM = 409.20
FL 6" E = 406.00±
FL 1 1/4" S = PRESSURE



1 SITE UTILITIES PLAN

C3.0

SCALE: 1" = 20'-0"



**NEW WAREHOUSE AND OFFICE FOR:
BAXTER PLUMBING**

PO BOX 117
ELMIRA, OR 97405
MAP 17-05-31-10: LOT 3000

REVISIONS

date	by

SITE UTILITIES PLAN

job	20-7731
drawn	SDRT
date	06/10/2020
checked	SDRT
filed	

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C3.0
of

TAX LOT 1301



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SYMBOLS

- PROPOSED CLEANOUT, SEE 2/C9.0
- PROPOSED DOWNSPOUT
- PROPOSED STORM LINE
- PROPOSED PERFORATED STORM LINE
- PROPOSED STORMWATER RAIN GARDEN
- PROPOSED OVERLAND FLOW DIRECTION

KEY NOTES

- 1** CONSTRUCT FILTRATION STORMWATER RAIN GARDEN WITH OVERFLOW, SEE DETAIL 1/C8.0
 WIDTH: 5.5 - 8.5 FEET
 LENGTH: 140 FEET
 DEPTH: 6 INCHES
 FREEBOARD: 2 INCHES
 BOTTOM ELEV: 407.55
 6" PERF. PIPE CONNECTING TO 6" OVERFLOW: 406.05
 ZONE A PLANTINGS: 771 SQ FT
 ZONE B PLANTINGS: 457 SQ FT

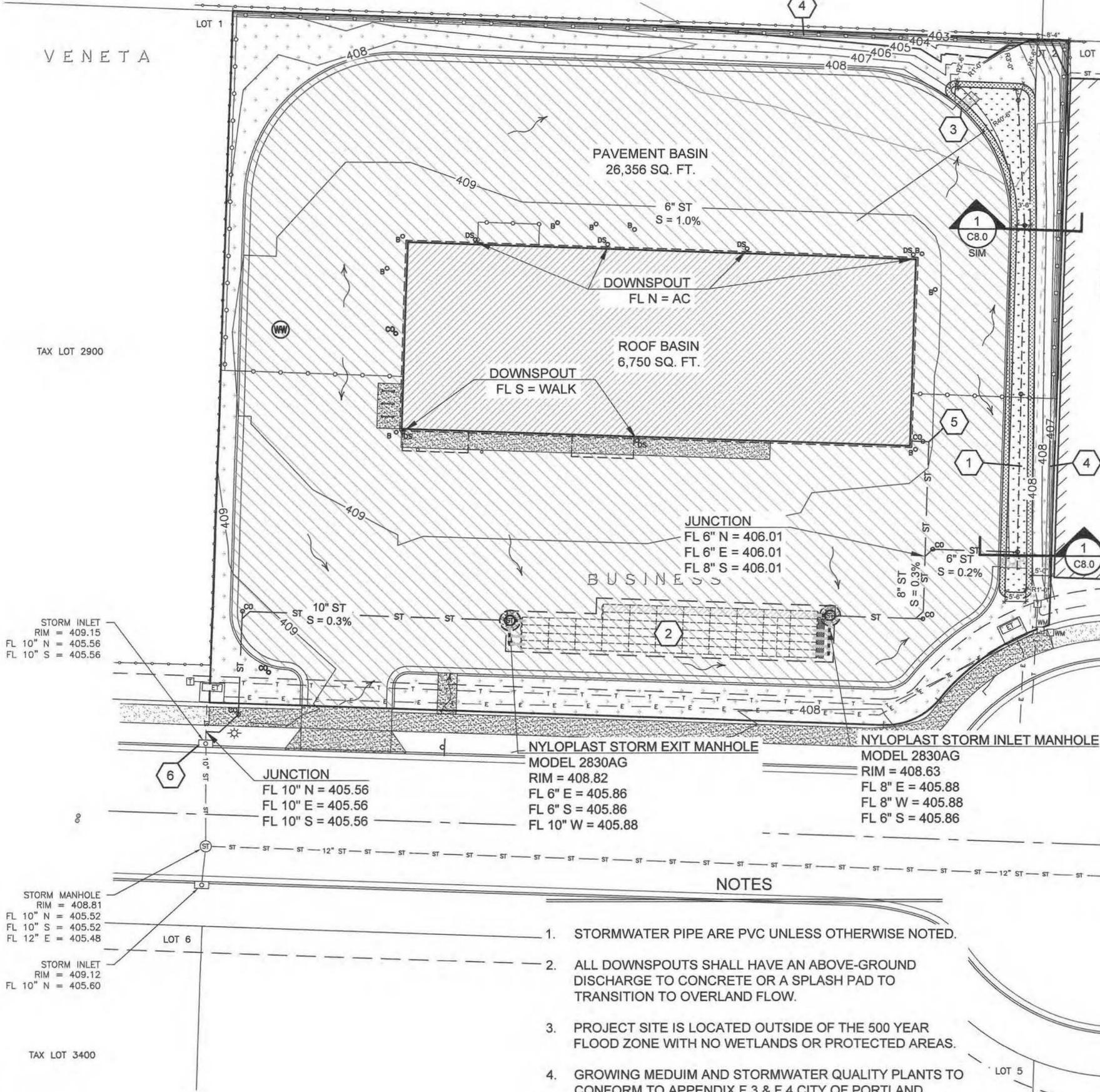
- 2** CONSTRUCT ADS STORMTECH CHAMBER DETENTION VAULT, SEE DETAILS 1, 2, 3, & 4/C8.1 & ADS STORMTECH SHEETS
 AREA: 1,216 SQ. FT.
 WIDTH: 14.89 FEET
 LENGTH: 87.02 FEET
 STORAGE VOLUME: 1,219 CU. FT.
 INLET: 405.88
 OUTLET: 405.88
 ADS PROJECT #: S176312

- 3** ROCK SPLASH PAD
 2"- 4" ANGULAR OR ROUND ROCK
 MIN. WIDTH: 36 INCHES
 MIN. LENGTH: 60 INCHES
 DEPTH: 4 INCHES

- 4** CONSTRUCT ROCK TRENCH WITH 2 INCH GRAVEL RIPRAP, SEE DETAIL 2/C8.0
 WIDTH: 12 INCHES
 DEPTH: 6 INCHES MIN.
 SLOPE: VAR. 1.5% MIN.

- 5** OUTFLOW TO STORMWATER PIPE

- 6** (E) CATCH BASIN DESTINATION



NOTES

1. STORMWATER PIPE ARE PVC UNLESS OTHERWISE NOTED.
2. ALL DOWNSPOUTS SHALL HAVE AN ABOVE-GROUND DISCHARGE TO CONCRETE OR A SPLASH PAD TO TRANSITION TO OVERLAND FLOW.
3. PROJECT SITE IS LOCATED OUTSIDE OF THE 500 YEAR FLOOD ZONE WITH NO WETLANDS OR PROTECTED AREAS.
4. GROWING MEDIUM AND STORMWATER QUALITY PLANTS TO CONFORM TO APPENDIX F.3 & F.4 CITY OF PORTLAND STORMWATER MANAGEMENT MANUAL (REV. 4 AUGUST 01,2008)

STORM INLET
RIM = 409.15
FL 10" N = 405.56
FL 10" S = 405.56

STORM MANHOLE
RIM = 408.81
FL 10" N = 405.52
FL 10" S = 405.52
FL 12" E = 405.48

STORM INLET
RIM = 409.12
FL 10" N = 405.60

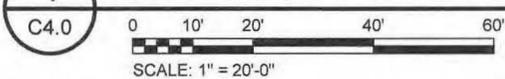
JUNCTION
FL 10" N = 405.56
FL 10" E = 405.56
FL 10" S = 405.56

NYLOPLAST STORM EXIT MANHOLE
MODEL 2830AG
RIM = 408.82
FL 6" E = 405.86
FL 6" S = 405.86
FL 10" W = 405.88

NYLOPLAST STORM INLET MANHOLE
MODEL 2830AG
RIM = 408.63
FL 8" E = 405.88
FL 8" W = 405.88
FL 6" S = 405.86

JUNCTION
FL 6" N = 406.01
FL 6" E = 406.01
FL 8" S = 406.01

1 SITE STORMWATER PLAN



REVISIONS

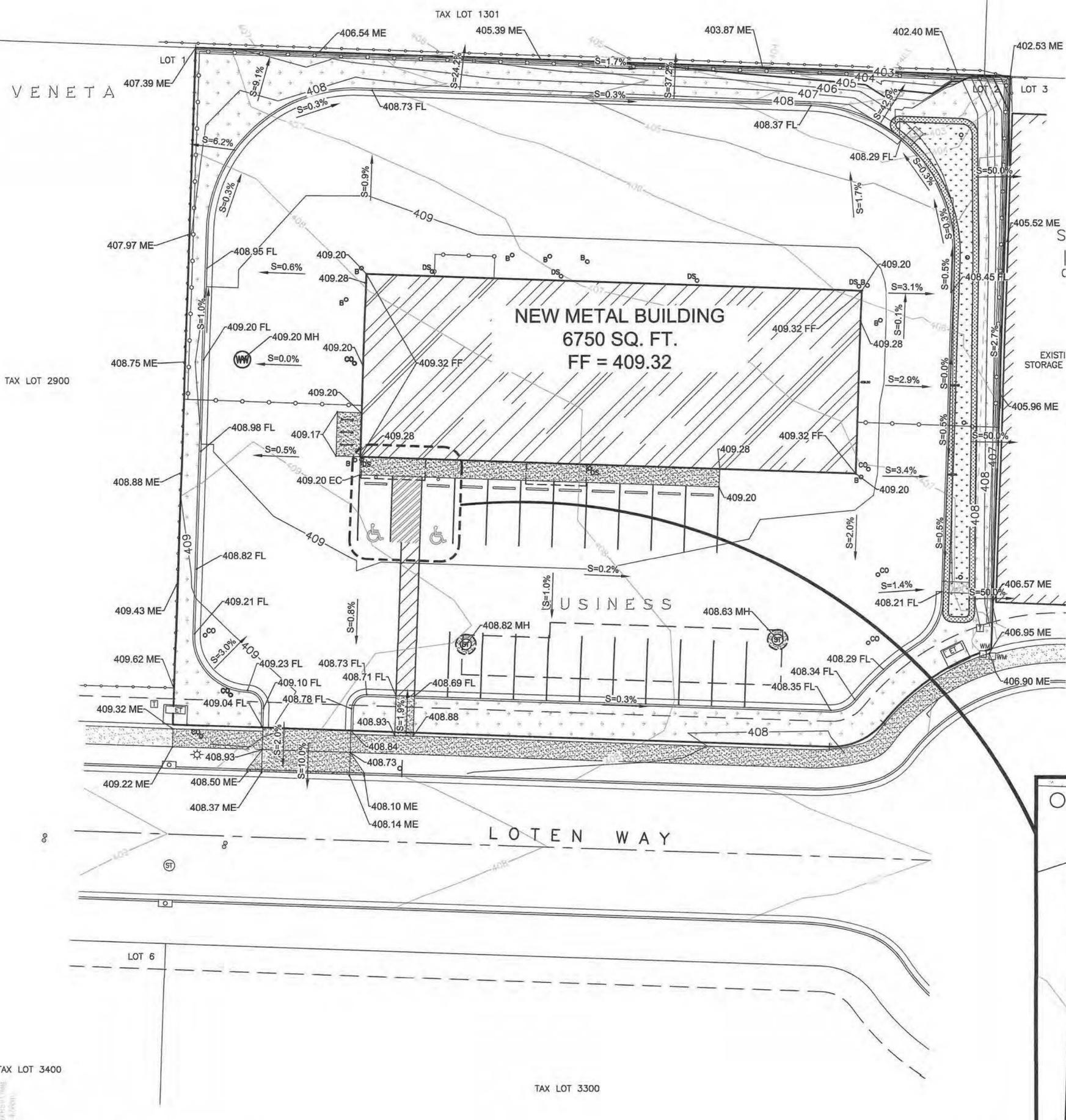
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SITE STORMWATER PLAN

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SYMBOLS

- XXX.XX PROPOSED FINISHED GRADE ELEVATION
- XXX.XX MH GRADE ELEVATION - MANHOLE RIM
- XXX.XX FL GRADE ELEVATION - GUTTER FLOWLINE
- XXX.XX ME GRADE ELEVATION - MATCH EXISTING
- S = X.XX% PROPOSED DOWNHILL SLOPE
- FF = XXX.XX PROPOSED FINISHED FLOOR ELEVATION

GRADING NOTES

1. PROJECT SITE AND ADJACENT PROPERTIES ARE ZONE X - OUTSIDE OF THE 500-YEAR FLOOD.
2. THERE ARE NO WETLAND OR OTHER PROTECTED AREAS ON SITE.
3. GRAVEL GRADING TO MATCH EXISTING ELEVATIONS SHALL BE AT 3:1 SLOPE WITH A MAXIMUM 2:1 SLOPE.
4. FOR PAVEMENT STRUCTURE DESIGN, SITE PREPARATION AND APPROPRIATE FILL RECOMMENDATIONS, SEE GEOTECHNICAL REPORT BY FEI TESTING AND INSPECTION PROJECT NO. 2207022 DATED MARCH 26, 2020.
5. UNLESS OTHERWISE NOTED, ALL CURB EXPOSURE SHALL BE 6".
6. TRANSITIONS FROM PAVEMENT TO BUILDING BAY DOORS SHALL BE PAVED SMOOTH AS TO PROMOTE SOLID WHEEL TRAVEL.

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 BAXTER PLUMBING**
 PO BOX 117
 ELMIRA, OR 97405
 MAP 17-05-31-10: LOT 3000

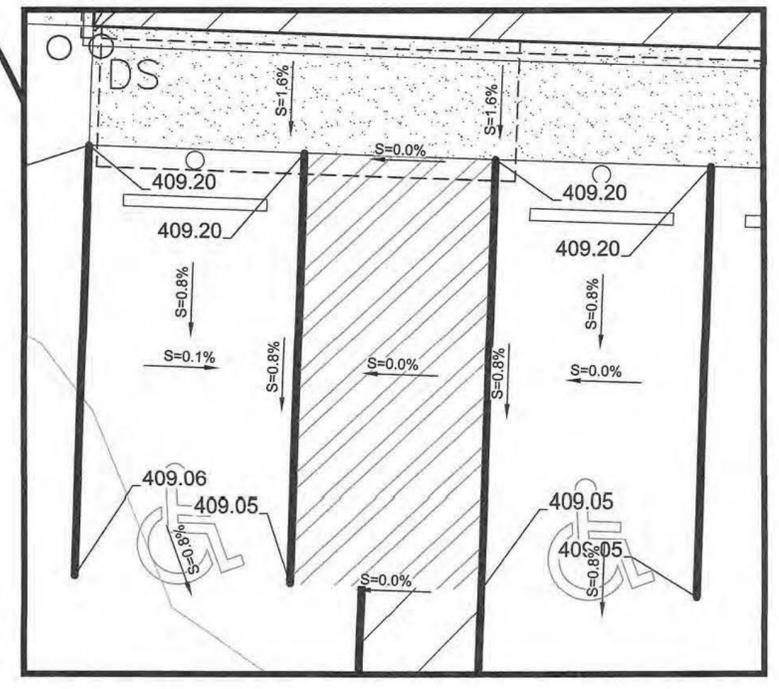
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SITE GRADING PLAN	
job	20-7731
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date	06/10/2020
checked	SDRT
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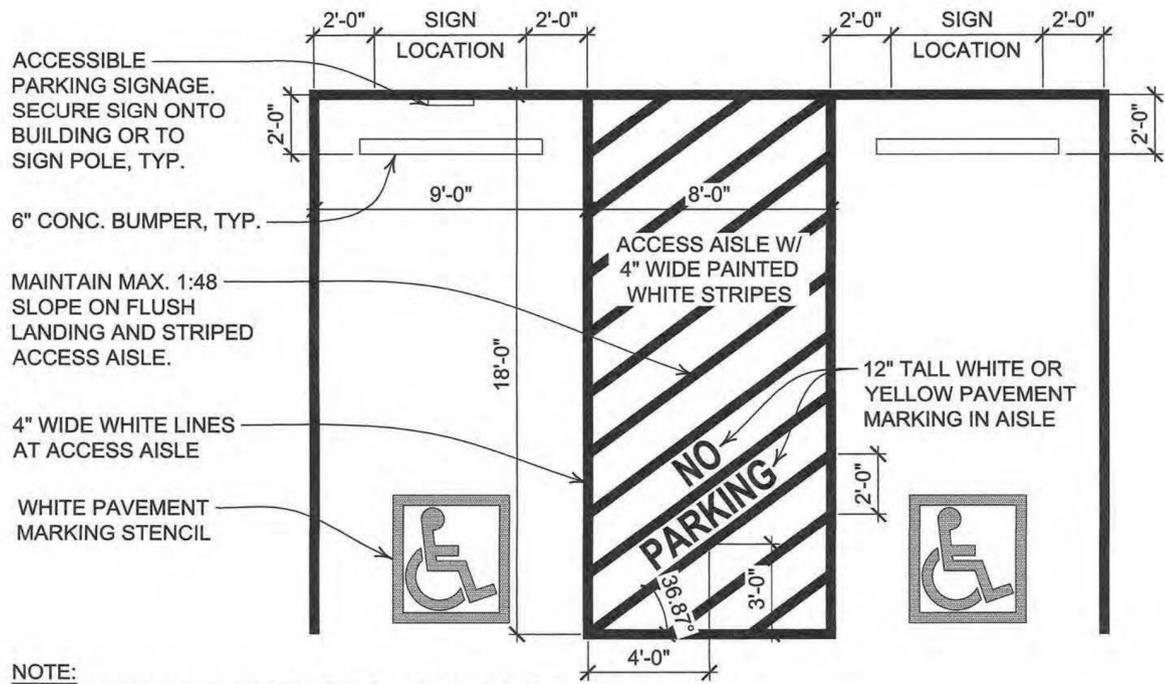
1 SITE GRADING PLAN

C5.0

SCALE: 1" = 20'-0"

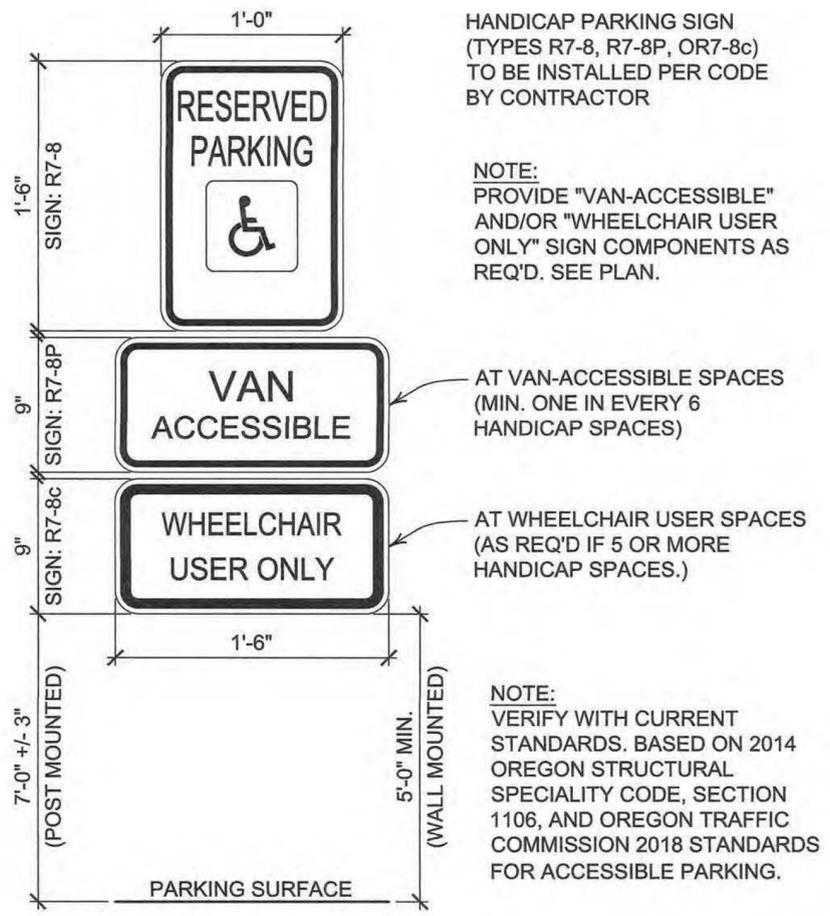


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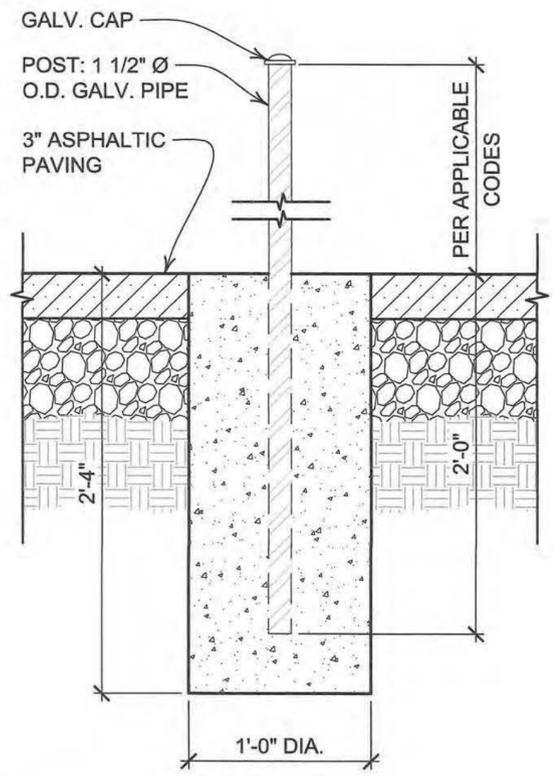


NOTE:
 VERIFY WITH CURRENT STANDARDS. BASED ON THE
 STANDARDS FOR ACCESSIBLE PARKING PLACES (AUG. 2018)
 SET FORTH BY THE OREGON TRANSPORTATION COMMISSION.

1 STANDARD ACCESSIBLE PARKING STRIPING
 C7.0
 SCALE: 1/4" = 1'-0"



2 STANDARD ACCESSIBLE PARKING SIGNAGE
 C7.0
 SCALE: 1 1/2" = 1'-0"



3 SIGN POLE - OPTIONAL
 C7.0
 SCALE: 1 1/2" = 1'-0"



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STANDARD CIVIL DETAILS

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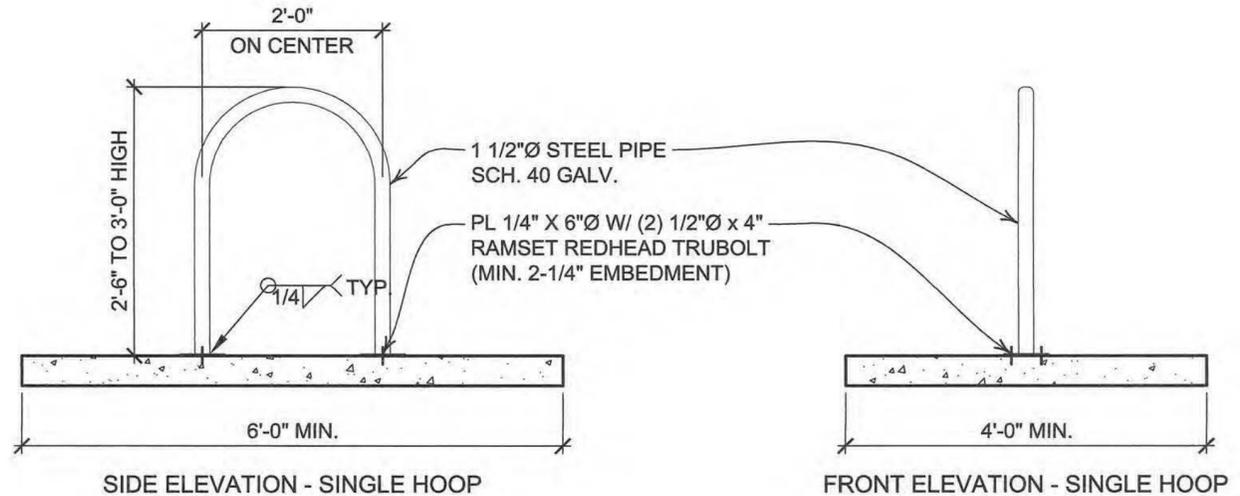
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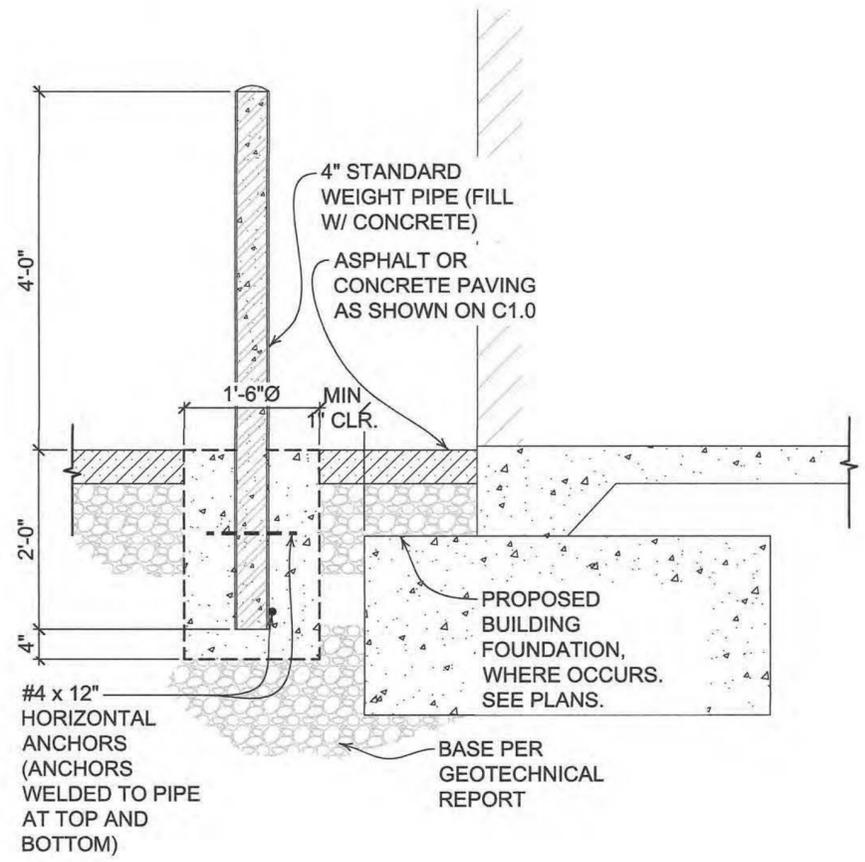
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- NOTES:**
1. BICYCLE RACK MUST COMPLY W/ REQUIREMENTS OF JURISDICTION.
 2. POSITION RACK TO PROVIDE A 5'-0" AISLE.

1 STANDARD BICYCLE HOOP
 C7.1



2 STANDARD BOLLARD
 C7.1

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STANDARD CIVIL DETAILS

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Drawing number: 20-7731-C7.1-CIVIL-DETAILS.dwg
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MYERS®

COMPLETE 2 HP GRINDER PACKAGES

Myers® 2 hp Grinder Packages provide the superior quality of Myers grinder pumps combined with the highest quality fittings and controls, and a control panel specifically designed to optimize pump performance, all packaged together in a durable UV resistant basin for quick and easy installation.



SRA SYSTEMS
Liftout rail system using a cast iron discharge elbow with integrated ball check valve.



SFA SYSTEMS
Flexible piping system with slip fit discharge connection.



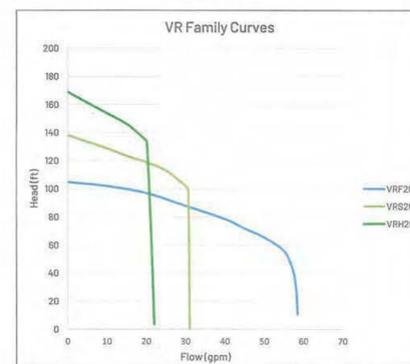
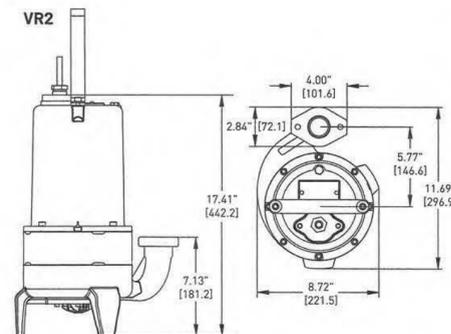
SHA SYSTEMS
Factory assembled discharge piping with single union ball valve disconnect.

Standard Features & Benefits

- 24" fiberglass basin (other sizes available)
- UV resistant basin and lid
- Built-in anti-siphon protection
- NEMA 6 JBox
- Weighted float switches
- Slip-fit connection ball check valve
- Pressure-relief valve on MGPD200 models only

PERFORMANCE DATA AND DIMENSIONS

3450 RPM
[Dimensions in mm]



Electrical Data											
Model	Engineering Number	HP	Voltage	Phase	Fz	Full Load Amps	Start Amps	Cord Length	Dis-charge	Switch	Weight
VRS20A-21	282000000	2	230	1	60	15	60.7	20	1-1/4"	Auto	95
VRS20M-21	282000010	2	230	1	60	15	60.7	20	1-1/4"	Manual	95
VRH20A-21	282000100	2	230	1	60	15	60.7	20	1-1/4"	Auto	95
VRH20M-21	282000110	2	230	1	60	15	60.7	20	1-1/4"	Manual	95
VRF20A-21	282000200	2	230	1	60	15	60.7	20	1-1/4"	Auto	95
VRF20M-21	282000210	2	230	1	60	15	60.7	20	1-1/4"	Manual	95

Construction Materials	
Motor Housing, Seal Housing, Cord Cap and Volute Case	Cast Iron, Class 30, ASTM A48
Semi-Open Impeller	Stainless steel
Power Cord	SJ00W
Mechanical Seals: Standard	Carbon and Ceramic
Pump, Motor Shaft	416 SST
Fasteners	300 Series SST
Cutting Mechanism	440 SST 58-60 Rockwell

Product Capabilities		
Capacities To:	58.5 gpm	221.4 lpm
Heads To:	168 ft.	51.5 m
Liquids Handling	domestic raw sewage	
Intermittent Liquid Temp.	up to 140°F	up to 60°C
Winding Insulation Temp. (Class F)	311°F	155°C
Motor Electrical Data	3450 rpm, 60 Hz, 1 ph 230V	
Std. Third Party Approvals	CSA	
Acceptable pH Range	6 - 9	
Specific Gravity	.9 - 1.1	
Viscosity	28 - 35 SSU	
Discharge (Flange Dia.)	1-1/4 in.	31.75 mm
Min. Sump Diameter	Simplex Duplex	24 in. 36 in.
		61.0 cm 91.4 cm



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date by

STANDARD
CIVIL DETAILS

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date 06/10/2020
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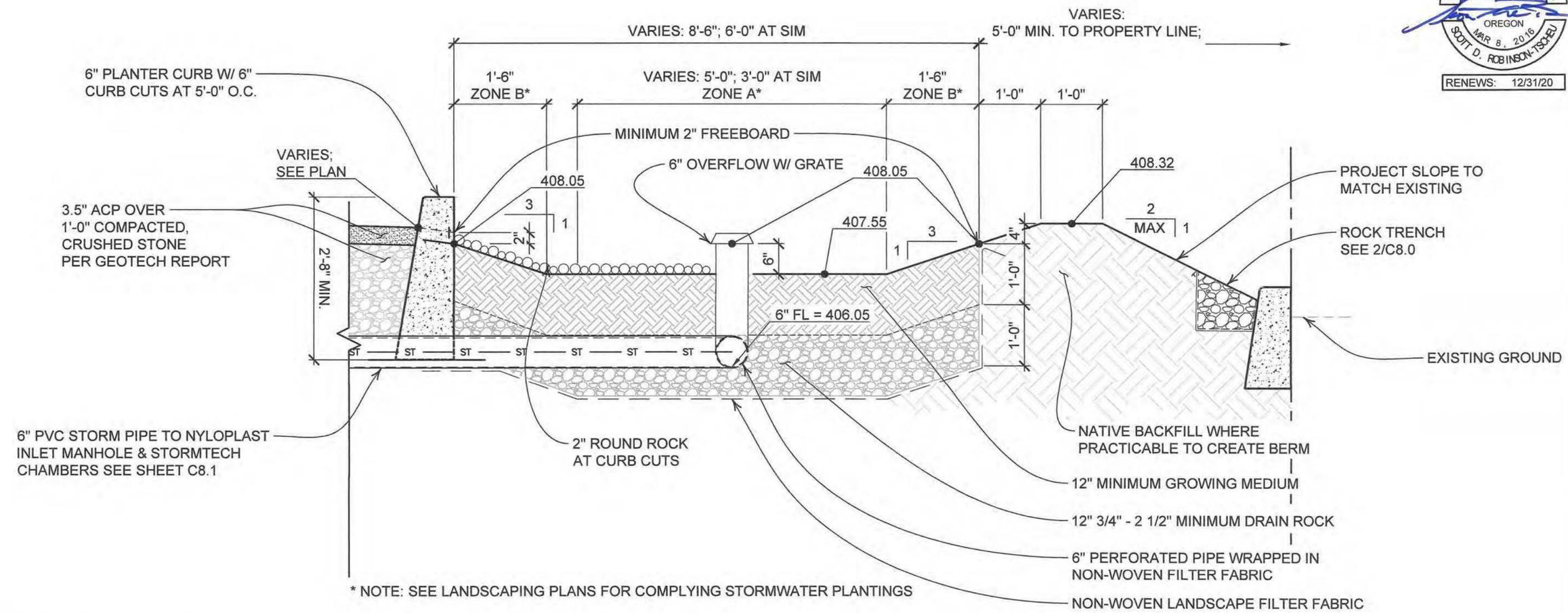
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PENTAIR SRA 125 - 2HP V2 SERIES PUMP PACKAGE

SCALE: NOT TO SCALE

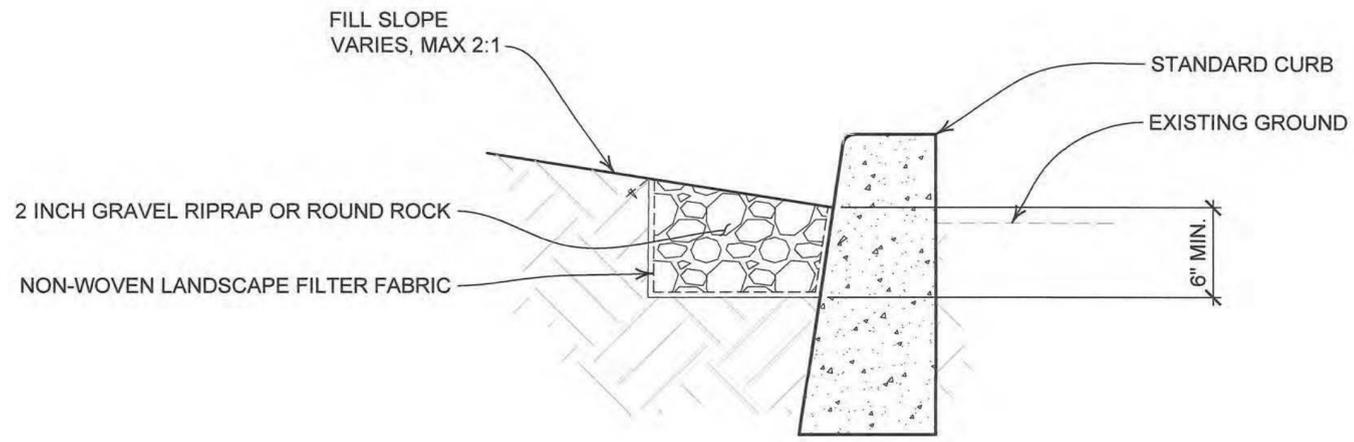


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* NOTE: SEE LANDSCAPING PLANS FOR COMPLYING STORMWATER PLANTINGS

1 STORMWATER QUALITY RAIN GARDEN SECTION
 C8.0
 SCALE: 3/4" = 1'-0"



2 ROCK TRENCH
 C8.0
 SCALE: 1 1/2" = 1'-0"

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STORMWATER TREATMENT DETAILS

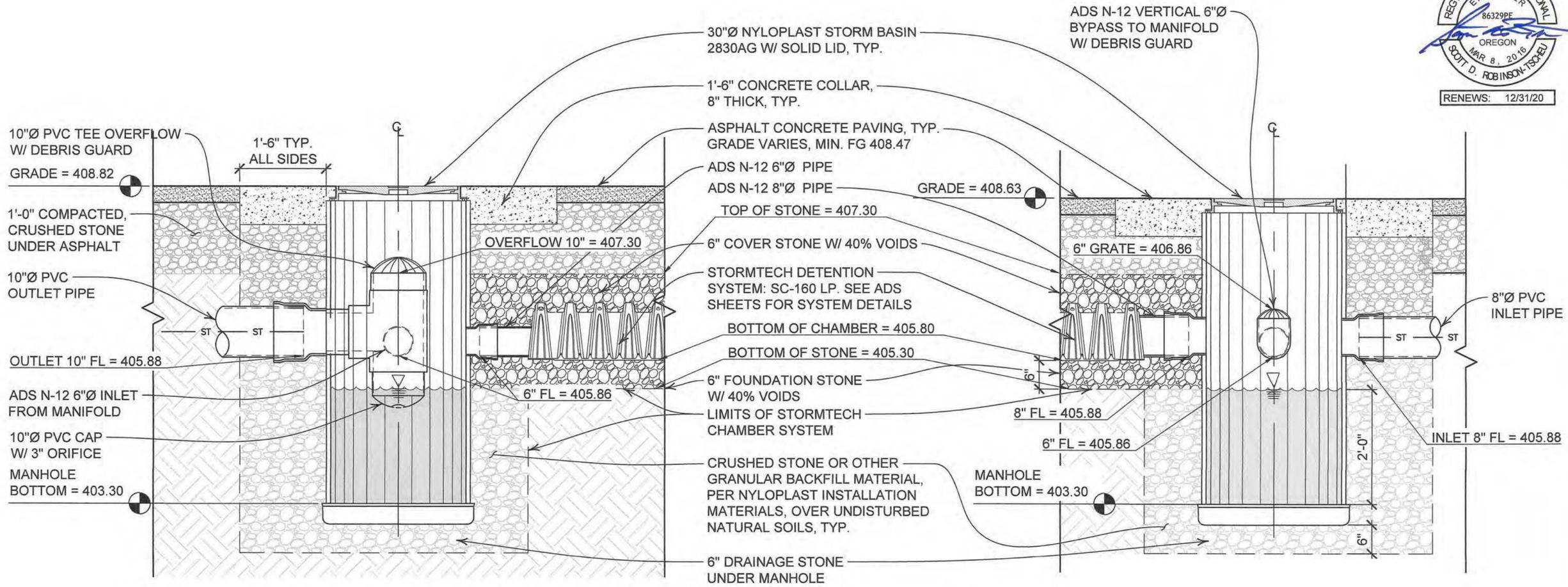
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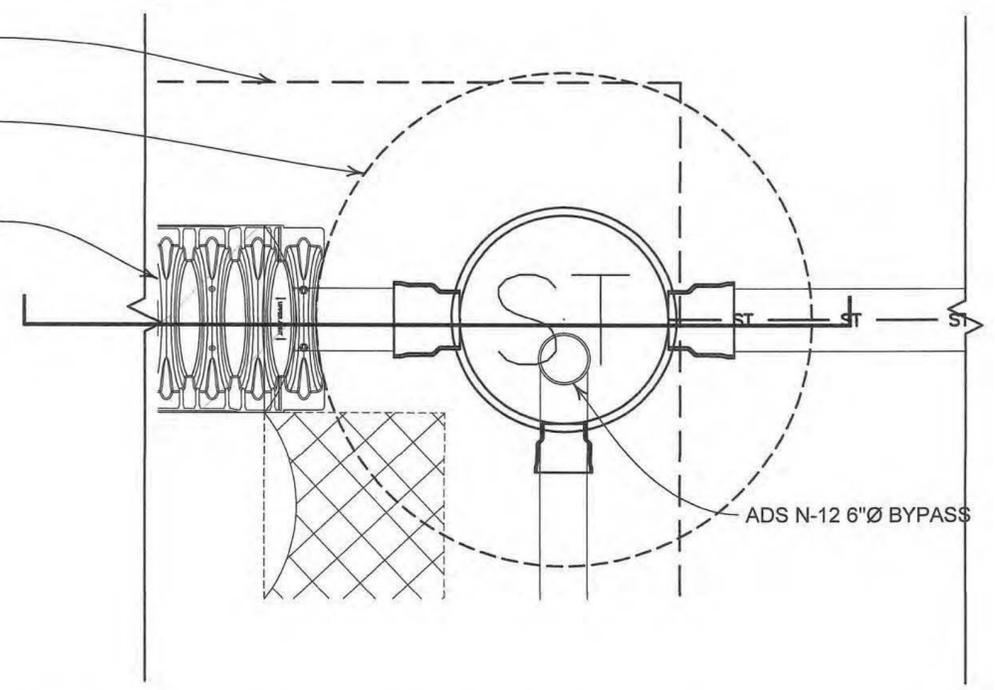
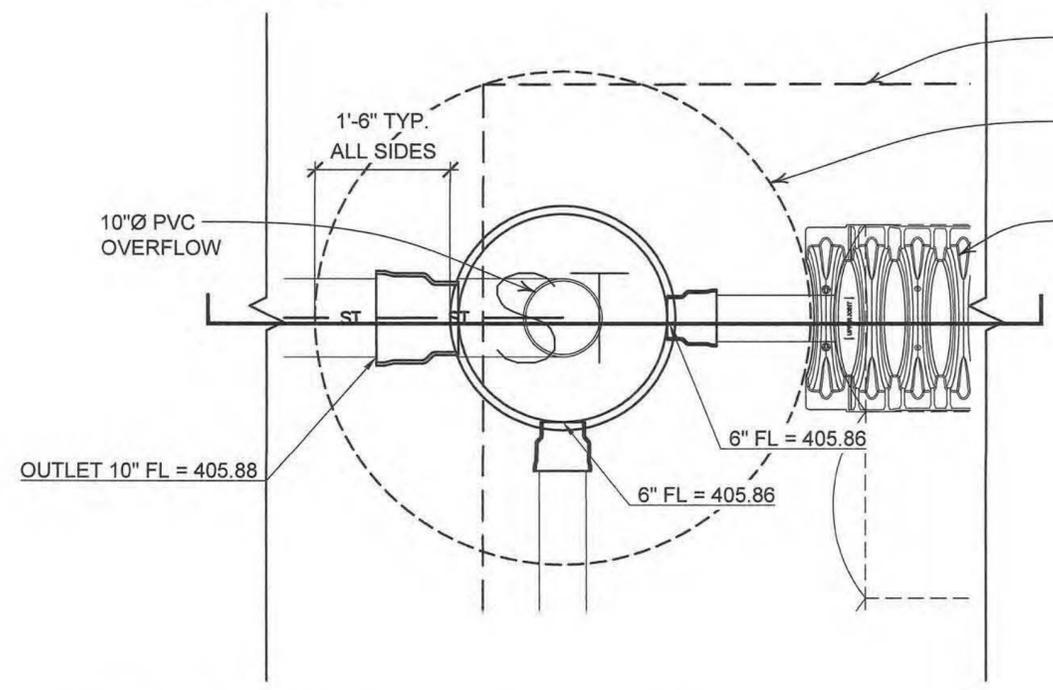
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1 FLOW CONTROL EXIT STRUCTURE - SECTION
 C8.1
 SCALE: 3/4" = 1'-0"

2 INLET STRUCTURE W/ BYPASS - SECTION
 C8.1
 SCALE: 3/4" = 1'-0"

SEE ADS SHEETS FOR SYSTEM DETAILS



3 FLOW CONTROL EXIT STRUCTURE - PLAN
 C8.1
 SCALE: 3/4" = 1'-0"

4 INLET STRUCTURE W/ BYPASS - PLAN
 C8.1
 SCALE: 3/4" = 1'-0"

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STORMWATER DETENTION DETAILS

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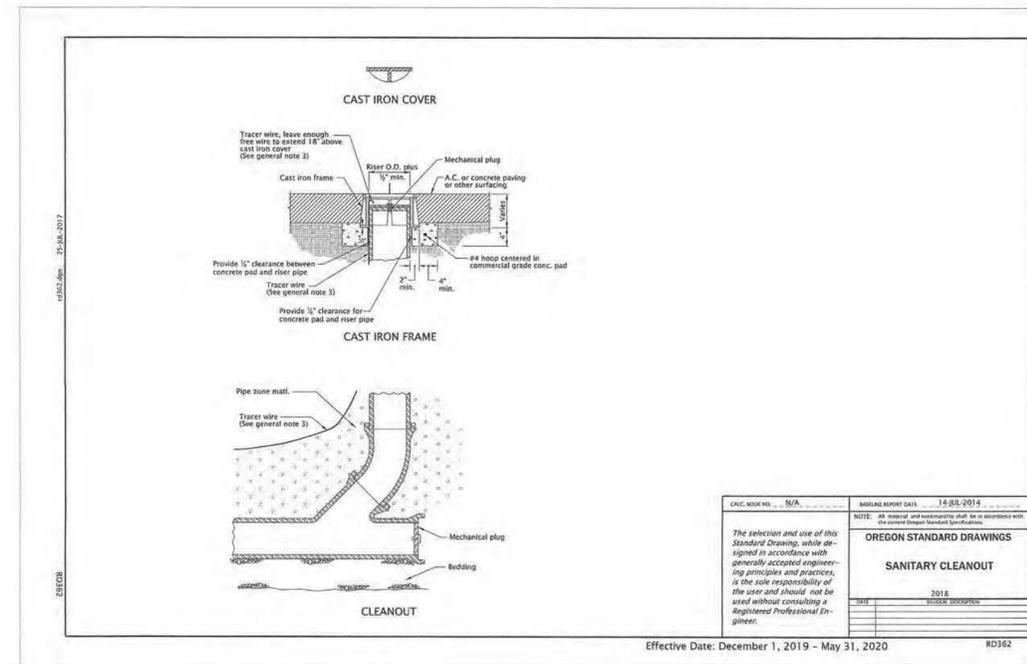
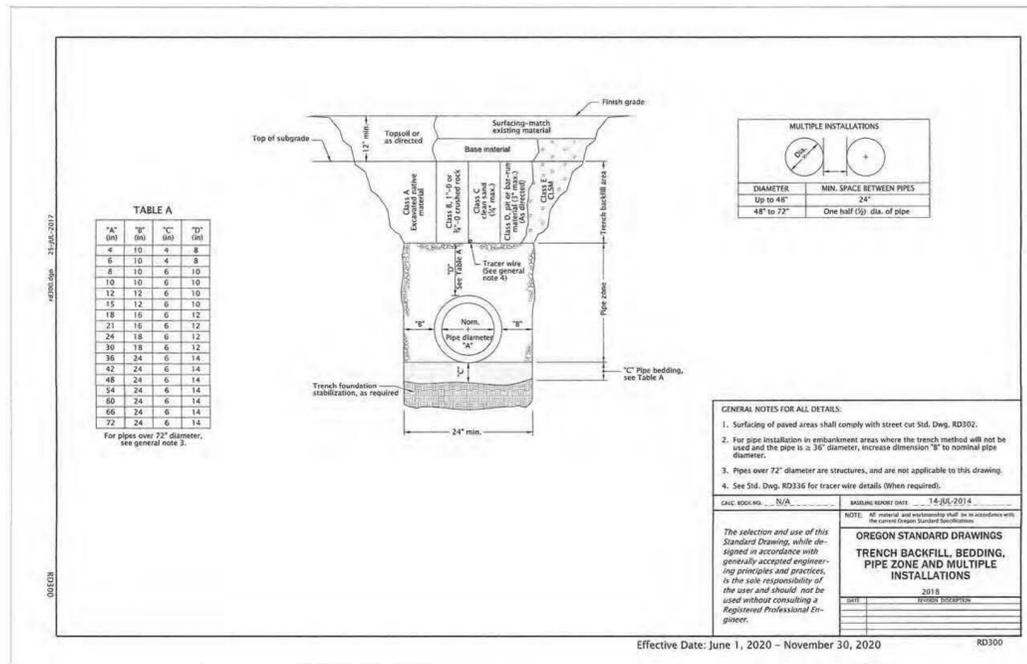
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 Date: 06/10/2020



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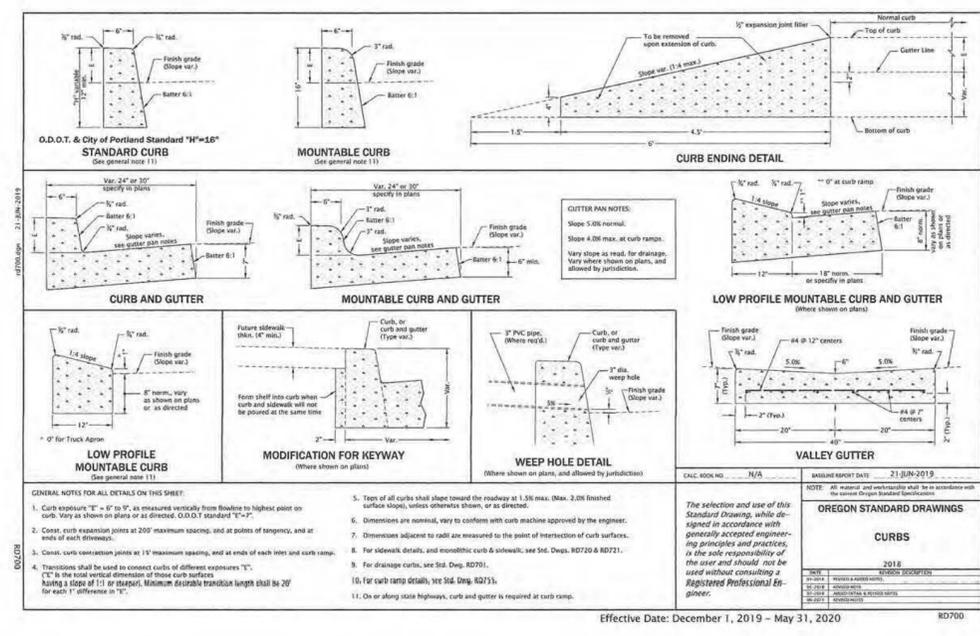
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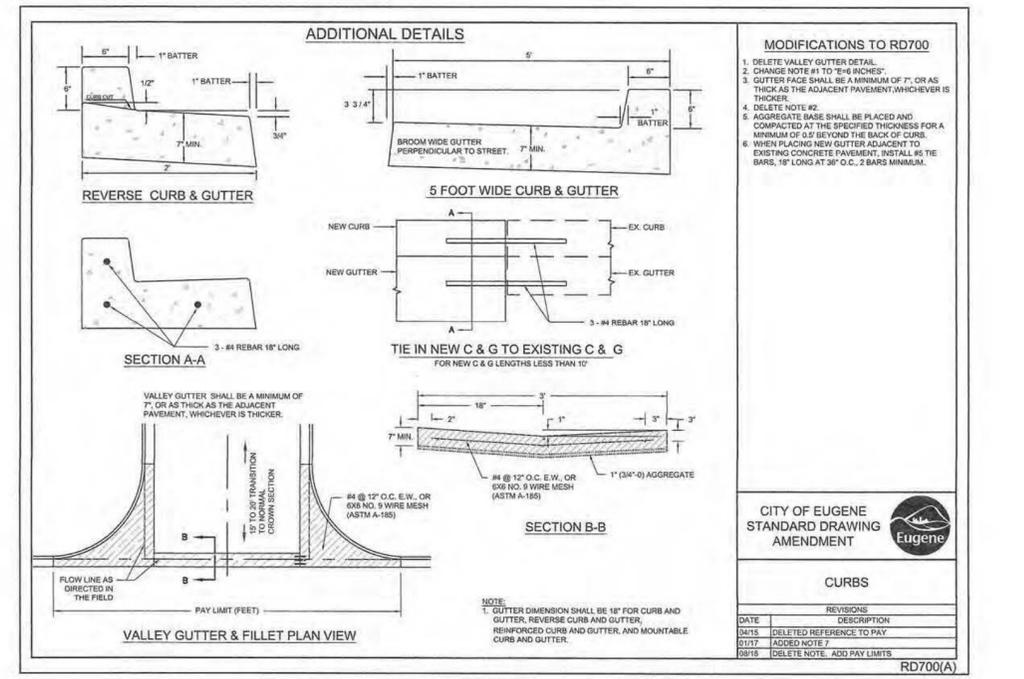


1
 C9.0
OREGON STANDARD DRAWING RD300 - TRENCH BACKFILL
 SCALE: NOT TO SCALE

2
 C9.0
OREGON STANDARD DRAWING RD362 - CLEANOUT
 SCALE: NOT TO SCALE



3
 C9.0
OREGON STANDARD DRAWING RD700 - CURBS
 SCALE: NOT TO SCALE



9
 C9.0
CITY OF EUGENE STANDARD DRAWING AMENDMENT (ESDA) RD700(A)
 SCALE: NOT TO SCALE

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JURISDICTIONAL STANDARD DETAILS

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THRUST BLOCKING

TABLE A CONCRETE THRUST BLOCKING (HORIZONTAL)					TABLE C CONCRETE BLOCKING FOR CONVEX VERTICAL BENDS							
PIPE DIA. (in.)	Table Pressure (PSI)	Thrust (T) at fittings in Pounds			PIPE DIA. (in.)	Table Pressure (PSI)	Bend Angle (deg)	Concrete Volume (cu ft)	Curb Size (ft)	Strip Dia. (in.)	Strip Emboss. (in)	Strips per ft
		A	B	C								
4"	250	3035	4320	2315	1215	610	11.25	0.21	1.8	1/2	17	3
6"	250	4680	6720	3215	1720	1375	11.25	0.43	2.3	1/2	17	3
8"	250	7245	10320	4835	2430	1935	11.25	0.65	2.8	1/2	17	3
10"	250	10845	15360	7065	3540	2800	11.25	0.87	3.3	1/2	17	3
12"	250	15405	21720	10065	4950	3840	11.25	1.09	3.8	1/2	17	3
14"	250	20925	29520	14115	6765	5145	11.25	1.31	4.3	1/2	17	3
16"	250	27405	38880	19185	9180	6840	11.25	1.53	4.8	1/2	17	3

Soil Type	Soil Bearing Capacity (B) in PSI
Muck, peat, etc.	0
Soft Clay	1000
Sand	2000
Sand and gravel	3000
Sand and gravel cemented with clay	4000
Hard shale	10,000

THRUST BLOCK BEARING AREA EQUATION
 NOTE: WHEN THRUST BLOCK BEARING AREA IS NOT SPECIFIED ON THE PLANS OR DETERMINED BY THE ENGINEER, USE THE FOLLOWING PROCEDURE TO DETERMINE REQUIRED BEARING AREA.

- Determine thrust (T) for type of fitting or joint and size of pipe from Table A.
- Determine Design (T_{DESIGN}) Pressure from Standard Specifications or Special Provisions.
- Determine Table Pressure from Table A.
- Determine Soil Bearing Capacity (B) of soil from Table B.
- Determine required bearing area (A) in sq. ft. as follows:

$$\text{Thrust Block Bearing Area} = A = \left(\frac{T}{B} \right) \left(\frac{\text{Design (T}_{\text{DESIGN}}\text{) Pressure}}{\text{Table Pressure}} \right)$$
 Example: Design (T_{DESIGN}) Pressure = 150 PSI From Table A, T = 3215
 Pipe = 6" From Table B, B = 2000
 Fitting = Tee
 Soil = Sand

$$A = \left(\frac{3215}{2000} \right) \left(\frac{150}{250} \right) = 11.2 \text{ sq. ft.}$$

GENERAL NOTES FOR ALL DETAILS:

- Contractor to provide blocking adequate to withstand full test pressure.
- Four concrete blocking against undisturbed earth.
- All concrete shall be commercial grade concrete.
- Wrap pipe and/or fittings with 2 layers of polyethylene film where in contact with concrete.
- Keep concrete clear of all joints and accessories.
- Straps shall be deformed galvanized cold rolled steel AASHTO M31 (ASTM A615), Grade 60. Coat with rust for epoxy after installation.
- See project plans for details not shown.

Effective Date: June 1, 2020 – November 30, 2020 RD250

1 OREGON STANDARD DRAWING RD250 - THRUST BLOCKING

C9.2
 SCALE: NOT TO SCALE

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ATTACHMENT H
Preliminary Stormwater Management Plan, SSW ENGINEERING

OPERATION AND MAINTENANCE PLAN FOR:

**BAXTER PLUMBING & ROOTER, INC.
BAXTER PROPERTIES, LLC
P.O. BOX 117
ELMIRA, OR 97437**

**PROJECT SITE
MAP 17-05-31-10 LOT 3000
Veneta Business Park – Lot 2
Loten Way
Veneta, OR 97487**

Prepared by



**2350 Oakmont Way, Suite 105
Eugene OR 97401
(541) 485-8383
Contact: Scott D Robinson-Tscheu, PE
Job #20-7731**

PRELIMINARY

**Based on the City of Veneta Oregon Code
Referencing the City of Portland Stormwater Management Manual Rev. 4 August 1, 2008**

STORMWATER MANAGEMENT FACILITY INSPECTION & MAINTENANCE LOG

Note:

This plan identifies the specific operation and maintenance activities required for each type of stormwater management facility located Lot 2 of Veneta Business Park 17-05-31-10-03000 at Loten Way, Veneta, OR 97487. Modifications to this document may be made at any time after permit issuance. Modifying the operations and maintenance activities is optional, and is intended to give the owner the opportunity to adjust maintenance needs according to site-specific history and conditions. Proposed modifications to the Operations and Maintenance Plan must be submitted to the City of Veneta for review and approval. Modifying and submitting this document is the sole responsibility of the owner.

City Code requires an **Inspection and Maintenance Log** be kept by the facility owners. In general, the log should note all inspection dates, the facility components that were inspected, and any maintenance or repairs made. This Operation and Maintenance Plan can serve as a checklist for what should be included in the log (e.g. the facility elements that need to be inspected, frequency of inspection, conditions that indicate maintenance is needed, etc.)

This plan includes the information on the following facilities for:

- **Filtration Rain Garden**
- **StormTech Chamber Isolator Row**

STORMWATER MANAGEMENT FACILITY INSPECTION & MAINTENANCE LOG

Rain Garden Operation and Maintenance Plan

Rain Gardens are vegetated surface reservoirs used to collect and treat stormwater runoff from impervious surfaces by allowing the pollutants to settle and filter out as the water percolates through vegetation and soil mediums before infiltrating into the ground below or being piped to its downstream destination.

Rain Gardens can be used to help fulfill a site's required landscaping area requirement and should be integrated into the overall site design. Numerous design variations of shape and planting scheme can be used to fit the character of a site.

The reservoir basin shall infiltrate stormwater within 24 hours. All facility components and vegetation shall be inspected for proper operations and structural stability, at a minimum, quarterly for the first 2 years from the date of installation, 2 times per year thereafter, and within 48 hours after each major storm event.

Training and/or Written Guidance information for operating and maintaining vegetated infiltration basins shall be provided to all property owners and tenants. A copy of the O & M Plan shall be provided to all property owners and tenants.

Inspection Logs shall be kept by the facility owner demonstrating the following items have been inspected and are being maintained properly:

- **Access** to Rain Gardens shall be safe and efficient. Obstacles preventing maintenance personnel and/or equipment access to the components of the facility shall be removed.
- **Debris and Litter** shall be removed to prevent channelization, clogging, and interference with plant growth. Fallen leaves and debris from deciduous plant foliage shall be raked and removed.
- **Erosion Damage** shall be identified and controlled when native soil is exposed or erosion channels are forming.
- **Grassed Rain Gardens** shall be mowed to 4"-9" high and grass clippings shall be removed no less than 2 times per year.
- **Infiltrating Rain Gardens** shall be excavated and cleaned, and gravel or soil shall be replaced to correct low infiltration rates.
- **Inlets** shall be cleared when conveyance capacity is plugged to ensure unrestricted stormwater flow to the rain garden.
- **Mulch** shall be replenished as needed to ensure healthy plant growth.
- **Nuisance and Prohibited Vegetation** from the Eugene Plant List (such as blackberries and English Ivy) shall be removed when

STORMWATER MANAGEMENT FACILITY INSPECTION & MAINTENANCE LOG

discovered. Invasive vegetation contributing up to 25% of vegetation of all species shall be removed and replaced.

- **Outlets** shall be cleared when 50% of the conveyance capacity is plugged.
- **Overflows** shall be cleared when 25% of the conveyance capacity is plugged.
- **Rocks or Other Armoring** shall be replaced when only one layer of rock exists above native soil.
- **Sedimentation** build-up near or exceeding 2" in depth shall be hand-removed with minimum damage to vegetation using proper erosion control measures. Sediment shall be removed if it is more than 4 inches thick or so thick as to damage or kill vegetation.
- **Slopes** shall be stabilized using appropriate measures when native soil is exposed.
- **Vegetation** shall cover 90% of the facility, be healthy and dense enough to provide filtering while protecting underlying soils from erosion. Dead vegetation shall be removed to maintain less than 10% of area coverage or when vegetative filter function is impaired. Vegetation shall be replaced immediately to control erosion where soils are exposed and within 3 months to maintain cover density.

Spill Prevention Measures shall be exercised on site when handling substances that contaminate stormwater. Releases of pollutants shall be corrected as soon as identified.

Non-Chemical Pest Control measures shall be taken to prevent development of insects, mosquitoes, and rodents

**STORMWATER MANAGEMENT FACILITY
INSPECTION & MAINTENANCE LOG**

<p>Veneta Business Park – Lot 2 Map 17-05-31-10 Lot 03000 Veneta, OR 97487</p> <p>Inspection Date: Inspection Time: Inspected By: Approximate Date/Time of Last Rainfall:</p> <p>Type of Stormwater Management Facility: Filtration Rain Garden</p>
<p>Location of Facility on Site (In relation to building or other permanent structures):</p>
<p>Water levels and observations (ponded water, oils sheen, smell, turbidity, etc.):</p>
<p>Sediment accumulation and areas of erosion. Record sediment removal/erosion repair:</p>
<p>Condition of vegetation (Height, survival rates, invasive species present, etc.). Record any replacement plants and type of vegetation management (mowing weeding, etc.):</p>
<p>Condition of physical properties such as inlets, outlets, piping, fences, irrigation facilities, and sideslopes. Record damaged items and replacement activities:</p>
<p>Presence of insects, vectors, or damage from animals:</p>
<p>Identify safety hazards present. Record resolution activities:</p>

**Save Valuable Land and
Protect Water Resources**



Isolator[®] Row O&M Manual

StormTech[®] Chamber System for Stormwater Management

1.0 The Isolator[®] Row

1.1 INTRODUCTION

An important component of any Stormwater Pollution Prevention Plan is inspection and maintenance. The StormTech Isolator Row is a patented technique to inexpensively enhance Total Suspended Solids (TSS) removal and provide easy access for inspection and maintenance.



Looking down the Isolator Row from the manhole opening, woven geotextile is shown between the chamber and stone base.

1.2 THE ISOLATOR ROW

The Isolator Row is a row of StormTech chambers, either SC-310, SC-310-3, SC-740, DC-780, MC-3500 or MC-4500 models, that is surrounded with filter fabric and connected to a closely located manhole for easy access. The fabric-wrapped chambers provide for settling and filtration of sediment as storm water rises in the Isolator Row and ultimately passes through the filter fabric. The open bottom chambers and perforated sidewalls (SC-310, SC-310-3 and SC-740 models) allow storm water to flow both vertically and horizontally out of the chambers. Sediments are captured in the Isolator Row protecting the storage areas of the adjacent stone and chambers from sediment accumulation.

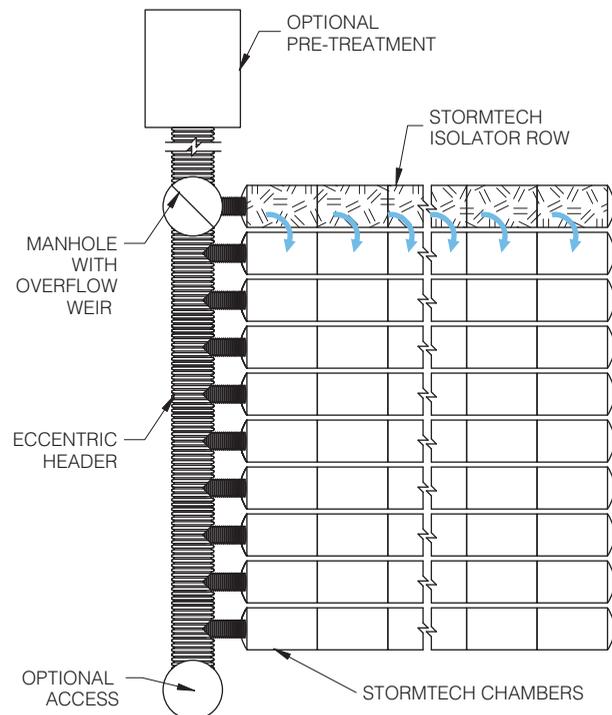
Two different fabrics are used for the Isolator Row. A woven geotextile fabric is placed between the stone and the Isolator Row chambers. The tough geotextile provides a media for storm water filtration and provides a durable surface for maintenance operations. It is also designed to prevent scour of the underlying stone and remain intact during high pressure jetting. A non-woven fabric is placed over the chambers to provide a filter media for flows passing through the perforations in the sidewall of the chamber. The non-woven fabric is not required over the DC-780, MC-3500 or MC-4500 models as these chambers do not have perforated side walls.

The Isolator Row is typically designed to capture the “first flush” and offers the versatility to be sized on a volume basis or flow rate basis. An upstream manhole not only provides access to the Isolator Row but typically includes a high flow weir such that storm water flowrates or volumes that exceed the capacity of the Isolator Row overtop the over flow weir and discharge through a manifold to the other chambers.

The Isolator Row may also be part of a treatment train. By treating storm water prior to entry into the chamber system, the service life can be extended and pollutants such as hydrocarbons can be captured. Pre-treatment best management practices can be as simple as deep sump catch basins, oil-water separators or can be innovative storm water treatment devices. The design of the treatment train and selection of pretreatment devices by the design engineer is often driven by regulatory requirements. Whether pretreatment is used or not, the Isolator Row is recommended by StormTech as an effective means to minimize maintenance requirements and maintenance costs.

Note: See the StormTech Design Manual for detailed information on designing inlets for a StormTech system, including the Isolator Row.

StormTech Isolator Row with Overflow Spillway (not to scale)



2.0 Isolator Row Inspection/Maintenance

2.1 INSPECTION

The frequency of Inspection and Maintenance varies by location. A routine inspection schedule needs to be established for each individual location based upon site specific variables. The type of land use (i.e. industrial, commercial, residential), anticipated pollutant load, percent imperviousness, climate, etc. all play a critical role in determining the actual frequency of inspection and maintenance practices.

At a minimum, StormTech recommends annual inspections. Initially, the Isolator Row should be inspected every 6 months for the first year of operation. For subsequent years, the inspection should be adjusted based upon previous observation of sediment deposition.

The Isolator Row incorporates a combination of standard manhole(s) and strategically located inspection ports (as needed). The inspection ports allow for easy access to the system from the surface, eliminating the need to perform a confined space entry for inspection purposes.

If upon visual inspection it is found that sediment has accumulated, a stadia rod should be inserted to determine the depth of sediment. When the average depth of sediment exceeds 3 inches throughout the length of the Isolator Row, clean-out should be performed.

2.2 MAINTENANCE

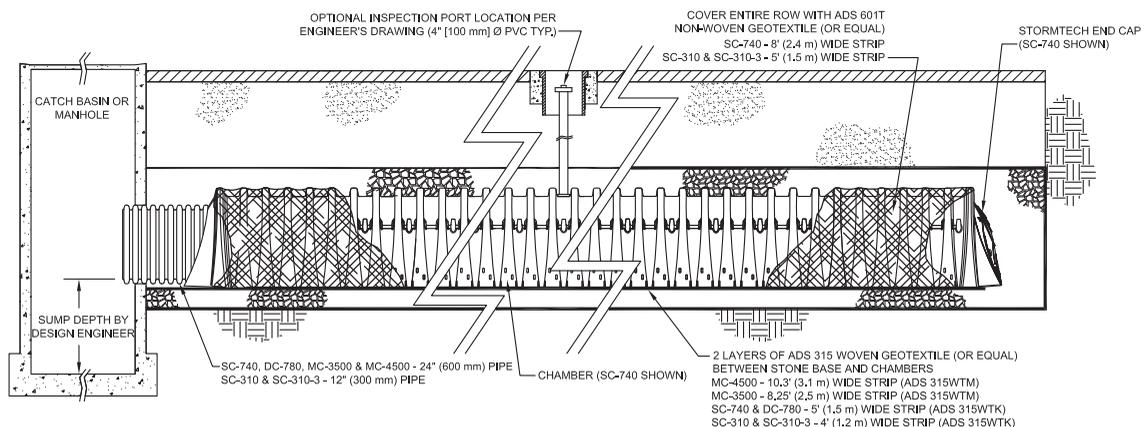
The Isolator Row was designed to reduce the cost of periodic maintenance. By “isolating” sediments to just one row, costs are dramatically reduced by eliminating the need to clean out each row of the entire storage bed. If inspection indicates the potential need for maintenance, access is provided via a manhole(s) located on the end(s) of the row for cleanout. If entry into the manhole is required, please follow local and OSHA rules for a confined space entries.



Examples of culvert cleaning nozzles appropriate for Isolator Row maintenance. (These are not StormTech products.)

Maintenance is accomplished with the JetVac process. The JetVac process utilizes a high pressure water nozzle to propel itself down the Isolator Row while scouring and suspending sediments. As the nozzle is retrieved, the captured pollutants are flushed back into the manhole for vacuuming. Most sewer and pipe maintenance companies have vacuum/JetVac combination vehicles. Selection of an appropriate JetVac nozzle will improve maintenance efficiency. Fixed nozzles designed for culverts or large diameter pipe cleaning are preferable. Rear facing jets with an effective spread of at least 45” are best. Most JetVac reels have 400 feet of hose allowing maintenance of an Isolator Row up to 50 chambers long. **The JetVac process shall only be performed on StormTech Isolator Rows that have AASHTO class 1 woven geotextile (as specified by StormTech) over their angular base stone.**

StormTech Isolator Row (not to scale)



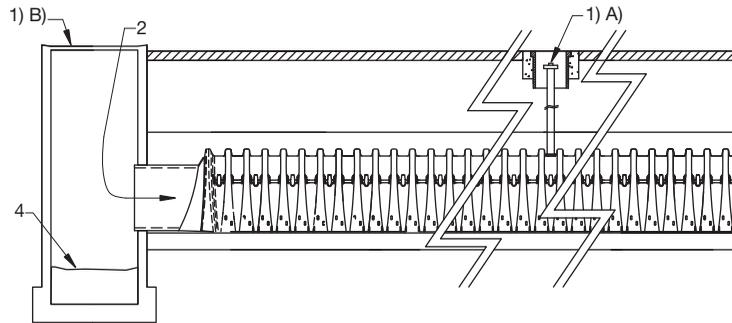
NOTE: NON-WOVEN FABRIC IS ONLY REQUIRED OVER THE INLET PIPE CONNECTION INTO THE END CAP FOR DC-780, MC-3500 AND MC-4500 CHAMBER MODELS AND IS NOT REQUIRED OVER THE ENTIRE ISOLATOR ROW.

3.0 Isolator Row Step By Step Maintenance Procedures

Step 1) Inspect Isolator Row for sediment

- A) Inspection ports (if present)
 - i. Remove lid from floor box frame
 - ii. Remove cap from inspection riser
 - iii. Using a flashlight and stadia rod, measure depth of sediment and record results on maintenance log.
 - iv. If sediment is at, or above, 3 inch depth proceed to Step 2. If not proceed to step 3.
- B) All Isolator Rows
 - i. Remove cover from manhole at upstream end of Isolator Row
 - ii. Using a flashlight, inspect down Isolator Row through outlet pipe
 1. Mirrors on poles or cameras may be used to avoid a confined space entry
 2. Follow OSHA regulations for confined space entry if entering manhole
 - iii. If sediment is at or above the lower row of sidewall holes (approximately 3 inches) proceed to Step 2. If not proceed to Step 3.

StormTech Isolator Row (not to scale)



Step 2) Clean out Isolator Row using the JetVac process

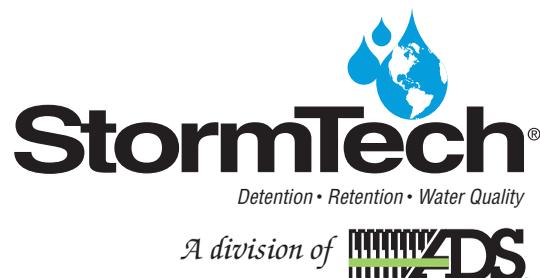
- A) A fixed culvert cleaning nozzle with rear facing nozzle spread of 45 inches or more is preferable
- B) Apply multiple passes of JetVac until backflush water is clean
- C) Vacuum manhole sump as required

Step 3) Replace all caps, lids and covers, record observations and actions

Step 4) Inspect & clean catch basins and manholes upstream of the StormTech system

Sample Maintenance Log

Date	Stadia Rod Readings		Sediment Depth (1) - (2)	Observations/Actions	Inspector
	Fixed point to chamber bottom (1)	Fixed point to top of sediment (2)			
3/15/01	6.3 ft.	none		New installation. Fixed point is CI frame at grade	djm
9/24/01		6.2	0.1 ft.	Some grit felt	sm
6/20/03		5.8	0.5 ft.	Mucky feel, debris visible in manhole and in Isolator row, maintenance due	rv
7/7/03	6.3 ft.		0	System jetted and vacuumed	djm



70 Inwood Road, Suite 3 | Rocky Hill | Connecticut | 06067
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ADS "Terms and Conditions of Sale" are available on the ADS website, www.ads-pipe.com
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STORMWATER ANALYSIS REPORT FOR:

**BAXTER PLUMBING & ROOTER, INC.
BAXTER PROPERTIES, LLC
P.O. BOX 117
ELMIRA, OR 97437**

**PROJECT SITE
MAP 17-05-31-10 LOT 3000
Veneta Business Park – Lot 2
Loten Way
Veneta, OR 97487**

Prepared by



SSW ENGINEERS^{INC}
CIVIL · STRUCTURAL · BUILDING DESIGN
SURVEYING · LAND USE PLANNING

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Job #20-7731



RENEWS: 12/31/20

Based on the City of Veneta Code
Referencing the City of Portland Stormwater Management Manual Rev. 4 August 1, 2008

Contents

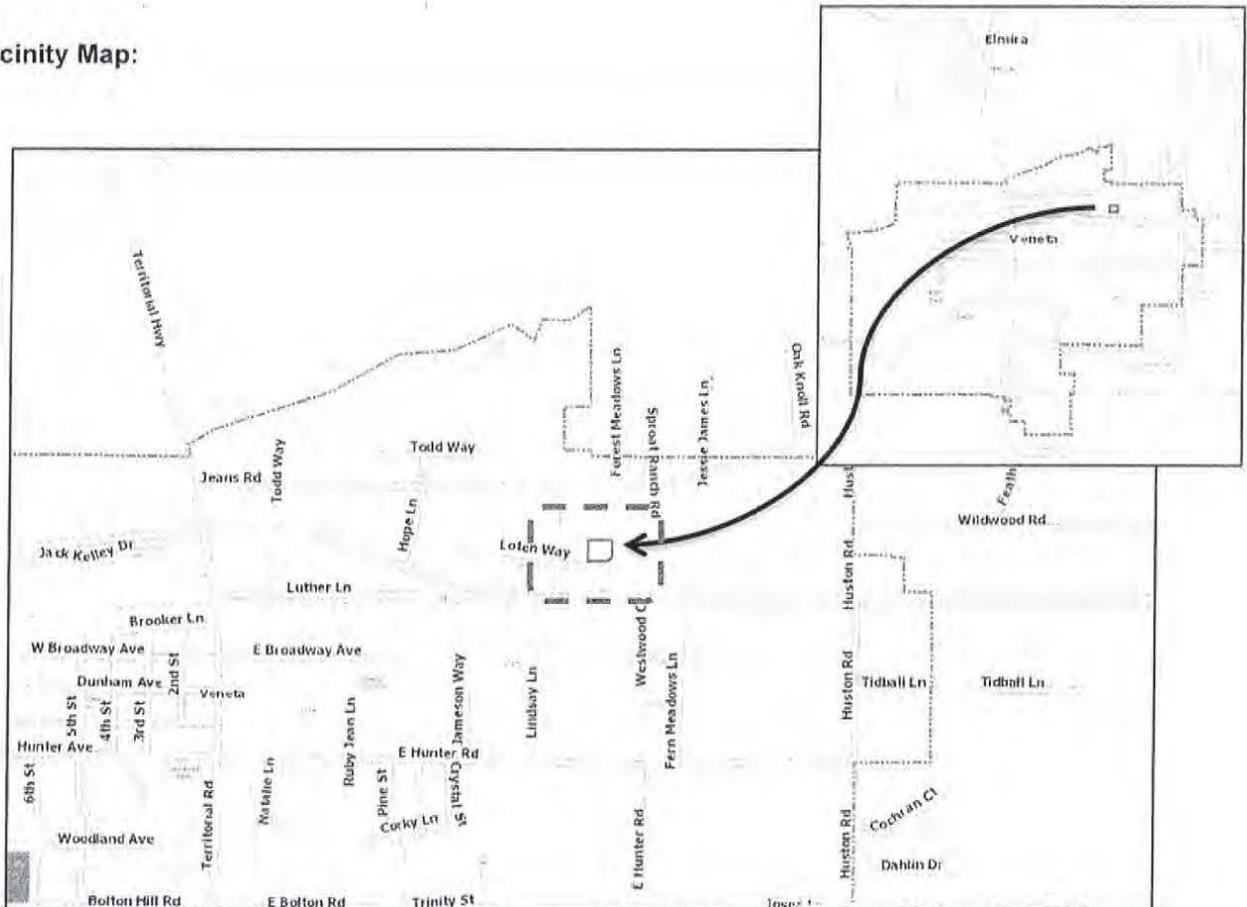
Project Overview	1
Methodology	2
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Attachments:	
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Appendix B: Stormwater Calculations	
Appendix C: Geotechnical Report	
Appendix D: Web Soil Survey Map	

Project Overview

Location: Loten Way at Cornerstone Drive in Veneta, Oregon

Map and Taxlot: Assessor's Map 17-05-31-10 LOT 03000

Vicinity Map:



Development:

This project involves the construction of a warehouse, office, and retail space in a new metal building with a new driveway access, accessible entrance, parking and landscaping. Utility work includes construction of electrical, communication, water, wastewater, and stormwater lines. Work outside of the metal building includes concrete driveways, curbs, and bicycle parking. In lieu of capacity analysis of the public stormwater system running east to the end of Loten Way, detention and metering of stormwater outflow will keep demand on the stormwater system minimal.

METHODOLOGY

Based on City of Veneta code section 5.16, this project will use detention as the method of reducing development impact on the City stormwater system. The pre-construction stormwater runoff, based on historic time-of-concentration and the 10-year 24-hour storm, will be maintained post-construction by means of holding and slowly releasing stormwater. In keeping with the adopted standards of the 2008 Portland Stormwater Management Manual Rev 4, post-development flow based on the 25-year 24-hour storm is restricted to the above 10-year rate exiting to the public storm system. Underground storage was chosen to promote full utilization of the site. To maximize effectiveness of stormwater quality facilities, a rain garden sized only for water quality for filtration of surface runoff will work in tandem with underground storage to achieve goals for both flow control and water quality.

Overland flow to a stormwater quality rain garden will treat 100% of the pavement, then combine with roof runoff in storm pipes to enter an Advanced Drainage Systems (ADS) Stormtech Chamber underground detention vault. The system is sized to hold the 25-year 24-hour storm to maintain preconstruction outflow. An exit ADS Nyloplast Basin will meter out stormwater storage to flow to the City system through the nearest existing catch basin.

SITE SOIL CLASSIFICATIONS

The entire site consists of soil of hydrologic soil group C (128B – Veneta Loam 0 to 7 percent slopes) with groundwater tables typically 36 to 72 inches below ground surface (see Appendix D Soil Map). Geotechnical exploration of the site by FEI Testing and Inspection (see Appendix C for report No. 2207022 March 26, 2020) did not encounter groundwater in the borings and construction will build up the elevation.

STORMWATER BMPs

PAVEMENT BASIN – WATER QUALITY FILTRATION RAIN GARDEN

The project requires stormwater quality treatment and flow control. The goal to maximizing the usable area of the site lent to surface draining design for sheet flow. Following the general contours of the site, the pavement slopes away from the building pad to perimeter curb and gutter. At mild slopes, all runoff travels to the rain garden through curb cuts and openings with rock splash pads for scour protection. Stormwater planting are scheduled to follow the appropriate moist to wet zones. For detention purposes, the rain garden will be used in the 25-year storm event to hold stormwater to its capacity.

ROOF BASIN – ADS STORMTECH™ CHAMBER ISOLATION ROW

A StormTech™ Chamber facility is proposed to receive roof runoff directly via downspouts and storm pipes. A pre-filtration feature of the ADS Stormtech system is a primary intake storage chamber row called the Isolator Row which is fortified underneath by geotextile fabric designed to catch debris, suspended solids, and trash. From the isolation row, stormwater is allowed to filter through and into all other chambers and special void space in the surrounding rock bed. Under mild rain events, some infiltration into the underlying soil will occur, but not calculated in the required detention. The plan area of the chambers will allow for an additional 1,216 sq. ft. of potential infiltration after pretreatment from the water quality rain garden, and as storage for 1,219 cu. ft. of stormwater during greater storm events.

Analysis

Design Storms: Eugene Airport	Water Quality Storm	= 1.40 in.
	Flow Control Storm (Pre)	= 10Y-24Hour Storm 4.46 in.
	Flow Control Storm (Post)	= 25Y-24Hour Storm 5.18 in.
	Conveyance	= 10Y-5 Min Storm 3.10 in/hr

Computation Methods:

Santa Barbara Unit Hydrograph (SBUH)	Destination Control/Filtration
Rational Method	Storm Pipe Conveyance/Spread

Software Used:	Excel
	AutoDesk Civil 3D

Curve Number & Design Coefficients:	CN = 98 Impervious Paving
	CN = 74 Open Space/Landscaping

Stormwater Water Quality Design:

Basin	BMP	Impervious Area	Plan Area	Depth	Peak Flow
Pavement	Rain Garden	26,356 sq. ft.	1,085 sq. ft.	6 inches	0.193 cfs
<i>See Appendix B: Stormwater Calculations</i>					

Flow Control Design:

Basin	BMP	Pre 10y-24HR Peak Rate	Post 25y-24HR Peak Rate	Storage	Out Flow
Pavement & Roof	Stormtech Chamber	0.31 cfs	1.14 cfs	1,219 cu. ft.	0.30 cfs
	Rain Garden			435 cu. ft.	-
<i>See Appendix B: Stormwater Calculations</i>					

Stormwater Conveyance/Spread:

Rational Method:	Flow $Q=C*i*A$
C	(roughness coeff.)
i	(inches/hr)
A	(acres)
Tc	Time of Concentration (Minutes)

Basin	Tc	C	i	A	Q (cfs)
Pavement	5.00	0.90	3.10	0.605 (26,356 Sq. Ft.)	1.688
Roof	5.00	0.90	3.10	0.155 (6,750 Sq. Ft.)	0.454
			Total	0.760 Acres	2.12

Water Quality

All surface pavement surfaces sheet drain outward to curb & gutter conveyance leading to an appropriately-sized water quality rain garden. Sized for water quality filtration using 1.4 inches over 24 hours, the drawdown rate used is 2 inches per hour for the growing medium capability. A perforated underdrain collects filtered stormwater to connect to the storm pipe system leading to the Stormtech Chamber detention vault.

Flow Control

The Stormtech Chamber detention vaults hold enough stormwater to meter out the 25-year 24-hour storm at the pre-construction, 10-year 24-hour storm rate. This is accomplished with an orifice restrictor tee with a bottom cap with a 3 inch diameter hole drilled through the bottom. The top of the tee is open to maximum storage elevation for events in excess of the 25-year 24-hour storm event.

Conveyance

Storm pipe runoff conveyance is based on a minimum of 3 feet per second flow under design storm conditions and minimum pipe slope of 0.3 percent. Sheet flow conveyance is designed for spread to stay within the parking stall and not to overtop the curb height or exceed 1 inch. See attached Appendix B for stormwater conveyance calculations.

Engineering Conclusions

Stormwater design and plans conform to the City of Veneta Code section 5.16 and the 2008 Portland Stormwater Management Manual. Stormwater from all proposed impervious areas will be treated and detained consistent with City desired outcomes. As detention, a StormTech Chamber facility will hold pretreated runoff from the pollution reduction storm, and as overflow detention from exceeding storm events.

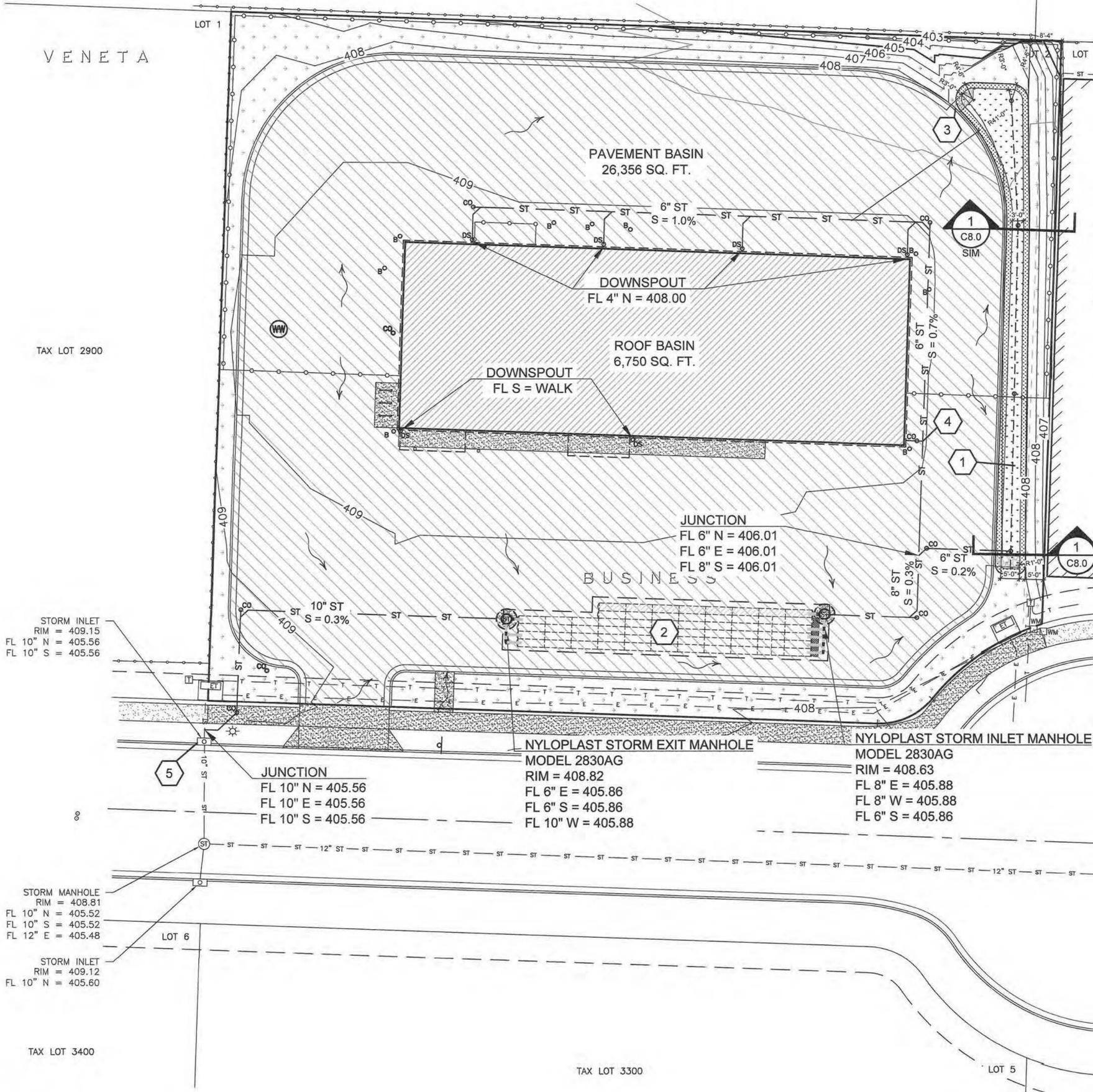
Stormwater facilities constructed must be properly operated and maintained for the life of the facility.

Stormwater Plans:

See attached Appendix A: Stormwater Plans

INFORMATION ONLY

TAX LOT 1301



SYMBOLS

- PROPOSED CLEANOUT, SEE 2/C9.0
- PROPOSED DOWNSPOUT
- PROPOSED STORM LINE
- PROPOSED PERFORATED STORM LINE
- PROPOSED STORMWATER RAIN GARDEN
- PROPOSED OVERLAND FLOW DIRECTION

NOTES

1. STORMWATER PIPE ARE PVC UNLESS OTHERWISE NOTED.
2. ALL DOWNSPOUTS SHALL HAVE AN ABOVE-GROUND, WATER-TIGHT, CLEANOUT TRANSITION TO STORM PIPES.
3. PROJECT SITE IS LOCATED OUTSIDE OF THE 500 YEAR FLOOD ZONE WITH NO WETLANDS OR PROTECTED AREAS.
4. GROWING MEDIUM AND STORMWATER QUALITY PLANTS TO CONFORM TO APPENDIX F.3 & F.4 CITY OF PORTLAND STORMWATER MANAGEMENT MANUAL (REV. 4 AUGUST 01,2008)

KEY NOTES

- 1. CONSTRUCT FILTRATION STORMWATER RAIN GARDEN WITH OVERFLOW, SEE DETAIL 1/C8.0
 WIDTH: 5 - 8 FEET
 LENGTH: 140 FEET
 DEPTH: 6 INCHES
 FREEBOARD: 2 INCHES
 BOTTOM ELEV: 407.55
 6" PERF. PIPE CONNECTING TO 6" OVERFLOW: 406.05
 ZONE A PLANTINGS: 657 SQ FT
 ZONE B PLANTINGS: 427 SQ FT

- 2. CONSTRUCT ADS STORMTECH CHAMBER DETENTION VAULT, SEE DETAILS 1, 2, 3, & 4/C8.1 & ADS STORMTECH SHEETS
 AREA: 1,216 SQ. FT.
 WIDTH: 14.89 FEET
 LENGTH: 87.02 FEET
 STORAGE VOLUME: 1,219 CU. FT.
 INLET: 405.88
 OUTLET: 405.88
 ADS PROJECT #: S176312

- 3. ROCK SPLASH PAD
 2"- 4" ANGULAR OR ROUND ROCK
 MIN. WIDTH: 36 INCHES
 MIN. LENGTH: 60 INCHES
 DEPTH: 4 INCHES

- 4. FOUNDATION DRAIN OUTFLOW TO STORMWATER PIPE

- 5. (E) CATCH BASIN DESTINATION



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**NEW WAREHOUSE AND OFFICE FOR:
 BAXTER PLUMBING**
 PO BOX 117
 ELMIRA, OR 97405
 MAP 17-05-31-10: LOT 3000

REVISIONS

date	by

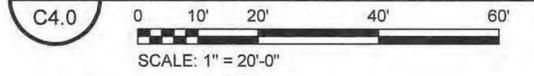
SITE STORMWATER PLAN

job	20-7731
drawn	SDRT
date	05/22/2020
checked	SDRT
filed	

SHEET

C4.0
of

1 SITE STORMWATER PLAN



Drawn by: SDR
 Checked by: SDR
 Date: 05/22/2020

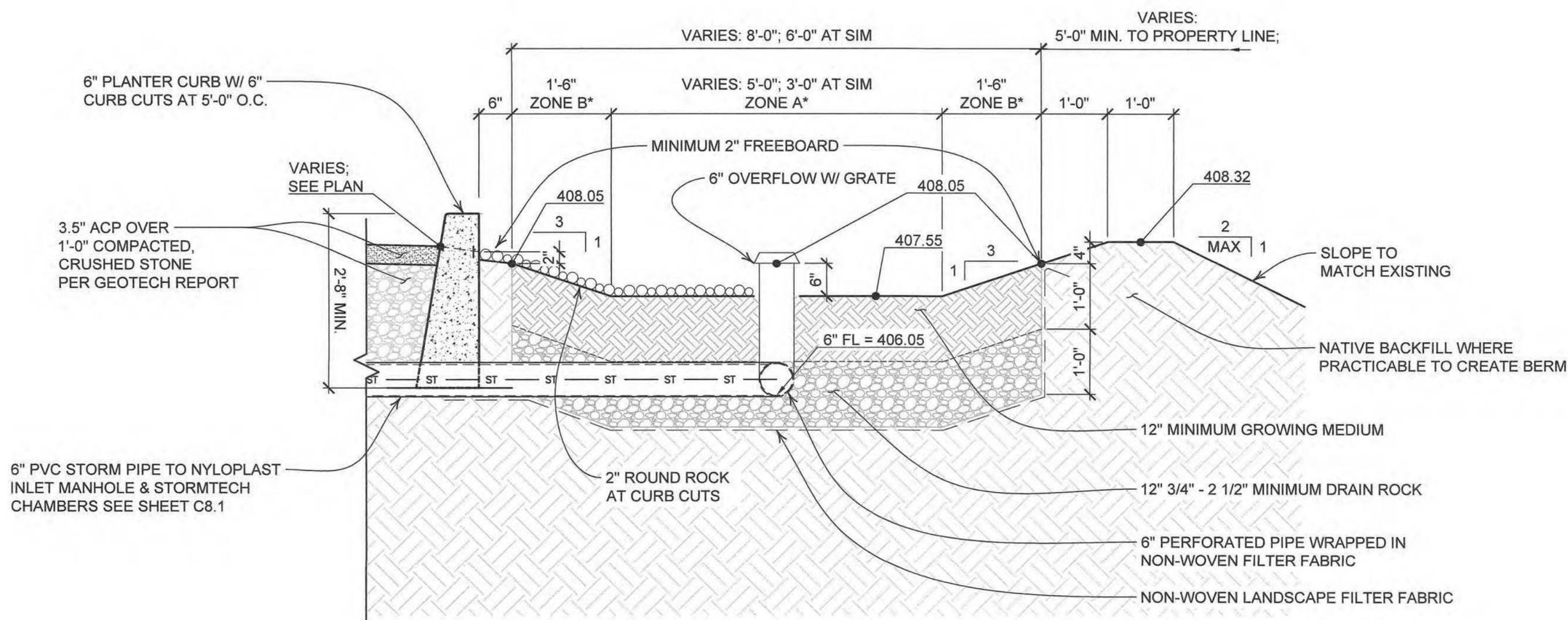
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 MAP 17-05-31-10: LOT 3000



* NOTE: SEE LANDSCAPING PLANS FOR COMPLYING STORMWATER PLANTINGS

REVISIONS	
date	by

STORMWATER TREATMENT DETAILS

job	20-7731
drawn	SDRT
date	05/22/2020
checked	SDRT
filed	

SHEET

C8.0
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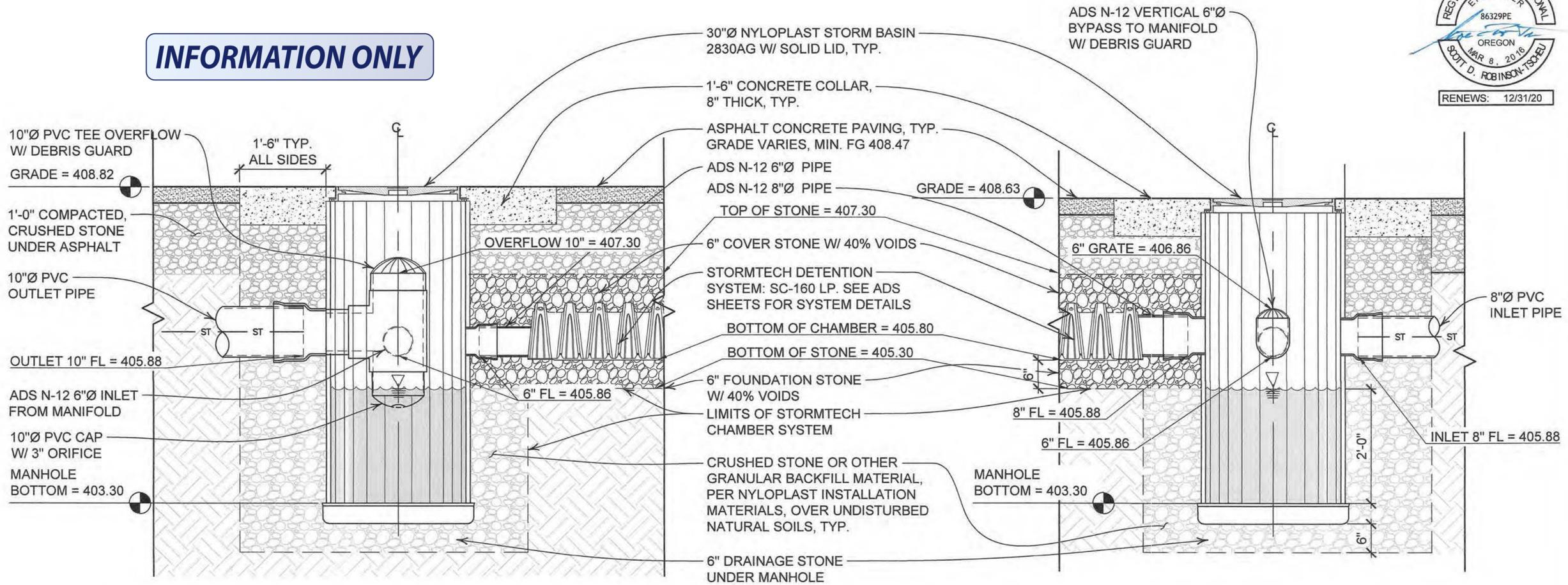
1 STORMWATER QUALITY RAIN GARDEN SECTION

C8.0

SCALE: 3/4" = 1'-0"

Drawn: 05/22/2020
 Checked: 05/22/2020
 Filed: 05/22/2020

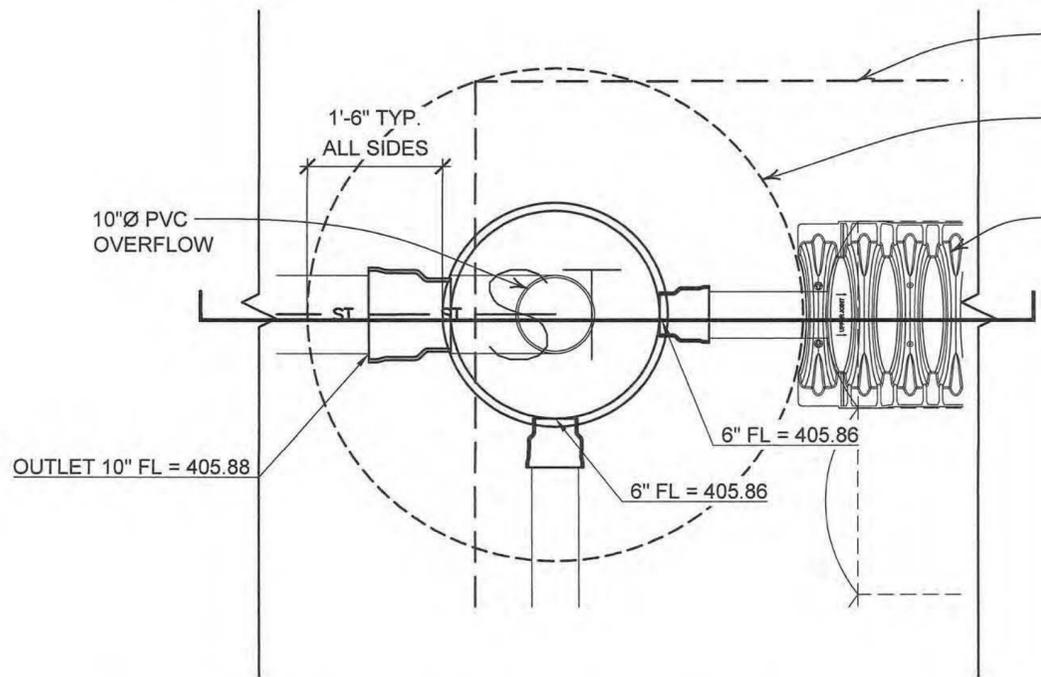
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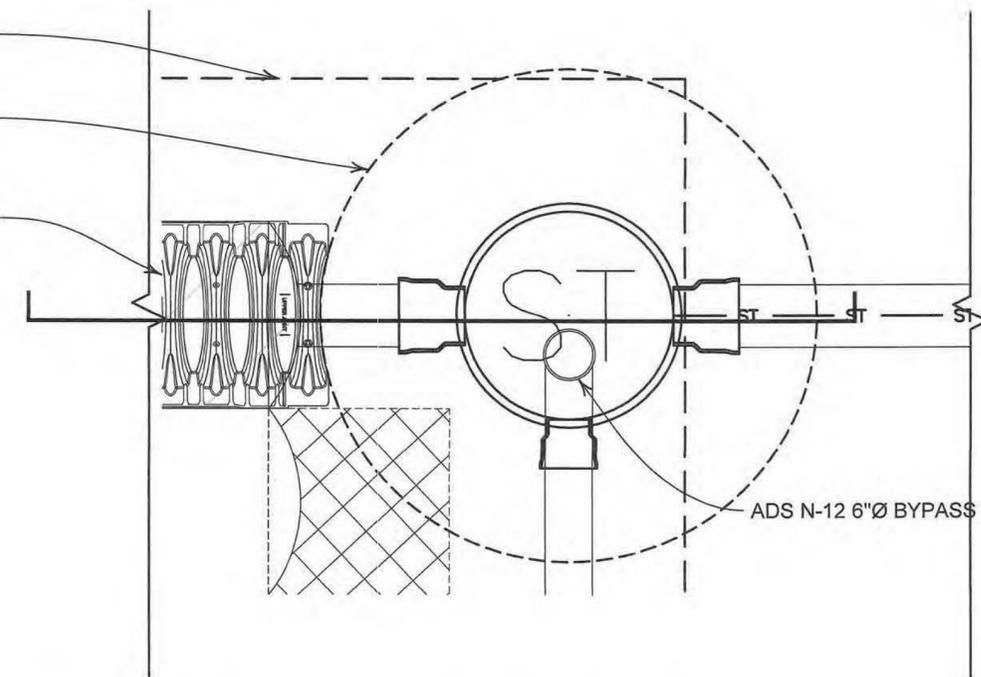
1 FLOW CONTROL EXIT STRUCTURE - SECTION
C8.1
SCALE: 3/4" = 1'-0"

SEE ADS SHEETS FOR SYSTEM DETAILS

2 INLET STRUCTURE W/ BYPASS - SECTION
C8.1
SCALE: 3/4" = 1'-0"



3 FLOW CONTROL EXIT STRUCTURE - PLAN
C8.1
SCALE: 3/4" = 1'-0"



4 INLET STRUCTURE W/ BYPASS - PLAN
C8.1
SCALE: 3/4" = 1'-0"



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REVISIONS	
date	by

STORMWATER DETENTION DETAILS

job	20-7731
drawn	SDRT
date	05/22/2020
checked	SDRT
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Baxter Plumbing & Rooter	SHEET NO.	Cover
17-05-31-10-03000	PROJECT NO.	20-7731
Veneta, Oregon	BY	SDRT
Stormwater Design	DATE	6/10/20

STORMWATER DESIGN

Design is governed by: City of Portland Stormwater Management Manual - Rev. 4 - 8/01/2008

Pre-Development: The site is currently undeveloped with short grass and existing roadway infrastructure. Pre-development analysis is based on the 10-year 24-hour storm.

Post-Development: This project will build a warehouse, office, and retail space in a new metal building complete with asphalt paving surround for access and parking. Post-development analysis is based on the 25-year 24-hour storm.

Soil Data: The NRCS USDA WebSoilSurvey categorizes the existing soil as 128B - Veneta Loam 0 to 7 percent slopes. The Oregon Engineering Handbook and NRCS classify this soil as drainage class C with groundwater table 36 to 72 inches below ground surface.

See NRCS Web Soil Survey Map accessed 2/13/2020

Stormwater Hydraulic Calculations Method: Filtration Rain Garden		
Santa Barbara Unit Hydrograph (SBUH)		
Design Storm Treated	Eugene, OR	
	Water Quality 24 Hr Storm	1.40 Inches
Flow Control	10-Year-24 Hr Storm	4.46 Inches
	25-Year-24 Hr Storm	5.18 Inches
Stormwater Hydraulic Calculations Method:		
Post-construction CN runoff number		
Paved parking lot, roof, driveways	Hydrologic group C	98 (TR-55)
Open Space/ Grassland	Hydrologic group C	74 (TR-55)
Stormwater Hydraulic Calculations Method:	Pipes	Rational Method
Conveyance/Flooding Control	10Year-5 Min Storm	3.10 Inches/hr



RENEWS: 12/31/20



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Baxter Plumbing & Rooter

SHEET NO. 1 OF

17-05-31-10-03000

PROJECT NO.

20-7731

Veneta, Oregon

BY

SDRT

Stormwater Basins

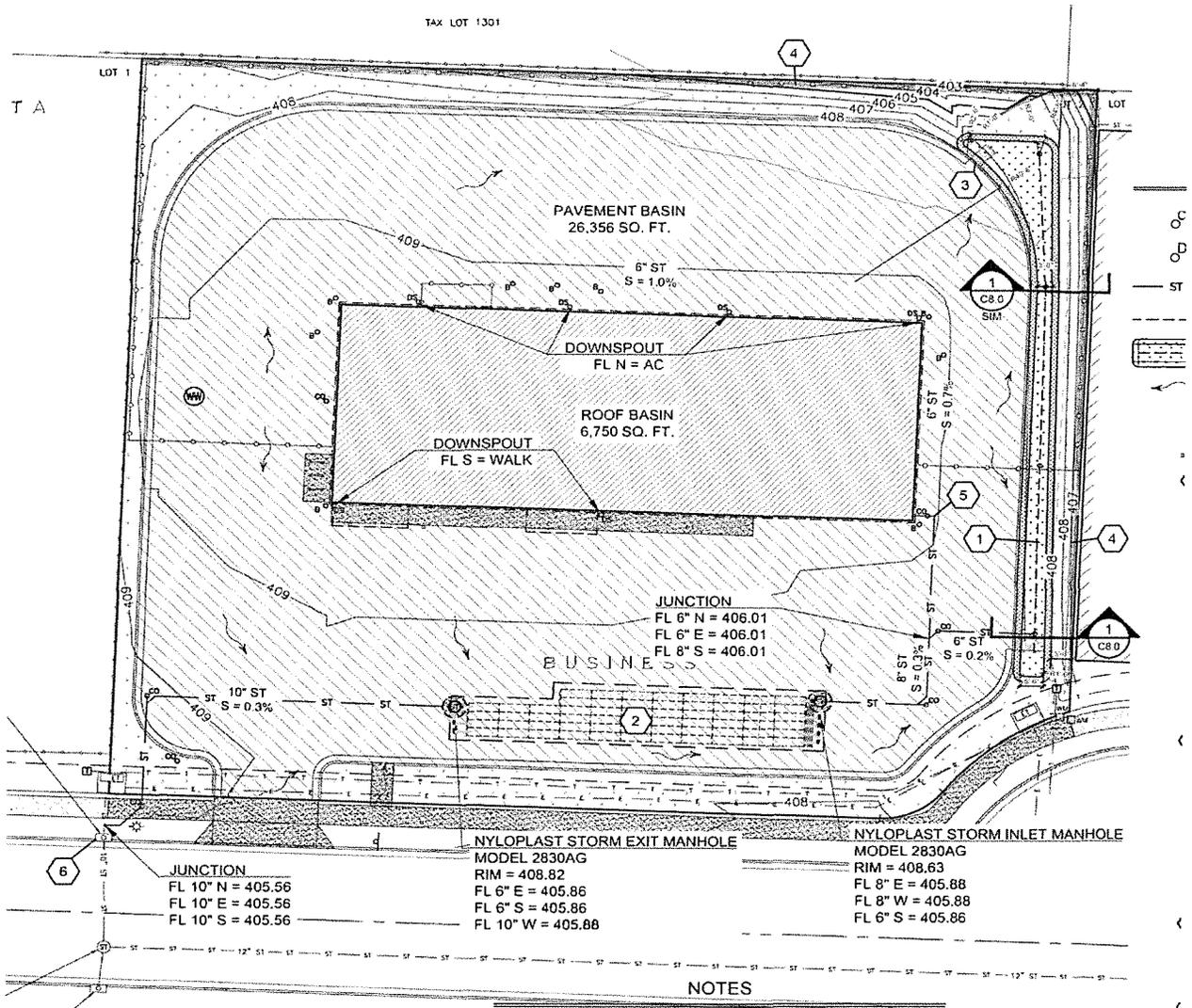
DATE

6/10/20

Total Imp. 33053

Lot 40543

BASIN	BASIN	FACILITY	IMPERVIOUS	PERVIOUS	ACRES
1	PAVEMENT	RAIN GARDEN	26356 sqft		0.605
2	ROOF	STORMTECH	6750 sqft		0.155
	LANDSCAPE			6209 sqft	0.143
	RAIN GARDEN	PLAN AREA		1228 sqft	0.028
		BOTTOM AREA		771 sqft	-
TOTAL			33106 sqft	7437 sqft	0.931





PRE-CONSTRUCTION

Tt	(0.007*(n*L)^(0.8))/((P_2^0.5)*(s^0.4))
	0.39 Hours
	23.13 Minutes
n	0.24 Dense grass
L	249
P2	3.6
s	0.032

POST-CONSTRUCTION

Tt	(0.007*(n*L)^(0.8))/((P_2^0.5)*(s^0.4))
	0.084 Hours
	5.062 Minutes
n	0.011 Smooth surfaces
L	249
P2	3.6
s	0.003

Sheet flow

Sheet flow is flow over plane surfaces. It usually occurs in the headwater of streams. With sheet flow, the friction value (Manning's n) is an effective roughness coefficient that includes the effect of raindrop impact; drag over the plane surface; obstacles such as litter, crop ridges, and rocks; and erosion and transportation of sediment. These n values are for very shallow flow depths of about 0.1 foot or so. Table 3-1 gives Manning's n values for sheet flow for various surface conditions.

Table 3-1 Roughness coefficients (Manning's n) for sheet flow

Surface description	n ^{1/}
Smooth surfaces (concrete, asphalt, gravel, or bare soil)	0.011
Fallow (no residue)	0.05
Cultivated soils:	
Residue cover ≤20%	0.06
Residue cover >20%	0.17
Grass:	
Short grass prairie	0.15
Dense grasses ^{2/}	0.24
Bermudagrass	0.41
Range (natural)	0.13
Woods: ^{3/}	
Light underbrush	0.40
Dense underbrush	0.80

^{1/} The n values are a composite of information compiled by Engman (1986).
^{2/} Includes species such as weeping lovegrass, bluegrass, buffalo grass, blue grama grass, and native grass mixtures.
^{3/} When selecting n, consider cover to a height of about 0.1 ft. This is the only part of the plant cover that will obstruct sheet flow.

For sheet flow of less than 300 feet, use Manning's kinematic solution (Overtop and Meadows 1976) to compute T_t:

$$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5} s^{0.4}} \quad [\text{eq. 3-3}]$$

where:

- T_t = travel time (hr),
- n = Manning's roughness coefficient (table 3-1)
- L = flow length (ft)
- P₂ = 2-year, 24-hour rainfall (in)
- s = slope of hydraulic grade line (land slope, ft/ft)

This simplified form of the Manning's kinematic solution is based on the following: (1) shallow steady uniform flow, (2) constant intensity of rainfall excess (that part of a rain available for runoff), (3) rainfall duration of 24 hours, and (4) minor effect of infiltration on travel time. Rainfall depth can be obtained from appendix B.

Shallow concentrated flow

After a maximum of 300 feet, sheet flow usually becomes shallow concentrated flow. The average velocity for this flow can be determined from figure 3-1, in which average velocity is a function of watercourse slope and type of channel. For slopes less than 0.005 ft/ft, use equations given in appendix F for figure 3-1. Tillage can affect the direction of shallow concentrated flow. Flow may not always be directly down the watershed slope if tillage runs across the slope.

After determining average velocity in figure 3-1, use equation 3-1 to estimate travel time for the shallow concentrated flow segment.



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Baxter Plumbing & Rooter

SHEET NO.

3 OF

17-05-31-10-03000

PROJECT NO.

20-7731

Veneta, Oregon

BY

SDRT

Total Stormwater Detention

DATE

6/10/20

Santa Barbara Urban Hydrograph

1240

12

Water Quality Post-Development Flow

	Area (ac)	CN	Storage (S)	0.2S
Rain Garden	0.0282	100	0.00	0.00
Impervious	0.7600	98	0.20	0.04
Site	0.7882			

Medium filtration Rate 2 In/hr
 Factor of Safety 1
 Design Rate 2.0 In/hr

Rain Garden
 Top Area 1228 sq. ft.
 Bottom Area 771 sq. ft.
 Depth 6 in
 Upper Storage 500 cu.ft.

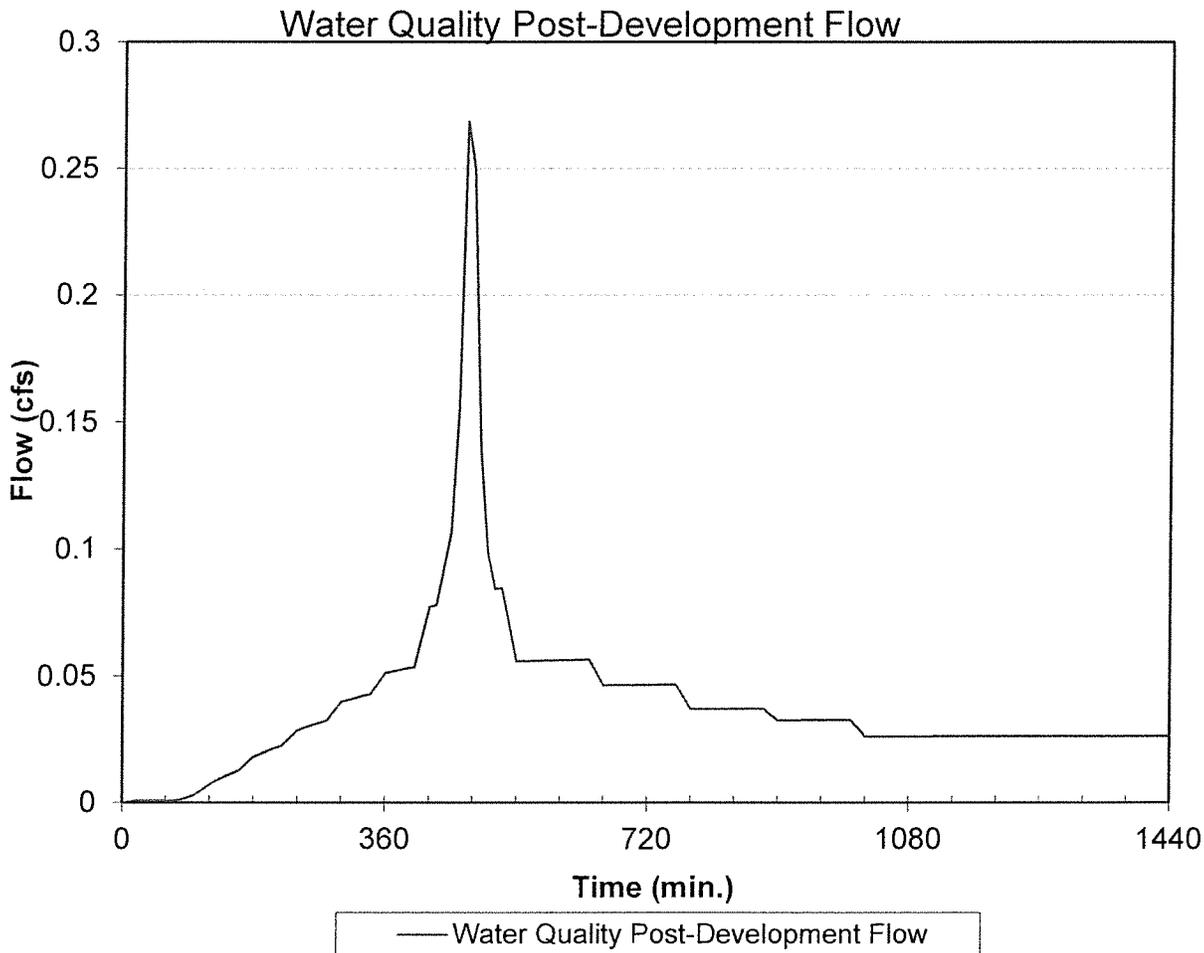
5 year 24-hour Storm Event

Rainfall 1.40 in

Time Increments 10 min

Tc 5 min

Maximum Design Flow Rate 0.269 cfs
 Total Volume 3396 cu.ft.
 Rain Garden Volume filtered 3396 cu.ft.
 Remaining 0 cu.ft.





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Baxter Plumbing & Rooter	SHEET NO.	4 OF
17-05-31-10-03000	PROJECT NO.	20-7731
Veneta, Oregon	BY	SDRT
Total Stormwater Detention	DATE	6/10/20

Water Quality Post-Development Flow

Data represent 9 minutes before and after peak flow

Time Increment	Time min.	Rainfall Distribution fraction	Rainfall in Increment inches	Accumul. Rainfall inches	Pervious Area		Impervious Area		Total Runoff inches	Instant Flowrate cfs	Design Flowrate cfs
					Accumul. Runoff inches	Incremental Runoff inches	Accumul. Runoff inches	Incremental Runoff inches			
39	380	0.0095	0.0133	0.329	0.329	0.013	0.169	0.011	0.011	0.05	0.05
40	390	0.0095	0.0133	0.343	0.343	0.013	0.180	0.011	0.011	0.05	0.05
41	400	0.0095	0.0133	0.356	0.356	0.013	0.191	0.011	0.011	0.05	0.05
42	410	0.0134	0.0188	0.375	0.375	0.019	0.207	0.016	0.016	0.08	0.07
43	420	0.0134	0.0188	0.393	0.393	0.019	0.223	0.016	0.016	0.08	0.08
44	430	0.0134	0.0188	0.412	0.412	0.019	0.240	0.016	0.016	0.08	0.08
45	440	0.0180	0.0252	0.437	0.437	0.025	0.262	0.022	0.022	0.11	0.09
46	450	0.0180	0.0252	0.463	0.463	0.025	0.284	0.022	0.023	0.11	0.11
47	460	0.0340	0.0476	0.510	0.510	0.048	0.327	0.043	0.043	0.21	0.16
48	470	0.0540	0.0756	0.586	0.586	0.076	0.396	0.069	0.070	0.33	0.27
49	480	0.0270	0.0378	0.624	0.624	0.038	0.432	0.035	0.035	0.17	0.25
50	490	0.0180	0.0252	0.649	0.649	0.025	0.455	0.024	0.024	0.11	0.14
51	500	0.0134	0.0188	0.668	0.668	0.019	0.473	0.018	0.018	0.08	0.10
52	510	0.0134	0.0188	0.686	0.686	0.019	0.490	0.018	0.018	0.08	0.08
53	520	0.0134	0.0188	0.705	0.705	0.019	0.508	0.018	0.018	0.08	0.08
54	530	0.0088	0.0123	0.717	0.717	0.012	0.520	0.012	0.012	0.06	0.07
55	540	0.0088	0.0123	0.730	0.730	0.012	0.531	0.012	0.012	0.06	0.06
56	550	0.0088	0.0123	0.742	0.742	0.012	0.543	0.012	0.012	0.06	0.06
57	560	0.0088	0.0123	0.754	0.754	0.012	0.555	0.012	0.012	0.06	0.06



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Baxter Plumbing & Rooter

SHEET NO. 5 OF

17-05-31-10-03000

PROJECT NO.

20-7731

Veneta, Oregon

BY

SDRT

Stormwater Detention

DATE

6/10/20

Santa Barbara Urban Hydrograph

Pre-Development Flow

Post-Development Flow

	Area (ac)	CN	Storage (S)	0.2S
Pervious	0.93	74	3.51	0.70
Impervious	0.00	98	0.20	0.04
Site	0.93			

	Area (ac)	CN	Storage (S)	0.2S
Pervious	0.17	74	3.51	0.70
Impervious	0.76	98	0.20	0.04
Site	0.93			

10-year 24-hour Storm Event

Rainfall 4.46 in

Time Increments 10 min

Tc 23.13 min see sht 2

Maximum Design Flow Rate 0.31 cfs

25-year 24-hour Storm Event

Rainfall 5.18 in

Time Increments 10 min

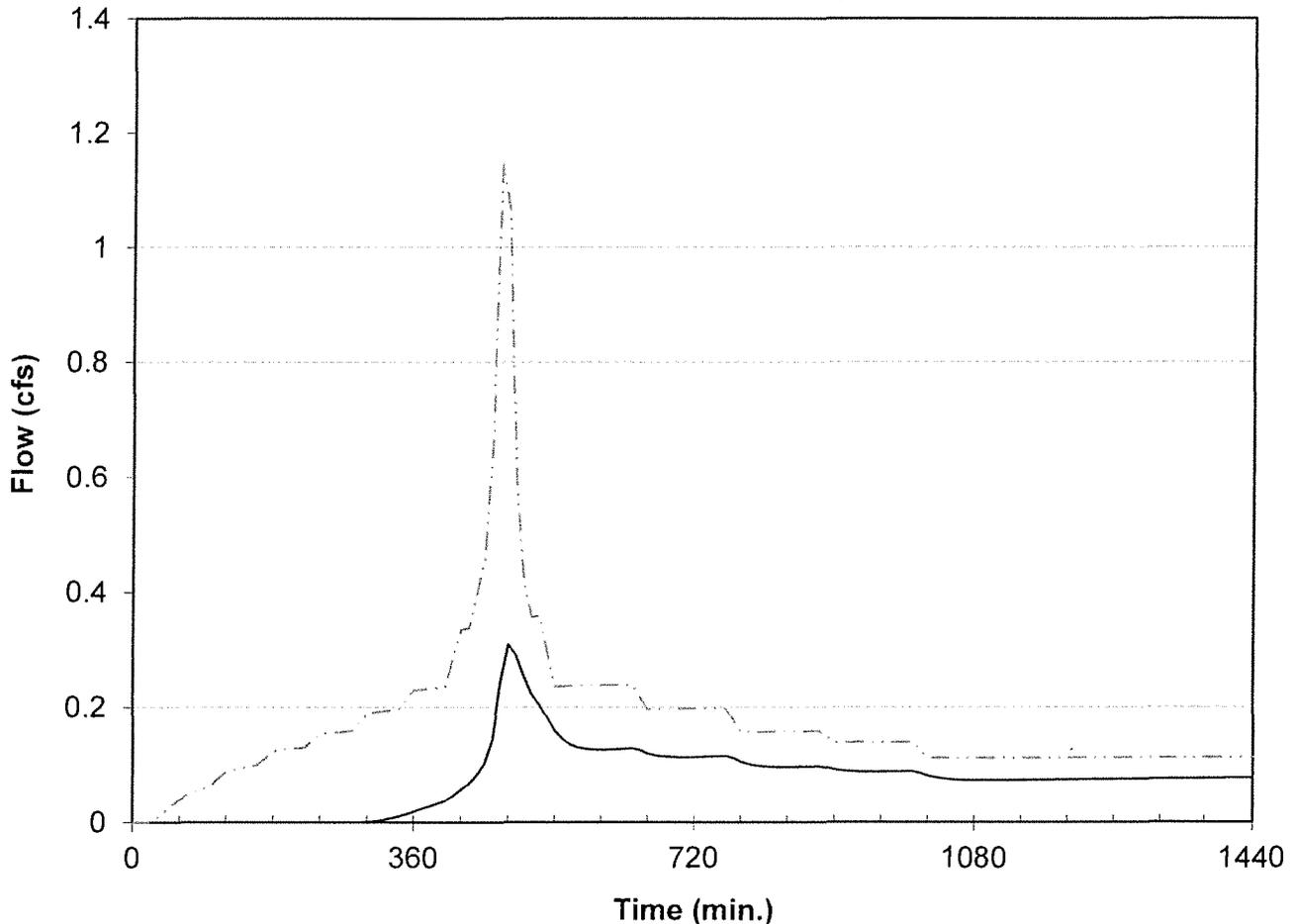
Tc 5 min see sht 2

Maximum Design Flow Rate 1.14 cfs

Total Volume to detain 1641 cu.ft.

Rain Garden 500 cu ft see sht. 3

Remaining detention 1142 cu ft



— Pre-Development Flow - - - Post-Development Flow



Pre-Development Flow

Data represent 9 minutes before and after peak flow

Time Increment	Time	Rainfall Distribution	Rainfall in Increment	Accumul. Rainfall	Pervious Area		Impervious Area		Total Runoff	Instant Flowrate	Design Flowrate
					Accumul. Runoff	Incremental Runoff	Accumul. Runoff	Incremental Runoff			
	min.	fraction	inches	inches	inches	inches	inches	inches	inches	cfs	cfs
40	390	0.0095	0.0424	1.091	0.039	0.008	0.880	0.041	0.008	0.04	0.03
41	400	0.0095	0.0424	1.134	0.047	0.008	0.921	0.037	0.008	0.05	0.04
42	410	0.0134	0.0598	1.193	0.060	0.013	0.979	0.058	0.013	0.07	0.05
43	420	0.0134	0.0598	1.253	0.075	0.014	1.038	0.058	0.014	0.08	0.06
44	430	0.0134	0.0598	1.313	0.090	0.016	1.096	0.059	0.016	0.09	0.07
45	440	0.0180	0.0803	1.393	0.113	0.023	1.175	0.079	0.023	0.13	0.08
46	450	0.0180	0.0803	1.474	0.139	0.025	1.254	0.079	0.025	0.14	0.10
47	460	0.0340	0.1516	1.625	0.192	0.053	1.404	0.149	0.053	0.30	0.14
48	470	0.0540	0.2408	1.866	0.289	0.098	1.642	0.238	0.098	0.55	0.24
49	480	0.0270	0.1204	1.986	0.344	0.054	1.761	0.119	0.054	0.30	0.31
50	490	0.0180	0.0803	2.067	0.381	0.038	1.841	0.080	0.038	0.21	0.29
51	500	0.0134	0.0598	2.127	0.411	0.029	1.900	0.059	0.029	0.16	0.25
52	510	0.0134	0.0598	2.186	0.440	0.030	1.959	0.059	0.030	0.17	0.22
53	520	0.0134	0.0598	2.246	0.471	0.031	2.018	0.059	0.031	0.17	0.20
54	530	0.0088	0.0392	2.285	0.491	0.020	2.057	0.039	0.020	0.12	0.18
55	540	0.0088	0.0392	2.325	0.512	0.021	2.096	0.039	0.021	0.12	0.16
56	550	0.0088	0.0392	2.364	0.533	0.021	2.135	0.039	0.021	0.12	0.14
57	560	0.0088	0.0392	2.403	0.555	0.021	2.174	0.039	0.021	0.12	0.14
58	570	0.0088	0.0392	2.442	0.576	0.022	2.213	0.039	0.022	0.12	0.13

Post-Development Flow

Data represent 9 minutes before and after peak flow

Time Increment	Time	Rainfall Distribution	Rainfall in Increment	Accumul. Rainfall	Pervious Area		Impervious Area		Total Runoff	Instant Flowrate	Design Flowrate
					Accumul. Runoff	Incremental Runoff	Accumul. Runoff	Incremental Runoff			
	min.	fraction	inches	inches	inches	inches	inches	inches	inches	cfs	cfs
39	380	0.0095	0.0492	1.218	0.066	0.011	1.004	0.048	0.041	0.23	0.23
40	390	0.0095	0.0492	1.268	0.078	0.012	1.052	0.048	0.042	0.23	0.23
41	400	0.0095	0.0492	1.317	0.091	0.013	1.100	0.048	0.042	0.24	0.23
42	410	0.0134	0.0694	1.386	0.111	0.020	1.168	0.068	0.059	0.33	0.28
43	420	0.0134	0.0694	1.456	0.133	0.022	1.236	0.068	0.060	0.34	0.34
44	430	0.0134	0.0694	1.525	0.156	0.023	1.305	0.068	0.060	0.34	0.34
45	440	0.0180	0.0932	1.618	0.189	0.033	1.397	0.092	0.081	0.46	0.40
46	450	0.0180	0.0932	1.711	0.225	0.036	1.489	0.092	0.082	0.46	0.46
47	460	0.0340	0.1761	1.888	0.299	0.074	1.663	0.174	0.156	0.88	0.67
48	470	0.0540	0.2797	2.167	0.431	0.132	1.940	0.277	0.251	1.41	1.14
49	480	0.0270	0.1399	2.307	0.503	0.072	2.079	0.139	0.127	0.71	1.06
50	490	0.0180	0.0932	2.400	0.553	0.050	2.172	0.093	0.085	0.48	0.42
51	500	0.0134	0.0694	2.470	0.591	0.038	2.241	0.069	0.063	0.36	0.36
52	510	0.0134	0.0694	2.539	0.630	0.039	2.310	0.069	0.064	0.36	0.36
53	520	0.0134	0.0694	2.609	0.670	0.040	2.379	0.069	0.064	0.36	0.30
54	530	0.0088	0.0456	2.654	0.697	0.027	2.424	0.045	0.042	0.24	0.24
55	540	0.0088	0.0456	2.700	0.724	0.027	2.469	0.045	0.042	0.24	0.24
56	550	0.0088	0.0456	2.745	0.751	0.027	2.515	0.045	0.042	0.24	0.24
57	560	0.0088	0.0456	2.791	0.778	0.028	2.560	0.045	0.042	0.24	0.24



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Baxter Plumbing & Rooter	SHEET NO.	7
17-05-31-10-03000	PROJECT NO.	20-7731
Veneta, Oregon	BY	SDRT
Metering Orifice/ Overflow	DATE	6/10/20

Detention Outlet Metering

Orifice Opening	3.00 in	Gravity (g)	32.2
W/Grate		Area	0.049 sqft
PEAK OVERFLOW C/Q =	$C \cdot A_0 \cdot \text{SQRT}(2 \cdot g \cdot (\text{Head}))$	Head	1.500 ft. 18.00 in
Q =	0.294	C	0.61
		A0	0.049 sqft
PEAK FACILITY OUTFLOW			
PRE-DEVELOPMENT	0.309 cfs	see sht	
POST-DEVELOPMENT	1.144 cfs	see sht	
RESTRICTED FLOW	0.294 cfs	OK	

Full Overflow Pressure Head Bernoulli's Equation

Rain Garden		g	32.2
Exit Pipe	6.0 in	A1	0.196 sqft
Capacity Q2	1.523 ea	Z1	2 24 in
25-year flow	> 1.144 OK	V1	0
		P1	0
		A2	0.196 sqft
		Z2	0
		V2	7.76
		P2	0
		hLoss	0.36 hf+minorL
		hf	0.26 $f \cdot (L/D) \cdot (V^2/2) / (2 \cdot g)$
		f	0.015
		L	28
		D	0.50
		Minor Loss	0.04 $\epsilon \cdot V^2 / (2 \cdot G)$
		$\Sigma \epsilon$	0.3
		ϵ_1	0.3 90 Deg
		ϵ_2	90 Deg
		ϵ_3	90 Deg
		ϵ_4	



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Baxter Plumbing & Rooter	SHEET NO.	8
17-05-31-10-03000	PROJECT NO.	20-7731
Veneta, Oregon	BY	SDRT
Gutter Spread	DATE	5/27/20

DRIVEWAY SPREAD

T	Spread, ft			
Q	Total flow cfs	0.288223	$Q = \frac{K_u}{n} S_x^{1.67} T^{2.67} \sqrt{S_L}$	
Ku	0.56	0.56		
n	Manning's Coeff. =	0.016		
Sx	Cross Slope Gutter ft/ft	0.01		
Sl	Longitudinal Slope of gutter, ft/ft	0.003		

Sq. ft. =	CIA	4500	0.103306	Ac
	C		0.9	
	I		3.1	
	Q		0.288223	

T= $\frac{Q \cdot n}{K_u \cdot (S_x^{1.67}) \cdot \sqrt{S_L}}^{1/2.67}$
8.76 ft

Q= $\frac{K_u \cdot (S_x^{1.67}) \cdot T^{2.67} \cdot S_L^{0.5}}{n}$
0.288

H= 0.088 ft 1.052 inch

Geotechnical Report

New Baxter Plumbing
Warehouse and Office
Loten Way, Tax Lot 3000
Veneta, Oregon

March 26, 2020

Prepared for:

Baxter Plumbing & Rooter, Inc.

Prepared by:



Ms. Tracy Strode
Baxter Plumbing and Rooter, Inc.
P.O. Box 117
Elmira, Oregon 97437

March 26, 2020

**Re: New Baxter Plumbing Warehouse and Office
Loten Way, Tax Lot 3000
Veneta, Oregon**

Subject: Geotechnical Report
Project No. 2207022

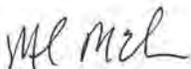
Dear Ms. Strode:

FEI Testing and Inspection, Inc. has completed the requested geotechnical investigation for the proposed new commercial development at the vacant parcel on the north side of Loten Way in Veneta, Oregon. This report includes results of the field exploration, a description of our work, a discussion of site conditions and a summary of geotechnical recommendations for design and construction of the proposed improvements. The site includes some undocumented fill material and organic topsoil that is unsuitable for support of structure foundations. Therefore, the improvements are expected to require mitigation of the upper materials as part of site grading operations. We believe the site is adequate to support the planned structure using conventional foundations, provided the site work is completed in accordance with our recommendations. Detailed recommendations for design of foundations and considerations for earthwork at the site are provided herein.

We trust this information meets your current needs. It has been a pleasure assisting you with this phase of your project. Please call if you have any questions or need additional assistance.

Sincerely,

FEI Testing and Inspection, Inc.



Mel McCracken, PE, GE
Geotechnical Engineer

c: Composite Architecture
Chambers Construction

**Geotechnical Report
New Baxter Plumbing Warehouse and Office
Loten Way, Tax Lot 3000
Veneta, Oregon**

PROJECT INFORMATION

A new building that will include warehouse and office space is being planned at a parcel on the north side of Loten Way, east of Cornerstone Drive in Veneta, Oregon. The site location is shown on the Vicinity Map (Figure 1), included in Appendix A. The parcel is currently vacant, and grass covered. The proposed work will include a new 6,750 SF pre-engineered metal building constructed with a slab on grade floor. The structure is expected to include a finished floor elevation that is elevated slightly above existing grades. The foundations are expected to include conventional reinforced concrete spread footing supporting columns. Other site improvements are expected to include vehicle access and parking pavements and utility construction.

FEI Testing and Inspection is providing geotechnical engineering services at the request of Baxter Plumbing & Rooter, Inc. for the proposed improvements. Our work has included observation of subsurface exploration, geotechnical analysis work and preparation of this summary report.

FIELD EXPLORATION

The field exploration focused on characterization of the upper soils at the site that will be involved in the proposed foundation excavations. We visited the site on February 26, 2020 to observe subsurface explorations. During our visit we conducted a brief surface reconnaissance of the proposed development area. The subsurface exploration included digging three test holes using a rubber-tire backhoe. The approximate locations of the test pits are shown on the attached Site Plan (Figure 2, Appendix A). The test pits were advanced to a maximum depth of ± 8.0 feet. The soil profiles in each test pit were logged and samples were collected from some locations. The test pits were backfilled with excavated material and the surface graded relatively smooth. The soil profiles are summarized on the narrative test pit logs attached in Appendix B. Our surface and subsurface observations are summarized in the following sections.

SITE CONDITIONS

Surface Conditions:

The parcel is located southwest of the Fern Ridge reservoir, east of Veneta. The site includes relatively level terrain across the parcel, with some minor variations in surface elevation. The surface is grass covered and it appears that soils from nearby excavations were used to elevate original grades across the parcel.

Subsurface Conditions:

Subsurface conditions were evaluated using the test pit explorations. The approximate test pit locations are shown on the Site Plan (Figure 2, Appendix A). We did not observe ground water infiltration in any of the test pits. Narrative summaries of individual test pits are attached in Appendix B. Subsurface conditions observed at the site as part of our field exploration typically included the following strata:

Fill.

The exploration encountered an upper stratum of fill material. The fill typically consists of medium stiff silt and clay with some to trace sand. The fill material is brown to red-brown and moist with medium plasticity. The thickness of the fill is typically 2 feet along the west portion of the parcel and increases to a depth of ± 3.5 feet to the east (TP-3).

Medium stiff Clay.

A layer of medium stiff clay was encountered below the upper fill. The clay is light brown to grey with some iron-staining and moist. The clay has medium plasticity. The medium stiff clay stratum is typically 2 to 3 feet thick.

Decomposed Sandstone.

The clay typically becomes stiffer with depth and includes some to trace fine sand. The clay is tan to grey with iron-staining and has medium plasticity. The moisture of the clay increases with depth. It appears that the deeper clay soils represent decomposed sandstone soils, which are typically encountered at depths below 5 feet.

DISCUSSION OF GEOTECHNICAL ISSUES

Weather Conditions:

The most efficient development of the site will require site preparation work during dry weather conditions. The subgrade soils consist of predominately medium-plastic clay that will be susceptible to softening during wet weather conditions. In addition, the upper portion of the soil profile includes undocumented fill material that will be more susceptible to rutting and pumping under construction traffic during wet weather conditions. We have assumed that site preparation work for the building and pavements will occur during summer or early fall months. Wet weather work is expected to require more extensive dewatering efforts, deeper excavation depths and a greater thickness of imported crushed rock to support construction access, the new

building pad and foundation construction. We should be notified if wet weather construction is required at the site.

Medium Plastic Clay:

The proposed improvements will be constructed over medium plastic clay soils. These soils are susceptible to minor shrink/swell movements associated with seasonal variations in moisture content. Therefore, we believe that some measures to minimize the seasonal moisture change of the foundation soils is warranted for the new structures. We anticipate this will include greater foundation excavation depth, placement of compacted aggregate base over the clay and drainage improvements at the site. These measures are intended to minimize, but not eliminate seasonal movements of the foundation soils. The clay is also expected to result in shallow perched water across the site during wet weather months.

Site Grading and Building Pad:

The proposed improvements are expected to include only minor site grading. Permanent cuts and fills at the site are expected to generally be 2 feet or less. The improvements will include excavation of the upper soils in the proposed building pad and pavement areas. We understand that the finished floor of the building will be constructed slightly above current site grades and the foundation level will include excavations below the existing fill. We have assumed that the required site stripping will remove the bulk of the surface organics. Grading at the proposed foundation locations will require removal of the existing fill and replacement with select, imported aggregate base that is placed and compacted in lifts to support the new foundations. We have assumed that the building pad will be constructed over imported granular fill material constructed over the firm fill. The site grading work in pavement areas is also expected to be constructed over the existing fill material. This approach assumes that site grading of the pavement areas will include finished grades near existing site grades.

Foundations:

The proposed structure is expected to be supported by shallow foundations constructed over the native clay and structural fill. We recommend that the upper existing fill materials be removed from beneath the foundation areas and replaced with compacted aggregate base. The building foundation preparation should extend at least 12 inches beyond the limits of the footings. We have provided recommendations for minimum footing embedment and crushed rock beneath footings to minimize differential settlement. The structure is expected to be supported by isolated spread footings at columns. We anticipate that a thickened edge perimeter footing may also be constructed as part of the improvements. We anticipate that all the shallow foundations will require excavation depths that are typically 2 to 3.5 feet below existing grades. Some isolated areas of deeper excavation may be required. Therefore, we have provided recommendations for shallow footings embedded 1.5 feet below grade that are supported on imported aggregate base fill over firm, native clay. A typical section of the anticipated foundation configuration is provided on Figure 3 in Appendix A.

Drainage:

The site improvements should include drainage considerations. All roof drains should be connected to the storm system. We have assumed that the new building will be elevated and backfill will be sloped to promote surface drainage away from the structure. A perimeter foundation drain should also be provided around the structure.

GEOTECHNICAL ANALYSIS

FEI Testing and Inspection has conducted geotechnical analysis of the foundation soils for design of the new foundations. Our work is briefly summarized below.

Seismic Design:

The average soil conditions in the upper ±100 feet beneath the proposed development area are expected to include stiff decomposed bedrock. Therefore, we believe that use of a site class C is appropriate for seismic design. In our opinion, the spectral accelerations and attenuation relationships provided in the 2019 OSSC are appropriate for seismic design of the new structure. We recommend using the General Procedure of OSSC, Section 1613 to develop parameters for seismic design of the structure.

Peak ground accelerations and spectral accelerations (on rock) were determined for design using 2% probability of exceedence in 50 years (i.e., ±2,475 year return interval). The USGS modeling considers a variety of seismic sources including crustal and subduction zone earthquakes. However, the principal sources of the design ground motion is due to a large magnitude (M_w 8.3 to 9.0) earthquake along the Cascadia Subduction Zone along the Pacific coast and a shallow crustal earthquake. The 2019 OSSC design parameters are summarized in Table. 1.

Table 1. Seismic Design Parameters

<i>Site Class</i>	S_s	S_1	S_{MS}	S_{M1}	S_{DS}	S_{D1}
C	0.84	0.47	1.01	0.71	0.67	0.47

Bearing Capacity:

We conducted bearing capacity analysis for the anticipated foundation loads for the new structures. We understand that the loads for the structure will be relatively light and may be as great as 2 kips/linear foot for continuous footings and 60 kips for column footings.

The lightly loaded footings may be constructed over structural fill overlying the stiff clay that underlies the site using an allowable bearing pressure of 2,000 psf. All continuous footings should have a minimum width of 16 inches. Isolated spread footing foundations should have a minimum dimension of 18 inches. Our analysis assumed that all footings would be underlain by a minimum of 12 inches of compacted crushed

rock that may be as great as 2 feet at some locations to bypass the upper fill material. The base of all footings should be embedded 1.5 feet below finished exterior grades.

The footings should be designed using an ultimate subgrade friction coefficient of 0.4 for foundations constructed on compacted crushed rock. A factor of safety of 1.5 is appropriate for this coefficient to minimize relative movements when considering long-term loads.

Settlement:

Settlement analysis was completed for the anticipated footings based on the typical soil profile. Our analysis considered the assumed foundation loads over spread and continuous footings constructed over firm, native soils. We have assumed that all existing fill materials and the organic topsoil at the site will be mitigated by removal and replacement with compacted aggregate base. Our analysis suggests that maximum post-construction settlements of $\frac{3}{4}$ inch should be assumed for the new foundations.

Pavements:

We conducted pavement thickness analysis for the parking lot pavements that will support limited truck traffic for the facility. We estimated a daily traffic of 100 cars and light pickups, 2 small trucks (26,000 lbs. gross vehicle weight), and 3 medium trucks (48,000 lbs. gross vehicle weight) for the access pavements. A M_r value of 4,000 psi was selected for our analysis based on available correlations and our experience with similar subgrade soils. We assumed a 20-year design life for our analysis, a reliability of 90% and terminal serviceability of 2.2. Our calculations suggest that a flexible pavement section consisting of 3.5 inches of asphalt over 12 inches of aggregate base is adequate for the new pavements. Concrete pavements supporting truck traffic should include at least 6 inches of PCC pavement over 10 inches of aggregate base.

GEOTECHNICAL RECOMMENDATIONS

Based on our observations of the soils and our understanding of the proposed development FEI Testing and Inspection believes that it will be practical to construct the improvements using conventional construction techniques. Geotechnical recommendations are provided in the following sections.

Materials:

1. Aggregate base as defined in this report should consist of $\frac{3}{4}$ or 1-inch minus, well graded crushed rock. The rock should be relatively clean with less than 5% (by weight) passing the #200 sieve.
2. Stabilization rock, if required, should consist of clean, angular, 3-inch crushed rock. Stabilization rock should contain less than 2% (by weight) passing the #200 sieve. Stabilization rock may be required for wet weather construction at the site.

3. Compact all aggregate base and stabilization rock to 95% relative compaction. The maximum dry density of ASTM D 698 should be used as the standard for evaluation of relative compaction. Placement and compaction of structural fill should be completed using loose lifts no greater than 12 inches thick, unless specified otherwise. Field density testing and observation of placement and compaction procedure should be conducted on all structural fill to document proper compaction at regular intervals throughout the work.
4. Subgrade soils consist of clay that is moisture sensitive and will be susceptible to softening and pumping when over optimum moisture levels. Excavation to remove all existing fill materials is expected beneath the building foundations. Subgrade conditions should be visually confirmed by the engineer during the work. Wet weather construction may require more frequent evaluation of subgrade conditions encountered as the work progresses.
5. Subgrade beneath building pads and pavement areas is expected to consist of existing fine-grained fill material. Areas of unsuitable fill material may be encountered at the site during the work. The existing fill subgrade soil should be evaluated and approved by the engineer prior to placement of structural fill. Evaluation of the existing fill material should include proof rolling of the subgrade surface using a loaded dump truck to evaluate stability.
6. Provide shoring for all trench excavations greater than 4 feet below grade. Dewatering may be required for excavations greater than 4 feet. Anticipate that minor caving of trench sidewalls may occur, even in shallow excavations, particularly in wet weather.

Foundation Design:

7. Design all lightly loaded foundations (continuous wall footings and isolated column footings) using an allowable bearing capacity of 2,000 psf. This evaluation assumes that footing preparation and placement of compacted aggregate base will be conducted as recommended.
8. Provide a minimum footing width of 16 inches for continuous footings and 18 inches for isolated column footings. Place the base of all footings at least 1.5 feet below the finished grade or paved surfaces.
9. Provide compacted aggregate base beneath the footings that is at least 12 inches thick and extends laterally 12 inches beyond the footing limits. Portions of the site are expected to require deeper excavation and aggregate base placement to mitigate existing fill and organic topsoil at the site. The aggregate base should be compacted to 95% relative compaction according to ASTM D 698. Field density testing should be completed on the compacted aggregate base to verify the relative compaction and moisture content of the aggregate base.
10. Provide a perimeter footing drain around each of the structures. The drain should consist of a 3 or 4-inch diameter perforated pipe that is set with the flow

line near the bottom of the footing level. The pipe should be bedded and backfilled with open-graded, free draining gravel.

Building Pad Construction:

Recommendations for building site preparation conducted during dry weather months are provided below.

11. Excavate the building pad to provide a minimum of 8 inches of aggregate base and remove any upper organic material or soft soils. At a minimum the upper 6 inches of the existing fill material should be stripped from the site. Haul the excavated material from the site, or place select materials in designated landscape areas. Maintain the moisture of the subgrade soil throughout the work.
12. All subgrade beneath the building pad should be evaluated by proof rolling using a loaded 12 cubic yard dump truck. Any areas of excessive deflection, rutting or pumping should be identified and stabilized prior to placement of aggregate base. Place the aggregate base as soon as practical following excavation, moisture condition and compact using vibratory compaction equipment.
13. We anticipate that the building pad will include a minimum of 8 inches of aggregate base placed over the approved existing fill material.

Pavement Construction:

14. Pavement subgrade soils are expected to consist of firm existing fill material. It may be necessary to moisture conditioned and compact the existing fill material.
15. Subgrade beneath pavements should be evaluated and approved by the engineer immediately prior to placement of aggregate base. The subgrade stability should be evaluated by proof rolling using a loaded dump truck to identify any areas of excessive deflection, rutting or pumping. Additional excavation may be required in areas of excessive deflection. The deeper excavation areas should be completed using a smooth blade to provide a uniform, smooth surface. All loose materials should be removed prior to aggregate base placement.
16. A nominal thickness of 12 inches of compacted aggregate base should be used over the approved subgrade for pavement areas. The aggregate base thickness should be increased in areas of soil subgrade, if encountered. The aggregate base should be compacted to 95% relative compaction according to ASTM D 698. Field density testing should be completed on the compacted aggregate base to verify the relative compaction and moisture content of the aggregate base. If the base is expected to support construction traffic during late fall months a thicker section should be considered. We recommend that the anticipated construction schedule and required base section be reevaluated once the construction schedule is known.

17. Proof roll the compacted aggregate base immediately prior to paving to identify any areas of soft subgrade or contaminated base aggregate. The proof rolling should be completed using a loaded 12 cubic yard dump truck and any areas of excessive deflection or pumping should be identified. Any unstable areas should be excavated to depths as necessary to remove the soft subgrade and replaced with imported aggregate base.
18. Provide a minimum asphalt section of 3.5 inches of asphaltic cement for the new pavements. In areas of PCC pavement, a minimum unreinforced concrete section of 6 inches should be used in areas that will be required to support truck traffic.

LIMITATIONS OF THIS REPORT

The analysis, conclusions and recommendations contained herein assume that the soil conditions and ground water encountered in the test pits are representative of overall site conditions. Additional geotechnical design and construction recommendations may be required during final design or construction of the improvements. The above recommendations assume that we will be present during construction to confirm the assumed foundation and subgrade conditions. We will assume no responsibility or liability for any engineering judgment, inspection or testing performed by others.

Our work was performed for the exclusive use by Baxter Plumbing & Rooter, LLC and their design consultants for the proposed new Baxter Plumbing Warehouse and Office at Loten Way in Veneta, Oregon. FEI Testing and Inspection, Inc. performed our work in accordance with generally accepted professional geotechnical engineering practices in similar locations. Our services do not include any survey or assessment of potential contamination or contamination of the soil or ground water by hazardous or toxic substances. No other warranty, expressed or implied, is made.

Geotechnical Report

New Baxter Plumbing Warehouse and Office
Loten Way, Tax Lot 3000
Veneta, Oregon

Appendix A

Figures



Figure 1. Vicinity Map

New Baxter Plumbing Warehouse and Office
Loten Way, Tax Lot 3000
Veneta, Oregon



Figure 2. Site Plan

New Baxter Plumbing Warehouse and Office
Loten Way, Tax Lot 3000
Veneta, Oregon



Test Pit Location

Approximate New Building Area

TP-1

TP-3

TP-2

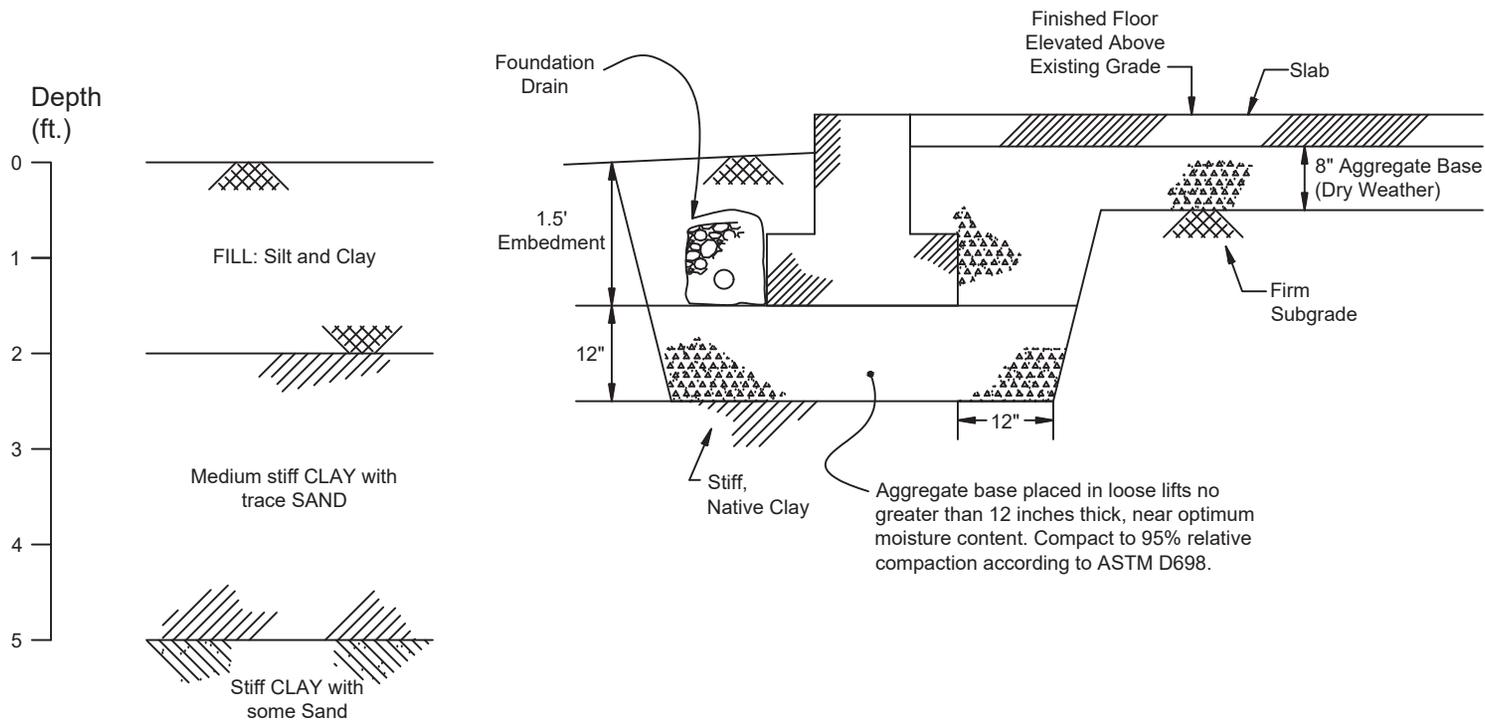
Loten Way

Google Earth

© 2020 Google August 4, 2020 Veneta Planning Commission packet

100 ft





TYPICAL FOUNDATION SECTION

Baxter Property

Loten Way
 Veneta, Oregon

Figure

3

358

Geotechnical Report

New Baxter Plumbing Warehouse and Office
Loten Way, Tax Lot 3000
Veneta, Oregon

Appendix B

Narrative Test Pit Logs



**Geotechnical Report
New Baxter Plumbing Warehouse and Office
Loten Way, Tax Lot 3000
Veneta, Oregon**

**APPENDIX B
NARRATIVE TEST PIT SUMMARIES**
Logged on February 26, 2020

Test Pit: TP-1

<u>Depth (feet)</u>	<u>Material Description</u>	<u>Notes/Sampling</u>
0 to 2.0	FILL: Medium stiff to stiff mix of silt, clay and some sand; brown to tan-orange, moist, medium plasticity, (variable fill).	Sod at surface with fine roots in upper 6 inches.
2.0 to 5.0	Medium stiff CLAY with some silt and trace sand; light red-brown, moist, medium plasticity.	
5.0 to 7.5	Stiff CLAY with trace sand; light tan-grey with some iron-staining, moist, medium plasticity.	
7.5 to 8.0	Stiff CLAY with some sand; light tan-grey with some iron-staining, moist, fine-grained sand, (decomposed sandstone).	No groundwater infiltration observed.

Test Pit: TP-2

<u>Depth (feet)</u>	<u>Material Description</u>	<u>Notes/Sampling</u>
0 to 2.0	FILL: Medium stiff mix of silt and clay with some sand; brown to red-brown, medium plasticity, (variable fill).	Sod at surface with fine roots in upper 6 inches.
2.0 to 5.0	Medium stiff CLAY with trace sand; light tan-grey with some iron-staining, moist, medium to high plasticity.	
5.0 to 7.0	Stiff CLAY with some sand; light tan-grey with some iron-staining, very moist, medium plastic clay, (decomposed sandstone).	No groundwater infiltration observed.

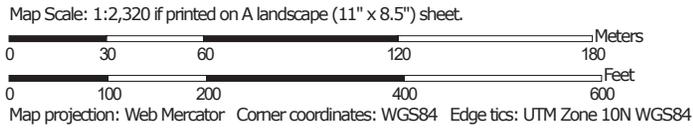
Test Pit: TP-3

<u>Depth (feet)</u>	<u>Material Description</u>	<u>Notes/Sampling</u>
0 to 3.5	FILL: Medium stiff mix of silt and clay; brown to red-brown, moist, medium plasticity, (fill).	Sod at surface with fine roots in upper 6 inches.
3.5 to 5.5	Medium stiff CLAY with some silt and trace sand; red-brown, moist, medium plasticity.	
5.5 to 7.0	Stiff CLAY with some sand; light tan-grey with some iron-staining, very moist, medium plastic, fine sand, (decomposed sandstone).	No groundwater infiltration observed.

Appendix D: Web Soil Survey Map
Soil Map—Lane County Area, Oregon



Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lane County Area, Oregon
Survey Area Data: Version 16, Sep 10, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 30, 2019—May 3, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
121B	Salkum silty clay loam, 2 to 8 percent slopes	2.7	10.2%
128B	Veneta loam, 0 to 7 percent slopes	24.0	89.8%
Totals for Area of Interest		26.7	100.0%

Lane County Area, Oregon

128B—Veneta loam, 0 to 7 percent slopes

Map Unit Setting

National map unit symbol: 234m

Elevation: 300 to 800 feet

Mean annual precipitation: 40 to 60 inches

Mean annual air temperature: 52 to 54 degrees F

Frost-free period: 165 to 210 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Veneta and similar soils: 85 percent

Minor components: 3 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Veneta

Setting

Landform: Low hills, terraces

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Base slope, tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Mixed alluvium

Typical profile

H1 - 0 to 14 inches: loam

H2 - 14 to 39 inches: clay loam

H3 - 39 to 60 inches: clay

Properties and qualities

Slope: 0 to 7 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Moderately well drained

Capacity of the most limiting layer to transmit water (Ksat):

Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: About 36 to 72 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: High (about 10.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: C

Forage suitability group: Moderately Well Drained < 15% Slopes
(G002XY004OR)

Hydric soil rating: No

Minor Components

Noti

Percent of map unit: 3 percent

Landform: Depressions

Hydric soil rating: Yes

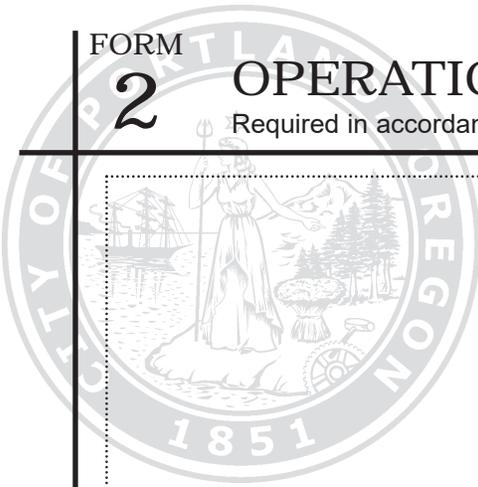
Data Source Information

Soil Survey Area: Lane County Area, Oregon

Survey Area Data: Version 16, Sep 10, 2019

OPERATIONS & MAINTENANCE

Required in accordance with City Code Chapter 17.38



for official county use only

Date: _____

Expected Construction
Completion

Date: _____

Permit # _____

R # _____

(6 digit property ID)

Permit Application No. _____

Owner Name: _____

Phone: *(area code required)* _____

Mailing Address: *(return address for records)* _____

City/State/Zip: _____

Site Address: _____

City/State/Zip: _____

Site Legal Description: _____

1 Responsible Party for Maintenance *(check one)*

Homeowner association Property Owner Other *(describe)* _____

2 Contact Information for Responsible Party(ies) if Other than Owner

Daytime Phone: *(area code required)* _____ - _____ - _____ Emergency/After Hours Phone: _____ - _____ - _____

Contact Name and Address: _____

Instructions

Simplified Sizing Approach: Attach O&M Specifications from the Stormwater Management Manual (SWMM) Section 3.3.1.

Presumptive and Performance Sizing Approach: Attach the site-specific O&M Plan (See SWMM Section 3.3.2).

Form 2 - OPERATIONS & MAINTENANCE

O&M PLAN REQUIRED INFORMATION

3 Site Plan

Show all facility locations in relation to labeled streets, buildings, or other permanent features on the site. Also show the sources of runoff entering the facility, and the final onsite/offsite discharge point.

Please complete the table below

Maintaining the stormwater management facility on this site plan is a required condition of building permit approval for the identified property. The property owner is required to operate and maintain this facility in accordance with the O&M specifications or plan on file with the City of Portland. That requirement is binding on all current and future owners of the property. Failure to comply with the O&M specifications or plan may result in enforcement action, including penalties. The O&M specifications or plan may be modified by written consent of new owners and written approval by re-filing with the Bureau of Environmental Services.

Complete and recorded O&M Forms shall be submitted to:

Bureau of Environmental Services, 1900 SW 4th Avenue, Room 5000, Portland, OR, 97201

Office hours are 8 - 5, Monday through Friday. Call 503-823-7761 for assistance.

Required Site Plan (insert here or attach separate sheet)

I Have Attached a Site Plan

Please complete this table

Facility Type	Size (sf)	Drainage is from:	Impervious Area Treated (sf)	Discharge Point	

4 Maintenance practices and schedule for the stormwater facility are included in the facility-specific O&M specifications or plan filed with City of Portland, Bureau of Environmental Services, and are attached to this document. The operation and maintenance practices are based on the current version of the City of Portland Stormwater Management Manual on the date of permit approval.

Preparation date: ____/____/____.

Prepared by: _____ Contact #: _____

Form 2 - OPERATIONS & MAINTENANCE

BY SIGNING BELOW *filer accepts and agrees to the terms and conditions contained in this O&M Form and in any document executed by filer and recorded with it.
To be signed in the presence of a notary.*

Filer signature

Filer signature

INDIVIDUAL Acknowledgement

STATE of OREGON county of: _____

This instrument was acknowledged before me on: _____

By: _____

Notary Signature: _____

My Commission Expires: _____ *for notary seal*

CORPORATE Acknowledgement

STATE of OREGON county of: _____

This instrument was acknowledged before me on: _____

By: _____

As (title): _____

Of (corporation): _____

Notary Signature: _____

My Commission Expires: _____ *for notary seal*

ATTACHMENT I:
Preliminary Stormwater Management system (ADS) ADVANCED DRAINAGE SYSTEMS,
INC.

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	AVERY SCOTT 971-227-0854 AVERY.SCOTT@ADS-PIPE.COM
ADS SALES REP	SARAH SIRPLESS 503-949-3980 SARAH.SIRPLESS@ADS-PIPE.COM
PROJECT NO.	S176312



ADVANCED DRAINAGE SYSTEMS, INC.

BAXTER VENETA, OR

SiteASSIST™
by StormTech
FOR STORMTECH
INSTRUCTIONS,
DOWNLOAD THE
INSTALLATION APP



SC-160LP STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH SC-160LP.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 1.5".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 400 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-160LP SYSTEM

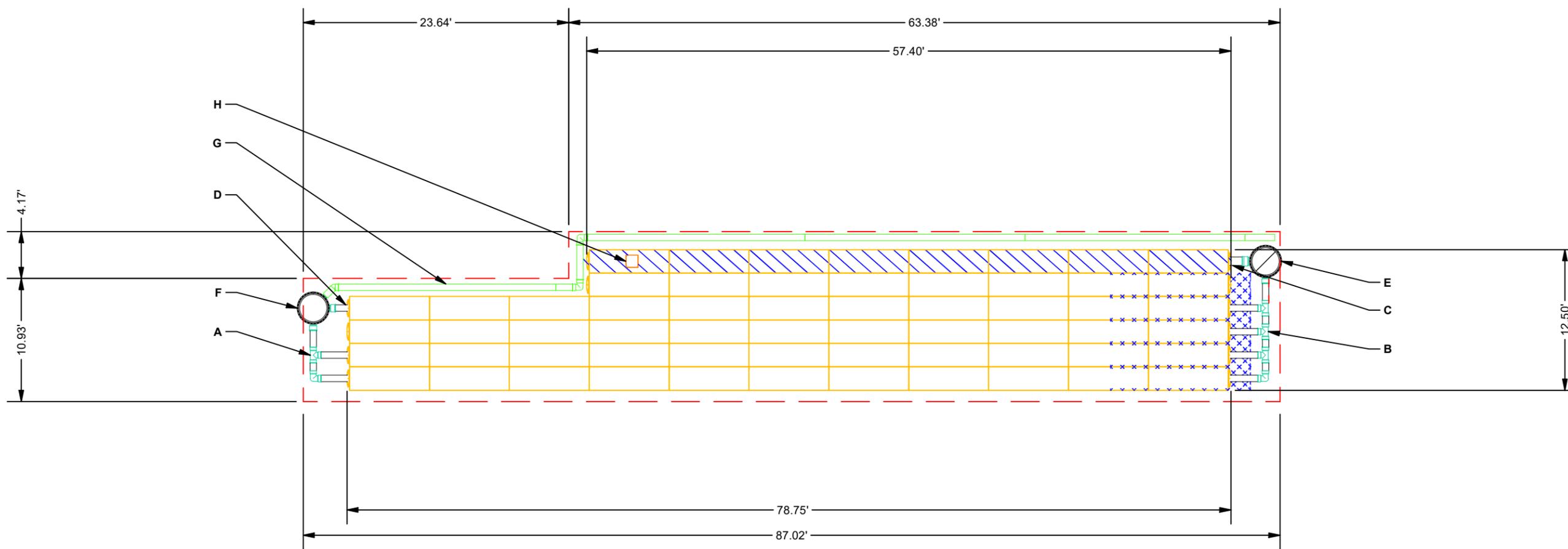
- STORMTECH SC-160LP CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH SC-160LP CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-160LP CONSTRUCTION GUIDE".
- FOUNDATION STONE AND EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE; AASHTO M43 #3,357, 4, 467, 5, 56, OR 57.
- THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- THE DEPTH OF FOUNDATION STONE SHALL BE DETERMINED BASED ON THE SUBGRADE BEARING CAPACITY PROVIDED BY THE SITE DESIGN ENGINEER.
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES CONCERNING CHAMBER FOUNDATION DESIGN AND SUBGRADE BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- CHAMBERS SHALL BE INSTALLED "TOE TO TOE". NO ADDITIONAL SPACING BETWEEN ROWS IS REQUIRED.
- STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONESHOOTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

- THE USE OF CONSTRUCTION EQUIPMENT OVER SC-160LP CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER Tired LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-160LP CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-106LP CONSTRUCTION GUIDE".
- FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

CONCEPTUAL LAYOUT		CONCEPTUAL ELEVATIONS		*INVERT ABOVE BASE OF CHAMBER				
				PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
60	STORMTECH SC-160LP CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	416.80	MANIFOLD	A	6" x 6" BOTTOM MANIFOLD, MOLDED FITTINGS	0.66"	
12	STORMTECH SC-160LP END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	408.47	MANIFOLD	B	6" x 6" BOTTOM MANIFOLD, MOLDED FITTINGS	0.66"	
6	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	407.97	PIPE CONNECTION	C	8" BOTTOM CONNECTION	0.96"	
6	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	407.97	PIPE CONNECTION	D	6" BOTTOM CONNECTION	0.66"	
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	407.97	NYLOPLAST W/WIER (INLET W/ ISO ROW)	E	30" DIAMETER (24.00" SUMP MIN)		1.0 CFS IN
1219	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	407.30	NYLOPLAST (OUTLET)	F	30" DIAMETER (DESIGN BY ENGINEER)		0.8 CFS OUT
		TOP OF SC-160LP CHAMBER:	406.80	UNDERDRAIN	G	6" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN		
		8" ISOLATOR ROW INVERT:	405.88	INSPECTION PORT	H	4" SEE DETAIL		
		6" x 6" TOP MANIFOLD INVERT:	405.86					
1216	SYSTEM AREA (SF)	6" x 6" BOTTOM MANIFOLD INVERT:	405.86					
204.2	SYSTEM PERIMETER (ft)	6" BOTTOM CONNECTION INVERT:	405.86					
		BOTTOM OF SC-160LP CHAMBER:	405.80					
		UNDERDRAIN INVERT:	405.30					
		BOTTOM OF STONE:	405.30					



- ISOLATOR ROW (SEE DETAIL)
- PLACE MINIMUM 12.50' OF ADS GEOSYNTHETICS 315WTK WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS
- BED LIMITS

- NOTES**
- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
 - DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
 - THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
 - THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
 - **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

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DESCRIPTION	REV	DRW	CHK

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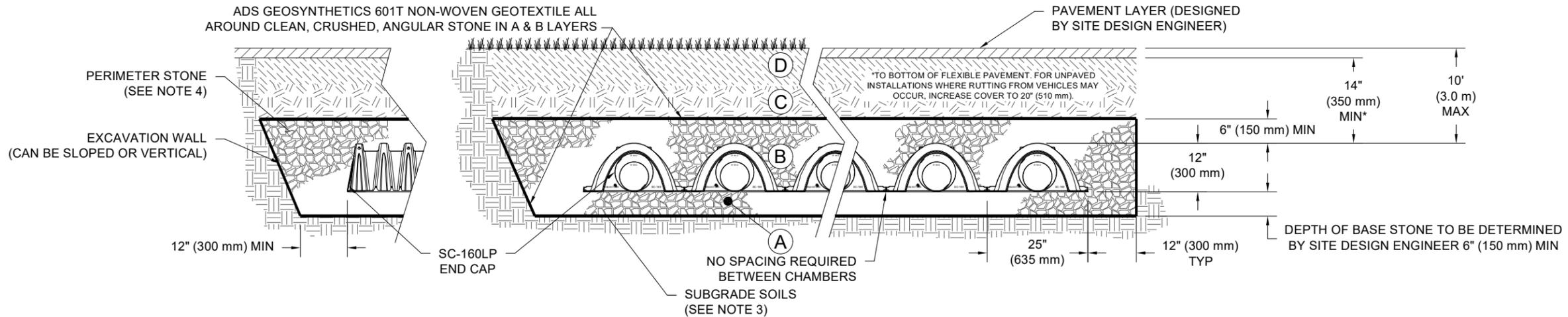
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ACCEPTABLE FILL MATERIALS: STORMTECH SC-160LP CHAMBER SYSTEMS

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 14" (355 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145 ¹ A-1, A-2-4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

PLEASE NOTE:

- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
- STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
- WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
- ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 1.5"
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 400 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

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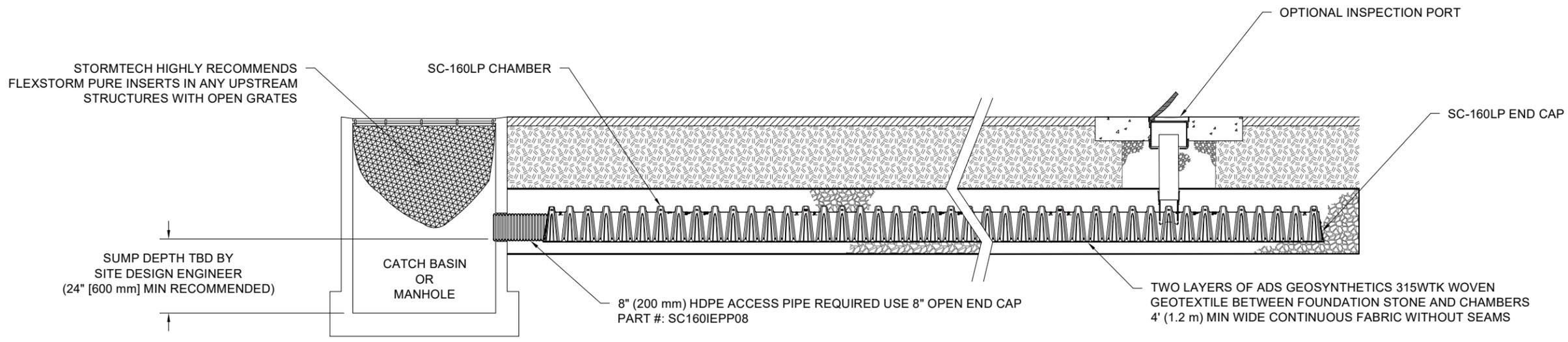
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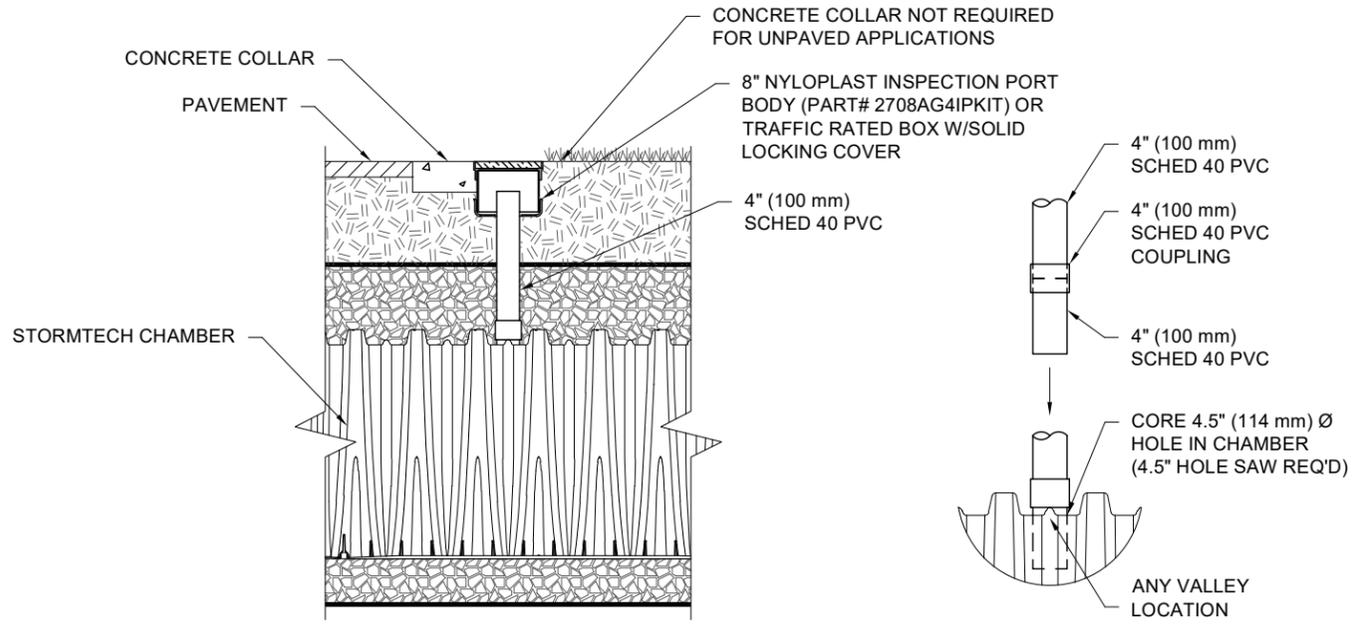
SC-160LP ISOLATOR ROW DETAIL
NTS

INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
 - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
 - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
 - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
 - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
 - B. ALL ISOLATOR ROWS
 - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
 - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
 - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
 - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
 - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
 - B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
 - C. VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



- NOTES:
1. INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION VALLEY.
 2. ALL SCHEDULE 40 FITTINGS TO BE SOLVENT CEMENTED (4" PVC NOT PROVIDED BY ADS).

4\"/>NTS

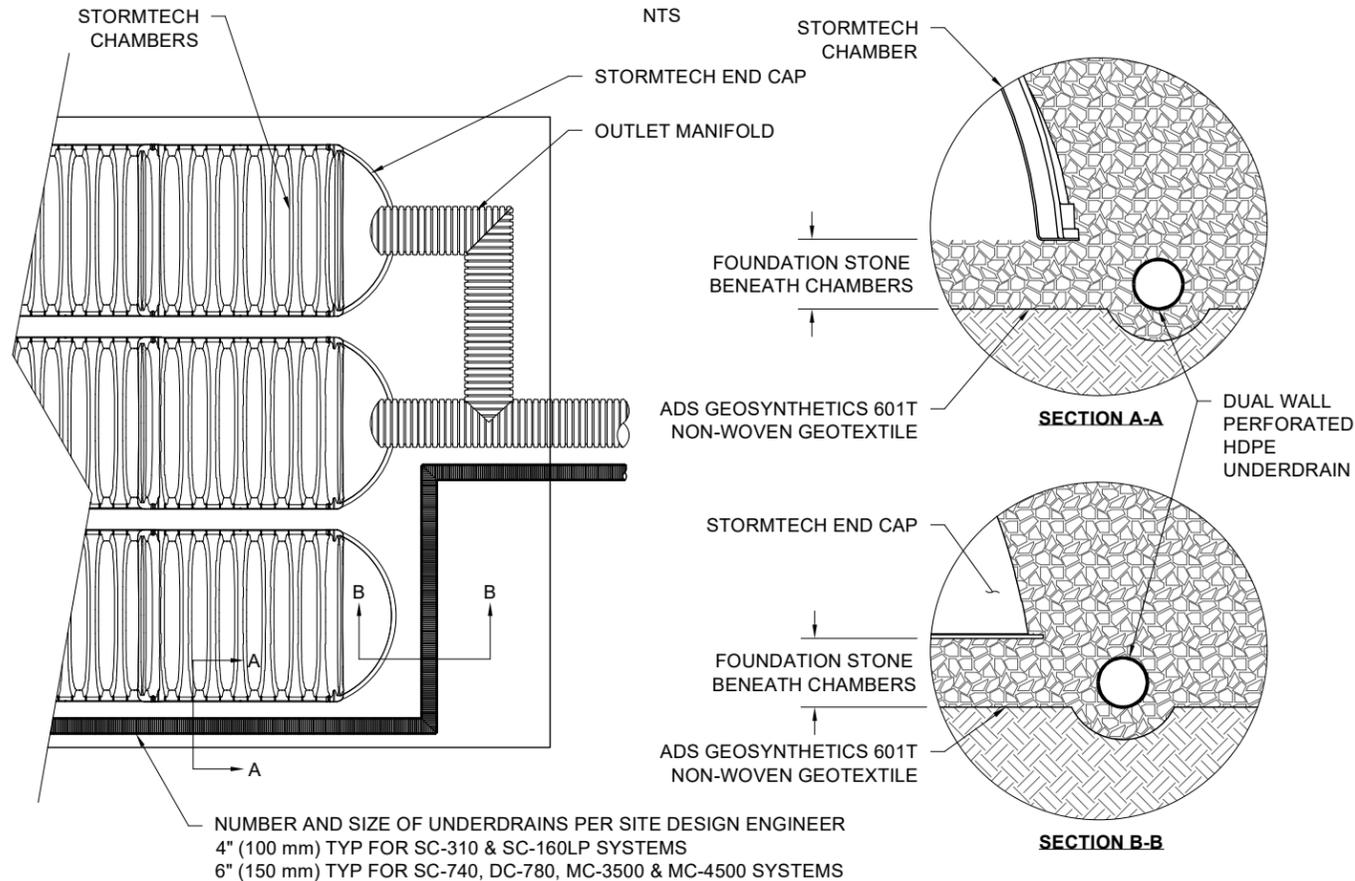
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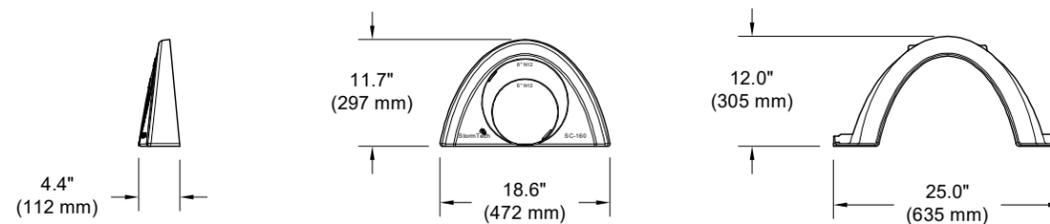
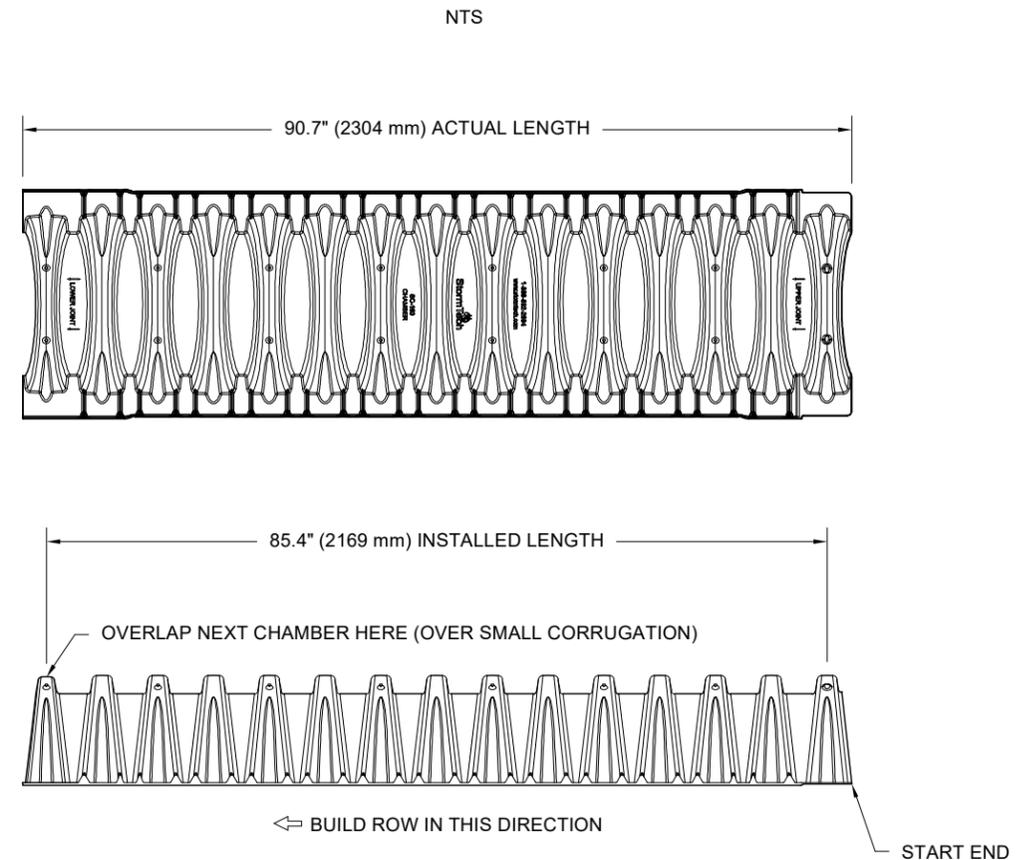

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 1-800-733-7473

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UNDERDRAIN DETAIL



SC-160LP TECHNICAL SPECIFICATION



NOMINAL CHAMBER SPECIFICATIONS

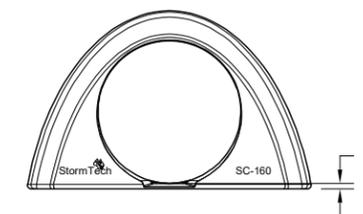
SIZE (W X H X INSTALLED LENGTH)	25.0" X 12.0" X 85.4"	(635 mm X 305 mm X 2169 mm)
CHAMBER STORAGE	6.85 CUBIC FEET	(0.19 m ³)
MINIMUM INSTALLED STORAGE*	16.0 CUBIC FEET	(0.45 m ³)
WEIGHT	24.0 lbs.	(10.9 kg)

*ASSUMES 6" (152 mm) ABOVE, 6" (152 mm) BELOW, AND STONE BETWEEN CHAMBERS WITH 40% STONE POROSITY.

PART #	STUB	A
SC160EPP	6" (150 mm)	0.66" (16 mm)
	8" (200 mm)	0.80" (20 mm)
SC160EPP08	8" (200 mm)	0.96" (24 mm)

ALL STUBS ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

NOTE: ALL DIMENSIONS ARE NOMINAL



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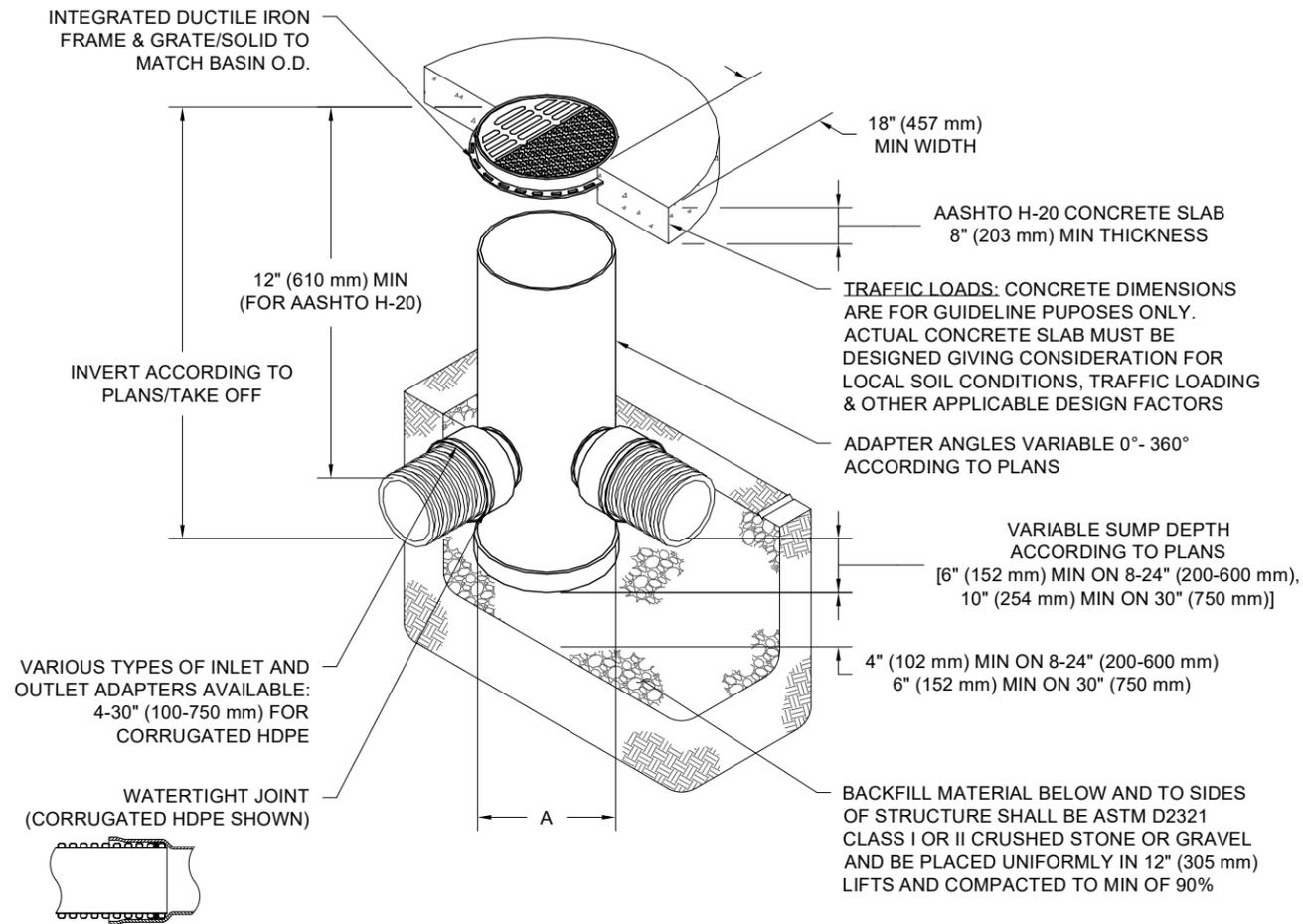
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NYLOPLAST DRAIN BASIN

NTS



NOTES

- 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
- 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
- DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
- DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
- FOR COMPLETE DESIGN AND PRODUCT INFORMATION: WWW.NYLOPLAST-US.COM
- TO ORDER CALL: **800-821-6710**

A	PART #	GRATE/SOLID COVER OPTIONS		
8" (200 mm)	2808AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-20	STANDARD AASHTO H-20	SOLID AASHTO H-20

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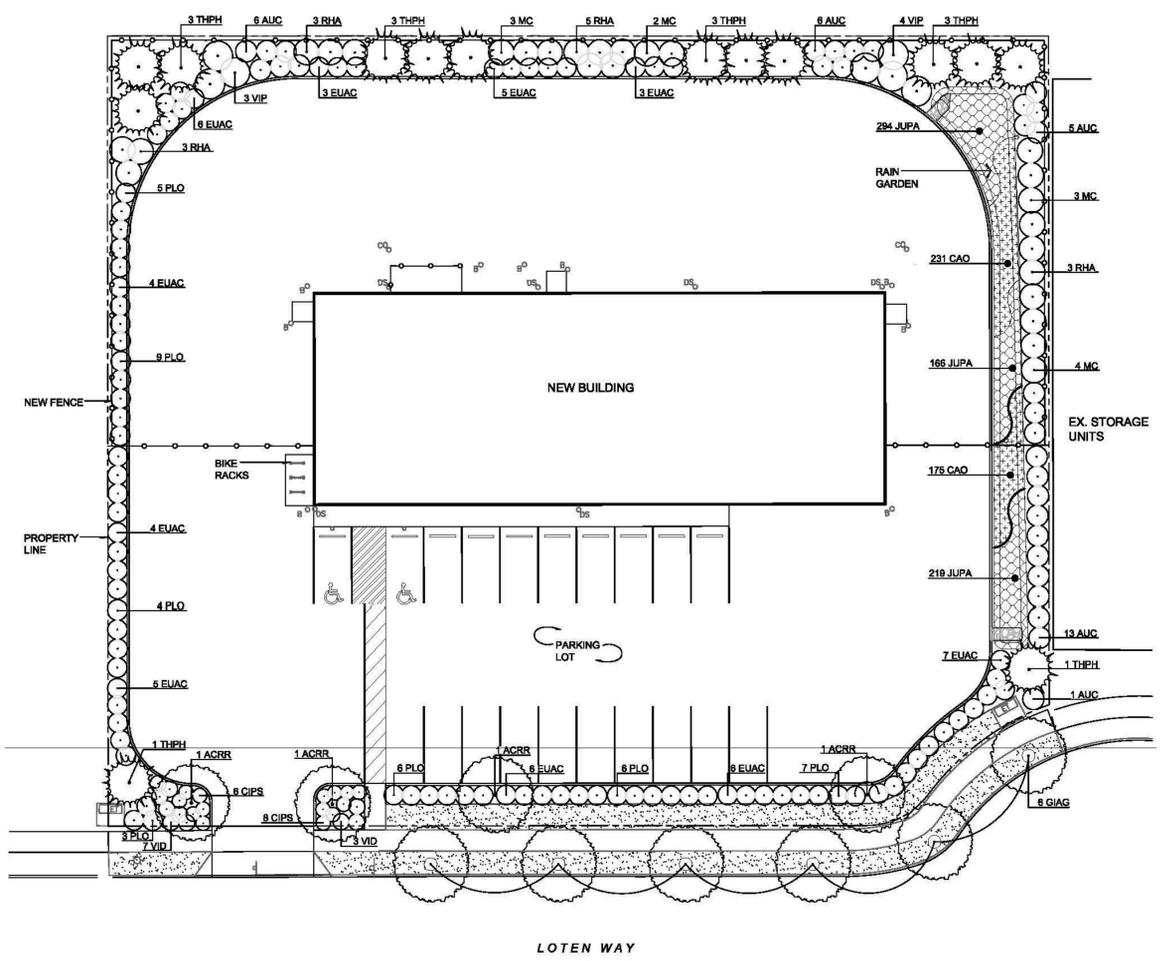
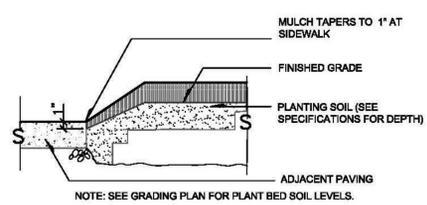
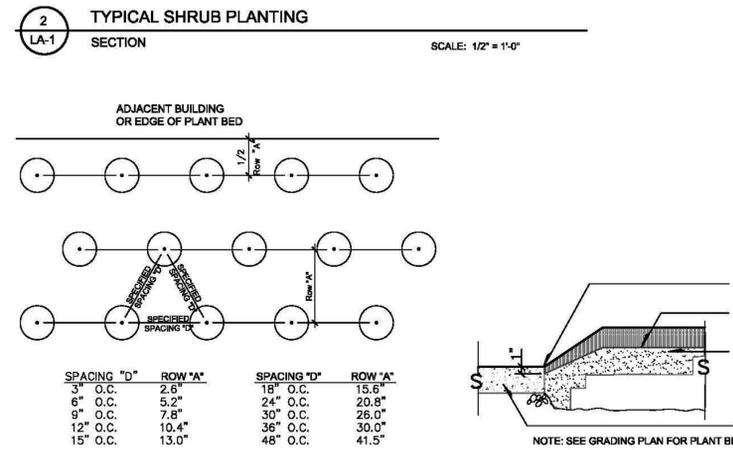
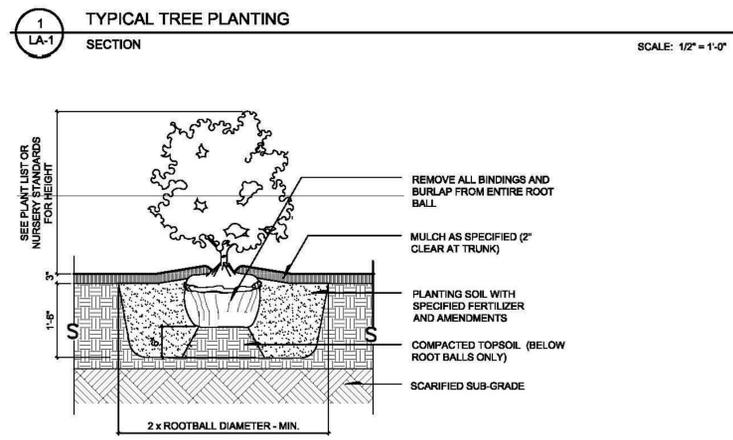
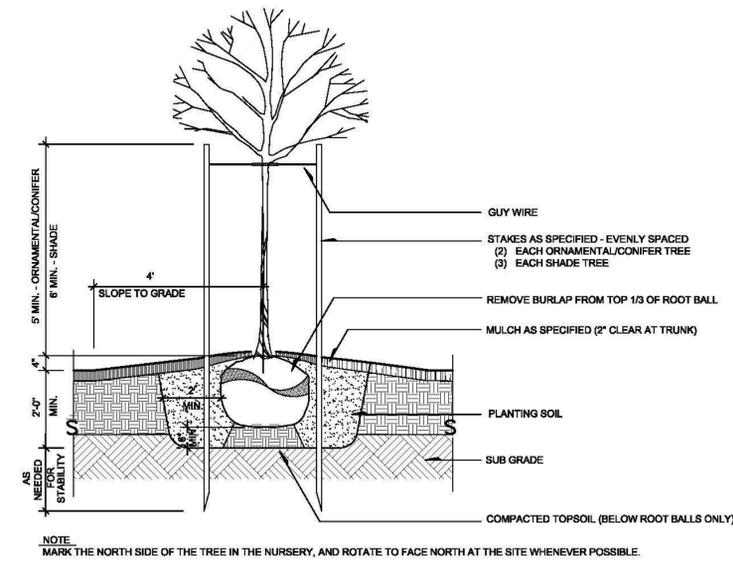
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ATTACHMENT J:

Proposed Landscaping Plan - DOUGHERTY LANDSCAPE ARCHITECTS



LANDSCAPE GUIDELINES

- A. SOIL PREPARATION**
- LAWN AREAS**
1. FINISHED ELEVATION OF SUB-BASE TO BE 8" MINIMUM BELOW FINISHED GRADE.
 2. TILL SUBGRADE THOROUGHLY TO A DEPTH OF 8" MINIMUM PRIOR TO PLACEMENT OF TOPSOIL.
 3. PLACE 8" MINIMUM OF SANDY LOAM OVER TILLED SUBGRADE. ADD 15-5-10-10 FERTILIZER TO TOPSOIL AT A RATE OF 20 LBS. PER 1000 SF. ROTO-TILL AMENDMENTS AND TOPSOIL TO A DEPTH OF 8-10" MINIMUM.
NOTE: NATIVE SOIL MAY BE USED AS SANDY LOAM PROVIDED THAT IT HAS A LOOSE, CRUMBLY COMPOSITION AND IS NOT COMPACTED. SUB-BASE AND TOPSOIL SHOULD BE DRY DURING INSTALLATION AND GRADING TO PREVENT COMPACTION AND FUTURE POOR DRAINAGE CONDITIONS. IF NATIVE SOIL CHARACTERISTICS ARE UNSATISFACTORY, AN APPROVED SANDY LOAM SHOULD BE IMPORTED TO THE SITE.
- PLANT BEDS**
1. FINISHED ELEVATION OF SUB-BASE TO BE 18" MINIMUM BELOW FINISHED GRADE.
 2. TILL SUBGRADE THOROUGHLY TO A DEPTH OF 8" MINIMUM PRIOR TO PLACEMENT OF TOPSOIL.
 3. PLACE 18" MINIMUM OF TOPSOIL OVER TILLED SUBGRADE. ADD 4" OF ORGANIC MATERIAL AND 15-5-10-10 FERTILIZER TO TOPSOIL AT THE RATE OF 20 LBS. PER 1000 SF. ROTO-TILL AMENDMENTS AND TOPSOIL TO A DEPTH OF 8" MINIMUM.
 4. PROVIDE 3" OF SHREDDED FIR BARK MULCH OVER ALL PLANT BEDS.
- RAIN GARDEN**
1. SEE ENGINEER'S DRAWINGS FOR SOIL MATERIAL AND DEPTH.
 2. TILL SUBGRADE THOROUGHLY TO A DEPTH OF 8" MINIMUM PRIOR TO PLACEMENT OF TOPSOIL.
 3. PLACE SPECIFIED DEPTH OF TOPSOIL OVER TILLED SUBGRADE.
 4. PROVIDE 1" DEPTH OF 3/8" ROUND NO. 4 PEA GRAVEL MULCH OVER TREATMENT AREA. MULCH TO BE FREE FROM FINES OR OTHER DELETERIOUS SUBSTANCES.
- B. PLANT MATERIAL**
1. PROVIDE ONLY HEALTHY, FULL PLANT MATERIAL AT SIZES INDICATED.
 2. PLANT SUBSTITUTIONS TO BE APPROVED BY LANDSCAPE ARCHITECT.
 3. PLANT LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- C. SEEDING**
1. APPLY SEED AT RATES SPECIFIED BY MANUFACTURER.
 2. CONTRACTOR RESPONSIBLE FOR MAINTAINING SEEDED AREA THROUGH ESTABLISHMENT.
 3. RE-SEED ANY AREAS AS NECESSARY TO ACHIEVE FULL HEALTHY TURF.

GENERAL NOTES

1. SEE CIVIL PLANS FOR GRADING AND STORMWATER DOCUMENTATION.
2. PLANT LIST QUANTITIES ARE FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR TO VERIFY ACTUAL QUANTITIES SHOWN ON PLAN.

IRRIGATION SYSTEM DESCRIPTION

1. IRRIGATION TO BE DESIGN BUILD. PLAN TO BE APPROVED BY ARCHITECT.
2. AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL LANDSCAPE AREAS.
3. SYSTEM WILL PROVIDE HEAD TO HEAD COVERAGE.
4. SYSTEM WILL PROVIDE SEPARATE ZONES FOR DIFFERENT SOLAR ORIENTATIONS.
5. HEAD LAYOUT WILL MINIMIZE OVERSPRAY ONTO PAVED SURFACES.

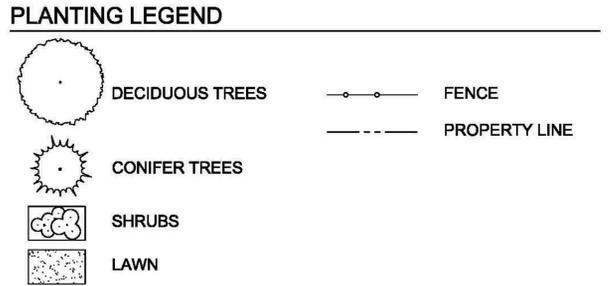
GENERAL PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	REMARKS
ACRR	4	Acer rubrum 'Red Sunset'	Red Sunset Maple	2" cal.	Matching, full, limbed up to 6 ft.
GIAG	6	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2" cal.	Matching, full, limbed up to 6' ht.
THPH	14	Thuja plicata 'Hogan'	Hogan Cedar	8' ht.	Matching, full, B&B

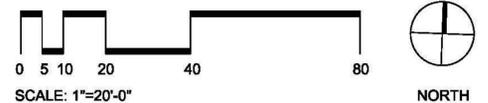
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AUC	31	Arbutus unedo 'Compacta'	Dwarf Strawberry Tree	5 gal	Matching, full
CIPS	14	Cistus pulverulentus 'Sunset'	Rockrose	5 gal	Matching, full
EUAC	49	Euonymus alatus 'Compactus'	Burning Bush	3 gal	Matching, full
MC	12	Myrica carolinica	Pacific Wax Myrtle	5 gal	Matching, full
PLO	40	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	5 gal	Matching, full
RHA	14	Rhododendron x 'Anah Kruscha'	Anah Kruscha Rhododendron	5 gal	Matching, full
VID	10	Viburnum davidii	David Viburnum	3 gal	Matching, full
VIP	7	Viburnum plicatum tomentosum	Doublefile Viburnum	5 gal	Matching, full

RAIN GARDEN PLANT SCHEDULE (1,084 SF.) SCHEME I

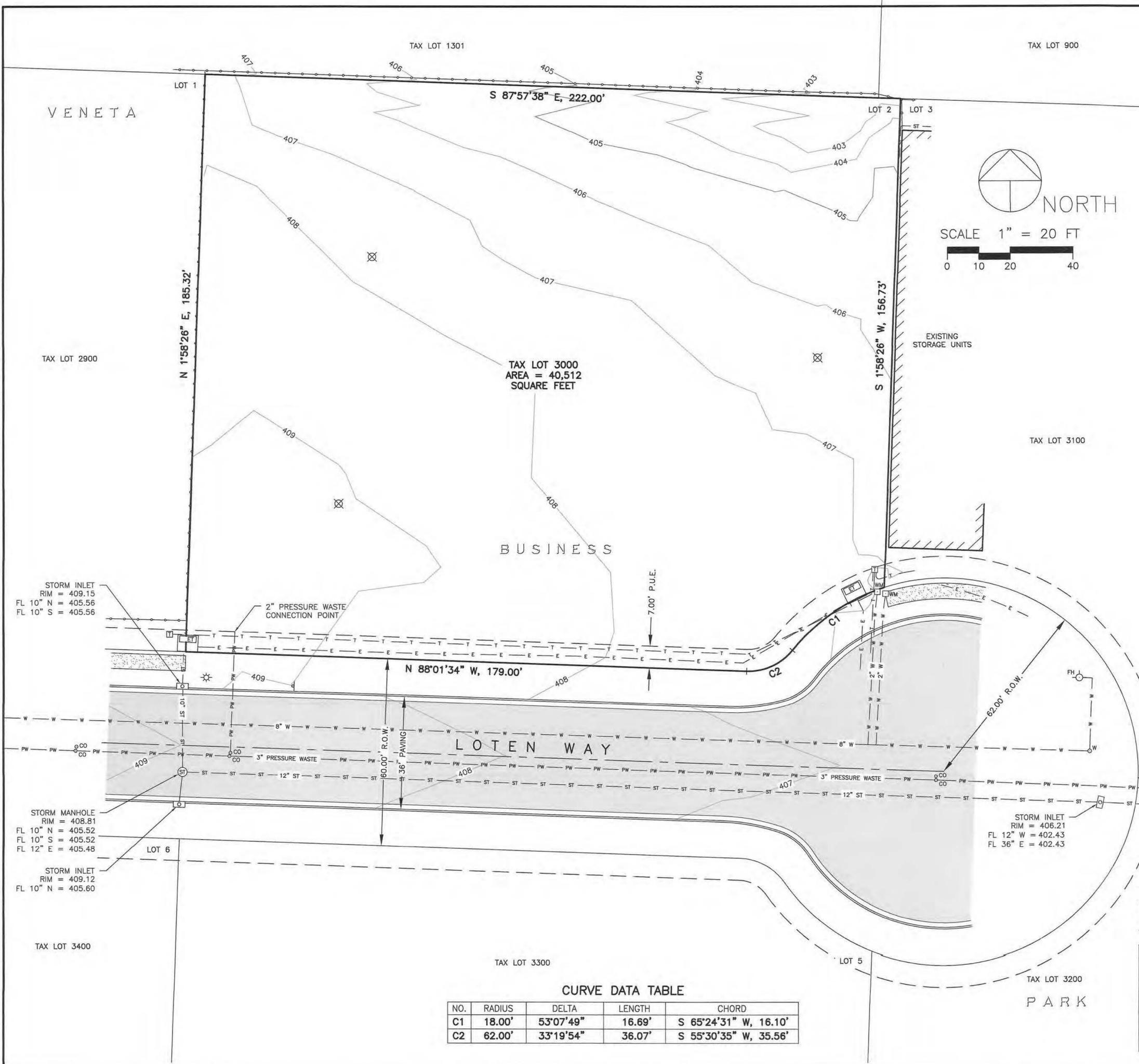
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	REMARKS
CAO	406	Carex obovata	Slough Sedge	4" pot	Matching, full, 12" o.c.
JUPA	678	Juncus patens	California Gray Rush	4" pot	Matching, full, 12" o.c.



LANDSCAPE PLAN

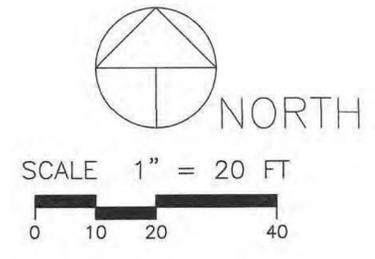


ATTACHMENT K:
Survey



LEGEND

- W EXISTING WATER VALVE
- WM EXISTING WATER METER
- FH EXISTING FIRE HYDRANT
- SM EXISTING STORMWATER MANHOLE
- CI EXISTING CURB INLET
- CO EXISTING CLEANOUT
- ET EXISTING ELECTRIC TRANSFORMER
- ☼ EXISTING STREET LIGHT
- ⋄ EXISTING SIGN
- TR EXISTING TELECOMMUNICATIONS RISER
- ⊗ EXISTING TEST HOLE LOCATION
- EXISTING CHAIN LINK FENCE LINE
- ST— EXISTING STORMWATER PIPE (SIZE AS NOTED)
- PW— EXISTING PRESSURE WASTE LINE (SIZE AS NOTED)
- W— EXISTING WATER LINE (SIZE AS NOTED)
- E— EXISTING UNDERGROUND ELECTRIC LINE
- T— EXISTING TELECOMMUNICATIONS LINE
- R.O.W. DENOTES RIGHT-OF-WAY
- P.U.E. DENOTES PUBLIC UTILITY EASEMENT
- ▨ DENOTES EXISTING CONCRETE SURFACE
- ▩ DENOTES EXISTING ASPHALT SURFACE



ELEVATION NOTE:

ELEVATIONS SHOWN HEREON ARE BASED ON LANE COUNTY DATUM. BENCHMARK USED WAS NGS PPID NO. BBFY54, A 1973 BRASS CAP MARKING THE SOUTHEAST CORNER OF DLC #51 IN T17S, R5W. POINT IS ON JEANS ROAD NEAR ADDRESS 25503
 ELEVATION = 400.44 (NAVD '88 DATUM)

BOUNDARY NOTE:

THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS SUBJECT TO ANY INACCURACIES THAT A SUBSEQUENT BOUNDARY SURVEY MAY DISCLOSE.

UTILITY NOTE:

UTILITY LOCATIONS SHOWN HEREON ARE BASED ON A COMBINATION OF FIELD SURVEY OF OBSERVABLE EVIDENCE AND UTILITY COMPANY LOCATION MAPS AND PAINT, AND ARE SUBJECT TO FIELD VERIFICATION.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael Dahrens

OREGON
JULY 11, 2000
MICHAEL R. DAHRENS
60052
RENEWS: 12-31-2021

EXISTING CONDITIONS PLAN FOR:
BAXTER PLUMBING & ROOTER, INC.
 MAP 17-05-31-10, TAX LOT 3000
 VENETA, LANE COUNTY, OREGON

CURVE DATA TABLE

NO.	RADIUS	DELTA	LENGTH	CHORD
C1	18.00'	53°07'49"	16.69'	S 65°24'31" W, 16.10'
C2	62.00'	33°19'54"	36.07'	S 55°30'35" W, 35.56'

SSW ENGINEERS
 CIVIL • STRUCTURAL • BUILDING DESIGN
 SURVEYING • LAND USE PLANNING

2350 Oakmont Way, Suite 105 Eugene, Oregon 97401 (541) 485-8383

ATTACHMENT L:
Geotechnical report

Geotechnical Report

New Baxter Plumbing Warehouse and Office Loten Way, Tax Lot 3000 Veneta, Oregon

March 26, 2020

Prepared for:

Baxter Plumbing & Rooter, Inc.

Prepared by:



Ms. Tracy Strode
Baxter Plumbing and Rooter, Inc.
P.O. Box 117
Elmira, Oregon 97437

March 26, 2020

**Re: New Baxter Plumbing Warehouse and Office
Loten Way, Tax Lot 3000
Veneta, Oregon**

Subject: Geotechnical Report
Project No. 2207022

Dear Ms. Strode:

FEI Testing and Inspection, Inc. has completed the requested geotechnical investigation for the proposed new commercial development at the vacant parcel on the north side of Loten Way in Veneta, Oregon. This report includes results of the field exploration, a description of our work, a discussion of site conditions and a summary of geotechnical recommendations for design and construction of the proposed improvements. The site includes some undocumented fill material and organic topsoil that is unsuitable for support of structure foundations. Therefore, the improvements are expected to require mitigation of the upper materials as part of site grading operations. We believe the site is adequate to support the planned structure using conventional foundations, provided the site work is completed in accordance with our recommendations. Detailed recommendations for design of foundations and considerations for earthwork at the site are provided herein.

We trust this information meets your current needs. It has been a pleasure assisting you with this phase of your project. Please call if you have any questions or need additional assistance.

Sincerely,

FEI Testing and Inspection, Inc.



Mel McCracken, PE, GE
Geotechnical Engineer

c: Composite Architecture
Chambers Construction

**Geotechnical Report
New Baxter Plumbing Warehouse and Office
Loten Way, Tax Lot 3000
Veneta, Oregon**

PROJECT INFORMATION

A new building that will include warehouse and office space is being planned at a parcel on the north side of Loten Way, east of Cornerstone Drive in Veneta, Oregon. The site location is shown on the Vicinity Map (Figure 1), included in Appendix A. The parcel is currently vacant, and grass covered. The proposed work will include a new 6,750 SF pre-engineered metal building constructed with a slab on grade floor. The structure is expected to include a finished floor elevation that is elevated slightly above existing grades. The foundations are expected to include conventional reinforced concrete spread footing supporting columns. Other site improvements are expected to include vehicle access and parking pavements and utility construction.

FEI Testing and Inspection is providing geotechnical engineering services at the request of Baxter Plumbing & Rooter, Inc. for the proposed improvements. Our work has included observation of subsurface exploration, geotechnical analysis work and preparation of this summary report.

FIELD EXPLORATION

The field exploration focused on characterization of the upper soils at the site that will be involved in the proposed foundation excavations. We visited the site on February 26, 2020 to observe subsurface explorations. During our visit we conducted a brief surface reconnaissance of the proposed development area. The subsurface exploration included digging three test holes using a rubber-tire backhoe. The approximate locations of the test pits are shown on the attached Site Plan (Figure 2, Appendix A). The test pits were advanced to a maximum depth of ± 8.0 feet. The soil profiles in each test pit were logged and samples were collected from some locations. The test pits were backfilled with excavated material and the surface graded relatively smooth. The soil profiles are summarized on the narrative test pit logs attached in Appendix B. Our surface and subsurface observations are summarized in the following sections.

SITE CONDITIONS

Surface Conditions:

The parcel is located southwest of the Fern Ridge reservoir, east of Veneta. The site includes relatively level terrain across the parcel, with some minor variations in surface elevation. The surface is grass covered and it appears that soils from nearby excavations were used to elevate original grades across the parcel.

Subsurface Conditions:

Subsurface conditions were evaluated using the test pit explorations. The approximate test pit locations are shown on the Site Plan (Figure 2, Appendix A). We did not observe ground water infiltration in any of the test pits. Narrative summaries of individual test pits are attached in Appendix B. Subsurface conditions observed at the site as part of our field exploration typically included the following strata:

Fill.

The exploration encountered an upper stratum of fill material. The fill typically consists of medium stiff silt and clay with some to trace sand. The fill material is brown to red-brown and moist with medium plasticity. The thickness of the fill is typically 2 feet along the west portion of the parcel and increases to a depth of ± 3.5 feet to the east (TP-3).

Medium stiff Clay.

A layer of medium stiff clay was encountered below the upper fill. The clay is light brown to grey with some iron-staining and moist. The clay has medium plasticity. The medium stiff clay stratum is typically 2 to 3 feet thick.

Decomposed Sandstone.

The clay typically becomes stiffer with depth and includes some to trace fine sand. The clay is tan to grey with iron-staining and has medium plasticity. The moisture of the clay increases with depth. It appears that the deeper clay soils represent decomposed sandstone soils, which are typically encountered at depths below 5 feet.

DISCUSSION OF GEOTECHNICAL ISSUES

Weather Conditions:

The most efficient development of the site will require site preparation work during dry weather conditions. The subgrade soils consist of predominately medium-plastic clay that will be susceptible to softening during wet weather conditions. In addition, the upper portion of the soil profile includes undocumented fill material that will be more susceptible to rutting and pumping under construction traffic during wet weather conditions. We have assumed that site preparation work for the building and pavements will occur during summer or early fall months. Wet weather work is expected to require more extensive dewatering efforts, deeper excavation depths and a greater thickness of imported crushed rock to support construction access, the new

building pad and foundation construction. We should be notified if wet weather construction is required at the site.

Medium Plastic Clay:

The proposed improvements will be constructed over medium plastic clay soils. These soils are susceptible to minor shrink/swell movements associated with seasonal variations in moisture content. Therefore, we believe that some measures to minimize the seasonal moisture change of the foundation soils is warranted for the new structures. We anticipate this will include greater foundation excavation depth, placement of compacted aggregate base over the clay and drainage improvements at the site. These measures are intended to minimize, but not eliminate seasonal movements of the foundation soils. The clay is also expected to result in shallow perched water across the site during wet weather months.

Site Grading and Building Pad:

The proposed improvements are expected to include only minor site grading. Permanent cuts and fills at the site are expected to generally be 2 feet or less. The improvements will include excavation of the upper soils in the proposed building pad and pavement areas. We understand that the finished floor of the building will be constructed slightly above current site grades and the foundation level will include excavations below the existing fill. We have assumed that the required site stripping will remove the bulk of the surface organics. Grading at the proposed foundation locations will require removal of the existing fill and replacement with select, imported aggregate base that is placed and compacted in lifts to support the new foundations. We have assumed that the building pad will be constructed over imported granular fill material constructed over the firm fill. The site grading work in pavement areas is also expected to be constructed over the existing fill material. This approach assumes that site grading of the pavement areas will include finished grades near existing site grades.

Foundations:

The proposed structure is expected to be supported by shallow foundations constructed over the native clay and structural fill. We recommend that the upper existing fill materials be removed from beneath the foundation areas and replaced with compacted aggregate base. The building foundation preparation should extend at least 12 inches beyond the limits of the footings. We have provided recommendations for minimum footing embedment and crushed rock beneath footings to minimize differential settlement. The structure is expected to be supported by isolated spread footings at columns. We anticipate that a thickened edge perimeter footing may also be constructed as part of the improvements. We anticipate that all the shallow foundations will require excavation depths that are typically 2 to 3.5 feet below existing grades. Some isolated areas of deeper excavation may be required. Therefore, we have provided recommendations for shallow footings embedded 1.5 feet below grade that are supported on imported aggregate base fill over firm, native clay. A typical section of the anticipated foundation configuration is provided on Figure 3 in Appendix A.

Drainage:

The site improvements should include drainage considerations. All roof drains should be connected to the storm system. We have assumed that the new building will be elevated and backfill will be sloped to promote surface drainage away from the structure. A perimeter foundation drain should also be provided around the structure.

GEOTECHNICAL ANALYSIS

FEI Testing and Inspection has conducted geotechnical analysis of the foundation soils for design of the new foundations. Our work is briefly summarized below.

Seismic Design:

The average soil conditions in the upper ±100 feet beneath the proposed development area are expected to include stiff decomposed bedrock. Therefore, we believe that use of a site class C is appropriate for seismic design. In our opinion, the spectral accelerations and attenuation relationships provided in the 2019 OSSC are appropriate for seismic design of the new structure. We recommend using the General Procedure of OSSC, Section 1613 to develop parameters for seismic design of the structure.

Peak ground accelerations and spectral accelerations (on rock) were determined for design using 2% probability of exceedence in 50 years (i.e., ±2,475 year return interval). The USGS modeling considers a variety of seismic sources including crustal and subduction zone earthquakes. However, the principal sources of the design ground motion is due to a large magnitude (M_w 8.3 to 9.0) earthquake along the Cascadia Subduction Zone along the Pacific coast and a shallow crustal earthquake. The 2019 OSSC design parameters are summarized in Table. 1.

Table 1. Seismic Design Parameters

<i>Site Class</i>	S_s	S_1	S_{MS}	S_{M1}	S_{DS}	S_{D1}
C	0.84	0.47	1.01	0.71	0.67	0.47

Bearing Capacity:

We conducted bearing capacity analysis for the anticipated foundation loads for the new structures. We understand that the loads for the structure will be relatively light and may be as great as 2 kips/linear foot for continuous footings and 60 kips for column footings.

The lightly loaded footings may be constructed over structural fill overlying the stiff clay that underlies the site using an allowable bearing pressure of 2,000 psf. All continuous footings should have a minimum width of 16 inches. Isolated spread footing foundations should have a minimum dimension of 18 inches. Our analysis assumed that all footings would be underlain by a minimum of 12 inches of compacted crushed

rock that may be as great as 2 feet at some locations to bypass the upper fill material. The base of all footings should be embedded 1.5 feet below finished exterior grades.

The footings should be designed using an ultimate subgrade friction coefficient of 0.4 for foundations constructed on compacted crushed rock. A factor of safety of 1.5 is appropriate for this coefficient to minimize relative movements when considering long-term loads.

Settlement:

Settlement analysis was completed for the anticipated footings based on the typical soil profile. Our analysis considered the assumed foundation loads over spread and continuous footings constructed over firm, native soils. We have assumed that all existing fill materials and the organic topsoil at the site will be mitigated by removal and replacement with compacted aggregate base. Our analysis suggests that maximum post-construction settlements of $\frac{3}{4}$ inch should be assumed for the new foundations.

Pavements:

We conducted pavement thickness analysis for the parking lot pavements that will support limited truck traffic for the facility. We estimated a daily traffic of 100 cars and light pickups, 2 small trucks (26,000 lbs. gross vehicle weight), and 3 medium trucks (48,000 lbs. gross vehicle weight) for the access pavements. A M_r value of 4,000 psi was selected for our analysis based on available correlations and our experience with similar subgrade soils. We assumed a 20-year design life for our analysis, a reliability of 90% and terminal serviceability of 2.2. Our calculations suggest that a flexible pavement section consisting of 3.5 inches of asphalt over 12 inches of aggregate base is adequate for the new pavements. Concrete pavements supporting truck traffic should include at least 6 inches of PCC pavement over 10 inches of aggregate base.

GEOTECHNICAL RECOMMENDATIONS

Based on our observations of the soils and our understanding of the proposed development FEI Testing and Inspection believes that it will be practical to construct the improvements using conventional construction techniques. Geotechnical recommendations are provided in the following sections.

Materials:

1. Aggregate base as defined in this report should consist of $\frac{3}{4}$ or 1-inch minus, well graded crushed rock. The rock should be relatively clean with less than 5% (by weight) passing the #200 sieve.
2. Stabilization rock, if required, should consist of clean, angular, 3-inch crushed rock. Stabilization rock should contain less than 2% (by weight) passing the #200 sieve. Stabilization rock may be required for wet weather construction at the site.

3. Compact all aggregate base and stabilization rock to 95% relative compaction. The maximum dry density of ASTM D 698 should be used as the standard for evaluation of relative compaction. Placement and compaction of structural fill should be completed using loose lifts no greater than 12 inches thick, unless specified otherwise. Field density testing and observation of placement and compaction procedure should be conducted on all structural fill to document proper compaction at regular intervals throughout the work.
4. Subgrade soils consist of clay that is moisture sensitive and will be susceptible to softening and pumping when over optimum moisture levels. Excavation to remove all existing fill materials is expected beneath the building foundations. Subgrade conditions should be visually confirmed by the engineer during the work. Wet weather construction may require more frequent evaluation of subgrade conditions encountered as the work progresses.
5. Subgrade beneath building pads and pavement areas is expected to consist of existing fine-grained fill material. Areas of unsuitable fill material may be encountered at the site during the work. The existing fill subgrade soil should be evaluated and approved by the engineer prior to placement of structural fill. Evaluation of the existing fill material should include proof rolling of the subgrade surface using a loaded dump truck to evaluate stability.
6. Provide shoring for all trench excavations greater than 4 feet below grade. Dewatering may be required for excavations greater than 4 feet. Anticipate that minor caving of trench sidewalls may occur, even in shallow excavations, particularly in wet weather.

Foundation Design:

7. Design all lightly loaded foundations (continuous wall footings and isolated column footings) using an allowable bearing capacity of 2,000 psf. This evaluation assumes that footing preparation and placement of compacted aggregate base will be conducted as recommended.
8. Provide a minimum footing width of 16 inches for continuous footings and 18 inches for isolated column footings. Place the base of all footings at least 1.5 feet below the finished grade or paved surfaces.
9. Provide compacted aggregate base beneath the footings that is at least 12 inches thick and extends laterally 12 inches beyond the footing limits. Portions of the site are expected to require deeper excavation and aggregate base placement to mitigate existing fill and organic topsoil at the site. The aggregate base should be compacted to 95% relative compaction according to ASTM D 698. Field density testing should be completed on the compacted aggregate base to verify the relative compaction and moisture content of the aggregate base.
10. Provide a perimeter footing drain around each of the structures. The drain should consist of a 3 or 4-inch diameter perforated pipe that is set with the flow

line near the bottom of the footing level. The pipe should be bedded and backfilled with open-graded, free draining gravel.

Building Pad Construction:

Recommendations for building site preparation conducted during dry weather months are provided below.

11. Excavate the building pad to provide a minimum of 8 inches of aggregate base and remove any upper organic material or soft soils. At a minimum the upper 6 inches of the existing fill material should be stripped from the site. Haul the excavated material from the site, or place select materials in designated landscape areas. Maintain the moisture of the subgrade soil throughout the work.
12. All subgrade beneath the building pad should be evaluated by proof rolling using a loaded 12 cubic yard dump truck. Any areas of excessive deflection, rutting or pumping should be identified and stabilized prior to placement of aggregate base. Place the aggregate base as soon as practical following excavation, moisture condition and compact using vibratory compaction equipment.
13. We anticipate that the building pad will include a minimum of 8 inches of aggregate base placed over the approved existing fill material.

Pavement Construction:

14. Pavement subgrade soils are expected to consist of firm existing fill material. It may be necessary to moisture conditioned and compact the existing fill material.
15. Subgrade beneath pavements should be evaluated and approved by the engineer immediately prior to placement of aggregate base. The subgrade stability should be evaluated by proof rolling using a loaded dump truck to identify any areas of excessive deflection, rutting or pumping. Additional excavation may be required in areas of excessive deflection. The deeper excavation areas should be completed using a smooth blade to provide a uniform, smooth surface. All loose materials should be removed prior to aggregate base placement.
16. A nominal thickness of 12 inches of compacted aggregate base should be used over the approved subgrade for pavement areas. The aggregate base thickness should be increased in areas of soil subgrade, if encountered. The aggregate base should be compacted to 95% relative compaction according to ASTM D 698. Field density testing should be completed on the compacted aggregate base to verify the relative compaction and moisture content of the aggregate base. If the base is expected to support construction traffic during late fall months a thicker section should be considered. We recommend that the anticipated construction schedule and required base section be reevaluated once the construction schedule is known.

17. Proof roll the compacted aggregate base immediately prior to paving to identify any areas of soft subgrade or contaminated base aggregate. The proof rolling should be completed using a loaded 12 cubic yard dump truck and any areas of excessive deflection or pumping should be identified. Any unstable areas should be excavated to depths as necessary to remove the soft subgrade and replaced with imported aggregate base.
18. Provide a minimum asphalt section of 3.5 inches of asphaltic cement for the new pavements. In areas of PCC pavement, a minimum unreinforced concrete section of 6 inches should be used in areas that will be required to support truck traffic.

LIMITATIONS OF THIS REPORT

The analysis, conclusions and recommendations contained herein assume that the soil conditions and ground water encountered in the test pits are representative of overall site conditions. Additional geotechnical design and construction recommendations may be required during final design or construction of the improvements. The above recommendations assume that we will be present during construction to confirm the assumed foundation and subgrade conditions. We will assume no responsibility or liability for any engineering judgment, inspection or testing performed by others.

Our work was performed for the exclusive use by Baxter Plumbing & Rooter, LLC and their design consultants for the proposed new Baxter Plumbing Warehouse and Office at Loten Way in Veneta, Oregon. FEI Testing and Inspection, Inc. performed our work in accordance with generally accepted professional geotechnical engineering practices in similar locations. Our services do not include any survey or assessment of potential contamination or contamination of the soil or ground water by hazardous or toxic substances. No other warranty, expressed or implied, is made.

Geotechnical Report

New Baxter Plumbing Warehouse and Office
Loten Way, Tax Lot 3000
Veneta, Oregon

Appendix A

Figures



Figure 1. Vicinity Map

New Baxter Plumbing Warehouse and Office
Loten Way, Tax Lot 3000
Veneta, Oregon



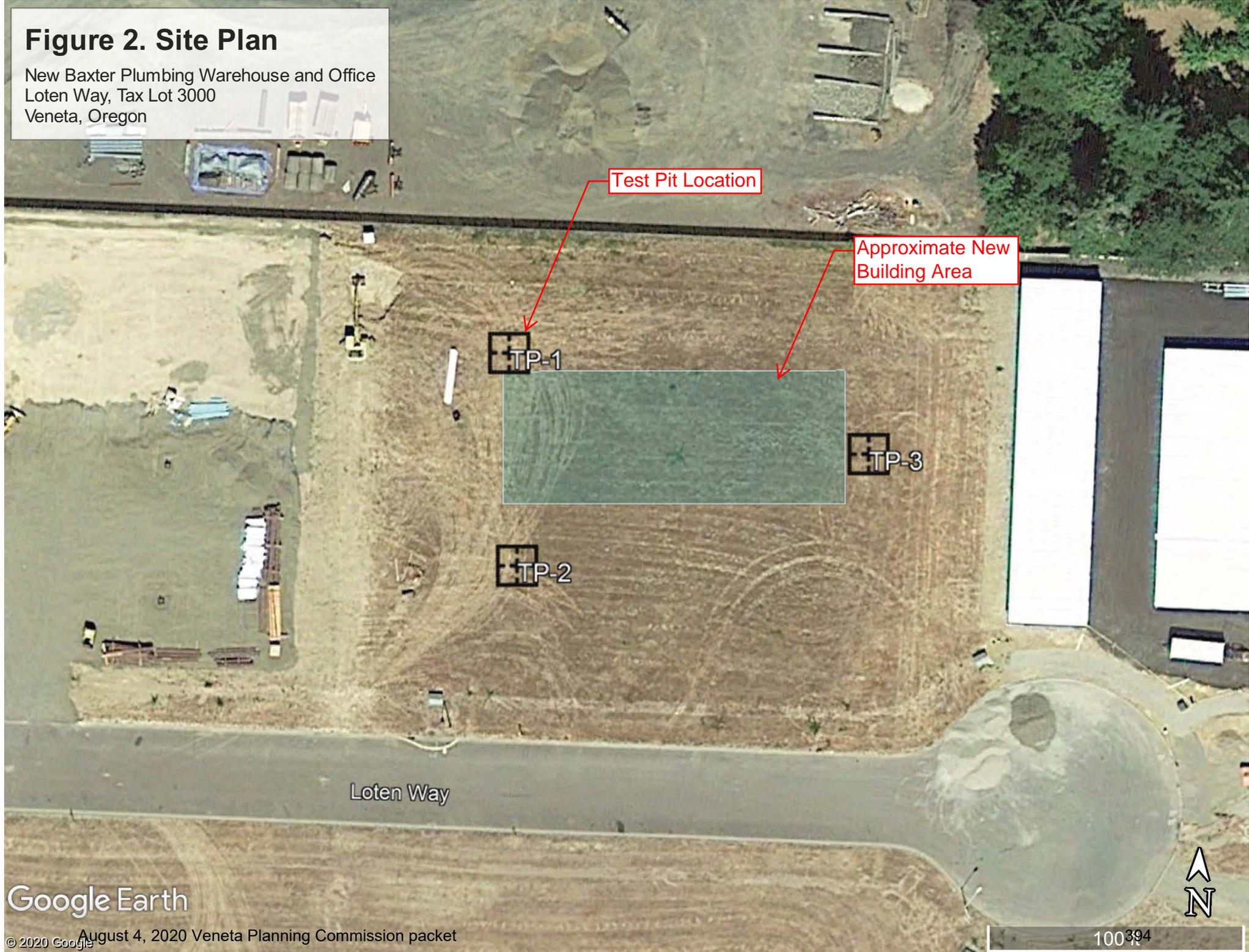
Google Earth

Veneta

Tidball Ln
3000 ft 393

Figure 2. Site Plan

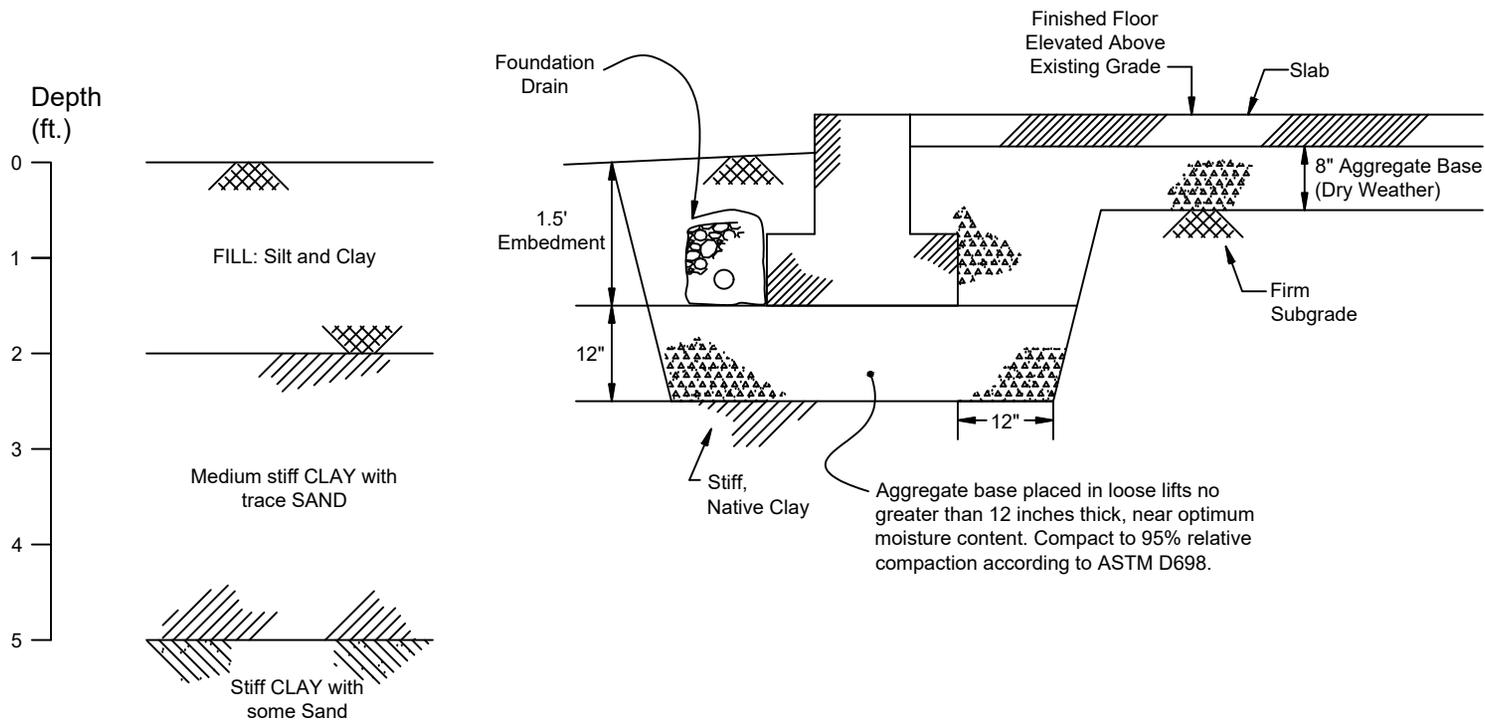
New Baxter Plumbing Warehouse and Office
Loten Way, Tax Lot 3000
Veneta, Oregon



Google Earth

© 2020 Google August 4, 2020 Veneta Planning Commission packet

100 ft



TYPICAL FOUNDATION SECTION

Baxter Property

Loten Way
Veneta, Oregon

Figure

3

Geotechnical Report

New Baxter Plumbing Warehouse and Office
Loten Way, Tax Lot 3000
Veneta, Oregon

Appendix B

Narrative Test Pit Logs



**Geotechnical Report
New Baxter Plumbing Warehouse and Office
Loten Way, Tax Lot 3000
Veneta, Oregon**

**APPENDIX B
NARRATIVE TEST PIT SUMMARIES**
Logged on February 26, 2020

Test Pit: TP-1

<u>Depth (feet)</u>	<u>Material Description</u>	<u>Notes/Sampling</u>
0 to 2.0	FILL: Medium stiff to stiff mix of silt, clay and some sand; brown to tan-orange, moist, medium plasticity, (variable fill).	Sod at surface with fine roots in upper 6 inches.
2.0 to 5.0	Medium stiff CLAY with some silt and trace sand; light red-brown, moist, medium plasticity.	
5.0 to 7.5	Stiff CLAY with trace sand; light tan-grey with some iron-staining, moist, medium plasticity.	
7.5 to 8.0	Stiff CLAY with some sand; light tan-grey with some iron-staining, moist, fine-grained sand, (decomposed sandstone).	No groundwater infiltration observed.

Test Pit: TP-2

<u>Depth (feet)</u>	<u>Material Description</u>	<u>Notes/Sampling</u>
0 to 2.0	FILL: Medium stiff mix of silt and clay with some sand; brown to red-brown, medium plasticity, (variable fill).	Sod at surface with fine roots in upper 6 inches.
2.0 to 5.0	Medium stiff CLAY with trace sand; light tan-grey with some iron-staining, moist, medium to high plasticity.	
5.0 to 7.0	Stiff CLAY with some sand; light tan-grey with some iron-staining, very moist, medium plastic clay, (decomposed sandstone).	No groundwater infiltration observed.

Test Pit: TP-3

<u>Depth (feet)</u>	<u>Material Description</u>	<u>Notes/Sampling</u>
0 to 3.5	FILL: Medium stiff mix of silt and clay; brown to red-brown, moist, medium plasticity, (fill).	Sod at surface with fine roots in upper 6 inches.
3.5 to 5.5	Medium stiff CLAY with some silt and trace sand; red-brown, moist, medium plasticity.	
5.5 to 7.0	Stiff CLAY with some sand; light tan-grey with some iron-staining, very moist, medium plastic, fine sand, (decomposed sandstone).	No groundwater infiltration observed.

ATTACHMENT M:

Title report



PRELIMINARY TITLE REPORT
SECOND SUPPLEMENTAL

CASCADE ESCROW
 ATTN: JULIE JOHNSON
 811 WILLAMETTE STREET
 EUGENE, OR 97401

May 21, 2020
 Report No: 0317302
 Your No: EU20-0148
 Seller: MCDOUGAL
 Buyer: BAXTER PROPERTIES, LLC

PRELIMINARY REPORT FOR:

Owner's Standard Policy	\$110,000.00
Commercial Extended Loan Policy (SIMUL)	\$1,075,000.00

PREMIUMS:

Owner's Standard Premium	\$475.00
Commercial Extended Loan Premium (SIMUL)	\$2,391.00
OTIRO 70 Statutory Construction Lien Endorsement	\$200.00
OTIRO 206-06 Variable Rate Endorsement	\$50.00
OTIRO 209.6.1-06 Private Rights Endorsement	\$100.00
OTIRO 208.2-06 Commercial Environmental Lien Endorsement	\$221.00
OTIRO 209.10-06 Restrictions, Encr. & Minerals Endorsement	\$100.00
Gov. Lien/Inspect Fee	\$35.00

We are prepared to issue 2006 (6/17/06) ALTA title insurance policy(ies) of OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, in the usual form insuring the title to the land described as follows:

Lot 2, VENETA BUSINESS PARK, as platted and recorded November 27, 2007, Reception No. 2007-079397, Lane County Deeds and Records, in Lane County, Oregon.

Vestee:

FRONTIER RESOURCES LLC,
 a Ltd, Liability Co.,
 as to an undivided one-half interest and
 NORMAN N. MCDOUGAL AND MELVIN L. MCDOUGAL
 as to an undivided one-half interest
 as tenants in common

Estate: FEE SIMPLE

DATED AS OF: MAY 11, 2020 at 8:00 A.M.

Schedule B of the policy(ies) to be issued will contain the following general and special exceptions unless removed prior to issuance:

GENERAL EXCEPTIONS (Standard Coverage Policy Exceptions):

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

SPECIAL EXCEPTIONS:

6. City liens, if any, as levied by the City of Veneta, for which no search was made. (The City of Veneta charges \$20.00 for a lien search on each tax lot number. Please inform us if one is to be ordered.)
7. Easement, including the terms and provisions thereof, granted to Mountain States Power Company, a Delaware Corporation, its successors and assigns forever, by instrument recorded July 25, 1945, Reception No. B293 P024, Lane County Oregon Deed Records.
8. Contract Annexation Agreement, including the terms and provisions thereof, recorded August 22, 1983, Reception No. 1983-029609, Lane County Official Records.
9. Veneta Urban Renewal Plan, including the terms and provisions thereof, in Ordinance No. 179 recorded June 30, 1980, Reception No. 1980-032367 and Ordinance No. 267, recorded November 2, 1984, Reception No. 1984-042664, Lane County Official Records.
10. INTENTIONALLY DELETED.
11. Easements, notes, conditions and restrictions shown, set forth, and/or delineated on the recorded plat of Veneta Business Park, recorded November 27, 2007, Reception No. 2007-079397, Lane County Deeds and Records.
12. Irrevocable Development Agreement, including the terms and provisions thereof, recorded November 29, 2007, Reception No. 2007-079402, Lane County Deeds and Records.
13. Agreement for Installation of a Paved Pedestrian Path, Sidewalks and Landscaping Improvements Within the City of Veneta, including the terms and provisions thereof, recorded November 29, 2007, Reception No. 2007-079403, Lane County Deeds and Records.
14. Memorandum of Agreement, including the terms and provisions thereof, recorded November 29, 2007, Reception No. 2007-079405, Lane County Deeds and Records.

15. Deed of Trust, including the terms and provisions thereof, executed by Frontier Resources, LLC, Grantor, to Cascade Title and Escrow, Trustee, for the benefit of Melvin McDougal, Beneficiary, dated July 17, 2017, recorded July 18, 2017, Reception No. 2017-034932, Lane County Deeds and Records, to secure payment of a note in the amount of \$450,000.00. (Also Includes Other Property)
16. Lane County Warrant for collection of delinquent taxes on personal property, against Frontier Resources LLC, Warrant No. 427902, recorded June 28, 2018, Reception No. 2018-029597, Lane County Deeds and Records, in the amount of \$405.78, plus interest.
17. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
18. Prior to writing an ALTA MORTGAGEE'S policy, Cascade Title Company should be furnished with a statement as to parties in possession and as to any construction, alterations or repairs to the premises within the last 75 days. We also request that we be notified in the event that any funds are to be used for construction, alterations or repairs. Exception may be taken to such matters as may be shown thereby.
19. An accurate survey of these premises showing boundary lines, and location of improvements and easements, should be furnished for our file prior to our writing an ALTA Mortgagee's Policy. Exception may be taken to such matters as may be shown thereby.

NOTE: Taxes, Account No. 1812443, Assessor's Map No. 17 05 31 1 0, #3000, Code 28-98, 2019-2020, in the amount of \$2,119.99, PAID IN FULL.

NOTE: As of the date hereof, there are no matters against NORMAN N. MCDUGAL AND MELVIN L. MCDUGAL, which would appear as exceptions in the policy to issue, except as shown herein.

NOTE: As of the date hereof, there are no matters against BAXTER PROPERTIES, LLC, which would appear as exceptions in the policy to issue, except as shown herein.

NOTE: According to the public record, the following deed(s) affecting the property herein described have been recorded within 24 months of the effective date of this report: NONE

NOTE: The proposed insured is Pacific Western Bank.

NOTE: This report is being supplemented to add the loan policy, endorsements and premiums, new exceptions no. 17, 18 and 19 and the proposed insured.

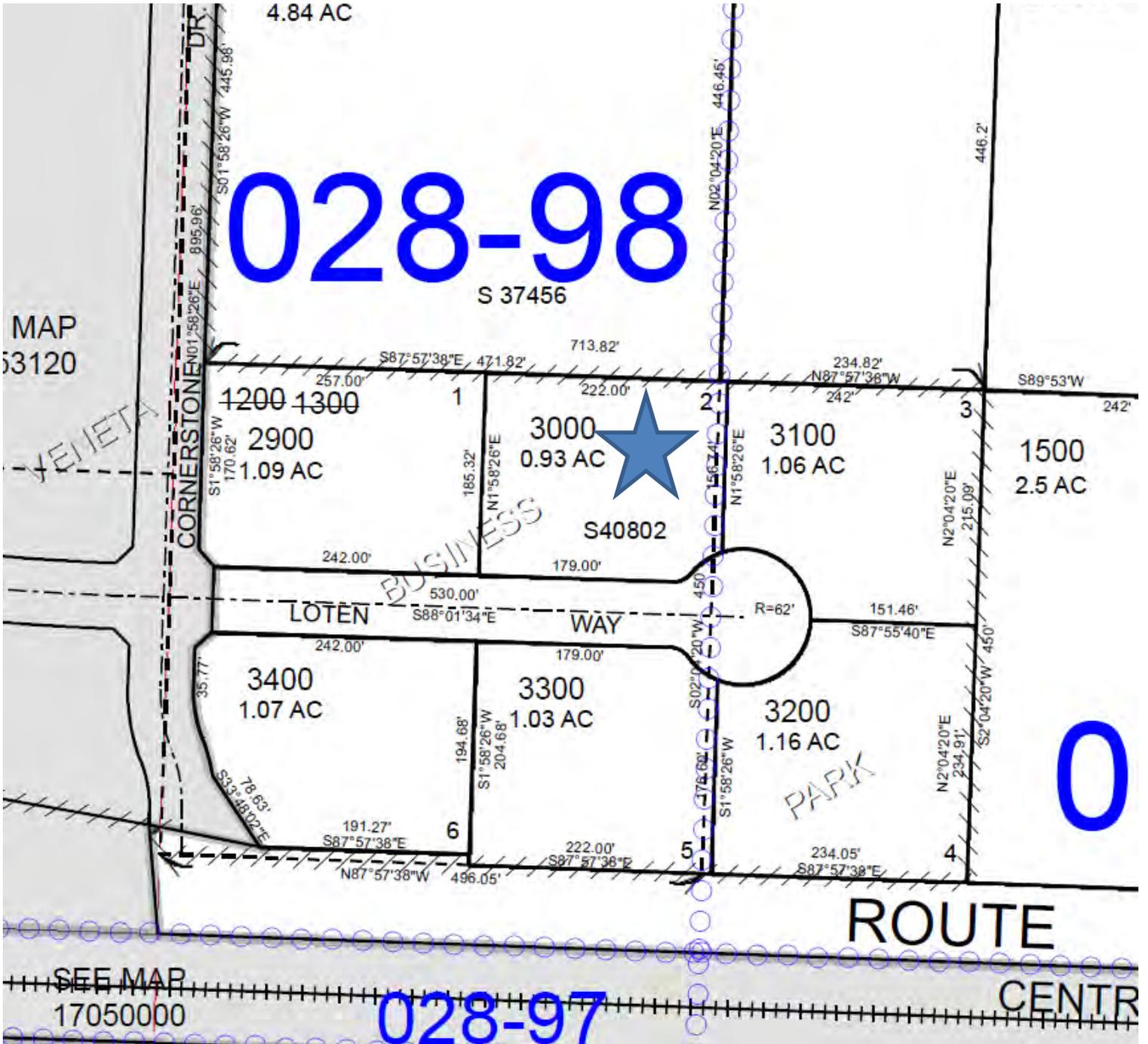
This report is preliminary to the issuance of a policy of title insurance and shall become null and void unless a policy is issued and the full premium paid.

Cascade Title Co.

rh: Title Officer: DEBBIE KNUDSEN

CASCAD E TITLE CO.

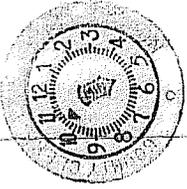
MAP NO.
17-05-31-10



THIS MAP/PLAT IS BEING FURNISHED AS AN AID IN LOCATING THE HEREIN DESCRIBED LAND IN RELATION TO ADJOINING STREETS, NATURAL BOUNDARIES AND OTHER LAND, AND IS NOT A SURVEY OF THE LAND DEPICTED. EXCEPT TO THE EXTENT A POLICY OF TITLE INSURANCE IS EXPRESSLY MODIFIED BY ENDORSEMENT, IF ANY, THE COMPANY DOES NOT INSURE DIMENSIONS, DISTANCES, LOCATION OF EASEMENTS, ACREAGE OR OTHER MATTERS SHOWN THEREON.

August 4, 2020 Veneta Planning Commission packet 403

State of Oregon,
County of Lane—ss.
I, W. B. Dillard, County Clerk and ex officio Recorder of Conveyance, in and for said County, do hereby certify that the within instrument was received for record at



JUL 25 1945 AM

and Recorded

In Book 293 on Page 23-4

Lane County, D. E. D. Records
W. B. DILLARD, County Clerk.

By *W. B. Dillard* Deputy

For and in consideration of the sum of One Dollar (\$1.00), receipt whereof is hereby acknowledged, a right-of-way is hereby granted to Mountain States Power Company, a Delaware corporation, its successors and assigns forever, with the right to erect and maintain

Three poles and two anchors

with the necessary wires and fixtures thereon, and to keep same free from foliage across that property belonging to

Emma Smith

and situated in the County of *Lane*, State of *Oregon*
and described as follows: *A parcel of land beginning at a point on the south line of County road #847 and known as Tract No. 19 also a parcel known as Tract #10 adjoining County road #1159 known as Route F all in Sec. 31. Twp. 17 S. Range 10 W. 1st.*

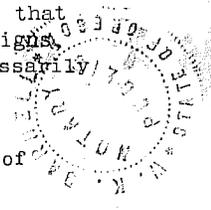
It is understood that the employees of the Mountain States Power Company, its successors and assigns, shall at any time when necessary, have access to said right-of-way and the equipment thereon, for the purpose of repairs, etc., provided always that said Mountain States Power Company, its successors and assigns, shall be held responsible for any damage which may be unnecessarily done to the property above described.

WITNESS *my* hand and seal this *30* day of *April*, 19*45*.

Done in the presence of:

W. B. Dillard

Emma Smith (widow) (Seal)
(Seal)



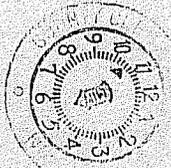
STATE OF OREGON. }
County of Lane } ss.

BE IT REMEMBERED, That on this 30 day of April, A. D. 1945, before me, the undersigned, a Notary Public, in and for the said County and State, personally appeared the within named Emma Smith who is known to me to be the identical individual who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal the day and year last above written.

W. B. Dillard
Notary Public for Oregon.
My Commission Expires: Dec. 6 - 1948

State of Oregon
County of Lane—ss.
I, W. B. Dillard, County Clerk and ex officio Recorder of Conveyance in and for said County, do hereby certify that the within instrument was received for record at



and
Recorded
JUL 25 1945 AM

In Book 293 on Page 24-5

Lane County D. B. E. D. Records
W. B. DILLARD, County Clerk

Deputy

100

12250

ORDINANCE NO. 179
 VENETA LAND DIVISION ORDINANCE
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AN ORDINANCE ESTABLISHING RULES, REGULATIONS AND STANDARDS RELATING TO THE PARTITIONING AND SUBDIVISION OF LANDS AND THE APPROVAL OF PLATS OF SUBDIVISIONS AND PARTITIONS OF LAND WITHIN THE CITY OF VENETA, LANE COUNTY, OREGON, AND ESTABLISHING PROCEDURES TO BE FOLLOWED, PURSUANT TO THE PROVISIONS OF CHAPTER 92 OF OREGON REVISED STATUTES AND AUTHORIZING FEES AND PROVIDING PENALTIES FOR THE VIOLATION OF SAID ORDINANCE, REPEALING ORDINANCE NOS. 96 and 164, AND DECLARING AN EMERGENCY.

THE CITY OF VENETA DOES ORDAIN AS FOLLOWS:

ARTICLE 1 INTRODUCTORY PROVISION

SECTION 1.01 TITLE

This ordinance shall be known as the "Veneta Land Division Ordinance."

SECTION 1.02 PURPOSE

The purpose of this ordinance is to establish standards and procedures for the division of land within the jurisdiction of the City of Veneta. These regulations are necessary in order to provide uniform procedures and standards for the division of land; to provide for the proper width and arrangement of streets; to coordinate proposed development with any overall plan; to provide for utilities and other public facilities; to avoid undue congestion of population; to assure adequate sanitation and water supply; to provide for the protection, conservation, and proper use of land; and in general to protect the public health, safety and welfare.

SECTION 1.03 SCOPE OF REGULATIONS

Subdivision plats and partition maps shall be approved in accordance with these regulations. A person desiring to subdivide land, desiring to partition land or desiring to sell any portion not the whole of a parcel of land within the City shall submit tentative plans and final documents for approval as provided in this ordinance and the state law.

SECTION 1.04 COMPLIANCE WITH OTHER REGULATIONS

In addition to the regulations contained herein, all land divisions within the City shall comply with the following regulations:

- (1) Chapter 92 of the Oregon Revised Statutes. (ORS 92)
- (2) The Comprehensive Plan adopted by the City Council.
- (3) Official Maps or Development Plans as adopted by the City Council.
- (4) Land Development Ordinance as adopted by the City Council.
- (5) Recording requirements of Lane County.

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- (6) Ordinance No. 74, Public Improvement Specifications.
- (7) Ordinance No. 149, Construction Permits Within Public Right-of-way.
- (8) All other applicable regulations provided by law.

SECTION 1.05 REPEAL

ARTICLE 2 APPLICATION AND VARIANCE PROCEDURES

SECTION 2.01 LETTER OF INTENT

Prior to submission of an application and a tentative plan for a subdivision or a major or minor partition, a land divider or his agent shall submit a letter and a sketch drawing for the layout of property to be divided to the Building and Planning Official for preliminary consultation to inform the land divider of conditions and policies of public or private agencies which may be pertinent to the preparation of the application and tentative plan. Following preliminary consultation, the Building and Planning Official may recommend filing of an application and preparation of a tentative plan for review and action or may suggest a land division conference with affected agencies to assist the land divider in preparing the tentative plan.

SECTION 2.02 LAND DIVISION CONFERENCE

Within 14 days after receipt of the letter of intent and preliminary consultation, the Building and Planning Official may schedule a land division conference with the land divider and representatives of the City and other affected public and private agencies to further clarify the conditions and requirements necessary in the preparation of the application and tentative plan. The land divider may request additional meetings with affected agencies either jointly or individually as may be necessary to clarify policies which may affect the proposed land division.

SECTION 2.03 SUBMISSION PROCEDURE

Following preliminary consultation and the land division conference, where applicable, the land divider shall prepare an application and a tentative plan with other supplementary data required to indicate the general program and objectives of the proposed land division. The form of application shall be as prescribed by the City and shall be submitted to the Building and Planning Official who shall coordinate the process of review and action. The submission and informational requirements and review procedures shall be as specified for each land division classification contained in this ordinance.

SECTION 2.04 SERVICE CHARGE

A service charge established by resolution of the City Council shall be paid to the City at the time of submitting the application and shall be in addition to other fees established by state or county regulations.

SECTION 2.05 VARIANCE PETITION

- (1) Variances Authorized. Variances and conditional variances to the requirements of this ordinance may be authorized by the Planning Commission.
- (2) Application. Petition for a variance shall be made on a form prescribed by the City and shall be submitted to the Building and Planning Official at the time the land division application and

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tentative plan is submitted. The variance petition shall cite the ordinance provisions from which a variance is requested and shall state fully the basis and facts relied upon and other data pertinent to the requested variance.

(3) Review and Action Procedure

- (a) The Building and Planning Official shall review the variance petition with all affected public and private agencies and submit a findings report to the Planning Commission.
- (b) The Planning Commission shall consider the variance petition at the same meeting at which it considers the land division application and tentative plan. A variance or conditional variance may be granted provided the following circumstances exist:
 - 1. That there are special circumstances or conditions affecting the property.
 - 2. That the variance is necessary for the proper design and/or function of the subdivision.
 - 3. That the granting of a variance will not be detrimental to the public welfare or injurious to other property in the area in which the property is situated.
 - 4. That the granting of the variance is in accordance with the purposes and objectives of the Comprehensive Plan and other related ordinances of the City.
 - 5. That the variance is necessary for the preservation and enjoyment of a substantial property right because of an extraordinary hardship which would result from strict compliance with the regulations of this ordinance.
 - 6. That the variance is necessary to conform to an approved planned unit development approach which utilizes new planning and development techniques that do not necessarily conform with the more conventional standards of land division, design or improvements prescribed by this ordinance.
- (c) The Planning Commission may approve, conditionally approve or deny all or any part of a variance petition. A written record of the findings and action of the Planning Commission shall be attached and noted on two copies of the tentative plan as part of the conditions for approval of the proposed land division.

ARTICLE 3 SUBDIVISION OR MAJOR PARTITION TENTATIVE PLAN

SECTION 3.01 SUBMISSION REQUIREMENTS

A subdivider shall prepare a tentative plan together with improvement plans and other supplementary material as may be required to indicate the general program and objectives of the project. The applicant shall submit 15 copies of the tentative plan and supplementary data to the Building and Planning Official 14 days prior to the Planning Commission meeting at which consideration of the tentative plan is desired following preliminary consultation as required in Article 2.

SECTION 3.02 FORM AND SCALE

The tentative plan shall be clearly and legibly drawn on a sheet size as established by the County Surveyor for recording as a Recorded Survey to a scale of one (1) inch equals 100 feet. The scale may be increased or decreased if necessary to fit the sheet size, but in all cases the scale to be used shall be in multiples of ten (10).

SECTION 3.03 GENERAL INFORMATION ON TENTATIVE PLAN

- (1) No tentative plan shall be approved which bears a name using a word which is the same as, similar to or pronounced the same as a word in the name of any other subdivision in the same county, except for the words "town," "city," "place," "court," "addition," or similar words, unless the land platted is contiguous to and platted by the same party that platted the subdivision bearing that name or unless the party files and records the consent of the party that platted the subdivision bearing that name. All plats must continue the block numbers of the plat of the same name last filed.
- (2) Date, northpoint, scale of drawing.
- (3) Appropriate identification clearly stating the plan is a subdivision tentative or major partition plan.
- (4) Location of the land division by section, township and range sufficient to define the location and boundaries of the proposed subdivision.
- (5) Names and addresses of the owner, applicant and engineer or surveyor.
- (6) The approximate acreage of the tract being subdivided, and the minimum size of proposed lots.

SECTION 3.04 INFORMATION CONCERNING EXISTING CONDITIONS

- (1) The location, widths and names of both opened and unopened streets within or adjacent to the land division, together with easements, other rights-of-way and other important features such as section lines, corners, city boundary lines and monuments.

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- (2) Contour lines related to an established bench mark or other datum approved by the City Engineer and having contour intervals as follows:
 - (a) For slopes of less than five percent: show the direction of slope by means of arrows or other suitable symbol together with not less than four spot elevations per acre, evenly distributed.
 - (b) For slopes of five percent to 10 percent: two feet
 - (c) For slopes over 10 percent five feet
- (3) The location of at least one bench mark within the tract boundaries.
- (4) The location and direction of all water courses and the location of all areas subject to flooding.
- (5) Natural features such as rock outcroppings, marshes, wooded areas and isolated preservable trees.
- (6) Existing uses on the property, including location of all existing structures to remain on the property after the land division.

SECTION 3.05 PROPOSED PLAN OF SUBDIVISION OR MAJOR PARTITION

- (1) A vicinity map clearly showing the relationship of the proposed land division to surrounding developments, streets, storm drainage, sewer, water and utility services.
- (2) The location, width, name and approximate grade and radii of street curves. The relationship of streets to any existing or proposed streets as shown on the City's Comprehensive Plan.
- (3) The location, width, and purpose of easements.
- (4) Sites, if any, allocated for purposes other than single-family dwellings.
- (5) The location and approximate dimensions of lots and the proposed lot and block numbers.
- (6) The location, approximate acreage and approximate dimensions of areas proposed for public use.
- (7) An outline of the areas proposed for partial recording of a final plat or map if phased recording is proposed.
- (8) The relationship of the proposed land division to future streets on adjacent land controlled by the applicant.

SECTION 3.06. STATEMENT TO ACCOMPANY TENTATIVE PLAN

The tentative plan shall be accompanied by written statements from the applicant giving essential information regarding the following matters:

- (1) Adequacy and source of water supply.
- (2) Proposed method of sewage disposal.
- (3) Protective covenants and deed restrictions to be recorded, if any.
- (4) The time the proposed improvements are to be made or installed.
- (5) A statement that the owner of the property or his agent is submitting the tentative plan for approval or that the owner consents to the filing of the plot or map.

SECTION 3.07 SUPPLEMENTAL PROPOSALS WITH TENTATIVE PLAN

The following supplemental proposals shall be submitted with the tentative plan unless waived by the Planning Commission.

- (1) Approximate center line profiles with extensions for a reasonable distance *beyond the limits of the* proposed land division showing the finished grade of streets and the nature and extent of street construction.
- (2) A plan for domestic water supply lines and related water service facilities.
- (3) A plan for sewage disposal, storm water drainage and flood control, including profiles of proposed drainage ways.
- (4) If lot areas are to be graded, a plan showing the nature of cuts and fills and information on a character of the soil.
- (5) A statement detailing the stormwater runoff and drainage impact the new development will have on areas beyond the subdivision. The developer, city and impacted property owners shall work closely with each other to insure that adverse impacts of stormwater runoff from the new development are alleviated or avoided and that all necessary storm sewer and drainage facilities will be installed prior to or concurrent with the subdivision.
- (6) If any portion of the proposed subdivision is located above the 450 foot elevation level, the applicant shall comply with the following requirements:
 - (a) All land divisions shall be subject to review by the Building and Planning Official and City Engineer. The applicant shall submit on-site and adjacent off-site data by a qualified engineering geologist to insure that proposed developments are within the carrying capacity of the natural resources. The data shall indicate buildable and non-buildable areas and a statement of the expected impacts resulting from the proposed development. The required data shall include consideration of the following factors:

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- (1) Climate
 - (2) Base Geology
 - (3) Slopes (steepness, orientation or aspect)
 - (4) Soils
 - (5) Stream or Drainage Patterns
 - (6) Vegetation and Animal Patterns
 - (7) Views
 - (8) Population Density Impacts
- (b) All subdivisions shall comply with Planned Development Sub-zone procedures of SECTIONS 4.410 through 4.422.
- (c) All proposed developments shall be served by City water and sewer.
- (d) Proposed developments shall not obstruct the view of existing view lots or housing. Elevation, slope and view data shall be submitted by the applicant for review by the Building and Planning Official and City Engineer.

SECTION 3.08 REVIEW AND ACTION PROCEDURES

- (1) Upon receipt, the Building and Planning Official shall furnish one copy of the tentative plan and supplementary material to the City Engineer, the County Health Department and the County Surveyor and such other agencies as are known to be affected. Other agencies believed to have an interest shall be provided notice of the proposal. These officials and agencies shall be given 15 days to review the plan and to suggest revisions that appear to be in the public interest.
- (2) The Building and Planning Official shall review the tentative plan proposal and the reports of agencies and submit a findings report to the Planning Commission.
- (3) Within 40 days from the first regular Planning Commission meeting following submission of a tentative plan of a land division, the Planning Commission shall review the plan and the reports of appropriate officials and agencies. The Planning Commission may approve the tentative plan as submitted or as it may be modified. If the Planning Commission does not approve the plan, it shall express its disapproval and its reasons therefor.
- (4) The Planning Commission may continue the review for good cause.
- (5) Approval of the tentative plan shall indicate approval of the final plat or map if there is no change in the plan of the land division and if the applicant complies with the requirements of this ordinance.
- (6) The action of the Planning Commission shall be noted on two copies of the tentative plan, including reference to any attached documents describing conditions. One copy shall be returned to the applicant and the other shall be retained by the Planning Commission.

ARTICLE 4 FINAL SUBDIVISION PLAT OR MAJOR PARTITION MAP

SECTION 4.01 SUBMISSION REQUIREMENTS

Within one year after approval of the tentative plan, the land divider shall cause the land division or any part thereof to be surveyed and a plat or map prepared in conformance with the tentative plan as approved. If the land divider wishes to proceed with the land division after the expiration of the one-year period following the approval of the tentative plan, he must resubmit the tentative plan and make any revision necessary to meet changed conditions. The land divider shall submit the completed plat or map, the exact duplicate transparency as required by ORS 92 and five prints to the Building and Planning Official for review and action by the Planning Commission.

SECTION 4.02 FORM AND SCALE

The final plat or map shall be submitted in the form prescribed by ORS 92 and the Lane County recording standards. The scale of the final plat or map shall be one (1) inch equals 100 feet. The scale may be increased or decreased if necessary to fit the legal sheet size, but in all cases the scale used shall be in multiples of ten (10).

SECTION 4.03 INFORMATION REQUIRED

In addition to that otherwise specified by law, the following information shall be shown on the final plat or map:

- (1) The name of the land division, the date, scale, northpoint, legend and existing features such as highways and railroads.
- (2) Legal description of the land division boundaries.
- (3) Reference points of existing surveys identified, related to the plat or map by distances and bearings, and referenced to a field book or map as follows:
 - (a) Stakes, monuments or other evidence found on the ground and used to determine the boundaries of the land division.
 - (b) Adjoining corners of adjoining land divisions.
 - (c) Other monuments found or established in making the survey or required to be installed by provisions of this ordinance.
- (4) The exact location and width of streets and easements intercepting the boundary tract.
- (5) Tract, block and lot boundary lines and street right-of-way and center lines, with dimensions, bearings or deflection angles, radii, arcs, points of curvature and tangent bearings. Normal high

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water lines for any creek or other body of water. Tract boundaries and street bearings shall be shown to the nearest 30 seconds with basis of bearings. Distances shall be shown to the nearest 0.01 feet. No ditto marks shall be used.

- (6) The name and width of the portion of streets being dedicated, the width of any existing right-of-way and the width on each side of the center line. For streets or curvature, curve data shall be based on the street center line. In addition to the center-line dimensions, the radius and center angle shall be indicated.
- (7) Easements denoted by fine dotted lines clearly identified and, if already of record, their recorded reference. (If an easement is not definitely located or recorded, there shall be a written statement of the easement.) The width of the easement, its length and bearing, and sufficient ties to locate the easement with respect to the land division, must be shown. If the easement is being dedicated by the plat or map, it shall be properly referenced in the owner's certificates of dedication.
- (8) Locations and widths of drainage channels, railroad rights-of-way, reserve strips at the end of stub streets or along the edge of partial width streets on the boundary of the land division.
- (9) Numbering of lots and blocks as follows:
 - (a) Lot numbers beginning with the number "1" and numbered consecutively in each block. Number sequence to generally follow the same system as sections are numbered in a township.
 - (b) Block numbers beginning with the number "1" and continuing consecutively without omission or duplication throughout a subdivision. The numbers shall be solid, of sufficient size and thickness to stand out and so placed as not to obliterate any figure. Block and lot numbers in an addition to a subdivision of the same name shall be a continuation of the numbering in the original subdivision. Block numbering sequence shall be the same system as for lots.
 - (c) Block numbers may be omitted where the blocks are of irregular shape. When block numbers are omitted, the lots shall be numbered consecutively throughout the subdivision and lots in an addition to the subdivision of the same name shall be a continuation of the numbering in the original subdivision.
- (10) Land parcels to be dedicated for any purpose shall be distinguished from lots intended for sale with acreage and alphabetic symbols for each parcel indicated.
- (11) Notations indicating any limitations on rights of access to or from streets and lots or other parcels of land as established by the City Council.

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SECTION 4.04 SUPPLEMENTAL INFORMATION WITH PLAT OR MAP
The following data shall accompany the plat or map:

- (1) A preliminary title report issued within the past 30 days by a title insurance company in the name of the owner of the land, showing all parties whose consent is necessary and their interest in the premises.
- (2) Sheets and drawings showing the following:
 - (a) Traverse data including the coordinates of the boundary of the land division and ties to section corners and donation land claim corners, and showing the error of closure, if any.
 - (b) The computation of distances, angles and courses shown on the plat or map.
 - (c) Ties to existing monuments, proposed monuments, adjacent subdivisions, street corners and state highway stationing.
- (3) A copy of any deed restrictions applicable to the land division.
- (4) A copy of any dedication requiring separate documents.
- (5) Proof that all taxes and assessments on the tract have been paid as provided by ORS 92.
- (6) A certificate by the City Engineer that the land divider has complied with one of the following alternatives:
 - (a) All improvements have been installed in accordance with the requirements of these regulations and with the action of the Planning Commission giving conditional approval of the tentative plan.
 - (b) An agreement has been executed as provided in SECTIONS 7.05 and 7.06 to assure completion of required improvements.

SECTION 4.05 SURVEY REQUIREMENTS

- (1) A complete and accurate survey of the land to be divided shall be made by a registered engineer or surveyor licensed to practice in the State of Oregon in accordance with standard practices and principles of land surveying and as provided in this ordinance and state law.
- (2) Monuments.
 - (a) All monuments shall be set according to the provisions of state law.

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- (b) In making the survey for the land division, the survey shall set sufficient permanent monuments prior to the recording of the final plat or map so that the survey or any part thereof may be retraced according to standards required by the Lane County surveyor except interior monuments of subdivisions may be delayed with approval of the Planning Commission.
- (c) Interior "post monumentation" may be permitted by approval of the Planning Commission at the time of approval of the tentative plan or upon special request prior to filing the final plat, subject to the following:
 - 1. The developer has shown that it is necessary and practical to delay the interior monumentation.
 - 2. The developer of the plat agrees to furnish a bond or cash deposit in an amount equal to not more than 120 percent of the estimated cost of performing the work for the interior monuments.
 - 3. That the developer will sign an agreement with his surveyor and the City Engineer as to the amount of the bond or cash deposit to be furnished at the time of submitting the final plat; how the surveyor is to be paid for the work of establishing the interior monuments; that the rules for post monumentation as provided in ORS 92 shall be followed; establish a date when the monumentation will be completed; and set out other particulars that may be necessary to insure the completion of the monumentation at a later date.
- (3) Utility Markers. A 2x4 wood utility marker shall be provided for all underground water, sewer and utility studs within the prepared land division as approved by the City Engineer. Markers shall be painted white and be maintained until all work has been accepted by the City.

SECTION 4.06 DEDICATION REQUIREMENTS

- (1) All parcels of land shown on the final plat or map intended for public use shall be offered for dedication for public use at the time the plat or map is filed. Exception: Those parcels which are intended for the exclusive use of lot owners, their licensees, visitors, tenants and servants; and also excepted are those parcels of land reserved for public purposes under the provisions of SECTION 6.08 of this ordinance.
- (2) All streets, pedestrianways, drainage channels, easements and other rights-of-way shown on the final plat or map intended for public use shall be offered for dedication for public use at the time the final plat or map is filed.

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- (3) All rights of access to and from streets, lots and parcels of land shown on the final plat or map intended to be surrendered shall be offered for dedication at the time the final plat or map is filed.
- (4) The land divider shall provide one-foot reserve strips across the ends of stubbed streets adjoining undivided land or along half streets adjoining undivided land, and they shall be designated as such. The reserve strip shall be included in the dedication granting to the City the right to control access over the reserve strip to assure the continuation or completion of the street. This reserve strip shall overlay the dedicated right-of-way.

SECTION 4.07 CERTIFICATES ON FINAL PLAT OR MAP

- (1) Certificates on Final Plat. The following certificates, acknowledgments and other requirements established by state law shall appear on the final plat. Such certificates may be combined where appropriate.
 - (a) A certificate, signed and acknowledged by the owner of records of the land to be subdivided who is consenting to the following: (1) preparation and recordation of the final plat; (2) offering for dedication all parcels of land, streets, alleys, pedestrian-ways, drainage channels, easements and other rights-of-way intended for public use; and (3) offering for dedication rights of access to and from prescribed streets, lots, and parcels of land.
 - (b) A certificate of the registered engineer or licensed surveyor who prepared the survey and the final plat.
 - (c) A certificate for execution by the President of the Planning Commission on behalf of the Planning Commission.
 - (d) A certificate for execution by the City Engineer.
 - (e) A certificate for execution by the County Surveyor.
 - (f) A certificate for execution by the County Assessor.
 - (g) A certificate for execution by the Board of County Commissioners.
 - (h) Other certifications now or hereafter required by law.
- (2) Certificates on Final Map. The following certificates, acknowledgments and other requirements by state law shall appear on the final map of a major partition:
 - (a) A certificate, signed and acknowledged by the owner of records of the land to be partitioned who is consenting to the following:

(1) preparation and recordation of the final map; (2) offering for dedication all parcels of land, streets, alleys, pedestrian-ways, drainage channels, easements and other rights-of-way intended for public use; and (3) offering for dedication rights of access to and from prescribed streets, lots, and parcels of land.

- (b) A certificate of the registered engineer or licensed surveyor who prepared the survey and the final map.
- (c) A certificate for execution by the President of the Planning Commission on behalf of the Planning Commission.
- (d) A certificate for execution by the City Engineer.

SECTION 4.08 REVIEW AND ACTION PROCEDURES

- (1) Upon receipt by the City, the plat or map and other data shall be reviewed by the Building and Planning Official and the City Engineer to determine that the land division as shown is substantially the same as it appeared on the approved tentative plan and that there has been compliance with provisions of the law and of this ordinance.
- (2) The City may make such checks in the field as are desirable to verify that the plat or map is sufficiently correct on the ground and City representatives may enter the property for this purpose. Certifications of the County Surveyor shall be used to determine that the plat or map survey is technically correct.
- (3) If it is determined that full conformity has not been made, the Building and Planning Official shall advise the land divider of the changes or additions that must be made and shall afford the land divider an opportunity to make the changes or additions. If it is determined that full conformity has been made, the City Engineer shall so certify. Upon receipt of the plat or map from the Building and Planning Official with the approval of the City Engineer, the Planning Commission shall determine whether it conforms with the approved tentative plan and with these regulations. If the Planning Commission does not approve the plat or map, it shall advise the land divider of the changes or additions that must be made and shall afford him an opportunity to make corrections. If the Planning Commission determines that the plat or map conforms to all requirements, it shall give its approval, provided supplemental documents and provisions for required improvements are satisfactory. Approval shall be indicated by the signature of the chairman of the Planning Commission. The approval of the plat or map does not constitute or effect an acceptance by the public of the dedication of any street or other easements shown on the plat or map.

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SECTION 4.09 FILING OF PLAT OR MAP

A divider shall, without delay, submit the plat or map for signatures of public officials required by this ordinance or state law. Approval of the plat or map shall be null and void if it is not recorded within 90 days after approval by the Planning Commission. The final plat or map shall also be recorded in the City's Land Division File.

ARTICLE 5 MINOR LAND PARTITIONS

SECTION 5.01 SUBMISSION REQUIREMENTS

The partitioner shall submit the original transparency intended for recording with the County Surveyor and 10 copies of the tentative plan map with other supplementary data to the Building and Planning Official for review and action following preliminary consultation as required in Article 2.

SECTION 5.02 FORM AND SCALE

The tentative plan map of a minor partition shall be clearly and legibly drawn on a sheet size as specified by the County Surveyor for partition maps offered for record. The scale shall be selected to fit the sheet size, but in all cases the scale selected shall be in multiples of ten (10).

SECTION 5.03 MINOR PARTITION REQUIREMENTS

All minor partition tentative plan maps shall contain the following information:

- (1) A survey map that meets the requirements of the County surveyor for recording the survey of the partition containing the date, north-point, scale and survey information to accurately locate the monuments and identify the parcels.
- (2) Name and address of the record owner and of the surveyor who prepared the tentative plan map.
- (3) A legal description of the parcels being offered for sale.
- (4) Approximate acreage of the land under a single ownership or, if more than one ownership is involved, the total contiguous acreage of the landowners directly involved in the partitioning.
- (5) For land adjacent to and within the tract to be partitioned, the locations, names and widths of streets; location, width and purpose of other easements; and location and size of sewer and water lines and drainage ways and the location of serving utilities.
- (6) Parcel layout, showing size and relationship to existing or proposed streets and utility easements.
- (7) Location of buildings, slope of land, trees and other features of the land important to its development.
- (8) Proposed improvements such as pavement, curbs and gutters, sidewalks, grading and filling, and other major improvements to develop the parcels.
- (9) A designated space for approval signatures of the Building and Planning Official and the City Engineer.
- (10) Such additional information as may be required by the Building and Planning Official or the Planning Commission.

(11) In addition, when all or a portion of the area encompassed in a minor partition application has not been previously included in a recorded plat (subdivision) of lots averaging a maximum of one-half acre each, the following information is also required:

- (a) The affidavit of a surveyor who is an Oregon registered engineer or Oregon licensed land surveyor, and who prepared the tentative plan for the area encompassed in the proposed partition.
- (b) The names of all recorded subdivisions contiguous to the subject area.
- (c) The elevations of all points used to determine contours; said points given to true elevation above mean sea level as determined by the City Engineer. The base data used shall be clearly indicated and shall be compatible to city datum if bench marks are not adjacent. The following intervals are required:

<u>Contour Intervals</u>	<u>Ground Slope</u>
One Foot	Up to 5%
Two Feet	Over 5% through 10%
Five Feet	Over 10%

- (d) The approximate width and location of all proposed public utility easements.
- (e) The approximate location of areas subject to inundation or storm water overflow, all areas covered by water, and the location, width and direction of flow of all water courses.
- (f) All proposals for sewage disposal, flood control, and easements or deeds for drainage land, including profiles of proposed drainage ways.
- (g) All public areas proposed to be dedicated by the partitioner and the proposed uses thereof. In this connection, the application is subject to the requirements pertaining to reserve strips as stipulated in SECTION 6.02 of this Code. Said reserve strips shall be clearly indicated on the proposed partition.
- (h) All public improvements proposed to be made or installed, and the time within which such improvements are envisioned to be completed.
- (i) A legal description of the boundaries of the entire area owned by the partitioner of which the proposed partition is a part; provided that, where the proposed partition comprises all of such area, an affidavit of such fact shall accompany the application.

SECTION 5.04 REVIEW AND ACTION PROCEDURES

Upon receipt, the Building and Planning Official shall review the tentative plan map and supplementary data with all affected public and private agencies and the City Engineer.

If it is determined that the proposed partition is consistent with the Comprehensive Plan and other related ordinances of the City and that adequate vehicular access and utilities can be provided, the Building and Planning Official and City Engineer may grant administrative approval of the proposal without submitting it to the Planning Commission.

If the proposed partition does not fully comply with City ordinances, requiring a Variance Petition, or if unusual circumstances exist relative to the proposed partition, the Building and Planning Official shall submit the proposal to the Planning Commission for review. The Planning Commission may require dedication of land and easements and may specify conditions or modifications in the tentative plan map as necessary. In no event, however, shall the Planning Commission require greater dedications or conditions than could be required if the tract were subdivided.

Upon approval, four copies and the original transparency shall be signed. The tentative plan map then becomes the final partition map. The original shall be forwarded to the County Surveyor for filing as a recorded survey, a signed copy returned to the applicant, a signed copy submitted to the County Recorder and a copy recorded in the City's Land Division File.

If required conditions of approval are not met, the tentative plan map shall not be signed and the original transparency shall be returned to the applicant with a letter stating the reasons for denial. The applicant may modify the tentative plan map or improve the parcels to meet the requirements or may request an appeal within 10 days.

ARTICLE 6 DESIGN STANDARDS

SECTION 6.01 PRINCIPLES OF ACCEPTABILITY

A land division, whether by a subdivision, creation of a street, or a partitioning, shall conform to any development plans, shall take into consideration any preliminary plans made in anticipation thereof, and shall conform to the design standards established by this ordinance.

SECTION 6.02 STREETS

- (1) General The location, width and grade of streets shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety, and to the proposed use of land to be served by the streets. The street system shall assure an adequate traffic circulation system with intersection angles, grades, tangents and curves appropriate for the traffic to be carried, considering the terrain. Where location is not shown in a development plan, the arrangement of streets shall either:
- (a) Provide for the continuation or appropriate projection of existing principal streets in surrounding areas; or
 - (b) Conform to a plan for the neighborhood approved or adopted by the Planning Commission to meet a particular situation where topographical or other conditions make continuance or conformance to existing streets impractical.
- (2) Minimum right-of-way and roadway widths. The width of streets and roadways in feet shall be adequate to fulfill city specifications as provided for in SECTION 7.02 of this Ordinance and, unless otherwise indicated on a development plan, shall not be less than the minimums shown in the following table:

<u>Type of Street</u>	<u>Minimum Right-of-Way</u>	<u>Minimum Roadway</u>
Major arterials	80 - 100	(36 minimum or larger as determined by Planning Commission)
Secondary arterials	60 - 80	
Service and industrial streets	60 - 80	
Collector streets and minor streets over 250 feet in length	60	36
Local streets		
Radius for turn-around at end of Culs-de-sac	50	40
Alley	15	15

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- (3) Reserve strips. Reserve strips or street plugs controlling access to streets will not be approved unless necessary for the protection of the public welfare or of substantial property rights and in these cases they may be required. The control and disposal of the land comprising such strips shall be placed within the jurisdiction of the City under conditions approved by the Planning Commission.
- (4) Alignment. As far as is practical, streets other than minor streets shall be in alignment with existing streets by continuations of the center lines thereof. Staggered street alignment resulting in "T" intersections shall, wherever practical, leave a minimum distance of 200 feet between the center lines of streets having approximately the same direction.
- (5) Future extensions of streets. Where necessary to give access to or permit a satisfactory future division of adjoining land, streets shall be extended to the boundary of the subdivisions or partition and the resulting dead-end streets may be approved without a turnaround. Reserve strips and street plugs may be required to preserve the objectives of street extensions.
- (6) Intersection angles. Streets shall be laid out to intersect at angles as near to right angles as practical except where topography requires a lesser angle, but in no case shall the acute angle be less than 80 degrees unless there is a special intersection design. An arterial or collector street intersecting with another street shall have at least 100 feet of tangent adjacent to the intersection unless topography requires a lesser distance. Other streets, except alleys, shall have at least 50 feet of tangent adjacent to the intersection unless topography requires a lesser distance. Intersections which contain an acute angle of less than 80 degrees or which include an arterial street shall have a minimum corner radius sufficient to allow for a roadway radius of 20 feet and maintain a uniform width between the roadway and the right-of-way line.
- (7) Existing streets. Whenever existing streets adjacent to or within a tract are of inadequate width, additional right-of-way shall be provided at the time of the land division.
- (8) Half street. Half streets, while generally not acceptable, may be approved where essential to the reasonable development of the subdivision or partition when in conformity with the other requirements of these regulations and when the Planning Commission finds it will be practical to require the dedication of the other half when the adjoining property is divided. Whenever a half street is adjacent to a tract to be divided, the other half of the street shall be provided within such tract. Reserve strips and street plugs may be required to preserve the objectives of half streets.

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- (9) Cul-de-sac. A cul-de-sac shall have a maximum length of 400 feet but may be longer where unusual circumstances exist. A cul-de-sac shall terminate with a circular turn-around.
- (10) Street names. Except for extensions of existing streets, no street name shall be used which will duplicate or be confused with the name of an existing street. Street names and numbers shall conform to the established pattern in the City and shall be subject to the approval of the Planning Commission.
- (11) Grades and curves. Grades shall not exceed six percent on arterials, ten per cent on collector streets or fifteen per cent on other streets. Center line radii of curves shall not be less than 300 feet on major arterials, 200 feet on secondary arterials or 100 feet on other streets. Where existing conditions, particularly the topography, make it otherwise impractical to provide buildable sites, the Planning Commission may accept steeper grades and sharper curves. In flat areas, allowance shall be made for finished street grades having a minimum slope, preferably, of at least 0.3 per cent.
- (12) Streets adjacent to railroad rights-of-way. Wherever the proposed land division contains or is adjacent to a railroad right-of-way, provision may be required for a street approximately parallel to and on each side of such right-of-way at a distance suitable for the appropriate use of the land between the streets and the railroad. The distance shall be determined with due consideration at cross streets of the minimum distance required for approach grades to a future grade separation and to provide sufficient depth to allow screen planting along the railroad right-of-way.
- (13) Marginal access streets. Where a land division abuts or contains an existing or proposed arterial street, the Planning Commission may require marginal access streets, reverse frontage lots with suitable depth, screen planting contained in a non-access reservation along the rear or side property line, or other treatment necessary for adequate protection of residential properties and to afford separation of through and local traffic.
- (14) Alleys. Alleys shall be provided in commercial and industrial districts, unless other permanent provisions for access to off-street parking and loading facilities are approved by the Planning Commission. The corners of alley intersections shall have a radius of not less than 13 feet.

SECTION 6.03 BLOCKS

- (1) General. The length, width and shape of blocks shall take into account the need for adequate building site size and street width and shall recognize the limitations of the topography.

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- (2) Size. No block shall be more than 1,200 feet in length between street corner lines unless it is adjacent to an arterial street or unless the topography or the location of adjoining streets justifies an exception. The recommended minimum length of blocks along an arterial street is 1,800 feet. A block shall have sufficient width to provide for two tiers of building sites unless topography or the location of adjoining streets justifies an exception.
- (3) Easements.
 - (a) Utility lines. Easements for sewers, water mains, electric lines or other public utilities shall be dedicated wherever necessary. The easements shall be at least 14 feet wide and located adjacent to lot or parcel lines, except for utility pole tieback easements which may be reduced to six feet in width.
 - (b) Water courses. If a tract is traversed by a water course, such as a drainage way, channel or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of the water course, and such further width as will be adequate for the purpose. Streets or parkways parallel to the major water courses may be required.
 - (c) Pedestrian and bicycle ways. When desirable for public convenience, a pedestrian or bicycle way may be required to connect to a cul-de-sac or to pass through an unusually long or oddly shaped block or otherwise provide appropriate circulation.

SECTION 6.04 BUILDING SITES

- (1) Size and shape. The size, width, shape and orientation of building sites shall be appropriate for the location of the land division and for the type of development and use contemplated, and shall comply with the following standards:
 - (a) Width. Each lot or parcel shall have an average width between the lot side lines as specified in the Land Development Ordinance.
 - (b) Depth. Each lot or parcel shall have an average depth between the front line and lot or parcel rear line of not less than 80 feet and not more than 2 1/2 times the average width between the side lines.
 - (c) Area. Each lot or parcel shall comprise a minimum area as specified in the Land Development Ordinance.
 - (d) In areas that will not be served by a public sewer, minimum lot and parcel sizes shall permit compliance with the requirements of the Department of Environmental Quality and shall take into consideration problems of sewage disposal, particularly problems of soil structure and water table as related to sewage disposal by septic tank.

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- (e) Where property is zoned and planned for business or industrial use, other widths and areas may be permitted at the discretion of the Planning Commission. Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated.
 - (f) Land Divisions above an elevation of 450 feet shall comply with Section 4.120, Item (9) and Sections 4.410 through 4.422 of the Land Development Ordinance.
- (2) Access. Each lot and parcel shall abut upon a street other than an alley for a width of at least 35 feet.
 - (3) Through lots and parcels. Through lots and parcels shall be avoided except where they are essential to provide separation of residential development from major traffic arteries or adjacent nonresidential activities or to overcome specific disadvantages of topography and orientation. A planting screen easement at least ten feet wide and across, to which there shall be no right of access, may be required along the line of building sites abutting such a traffic artery or other incompatible use.
 - (4) Lot and parcel side lines. The lines of lots and parcels, as far as is practicable, shall run at right angles to the street upon which they face, except that on curved streets they shall be radial to the curve.

SECTION 6.05 GRADING OF BUILDING SITES

Grading of building sites shall conform to the following standards unless physical conditions demonstrate the propriety of other standards.

- (1) Cut slopes shall not exceed one and one-half feet horizontally to one foot vertically.
- (2) Fill slopes shall not exceed two feet horizontally to one foot vertically.
- (3) The character of soil for fill and the characteristics of lots and parcels made usable by fill shall be suitable for the purpose intended.
- (4) All sites shall be graded to direct stormwater to City storm sewers or to natural drainage ways as required by City Ordinance 116.

SECTION 6.06 BUILDING LINES

If special building setback lines are to be established in a land division, they shall be shown on the subdivision plat or partition map or, if temporary in nature, they shall be included in the deed restrictions.

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SECTION 6.07 LARGE BUILDING SITES

In dividing tracts into large lots or parcels which at some future time are likely to be redivided into smaller parcels approaching the minimum standards of the Land Development Ordinance, the land divider shall show the small parcel division by means of dash lines indicating future parcel divisions and streets. Buildings or structures shall be located within the small parcel areas with minimum yards or setbacks as specified within the Land Development Ordinance as though the development were occurring on the smaller parcel. This will facilitate future land divisions and guarantee that existing buildings or structures will meet the locational requirements of the Land Development Ordinance.

SECTION 6.08 LAND FOR PUBLIC PURPOSES

- (1) If the City has an interest in acquiring a portion of a proposed land division for a public purpose, or if the City has been advised of such interest by a school district or other public agency, and there is reasonable assurance that steps will be taken to acquire the land, then the Planning Commission may require that those portions of the land division be reserved for public acquisition, for a period not to exceed one year, at a cost not to exceed the value of the land prior to subdivision.

ARTICLE 7 IMPROVEMENT REQUIREMENTS

SECTION 7.01 IMPROVEMENT PROCEDURES

In addition to other requirements, improvements installed by a land divider either as a requirement of these regulations or at his own option shall conform to the requirements of this ordinance and all improvement standards and specifications of the City, and shall be installed in accordance with the following procedure:

- (1) Improvement work shall not be commenced until plans have been checked for adequacy and approved by the City. To the extent necessary for evaluation of the proposal, the plans shall be required before approval of the tentative plan of a subdivision or partition.
- (2) Improvement work shall not commence until 5 days after the City is notified or 1 day if a change is made during the course of construction. If work is discontinued for any reason, it shall not be resumed until after the City is notified.
- (3) Improvements shall be constructed under the inspection and to the satisfaction of the City. The City may require changes in typical sections and details in the public interest if unusual conditions arise during construction to warrant the change.
- (4) Underground utilities, sanitary sewers and storm drains installed in streets shall be constructed prior to the surfacing of the streets. Stubs for service connections for underground utilities and sanitary sewers shall be placed to a length obviating the necessity for disturbing the street improvements when service connections are made.
- (5) A map showing public improvements as built shall be filed with the City upon completion of the improvements within 60 days.

SECTION 7.02 SPECIFICATIONS FOR IMPROVEMENTS

All improvements shall comply with the Public Improvement Specifications of Ordinance 74 in addition to the standards of this ordinance. If the City does not have adopted design standards or specifications, the developer shall submit proposed improvements standards and specifications to the City for approval.

SECTION 7.03 IMPROVEMENTS IN SUBDIVISIONS

The following improvements shall be installed at the expense of the subdivider at the time of subdivision or as agreed upon as provided in Section 7.05. All improvements shall comply with the construction permits requirements of Ordinance No. 149.

- (1) Streets. Public Streets, including alleys, within the subdivisions and public streets adjacent but only partially within the subdivision shall be improved. Catch basins shall be installed and connected to drainage tile leading to storm sewers or drainage ways. Upon completion of the street improvement, monuments shall be re-established and protected as provided in ORS 92.

- (2) Surface drainage and storm sewer system. Drainage facilities shall be provided within the subdivision and to connect the subdivision drainage to drainage ways or storm sewers outside the subdivision. Design of drainage within the subdivision, as provided by the City Engineer, shall take into account the capacity and grade necessary to maintain unrestricted flow from areas draining through the subdivision and to allow extension of the system to serve such areas.
- (3) Sanitary sewers. Sanitary sewers shall be installed to serve the subdivision and to connect the subdivision to existing mains. In the event it is impractical to connect the subdivision to the City sewer system, the Planning Commission may authorize the use of septic tanks if lot areas are adequate considering the physical characteristics of the area and if sewer laterals designed for future connection to a sewage disposal system are installed and sealed. Design by the City Engineer shall take into account the capacity and grade to allow for desirable extension beyond the subdivision.

If required sewer facilities will, without further sewer construction, directly serve property outside the subdivision, the following arrangements will be made to equitably distribute the cost:

- (a) If the area outside the subdivision to be directly served by the sewer line has reached a state of development to justify sewer installation at the time, the Planning Commission may recommend to the City Council construction as an assessment project with such arrangement with the subdivider as is desirable to assure financing his share of the construction.
- (4) Water system. Water lines and fire hydrants serving each building site in the subdivision and connecting the subdivision to existing mains shall be installed to the standards of the City, taking into account provisions for extension beyond the subdivision.
- (5) Sidewalks. Sidewalks shall be installed on both sides of a public street and in any special pedestrian way within the subdivision, except that in the case of primary or secondary arterials, or special type industrial districts, the Planning Commission may approve a subdivision without sidewalks if alternative pedestrian routes are available; and provided further, that in the case of streets serving residential areas having single-family dwellings located on lots equivalent to two and one-half or less dwellings per gross acre, the requirement of sidewalks shall not apply, provided there is no evidence of special pedestrian activity along the streets involved.
- (6) Bicycle routes. If appropriate to the extension of a system of bicycle routes, existing or planned, the Planning Commission may require the installation of separate bicycle lanes within streets or separate bicycle paths.

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- (7) Street name signs. Street name signs shall be installed at all street intersections to approved City standards.
- (8) Street lights. Street lights shall be installed and shall be served from an underground source of supply.
- (9) Other. The developer shall make necessary arrangements with utility companies or other persons or corporations affected for the installation of underground lines and facilities. Electrical lines and other wires, including but not limited to communication, street lighting and cable television, shall be placed underground.

SECTION 7.04 IMPROVEMENTS IN PARTITIONS

The same improvements shall be installed to serve each building site of a partition as is required of a subdivision. However, if the Planning Commission finds that the nature of development in the vicinity of the partition makes installation of some improvements unreasonable, the Planning Commission shall except those improvements. In lieu of excepting an improvement, the Planning Commission may recommend to the City Council that the improvement be installed in the area under special assessment financing or other facility extension policies of the City.

SECTION 7.05 AGREEMENT FOR IMPROVEMENTS

Before Planning Commission approval of a subdivision plat or partition map, the land divider shall either install required improvements and repair existing streets and other public facilities damaged in the development of the property or execute and file with the City an agreement between himself and the City, Specifying the period within which required improvements and repairs shall be completed and providing that, if the work is not completed 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 divider. The agreement shall also provide for reimbursement of the City for the cost of inspection by the City in accordance with Section 7.06.

SECTION 7.06 BOND

- (1) The land divider shall file with the agreement, to assure his full and faithful performance thereof, one of the following:
 - (a) A surety bond executed by a surety company authorized to transact business in the State of Oregon in a form approved by the City Attorney.
 - (b) A personal bond co-signed by at least one additional person together with evidence of financial responsibility and resources of those signing the bond sufficient to provide reasonable assurance of ability to proceed in accordance with the agreement.
 - (c) Cash.

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- (2) Such assurance of full and faithful performance shall be for a sum approved by the City as sufficient to cover the cost of the improvements and repairs, including related engineering and incidental expenses, and to cover the cost of City inspection.
- (3) If the land divider fails to carry out provisions of the agreement and the City has unreimbursed costs or expenses resulting from such failure, the City shall call on the bond or cash deposit for reimbursement. If the amount of the bond or cash deposit exceeds cost and expense incurred by the City, it shall release the remainder. If the amount of the bond or cash deposit is less than the cost and expense incurred by the City, the land divider shall be liable to the City for the difference.

ARTICLE 8 GENERAL PROVISIONS

SECTION 8.01 INTERPRETATION

Where the conditions imposed by a provision of this ordinance are less restrictive than comparable conditions imposed by other provisions of this ordinance or another ordinance, the provisions which are more restrictive shall govern.

SECTION 8.02 SEVERABILITY

The provisions of this ordinance are severable. If a section, sentence, clause or phrase of this ordinance is adjudged by a court of competent jurisdiction to be invalid, the decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 8.03 ENFORCEMENT AND APPEAL PROVISIONS

- (1) The Building and Planning Official shall have authority to enforce the provisions of this ordinance.
- (a) Penalty. A person violating a provision of this ordinance shall, upon conviction, be punished by imprisonment for a time not to exceed 90 days or by a fine of not more than \$500.00 or both. A violation of this ordinance shall be considered a separate offense for each day the violation continues.
- (b) Alternative Remedy. In case a structure is located, constructed, maintained, repaired, altered or used, or land is used in violation of this ordinance, the structure or land thus in violation shall constitute a nuisance. The City may, as an alternative to other remedies that are legally available for enforcing this ordinance, institute injunction, mandamus, abatement or other appropriate proceedings to prevent, enjoin, abate or remove the unlawful location, construction, maintenance, repair, alteration or use.
- (c) Procedures.
1. Within ten (10) days after notification of a violation of this ordinance, the Building and Planning Official shall notify the property owner that such a violation exists.
 2. Where the violation does not involve a structure, action to rectify such shall be made within 30 days. Where the violation involves a structure, action to rectify such shall be made within 60 days.
 3. If no action has been taken to rectify the violation within the specified time, the Building and Planning Official shall notify the City Attorney of such.

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4. The City Attorney shall set the date for a hearing with the person violating this ordinance and with the Building and Planning Official to consider whether subsequent legal action should be taken to rectify the violation. If necessary, the City Attorney shall take such legal action as required to insure compliance with this ordinance.
- (2) An appeal from a ruling of the Building and Planning Official regarding a requirement of this ordinance may be made only to the Planning Commission.
- (3) An action or ruling of the Planning Commission pursuant to this ordinance may be appealed to the City Council within 10 days after the Planning Commission has rendered its decision.

Written notice of the appeal shall be filed with the Building and Planning Official. If the appeal is not filed within the above-specified period, the decision of the Planning Commission shall be final. If the appeal is filed, the City Council shall receive a report and recommendation thereon from the Planning Commission and shall hold a public hearing on the appeal. The City Council may continue the hearing for good cause. Following the hearing, the City Council may sustain, reject, or overrule any recommendations or rulings of the Planning Commission, provided such action complies with the provisions of this ordinance.

SECTION 8.04 PENALTIES

Violation of any provision of this ordinance or any amendment thereto is punishable, upon conviction, by a fine of not less than fifty (\$50) dollars nor more than five hundred (\$500) dollars or imprisonment in the municipal jail for not less than twenty-five (25) days nor more than fifty (50) days, or both.

Each violation of a provision of this ordinance and each day a violation continues shall constitute a separate offense.

SECTION 8.05 AMENDMENTS

- (1) An amendment to the text of this ordinance may be initiated by the City Council, the City Planning Commission or by application of a property owner. The request by a property owner for an amendment shall be accomplished by filing an application with the Building and Planning Official using forms provided by the City.
- (2) The Planning Commission shall conduct a public hearing on the proposed amendment after publishing notice of the hearing once a week for two successive weeks prior to the hearing in a newspaper of general circulation within the City. The notice shall specify the time, place and purpose of the hearing.
- (3) Within ten (10) days after such hearing, the Planning Commission shall recommend to the City Council approval, disapproval, or modified approval of the proposed amendment.

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Upon receiving a recommendation of approval from the Planning Commission, the City Council shall hold a public hearing on the proposed amendment following the same procedures as prescribed for the Planning Commission.

- (4) No applications of a property owner for an amendment to the text of this ordinance shall be considered by the Planning Commission within the one-year period immediately following a previous denial of such request, except the Planning Commission may permit a new application if, in the opinion of the Planning Commission, new evidence or a change of circumstances warrants it.
- (5) A copy of the subdivision ordinance and any amendment adopted to such ordinance shall be filed with the recording officer of Lane County.

SECTION 8.06 DEFINITIONS

As used in this ordinance, the following words and phrases shall mean:

- (1) Building line. A line on a plat or map indicating the limit beyond which buildings or structures may not be erected.
- (2) City. The City of Veneta, Oregon.
- (3) Common Council. The Common Council of the City of Veneta, Oregon, which is the governing body of said City.
- (4) Comprehensive Plan. A city plan for the guidance of growth and improvement of the city, including modifications or refinements which may be made from time to time.
- (5) Easement. A grant of the right to use a strip of land for specific purposes.
- (6) Lot. A unit of land that is created by a subdivision of land.
 - (a) Corner lot. A lot at least two adjacent sides of which abut streets other than alleys, provided the angle of intersection of the adjacent streets does not exceed 135 degrees.
 - (b) Through lot. A lot having frontage on two parallel or approximately parallel streets other than alleys.
- (7) Map. A final diagram, drawing or other writing concerning a major partition.
- (8) Owner. An individual, association, partnership, or corporation having legal or equitable title to land, other than legal title held for purpose of security only.
- (9) Parcel. A unit of land that is created by a partitioning of land.

- (10) Partition. Either an act of partitioning land or an area or tract of land partitioned as defined in this section.
- (a) Major partition. A partition which includes the creation of a street.
- (b) Minor partition. A partition that does not include the creation of a street.
- (11) Partiton land. To divide an area or tract of land into two or three parcels within a calendar year when such area or tract of land exists as a unit or contiguous units of land under single ownership at the beginning of such year. "Partition land" does not include divisions of land resulting from lien foreclosures; divisions of land resulting from the creation of cemetery lots; and divisions of land made pursuant to a court order, including but not limited to court orders in proceedings involving testate or intestate succession; and "partition land" does not include any adjustment of a lot line by the relocation of a common boundary where an additional parcel is not created and where the existing parcel reduced in size by the adjustment is not reduced below the minimum lot standards of the zoning ordinance.
- (12) Pedestrian way. A right-of-way for pedestrian traffic.
- (13) Person. A natural person, firm, partnership, association, social or fraternal organization, corporation, trust, estate, receiver, syndicate, branch of government, or any group or combination acting as a unit.
- (14) Planning Commission. The Planning Commission of the City.
- (15) Plat. The final map, diagram, drawing, replat or other writing containing all the descriptions, locations, specifications, dedications, provisions and information concerning a subdivision.
- (16) Right-of-way. The area between boundary lines of a street or other easement.
- (17) Roadway. The portion of a street right-of-way developed for vehicular traffic.
- (18) Sidewalk. A pedestrian walkway with permanent surfacing.
- (19) Street. A public or private way that is created to provide ingress or egress for persons to one or more lots, parcels, areas or tracts of land and including the term, "road," "highway," "land," "avenue," "alley" or similar designations.

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- (a) Alley. A narrow street through a block primarily for vehicular service access to the back or side of properties otherwise abutting on another street.
 - (b) Arterial. A street of considerable continuity which is primarily a traffic artery for intercommunication among large areas.
 - (c) Collector. A street supplementary to the arterial street system and a means of intercommunication between this system and smaller areas; used to some extent for through traffic and to some extent for access to abutting properties.
 - (d) Cul-de-sac (dead-end street). A short street having one end open to traffic and being terminated by a vehicle turnaround.
 - (e) Half street. A portion of the width of a street, usually along the edge of a subdivision, where the remaining portion of the street could be provided in another subdivision.
 - (f) Limited access street. A minor street parallel and adjacent to a major arterial street providing access to abutting properties, but protected from through traffic.
 - (g) Minor street. A street intended primarily for access to abutting properties.
- (20) Subdivide land. To divide an area or tract of land into four or more lots within a calendar year when such area or tract of land exists as a unit or contiguous units of land under a single ownership at the beginning of such year.
- (21) Subdivision. Either an act of subdividing land or an area or tract of land subdivided as defined in this section.
- (22) Tentative Plan. A tentative plan is the plan of a subdivision of major partition submitted to the City for approval under the provisions of ORS 92 and Article 3 of the Land Division Ordinance. No final subdivision plat or major partition map shall be approved unless it is in substantial conformity with the provisions of the approved tentative plan.

SECTION 8.070 EMERGENCY CLAUSE

Inasmuch as the provisions of this Ordinance are necessary for the immediate preservation of the peace, health and safety of the people of the City of Veneta, an emergency is hereby declared to exist, and this Ordinance shall be in full force and effect immediately upon its passage by the Council and approval by the Mayor.

SECTION 8.080 EFFECTIVE DATE

Passed by the Council and approved by the Mayor this 28th day of June, 1979.

8032367

file # 1876

State of Oregon,
County of Lane—ss.

I, D.M. Penfold, Director of the Department of General Services, in and for the said County, do hereby certify that the within instrument was received for record at

30 JUN 80 15: 56

Reel **1081R**

Lane County OFFICIAL Records.

D.M. Penfold, Director of the Department of General Services.

By *S. Sawarado*
Deputy

C30-53

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CONTRACT ANNEXATION AGREEMENT MODIFICATION

On or about the 27th day of December, 1982, the City of Veneta, a municipal corporation of the State of Oregon, hereinafter referred to as "City," and Tanglewood Enterprises, Inc. and C. Russell Ross and Hope Ross and other parties of interest in the project known as Tanglewood Park, hereinafter for convenience referred to as "Owners," entered into an agreement known as a contract annexation agreement setting forth various rights, duties and obligations on the various parties.

The agreement, among other things, described certain real property that the Owners wished to have annexed to the City of Veneta and covered by certain city services as provided in the agreement. The annexation was going to take place in two (2) phases, the first phase being described on Exhibit B as a "10 foot border around the property described on Exhibit A." The remaining property would be annexed at such time as set forth in the agreement.

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Because of purchases of land and modifications in the original proposal of Tanglewood Enterprises, Inc., the property sought to be annexed and covered by the agreement should be modified and now include the properties described on Exhibit C and D attached hereto. Exhibit C is the total property to be served and eventually to be annexed to the City. Exhibit D is a description of the 10-foot wide belt of property that will be

1 - CONTRACT ANNEXATION AGREEMENT MODIFICATION

8329609

immediately annexed to the City under the terms and conditions stated in the December 27, 1982, agreement.

Additionally, the parties hereto agree that if any portion of this agreement or the December 27, 1982, agreement is held to be unlawful, it shall have no effect on nor interfere with the enforceability of any remaining provisions of the agreement.

Except for the modifications as stated herein, all other conditions, requirements and covenants of the prior agreement remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this agreement this 18 day of August, 1983.

CITY OF VENETA, an Oregon municipal corporation

TANGLEWOOD PARK ENTERPRISES, INC.

By: J.W. Smigley
J.W. Smigley, Mayor

By: G. Russell Ross
President

By: _____
Secretary

PERSONALLY:
G. Russell Ross
G. Russell Ross

Hope Ross

APPROVAL OF PARTIES WITH INTEREST IN PROPERTY

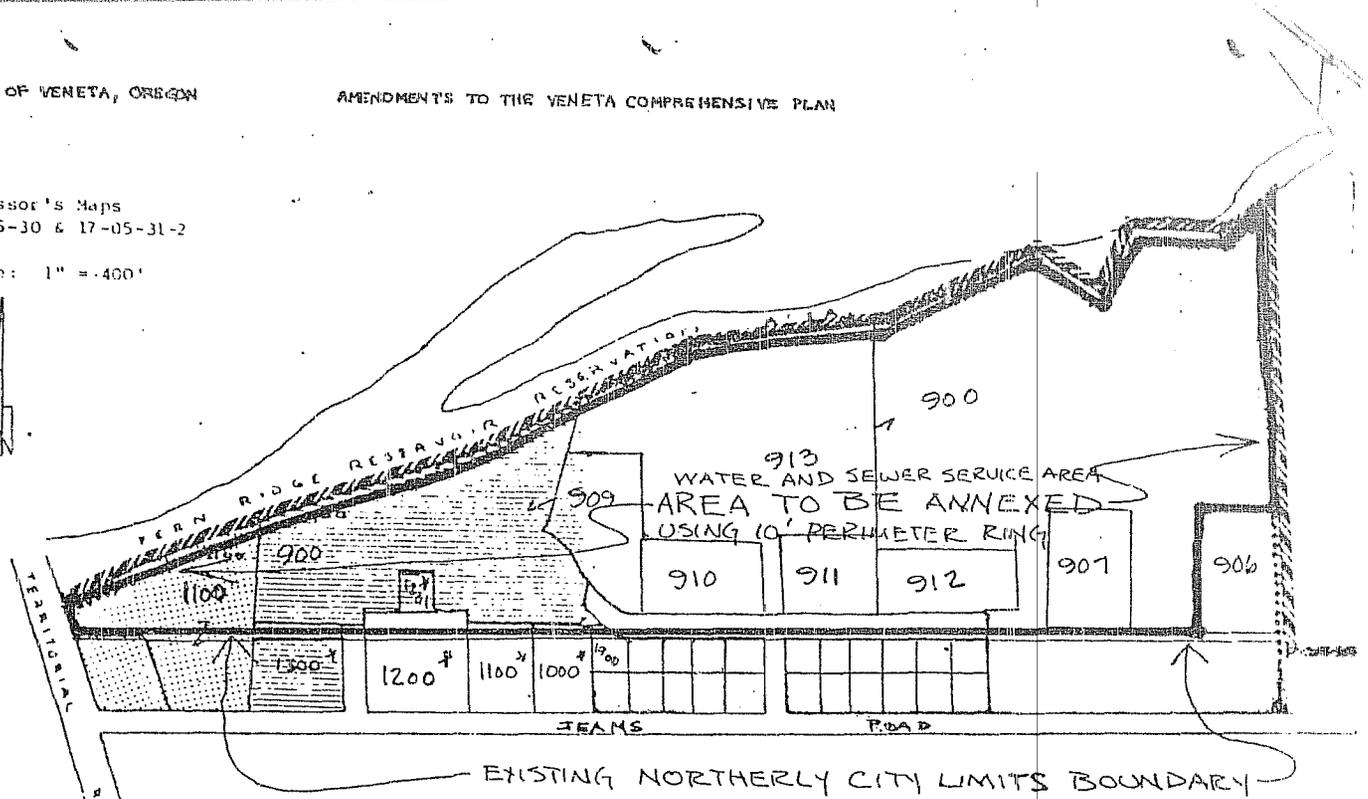
2 - CONTRACT ANNEXATION AGREEMENT MODIFICATION (end)

CITY OF VENETA, OREGON

AMENDMENTS TO THE VENETA COMPREHENSIVE PLAN

Assessor's Maps
17-05-30 & 17-05-31-2

Scale: 1" = .400'



AFFECTED PROPERTIES

17-05-30	900, 907, 909, 910, 911
17-05-31-2	912, 913, 1100, 1201

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Schaudt, Stemm & Wild, Inc.

CONSULTING ENGINEERS, SURVEYORS AND PLANNERS

383 High Street

Eugene, Oregon 97401

503/485-8323

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Donn E. Stemm
OREGON
JULY 9, 1965
DONN E. STEMM
715

8329609

Description for C. Russell Ross
10 foot Parcel along the West, North and East
Boundary lines for annexation purposes.

December 9, 1982
Job No. 82-2309
Revised July 1, 1983

A parcel of land 10.0 feet in width lying in the South half of Section 30,
Township 17 South, Range 5 West of the Willamette Meridian, described as
follows:

Beginning at the Northwest corner of Lot 1, Block 4, Tanglewood Park, as
platted and recorded in File 73, Slide 449, Lane County Oregon Plat Rec-
ords, said corner bears North 89° 56' 40" East, a distance of 243.90
feet from the Southwest corner of said Section 30; run thence North 4°
11' East, 347.09 feet to the U.S.C.E. Traverse line along the 377 foot
contour line, USC & GS Datum, of the Fernridge Reservoir; thence follow-
ing along said traverse line as follows: North 71° 50' 14" East, 724.18
feet to U.S.C.E. Monument R-153; North 60° 53' 19" East, 668.40 feet to
U.S.C.E. Monument S-153; North 85° 08' 49" East, 505.06 feet to U.S.C.E.
Monument T-153; North 65° 15' 56" East, 539.63 feet to U.S.C.E. Monument
U-153; South 55° 07' 07" East, 244.86 feet to U.S.C.E. Monument V-153;
North 21° 38' 57" East, 195.89 feet to U.S.C.E. Monument W-153; South
89° 07' 23" East, 244.57 feet to U.S.C.E. Monument X-153; North 55° 12'
23" East, 213.09 feet; thence leaving said traverse line run South 0°
40' 36" East, 883.86 feet to the Northeast corner of that certain parcel
of land conveyed to J. Lee Schimmer and Barbara J. Schimmer by instru-
ment recorded October 10, 1980, Reception No. 8051253, Lane County
Oregon Deed Records; thence following along the boundary of said parcel
as follows: South 89° 56' 40" West, 232.79 feet to the Northwest corner
thereof; South 0° 04' East, 378.79 feet to the Southwest corner thereof;
North 89° 56' 40" East, 236.82 feet to the Southeast corner thereof;
thence leaving said parcel boundary run South 0° 40' 36" East, 60.00 feet
to the north city limits line of the City of Veneta, Lane County, Oregon;
thence South 89° 56' 40" West along said city limits line, 10.00 feet;
thence North 0° 40' 36" West, 50.00 feet; thence South 89° 56' 40" West,
236.92 feet; thence North 0° 04' West, 398.79 feet; thence North 89° 56'
40" East, 232.68 feet; thence North 0° 40' 36" West, 854.90 feet to a
point 10.00 feet southeasterly of, when measured perpendicular to, the
previously described U.S.C.E. Traverse line; thence in a southwesterly
direction along a line parallel with and 10.00 feet southerly of, when
measured perpendicular to, said traverse line as follows: South 55°
12' 23" West, 197.45 feet; North 89° 07' 23" West, 240.89 feet; South
21° 38' 57" West, 201.61 feet; North 55° 07' 07" West, 251.76 feet;
South 65° 15' 56" West, 535.65 feet; South 85° 08' 49" West, 504.66 feet;
South 60° 53' 19" West, 667.20 feet; South 71° 50' 14" West, 718.44 feet
to a point bearing North 4° 11' East of a point in the previously des-
cribed north city limits line, said last mentioned point being 10.05
feet, North 89° 56' 40" East from the Point of Beginning of the parcel
herein described; thence leaving the line described as being parallel
with said U.S.C.E. Traverse line run South 4° 11' West, 339.65 feet to
said north city limits line, thence South 89° 56' 40" West, 10.05 feet
to the Point of Beginning, in Lane County, Oregon.

Excepting therefrom the following described parcel:

Beginning at said Northwest corner of Lot 1, Block 4, Tanglewood Park, run thence North $4^{\circ} 11'$ West, 336.28 feet to a point 10.81 feet along said line projected from said U.S.C.E. traverse line along the 377 foot contour line, USC & GS Datum, or Fernrudge Reservoir; thence parallel to said traverse line North $71^{\circ} 50' 14''$ East, 10.81 feet; thence South $4^{\circ} 11'$ West, 339.65 feet to a point on the north city limits of the City of Veneta, Lane County, Oregon; thence along said north city limits South $89^{\circ} 56' 40''$ West; 10.05 feet to the point of beginning in Lane County, Oregon.

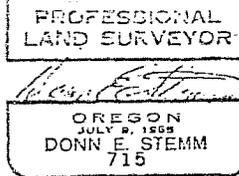
Also including a parcel of land 10.00 feet in width lying in the South half of Section 30, Township 17 South, Range 5 West and the south half of Section 25, Township 17 South, Range 6 West of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of the Harriet Glass Donation Land Claim No. 51, Township 17 South, Range 5 West of the Willamette Meridian, run thence East along the south line of said claim 227.70 feet; thence North $4^{\circ} 15'$ East 570.00 feet to the U.S.C.E. traverse line of the 377 foot contour line, U.S.C. & G.S. Datum, and the True Point of Beginning of this description; from the True Point of Beginning run thence South $71^{\circ} 57' 53''$ West along said traverse line, 340.00 feet to a U.S.C.E. traverse monument; thence South $59^{\circ} 15'$ West along said U.S.C.E. traverse line to the east right of way line of State Highway No. 200; thence southerly along said right of way line to the north line of Section 25, Township 17 South, Range 6 West of the Willamette Meridian; thence easterly along said Section line to a point 10.00 feet easterly of when measured perpendicular to the east right of way line of said highway; thence northwesterly parallel to said right of way line to a point 10.00 feet southerly of when measured perpendicular to the U.S.C.E. traverse line; thence North $59^{\circ} 15'$ East parallel to said traverse line to its intersection with a line bearing South $71^{\circ} 57' 53''$ West, said line being parallel to and 10.00 feet southerly of when measured perpendicular to the U.S.C.E. traverse line; thence North $71^{\circ} 57' 53''$ East parallel to said traverse line to a point bearing South $4^{\circ} 15'$ West from the True Point of Beginning; thence North $4^{\circ} 15'$ East to the True Point of Beginning, in Lane County, Oregon.



Schaudt, Stemm & Wild, Inc.

CONSULTING ENGINEERS SURVEYORS AND PLANNERS
358 High Street Eugene, Oregon 97401
503/485-8383



8329609

Description for C. Russell Ross
Ownership North of Veneta City Limits

December 9, 1982
Job No. 82-2309
Revised July 1, 1983

A tract of land lying in the South half of Section 30, Township 17 South, Range 5 West of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of Lot 1, Block 4, Tanglewood Park, as platted and recorded in File 73, Slide 449, Lane County Oregon Plat Records, said corner bears North 89° 56' 40" East, a distance of 243.90 feet from the Southwest corner of said Section 30; run thence North 4° 11' East, 347.09 feet to the U.S.C.E. Traverse line along the 377 foot contour line, USC & 65 Datum, of the Fernridge Reservoir; thence following along said traverse line as follows: North 71° 50' 14" East, 724.18 feet to U.S.C.E. Monument R-153; North 60° 53' 19" East, 668.40 feet to U.S.C.E. Monument S-153; North 85° 08' 49" East, 505.06 feet to U.S.C.E. Monument T-153; North 65° 15' 56" East, 539.63 feet to U.S.C.E. Monument U-153; South 55° 07' 07" East, 244.86 feet to U.S.C.E. Monument V-153; North 21° 38' 57" East, 195.89 feet to U.S.C.E. Monument W-153; South 89° 07' 23" East, 244.57 feet to U.S.C.E. Monument X-153; North 55° 12' 23" East, 213.09 feet; thence leaving said traverse line run South 0° 40' 36" East, 883.86 feet to the Northeast corner of that certain parcel of land conveyed to J. Lee Schimmer and Barbara J. Schimmer by instrument recorded October 10, 1980, Reception No. 8051253, Lane County Oregon Deed Records; thence following along the boundary of said parcel as follows: South 89° 56' 40" West, 232.79 feet to the Northwest corner thereof; South 0° 04' East, 378.79 feet to the Southwest corner thereof; North 89° 56' 40" East, 236.82 feet to the Southeast corner thereof; thence leaving said parcel boundary run South 0° 40' 36" East, 60.00 feet to the north city limits line of the City of Veneta, Lane County, Oregon; thence South 89° 56' 40" West along said city limits line 2012.30 feet to the west line of Lot 6, Block 1, said plat of Tanglewood Park; thence North 0° 04' West along said west line 52.20 feet to the Northwest corner of said Lot 6, Block 1; thence South 89° 56' West parallel with the south line of Harriet Glass Donation Land Claim No. 51, said Township and Range, 357.93 feet; thence North 0° 39' East, 31.43 feet; thence South 89° 56' West parallel with the south line of said Donation Land Claim No. 51, 101.86 feet; thence North 0° 39' East, 125.00 feet; thence South 89° 56' West parallel with the south line of said Donation Land Claim No. 51, 85.00 feet; thence South 0° 39' West, 125.00 feet; thence South 89° 56' West parallel with the south line of said Donation Land Claim No. 51, 100.00 feet; thence South 0° 39' West, 83.51 feet to the previously described north city limits line; thence South 89° 56' 40" West along said north line, 341.30 feet to the Point of Beginning, in Lane County, Oregon.

Also including that portion of the following described parcel of land lying North of the north line of Section 30, Township 17 South, Range 5 West and Section 25, Township 17 South, Range 6 West of the Willamette Meridian, said section lines also being the North City Limits of Veneta, Lane County, Oregon.

Beginning at the Southwest corner of the Harriet Glass Donation Land Claim No. 51, Township 17 South, Range 5 West of the Willamette Meridian; running thence East along the South boundary of said Donation Land Claim, 3.45 chains; thence North 4° 15' East, 570 feet to the 377 foot contour line, U.S.C. and G.S. Datum; thence South 71° 57' 53" West, 340 feet to a U.S.E.D. boundary monument; thence South 59° 15' 00" West along said contour line 380 feet, more or less, to the East boundary line of State Highway No. 200; thence Southerly along said boundary line to a point West of the point of beginning; thence East to point of beginning, in Lane County, Oregon.

8329609

State of Oregon,
County of Lane--ss.

I, the County Clerk, in and for the said County, do hereby certify that the within instrument was received for record at

22 AUG 03 11: 39
Recd.

1259K
Lane County OFFICIAL RECORD
Lane County Clerk

By:  Poppey

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8412661

VENETA URBAN RENEWAL PLAN AND REPORT

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140.
~~152-1-0~~

Submitted by Veneta Urban Renewal Task Force

Donna Eichhorn, Chairman
Alyce Lloyd, Vice-Chairman
Walt Bechtol
Cue Hallett
Brian Nelson-Munson
Jack Kelley
J.W. Smigley, Mayor

CITY OF VENETA
Ordinance No. 267,
Adopted October 23, 1984

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*** The Background Report has not been included in the copy of the Urban Renewal Plan and Report recorded with the Lane County Deeds and Records office. Copies of the Background Report and all Exhibits may be obtained at Veneta City Hall, 24951 McCutcheon Ave., Veneta, Oregon 97487

PART III: APPENDICES

- Exhibit 1 - Boundary Map and Legal Description
- Exhibit 2 - Comprehensive Plan Designations
- Exhibit 3 - Veneta Land Development Ordinance: Zoning Map
- *** Exhibit 4 - Vacant Lands
- *** Exhibit 5 - Existing Non-Residential Buildings
- *** Exhibit 6 - Existing Residential Buildings
- *** Exhibit 7 - Sanitary Sewers
- *** Exhibit 8 - Water System
- *** Exhibit 9 - Storm Drainage
- *** Exhibit 10 - Existing Streets
- *** Exhibit 11 - Proposed Street Improvements
- *** Exhibit 12 - Parks
- *** Exhibit 13 - Inventory of Businesses in Veneta Downtown, May 1984
- *** Exhibit 14 - Urban Renewal Survey, April 1984
- *** Exhibit 15 - How Does Tax Increment Financing Work
- *** Exhibit 16 - Tax Increment Financing Illustration

Footnotes

- *** Exhibits 4 to 15 have not been included in the copy of the Veneta Urban Renewal Plan and Report recorded in the office of Lane County Deeds and Records. Copies of the Background Report and all exhibits may be obtained at Veneta City Hall, 24951 McCutcheon Ave., Veneta, Oregon 97487.

PREFACE

The purpose of this report is to study the feasibility of creating an Urban Renewal District in the City of Veneta, Oregon and to present an Urban Renewal Plan and Report to the Veneta City Council for adoption in October, 1984. The Urban Renewal Plan (Part I) establishes formal policy of the City of Veneta and governs the use of funds for land acquisition and public improvements by the newly created Urban Renewal Agency. The Background Report (Part II) includes a careful analysis of existing social, economic and public facility conditions within the boundaries of the urban renewal district. The Background Report also proposes a detailed tax increment financing program for \$7,000,000.00 in public improvements to be completed by the Urban Renewal Agency during the next twenty years.

The Veneta Urban Renewal Plan and Report will provide private developers, property owners and public officials with a detailed blueprint for the redevelopment of Veneta's central business district and undeveloped light industrial areas. The plan will also provide small city administrators and planners in communities under 10,000 population with an example of how one small Oregon city planned for and confronted serious public facility deficiencies in older developed areas of the community.

The City of Veneta began to consider the creation of an Urban Renewal District in February, 1984 when Mayor J.W. Smigley appointed a seven member citizen task force to work with the City Administrator. The task force was charged with the responsibility of recommending to the Veneta Planning Commission and Veneta City Council whether or not an urban renewal district should be formed and whether or not the use of tax increment financing provides a reasonable method of financing needed public improvements within the urban renewal area. The task force met for twelve weeks from February to May, 1984. This report, prepared by the City Administrator, is the culmination of their analysis of the problems and needs of the City of Veneta.

ORS 457 explains that an urban renewal district may be created by any municipality which finds that conditions of "blight" exist within the community. The Veneta Urban Renewal District boundaries were selected to include the older commercial core of the city and new light industrial areas. Blighted conditions were found throughout the district. The area is marked by a haphazard mix of residential, commercial and vacant lands, substandards streets, small parcels which inhibit commercial development, and large tracts of undeveloped lands without public facilities.

During the past five years, the City of Veneta has unsuccessfully sought a variety of federal and state grants to fund street, water, sewer and park improvements which would help eliminate blight in the district. A review of federal grant resources available in 1984 reveals that there is little money available for small communities to upgrade deteriorated residential and commercial areas or to finance public improvements in vacant industrial parks. Under ORS 457 tax increment financing appears to offer communities a financing tool to renovate deteriorated sections of the community. The Background Report (Part II) includes an analysis of how tax increment financing can be coupled with special assessments to benefitting property owners to finance a majority of the costs of public improvements without placing an inordinate burden on local taxpayers or private property owners.

The positive and negative effects of urban renewal and tax increment financing were also considered. The task force carefully considered the effects tax increment financing will have on the seven other taxing districts which levy property taxes in the City of Veneta. The projected effects will depend on the rate of growth and type of growth in the urban renewal area over the next twenty years.

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The Veneta Urban Renewal Plan and Report is an idealized blueprint of the future. If successful, urban renewal will revitalize the downtown core of Veneta and it will provide strong incentives to businesses to locate in the community. The Veneta Urban Renewal Plan and Report should be viewed as a method for the city to accomplish the primary goal of the Veneta Comprehensive Plan: "Veneta shall develop as a mid-Lane service, retail and employment center..." to serve the residents of west central Lane County.

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PART I

VENETA ECONOMIC DEVELOPMENT DISTRICT

URBAN RENEWAL PLAN

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PART ONE:

VENETA ECONOMIC DEVELOPMENT DISTRICT
URBAN RENEWAL PLAN

ARTICLE I - INTRODUCTION

1.010 Background. On February 20, 1984, the Veneta City Council appointed an Urban Renewal Task Force to evaluate whether or not an Economic Development-Urban Renewal District should be formed encompassing the blighted central business district and light industrial areas of the City of Veneta. This Urban Renewal Plan is recommended by the Urban Renewal Task Force and is aimed at: (1) the elimination of blight, (2) support of existing businesses through the provisions of improved public facilities, and (3) the creation of new jobs and enticement of new industry.

The Urban Renewal Task Force met weekly from February 20, 1984 to May 20, 1984 to gather background information and to prepare the draft Urban Renewal Plan for presentation to the Veneta Planning Commission. The Planning Commission held a Public Hearing on May 22, 1984 at which time the Report was explained in detail by members of the Urban Renewal Task Force and by City Staff. On June 21, 1984, the Veneta Planning Commission recommended to the Veneta City Council that the Urban Renewal Plan and Report be approved as presented, with minor amendments to the project priority list. On June 25, 1984, the Veneta City Council held a Public Hearing to consider the Urban Renewal Plan and Report and directed the City Administrator to prepare two ordinances to approve the Plan and Report and to form an Urban Renewal District. Prior to Plan adoption the City Attorney's office was requested to review the Urban Renewal Plan and Report to determine if it met all legal requirements of ORS 457. In addition, the Veneta City Engineer was requested to prepare a legal description of the project area and to update cost estimates for each public improvement project. The Urban Renewal District was created and the Urban Renewal Plan and Report was adopted on October 23, 1984 after a final Public Hearing before the Veneta City Council.

1.020 Legal Authority. The Urban Renewal Plan for the Veneta Economic Development District consists of the text and exhibits included herein. The Plan is for a specific area located entirely within the Urban Growth Boundary of the City of Veneta. This Plan has been prepared by the staff of the City of Veneta and the Urban Renewal Task Force for the Veneta Planning Commission and Veneta City Council. The Veneta City Council shall administer this Plan acting in its capacity as the Veneta Urban Renewal Authority, otherwise known as the Veneta Downtown Renewal Agency, pursuant to Oregon Revised Statute (ORS) Chapter 457, the Oregon Constitution, and all other applicable laws and ordinances. All such applicable laws are made a part of this Plan, whether expressly referred to in the text or not.

1.030 Definitions

1. "Agency" means the Urban Renewal Agency of the City of Veneta otherwise known as the Veneta Downtown Renewal Agency (VDRA).
2. "VDRA" means the Veneta Downtown Renewal Agency, which serves as the Urban Renewal Authority pursuant to ORS 457.035-457.045.
3. "Blight" shall have the same meaning in this Plan as is defined by ORS 457.010.
4. "City" means the City of Veneta, Oregon.
5. "Comprehensive Plan" means the Veneta Comprehensive Plan adopted by the Veneta City Council on December 13, 1977, and as subsequently amended.
6. "County" means the County of Lane, State of Oregon.
7. "District" means the Veneta Economic Development District Urban Renewal Area.
8. "Economic Development District" means the Veneta Economic Development District Urban Renewal Area.

9. "ORS" means Oregon Revised Statutes.
10. "Persons" means any individual, family, business, firm, association, or corporate entity.
11. "Plan" or "this Plan" means the Urban Renewal Plan, also referred to as "The Veneta Economic Development District Urban Renewal Plan", including the text and exhibits.
12. "Planning Commission" means the Planning Commission of the City of Veneta.
13. "Project Area" means the area included within the boundaries of the Veneta Economic Development District Urban Renewal Area.
14. "Redeveloper" means any individual or group which acquires property or which receives financial assistance for the physical improvement of privately held structures and land from the Urban Renewal Agency.
15. "Text" means the text of the Veneta Economic Development District Urban Renewal Plan.

1.040 Declaration of Need and Intent. Within the boundaries of the Veneta Economic Development District, the Veneta City Council has found conditions of blight which are detrimental to the safety, health, and welfare of the community. Specifically, the district is characterized by the following blighted factors described in ORS 457.010:

1. The existence of buildings and structures, used or intended to be used for living, commercial, industrial or other purposes, or any combination of those uses, which are unfit or unsafe to occupy for those purposes because of:
 - a. Defective design and quality of physical construction; or...
 - e. Obsolescence, deterioration, dilapidation, mixed character or shifting of uses.

2. An economic dislocation, deterioration or disuse of property resulting from faulty planning;
3. The division or subdivision and sale of property or lots of irregular form and shape and inadequate size or dimensions for proper usefulness and development.
4. The laying out of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions;
5. The existence of inadequate streets and other rights-of-way, open space and utilities;
6. The existence of property or lots or other areas which are subject to inundation by water;
7. A prevalence of depreciated values, impaired investments and social and economic maladjustment to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered;
8. A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive conditions of land potentially useful and valuable for contributing to the public health, safety, and welfare.¹

The Veneta City Council further finds that to correct these conditions and to realize the Plan objectives set forth in Section 1.070, it is necessary and in the public interest to create the Veneta Economic Development District as an Urban Renewal Area and to utilize the urban renewal and redevelopment provisions of Chapter 457 of the Oregon Revised Statutes and the Oregon Constitution.

1.050 Citizen Participation. The activities and projects identified in this Plan and the report following, the development of subsequent plans and regulations, and the adoption of amendments to this Plan shall be undertaken with the participation of citizens, owners, and tenants as individuals and

organizations with interests in the Urban Renewal Area. Before the Veneta City Council adopts the Plan and any amendments thereto, the Veneta Planning Commission shall hold at least one public hearing to consider public testimony for or against the Plan and any amendments, and the Planning Commission shall make a written recommendation to the Veneta City Council on whether the Plan should be adopted. Prior to final adoption of the Plan and any amendments, the Veneta City Council shall hold at least one public hearing with public notice of such hearing published in a newspaper of general circulation in accordance with ORS 457.095.²

1.060 Nondiscrimination Provision. In the preparation, adoption, and implementation of this Urban Renewal Plan, no public official or private party shall take any action or cause any person, group or organization to be discriminated against on the basis of age, race, color, religion, sex, marital status, or national origin.³

1.070 Primary Objective of the Urban Renewal Plan. The Urban Renewal Task Force, Veneta Planning Commission and Veneta City Council agree that the creation of the Veneta Economic Development District will enable the City to achieve its primary goal of becoming a "mid-Lane service center and suburban residential community with an appealing rural setting."⁴

This plan has been developed to achieve 6 major objectives outlined in the Veneta Comprehensive Plan:

1. Develop a cohesive central business district and attractive light industrial park areas to attract new employers to Veneta.⁵
2. Construct new public facilities to stimulate construction of new residential, commercial and industrial buildings.⁶
3. Replace substandard public facilities.⁷
4. Eliminate unsafe, deteriorated or dilapidated buildings in the older downtown area of Veneta.⁸

5. Improve the appearance of the City and create a sense of community pride.⁹
6. Establish a long-term financing program to make needed public improvements.¹⁰

1.080 Consistency of Urban Renewal Plan and Veneta Comprehensive Plan: The Veneta Comprehensive Plan mandates that the city conduct a "thorough analysis of the commercial core and develop an action plan...prior to 1985."¹¹ This plan implements that directive and goes much further in striving to achieve a variety of economic development, parks, public facility, and housing goals of the City.

When the action program and public improvements recommended in this Plan are completed by the Veneta Downtown Renewal Agency, the following goals and policies, excerpted from the Veneta Comprehensive Plan, will have been fully or partially implemented.

1. Economic Development and Land Use:

- a. Phase I Development Area: The Veneta Comprehensive Plan shall be designed to accommodate 4,500 persons within the Phase I development area and an estimated 7,500 persons within the City by the year 2000.¹²
- b. Light Industrial: Provide...attractive light industrial parks to serve Veneta and the surrounding area....¹³
- c. Commercial: Enhance Veneta's role as a Mid-Lane Commercial and Service Center.¹⁴
- d. Central Business District: Retail, professional, government and services shall be encouraged to locate in the Central Business District.¹⁵

- g. Parks: Develop a variety of neighborhood parks, open space areas and recreational facilities.²²

3. Housing and Growth Management

- a. Housing: Identify housing units for rehabilitation or removal.²³
- b. Growth Management: New development shall be reviewed based on the City's and other service providers' ability to provide services and public facilities concurrent with or prior to such development.²⁴

The Veneta Economic Development District was selected because it is the center around which the community will grow. All of Veneta's prime industrial lands and the entire Central Business District are within the district boundaries. The Veneta Downtown Renewal Agency believes that the creation of the District and use of tax increment financing will speed the renewal of the district and rejuvenation of a depressed local economy. The construction of new businesses will generate jobs for area residents and stimulate residential growth throughout the Veneta/Elmira area. In turn, the goals of Veneta's Comprehensive Plan can become the reality of Veneta's future.

ARTICLE II - THE DISTRICT

2.010. Boundary. The Veneta Economic Development District Urban Renewal Area includes 354 acres of land, 295 of which are located in the City of Veneta and 59 acres are located in an unincorporated island inside the Veneta Urban Growth Boundary. The entire Veneta Economic Development District is located in the County of Lane, State of Oregon, and within the boundaries designated and described in Exhibit 1.

2.020 Land Use Plan. The Land Use plan for the Veneta Economic Development District consists of the Veneta Comprehensive Plan Ordinance 150 and the Veneta Land Development Ordinance No. 178 which are herein incorporated by reference. A description of existing land uses in the Veneta Economic Development District is included in Article 6, Section 6.010, Physical Conditions and Land Uses; 6.020, Public Facilities and Sewers; and 6.030 Social and Economic Conditions within the Urban Renewal District. All development of land within the Urban Renewal area shall comply with goals and policies specified in the Veneta Comprehensive Plan and Veneta Land Development Ordinance which govern type of construction, maximum density, zoning and building requirements. It is further understood that all land use actions within the Veneta Economic Development District shall comply with the Veneta Comprehensive Plan, Veneta Land Development Ordinance, and any other law of the city governing land use which shall be in effect concurrently with this Urban Renewal Plan and Report. Exhibit No. 2, Comprehensive Plan Designation within the Urban Renewal District in effect on June 1, 1984, and Exhibit No. 3, Zoning Designation in effect within the Urban Renewal District on June 1, 1984 are provided to show the type of development which may be permitted within the boundaries of the Veneta Economic Development District.

ARTICLE III - PROJECTS AND ACTIVITIES

3.010 Financing Public Improvements Project and Activities. In order to achieve the objectives outlined in Sec. 1.070 of this Plan, the Veneta Downtown Renewal Agency shall undertake a variety of public improvement projects. These improvements shall be financed through a variety of resources including, but not limited to, property assessments, tax increment financing, capital construction funds, county road funds, State Highway Division funds, grants-in-aid, and private investments.

3.011 Public Improvements Priority List. Public improvements within the Veneta Economic Development District are prioritized in order to achieve three primary purposes:

1. Eliminate blight and replace substandard public facilities in the existing developed core of Veneta.
2. Provide basic public improvements to serve newly constructed residential, commercial or industrial structures.
3. Attract new employers to Veneta by providing new public facilities on vacant commercial and industrial areas prior to development.

The Urban Renewal Task Force evaluated the size, type, quality and cost of existing and proposed public facilities from March - May, 1984. Prior to adopting the final priority list for inclusion in this Plan, the Task Force consulted the Veneta Rural Fire Protection District, Fern Ridge School District 28-J, Lane County Public Works Division, Oregon State Highway Division and members of the general public.

The Urban Renewal Task Force recommends that all public improvements in Table 1 be completed. The top ranked projects should be given highest consideration for funding in the first five years of the Urban Renewal District. A re-evaluation of all projects and funding sources should be completed every year. New priority lists specifying additional projects and eliminating completed or unneeded improvements should be considered at each review.

TABLE 1

Public Improvement Priority List

<u>Priority</u>	<u>Project Title</u>	<u>Description</u>
1	New Highway 126 Intersection	Construct a 10' bikeway and landscape the new Highway 126 and Territorial Road intersection.
2	Downtown Streets (Territorial-3rd)	Construct streets, including paving, curbs, gutters, sidewalks, storm sewers and a park and ride facility.
3	Downtown Streets (3rd-5th)	Construct new streets, including curbs, gutters, sidewalks and storm sewers.
4	City Hall/Fire Hall	a. Purchase 2 acres for fire station b. Purchase existing Fire Hall c. Remodel City Hall/Fire Hall d. Construct new fire station
5	Water Source Expansion	Drill four new wells and modify the Water Treatment Plant or obtain water from EWEB.
6	Highway 126 East Water Main	Install a 12" main east on Highway 126 and a 12" main north to Tanglewood Park.
7	Sewer Lagoon	Construct a new sewer lagoon and rock filter system.
8	Tanglewood Sewer Pump Station	Install new sewer pump station and pressure lines to serve the Tanglewood Park and Jeans Road industrial sites.
9	Jeans Road Street	Construct a 44' wide street with three lanes, curbs, gutters, sidewalks and storm sewers.
10	Park Development	Develop the City Park including: a. Purchase 5 acres for park site from Catholic Church b. Pave Community Center Parking area c. Construct 4 tennis courts d. Construct 2 basketball courts

TABLE 1 (Continued)

Public Improvement Priority List

<u>Priority</u>	<u>Project Title</u>	<u>Description</u>
11	Territorial Road Street	Construct a 60' wide street with 3 or 4 lanes, bikeways, curbs, gutters, sidewalks and storm sewers.
12	Downtown Streets (6th & Dunham)	Construct new streets including paving, curbs, gutters, sidewalks and storm sewers.
13	Downtown Streets (5th to 8th)	Construct new streets including paving, curbs, gutters, sidewalks and storm sewers.
14	New Indoor Pool and Recreation Center	Construct a 25 meter Pool and Recreation Center at City Park.
15	E. Broadway Street	Resurface the street and add new curbs, gutters, sidewalks and storm sewers.

3.012 Rehabilitation and Conservation. It is the intent of the Veneta Downtown Renewal Agency to encourage conservation and rehabilitation of existing buildings which are capable of rehabilitation. The methods to achieve rehabilitation and conservation may include the following:

1. Owner rehabilitation or conservation at owner expense;
2. Development of a low-interest loan pool for commercial and industrial business expansion and rehabilitation projects;
3. City enforcement of existing building codes and fire code;
4. "Willing seller" acquisition of properties for the purpose of rehabilitation by the Urban Renewal Agency or resale for rehabilitation;
5. City participation in other state and federal housing rehabilitation programs.

3.013 Authority to Acquire Property. Limited property acquisition authority is hereby granted to the Veneta Downtown Renewal Agency. No properties shall be acquired by the Agency through the powers of eminent domain (condemnation) without amendment to this Plan except where necessary to acquire easements and rights-of-way for public improvement projects.

Property acquisition, including limited interest acquisition, may be used to achieve the objectives of this Plan, within the limitations set forth herein, based on one or more of the following criteria:

1. Acquisitions of Substandard Structure: Where existing conditions do not permit practical or feasible rehabilitation of the structure and the Agency determines that acquisition of such properties and demolition of the improvements thereon are necessary to remove substandard and blighting conditions;
2. Acquisition where Incompatible Land Uses Inhibit Development: Where detrimental land uses or conditions such as incompatible uses or adverse influences from noise, smoke, or fumes exist and it is determined that acquisition of such properties and demolition of the improvements are necessary to remove blighting influences and to achieve the objectives of this Urban Renewal Plan or;
3. Acquisition of Land for Public Facilities: Where it is determined that the property is needed to provide public improvements and facilities.

3.014 Proposed Land Acquisitions. The Veneta Downtown Renewal Agency plans to acquire two small park sites to construct public improvement and four (4) existing rights-of-way which have not been opened for street purposes and may not be used for street purposes:

1. City Park Expansion: A 6.25 acre area on East Broadway Avenue, Assessor's Map 17 05 31 2, Tax Lots 500 and 501, will enable the city to expand the City Park. Upon completion of the public improvement projects listed in this plan, the ownership of property and all public

improvements shall be transferred to the City. This plan estimates that all park improvements and land acquisition will be completed by 1997.

2. Park and Ride: A less than $\frac{1}{2}$ acre site, location undetermined, will be acquired to create a small park and ride facility. Upon completion of any park and ride improvements on the site, the property will be transferred either to the City of Veneta or to Lane Transit District. This project will be included in the downtown street improvements to be completed by 1987.

3. Right-of-Ways: The Veneta Downtown Renewal Agency may acquire four (4) unopened street right-of-way from the City of Veneta and then lease them for commercial and industrial development if permitted by State Law or the Agency may develop these rights-of-way for public parking. If used for public parking purposes, the developed parking areas will have ownership transferred to the City of Veneta after the completion of public improvements or upon termination of the Urban Renewal Area in the year 2004. The public rights-of-way which may be acquired by the Veneta Downtown Renewal Agency include:
 - a. Waldo Avenue (Territorial Road west to 7th Street)
 - b. 4th Street (Broadway Avenue north to Waldo Avenue)
 - c. 6th Street (Broadway Avenue north to Waldo Avenue)
 - d. 7th Street (Broadway Avenue north to Waldo Avenue)

3.015 Time Schedule for Land Acquisition. The acquisition of the city park, park and ride site, and unopened streets will occur after January 1, 1985. Properties will be acquired as they become available for purchase by the Veneta Downtown Renewal Agency.

3.016 Land Acquisition Requiring Urban Renewal Plan Amendments. Land acquisition for any purpose other than specifically listed in this article shall be accomplished only after amending this Plan by following procedures as set forth in Article V of this Plan.

If a plan amendment authorizing land acquisition is approved by the City Council, a map exhibit shall be prepared showing the properties to be acquired and the purpose for such acquisition. The map exhibit shall be appropriately numbered and shall be included as an official part of this Urban Renewal Plan.²⁷

3.017 Relocation. The Veneta Downtown Renewal Agency does not require the relocation of any persons or businesses. However, in the unlikely event that an action of the Agency will result in temporary or permanent displacement, then the Agency will provide assistance in finding replacement facilities to displaced persons or businesses. All persons or businesses to be displaced will be contacted to determine their relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken and payments made in accordance with the requirements of ORS 281.045 - 281.105, Relocation Regulations, as adopted by the Agency, and all other applicable laws or regulations. Relocation payments will be made as provided by ORS 281.060. Payments made to persons displaced from dwellings will assure that they will have available to them decent, safe, and sanitary dwellings at costs or rents within their financial reach. Payment for moving expenses will be made to businesses displaced. The Agency will prepare and maintain information in its office relating to the relocation program procedures, including eligibility for and amounts of relocation payments, services available, and other relevant matters.²⁸ If Federal funding is used in any particular public improvement project, the requirements of the Federal Uniform Relocation Assistance Act shall be complied with by the City and Urban Renewal Agency.

3.018 Cooperative Agreements. The Agency may enter into cooperative agreements with other public agencies to achieve purposes set forth herein.²⁷

3.019 Property Disposition. The Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property which has been acquired in accordance with the provisions of this Plan.

All real property acquired by the Agency in the Veneta Economic Development District shall be disposed of for development for the uses permitted in the Plan at the fair re-use value for the specific use or uses to be permitted on the real property. All persons and entities obtaining property from the Agency shall use the property for the purpose designated in this Plan, and complete development of the property within a period of time the Agency fixes as reasonable, and comply with other conditions necessary to carry out the purposes of the Plan.

All real property disposed of or leased by the Agency shall be made subject to this Plan. Leases, deeds, contracts, agreements, and declarations of restrictions by the Agency may contain restrictions, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan.³⁰

3.020 Redeveloper's Obligations. The following redevelopment requirements, whether by the Agency or by others as designated by the Agency, shall be implemented by appropriate covenants, or other provisions in property disposition instruments.

1. The redeveloper and his successors or assigns shall develop land in accordance with the land use provisions and building requirements specified in this Plan.
2. The redeveloper shall begin and complete the development of such land for the uses required in this Plan within a reasonable period of time as determined by the Agency and to be specified in the disposition instrument.
3. The redeveloper shall submit preliminary architectural and site plans, landscape plans, and final plans and specifications for the construction of improvements on the land to the Agency for review and distribution to appropriate reviewing bodies as stipulated in this Plan and existing codes and ordinances. Such plans and specifications shall comply with this Plan, recognizing that the Agency will require the use of design

techniques which will relate the new development in plan and size to the existing area, and the requirements of city codes and ordinances.

4. The redeveloper will be obligated, under the terms of the disposition instrument, to carry out specified improvements in accordance with this Plan.

The redeveloper will not be permitted to dispose of the property until the improvements are made except with the prior written consent of the Agency. The consent will not be granted except under conditions that will prevent speculation and protect the interest of the Agency and the general welfare of the Plan Area.

5. No property shall be restricted as to the sale, lease, use, or occupancy upon the basis of race, religion, color, sex, or national origin.
6. The redeveloper shall maintain developed and/or undeveloped property under his ownership within the area in a clean, neat, and safe condition in accordance with the approved plans for development.³¹

ARTICLE IV - METHODS FOR FINANCING URBAN RENEWAL PROJECTS

4.010 General Description of the Proposed Financing Methods. The Veneta Downtown Renewal Agency will consider all possible sources of funding in carrying out this Plan. The Agency may borrow and accept advances, loans, grants, and any other form of financial assistance from the federal government, state, city, county, or other public body or from any other sources, public or private, including lease or sale of properties to developers for the purpose of undertaking and carrying out this Plan. In addition, the Agency may obtain financing as authorized under ORS Chapter 457 or any applicable statutes.

Upon request of the Veneta Downtown Renewal Agency, the Council of the City of Veneta may, as necessary to achieve plan objectives, issue general obligation or revenue bonds, certificates, debentures, improvement warrants, and form local improvement or special assessment districts to assist in financing the public improvement projects listed in this Plan.

The funds obtained by the Veneta Downtown Renewal Agency shall be used to pay or repay any cost, expenses, advances, and indebtedness incurred in planning or undertaking the Plan or in otherwise exercising any of the powers granted by ORS Chapter 457.³²

4.020 Self-Liquidation of Cost of Project. The Plan may be financed, in whole or in part, by self-liquidation of costs of the Plan as provided in ORS 457.420-457.450. The ad valorem taxes, if any, levied by a taxing body upon taxable real and personal property situated in the Urban Renewal Project Area, shall be divided as provided in ORS 457.440. That portion of the taxes representing the levy against the assessed value attributable to the increase, if any, in true cash value of property located in the Urban Renewal Area, or part thereof, over the true cash value specified in the certificate or amendment to the certificate filed under ORS 457.430, shall, after collection by the tax collector, be paid into a special fund of the Agency and shall be used to pay the principal and interest on any indebtedness incurred by the Agency to finance or refinance the carrying out of the Urban Renewal Plan. If

the City issues municipal bonds to finance any portion of the Plan, tax increment funds may be used to retire the bonds.³³

4.030 Prior Indebtedness. Any indebtedness permitted by law and incurred by the Veneta Downtown Renewal Agency or the City in connection with pre-planning of this Urban Renewal Project shall be repaid by tax increment increases from the Urban Renewal Area when and if such funds are available as provided by ORS 457.³⁴

4.040 Completion of Project. Upon satisfaction of all outstanding indebtedness, the City shall not utilize the provisions of ORS 457.420 through 457.450 for further financing in the Area without filing a new plan.³⁵

5.010 Procedure for Changes in the Approved Veneta Economic Development District Renewal Plan. The Plan will be reviewed annually by the Planning Commission. The Plan will continue to evolve during the next twenty years. It is anticipated that the Plan will be changed or modified from time to time or amended as development potential and conditions warrant, as planning studies are completed, as financing becomes available, or as local needs dictate. Where the proposed modification will substantially change the Plan as approved by the City Council, the modification must be by formal written amendment duly approved and adopted by the City Council after the review and recommendation of the Planning Commission and the holding of a public hearing in the same manner as the original Plan in accordance with the requirements of state and local law.

The following amendments are examples of substantial changes: (1) revisions in boundaries; (2) addition of new projects not within the scope of this Plan; (3) condemnation of private property; and (4) other changes which will change the basic planning principles of this Plan.³⁶

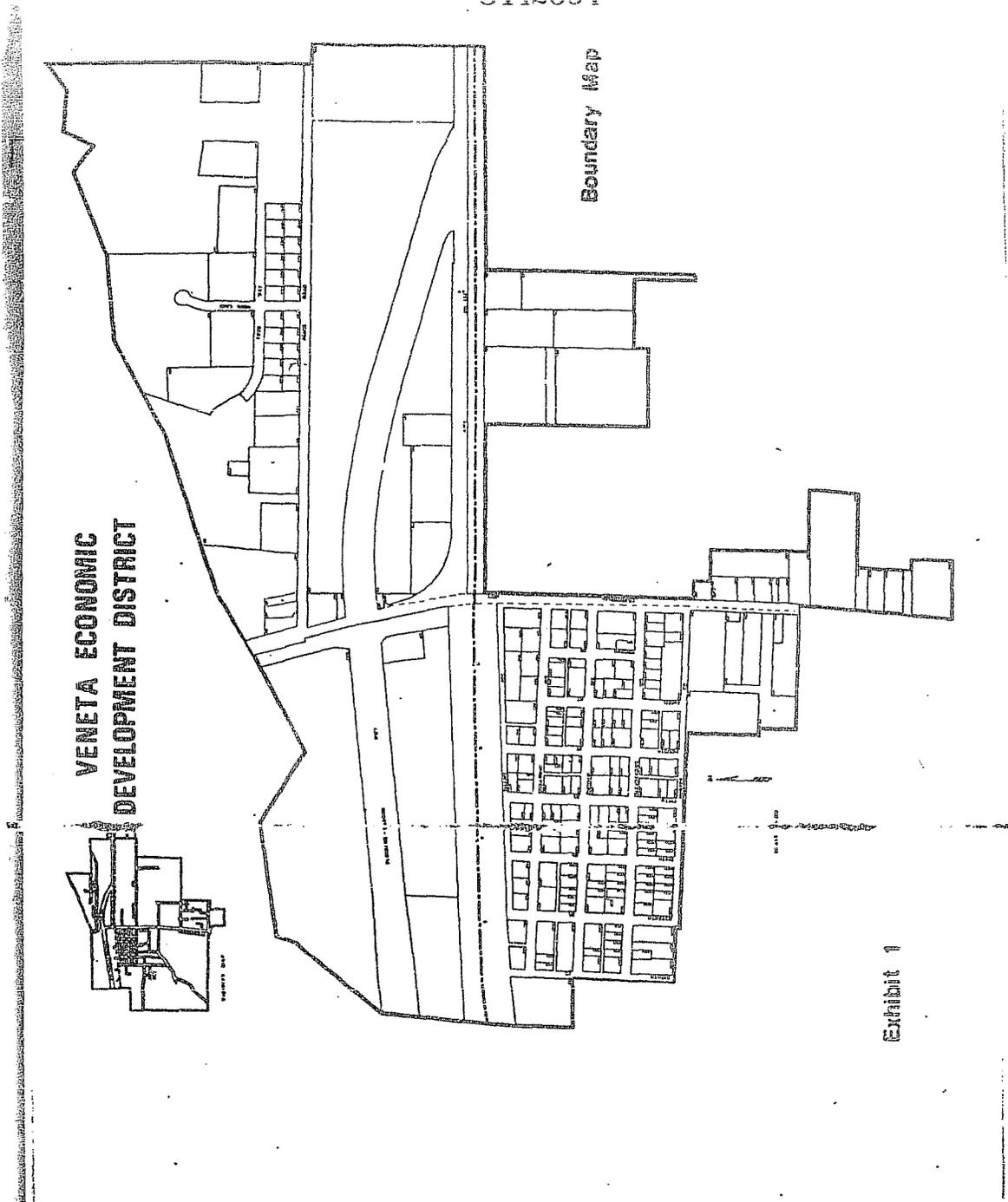


Exhibit 1

A Boundary Description
of
Veneta Economic Development District
City of Veneta
Lane County
Oregon

84-1266.1

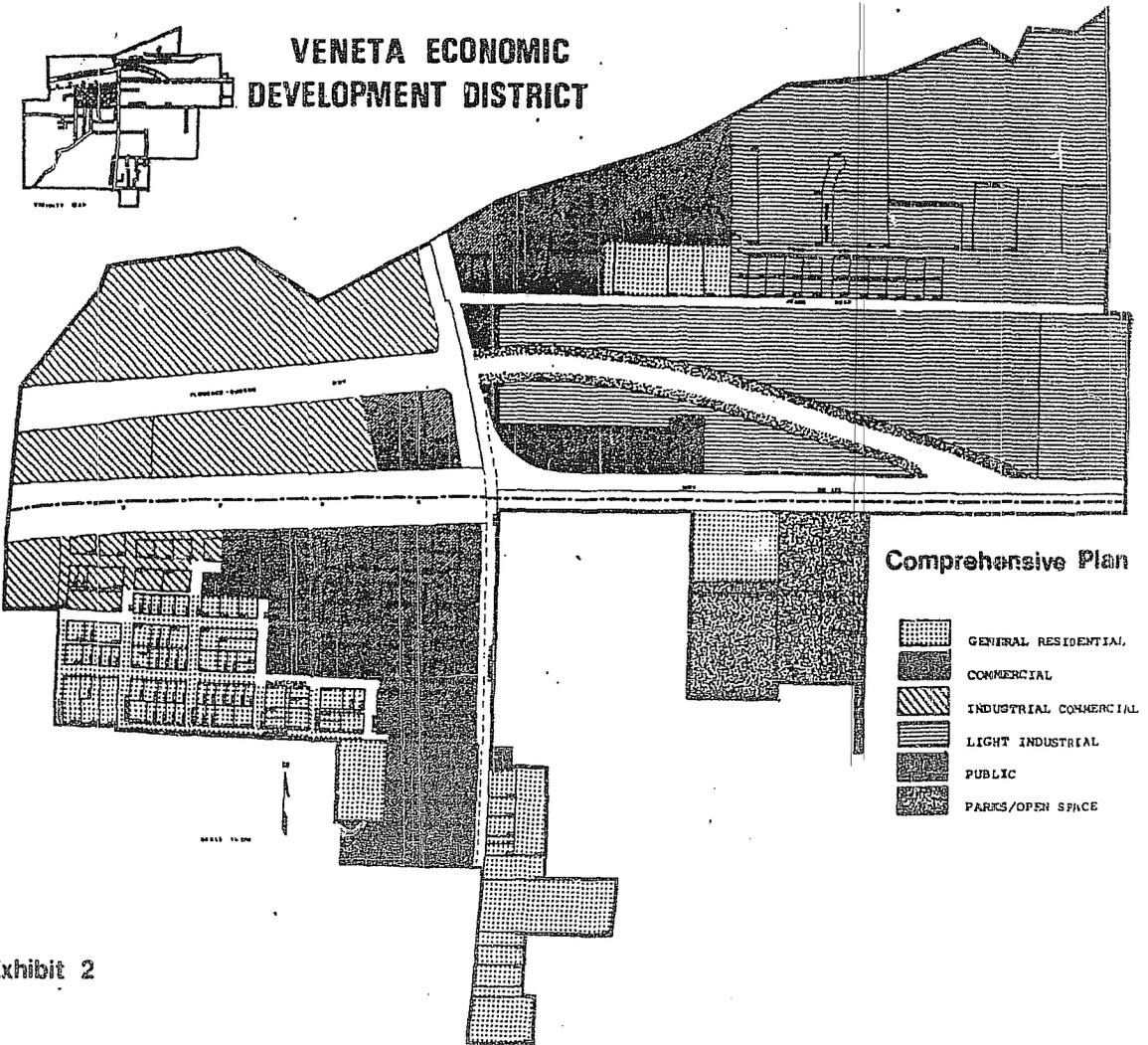
Beginning at a point South $89^{\circ}56'$ West, 717.44 feet from the Southeast corner of the Harriet Glass Donation Land Claim No. 51, Notification No. 5467, Township 17 South, Range 5 West of the Willamette Meridian; thence South $0^{\circ}40'05''$ East 60.00 feet more or less to the Southerly margin of County Road No. 847 (Jeans Road); thence North $89^{\circ}56'$ East along the Southerly margin of County Road No. 847 (Jeans Road) 92.0 feet more or less to a point being South $0^{\circ}07'$ West 274.5 feet from a point South $89^{\circ}51'$ West 2137.3 feet from the Northeast corner of Section 31, Township 17 South of Range 5 West of the Willamette Meridian; thence South $0^{\circ}07'$ West 1076.6 feet to a point on the Southerly right-of-way line of the Coos Bay Branch of the Southern Pacific Railroad; thence North $89^{\circ}56'$ West along the Southerly right-of-way line of the Coos Bay Branch of the Southern Pacific Railroad 1414.50 feet to the Northeast corner of a 1.24 acre parcel of land deeded from the Archdiocese of Portland in Oregon to the City of Veneta; thence South $0^{\circ}19'$ West 1289.88 feet to a point on the Northerly right-of-way of County Road #408 (Hunter Road) being South $89^{\circ}20'$ East 2026.5 feet and North $0^{\circ}19'$ East 20.0 feet from the Quarter Corner on the West line of Section 31, Township 17 South, Range 5 West of the Willamette Meridian; thence North $89^{\circ}20'$ West 30.00 feet; thence North $0^{\circ}19'$ East 376.90 feet; thence North $89^{\circ}20'$ East 439.0 feet; thence South $0^{\circ}19'$ West 23.07 feet; thence North $89^{\circ}21'$ West 469.0 feet to a point North $0^{\circ}19'$ East 373.83 feet and South $89^{\circ}20'$ East 1088.5 feet from the Quarter Corner on the West line of Section 31, Township 17 South, Range 5 West of the Willamette Meridian; thence North $0^{\circ}19'$ East 955.37 feet to the Southerly right-of-way line of the Coos Bay Branch of the Southern Pacific Railroad; thence South $89^{\circ}51'30''$ East 1063.00 more or less along the Southerly right-of-way line of the Coos Bay Branch of the Southern

Pacific Railroad to a point on the Easterly right-of-way of Oregon State Highway No. 200 (Territorial Highway); thence Southerly along the Easterly right-of-way of Oregon State Highway No. 200 (Territorial Highway) 1323.80 feet more or less to a point on the Southerly right-of-way of County Road No. 408 (Hunter Road); thence East along the Southerly right-of-way of County Road No. 408 (Hunter Road) 120.0 feet more or less to a point being East 134.00 feet and South 20.00 feet from the Northwest corner of the Southwest quarter of Section 31, Township 17 South, Range 5 West of the Willamette Meridian; thence South 100.00 feet; thence East 196.00 feet to a point East 330.00 feet and South 120.00 feet of the Northwest corner of the Southwest Quarter of Section 31, Township 17 South, Range 5 West of the Willamette Meridian; thence South 606.00 feet to a point on the North line of Lot 13, Dalton's Poultry Farm, as platted and recorded in Book 10, page 26, Lane County Oregon Plat Records, in Lane County, Oregon; thence East 390.00 feet more or less to the Northeasterly corner of said Lot 13, Dalton's Poultry Farm; thence South 280.00 feet to the Southeasterly corner of said Lot 13, Dalton's Poultry Farm; thence West 465.5 feet to a point 261.00 feet East of the Southwest corner of said Lot 13, Dalton's Poultry Farm; thence South 325.00 feet to a point on the Northerly line of Lot 15, of said Dalton's Poultry Farm; thence East 80.00 feet to the Northeasterly corner of said Lot 15, Dalton's Poultry Farm; thence South 233.00 feet to the Southeasterly corner of said Lot 15, Dalton's Poultry Farm; thence Westerly along the South line of said Lot 15, Dalton's Poultry Farm 362.40 feet more or less to a point on the Easterly right-of-way of Oregon State Highway No. 200 (Territorial Highway); thence Northerly along the Easterly right-of-way of Oregon State Highway No. 200 (Territorial Highway) 910.00 feet more or less to a point being East of a point on the East line of Section 36, Township 17 South, Range 6 West of the Willamette Meridian that is 668.25 feet South of the East one-quarter section corner of said Section 36; thence West 719.00 feet more or less to a point 500.00 feet West of a point on the Westerly right-of-way of Oregon State Highway No. 200 (Territorial Highway) and said point being West of a point on the

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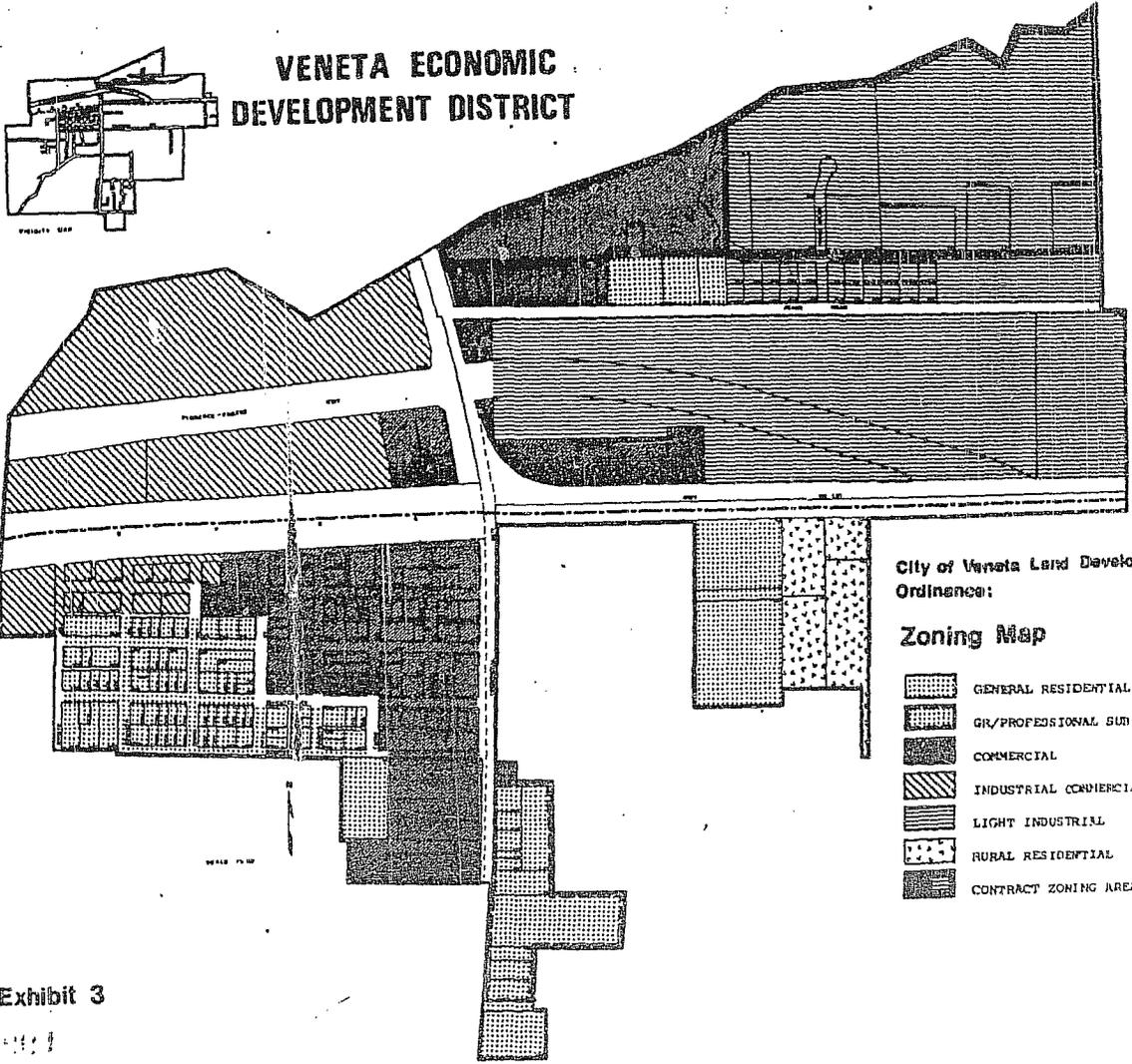
East line of Section 36, Township 17 South, Range 6 West of the Willamette Meridian that is 668.25 feet South of the East one-quarter Section corner of said Section 36; thence North 222.75 feet; thence West 42.00 feet; thence North 445.5 feet to a point on the South right-of-way of Hunter Avenue, said point being 536.00 feet West of the Northwest corner of the Southeast one-quarter of Section 36, Township 17 South, Range 6 West of the Willamette Meridian, in Lane County, Oregon and on the Southerly line of the Plat of Veneta as platted and recorded in Book 7, Page 4, Lane County Plat Records, in Lane County, Oregon; thence North $89^{\circ}48'$ West 1083.05 feet to the Initial Point of the First Addition to Veneta as platted and recorded in Book 7, Page 31, Lane County Plat Records, in Lane County, Oregon; thence North $89^{\circ}48'$ West 20.00 feet; thence North 20.00 feet; thence East 346.00 feet along the center line of Hunter Avenue as recorded in said First Addition to Veneta to a point on the West right-of-way of Eighth Street; thence North along the West right-of-way of Eighth Street 404.00 feet to the Southeast corner of Lot B as recorded in said plat of First Addition to Veneta; thence West 318.8 feet along the South line of said Lot B; thence North 401.90 feet along the Westerly line to the most Northwesterly corner of said Lot B; thence North $3^{\circ}30'$ East 770.00 feet more or less to a point where the Southeasterly right-of-way line of that transmission line easement granted Pacific Power and Light Company, by instrument recorded November 28, 1955, Reception No. 71571, Lane County Oregon Deed Records, intersects with the Northerly right-of-way line of the relocated Florence-Eugene Highway as described in that deed to the State of Oregon, recorded June 28, 1971, Reception No. 52158, Lane County, Oregon Records; thence North $39^{\circ}19'08''$ East 720.18 feet along the Southeasterly right-of-way line of said easement granted to Pacific Power and Light company; thence North $12^{\circ}31'11''$ East 89.55 feet; thence North $78^{\circ}31'45''$ East 257.28 feet to the intersection with the 377.0 foot contour line of Fern Ridge Reservoir and U.S.C.E. Monument M-153; thence continuing along said contour North $78^{\circ}31'45''$ East 469.65 to U.S.C.E. Monument M-153; thence along said contour line South $59^{\circ}37'30''$ East 516.00 feet to U.S.C.E. Monument O-153;

thence along said contour line North $59^{\circ}15'$ East 1064.05 feet to U.S.C.E. Monument Q-153; thence along said contour line North $71^{\circ}58'$ East 1060.00 feet to U.S.C.E. Monument R-153; thence along said contour North $61^{\circ}01'$ East 668.30 feet to U.S.C.E. Monument S-153; thence along said contour North $85^{\circ}16'$ East 505.10 feet to U.S.C.E. Monument T-153; thence along said contour North $65^{\circ}23'$ East 539.70 feet to U.S.C.E. Monument U-153; thence along said contour South $54^{\circ}59'$ East 244.90 feet to U.S.C.E. Monument V-153; thence along said contour North $21^{\circ}46'$ East 186.0 feet to U.S.C.E. Monument W-153; thence along said contour South $88^{\circ}59'$ East 244.6 feet to U.S.C.E. Monument X-153; thence along said contour North $55^{\circ}20'$ East 213.14 feet to a point North $0^{\circ}40'05''$ West and South $89^{\circ}56'$ West 717.42 feet from the Southeast corner of the Harriet Glass Donation Land Claim No. 51, Township 17 South, Range 5 West of the Willamette Meridian; thence South $0^{\circ}40'05''$ East 1541.98 feet to Point of Beginning, in Veneta, Lane County, Oregon.



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Exhibit 2



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State of Oregon,
County of Lane--ss.

I, the County Clerk, in and for the said
County, do hereby certify that the within
instrument was received for record at

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Lane County OFFICIAL RECORDS.
Lane County Clerk

By:  _____
Deputy

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VENETA URBAN RENEWAL PLAN AND REPORT

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Submitted by Veneta Urban Renewal Task Force

Donna Eichhorn, Chairman
Alyce Lloyd, Vice-Chairman
Walt Bechtol
Sue Hallett
Brian Nelson-Munson
Jack Kelley
J.W. Smigley, Mayor

CITY OF VENETA
Ordinance No. 267,
Adopted October 23, 1984

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*** The Background Report has not been included in the copy of the Urban Renewal Plan and Report recorded with the Lane County Deeds and Records office. Copies of the Background Report and all Exhibits may be obtained at Veneta City Hall, 24951 McCutcheon Ave., Veneta, Oregon 97487

PART III: APPENDICES

- Exhibit 1 - Boundary Map and Legal Description
- Exhibit 2 - Comprehensive Plan Designations
- Exhibit 3 - Veneta Land Development Ordinance: Zoning Map
- *** Exhibit 4 - Vacant Lands
- *** Exhibit 5 - Existing Non-Residential Buildings
- *** Exhibit 6 - Existing Residential Buildings
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- *** Exhibit 8 - Water System
- *** Exhibit 9 - Storm Drainage
- *** Exhibit 10 - Existing Streets
- *** Exhibit 11 - Proposed Street Improvements
- *** Exhibit 12 - Parks
- *** Exhibit 13 - Inventory of Businesses in Veneta Downtown, May 1984
- *** Exhibit 14 - Urban Renewal Survey, April 1984
- *** Exhibit 15 - How Does Tax Increment Financing Work
- *** Exhibit 16 - Tax Increment Financing Illustration

Footnotes

*** Exhibits 4 to 15 have not been included in the copy of the Veneta Urban Renewal Plan and Report recorded in the office of Lane County Deeds and Records. Copies of the Background Report and all exhibits may be obtained at Veneta City Hall, 24951 McCutcheon Ave., Veneta, Oregon 97487.

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PREFACE

The purpose of this report is to study the feasibility of creating an Urban Renewal District in the City of Veneta, Oregon and to present an Urban Renewal Plan and Report to the Veneta City Council for adoption in October, 1984. The Urban Renewal Plan (Part I) establishes formal policy of the City of Veneta and governs the use of funds for land acquisition and public improvements by the newly created Urban Renewal Agency. The Background Report (Part II) includes a careful analysis of existing social, economic and public facility conditions within the boundaries of the urban renewal district. The Background Report also proposes a detailed tax increment financing program for \$7,000,000.00 in public improvements to be completed by the Urban Renewal Agency during the next twenty years.

The Veneta Urban Renewal Plan and Report will provide private developers, property owners and public officials with a detailed blueprint for the redevelopment of Veneta's central business district and undeveloped light industrial areas. The plan will also provide small city administrators and planners in communities under 10,000 population with an example of how one small Oregon city planned for and confronted serious public facility deficiencies in older developed areas of the community.

The City of Veneta began to consider the creation of an Urban Renewal District in February, 1984 when Mayor J.W. Smigley appointed a seven member citizen task force to work with the City Administrator. The task force was charged with the responsibility of recommending to the Veneta Planning Commission and Veneta City Council whether or not an urban renewal district should be formed and whether or not the use of tax increment financing provides a reasonable method of financing needed public improvements within the urban renewal area. The task force met for twelve weeks from February to May, 1984. This report, prepared by the City Administrator, is the culmination of their analysis of the problems and needs of the City of Veneta.

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ORS 457 explains that an urban renewal district may be created by any municipality which finds that conditions of "blight" exist within the community. The Veneta Urban Renewal District boundaries were selected to include the older commercial core of the city and new light industrial areas. Blighted conditions were found throughout the district. The area is marked by a haphazard mix of residential, commercial and vacant lands, substandards streets, small parcels which inhibit commercial development, and large tracts of undeveloped lands without public facilities.

During the past five years, the City of Veneta has unsuccessfully sought a variety of federal and state grants to fund street, water, sewer and park improvements which would help eliminate blight in the district. A review of federal grant resources available in 1984 reveals that there is little money available for small communities to upgrade deteriorated residential and commercial areas or to finance public improvements in vacant industrial parks. Under ORS 457 tax increment financing appears to offer communities a financing tool to renovate deteriorated sections of the community. The Background Report (Part II) includes an analysis of how tax increment financing can be coupled with special assessments to benefitting property owners to finance a majority of the costs of public improvements without placing an inordinate burden on local taxpayers or private property owners.

The positive and negative effects of urban renewal and tax increment financing were also considered. The task force carefully considered the effects tax increment financing will have on the seven other taxing districts which levy property taxes in the City of Veneta. The projected effects will depend on the rate of growth and type of growth in the urban renewal area over the next twenty years.

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The Veneta Urban Renewal Plan and Report is an idealized blueprint of the future. If successful, urban renewal will revitalize the downtown core of Veneta and it will provide strong incentives to businesses to locate in the community. The Veneta Urban Renewal Plan and Report should be viewed as a method for the city to accomplish the primary goal of the Veneta Comprehensive Plan: "Veneta shall develop as a mid-Lane service, retail and employment center..." to serve the residents of west central Lane County.

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PART I

VENETA ECONOMIC DEVELOPMENT DISTRICT

URBAN RENEWAL PLAN

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PART ONE:

VENETA ECONOMIC DEVELOPMENT DISTRICT
URBAN RENEWAL PLAN

ARTICLE I - INTRODUCTION

1.010 Background. On February 20, 1984, the Veneta City Council appointed an Urban Renewal Task Force to evaluate whether or not an Economic Development-Urban Renewal District should be formed encompassing the blighted central business district and light industrial areas of the City of Veneta. This Urban Renewal Plan is recommended by the Urban Renewal Task Force and is aimed at: (1) the elimination of blight, (2) support of existing businesses through the provisions of improved public facilities, and (3) the creation of new jobs and enticement of new industry.

The Urban Renewal Task Force met weekly from February 20, 1984 to May 20, 1984 to gather background information and to prepare the draft Urban Renewal Plan for presentation to the Veneta Planning Commission. The Planning Commission held a Public Hearing on May 22, 1984 at which time the Report was explained in detail by members of the Urban Renewal Task Force and by City Staff. On June 21, 1984, the Veneta Planning Commission recommended to the Veneta City Council that the Urban Renewal Plan and Report be approved as presented, with minor amendments to the project priority list. On June 25, 1984, the Veneta City Council held a Public Hearing to consider the Urban Renewal Plan and Report and directed the City Administrator to prepare two ordinances to approve the Plan and Report and to form an Urban Renewal District. Prior to Plan adoption the City Attorney's office was requested to review the Urban Renewal Plan and Report to determine if it met all legal requirements of ORS 457. In addition, the Veneta City Engineer was requested to prepare a legal description of the project area and to update cost estimates for each public improvement project. The Urban Renewal District was created and the Urban Renewal Plan and Report was adopted on October 23, 1984 after a final Public Hearing before the Veneta City Council.

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1.020 Legal Authority. The Urban Renewal Plan for the Veneta Economic Development District consists of the text and exhibits included herein. The Plan is for a specific area located entirely within the Urban Growth Boundary of the City of Veneta. This Plan has been prepared by the staff of the City of Veneta and the Urban Renewal Task Force for the Veneta Planning Commission and Veneta City Council. The Veneta City Council shall administer this Plan acting in its capacity as the Veneta Urban Renewal Authority, otherwise known as the Veneta Downtown Renewal Agency, pursuant to Oregon Revised Statute (ORS) Chapter 457, the Oregon Constitution, and all other applicable laws and ordinances. All such applicable laws are made a part of this Plan, whether expressly referred to in the text or not.

1.030 Definitions

1. "Agency" means the Urban Renewal Agency of the City of Veneta otherwise known as the Veneta Downtown Renewal Agency (VDRA).
2. "VDRA" means the Veneta Downtown Renewal Agency, which serves as the Urban Renewal Authority pursuant to ORS 457.035-457.045.
3. "Blight" shall have the same meaning in this Plan as is defined by ORS 457.010.
4. "City" means the City of Veneta, Oregon.
5. "Comprehensive Plan" means the Veneta Comprehensive Plan adopted by the Veneta City Council on December 13, 1977, and as subsequently amended.
6. "County" means the County of Lane, State of Oregon.
7. "District" means the Veneta Economic Development District Urban Renewal Area.
8. "Economic Development District" means the Veneta Economic Development District Urban Renewal Area.

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9. "ORS" means Oregon Revised Statutes.
10. "Persons" means any individual, family, business, firm, association, or corporate entity.
11. "Plan" or "this Plan" means the Urban Renewal Plan, also referred to as "The Veneta Economic Development District Urban Renewal Plan", including the text and exhibits.
12. "Planning Commission" means the Planning Commission of the City of Veneta.
13. "Project Area" means the area included within the boundaries of the Veneta Economic Development District Urban Renewal Area.
14. "Redeveloper" means any individual or group which acquires property or which receives financial assistance for the physical improvement of privately held structures and land from the Urban Renewal Agency.
15. "Text" means the text of the Veneta Economic Development District Urban Renewal Plan.

1.040 Declaration of Need and Intent. Within the boundaries of the Veneta Economic Development District, the Veneta City Council has found conditions of blight which are detrimental to the safety, health, and welfare of the community. Specifically, the district is characterized by the following blighted factors described in ORS 457.010:

1. The existence of buildings and structures, used or intended to be used for living, commercial, industrial or other purposes, or any combination of those uses, which are unfit or unsafe to occupy for those purposes because of:
 - a. Defective design and quality of physical construction; or...
 - e. Obsolescence, deterioration, dilapidation, mixed character or shifting of uses.

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2. An economic dislocation, deterioration or disuse of property resulting from faulty planning;
3. The division or subdivision and sale of property or lots of irregular form and shape and inadequate size or dimensions for proper usefulness and development.
4. The laying out of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions;
5. The existence of inadequate streets and other rights-of-way, open space and utilities;
6. The existence of property or lots or other areas which are subject to inundation by water;
7. A prevalence of depreciated values, impaired investments and social and economic maladjustment to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered;
8. A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive conditions of land potentially useful and valuable for contributing to the public health, safety, and welfare.¹

The Veneta City Council further finds that to correct these conditions and to realize the Plan objectives set forth in Section 1.070, it is necessary and in the public interest to create the Veneta Economic Development District as an Urban Renewal Area and to utilize the urban renewal and redevelopment provisions of Chapter 457 of the Oregon Revised Statutes and the Oregon Constitution.

1.050 Citizen Participation. The activities and projects identified in this Plan and the report following, the development of subsequent plans and regulations, and the adoption of amendments to this Plan shall be undertaken with the participation of citizens, owners, and tenants as individuals and

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organizations with interests in the Urban Renewal Area. Before the Veneta City Council adopts the Plan and any amendments thereto, the Veneta Planning Commission shall hold at least one public hearing to consider public testimony for or against the Plan and any amendments, and the Planning Commission shall make a written recommendation to the Veneta City Council on whether the Plan should be adopted. Prior to final adoption of the Plan and any amendments, the Veneta City Council shall hold at least one public hearing with public notice of such hearing published in a newspaper of general circulation in accordance with ORS 457.095.²

1.060 Nondiscrimination Provision. In the preparation, adoption, and implementation of this Urban Renewal Plan, no public official or private party shall take any action or cause any person, group or organization to be discriminated against on the basis of age, race, color, religion, sex, marital status, or national origin.³

1.070 Primary Objective of the Urban Renewal Plan. The Urban Renewal Task Force, Veneta Planning Commission and Veneta City Council agree that the creation of the Veneta Economic Development District will enable the City to achieve its primary goal of becoming a "mid-lane service center and suburban residential community with an appealing rural setting."⁴

This plan has been developed to achieve 6 major objectives outlined in the Veneta Comprehensive Plan:

1. Develop a cohesive central business district and attractive light industrial park areas to attract new employers to Veneta.⁵
2. Construct new public facilities to stimulate construction of new residential, commercial and industrial buildings.⁶
3. Replace substandard public facilities.⁷
4. Eliminate unsafe, deteriorated or dilapidated buildings in the older downtown area of Veneta.⁸

5. Improve the appearance of the City and create a sense of community pride.⁹
6. Establish a long-term financing program to make needed public improvements.¹⁰

1.080 Consistency of Urban Renewal Plan and Veneta Comprehensive Plan: The Veneta Comprehensive Plan mandates that the city conduct a "thorough analysis of the commercial core and develop an action plan...prior to 1985."¹¹ This plan implements that directive and goes much further in striving to achieve a variety of economic development, parks, public facility, and housing goals of the City.

When the action program and public improvements recommended in this Plan are completed by the Veneta Downtown Renewal Agency, the following goals and policies, excerpted from the Veneta Comprehensive Plan, will have been fully or partially implemented.

1. Economic Development and Land Use:

- a. Phase I Development Area: The Veneta Comprehensive Plan shall be designed to accommodate 4,500 persons within the Phase I development area and an estimated 7,500 persons within the City by the year 2000.¹²
- b. Light Industrial: Provide...attractive light industrial parks to serve Veneta and the surrounding area....¹³
- c. Commercial: Enhance Veneta's role as a Mid-Lane Commercial and Service Center.¹⁴
- d. Central Business District: Retail, professional, government and services shall be encouraged to locate in the Central Business District.¹⁵

2. Public Facilities:

- a. Community Facilities: Provide land for expansion of existing public buildings and construction of new community facilities such as schools, libraries, city hall and fire stations.¹⁶
- b. Water: Construct water supply, treatment, storage and distribution facilities to serve up to 7,500 persons in accordance with the Veneta Water Facilities Plan (H.G.E. Engineers, Inc., 1979).¹⁷
- c. Sewer: Construct new sewage treatment lagoons and/or spray irrigation facilities to serve the Phase I development area.¹⁸
- d. Fire Protection: The City shall work closely with the Veneta Rural Fire Protection District to coordinate the expansion of fire protection facilities in a timely, orderly and efficient manner as development occurs.
 - i Water Systems: Water system improvements shall be installed to provide recommended fire protection services.
 - ii Fire Hall/City Hall: The City and Fire District shall cooperate to plan for the expansion or renovation of the existing fire hall/city hall or the construction of new facilities to meet the needs of both the City and Fire District.¹⁹
- e. Streets: The Planning Commission shall prepare a detailed transportation plan including evaluation of existing streets, bikeways and pedestrian ways.²⁰
- f. Bus Service: The City should encourage the LTD bus services in Veneta, including construction of a waiting shelter in the Central Business District area where a site can accommodate parking for a small park-and-ride station.²¹

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- g. Parks: Develop a variety of neighborhood parks, open space areas and recreational facilities.²²

3. Housing and Growth Management

- a. Housing: Identify housing units for rehabilitation or removal.²³
- b. Growth Management: New development shall be reviewed based on the City's and other service providers' ability to provide services and public facilities concurrent with or prior to such development.²⁴

The Veneta Economic Development District was selected because it is the center around which the community will grow. All of Veneta's prime industrial lands and the entire Central Business District are within the district boundaries. The Veneta Downtown Renewal Agency believes that the creation of the District and use of tax increment financing will speed the renewal of the district and rejuvenation of a depressed local economy. The construction of new businesses will generate jobs for area residents and stimulate residential growth throughout the Veneta/Elmira area. In turn, the goals of Veneta's Comprehensive Plan can become the reality of Veneta's future.

ARTICLE II - THE DISTRICT

2.010. Boundary. The Veneta Economic Development District Urban Renewal Area includes 354 acres of land, 295 of which are located in the City of Veneta and 59 acres are located in an unincorporated island inside the Veneta Urban Growth Boundary. The entire Veneta Economic Development District is located in the County of Lane, State of Oregon, and within the boundaries designated and described in Exhibit 1.

2.020 Land Use Plan. The Land Use plan for the Veneta Economic Development District consists of the Veneta Comprehensive Plan Ordinance 150 and the Veneta Land Development Ordinance No. 178 which are herein incorporated by reference. A description of existing land uses in the Veneta Economic Development District is included in Article 6, Section 6.010, Physical Conditions and Land Uses; 6.020, Public Facilities and Sewers; and 6.030 Social and Economic Conditions within the Urban Renewal District. All development of land within the Urban Renewal area shall comply with goals and policies specified in the Veneta Comprehensive Plan and Veneta Land Development Ordinance which govern type of construction, maximum density, zoning and building requirements. It is further understood that all land use actions within the Veneta Economic Development District shall comply with the Veneta Comprehensive Plan, Veneta Land Development Ordinance, and any other law of the city governing land use which shall be in effect concurrently with this Urban Renewal Plan and Report. Exhibit No. 2, Comprehensive Plan Designation within the Urban Renewal District in effect on June 1, 1984, and Exhibit No. 3, Zoning Designation in effect within the Urban Renewal District on June 1, 1984 are provided to show the type of development which may be permitted within the boundaries of the Veneta Economic Development District.

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TABLE 1 (Continued)

Public Improvement Priority List

<u>Priority</u>	<u>Project Title</u>	<u>Description</u>
11	Territorial Road Street	Construct a 60' wide street with 3 or 4 lanes, bikeways, curbs, gutters, sidewalks and storm sewers.
12	Downtown Streets (6th & Dunham)	Construct new streets including paving, curbs, gutters, sidewalks and storm sewers.
13	Downtown Streets (5th to 8th)	Construct new streets including paving, curbs, gutters, sidewalks and storm sewers.
14	New Indoor Pool and Recreation Center	Construct a 25 meter Pool and Recreation Center at City Park.
15	E. Broadway Street	Resurface the street and add new curbs, gutters, sidewalks and storm sewers.

3.012 Rehabilitation and Conservation. It is the intent of the Veneta Downtown Renewal Agency to encourage conservation and rehabilitation of existing buildings which are capable of rehabilitation. The methods to achieve rehabilitation and conservation may include the following:

1. Owner rehabilitation or conservation at owner expense;
2. Development of a low-interest loan pool for commercial and industrial business expansion and rehabilitation projects;
3. City enforcement of existing building codes and fire code;
4. "Willing seller" acquisition of properties for the purpose of rehabilitation by the Urban Renewal Agency or resale for rehabilitation;
5. City participation in other state and federal housing rehabilitation programs.²⁵

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3.013 Authority to Acquire Property. Limited property acquisition authority is hereby granted to the Veneta Downtown Renewal Agency. No properties shall be acquired by the Agency through the powers of eminent domain (condemnation) without amendment to this Plan except where necessary to acquire easements and rights-of-way for public improvement projects.

Property acquisition, including limited interest acquisition, may be used to achieve the objectives of this Plan, within the limitations set forth herein, based on one or more of the following criteria:

1. Acquisitions of Substandard Structure: Where existing conditions do not permit practical or feasible rehabilitation of the structure and the Agency determines that acquisition of such properties and demolition of the improvements thereon are necessary to remove substandard and blighting conditions;
2. Acquisition where Incompatible Land Uses Inhibit Development: Where detrimental land uses or conditions such as incompatible uses or adverse influences from noise, smoke, or fumes exist and it is determined that acquisition of such properties and demolition of the improvements are necessary to remove blighting influences and to achieve the objectives of this Urban Renewal Plan or;
3. Acquisition of Land for Public Facilities: Where it is determined that the property is needed to provide public improvements and facilities.

3.014 Proposed Land Acquisitions. The Veneta Downtown Renewal Agency plans to acquire two small park sites to construct public improvement and four (4) existing rights-of-way which have not been opened for street purposes and may not be used for street purposes:

1. City Park Expansion: A 6.25 acre area on East Broadway Avenue, Assessor's Map 17 05 31 2, Tax Lots 500 and 501, will enable the city to expand the City Park. Upon completion of the public improvement projects listed in this plan, the ownership of property and all public

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improvements shall be transferred to the City. This plan estimates that all park improvements and land acquisition will be completed by 1997.

2. Park and Ride: A less than $\frac{1}{2}$ acre site, location undetermined, will be acquired to create a small park and ride facility. Upon completion of any park and ride improvements on the site, the property will be transferred either to the City of Veneta or to Lane Transit District. This project will be included in the downtown street improvements to be completed by 1987.

3. Right-of-Ways: The Veneta Downtown Renewal Agency may acquire four (4) unopened street right-of-way from the City of Veneta and then lease them for commercial and industrial development if permitted by State Law or the Agency may develop these rights-of-way for public parking. If used for public parking purposes, the developed parking areas will have ownership transferred to the City of Veneta after the completion of public improvements or upon termination of the Urban Renewal Area in the year 2004. The public rights-of-way which may be acquired by the Veneta Downtown Renewal Agency include:
 - a. Waldo Avenue (Territorial Road west to 7th Street)
 - b. 4th Street (Broadway Avenue north to Waldo Avenue)
 - c. 6th Street (Broadway Avenue north to Waldo Avenue)
 - d. 7th Street (Broadway Avenue north to Waldo Avenue)

3.015 Time Schedule for Land Acquisition. The acquisition of the city park, park and ride site, and unopened streets will occur after January 1, 1985. Properties will be acquired as they become available for purchase by the Veneta Downtown Renewal Agency.

3.016 Land Acquisition Requiring Urban Renewal Plan Amendments. Land acquisition for any purpose other than specifically listed in this article shall be accomplished only after amending this Plan by following procedures as set forth in Article V of this Plan.

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If a plan amendment authorizing land acquisition is approved by the City Council, a map exhibit shall be prepared showing the properties to be acquired and the purpose for such acquisition. The map exhibit shall be appropriately numbered and shall be included as an official part of this Urban Renewal Plan.²⁷

3.017 Relocation. The Veneta Downtown Renewal Agency does not require the relocation of any persons or businesses. However, in the unlikely event that an action of the Agency will result in temporary or permanent displacement, then the Agency will provide assistance in finding replacement facilities to displaced persons or businesses. All persons or businesses to be displaced will be contacted to determine their relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken and payments made in accordance with the requirements of ORS 281.045 - 281.105, Relocation Regulations, as adopted by the Agency, and all other applicable laws or regulations. Relocation payments will be made as provided by ORS 281.060. Payments made to persons displaced from dwellings will assure that they will have available to them decent, safe, and sanitary dwellings at costs or rents within their financial reach. Payment for moving expenses will be made to businesses displaced. The Agency will prepare and maintain information in its office relating to the relocation program procedures, including eligibility for and amounts of relocation payments, services available, and other relevant matters.²⁸ If Federal funding is used in any particular public improvement project, the requirements of the Federal Uniform Relocation Assistance Act shall be complied with by the City and Urban Renewal Agency.

3.018 Cooperative Agreements. The Agency may enter into cooperative agreements with other public agencies to achieve purposes set forth herein.²⁷

3.019 Property Disposition. The Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property which has been acquired in accordance with the provisions of this Plan.

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All real property acquired by the Agency in the Veneta Economic Development District shall be disposed of for development for the uses permitted in the Plan at the fair re-use value for the specific use or uses to be permitted on the real property. All persons and entities obtaining property from the Agency shall use the property for the purpose designated in this Plan, and complete development of the property within a period of time the Agency fixes as reasonable, and comply with other conditions necessary to carry out the purposes of the Plan.

All real property disposed of or leased by the Agency shall be made subject to this Plan. Leases, deeds, contracts, agreements, and declarations of restrictions by the Agency may contain restrictions, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan.³⁰

3.020 Redeveloper's Obligations. The following redevelopment requirements, whether by the Agency or by others as designated by the Agency, shall be implemented by appropriate covenants, or other provisions in property disposition instruments.

1. The redeveloper and his successors or assigns shall develop land in accordance with the land use provisions and building requirements specified in this Plan.
2. The redeveloper shall begin and complete the development of such land for the uses required in this Plan within a reasonable period of time as determined by the Agency and to be specified in the disposition instrument.
3. The redeveloper shall submit preliminary architectural and site plans, landscape plans, and final plans and specifications for the construction of improvements on the land to the Agency for review and distribution to appropriate reviewing bodies as stipulated in this Plan and existing codes and ordinances. Such plans and specifications shall comply with this Plan, recognizing that the Agency will require the use of design

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techniques which will relate the new development in plan and size to the existing area, and the requirements of city codes and ordinances.

4. The redeveloper will be obligated, under the terms of the disposition instrument, to carry out specified improvements in accordance with this Plan.

The redeveloper will not be permitted to dispose of the property until the improvements are made except with the prior written consent of the Agency. The consent will not be granted except under conditions that will prevent speculation and protect the interest of the Agency and the general welfare of the Plan Area.

5. No property shall be restricted as to the sale, lease, use, or occupancy upon the basis of race, religion, color, sex, or national origin.
6. The redeveloper shall maintain developed and/or undeveloped property under his ownership within the area in a clean, neat, and safe condition in accordance with the approved plans for development.³¹

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ARTICLE IV - METHODS FOR FINANCING URBAN RENEWAL PROJECTS

4.010 General Description of the Proposed Financing Methods. The Veneta Downtown Renewal Agency will consider all possible sources of funding in carrying out this Plan. The Agency may borrow and accept advances, loans, grants, and any other form of financial assistance from the federal government, state, city, county, or other public body or from any other sources, public or private, including lease or sale of properties to developers for the purpose of undertaking and carrying out this Plan. In addition, the Agency may obtain financing as authorized under ORS Chapter 457 or any applicable statutes.

Upon request of the Veneta Downtown Renewal Agency, the Council of the City of Veneta may, as necessary to achieve plan objectives, issue general obligation or revenue bonds, certificates, debentures, improvement warrants, and form local improvement or special assessment districts to assist in financing the public improvement projects listed in this Plan.

The funds obtained by the Veneta Downtown Renewal Agency shall be used to pay or repay any cost, expenses, advances, and indebtedness incurred in planning or undertaking the Plan or in otherwise exercising any of the powers granted by ORS Chapter 457.³²

4.020 Self-Liquidation of Cost of Project. The Plan may be financed, in whole or in part, by self-liquidation of costs of the Plan as provided in ORS 457.420-457.450. The ad valorem taxes, if any, levied by a taxing body upon taxable real and personal property situated in the Urban Renewal Project Area, shall be divided as provided in ORS 457.440. That portion of the taxes representing the levy against the assessed value attributable to the increase, if any, in true cash value of property located in the Urban Renewal Area, or part thereof, over the true cash value specified in the certificate or amendment to the certificate filed under ORS 457.430, shall, after collection by the tax collector, be paid into a special fund of the Agency and shall be used to pay the principal and interest on any indebtedness incurred by the Agency to finance or refinance the carrying out of the Urban Renewal Plan. If

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the City issues municipal bonds to finance any portion of the Plan, tax increment funds may be used to retire the bonds.³³

4.030 Prior Indebtedness. Any indebtedness permitted by law and incurred by the Veneta Downtown Renewal Agency or the City in connection with pre-planning of this Urban Renewal Project shall be repaid by tax increment increases from the Urban Renewal Area when and if such funds are available as provided by ORS 457.³⁴

4.040 Completion of Project. Upon satisfaction of all outstanding indebtedness, the City shall not utilize the provisions of ORS 457.420 through 457.450 for further financing in the Area without filing a new plan.³⁵

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ARTICLE V - AMENDMENTS

5.010 Procedure for Changes in the Approved Veneta Economic Development District Renewal Plan. The Plan will be reviewed annually by the Planning Commission. The Plan will continue to evolve during the next twenty years. It is anticipated that the Plan will be changed or modified from time to time or amended as development potential and conditions warrant, as planning studies are completed, as financing becomes available, or as local needs dictate. Where the proposed modification will substantially change the Plan as approved by the City Council, the modification must be by formal written amendment duly approved and adopted by the City Council after the review and recommendation of the Planning Commission and the holding of a public hearing in the same manner as the original Plan in accordance with the requirements of state and local law.

The following amendments are examples of substantial changes: (1) revisions in boundaries; (2) addition of new projects not within the scope of this Plan; (3) condemnation of private property; and (4) other changes which will change the basic planning principles of this Plan.³⁶

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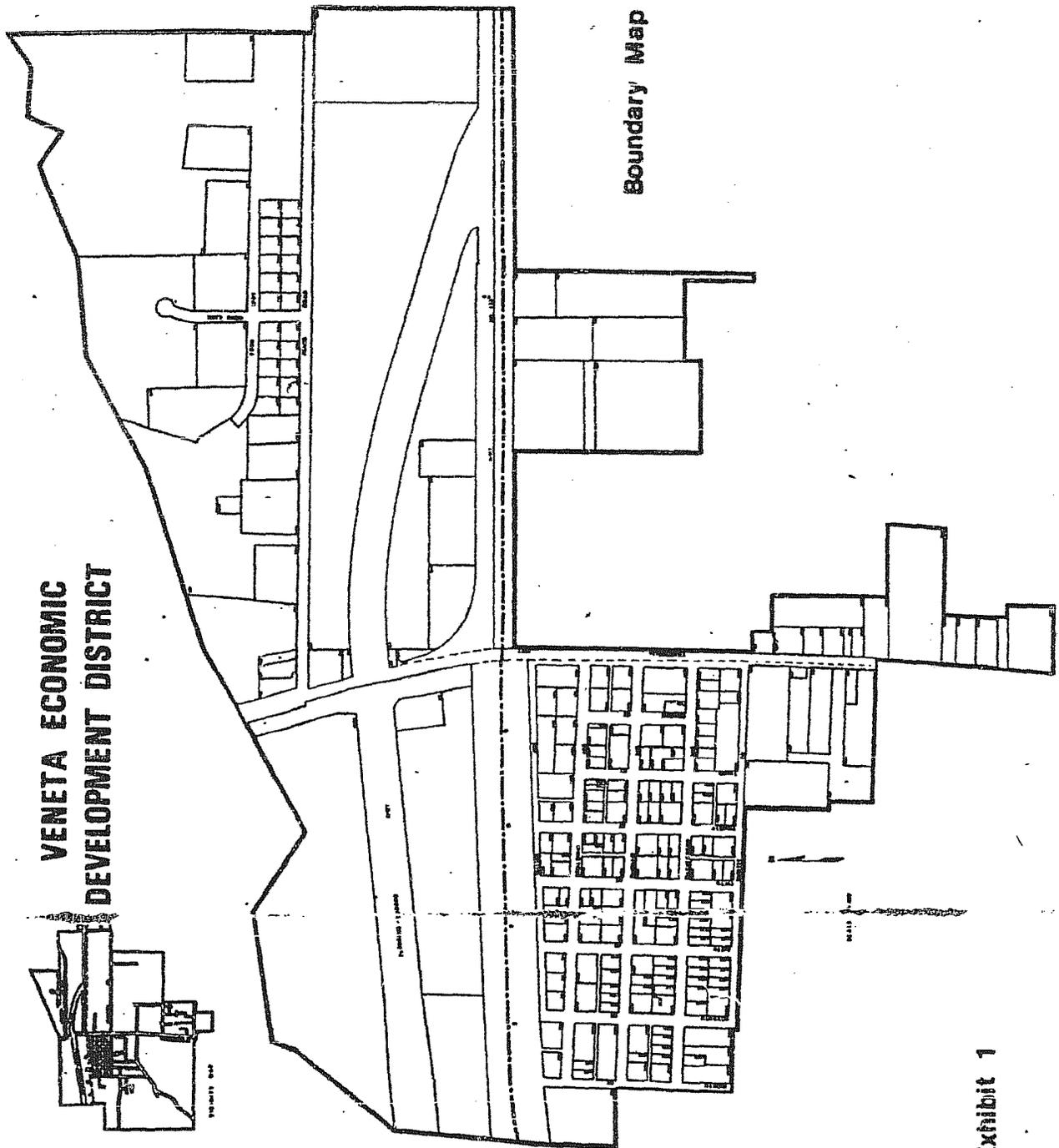


Exhibit 1

A Boundary Description
of
Veneta Economic Development District
City of Veneta
Lane County
Oregon

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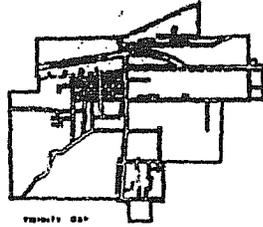
Beginning at a point South $89^{\circ}56'$ West, 717.44 feet from the Southeast corner of the Harriet Glass Donation Land Claim No. 51, Notification No. 5467, Township 17 South, Range 5 West of the Willamette Meridian; thence South $0^{\circ}40'05''$ East 60.00 feet more or less to the Southerly margin of County Road No. 847 (Jeans Road); thence North $89^{\circ}56'$ East along the Southerly margin of County Road No. 847 (Jeans Road) 92.0 feet more or less to a point being South $0^{\circ}07'$ West 274.5 feet from a point South $89^{\circ}51'$ West 2137.3 feet from the Northeast corner of Section 31, Township 17 South of Range 5 West of the Willamette Meridian; thence South $0^{\circ}07'$ West 1076.6 feet to a point on the Southerly right-of-way line of the Coos Bay Branch of the Southern Pacific Railroad; thence North $89^{\circ}56'$ West along the Southerly right-of-way line of the Coos Bay Branch of the Southern Pacific Railroad 1414.50 feet to the Northeast corner of a 1.24 acre parcel of land deeded from the Archdiocese of Portland in Oregon to the City of Veneta; thence South $0^{\circ}19'$ West 1289.88 feet to a point on the Northerly right-of-way of County Road #408 (Hunter Road) being South $89^{\circ}20'$ East 2026.5 feet and North $0^{\circ}19'$ East 20.0 feet from the Quarter Corner on the West line of Section 31, Township 17 South, Range 5 West of the Willamette Meridian; thence North $89^{\circ}20'$ West 30.00 feet; thence North $0^{\circ}19'$ East 376.90 feet; thence North $89^{\circ}20'$ East 439.0 feet; thence South $0^{\circ}19'$ West 23.07 feet; thence North $89^{\circ}21'$ West 469.0 feet to a point North $0^{\circ}19'$ East 373.83 feet and South $89^{\circ}20'$ East 1088.5 feet from the Quarter Corner on the West line of Section 31, Township 17 South, Range 5 West of the Willamette Meridian; thence North $0^{\circ}19'$ East 955.37 feet to the Southerly right-of-way line of the Coos Bay Branch of the Southern Pacific Railroad; thence South $89^{\circ}51'30''$ East 1063.00 more or less along the Southerly right-of-way line of the Coos Bay Branch of the Southern

Pacific Railroad to a point on the Easterly right-of-way of Oregon State Highway No. 200 (Territorial Highway); thence Southerly along the Easterly right-of-way of Oregon State Highway No. 200 (Territorial Highway) 1323.80 feet more or less to a point on the Southerly right-of-way of County Road No. 408 (Hunter Road); thence East along the Southerly right-of-way of County Road No. 408 (Hunter Road) 120.0 feet more or less to a point being East 134.00 feet and South 20.00 feet from the Northwest corner of the Southwest quarter of Section 31, Township 17 South, Range 5 West of the Willamette Meridian; thence South 100.00 feet; thence East 196.00 feet to a point East 330.00 feet and South 120.00 feet of the Northwest corner of the Southwest Quarter of Section 31, Township 17 South, Range 5 West of the Willamette Meridian; thence South 606.00 feet to a point on the North line of Lot 13, Dalton's Poultry Farm, as platted and recorded in Book 10, page 26, Lane County Oregon Plat Records, in Lane County, Oregon; thence East 390.00 feet more or less to the Northeasterly corner of said Lot 13, Dalton's Poultry Farm; thence South 280.00 feet to the Southeasterly corner of said Lot 13, Dalton's Poultry Farm; thence West 465.5 feet to a point 261.00 feet East of the Southwest corner of said Lot 13, Dalton's Poultry Farm; thence South 325.00 feet to a point on the Northerly line of Lot 15, of said Dalton's Poultry Farm; thence East 80.00 feet to the Northeasterly corner of said Lot 15, Dalton's Poultry Farm; thence South 233.00 feet to the Southeasterly corner of said Lot 15, Dalton's Poultry Farm; thence Westerly along the South line of said Lot 15, Dalton's Poultry Farm 362.40 feet more or less to a point on the Easterly right-of-way of Oregon State Highway No. 200 (Territorial Highway); thence Northerly along the Easterly right-of-way of Oregon State Highway No. 200 (Territorial Highway) 910.00 feet more or less to a point being East of a point on the East line of Section 36, Township 17 South, Range 6 West of the Willamette Meridian that is 668.25 feet South of the East one-quarter section corner of said Section 36; thence ~~West~~ 749.00 feet more or less to a point 500.00 feet West of a point on the Westerly right-of-way of Oregon State Highway No. 200 (Territorial Highway) and said point being West of a point on the

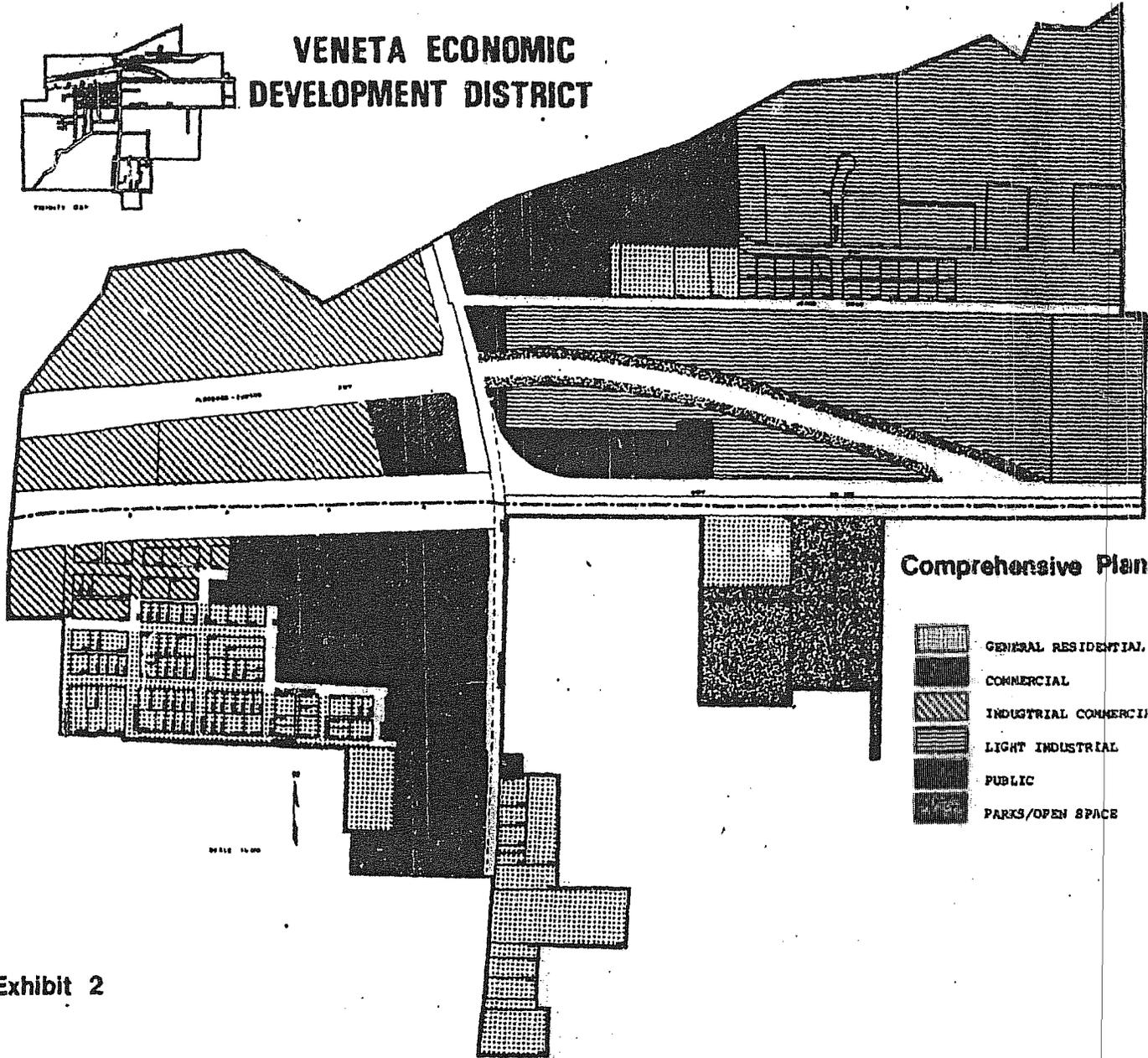
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East line of Section 36, Township 17 South, Range 6 West of the Willamette Meridian that is 668.25 feet South of the East one-quarter Section corner of said Section 36; thence North 222.75 feet; thence West 42.00 feet; thence North 445.5 feet to a point on the South right-of-way of Hunter Avenue, said point being 536.00 feet West of the Northwest corner of the Southeast one-quarter of Section 36, Township 17 South, Range 6 West of the Willamette Meridian, in Lane County, Oregon and on the Southerly line of the Plat of Veneta as platted and recorded in Book 7, Page 4, Lane County Plat Records, in Lane County, Oregon; thence North $89^{\circ}48'$ West 1083.05 feet to the Initial Point of the First Addition to Veneta as platted and recorded in Book 7, Page 31, Lane County Plat Records, in Lane County, Oregon; thence North $89^{\circ}48'$ West 20.00 feet; thence North 20.00 feet; thence East 346.00 feet along the center line of Hunter Avenue as recorded in said First Addition to Veneta to a point on the West right-of-way of Eighth Street; thence North along the West right-of-way of Eighth Street 404.00 feet to the Southeast corner of Lot B as recorded in said plat of First Addition to Veneta; thence West 318.8 feet along the South line of said Lot B; thence North 401.90 feet along the Westerly line to the most Northwesterly corner of said Lot B; thence North $3^{\circ}30'$ East 770.00 feet more or less to a point where the Southeasterly right-of-way line of that transmission line easement granted Pacific Power and Light Company, by instrument recorded November 28, 1955, Reception No. 71571, Lane County Oregon Deed Records, intersects with the Northerly right-of-way line of the relocated Florence-Eugene Highway as described in that deed to the State of Oregon, recorded June 28, 1971, Reception No. 52189, Lane County, Oregon Records; thence North $39^{\circ}19'08''$ East 720.18 feet along the Southeasterly right-of-way line of said easement granted to Pacific Power and Light company; thence North $12^{\circ}31'11''$ East 89.55 feet; thence North $78^{\circ}31'45''$ East 257.28 feet to the intersection with the 377.0 foot contour line of Fern Ridge Reservoir and U.S.C.E. Monument M-153; thence continuing along said contour North $78^{\circ}31'45''$ East 469.65 to U.S.C.E. Monument N-152; thence along said contour line South $59^{\circ}37'30''$ East 516.00 feet to U.S.C.E. Monument O-153;

thence along said contour line North $59^{\circ}15'$ East 1064.05 feet to U.S.C.E. Monument Q-153; thence along said contour line North $71^{\circ}58'$ East 1060.00 feet to U.S.C.E. Monument R-153; thence along said contour North $61^{\circ}01'$ East 668.30 feet to U.S.C.E. Monument S-153; thence along said contour North $85^{\circ}16'$ East 505.10 feet to U.S.C.E. Monument T-153; thence along said contour North $65^{\circ}23'$ East 539.70 feet to U.S.C.E. Monument U-153; thence along said contour South $54^{\circ}59'$ East 244.90 feet to U.S.C.E. Monument V-153; thence along said contour North $21^{\circ}46'$ East 186.0 feet to U.S.C.E. Monument W-153; thence along said contour South $88^{\circ}59'$ East 244.6 feet to U.S.C.E. Monument X-153; thence along said contour North $55^{\circ}20'$ East 213.14 feet to a point North $0^{\circ}40'05''$ West and South $89^{\circ}56'$ West 717.42 feet from the Southeast corner of the Harriet Glass Donation Land Claim No. 51, Township 17 South, Range 5 West of the Willamette Meridian; thence South $0^{\circ}40'05''$ East 1541.98 feet to Point of Beginning, in Veneta, Lane County, Oregon.



VENETA ECONOMIC DEVELOPMENT DISTRICT

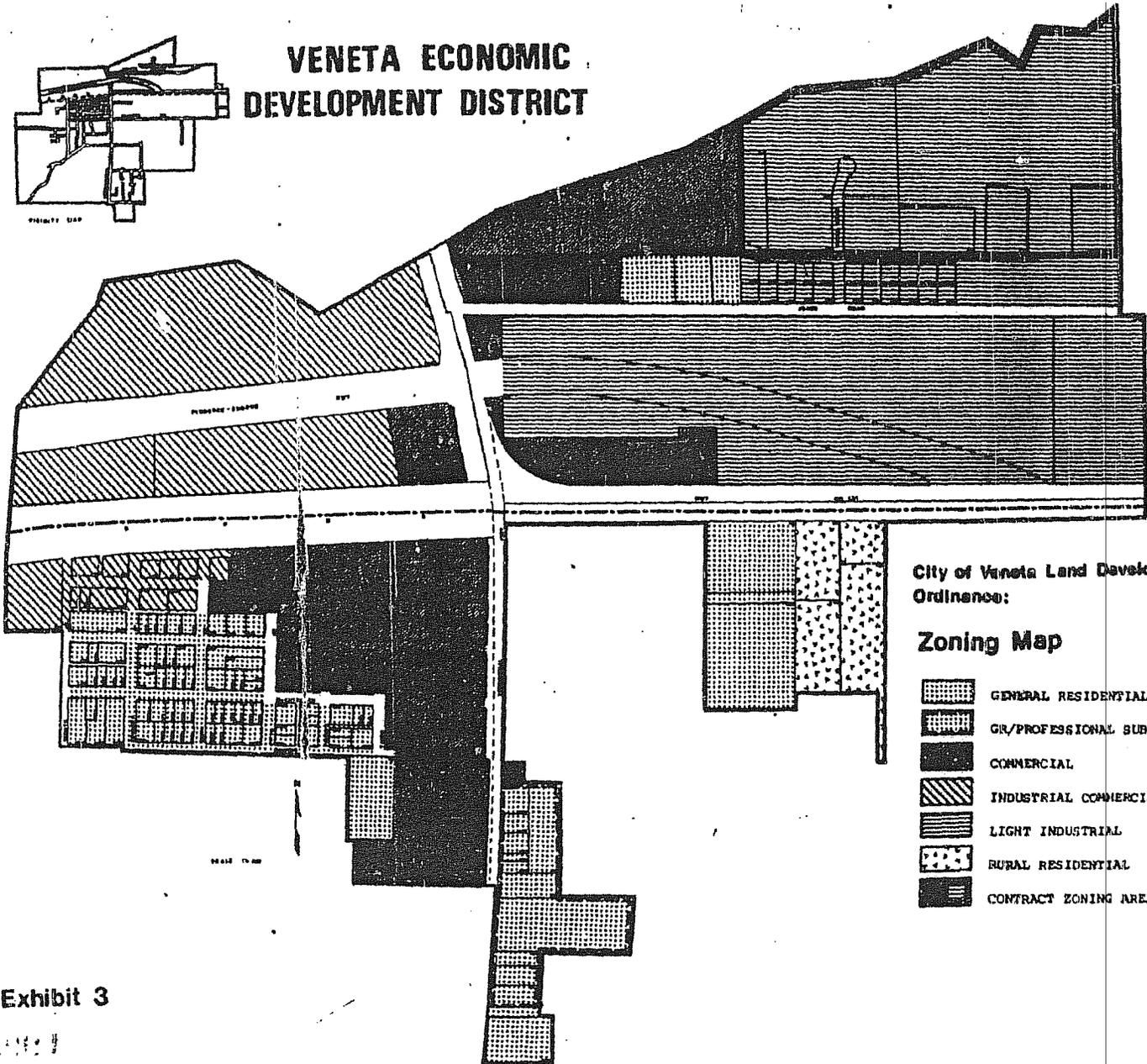


Comprehensive Plan

-  GENERAL RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL COMMERCIAL
-  LIGHT INDUSTRIAL
-  PUBLIC
-  PARKS/OPEN SPACE

8442661

Exhibit 2



8442661

Exhibit 3

8442664

State of Oregon,
County of Lane--ss.
I, the County Clerk, in and for the said
County, do hereby certify that the within
instrument was received for record at

2 NOV 84 10: 42

Recd
1321R

Lane County OFFICIAL Records.

Lane County Clerk

By:  Deputy

C 30-53

PLAT DOCUMENT

Division of Chief Deputy Clerk
Lane County Deeds and Records

2007-079397



\$206.00

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RPR-SUBD Cnt=1 Stn=1 CASHIER 05

\$5.00 \$180.00 \$10.00 \$11.00

This document is a
SUBDIVISION

VENETA BUSINESS PARK

Owner: Norman N. McDougal, Wiley Mt., Inc.,
Melvin L. McDougal, Leelynn, Inc. & ATR Land, LLC

Dedicatee: City of Veneta
Twn. 17S Rng. 5W Sec. 31

LANE COUNTY DEEDS & RECORDS

15 -Lots

2 - Stickers

9 - Res. Numbers

AFTER RECORDING RETURN TO:
Lane County Surveyor's Office

NOTES

- 1) PROPERTY IS ENCUMBERED BY BLANKET POWER EASEMENT BOOK 293, PAGE 24 JULY 25, 1945.
- 2) ACCESS EASEMENTS NO. 2002-07261 & 2001-06547 (AMENDED PER 2002-02663), ACCESS & UTILITY EASEMENT NO. 2002-03810 AND PUE NO. 2003-08863 ALL LIE WITHIN RIGHT-OF-WAY OF CORNERSTONE DRIVE.
- 3) NO BUILDING, STRUCTURE, TREES, SHRUBS, OR OTHER OBSTRUCTION SHALL BE PLACED ON OR IN A PUBLIC UTILITY EASEMENT.
- 4) NO TREE CUTTING WITHOUT A PERMIT FROM THE CITY OF VENETA.
- 5) LOTS 3 THROUGH 11 ARE SUBJECT TO 30' BUILDING SETBACK REQUIRED BY THE NE EMPLOYMENT CENTER SPECIFIC DEVELOPMENT PLAN.

VENETA BUSINESS PARK

IN THE NW 1/4 OF SEC. 31, T17S, R5W, WM
CITY OF VENETA, LANE COUNTY, OREGON
JULY 15, 2007

RECORDED

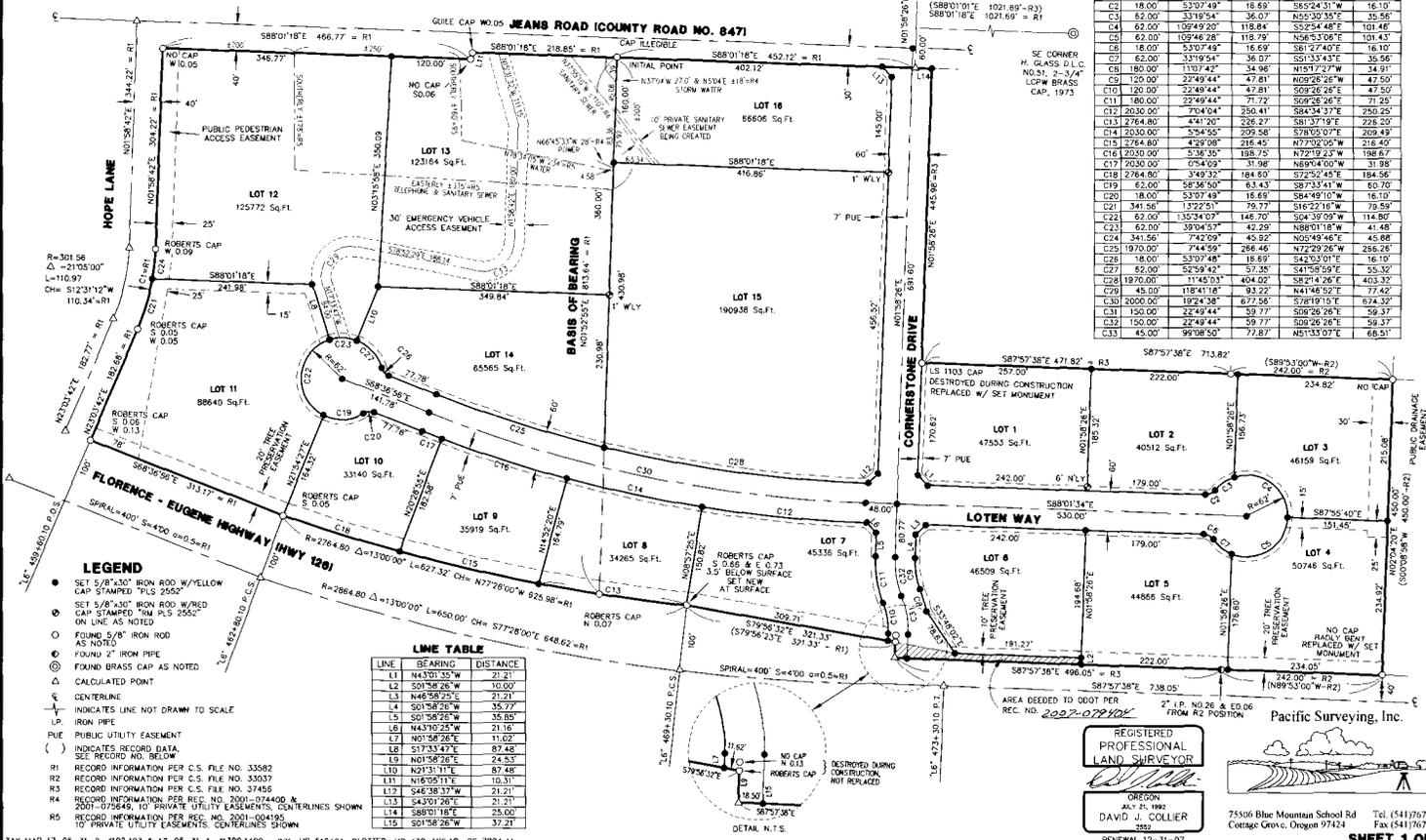
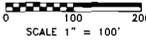
DATE: 22 Nov 07
COUNTY CLERK
BY: [Signature]

LANE COUNTY SURVEYORS OFFICE
C.S. FILE NO. 42802
FILING DATE 22 Nov 07

Division of Chief Deputy Clerk
Lane County Deeds and Records
2007-07397
\$206.00
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\$5.00 \$180.00 \$10.00 \$11.00

CURVE TABLE

LINE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	341.88	217.55	125.68	N12°31'21"E	124.98
C2	18.00	3307.49	18.69	S8°24'31"W	16.17
C3	62.00	3319.54	36.07	N5°30'35"E	35.56
C4	62.00	10949.20	118.84	S52°54'48"E	101.46
C5	62.00	10949.28	119.79	N5°51'08"E	101.43
C6	18.00	5307.49	16.69	S81°27'40"E	16.10
C7	62.00	3319.54	36.07	S51°33'43"E	35.56
C8	180.00	11974.2	54.96	N15°12'27"W	34.91
C9	120.00	2249.44	47.81	N09°26'26"W	47.50
C10	120.00	2249.44	47.81	S09°26'26"E	47.50
C11	180.00	2249.44	71.72	S09°26'26"E	71.55
C12	2030.00	704.04	250.41	S84°34'37"E	250.35
C13	2764.80	441.20	226.27	S81°37'19"E	226.20
C14	2030.00	534.95	209.58	S70°03'07"E	209.49
C15	2764.80	429.08	216.45	N77°02'05"W	216.40
C16	2030.00	538.35	188.75	N72°19'23"W	188.67
C17	2030.00	674.69	31.96	N69°04'00"W	31.98
C18	2764.80	349.32	184.80	S72°52'45"E	184.56
C19	62.00	5836.50	63.43	S87°33'41"W	60.70
C20	18.00	5307.49	16.69	S86°49'10"W	16.10
C21	341.88	11922.51	79.77	S16°23'16"W	78.59
C22	62.00	13524.07	146.70	S04°30'09"W	114.80
C23	62.00	3904.50	42.29	N86°01'18"W	41.48
C24	341.88	7447.09	45.92	N81°49'46"E	45.88
C25	1970.00	744.59	286.46	N72°29'26"W	286.28
C26	18.00	5307.49	16.69	S42°03'01"E	16.10
C27	62.00	5659.62	57.95	S41°58'59"E	55.32
C28	1970.00	1145.03	404.02	S82°14'26"E	403.32
C29	45.00	11841.18	93.22	N41°46'52"E	77.42
C30	2000.00	1974.38	877.58	S16°11'11"E	874.32
C31	150.00	2249.44	59.77	S09°26'26"E	59.37
C32	150.00	2249.44	59.77	S09°26'26"E	59.37
C33	45.00	9638.50	77.87	N51°53'07"E	68.51

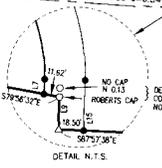


LEGEND

- SET 5/8" x 30" IRON ROD W/ YELLOW CAP STAMPED "PLS 2552"
- SET 5/8" x 30" IRON ROD W/ RED CAP STAMPED "M PLS 2552"
- FOUND 5/8" IRON ROD AS NOTED
- FOUND 1/2" IRON PIPE
- FOUND BRASS CAP AS NOTED
- △ CALCULATED POINT
- CENTERLINE
- - - INDICATES LINE NOT DRAWN TO SCALE
- LP IRON PIPE
- PUE PUBLIC UTILITY EASEMENT
- () INDICATES RECORD DATA. SEE RECORD NO. BELOW
- R1 RECORD INFORMATION PER C.S. FILE NO. 33582
- R2 RECORD INFORMATION PER C.S. FILE NO. 33037
- R3 RECORD INFORMATION PER C.S. FILE NO. 37465
- R4 RECORD INFORMATION PER REC. NO. 2001-074400 & 2001-072649, TO PRIVATE UTILITY EASEMENTS, CENTERLINES SHOWN
- R5 RECORD INFORMATION PER REC. NO. 2001-084190 TO PRIVATE UTILITY EASEMENTS, CENTERLINES SHOWN

LINE TABLE

LINE	BEARING	DISTANCE
L1	N43°01'55"W	21.21
L2	S01°58'26"W	10.00
L3	N46°58'25"E	21.21
L4	S01°58'26"W	35.57
L5	S01°58'26"W	35.56
L6	N43°10'25"W	21.16
L7	N01°58'26"E	11.02
L8	S17°33'47"E	87.48
L9	N01°58'26"E	24.53
L10	N01°58'26"E	87.48
L11	N09°05'11"E	10.31
L12	S46°38'37"W	21.21
L13	S43°01'26"E	21.21
L14	S89°01'18"E	25.00
L15	S01°58'26"W	37.21



REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
AUG 21, 1992
DAVID J. COLLIER
RENEWAL 12-31-07

Pacific Surveying, Inc.
75506 Blue Mountain School Rd
Cottage Grove, Oregon 97424
Tel: (541)767-0750
Fax: (541)767-3087

VENETA BUSINESS PARK

IN THE NW 1/4 OF SEC. 31, T17S, R5W, WM
CITY OF VENETA, LANE COUNTY, OREGON

JULY 15, 2007

RECORDED

DATE: 29 NOV 07
COUNTY CLERK
BY: *U. B. B. B.*

LANE COUNTY SURVEYORS OFFICE
C.S. FILE NO. _____
FILING DATE _____

Division of Chief Deputy Clerk 2007-093307
Lane County Deeds and Records \$206.00
00589977226700793970010015
11/29/2007 10:52:41 AM
RPR-SUBD Cnt=1 Stn=1 CRSMER CD
\$5.00 \$180.00 \$10.00 \$11.00

SURVEYOR'S CERTIFICATE

I, DAVID J. COLLIER, BEING DULY SWORN DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS SHOWN HEREON, AND THAT APPROPRIATE CITY, STATE, AND COUNTY REQUIREMENTS HAVE BEEN MET, AND THAT THE INITIAL POINT IS A 5/8" IRON ROD AS SHOWN.

David J. Collier
DAVID J. COLLIER PLS 2552

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David J. Collier
OREGON
JULY 21, 1987
DAVID J. COLLIER
2552
RENEWAL 12-31-07

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT NORMAN N. MCDUGAL, AND MELVIN L. MCDUGAL, AND LEE LYNN, INC., AN OREGON CORPORATION, AND FRONTIER RESOURCES, LLC, AN OREGON LIMITED LIABILITY COMPANY, AND ARTIS L. HOLTE ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY, AND HAVE CAUSED THE SAME TO BE SUBDIVIDED AND PLATED, IN ACCORDANCE WITH ORS CHAPTER 92, AND DO HEREBY ACKNOWLEDGE THE EXISTING 10' PRIVATE UTILITY EASEMENTS, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER ALL STREET RIGHT-OF-WAYS, THE PUBLIC DRAINAGE EASEMENT, THE 30' EMERGENCY VEHICLE EASEMENT, THE VARIABLE WIDTH PUBLIC PEDESTRIAN ACCESS EASEMENT, AND PUBLIC UTILITY EASEMENTS, AND DO HEREBY CREATE THE TREE PRESERVATION EASEMENT AND 10' PRIVATE SANITARY SEWER EASEMENT AS SHOWN HEREON.

Norman N. McDugal
NORMAN N. MCDUGAL
PRESIDENT, MILEY MT., INC.

Melvin L. McDugal
MELVIN L. MCDUGAL
PRESIDENT, LEE LYNN, INC.

* AND ATR LAND, LLC, AN OREGON LIMITED LIABILITY COMPANY.

APPROVALS

Robert L. ... 11/16/07
CITY OF VENETA MAYOR DATE

John ... 11/21/07
CITY OF VENETA BUILDING AND PLANNING OFFICIAL DATE

John ... 11-07
CITY OF VENETA CITY ENGINEER DATE

Neil Schwan 11-07
CITY OF VENETA PUBLIC WORKS SUPERINTENDENT DATE

... 11/27/07
LANE COUNTY SURVEYOR DATE

Walter B. ... 11/20/07
LANE COUNTY ASSESSOR DATE

... 11/27/07
LANE COUNTY BOARD OF COMMISSIONERS DATE

DESCRIPTION

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF LANE COUNTY ROAD NO. 847 (JEANS ROAD) WITH THE NORTH-SOUTH CENTERLINE OF SECTION 31, TOWNSHIP 17 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, SAID POINT BEING 50°58'25"W 279.49 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 31; THENCE N89°11'18"W 452.12 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY OF SAID LANE COUNTY ROAD NO. 847 (JEANS ROAD) TO A 5/8" IRON ROD MARKING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY 588°01'18"E 477.12 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY 515°52'27"W 445.98 FEET TO A 5/8" IRON ROD; THENCE S87°57'38"E 713.82 FEET TO A 5/8" IRON ROD; THENCE S204°20'W 450.00 FEET TO A 5/8" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY OF THE EUGENE-HUNTER STATE HIGHWAY; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY N87°57'38"W 735.05 FEET TO A POINT; THENCE N158°26'E 24.53 FEET TO A 5/8" IRON ROD; THENCE N79°56'32"W 321.33 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 2764.80 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS N72°27'58"W 825.98 FEET) AN ARC DISTANCE OF 627.32 FEET TO A 5/8" IRON ROD; THENCE N88°36'56"W 313.17 FEET TO A 5/8" IRON ROD ON THE EASTERLY RIGHT-OF-WAY OF HOPE LANE; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY OF THE EUGENE-HUNTER STATE HIGHWAY AND ALONG SAID EASTERLY RIGHT-OF-WAY OF SAID HOPE LANE N23°03'42"E 182.68 FEET TO A 5/8" IRON ROD; THENCE ALONG THE ARC OF A 341.56 FOOT RADIUS CURVE TO THE LEFT (THE CHORD OF WHICH BEARS N123°11'2"E 154.08 FEET) AN ARC DISTANCE OF 125.68 FEET TO A 5/8" IRON ROD; THENCE N158°42'E 304.22 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY OF SAID COUNTY ROAD NO. 847 (JEANS ROAD); THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY OF HOPE LANE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY 588°01'18"E 466.77 FEET TO A 5/8" IRON ROD; THENCE N16°05'11"E 10.31 FEET TO A 5/8" IRON ROD; THENCE S88°01'18"E 218.85 FEET TO THE TRUE POINT OF BEGINNING, ALL IN LANE COUNTY, OREGON.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE LANDS OF MILEY MT., INC., ET AL AS SHOWN MONUMENTS FROM C.S.F. 33582 (ROBERTS), C.S.F. 33037 AND 37456 (SWANSON) WERE USED TO ESTABLISH THE BOUNDARY MISSING OR REPLACED MONUMENTS WERE SET USING RECORD ANGLES AND DISTANCES. NOTE THAT THE TWO SWANSON SURVEYS (33037 AND 37456) HAVE DIFFERENT BASIS OF BEARINGS, WHEN THE TWO SURVEYS WERE ROTATED TO A COMMON BASIS OF BEARING, THE FOUND MONUMENTS FIT VERY WELL. ALSO NOTE THAT THE BEARING ALONG THE NORTH LINE OF THE 33037 (R2) SURVEY APPEARS TO HAVE A DRAFTING ERROR AND SHOULD BE N89°53'00"W. THE INTERIOR LOT LINES WERE ESTABLISHED PER CLIENT INSTRUCTIONS. NOTE THAT THE DISTANCES (AND SOMETIMES THE DIRECTION) GIVEN IN THE EASEMENT DESCRIBED IN REC. NO. 2002-004195 (R5) DO NOT FIT WHAT IS ON THE GROUND.

ACKNOWLEDGMENT

STATE OF OREGON
COUNTY OF LANE

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 25th DAY OF September, 2007, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED NORMAN N. MCDUGAL, AND AS PRESIDENT OF MILEY MT. INC., AN OREGON CORPORATION, AND DID PERSONALLY APPEAR MELVIN L. MCDUGAL, AND AS PRESIDENT OF LEE LYNN, INC., AN OREGON CORPORATION, AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Maggie Turner
NOTARY PUBLIC



A CONSENT AFFIDAVIT FOR THIS SUBMISSION BY FRONTIER RESOURCES, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS ON FILE IN THE LANE COUNTY OREGON RECORDS OFFICE, REC. NO. 2007-79398

A CONSENT AFFIDAVIT FOR THIS SUBMISSION BY ARTIS L. HOLTE IS ON FILE IN THE LANE COUNTY OREGON RECORDS OFFICE, REC. NO. 2007-79399

A CONSENT AFFIDAVIT FOR THIS SUBMISSION BY U.S. BANK, N.A. IS ON FILE IN THE LANE COUNTY OREGON RECORDS OFFICE, REC. NO. 2007-79400

A CONSENT AFFIDAVIT FOR THIS SUBMISSION BY ATR LAND, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS ON FILE IN THE LANE COUNTY OREGON RECORDS OFFICE, REC. NO. 2007-79401

Pacific Surveying, Inc.



75506 Blue Mountain School Rd Tel: (541)767-0700
Cottage Grove, Oregon 97424 Fax: (541)767-3187

SHEET 2 OF 2



After recording return to:
City of Veneta
P. O. Box 458
Veneta, Oregon 97487

IRREVOCABLE DEVELOPMENT AGREEMENT

Parties: McDougal Bros., Inc. (McDougal)

Ardis L. Holte (Holte)

City of Veneta (City)

McDougal owns Lots 1 through 14 and Holte owns Lots 15 and 16 of the Veneta Business Park Subdivision in Lane County, Oregon, as platted and recorded in Lane County Deeds and Records, Reception No. 2007- 79397 (Subdivision).

McDougal has applied to City for a final subdivision plat (S-4-02), and enters into this Agreement to comply with City's building and land development regulations. This Agreement and its terms shall run with the land, be binding upon the parties and their successors in interest, and shall benefit present and future owners of Subdivision lots.

Based on the foregoing recital, which is an operative part of this Agreement, the parties agree:

1. **Revocation.** Upon recording of the final plat, City revokes the following agreements:
 - a. "City of Veneta Conditional Use Agreement, Caretaker Residence CUP-1-00", dated December 15, 2000, by and between The City of Veneta and Frontier Resources, recorded January 2, 2001, Recorder's No. 2001-000178;
 - b. "Irrevocable Agreement", dated March 21, 2001, by and between Frontier Resources, LLC and the City of Veneta, recorded March 22, 2001, Recorder's No. 2001-015888;
 - c. "Irrevocable Agreement", dated March 21, 2001, by and between Frontier Resources, LLC and the City of Veneta, recorded March 22, 2001, Recorder's No. 2001-015889;
 - d. "Irrevocable Agreement", dated August 27, 2001, by and between Frontier Resources, LLC and the City of Veneta, recorded September 12, 2001, Recorder's No. 2001-059628; and,
 - e. "Irrevocable Agreement", dated November 6, 2001, by and between the City of Veneta and Frontier Resources, LLC, recorded November 6, 2001, Recorder's No.

2001-074399.

2. **Lots 12 and 13.** The owners of Lot 12 and Lot 13 (Owners) shall be bound by the following provisions:

a. Lot 12 and Lot 13 shall share the existing parking spaces on both lots until a new Site Plan is approved.

b. Owners shall apply for a Site Plan Amendment within one (1) year after the recording of the final plat. Systems Development Charges and all other applicable conditions shall be brought into compliance with Site Plan (SR-3-02) at that time.

c. The 30' emergency vehicle access easement that crosses both lots from Jeans Road to Loten Way must remain clear of parked vehicles, fences, or any other barrier that would prevent its use for emergency vehicle access easement.

d. The pedestrian easement connecting Loten Way to Jeans Road shall remain free of fences or other permanent obstructions.

e. Owners must obtain a Site Plan Amendment for future changes in use.

3. **Lot 11.** The pedestrian easement adjacent to the north side of the lot shall remain free of fences or other permanent obstructions.

4. **Lots 15 and 16.** The owner of Lot 16 shall continue to allow the owner of Lot 15 to use the parking area and ingress/egress driveways located on Lot 16 until a new Site Plan is approved. The owners of Lots 15 and 16 shall apply for a Site Plan Amendment for any future changes in use.

5. **Lot 8.** The owner of Lot 8 shall submit a Site Plan for conversion of the accessory cold storage building into a viable commercial or industrial use within one (1) year of the recording of the final plat or prior to use, whichever occurs first. The owner of Lot 8 shall apply for a Site Plan Amendment for any future changes in use.

6. **Lots 3 and 4.** The owners of Lot 3 and Lot 4 shall comply with the east end landscape and building setback area established by the Veneta Land Development Ordinance, Article 4.14 (7)(a)(4)(i) for the Northeast Employment Center.

7. **Building Setbacks.** Lots 4, 5, 6, 7, 8, 9, 10, and 11 shall comply with the Veneta Land Development Ordinance, Article 4.14 (7)(a)(4)(ii), which requires 30' building setbacks on Highway 126.

8. **Landscaping.** The owners of all lots, to comply with the approved landscape plan for 8' planter strips along Jeans Road, Cornerstone Drive, and Loten Way, will install and maintain landscaping in the 8' planter strips that are adjacent to the lots. Landscape maintenance includes

replacement of diseased, dead, and dying trees and vegetation. The planter strips shall be kept free of weeds and high grass and shall be maintained so that they comply with the clear vision area defined in the Veneta Land Development Ordinance.

9. **Tree Cutting.** Tree cutting may not take place within the 20' tree preservation easements without obtaining a tree-felling permit under the Veneta Land Development Ordinance, Article 4.14 (7)(a)(4)(ii) for the Northeast Employment Center. Removal of other trees on the Subdivision is subject to Veneta Municipal Code Chapter 8.10.

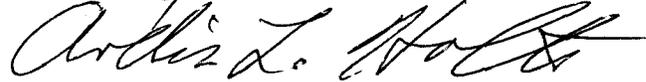
10. **Holt's Consent.** Holte is a party to this Agreement solely to consent to the provisions that affect Lots 15 and 16, and Holte grants McDougal permission to go upon Holte's property, if necessary, to construct the Improvements on or about Lots 15 and 16.

11. **Signature Authority.** McDougal Bros., Inc. is an Oregon corporation and is affiliated with Melvin L. McDougal, Norman N. McDougal, McDougal Bros. Investments, LeeLynn, Inc., Wiley Mt., Inc., Frontier Resources, LLC, and ATR Land, LLC. An officer or authorized agent of McDougal Bros., Inc. signs this Agreement to bind McDougal Bros., Inc. and all McDougal Affiliates who may have an ownership interest in any portion of the Subdivision. The person who signs this Agreement on behalf of McDougal warrants that he has the authority of McDougal and all affiliates to do so.

Date: September _____, 2007.

McDOUGAL BROS., INC.

By: 


ARDIS L. HOLTE

CITY OF VENETA

By: 

STATE OF OREGON)
)ss:
County of Lane)

This instrument was acknowledged before me on the 19th day of September, 2007

by LARRY O. GILDEA as authorized representative for McDougal Bros., Inc.



Maggie Turner
Notary Public for Oregon
My Commission Expires: 5/13/09

STATE OF OREGON)
)ss:
County of Lane)

This instrument was acknowledged before me on the 21st day of Sept., 2007 by Ardis L. Holte.



Maggie Turner
Notary Public for Oregon
My Commission Expires: 5/13/09

STATE OF OREGON)
)ss:
County of Lane)

On the 17th day of October, 2007, personally appeared before me the above-named Ric Ingham, for the City of Veneta, Oregon, and by authority of the City of Veneta, acknowledged the foregoing instrument to be its voluntary act and deed.



Darci R Henneman
Notary Public for Oregon
My Commission Expires: 4-12-11

After recording return to:
City of Veneta
P. O. Box 458
Veneta, Oregon 97487



\$46.00

11/29/2007 10:52:41 AM

RPR-AGRE Cnt=1 Stn=1 CASHIER 05
\$25.00 \$10.00 \$11.00

AGREEMENT FOR INSTALLATION OF A PAVED PEDESTRIAN PATH, SIDEWALKS, AND LANDSCAPING IMPROVEMENTS WITHIN THE CITY OF VENETA

Parties: McDougal Bros., Inc. for itself and all McDougal Affiliates (McDougal)

Ardis L. Holte (Holte)

City of Veneta (City)

McDougal owns Lots 1 through 14 and Holte owns Lots 15 and 16 of the VENETA BUSINESS PARK SUBDIVISION, Lane County, Oregon, as platted and recorded in Lane County Deeds and Records, Reception No. 2007- 79397 (Subdivision).

McDougal has applied to City for approval of a final subdivision plat (S-4-02). Veneta Land Division Ordinance, Article 7, requires construction, of sidewalks and landscaping within the right-of-way of Cornerstone Drive and Loten Way adjacent to the Subdivision lots, and a paved pedestrian path from Loten Way to Jeans Road (Improvements). Sidewalks must be installed on both sides of a public street and in any special pedestrian way within the Subdivision at the time a building permit is issued (Veneta Land Division Ordinance, Article 7, subsection (5)).

Four lots (12, 13, 15, and 16) are already developed. On April 28, 2006, McDougal and City entered into a joint development agreement whereby McDougal contracted to build 5,000 lineal feet of roadway, including sidewalks. The Veneta Planning Commission's conditions of approval (Conditions) require construction of a pedestrian path between Loten Way and Jeans Road, and landscaping by planting street trees every 40 feet with ground cover or unobstructing vegetation as understory (see Veneta Land Development Ordinance, Article 4, Section 4.14, Specific Development Plan Subzone, subsection (7)(a) 3, 6). City has approved McDougal's public improvement and landscaping plans (Approved Plans) for building the Improvements. McDougal has constructed sidewalks along both sides of Cornerstone Drive and the south side of Lot 15 per the Approved Plans. McDougal will be required to build sidewalks within the right-of-way adjacent to vacant lots when a building permit for the adjacent lot is issued. McDougal will incorporate the pedestrian path into a future Site Plan for Lot 11 and Lot 12.

It is not reasonable or realistic to plant street trees and vegetation adjacent to developed

lots on Cornerstone Drive, Jeans Road, and Loten Way until weather permits, or on Loten Way adjacent to undeveloped lots until sidewalks are constructed.

Based on the foregoing recitals, which are operative parts of this Agreement, the parties agree:

1. **Performance Bond.** McDougal will post a performance bond in the amount of \$61,236.00 to guarantee the paving of the pedestrian path on Lots 11 and 12 and the planting of street trees and vegetation adjacent to the developed lots per the Approved Plans. In the event that McDougal fails to carry out Sections 2, 3 and 4 of this Agreement, the City shall use the bond to install or complete the pedestrian path and landscaping as shown on the Approved Plans. If McDougal's bond amount exceeds the cost and expenses incurred by the City, it shall release the remainder to McDougal. If the costs and expenses incurred by City exceed the amount of the bond, McDougal shall be responsible for the balance, including, but not limited to engineering, inspection, legal, and contingent costs, together with any damages, either direct or consequential, which the City sustains on account of McDougal's failure to carry out and execute Sections 2, 3 and 4 of this Agreement. Not only may the City complete the work and recover its full costs and expenses, but the City may also recover court costs and attorney fees necessary to collect said amounts from McDougal.

McDougal and City agree that the bond shall be held by the City for one (1) year following acceptance by the City of the pedestrian path and installation of the landscaping improvements or upon the receipt of a one (1) year Maintenance Bond.

2. **Trees and Vegetation.** McDougal will plant street trees and vegetation adjacent to the developed lots per the Approved Plans no later than March 31, 2008.

3. **Pedestrian Path.** McDougal will pave the pedestrian path between Loten Way and Jeans Road no later than one (1) year from the date on which the final plat is recorded or when Lot 11 is developed, whichever occurs first.

4. **Improvements.** McDougal will construct Improvements per the Approved Plans when building permits are issued for all remaining vacant lots or within five (5) years from the date on which the final plat is recorded, whichever occurs first.

5. **Cost of Improvements.** The owner of each benefited lot shall be responsible for payment of the cost of Improvements within the right-of-way or planting strips adjacent to that lot.

6. **Local Improvement Assessment District.** The City may join all or part of McDougal's property and Holte's property with other property in creating a Local Improvement Assessment District (District). McDougal and Holte agree that the Improvements to be constructed adjacent to the undeveloped lots will directly benefit the Subdivision and will directly benefit the City through improvements to the public way and utilities serving the Subdivision and other properties in the vicinity. McDougal and

Holte agree not to challenge or remonstrate against the City's formation of a District and, in any proceedings to establish such a District, McDougal and Holte will acknowledge this Agreement if requested to do so.

7. **Interpretation.** This Agreement shall be binding on the parties and shall remain in full force and effect until the Improvements have been installed and accepted by City. Upon City's acceptance of the Improvements, this Agreement shall terminate and the obligations of all parties hereto shall be deemed discharged, except the obligation of any owner to pay for Improvements, shall survive termination of this Agreement.

8. **Legal Expenses.** If suit, action or arbitration is brought either directly or indirectly to rescind, interpret or enforce the terms of this Agreement, the prevailing party shall recover and the losing party hereby agrees to pay reasonable attorney's fees incurred in such proceeding, in both the trial and appellate courts, as well as the costs and disbursements. Further, if it becomes necessary for City to incur the services of an attorney to enforce any provision of this agreement without initiating litigation, Contractor agrees to pay City's attorney's fees so incurred. Such costs and fees shall bear interest at the maximum legal rate from the date incurred, until the date paid by losing party.

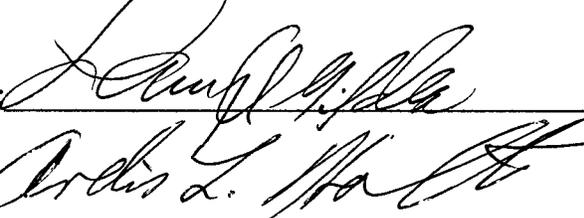
9. **Recording.** This Agreement shall be recorded in the deed records of Lane County, Oregon, shall run with the land, and shall bind all successors in interest.

10. **Holte's Consent.** Holte is a party to this Agreement solely to consent to the provisions that affect Lots 15 and 16, and Holte grants McDougal permission to go upon Holte's property, if necessary, to construct the Improvements on or about Lots 15 and 16.

11. **Signature Authority.** McDougal Bros., Inc. is an Oregon corporation and is affiliated with Melvin L. McDougal, Norman N. McDougal, McDougal Bros. Investments, LeeLynn, Inc., Wiley Mt., Inc., Frontier Resources, LLC, and ATR Land, LLC. An officer or authorized agent of McDougal Bros., Inc. signs this Agreement to bind McDougal Bros., Inc. and all McDougal Affiliates who may have an ownership interest in any portion of the Subdivision. The person who signs this Agreement on behalf of McDougal warrants that he has the authority of McDougal and all affiliates to do so.

Date: ~~September~~, 2007.

McDOUGAL BROS., INC.

By: 

ARDIS L. HOLTE

CITY OF VENETA

By *[Signature]*

STATE OF OREGON)
)ss:
County of Lane)

This instrument was acknowledged before me on the 19th day of September, 2007
by LARRY O. GILDEA as authorized representative for McDougal Bros., Inc.



Maggie Turner
Notary Public for Oregon
My Commission Expires: 5/13/09

STATE OF OREGON)
)ss:
County of Lane)

This instrument was acknowledged before me on the 21st day of Sept., 2007
by Ardis L. Holte.

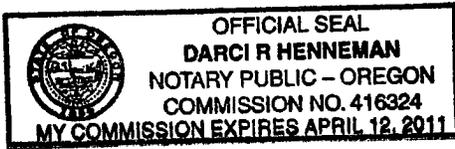


Maggie Turner
Notary Public for Oregon
My Commission Expires: 5/13/09

STATE OF OREGON)
)ss:
County of Lane)

On the 1st day of October, 2007, personally appeared before me the above-named RL Ingham,
for the City of Veneta, Oregon, and by authority of the City of Veneta, acknowledged the

foregoing instrument to be its voluntary act and deed.



Darci R Henneman
Notary Public for Oregon
My Commission Expires: 4-12-11

K:\Documents\McDOUGAL BROS., INC. - Cornerstone Development\AGR Sidewalk Agreement-Final 090407CHCc.doc

AFTER RECORDING RETURN TO:
CASCADE TITLE COMPANY
811 WILLAMETTE ST., EUGENE, OR 97401

25158158 Tm

Lane County Clerk
Lane County Deeds and Records

2017-034932



\$52.00

01662745201700349320020028

07/18/2017 11:17:30 AM

RPR-DTR Cnt=1 Stn=40 CASHIER 01

\$10.00 \$10.00 \$11.00 \$21.00

3 After recording return to
and mail tax statements to:

TRUST DEED

PARTIES: **Frontier Resources, LLC** , Grantor

Cascade Title and Escrow , Trustee

Melvin McDougal , Beneficiary

Grantor conveys to Trustee, in trust, the following described real property situated in Lane County, Oregon:

EXHIBIT A

Lots 2, 5 and 6, VENETA BUSINESS PARK, as platted and recorded November 7, 2007, Reception No. 2007-079397, Lane County Deeds and records, in Lane County, Oregon.

This Trust Deed shall secure payment and performance of a Promissory Note dated July 17, 2017, and other agreements. The principal amount of the Promissory Note is \$450,000 which, together with accrued interest, is due on demand. If all sums secured by the trust deed have been fully paid and satisfied without the sale of the real property described on Exhibit A, Beneficiary agrees to remove the trust deed and to reconvey the property to Grantor.

Grantor warrants and covenants that Grantor owns the property free and clear of encumbrances except easements, conditions, and restrictions of record.

Grantor shall pay the Promissory Note in accordance with its agreement with Beneficiary and shall pay when due all taxes, assessments, and other charges that may be levied against the property. Grantor shall keep any buildings now on the premises or which may hereafter be placed thereon insured against loss or damage by fire, with extended coverage, for their full insurable value with Beneficiary listed as a named

insured or loss payee. Grantor shall keep improvements on the premises in good repair and will not commit or suffer any waste thereof or of the premises.

Time is of the essence hereof. Default by Grantor of any of Grantor's obligations in the Promissory Note or other loan agreements with Beneficiary, or this Trust Deed will entitle Beneficiary to declare the full unpaid balance of the promissory note, together with any other sums secured by this Trust Deed, immediately due and payable, in which case failure of the Grantor to pay the full amount declared to be due within ten (10) days from the date of such declaration shall be a material breach of this Trust Deed.

Should Grantor default, Beneficiary, in addition to any other legal or equitable remedies, may deliver to its Trustee a written notice of default and election to sell the property. Upon such delivery, the Beneficiary shall deposit with the Trustee this Trust Deed and all promissory notes and documents evidencing expenditures secured hereby, whereupon the Trustee shall fix the time and place of sale and give notice thereof as then required by law.

If legal expenses are incurred in a trustee's sale of the property, the Trustee and Beneficiary shall be entitled to recover such expenses. If litigation arises from this document, the prevailing party shall be entitled to recover attorneys' fees at all levels of litigation.

Date: July 17, 2017

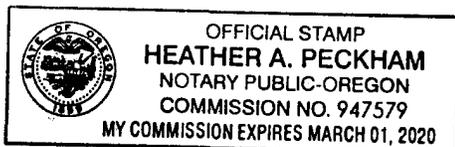
GRANTOR: Frontier Resources, LLC

By: *Gregory M Demers*
Gregory M Demers, President

STATE OF OREGON)
)ss.
County of Lane)

The foregoing instrument was acknowledged before me this 17 day of July, 2017, by Gregory M. Demers as President of Frontier Resources, LLC.

Heather A. Peckham
Notary Public for Oregon
My Commission Expires: 3/1/2020



PERSONAL PROPERTY TAX WARRANT

(This is a lien demand and not an arrest warrant)

State of Oregon, County of LANE

Warrant Number **427902**

Date Issued: 6/28/2018

Interest to: 7/16/2018

Directed to:

FRONTIER RESOURCES LLC
PO BOX 876
VENETA OR 97487

Lane County Clerk	2018-029597
Lane County Deeds & Records	06/28/2018 12:05:00 PM
RPR-LIEN Cnt=1 Stn=41 CASHIER 04 1pages	NO FEE
\$5.00 \$11.00 \$61.00	

The above named appears as owning or having possession or control of certain personal property on the accounts listed below. Taxes lawfully assessed, levied, and charged on said personal property have not been paid and are delinquent for the years and in the respective amounts specified.

This warrant is issued to enforce payment of these taxes pursuant to Oregon Revised Statute 311.610.

The description of the personal property as it appears in the latest tax roll, the year(s) for which taxes are delinquent, the principal amount for delinquent taxes for each year plus interest to the date of issuance of this warrant, and service charges, are as follows:

Description of Personal Property			Tax Year	Amount of Taxes	Amount Due	
Code Area	Account Number	Kind of Property			Interest	Total
02898	5515398	FURN, MACH, EQUIP, MISCELLANEOUS	2017-18	\$331.67	\$22.11	\$353.78
Total Amount of Taxes to be Recorded				Total Taxes and Interest		\$353.78
Make Remittance Payable To:				Service Charges		\$52.00
LANE COUNTY, Department of Assessment and Taxation				TOTAL Due		\$405.78
125 E. 8th Avenue, Eugene OR 97401-2968						

The amount due on this warrant is the sum of total taxes due, interest on all past due installments at the rate of 1.3333 percent per month until paid (ORS 311.505), and the service charges.

* The Total Due reflects taxes, interest and other charges due for the 2017-18 tax year. For prior year balances, contact Lane County Assessment and Taxation at (541)-682-4321.

SERVICE OF WARRANT

A duplicate of this warrant was served on the person named by Certified Mail (ORS 311.620).

Date Mailed 6/28/2018 The cost of such service, publication, or postage is \$ 52.00

RELEASE OF LIEN

This warrant is hereby satisfied in full, and the lien is fully released.

This warrant is hereby cancelled.

Michael C. Cowles
Tax Collector

by _____
Deputy (MUST be signed to release lien)

Date

— After recording return to Lane County Tax Collector at 125 E. 8th Ave, Eugene, OR 97401 —

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	AVERY SCOTT 971-227-0854 AVERY.SCOTT@ADS-PIPE.COM
ADS SALES REP	SARAH SIRPLESS 503-949-3980 SARAH.SIRPLESS@ADS-PIPE.COM
PROJECT NO.	S176312



ADVANCED DRAINAGE SYSTEMS, INC.

BAXTER VENETA, OR

SiteASSIST™
by StormTech
FOR STORMTECH
INSTRUCTIONS,
DOWNLOAD THE
INSTALLATION APP



SC-160LP STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH SC-160LP.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 1.5".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 400 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-160LP SYSTEM

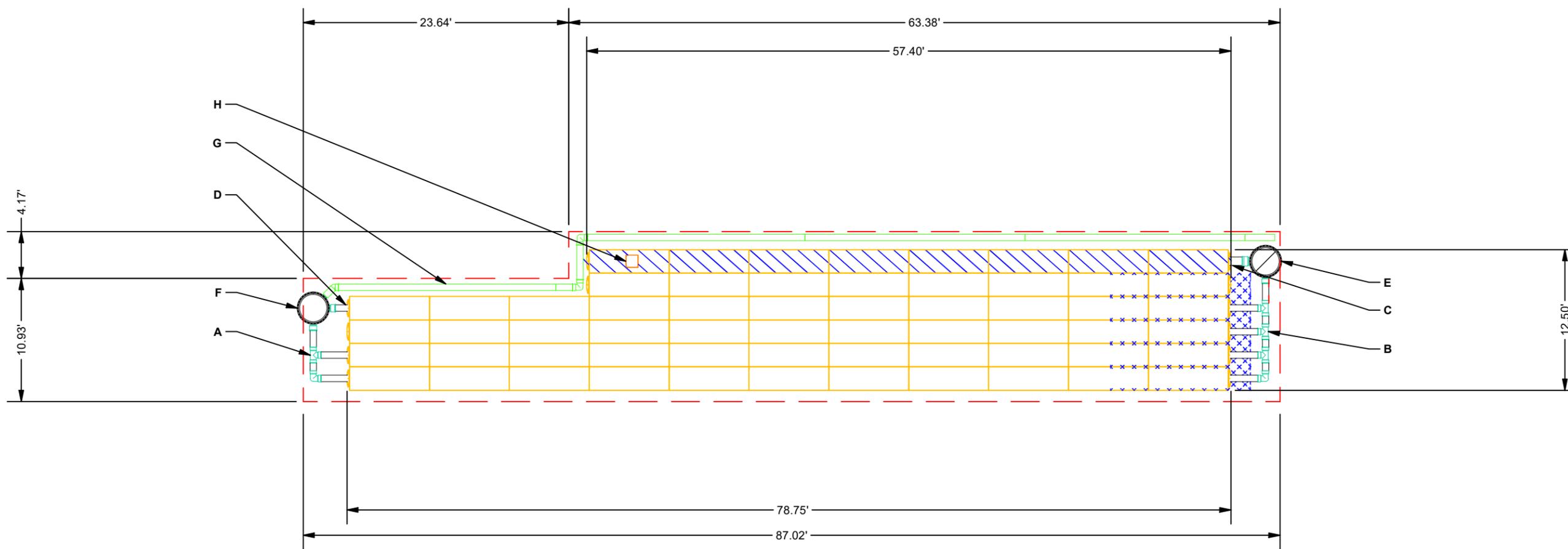
- STORMTECH SC-160LP CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH SC-160LP CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-160LP CONSTRUCTION GUIDE".
- FOUNDATION STONE AND EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE; AASHTO M43 #3,357, 4, 467, 5, 56, OR 57.
- THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- THE DEPTH OF FOUNDATION STONE SHALL BE DETERMINED BASED ON THE SUBGRADE BEARING CAPACITY PROVIDED BY THE SITE DESIGN ENGINEER.
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES CONCERNING CHAMBER FOUNDATION DESIGN AND SUBGRADE BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- CHAMBERS SHALL BE INSTALLED "TOE TO TOE". NO ADDITIONAL SPACING BETWEEN ROWS IS REQUIRED.
- STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONESHOOTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

- THE USE OF CONSTRUCTION EQUIPMENT OVER SC-160LP CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER Tired LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-160LP CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-106LP CONSTRUCTION GUIDE".
- FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

CONCEPTUAL LAYOUT		CONCEPTUAL ELEVATIONS		*INVERT ABOVE BASE OF CHAMBER				
				PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
60	STORMTECH SC-160LP CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	416.80	MANIFOLD	A	6" x 6" BOTTOM MANIFOLD, MOLDED FITTINGS	0.66"	
12	STORMTECH SC-160LP END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	408.47	MANIFOLD	B	6" x 6" BOTTOM MANIFOLD, MOLDED FITTINGS	0.66"	
6	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	407.97	PIPE CONNECTION	C	8" BOTTOM CONNECTION	0.96"	
6	STONE BELOW (in)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	407.97	PIPE CONNECTION	D	6" BOTTOM CONNECTION	0.66"	
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	407.97	NYLOPLAST W/WIER (INLET W/ ISO ROW)	E	30" DIAMETER (24.00" SUMP MIN)		1.0 CFS IN
1219	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)	TOP OF STONE:	407.30	NYLOPLAST (OUTLET)	F	30" DIAMETER (DESIGN BY ENGINEER)		0.8 CFS OUT
		TOP OF SC-160LP CHAMBER:	406.80	UNDERDRAIN	G	6" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN		
		8" ISOLATOR ROW INVERT:	405.88	INSPECTION PORT	H	4" SEE DETAIL		
		6" x 6" TOP MANIFOLD INVERT:	405.86					
1216	SYSTEM AREA (SF)	6" x 6" BOTTOM MANIFOLD INVERT:	405.86					
204.2	SYSTEM PERIMETER (ft)	6" BOTTOM CONNECTION INVERT:	405.86					
		BOTTOM OF SC-160LP CHAMBER:	405.80					
		UNDERDRAIN INVERT:	405.30					
		BOTTOM OF STONE:	405.30					



- ISOLATOR ROW (SEE DETAIL)
- PLACE MINIMUM 12.50' OF ADS GEOSYNTHETICS 315WTK WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS
- BED LIMITS

- NOTES**
- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
 - DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
 - THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
 - THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
 - **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

BAXTER VENETA, OR	DRAWN: CJM CHECKED: WCM
DATE: 05/18/20 PROJECT #: S176312	
DESCRIPTION	
REV	
DRW	
CHK	

520 CROMWELL AVENUE | ROCKY HILL | CT | 06067
 860-528-8188 | 888-892-2894 | WWW.STORMTECH.COM

4840 TRUEMAN BLVD
 HILLIARD, OH 43026
 1-800-733-7473

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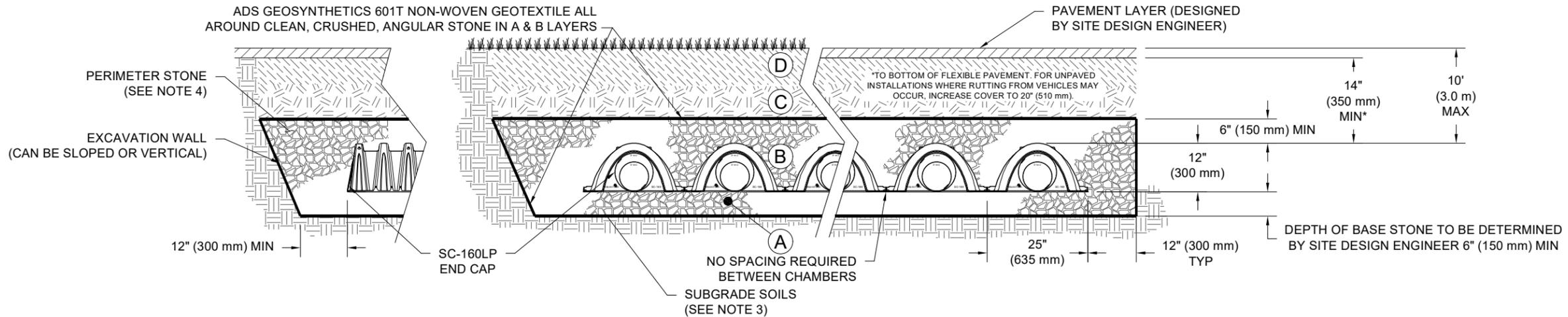
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ACCEPTABLE FILL MATERIALS: STORMTECH SC-160LP CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 14" (355 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M145 ¹ A-1, A-2-4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

PLEASE NOTE:

1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

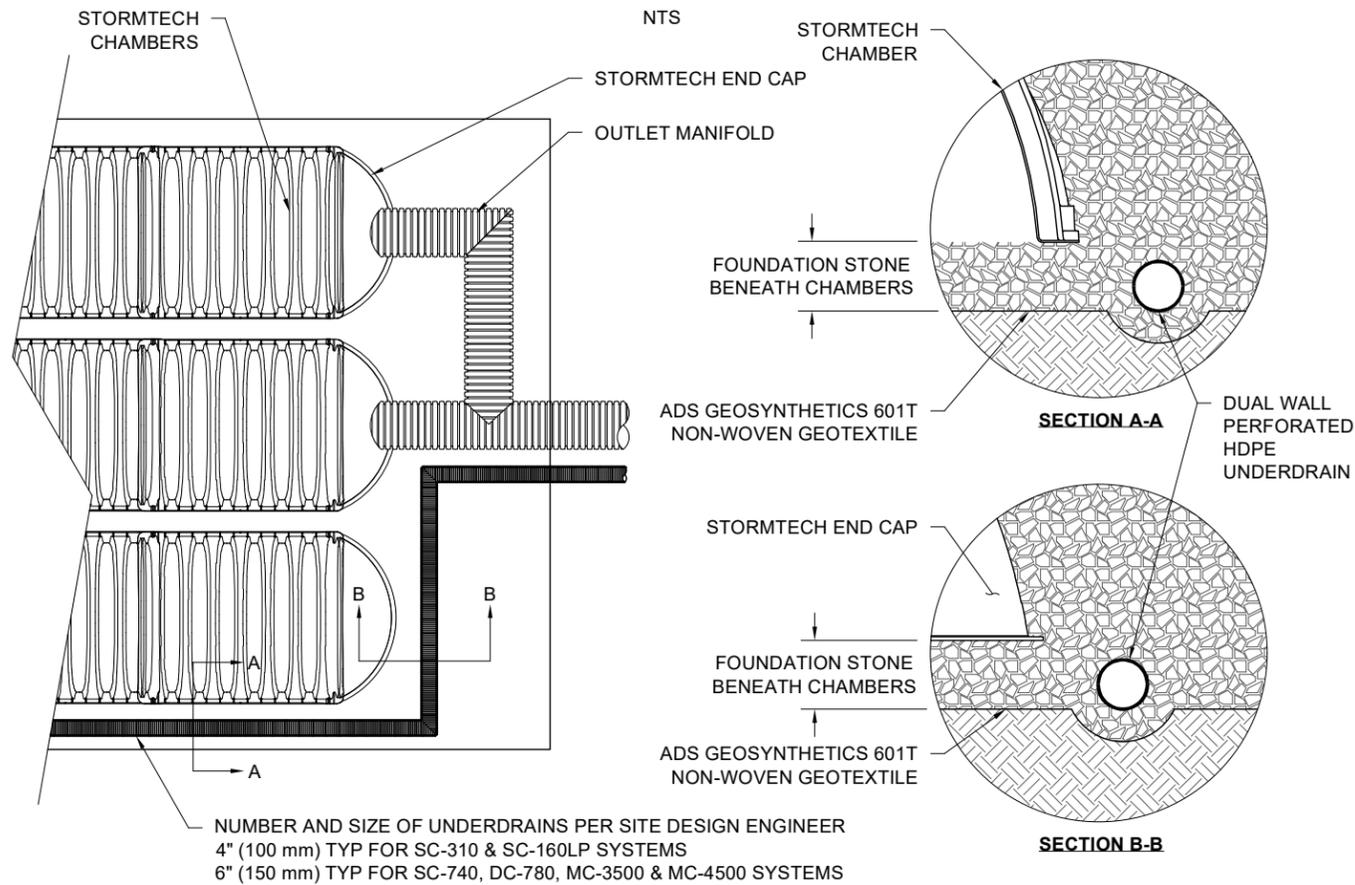


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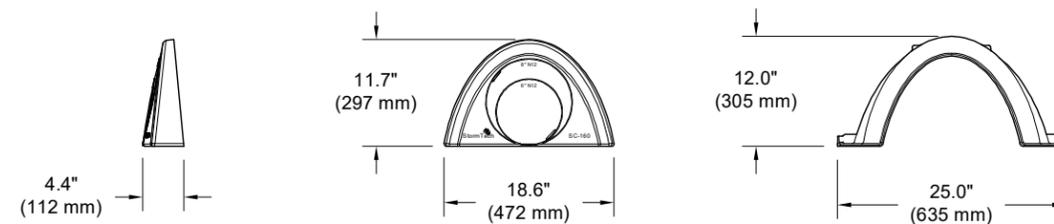
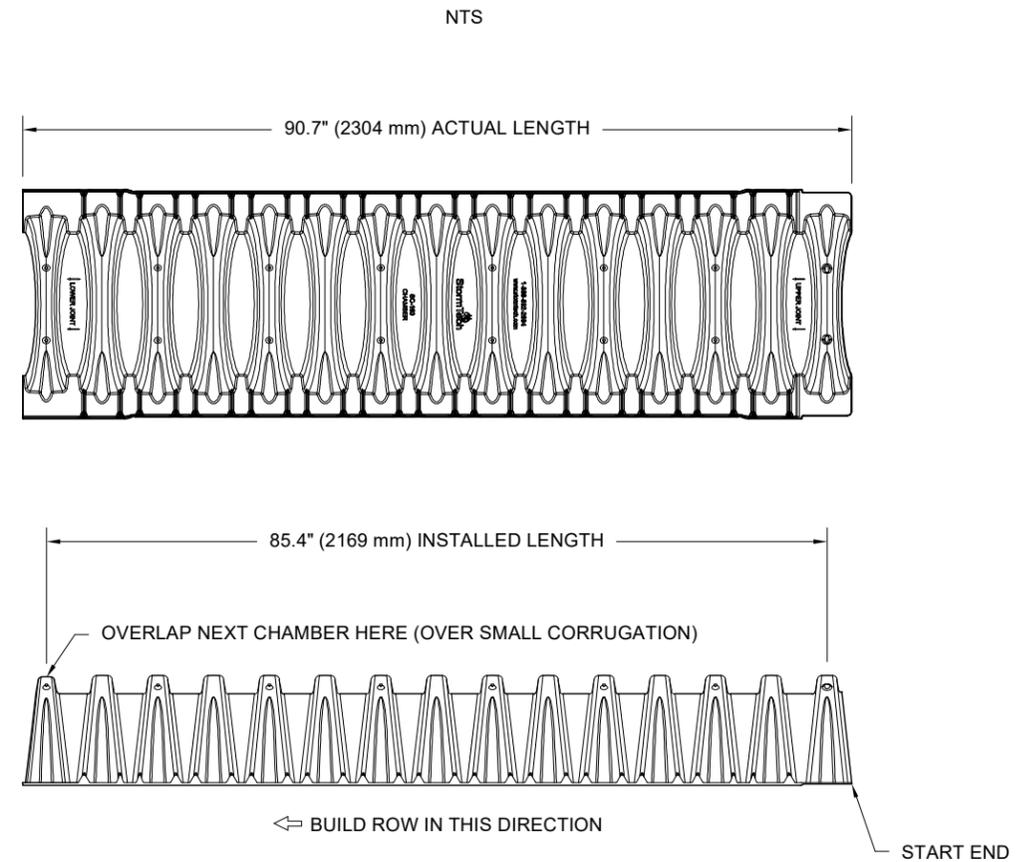
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2. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 1.5"
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 400 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

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DESCRIPTION			
CHK			
DRW			
REV			
<p style="text-align: center; font-size: small;">520 CROMWELL AVENUE ROCKY HILL, CT 06067 860-525-8188 888-892-2894 WWW.STORMTECH.COM</p>			
<p style="font-size: x-small;">THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.</p>			
<p style="font-size: x-small;">4840 TRUEMAN BLVD HILLIARD, OH 43026 1-800-733-7473</p>			
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UNDERDRAIN DETAIL



SC-160LP TECHNICAL SPECIFICATION



NOMINAL CHAMBER SPECIFICATIONS

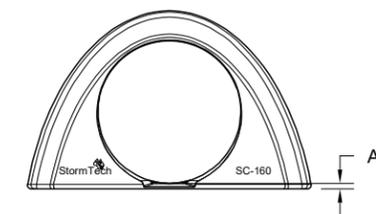
SIZE (W X H X INSTALLED LENGTH)	25.0" X 12.0" X 85.4"	(635 mm X 305 mm X 2169 mm)
CHAMBER STORAGE	6.85 CUBIC FEET	(0.19 m ³)
MINIMUM INSTALLED STORAGE*	16.0 CUBIC FEET	(0.45 m ³)
WEIGHT	24.0 lbs.	(10.9 kg)

*ASSUMES 6" (152 mm) ABOVE, 6" (152 mm) BELOW, AND STONE BETWEEN CHAMBERS WITH 40% STONE POROSITY.

PART #	STUB	A
SC160EPP	6" (150 mm)	0.66" (16 mm)
	8" (200 mm)	0.80" (20 mm)
SC160EPP08	8" (200 mm)	0.96" (24 mm)

ALL STUBS ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

NOTE: ALL DIMENSIONS ARE NOMINAL



DESCRIPTION

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BAXTER

VENETA, OR

DATE: 05/18/20

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DRAWN: CJM

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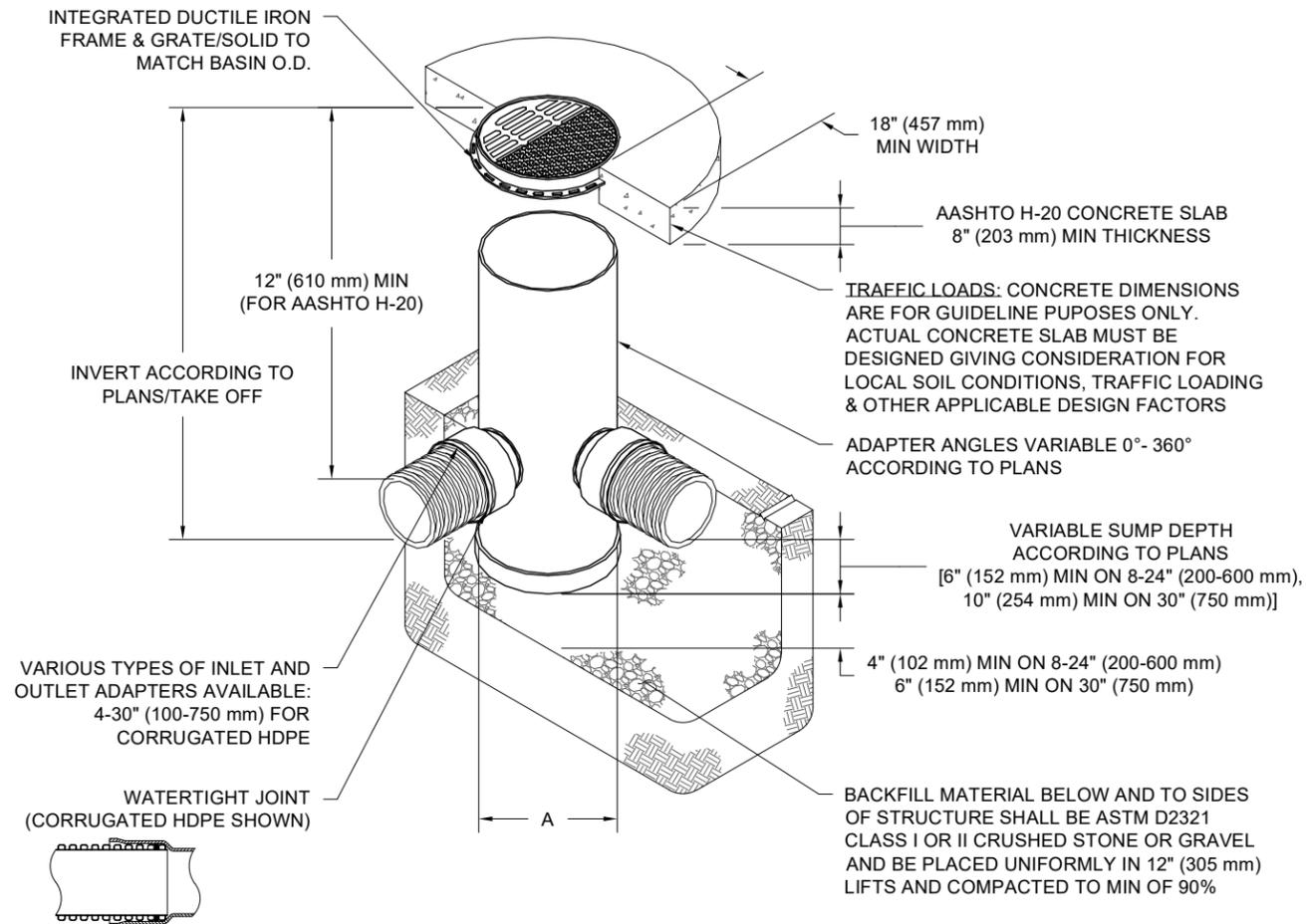
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NYLOPLAST DRAIN BASIN

NTS



NOTES

- 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
- 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
- DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
- DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
- FOR COMPLETE DESIGN AND PRODUCT INFORMATION: WWW.NYLOPLAST-US.COM
- TO ORDER CALL: **800-821-6710**

A	PART #	GRATE/SOLID COVER OPTIONS		
8" (200 mm)	2808AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-20	STANDARD AASHTO H-20	SOLID AASHTO H-20

BAXTER
VENETA, OR

DATE: 05/18/20
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DESCRIPTION

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3130 VERONA AVE
BUJFORD, GA 30518
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www.nyloplast-us.com

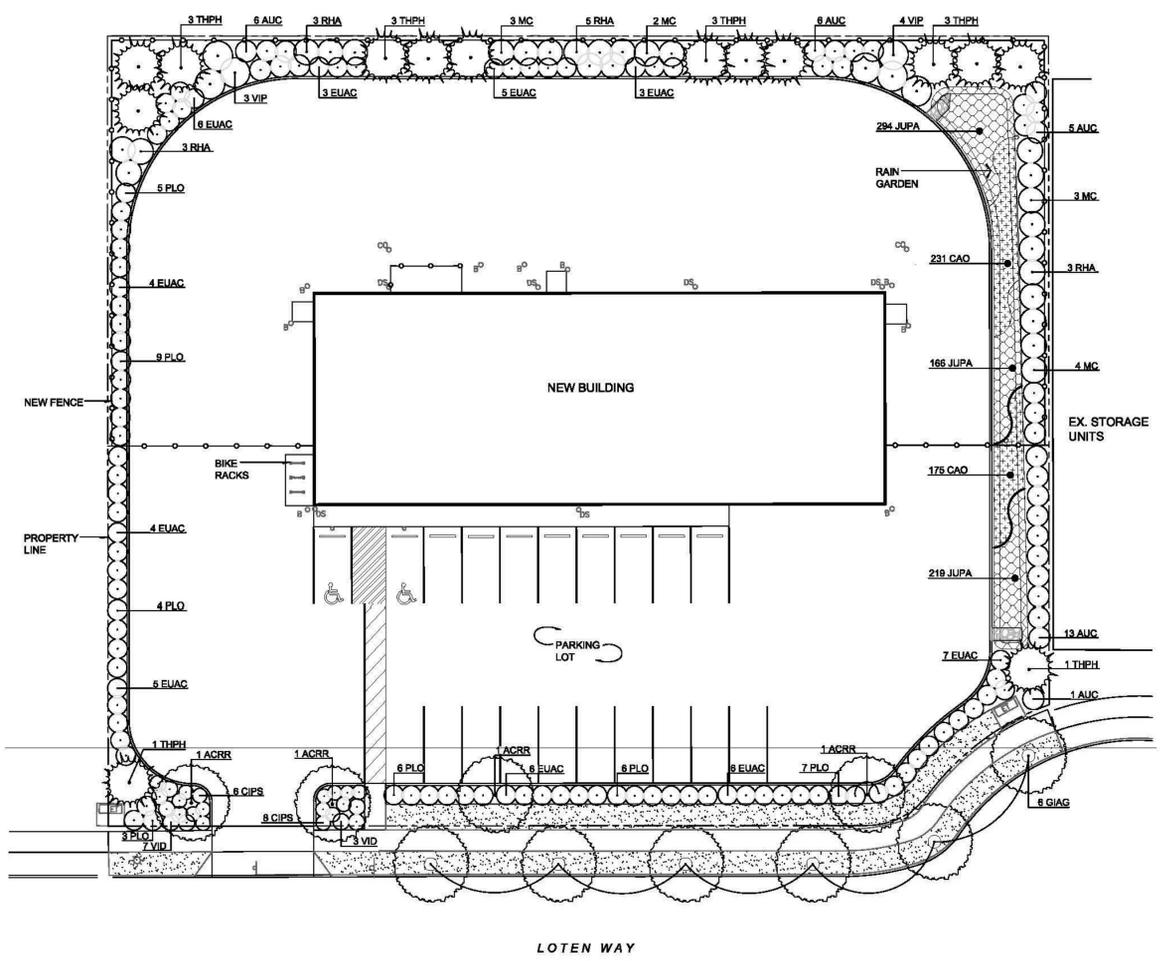
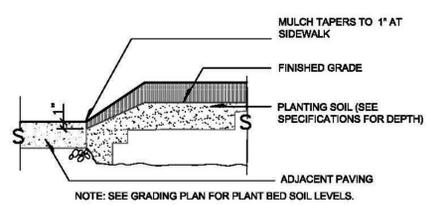
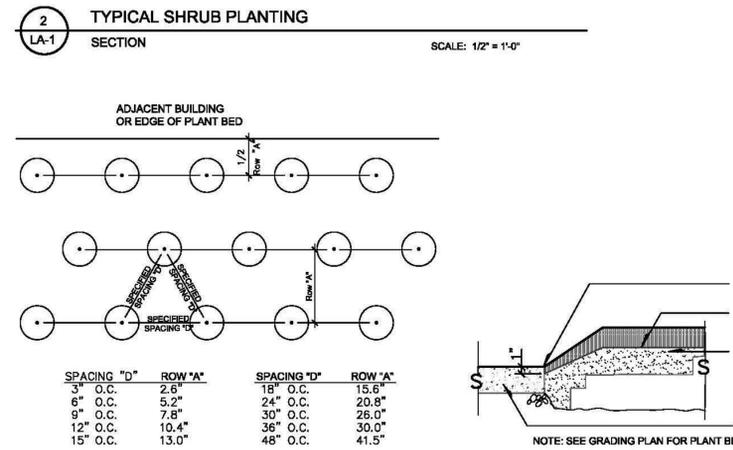
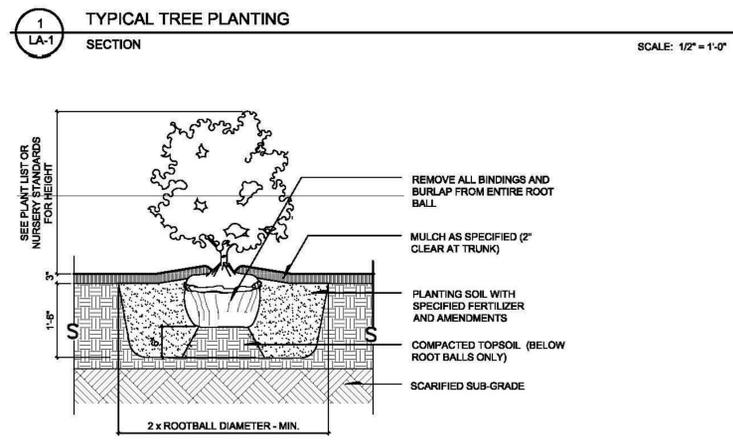
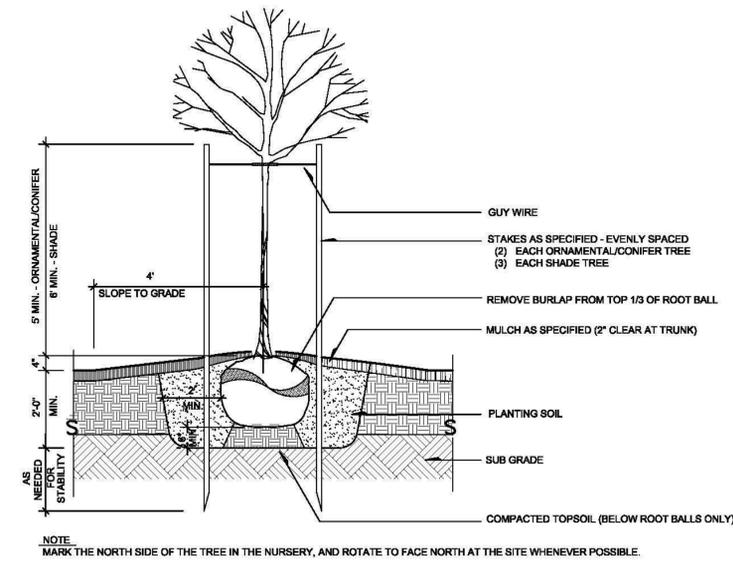


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SHEET
6 OF 6

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LANDSCAPE GUIDELINES

- A. SOIL PREPARATION**
- LAWN AREAS**
1. FINISHED ELEVATION OF SUB-BASE TO BE 8" MINIMUM BELOW FINISHED GRADE.
 2. TILL SUBGRADE THOROUGHLY TO A DEPTH OF 8" MINIMUM PRIOR TO PLACEMENT OF TOPSOIL.
 3. PLACE 8" MINIMUM OF SANDY LOAM OVER TILLED SUBGRADE. ADD 15-5-10-10 FERTILIZER TO TOPSOIL AT A RATE OF 20 LBS. PER 1000 SF. ROTO-TILL AMENDMENTS AND TOPSOIL TO A DEPTH OF 8-10" MINIMUM.
NOTE: NATIVE SOIL MAY BE USED AS SANDY LOAM PROVIDED THAT IT HAS A LOOSE, CRUMBLY COMPOSITION AND IS NOT COMPACTED. SUB-BASE AND TOPSOIL SHOULD BE DRY DURING INSTALLATION AND GRADING TO PREVENT COMPACTION AND FUTURE POOR DRAINAGE CONDITIONS. IF NATIVE SOIL CHARACTERISTICS ARE UNSATISFACTORY, AN APPROVED SANDY LOAM SHOULD BE IMPORTED TO THE SITE.
- PLANT BEDS**
1. FINISHED ELEVATION OF SUB-BASE TO BE 18" MINIMUM BELOW FINISHED GRADE.
 2. TILL SUBGRADE THOROUGHLY TO A DEPTH OF 8" MINIMUM PRIOR TO PLACEMENT OF TOPSOIL.
 3. PLACE 18" MINIMUM OF TOPSOIL OVER TILLED SUBGRADE. ADD 4" OF ORGANIC MATERIAL AND 15-5-10-10 FERTILIZER TO TOPSOIL AT THE RATE OF 20 LBS. PER 1000 SF. ROTO-TILL AMENDMENTS AND TOPSOIL TO A DEPTH OF 8" MINIMUM.
 4. PROVIDE 3" OF SHREDDED FIR BARK MULCH OVER ALL PLANT BEDS.
- RAIN GARDEN**
1. SEE ENGINEER'S DRAWINGS FOR SOIL MATERIAL AND DEPTH.
 2. TILL SUBGRADE THOROUGHLY TO A DEPTH OF 8" MINIMUM PRIOR TO PLACEMENT OF TOPSOIL.
 3. PLACE SPECIFIED DEPTH OF TOPSOIL OVER TILLED SUBGRADE.
 4. PROVIDE 1" DEPTH OF 3/8" ROUND NO. 4 PEA GRAVEL MULCH OVER TREATMENT AREA. MULCH TO BE FREE FROM FINES OR OTHER DELETERIOUS SUBSTANCES.
- B. PLANT MATERIAL**
1. PROVIDE ONLY HEALTHY, FULL PLANT MATERIAL AT SIZES INDICATED.
 2. PLANT SUBSTITUTIONS TO BE APPROVED BY LANDSCAPE ARCHITECT.
 3. PLANT LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- C. SEEDING**
1. APPLY SEED AT RATES SPECIFIED BY MANUFACTURER.
 2. CONTRACTOR RESPONSIBLE FOR MAINTAINING SEEDED AREA THROUGH ESTABLISHMENT.
 3. RE-SEED ANY AREAS AS NECESSARY TO ACHIEVE FULL HEALTHY TURF.

GENERAL NOTES

1. SEE CIVIL PLANS FOR GRADING AND STORMWATER DOCUMENTATION.
2. PLANT LIST QUANTITIES ARE FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR TO VERIFY ACTUAL QUANTITIES SHOWN ON PLAN.

IRRIGATION SYSTEM DESCRIPTION

1. IRRIGATION TO BE DESIGN BUILD. PLAN TO BE APPROVED BY ARCHITECT.
2. AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL LANDSCAPE AREAS.
3. SYSTEM WILL PROVIDE HEAD TO HEAD COVERAGE.
4. SYSTEM WILL PROVIDE SEPARATE ZONES FOR DIFFERENT SOLAR ORIENTATIONS.
5. HEAD LAYOUT WILL MINIMIZE OVERSPRAY ONTO PAVED SURFACES.

GENERAL PLANT SCHEDULE

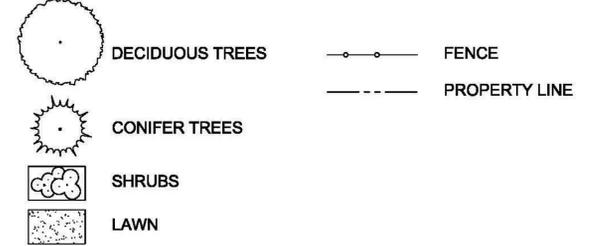
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	REMARKS
ACRR	4	Acer rubrum 'Red Sunset'	Red Sunset Maple	2" cal.	Matching, full, limbed up to 6 ft.
GIAG	6	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2" cal.	Matching, full, limbed up to 6' ht.
THPH	14	Thuja plicata 'Hogan'	Hogan Cedar	8' ht.	Matching, full, B&B

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AUC	31	Arbutus unedo 'Compacta'	Dwarf Strawberry Tree	5 gal	Matching, full
CIPS	14	Cistus pulverulentus 'Sunset'	Rockrose	5 gal	Matching, full
EUAC	49	Euonymus alatus 'Compactus'	Burning Bush	3 gal	Matching, full
MC	12	Myrica carolinica	Pacific Wax Myrtle	5 gal	Matching, full
PLO	40	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	5 gal	Matching, full
RHA	14	Rhododendron x 'Anah Kruscha'	Anah Kruscha Rhododendron	5 gal	Matching, full
VID	10	Viburnum davidii	David Viburnum	3 gal	Matching, full
VIP	7	Viburnum plicatum tomentosum	Doublefile Viburnum	5 gal	Matching, full

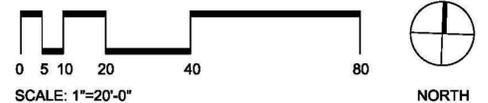
RAIN GARDEN PLANT SCHEDULE (1,084 SF.) SCHEME I

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	REMARKS
CAO	406	Carex obovata	Slough Sedge	4" pot	Matching, full, 12" o.c.
JUPA	678	Juncus patens	California Gray Rush	4" pot	Matching, full, 12" o.c.

PLANTING LEGEND



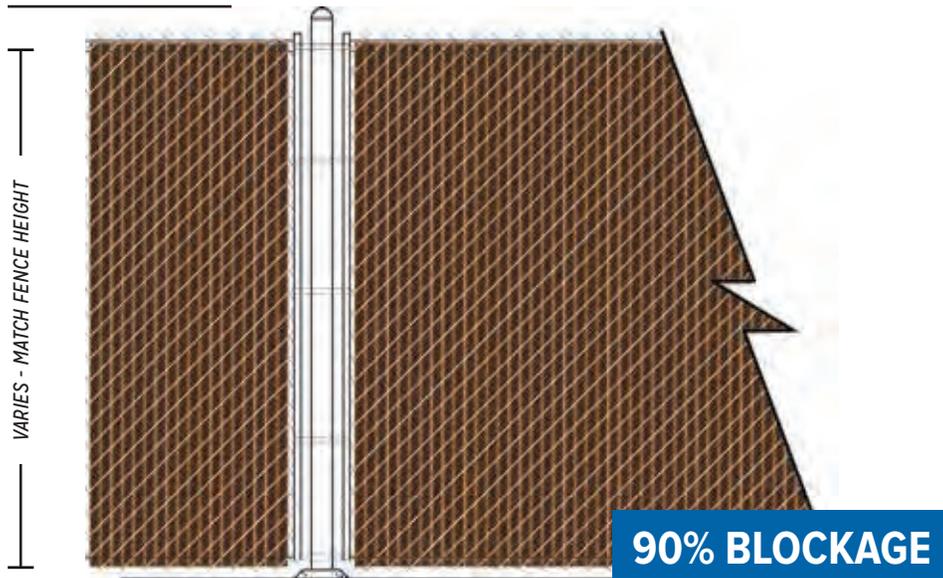
LANDSCAPE PLAN



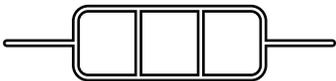
5000 SERIES

SELF LOCKING FENCE BLADE SLATS

Elevation View



SLAT PROFILE



Available Colors

Black, Green, Tan, White, Red, Brown



Attachment Enlargement

STEP 1

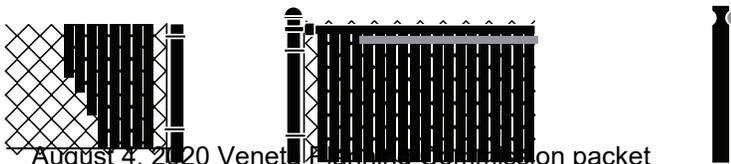
Insert slats vertically from top to bottom, keeping the locking holes on top.

STEP 2

Thread the flexible locking channel horizontally through the notched holes in the slats.

STEP 3

These holes are elliptical to ensure they always stay open for fast and easy threading.



August 4, 2020 Venetia Planning Commission packet

FENCESCREEN SPECIFICATIONS

PROPERTIES	RESULTS
Melt Index	0.6
Density	0.957
Minimum Temp.	-76° F
Maximum Temp.	250° F
Tensile Strength	3,700 psi
Slat Width	1 ³¹ / ₃₂ "
Mesh Size	2"
Standard Heights	4, 5, 6, 7, 8, 10, and 12 feet
Wire Gauge	8, 9, or 11
Slats Per Box	82
Average Coverage Per Box	10 linear feet

MATERIAL CONSTRUCTION

Self Locking Privacy Blade Slats are made from extruded High Density Polyethylene (HDPE), color pigments, and UV inhibitors.

DURABILITY

HDPE fence products are resistant to: severe weather conditions, salt water, sand, road dirt, most acids, alcohol, alkaline, ammonia, petroleum distillates, and common environmental pollutants.

MAINTENANCE

Pressure cleaning of surface contaminants is quickly accomplished with plain water.

WIND LOAD DISCLAIMER

Fencescreen will not be responsible for fence damage resulting from wind load conditions due to insufficient structural support.

FEATURES

- UV stabilized to protect against the harmful rays of the sun.

Drawings not to scale.

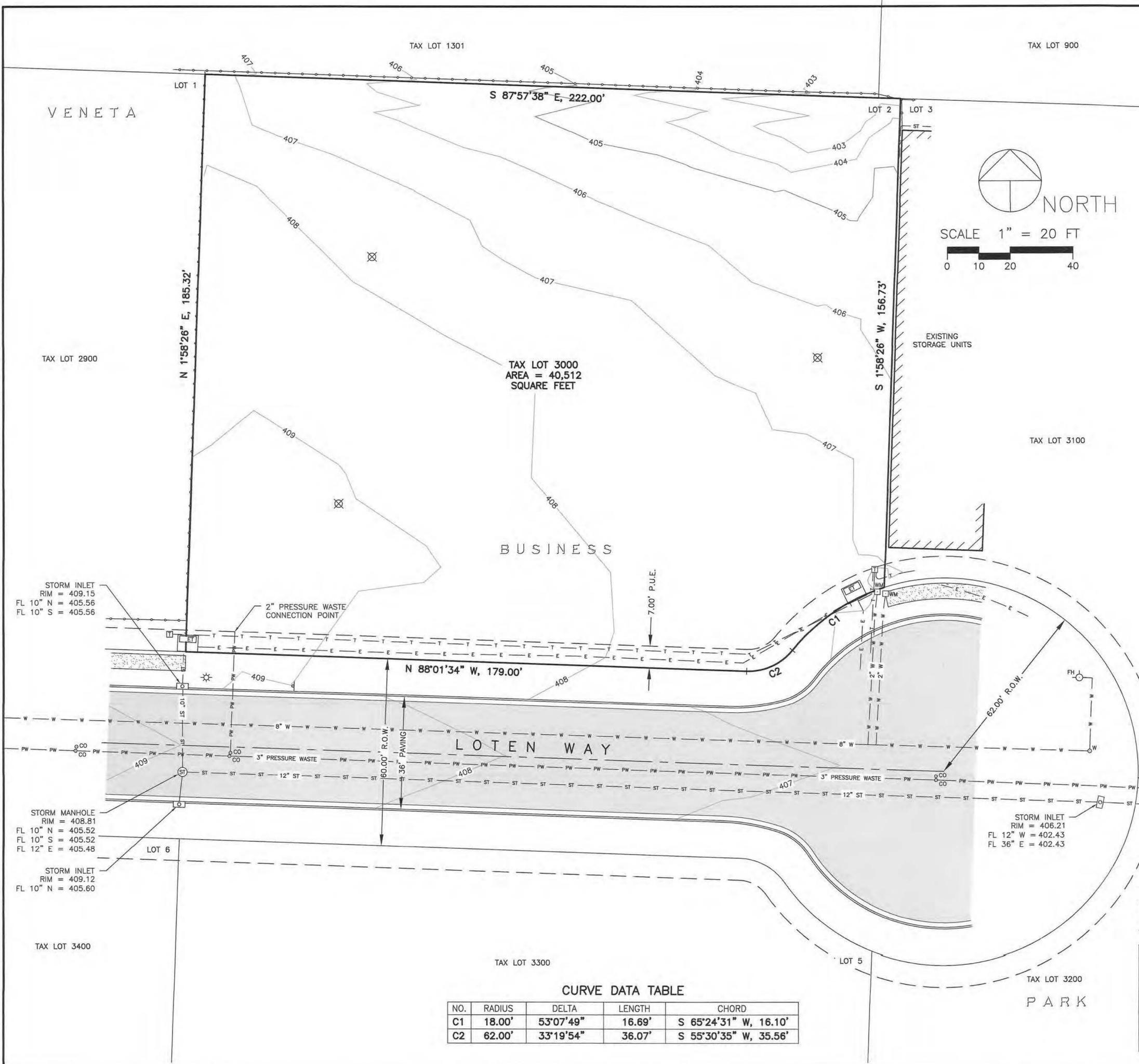
Detail Name:
5000 Series Self Locking Privacy
Blade Slats

Drawing Number:
5000 - SELF LOCKING BLADE SLATS



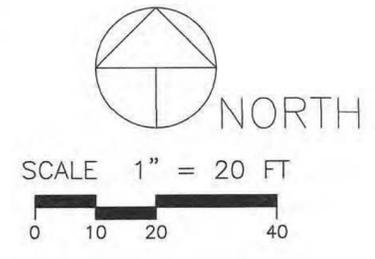
PHONE: 1.888.313.6313

| www.FenceScreen.com



LEGEND

- W EXISTING WATER VALVE
- WM EXISTING WATER METER
- FH EXISTING FIRE HYDRANT
- SM EXISTING STORMWATER MANHOLE
- CI EXISTING CURB INLET
- CO EXISTING CLEANOUT
- ET EXISTING ELECTRIC TRANSFORMER
- ☼ EXISTING STREET LIGHT
- ⋄ EXISTING SIGN
- TR EXISTING TELECOMMUNICATIONS RISER
- ⊗ EXISTING TEST HOLE LOCATION
- EXISTING CHAIN LINK FENCE LINE
- ST— EXISTING STORMWATER PIPE (SIZE AS NOTED)
- PW— EXISTING PRESSURE WASTE LINE (SIZE AS NOTED)
- W— EXISTING WATER LINE (SIZE AS NOTED)
- E— EXISTING UNDERGROUND ELECTRIC LINE
- T— EXISTING TELECOMMUNICATIONS LINE
- R.O.W. DENOTES RIGHT-OF-WAY
- P.U.E. DENOTES PUBLIC UTILITY EASEMENT
- ▨ DENOTES EXISTING CONCRETE SURFACE
- ▩ DENOTES EXISTING ASPHALT SURFACE



ELEVATION NOTE:

ELEVATIONS SHOWN HEREON ARE BASED ON LANE COUNTY DATUM. BENCHMARK USED WAS NGS PPID NO. BBFY54, A 1973 BRASS CAP MARKING THE SOUTHEAST CORNER OF DLC #51 IN T17S, R5W. POINT IS ON JEANS ROAD NEAR ADDRESS 25503

ELEVATION = 400.44 (NAVD '88 DATUM)

BOUNDARY NOTE:

THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS SUBJECT TO ANY INACCURACIES THAT A SUBSEQUENT BOUNDARY SURVEY MAY DISCLOSE.

UTILITY NOTE:

UTILITY LOCATIONS SHOWN HEREON ARE BASED ON A COMBINATION OF FIELD SURVEY OF OBSERVABLE EVIDENCE AND UTILITY COMPANY LOCATION MAPS AND PAINT, AND ARE SUBJECT TO FIELD VERIFICATION.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael Dahrens

OREGON
JULY 11, 2000
MICHAEL R. DAHRENS
60052
RENEWS: 12-31-2021

EXISTING CONDITIONS PLAN FOR:
BAXTER PLUMBING & ROOTER, INC.
MAP 17-05-31-10, TAX LOT 3000
VENETA, LANE COUNTY, OREGON

CURVE DATA TABLE

NO.	RADIUS	DELTA	LENGTH	CHORD
C1	18.00'	53°07'49"	16.69'	S 65°24'31" W, 16.10'
C2	62.00'	33°19'54"	36.07'	S 55°30'35" W, 35.56'

SSW ENGINEERS
CIVIL • STRUCTURAL • BUILDING DESIGN
SURVEYING • LAND USE PLANNING

2350 Oakmont Way, Suite 105 Eugene, Oregon 97401 (541) 485-8383

STORMWATER ANALYSIS REPORT FOR:

**BAXTER PLUMBING & ROOTER, INC.
BAXTER PROPERTIES, LLC
P.O. BOX 117
ELMIRA, OR 97437**

**PROJECT SITE
MAP 17-05-31-10 LOT 3000
Veneta Business Park – Lot 2
Loten Way
Veneta, OR 97487**

Prepared by



SSW ENGINEERS^{INC}
CIVIL · STRUCTURAL · BUILDING DESIGN
SURVEYING · LAND USE PLANNING

2350 Oakmont Way, Suite 105
Eugene OR 97401
(541) 485-8383
Contact: Scott D Robinson-Tscheu, PE
Job #20-7731



RENEWS: 12/31/20

Based on the City of Veneta Code
Referencing the City of Portland Stormwater Management Manual Rev. 4 August 1, 2008

Contents

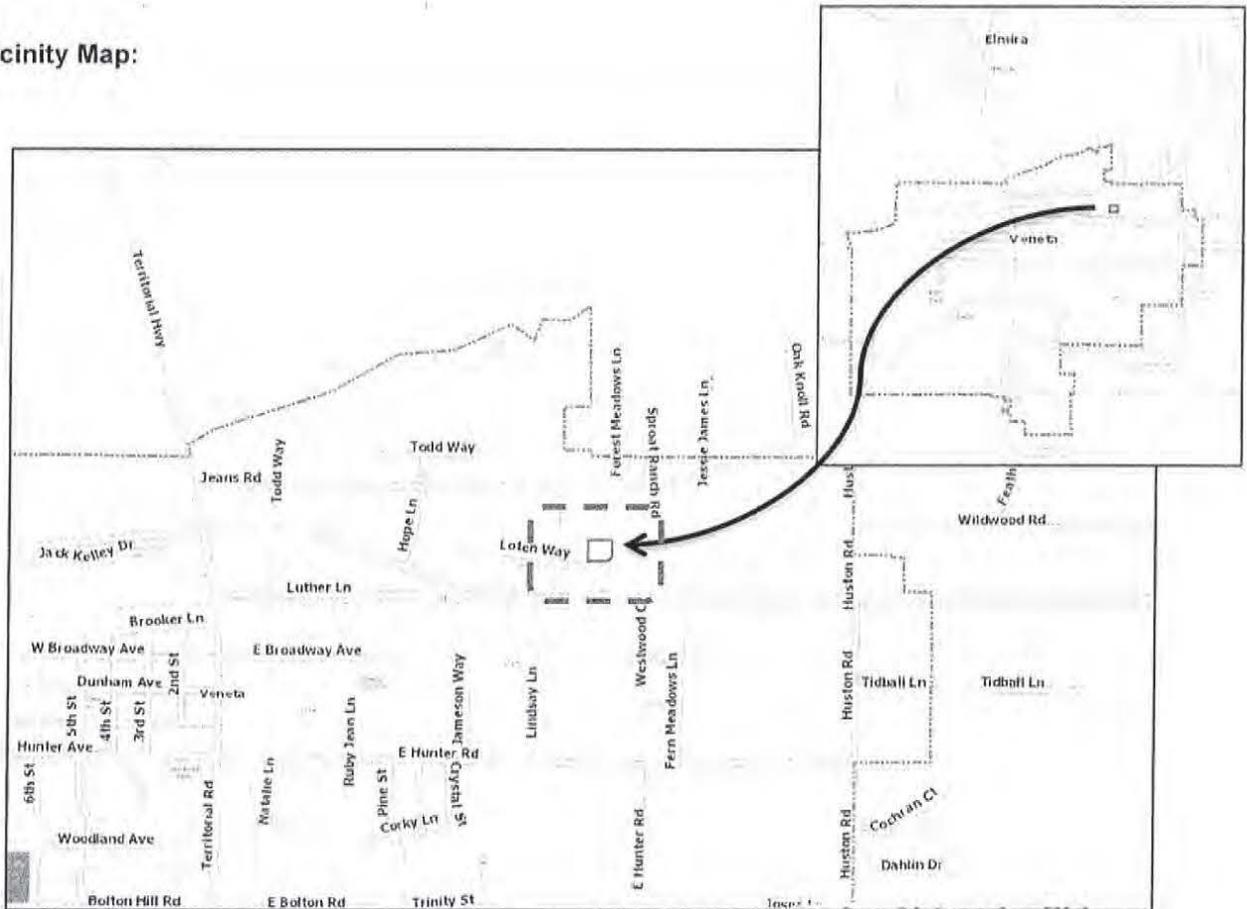
Project Overview	1
Methodology	2
Analysis	3
Engineering Conclusions.....	4
Attachments:	
Appendix A: Stormwater Plans	
Appendix B: Stormwater Calculations	
Appendix C: Geotechnical Report	
Appendix D: Web Soil Survey Map	

Project Overview

Location: Loten Way at Cornerstone Drive in Veneta, Oregon

Map and Taxlot: Assessor's Map 17-05-31-10 LOT 03000

Vicinity Map:



Development:

This project involves the construction of a warehouse, office, and retail space in a new metal building with a new driveway access, accessible entrance, parking and landscaping. Utility work includes construction of electrical, communication, water, wastewater, and stormwater lines. Work outside of the metal building includes concrete driveways, curbs, and bicycle parking. In lieu of capacity analysis of the public stormwater system running east to the end of Loten Way, detention and metering of stormwater outflow will keep demand on the stormwater system minimal.

METHODOLOGY

Based on City of Veneta code section 5.16, this project will use detention as the method of reducing development impact on the City stormwater system. The pre-construction stormwater runoff, based on historic time-of-concentration and the 10-year 24-hour storm, will be maintained post-construction by means of holding and slowly releasing stormwater. In keeping with the adopted standards of the 2008 Portland Stormwater Management Manual Rev 4, post-development flow based on the 25-year 24-hour storm is restricted to the above 10-year rate exiting to the public storm system. Underground storage was chosen to promote full utilization of the site. To maximize effectiveness of stormwater quality facilities, a rain garden sized only for water quality for filtration of surface runoff will work in tandem with underground storage to achieve goals for both flow control and water quality.

Overland flow to a stormwater quality rain garden will treat 100% of the pavement, then combine with roof runoff in storm pipes to enter an Advanced Drainage Systems (ADS) Stormtech Chamber underground detention vault. The system is sized to hold the 25-year 24-hour storm to maintain preconstruction outflow. An exit ADS Nyloplast Basin will meter out stormwater storage to flow to the City system through the nearest existing catch basin.

SITE SOIL CLASSIFICATIONS

The entire site consists of soil of hydrologic soil group C (128B – Veneta Loam 0 to 7 percent slopes) with groundwater tables typically 36 to 72 inches below ground surface (see Appendix D Soil Map). Geotechnical exploration of the site by FEI Testing and Inspection (see Appendix C for report No. 2207022 March 26, 2020) did not encounter groundwater in the borings and construction will build up the elevation.

STORMWATER BMPs

PAVEMENT BASIN – WATER QUALITY FILTRATION RAIN GARDEN

The project requires stormwater quality treatment and flow control. The goal to maximizing the usable area of the site lent to surface draining design for sheet flow. Following the general contours of the site, the pavement slopes away from the building pad to perimeter curb and gutter. At mild slopes, all runoff travels to the rain garden through curb cuts and openings with rock splash pads for scour protection. Stormwater planting are scheduled to follow the appropriate moist to wet zones. For detention purposes, the rain garden will be used in the 25-year storm event to hold stormwater to its capacity.

ROOF BASIN – ADS STORMTECH™ CHAMBER ISOLATION ROW

A StormTech™ Chamber facility is proposed to receive roof runoff directly via downspouts and storm pipes. A pre-filtration feature of the ADS Stormtech system is a primary intake storage chamber row called the Isolator Row which is fortified underneath by geotextile fabric designed to catch debris, suspended solids, and trash. From the isolation row, stormwater is allowed to filter through and into all other chambers and special void space in the surrounding rock bed. Under mild rain events, some infiltration into the underlying soil will occur, but not calculated in the required detention. The plan area of the chambers will allow for an additional 1,216 sq. ft. of potential infiltration after pretreatment from the water quality rain garden, and as storage for 1,219 cu. ft. of stormwater during greater storm events.

Analysis

Design Storms: Eugene Airport	Water Quality Storm	= 1.40 in.
	Flow Control Storm (Pre)	= 10Y-24Hour Storm 4.46 in.
	Flow Control Storm (Post)	= 25Y-24Hour Storm 5.18 in.
	Conveyance	= 10Y-5 Min Storm 3.10 in/hr

Computation Methods:

Santa Barbara Unit Hydrograph (SBUH)	Destination Control/Filtration
Rational Method	Storm Pipe Conveyance/Spread

Software Used:	Excel
	AutoDesk Civil 3D

Curve Number & Design Coefficients:	CN = 98 Impervious Paving
	CN = 74 Open Space/Landscaping

Stormwater Water Quality Design:

Basin	BMP	Impervious Area	Plan Area	Depth	Peak Flow
Pavement	Rain Garden	26,356 sq. ft.	1,085 sq. ft.	6 inches	0.193 cfs
<i>See Appendix B: Stormwater Calculations</i>					

Flow Control Design:

Basin	BMP	Pre 10y-24HR Peak Rate	Post 25y-24HR Peak Rate	Storage	Out Flow
Pavement & Roof	Stormtech Chamber	0.31 cfs	1.14 cfs	1,219 cu. ft.	0.30 cfs
	Rain Garden			435 cu. ft.	-
<i>See Appendix B: Stormwater Calculations</i>					

Stormwater Conveyance/Spread:

Rational Method:	Flow $Q=C*i*A$
C	(roughness coeff.)
i	(inches/hr)
A	(acres)
Tc	Time of Concentration (Minutes)

Basin	Tc	C	i	A	Q (cfs)
Pavement	5.00	0.90	3.10	0.605 (26,356 Sq. Ft.)	1.688
Roof	5.00	0.90	3.10	0.155 (6,750 Sq. Ft.)	0.454
			Total	0.760 Acres	2.12

Water Quality

All surface pavement surfaces sheet drain outward to curb & gutter conveyance leading to an appropriately-sized water quality rain garden. Sized for water quality filtration using 1.4 inches over 24 hours, the drawdown rate used is 2 inches per hour for the growing medium capability. A perforated underdrain collects filtered stormwater to connect to the storm pipe system leading to the Stormtech Chamber detention vault.

Flow Control

The Stormtech Chamber detention vaults hold enough stormwater to meter out the 25-year 24-hour storm at the pre-construction, 10-year 24-hour storm rate. This is accomplished with an orifice restrictor tee with a bottom cap with a 3 inch diameter hole drilled through the bottom. The top of the tee is open to maximum storage elevation for events in excess of the 25-year 24-hour storm event.

Conveyance

Storm pipe runoff conveyance is based on a minimum of 3 feet per second flow under design storm conditions and minimum pipe slope of 0.3 percent. Sheet flow conveyance is designed for spread to stay within the parking stall and not to overtop the curb height or exceed 1 inch. See attached Appendix B for stormwater conveyance calculations.

Engineering Conclusions

Stormwater design and plans conform to the City of Veneta Code section 5.16 and the 2008 Portland Stormwater Management Manual. Stormwater from all proposed impervious areas will be treated and detained consistent with City desired outcomes. As detention, a StormTech Chamber facility will hold pretreated runoff from the pollution reduction storm, and as overflow detention from exceeding storm events.

Stormwater facilities constructed must be properly operated and maintained for the life of the facility.

Stormwater Plans:

See attached Appendix A: Stormwater Plans

INFORMATION ONLY

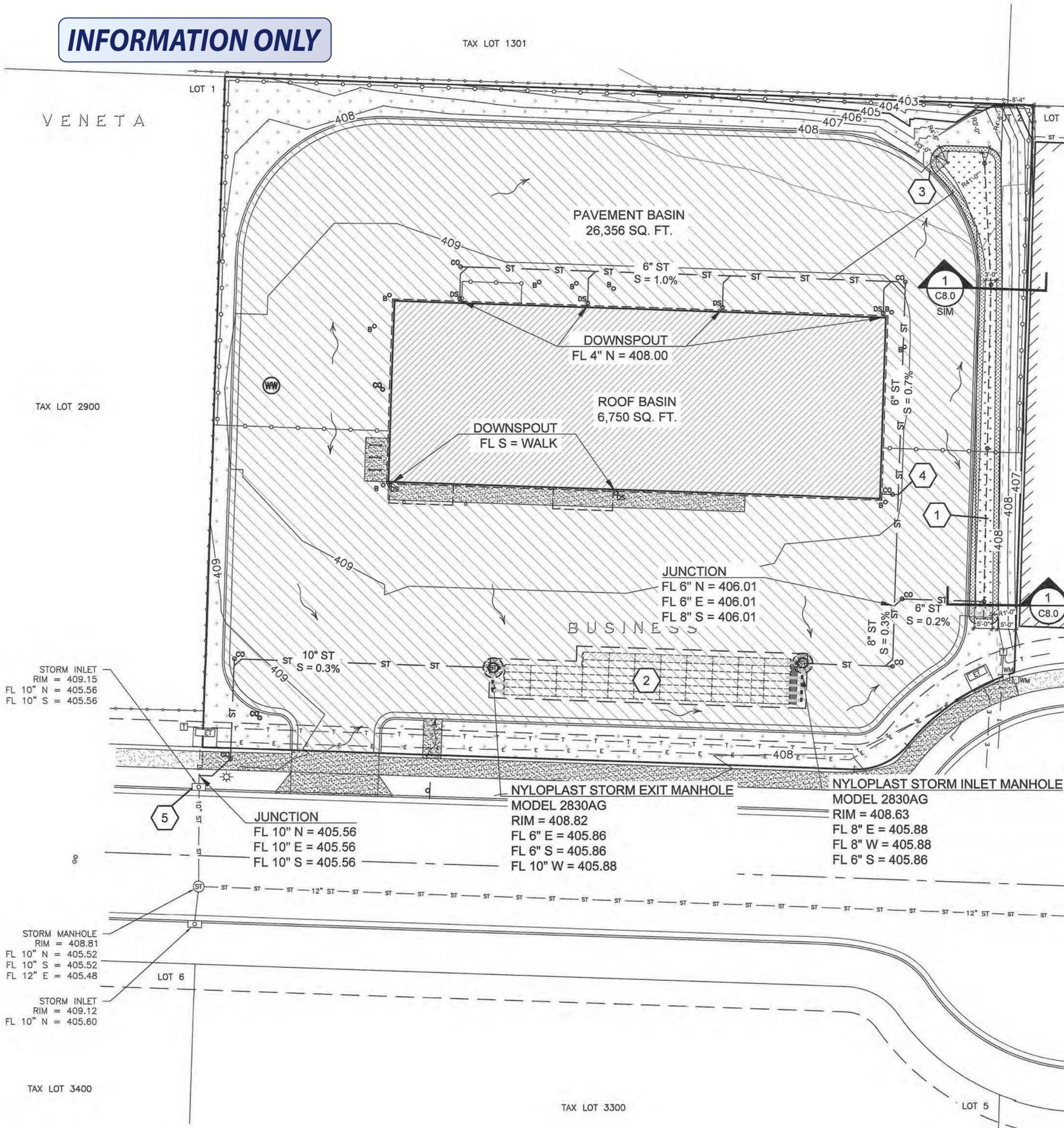
TAX LOT 1301



VENETA

LOT 1

TAX LOT 2900



SYMBOLS

- PROPOSED CLEANOUT, SEE 2/C9.0
- PROPOSED DOWNSPOUT
- PROPOSED STORM LINE
- PROPOSED PERFORATED STORM LINE
- PROPOSED STORMWATER RAIN GARDEN
- PROPOSED OVERLAND FLOW DIRECTION

NOTES

1. STORMWATER PIPE ARE PVC UNLESS OTHERWISE NOTED.
2. ALL DOWNSPOUTS SHALL HAVE AN ABOVE-GROUND, WATER-TIGHT, CLEANOUT TRANSITION TO STORM PIPES.
3. PROJECT SITE IS LOCATED OUTSIDE OF THE 500 YEAR FLOOD ZONE WITH NO WETLANDS OR PROTECTED AREAS.
4. GROWING MEDIUM AND STORMWATER QUALITY PLANTS TO CONFORM TO APPENDIX F.3 & F.4 CITY OF PORTLAND STORMWATER MANAGEMENT MANUAL (REV. 4 AUGUST 01,2008)

KEY NOTES

- 1. CONSTRUCT FILTRATION STORMWATER RAIN GARDEN WITH OVERFLOW, SEE DETAIL 1/C8.0
 WIDTH: 5 - 8 FEET
 LENGTH: 140 FEET
 DEPTH: 6 INCHES
 FREEBOARD: 2 INCHES
 BOTTOM ELEV: 407.55
 6" PERF. PIPE CONNECTING TO 6" OVERFLOW: 406.05
 ZONE A PLANTINGS: 657 SQ FT
 ZONE B PLANTINGS: 427 SQ FT

- 2. CONSTRUCT ADS STORMTECH CHAMBER DETENTION VAULT, SEE DETAILS 1, 2, 3, & 4/C8.1 & ADS STORMTECH SHEETS
 AREA: 1,216 SQ. FT.
 WIDTH: 14.89 FEET
 LENGTH: 87.02 FEET
 STORAGE VOLUME: 1,219 CU. FT.
 INLET: 405.88
 OUTLET: 405.88
 ADS PROJECT #: S176312

- 3. ROCK SPLASH PAD
 2"- 4" ANGULAR OR ROUND ROCK
 MIN. WIDTH: 36 INCHES
 MIN. LENGTH: 60 INCHES
 DEPTH: 4 INCHES

- 4. FOUNDATION DRAIN OUTFLOW TO STORMWATER PIPE

- 5. (E) CATCH BASIN DESTINATION



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 www.sswengineers.com

**NEW WAREHOUSE AND OFFICE FOR:
 BAXTER PLUMBING**
 PO BOX 117
 ELMIRA, OR 97405
 MAP 17-05-31-10: LOT 3000

REVISIONS

date	by

SITE STORMWATER PLAN

job	20-7731
drawn	SDRT
date	05/22/2020
checked	SDRT
filed	

SHEET
C4.0
 of

1 SITE STORMWATER PLAN
 C4.0

SCALE: 1" = 20'-0"



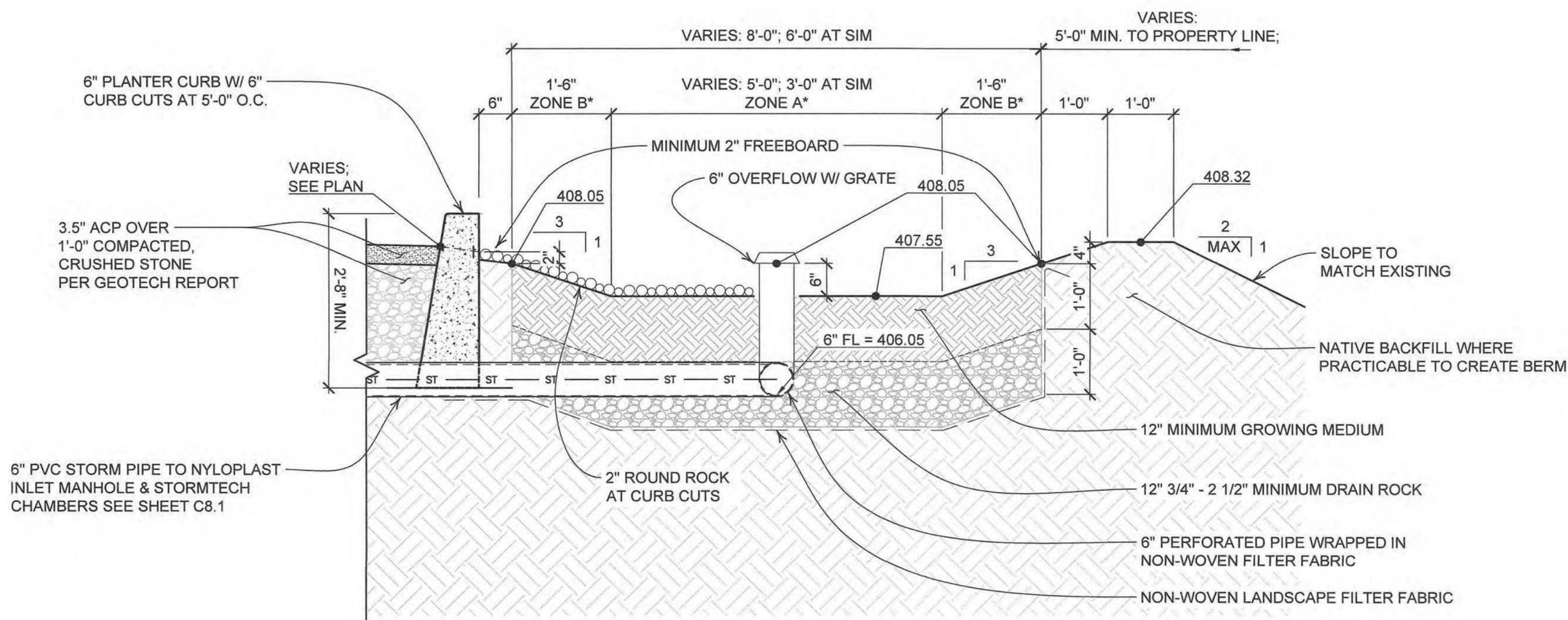
Drawn by: SDR
 Checked by: SDR
 Date: 05/22/2020

INFORMATION ONLY



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PO BOX 117
ELMIRA, OR 97405
MAP 17-05-31-10: LOT 3000

REVISIONS	
date	by

STORMWATER TREATMENT DETAILS

job	20-7731
drawn	SDRT
date	05/22/2020
checked	SDRT
filed	
SHEET	
C8.0 of	

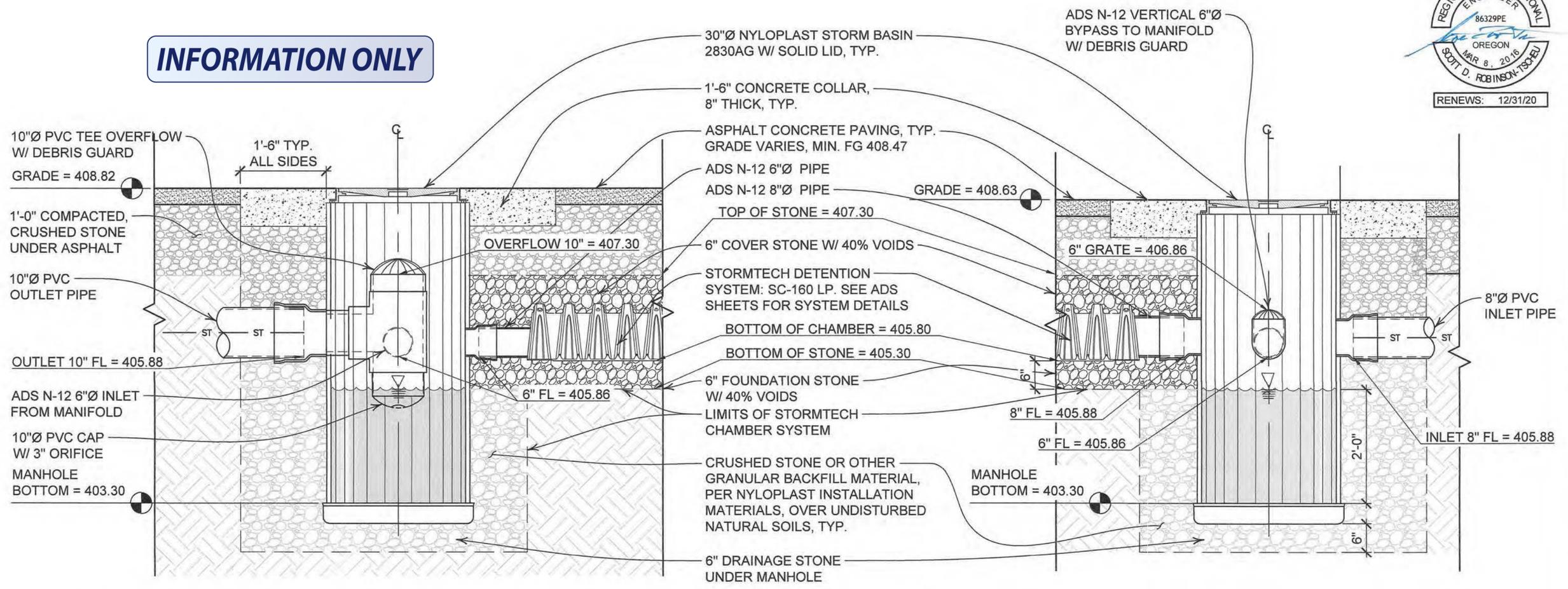
1 STORMWATER QUALITY RAIN GARDEN SECTION

C8.0

SCALE: 3/4" = 1'-0"

Drawn: 05/22/2020
 Checked: 05/22/2020
 File: 05/22/2020

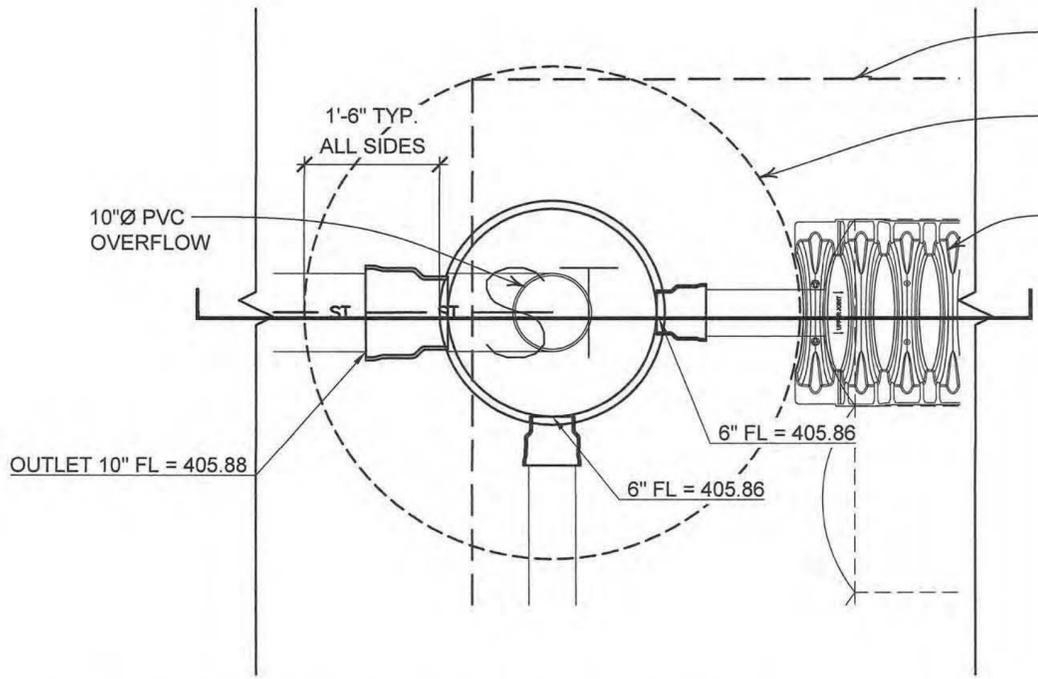
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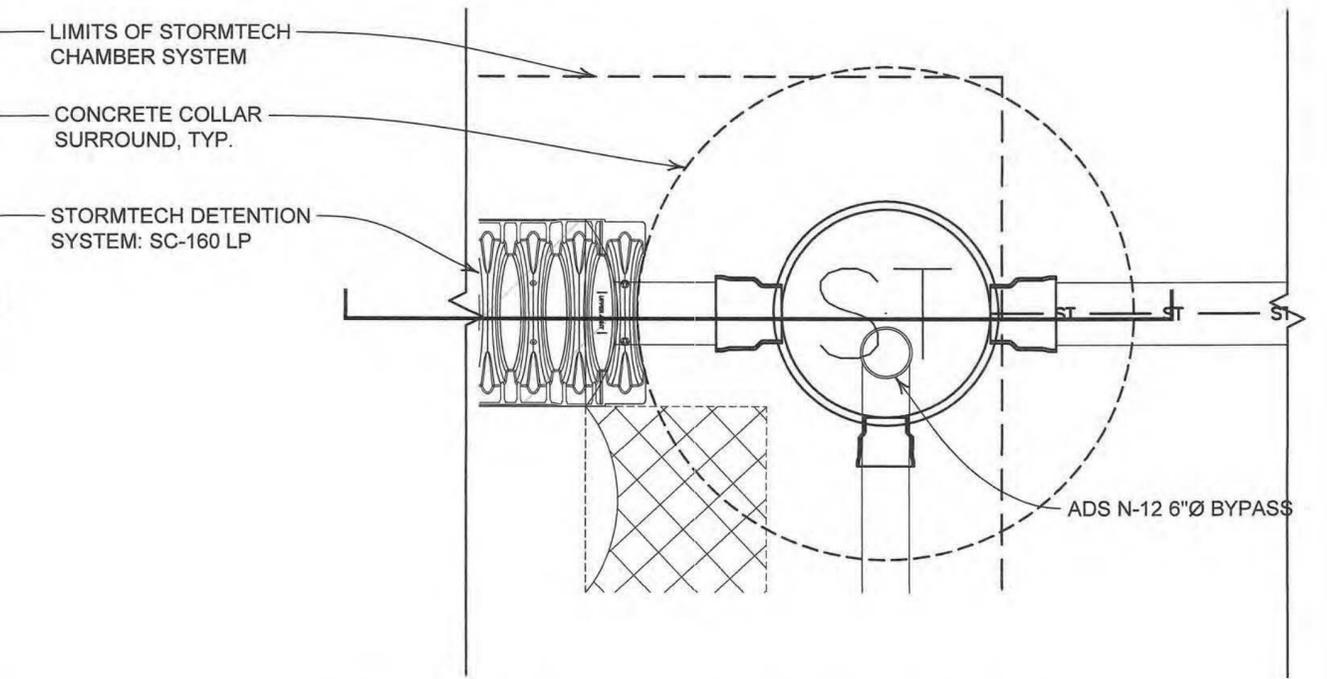
1 FLOW CONTROL EXIT STRUCTURE - SECTION
 C8.1
 SCALE: 3/4" = 1'-0"

SEE ADS SHEETS FOR SYSTEM DETAILS

2 INLET STRUCTURE W/ BYPASS - SECTION
 C8.1
 SCALE: 3/4" = 1'-0"



3 FLOW CONTROL EXIT STRUCTURE - PLAN
 C8.1
 SCALE: 3/4" = 1'-0"



4 INLET STRUCTURE W/ BYPASS - PLAN
 C8.1
 SCALE: 3/4" = 1'-0"

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 BAXTER PLUMBING**
 PO BOX 117
 ELMIRA, OR 97405
 MAP 17-05-31-10: LOT 3000

REVISIONS	
date	by

STORMWATER DETENTION DETAILS

job	20-7731
drawn	SDRT
date	05/22/2020
checked	SDRT
filed	

SHEET
C8.1
 of

Drawn: [Name], 3/17/20 SDRT
 Checked: [Name], 5/22/20 SDRT
 Date: 5/22/20



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Baxter Plumbing & Rooter	SHEET NO.	Cover
17-05-31-10-03000	PROJECT NO.	20-7731
Veneta, Oregon	BY	SDRT
Stormwater Design	DATE	6/10/20

STORMWATER DESIGN

Design is governed by: City of Portland Stormwater Management Manual - Rev. 4 - 8/01/2008

Pre-Development: The site is currently undeveloped with short grass and existing roadway infrastructure. Pre-development analysis is based on the 10-year 24-hour storm.

Post-Development: This project will build a warehouse, office, and retail space in a new metal building complete with asphalt paving surround for access and parking. Post-development analysis is based on the 25-year 24-hour storm.

Soil Data: The NRCS USDA WebSoilSurvey categorizes the existing soil as 128B - Veneta Loam 0 to 7 percent slopes. The Oregon Engineering Handbook and NRCS classify this soil as drainage class C with groundwater table 36 to 72 inches below ground surface.

See NRCS Web Soil Survey Map accessed 2/13/2020

Stormwater Hydraulic Calculations Method: Filtration Rain Garden		
Santa Barbara Unit Hydrograph (SBUH)		
Design Storm Treated	Eugene, OR	
	Water Quality 24 Hr Storm	1.40 Inches
Flow Control	10-Year-24 Hr Storm	4.46 Inches
	25-Year-24 Hr Storm	5.18 Inches
Stormwater Hydraulic Calculations Method:		
Post-construction CN runoff number		
Paved parking lot, roof, driveways	Hydrologic group C	98 (TR-55)
Open Space/ Grassland	Hydrologic group C	74 (TR-55)
Stormwater Hydraulic Calculations Method:	Pipes	Rational Method
Conveyance/Flooding Control	10Year-5 Min Storm	3.10 Inches/hr



RENEWS: 12/31/20



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Baxter Plumbing & Rooter

SHEET NO. 1 OF

17-05-31-10-03000

PROJECT NO.

20-7731

Veneta, Oregon

BY

SDRT

Stormwater Basins

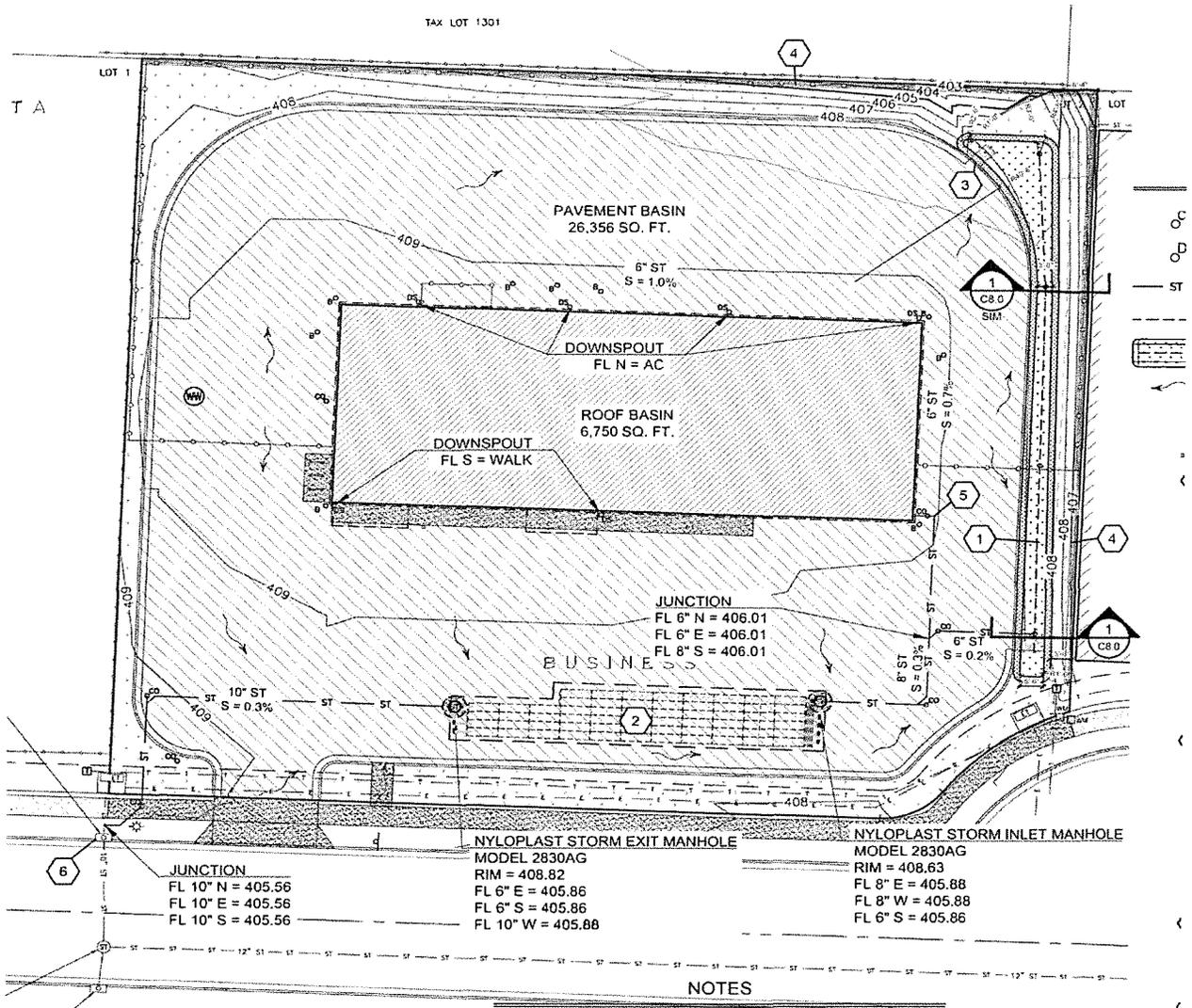
DATE

6/10/20

Total Imp. 33053

Lot 40543

BASIN	BASIN	FACILITY	IMPERVIOUS	PERVIOUS	ACRES
1	PAVEMENT	RAIN GARDEN	26356 sqft		0.605
2	ROOF	STORMTECH	6750 sqft		0.155
	LANDSCAPE			6209 sqft	0.143
	RAIN GARDEN	PLAN AREA		1228 sqft	0.028
		BOTTOM AREA		771 sqft	-
TOTAL			33106 sqft	7437 sqft	0.931





PRE-CONSTRUCTION

Tt	(0.007*(n*L)^(0.8))/((P_2^0.5)*(s^0.4))
	0.39 Hours
	23.13 Minutes
n	0.24 Dense grass
L	249
P2	3.6
s	0.032

POST-CONSTRUCTION

Tt	(0.007*(n*L)^(0.8))/((P_2^0.5)*(s^0.4))
	0.084 Hours
	5.062 Minutes
n	0.011 Smooth surfaces
L	249
P2	3.6
s	0.003

Sheet flow

Sheet flow is flow over plane surfaces. It usually occurs in the headwater of streams. With sheet flow, the friction value (Manning's n) is an effective roughness coefficient that includes the effect of raindrop impact; drag over the plane surface; obstacles such as litter, crop ridges, and rocks; and erosion and transportation of sediment. These n values are for very shallow flow depths of about 0.1 foot or so. Table 3-1 gives Manning's n values for sheet flow for various surface conditions.

Table 3-1 Roughness coefficients (Manning's n) for sheet flow

Surface description	n ^{1/2}
Smooth surfaces (concrete, asphalt, gravel, or bare soil)	0.011
Fallow (no residue)	0.05
Cultivated soils:	
Residue cover ≤20%	0.06
Residue cover >20%	0.17
Grass:	
Short grass prairie	0.15
Dense grasses ²	0.24
Bermudagrass	0.41
Range (natural)	0.13
Woods: ³	
Light underbrush	0.40
Dense underbrush	0.80

¹ The n values are a composite of information compiled by Engman (1986).
² Includes species such as weeping lovegrass, bluegrass, buffalo grass, blue grama grass, and native grass mixtures.
³ When selecting n, consider cover to a height of about 0.1 ft. This is the only part of the plant cover that will obstruct sheet flow.

For sheet flow of less than 300 feet, use Manning's kinematic solution (Overtop and Meadows 1976) to compute T_t:

$$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5} s^{0.4}} \quad \text{[eq. 3-3]}$$

where:

- T_t = travel time (hr),
- n = Manning's roughness coefficient (table 3-1)
- L = flow length (ft)
- P₂ = 2-year, 24-hour rainfall (in)
- s = slope of hydraulic grade line (land slope, ft/ft)

This simplified form of the Manning's kinematic solution is based on the following: (1) shallow steady uniform flow, (2) constant intensity of rainfall excess (that part of a rain available for runoff), (3) rainfall duration of 24 hours, and (4) minor effect of infiltration on travel time. Rainfall depth can be obtained from appendix B.

Shallow concentrated flow

After a maximum of 300 feet, sheet flow usually becomes shallow concentrated flow. The average velocity for this flow can be determined from figure 3-1, in which average velocity is a function of watercourse slope and type of channel. For slopes less than 0.005 ft/ft, use equations given in appendix F for figure 3-1. Tillage can affect the direction of shallow concentrated flow. Flow may not always be directly down the watershed slope if tillage runs across the slope.

After determining average velocity in figure 3-1, use equation 3-1 to estimate travel time for the shallow concentrated flow segment.



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Baxter Plumbing & Rooter

SHEET NO.

3 OF

17-05-31-10-03000

PROJECT NO.

20-7731

Veneta, Oregon

BY

SDRT

Total Stormwater Detention

DATE

6/10/20

Santa Barbara Urban Hydrograph

1240

12

Water Quality Post-Development Flow

	Area (ac)	CN	Storage (S)	0.2S
Rain Garden	0.0282	100	0.00	0.00
Impervious	0.7600	98	0.20	0.04
Site	0.7882			

Medium filtration Rate 2 In/hr
 Factor of Safety 1
 Design Rate 2.0 In/hr

Rain Garden
 Top Area 1228 sq. ft.
 Bottom Area 771 sq. ft.
 Depth 6 in
 Upper Storage 500 cu.ft.

5 year 24-hour Storm Event

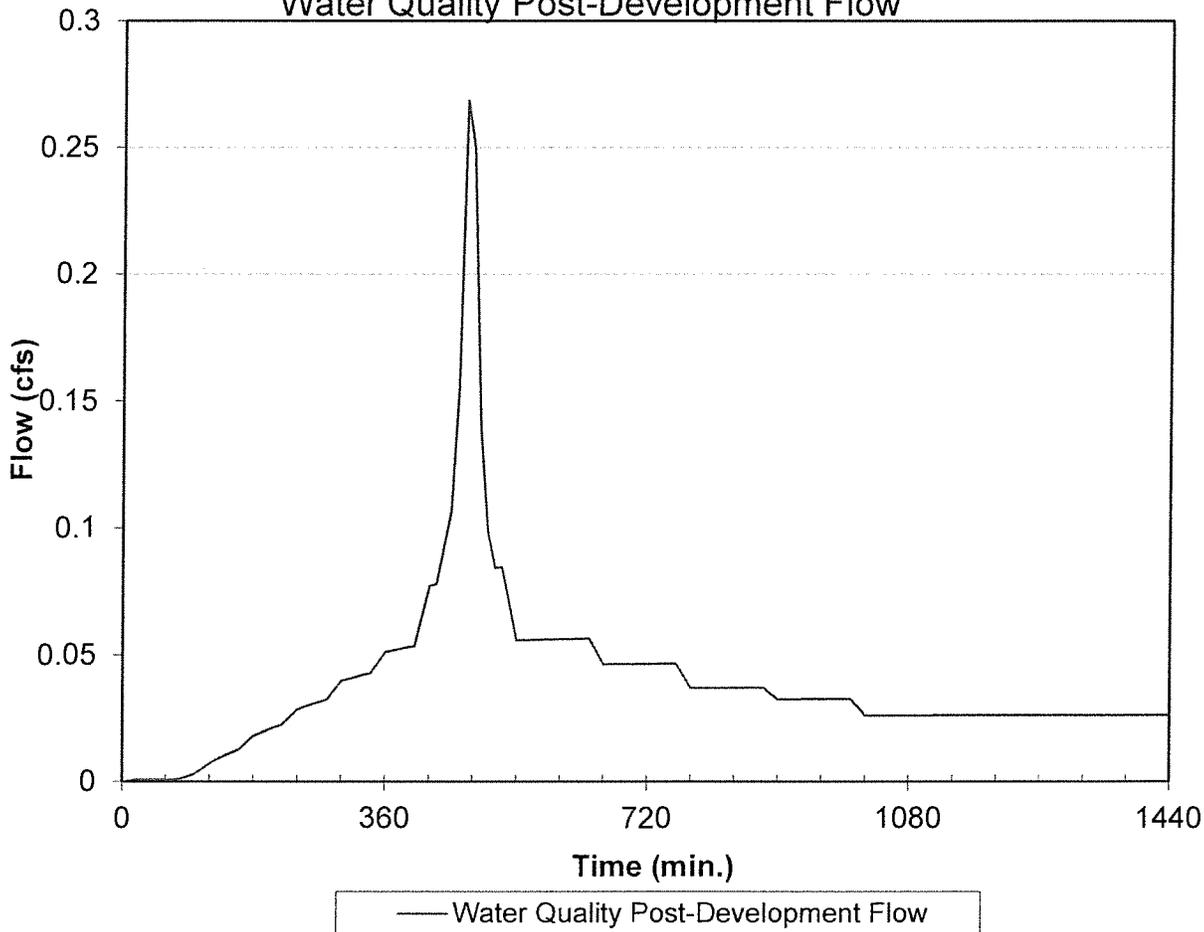
Rainfall 1.40 in

Time Increments 10 min

Tc 5 min

Maximum Design Flow Rate 0.269 cfs
 Total Volume 3396 cu.ft.
 Rain Garden Volume filtered 3396 cu.ft.
 Remaining 0 cu.ft.

Water Quality Post-Development Flow





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Baxter Plumbing & Rooter	SHEET NO.	4 OF
17-05-31-10-03000	PROJECT NO.	20-7731
Veneta, Oregon	BY	SDRT
Total Stormwater Detention	DATE	6/10/20

Water Quality Post-Development Flow

Data represent 9 minutes before and after peak flow

Time Increment	Time min.	Rainfall Distribution fraction	Rainfall in Increment inches	Accumul. Rainfall inches	Pervious Area		Impervious Area		Total Runoff inches	Instant Flowrate cfs	Design Flowrate cfs
					Accumul. Runoff inches	Incremental Runoff inches	Accumul. Runoff inches	Incremental Runoff inches			
39	380	0.0095	0.0133	0.329	0.329	0.013	0.169	0.011	0.011	0.05	0.05
40	390	0.0095	0.0133	0.343	0.343	0.013	0.180	0.011	0.011	0.05	0.05
41	400	0.0095	0.0133	0.356	0.356	0.013	0.191	0.011	0.011	0.05	0.05
42	410	0.0134	0.0188	0.375	0.375	0.019	0.207	0.016	0.016	0.08	0.07
43	420	0.0134	0.0188	0.393	0.393	0.019	0.223	0.016	0.016	0.08	0.08
44	430	0.0134	0.0188	0.412	0.412	0.019	0.240	0.016	0.016	0.08	0.08
45	440	0.0180	0.0252	0.437	0.437	0.025	0.262	0.022	0.022	0.11	0.09
46	450	0.0180	0.0252	0.463	0.463	0.025	0.284	0.022	0.023	0.11	0.11
47	460	0.0340	0.0476	0.510	0.510	0.048	0.327	0.043	0.043	0.21	0.16
48	470	0.0540	0.0756	0.586	0.586	0.076	0.396	0.069	0.070	0.33	0.27
49	480	0.0270	0.0378	0.624	0.624	0.038	0.432	0.035	0.035	0.17	0.25
50	490	0.0180	0.0252	0.649	0.649	0.025	0.455	0.024	0.024	0.11	0.14
51	500	0.0134	0.0188	0.668	0.668	0.019	0.473	0.018	0.018	0.08	0.10
52	510	0.0134	0.0188	0.686	0.686	0.019	0.490	0.018	0.018	0.08	0.08
53	520	0.0134	0.0188	0.705	0.705	0.019	0.508	0.018	0.018	0.08	0.08
54	530	0.0088	0.0123	0.717	0.717	0.012	0.520	0.012	0.012	0.06	0.07
55	540	0.0088	0.0123	0.730	0.730	0.012	0.531	0.012	0.012	0.06	0.06
56	550	0.0088	0.0123	0.742	0.742	0.012	0.543	0.012	0.012	0.06	0.06
57	560	0.0088	0.0123	0.754	0.754	0.012	0.555	0.012	0.012	0.06	0.06



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Baxter Plumbing & Rooter

SHEET NO. 5 OF

17-05-31-10-03000

PROJECT NO. 20-7731

Veneta, Oregon

BY SDRT

Stormwater Detention

DATE 6/10/20

Santa Barbara Urban Hydrograph

Pre-Development Flow

Post-Development Flow

	Area (ac)	CN	Storage (S)	0.2S
Pervious	0.93	74	3.51	0.70
Impervious	0.00	98	0.20	0.04
Site	0.93			

	Area (ac)	CN	Storage (S)	0.2S
Pervious	0.17	74	3.51	0.70
Impervious	0.76	98	0.20	0.04
Site	0.93			

10-year 24-hour Storm Event

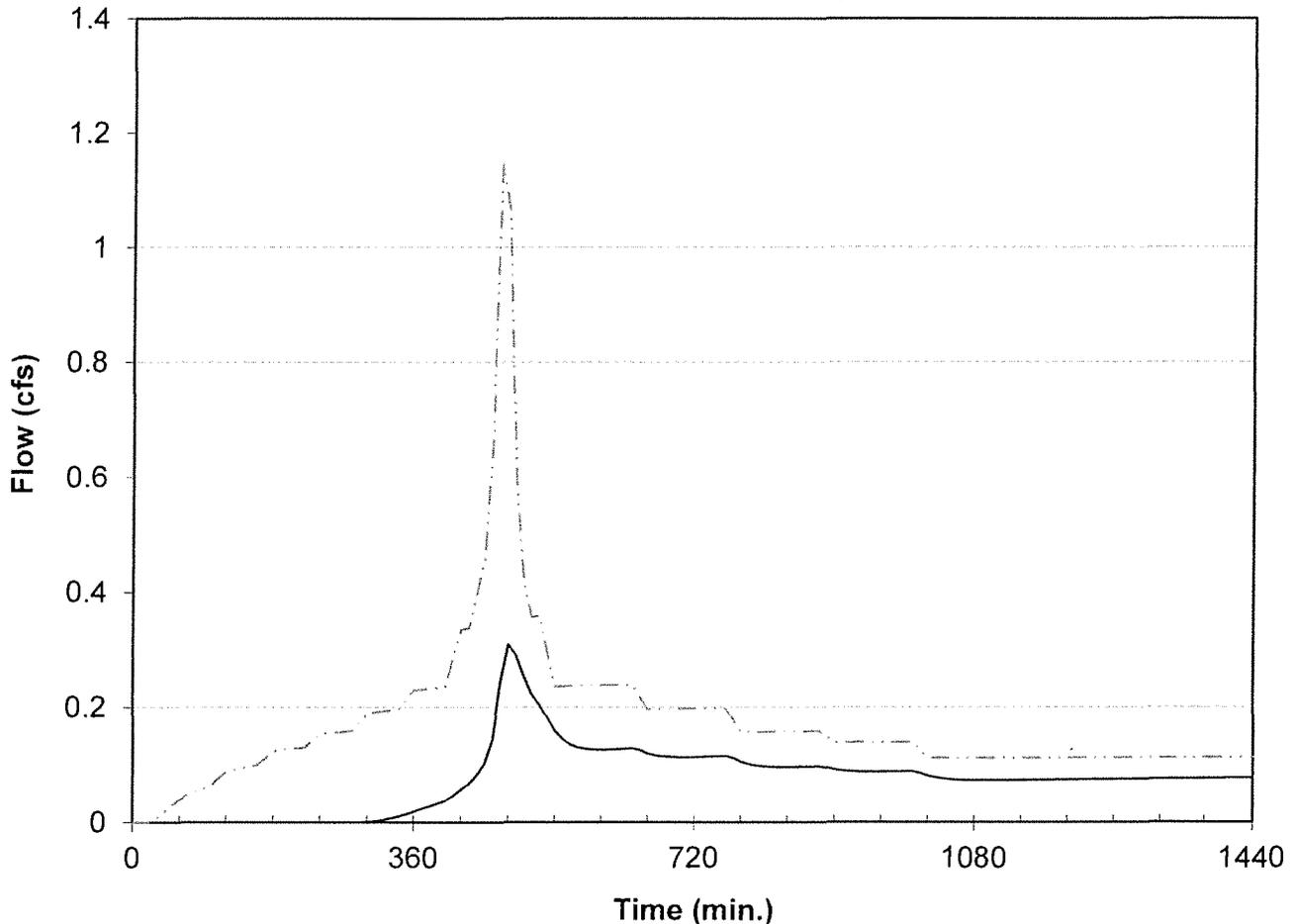
Rainfall 4.46 in
 Time Increments 10 min
 Tc 23.13 min see sht 2

Maximum Design Flow Rate 0.31 cfs

25-year 24-hour Storm Event

Rainfall 5.18 in
 Time Increments 10 min
 Tc 5 min see sht 2

Maximum Design Flow Rate 1.14 cfs
 Total Volume to detain 1641 cu.ft.
 Rain Garden 500 cu ft see sht. 3
 Remaining detention 1142 cu ft



— Pre-Development Flow - - - Post-Development Flow



Pre-Development Flow

Data represent 9 minutes before and after peak flow

Time Increment	Time	Rainfall Distribution	Rainfall in Increment	Accumul. Rainfall	Pervious Area		Impervious Area		Total Runoff	Instant Flowrate	Design Flowrate
					Accumul. Runoff	Incremental Runoff	Accumul. Runoff	Incremental Runoff			
	min.	fraction	inches	inches	inches	inches	inches	inches	inches	cfs	cfs
40	390	0.0095	0.0424	1.091	0.039	0.008	0.880	0.041	0.008	0.04	0.03
41	400	0.0095	0.0424	1.134	0.047	0.008	0.921	0.037	0.008	0.05	0.04
42	410	0.0134	0.0598	1.193	0.060	0.013	0.979	0.058	0.013	0.07	0.05
43	420	0.0134	0.0598	1.253	0.075	0.014	1.038	0.058	0.014	0.08	0.06
44	430	0.0134	0.0598	1.313	0.090	0.016	1.096	0.059	0.016	0.09	0.07
45	440	0.0180	0.0803	1.393	0.113	0.023	1.175	0.079	0.023	0.13	0.08
46	450	0.0180	0.0803	1.474	0.139	0.025	1.254	0.079	0.025	0.14	0.10
47	460	0.0340	0.1516	1.625	0.192	0.053	1.404	0.149	0.053	0.30	0.14
48	470	0.0540	0.2408	1.866	0.289	0.098	1.642	0.238	0.098	0.55	0.24
49	480	0.0270	0.1204	1.986	0.344	0.054	1.761	0.119	0.054	0.30	0.31
50	490	0.0180	0.0803	2.067	0.381	0.038	1.841	0.080	0.038	0.21	0.29
51	500	0.0134	0.0598	2.127	0.411	0.029	1.900	0.059	0.029	0.16	0.25
52	510	0.0134	0.0598	2.186	0.440	0.030	1.959	0.059	0.030	0.17	0.22
53	520	0.0134	0.0598	2.246	0.471	0.031	2.018	0.059	0.031	0.17	0.20
54	530	0.0088	0.0392	2.285	0.491	0.020	2.057	0.039	0.020	0.12	0.18
55	540	0.0088	0.0392	2.325	0.512	0.021	2.096	0.039	0.021	0.12	0.16
56	550	0.0088	0.0392	2.364	0.533	0.021	2.135	0.039	0.021	0.12	0.14
57	560	0.0088	0.0392	2.403	0.555	0.021	2.174	0.039	0.021	0.12	0.14
58	570	0.0088	0.0392	2.442	0.576	0.022	2.213	0.039	0.022	0.12	0.13

Post-Development Flow

Data represent 9 minutes before and after peak flow

Time Increment	Time	Rainfall Distribution	Rainfall in Increment	Accumul. Rainfall	Pervious Area		Impervious Area		Total Runoff	Instant Flowrate	Design Flowrate
					Accumul. Runoff	Incremental Runoff	Accumul. Runoff	Incremental Runoff			
	min.	fraction	inches	inches	inches	inches	inches	inches	inches	cfs	cfs
39	380	0.0095	0.0492	1.218	0.066	0.011	1.004	0.048	0.041	0.23	0.23
40	390	0.0095	0.0492	1.268	0.078	0.012	1.052	0.048	0.042	0.23	0.23
41	400	0.0095	0.0492	1.317	0.091	0.013	1.100	0.048	0.042	0.24	0.23
42	410	0.0134	0.0694	1.386	0.111	0.020	1.168	0.068	0.059	0.33	0.28
43	420	0.0134	0.0694	1.456	0.133	0.022	1.236	0.068	0.060	0.34	0.34
44	430	0.0134	0.0694	1.525	0.156	0.023	1.305	0.068	0.060	0.34	0.34
45	440	0.0180	0.0932	1.618	0.189	0.033	1.397	0.092	0.081	0.46	0.40
46	450	0.0180	0.0932	1.711	0.225	0.036	1.489	0.092	0.082	0.46	0.46
47	460	0.0340	0.1761	1.888	0.299	0.074	1.663	0.174	0.156	0.88	0.67
48	470	0.0540	0.2797	2.167	0.431	0.132	1.940	0.277	0.251	1.41	1.14
49	480	0.0270	0.1399	2.307	0.503	0.072	2.079	0.139	0.127	0.71	1.06
50	490	0.0180	0.0932	2.400	0.553	0.050	2.172	0.093	0.085	0.48	0.42
51	500	0.0134	0.0694	2.470	0.591	0.038	2.241	0.069	0.063	0.36	0.36
52	510	0.0134	0.0694	2.539	0.630	0.039	2.310	0.069	0.064	0.36	0.36
53	520	0.0134	0.0694	2.609	0.670	0.040	2.379	0.069	0.064	0.36	0.30
54	530	0.0088	0.0456	2.654	0.697	0.027	2.424	0.045	0.042	0.24	0.24
55	540	0.0088	0.0456	2.700	0.724	0.027	2.469	0.045	0.042	0.24	0.24
56	550	0.0088	0.0456	2.745	0.751	0.027	2.515	0.045	0.042	0.24	0.24
57	560	0.0088	0.0456	2.791	0.778	0.028	2.560	0.045	0.042	0.24	0.24



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Baxter Plumbing & Rooter	SHEET NO.	7
17-05-31-10-03000	PROJECT NO.	20-7731
Veneta, Oregon	BY	SDRT
Metering Orifice/ Overflow	DATE	6/10/20

Detention Outlet Metering

Orifice Opening	3.00 in	Gravity (g)	32.2
W/Grate		Area	<u>0.049 sqft</u>
PEAK OVERFLOW C/Q =	$C \cdot A_0 \cdot \text{SQRT}(2 \cdot g \cdot (\text{Head}))$	Head	<u>1.500 ft.</u> 18.00 in
Q =	0.294	C	0.61
		A0	<u>0.049 sqft</u>
PEAK FACILITY OUTFLOW			
PRE-DEVELOPMENT	0.309 cfs	see sht	
POST-DEVELOPMENT	1.144 cfs	see sht	
RESTRICTED FLOW	0.294 cfs	OK	

Full Overflow Pressure Head Bernoulli's Equation

Rain Garden		g	32.2
Exit Pipe	6.0 in	A1	<u>0.196 sqft</u>
Capacity Q2	<u>1.523</u> ea	Z1	<u>2</u> 24 in
25-year flow	> 1.144 OK	V1	<u>0</u>
		P1	<u>0</u>
		A2	<u>0.196 sqft</u>
		Z2	<u>0</u>
		V2	<u>7.76</u>
		P2	<u>0</u>
		hLoss	0.36 hf+minorL
		hf	0.26 $f \cdot (L/D) \cdot (V^2/2) / (2 \cdot g)$
		f	<u>0.015</u>
		L	28
		D	0.50
		Minor Loss	0.04 $\epsilon \cdot V^2 / (2 \cdot G)$
		$\Sigma \epsilon$	0.3
		ϵ_1	<u>0.3</u> 90 Deg
		ϵ_2	<u> </u> 90 Deg
		ϵ_3	<u> </u> 90 Deg
		ϵ_4	<u> </u>



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Baxter Plumbing & Rooter	SHEET NO.	8
17-05-31-10-03000	PROJECT NO.	20-7731
Veneta, Oregon	BY	SDRT
Gutter Spread	DATE	5/27/20

DRIVEWAY SPREAD

T	Spread, ft			
Q	Total flow cfs	0.288223	$Q = \frac{K_u}{n} S_x^{1.67} T^{2.67} \sqrt{S_L}$	
Ku	0.56	0.56		
n	Manning's Coeff. =	0.016		
Sx	Cross Slope Gutter ft/ft	0.01		
Sl	Longitudinal Slope of gutter, ft/ft	0.003		

Sq. ft. =	CIA	4500	0.103306	Ac
	C		0.9	
	I		3.1	
	Q		0.288223	

$$T = \frac{Q \cdot n}{K_u \cdot (S_x^{1.67}) \cdot \sqrt{S_L}}^{1/2.67}$$

T= 8.76 ft

$$Q = \frac{K_u \cdot (S_x^{1.67}) \cdot T^{2.67} \cdot \sqrt{S_L}}{n}$$

Q= 0.288

H= 0.088 ft 1.052 inch

Geotechnical Report

New Baxter Plumbing
Warehouse and Office
Loten Way, Tax Lot 3000
Veneta, Oregon

March 26, 2020

Prepared for:

Baxter Plumbing & Rooter, Inc.

Prepared by:



Ms. Tracy Strode
Baxter Plumbing and Rooter, Inc.
P.O. Box 117
Elmira, Oregon 97437

March 26, 2020

**Re: New Baxter Plumbing Warehouse and Office
 Loten Way, Tax Lot 3000
 Veneta, Oregon**

Subject: Geotechnical Report
Project No. 2207022

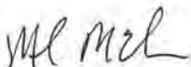
Dear Ms. Strode:

FEI Testing and Inspection, Inc. has completed the requested geotechnical investigation for the proposed new commercial development at the vacant parcel on the north side of Loten Way in Veneta, Oregon. This report includes results of the field exploration, a description of our work, a discussion of site conditions and a summary of geotechnical recommendations for design and construction of the proposed improvements. The site includes some undocumented fill material and organic topsoil that is unsuitable for support of structure foundations. Therefore, the improvements are expected to require mitigation of the upper materials as part of site grading operations. We believe the site is adequate to support the planned structure using conventional foundations, provided the site work is completed in accordance with our recommendations. Detailed recommendations for design of foundations and considerations for earthwork at the site are provided herein.

We trust this information meets your current needs. It has been a pleasure assisting you with this phase of your project. Please call if you have any questions or need additional assistance.

Sincerely,

FEI Testing and Inspection, Inc.



Mel McCracken, PE, GE
Geotechnical Engineer

c: Composite Architecture
 Chambers Construction

**Geotechnical Report
New Baxter Plumbing Warehouse and Office
Loten Way, Tax Lot 3000
Veneta, Oregon**

PROJECT INFORMATION

A new building that will include warehouse and office space is being planned at a parcel on the north side of Loten Way, east of Cornerstone Drive in Veneta, Oregon. The site location is shown on the Vicinity Map (Figure 1), included in Appendix A. The parcel is currently vacant, and grass covered. The proposed work will include a new 6,750 SF pre-engineered metal building constructed with a slab on grade floor. The structure is expected to include a finished floor elevation that is elevated slightly above existing grades. The foundations are expected to include conventional reinforced concrete spread footing supporting columns. Other site improvements are expected to include vehicle access and parking pavements and utility construction.

FEI Testing and Inspection is providing geotechnical engineering services at the request of Baxter Plumbing & Rooter, Inc. for the proposed improvements. Our work has included observation of subsurface exploration, geotechnical analysis work and preparation of this summary report.

FIELD EXPLORATION

The field exploration focused on characterization of the upper soils at the site that will be involved in the proposed foundation excavations. We visited the site on February 26, 2020 to observe subsurface explorations. During our visit we conducted a brief surface reconnaissance of the proposed development area. The subsurface exploration included digging three test holes using a rubber-tire backhoe. The approximate locations of the test pits are shown on the attached Site Plan (Figure 2, Appendix A). The test pits were advanced to a maximum depth of ± 8.0 feet. The soil profiles in each test pit were logged and samples were collected from some locations. The test pits were backfilled with excavated material and the surface graded relatively smooth. The soil profiles are summarized on the narrative test pit logs attached in Appendix B. Our surface and subsurface observations are summarized in the following sections.

SITE CONDITIONS

Surface Conditions:

The parcel is located southwest of the Fern Ridge reservoir, east of Veneta. The site includes relatively level terrain across the parcel, with some minor variations in surface elevation. The surface is grass covered and it appears that soils from nearby excavations were used to elevate original grades across the parcel.

Subsurface Conditions:

Subsurface conditions were evaluated using the test pit explorations. The approximate test pit locations are shown on the Site Plan (Figure 2, Appendix A). We did not observe ground water infiltration in any of the test pits. Narrative summaries of individual test pits are attached in Appendix B. Subsurface conditions observed at the site as part of our field exploration typically included the following strata:

Fill.

The exploration encountered an upper stratum of fill material. The fill typically consists of medium stiff silt and clay with some to trace sand. The fill material is brown to red-brown and moist with medium plasticity. The thickness of the fill is typically 2 feet along the west portion of the parcel and increases to a depth of ± 3.5 feet to the east (TP-3).

Medium stiff Clay.

A layer of medium stiff clay was encountered below the upper fill. The clay is light brown to grey with some iron-staining and moist. The clay has medium plasticity. The medium stiff clay stratum is typically 2 to 3 feet thick.

Decomposed Sandstone.

The clay typically becomes stiffer with depth and includes some to trace fine sand. The clay is tan to grey with iron-staining and has medium plasticity. The moisture of the clay increases with depth. It appears that the deeper clay soils represent decomposed sandstone soils, which are typically encountered at depths below 5 feet.

DISCUSSION OF GEOTECHNICAL ISSUES

Weather Conditions:

The most efficient development of the site will require site preparation work during dry weather conditions. The subgrade soils consist of predominately medium-plastic clay that will be susceptible to softening during wet weather conditions. In addition, the upper portion of the soil profile includes undocumented fill material that will be more susceptible to rutting and pumping under construction traffic during wet weather conditions. We have assumed that site preparation work for the building and pavements will occur during summer or early fall months. Wet weather work is expected to require more extensive dewatering efforts, deeper excavation depths and a greater thickness of imported crushed rock to support construction access, the new

building pad and foundation construction. We should be notified if wet weather construction is required at the site.

Medium Plastic Clay:

The proposed improvements will be constructed over medium plastic clay soils. These soils are susceptible to minor shrink/swell movements associated with seasonal variations in moisture content. Therefore, we believe that some measures to minimize the seasonal moisture change of the foundation soils is warranted for the new structures. We anticipate this will include greater foundation excavation depth, placement of compacted aggregate base over the clay and drainage improvements at the site. These measures are intended to minimize, but not eliminate seasonal movements of the foundation soils. The clay is also expected to result in shallow perched water across the site during wet weather months.

Site Grading and Building Pad:

The proposed improvements are expected to include only minor site grading. Permanent cuts and fills at the site are expected to generally be 2 feet or less. The improvements will include excavation of the upper soils in the proposed building pad and pavement areas. We understand that the finished floor of the building will be constructed slightly above current site grades and the foundation level will include excavations below the existing fill. We have assumed that the required site stripping will remove the bulk of the surface organics. Grading at the proposed foundation locations will require removal of the existing fill and replacement with select, imported aggregate base that is placed and compacted in lifts to support the new foundations. We have assumed that the building pad will be constructed over imported granular fill material constructed over the firm fill. The site grading work in pavement areas is also expected to be constructed over the existing fill material. This approach assumes that site grading of the pavement areas will include finished grades near existing site grades.

Foundations:

The proposed structure is expected to be supported by shallow foundations constructed over the native clay and structural fill. We recommend that the upper existing fill materials be removed from beneath the foundation areas and replaced with compacted aggregate base. The building foundation preparation should extend at least 12 inches beyond the limits of the footings. We have provided recommendations for minimum footing embedment and crushed rock beneath footings to minimize differential settlement. The structure is expected to be supported by isolated spread footings at columns. We anticipate that a thickened edge perimeter footing may also be constructed as part of the improvements. We anticipate that all the shallow foundations will require excavation depths that are typically 2 to 3.5 feet below existing grades. Some isolated areas of deeper excavation may be required. Therefore, we have provided recommendations for shallow footings embedded 1.5 feet below grade that are supported on imported aggregate base fill over firm, native clay. A typical section of the anticipated foundation configuration is provided on Figure 3 in Appendix A.

Drainage:

The site improvements should include drainage considerations. All roof drains should be connected to the storm system. We have assumed that the new building will be elevated and backfill will be sloped to promote surface drainage away from the structure. A perimeter foundation drain should also be provided around the structure.

GEOTECHNICAL ANALYSIS

FEI Testing and Inspection has conducted geotechnical analysis of the foundation soils for design of the new foundations. Our work is briefly summarized below.

Seismic Design:

The average soil conditions in the upper ±100 feet beneath the proposed development area are expected to include stiff decomposed bedrock. Therefore, we believe that use of a site class C is appropriate for seismic design. In our opinion, the spectral accelerations and attenuation relationships provided in the 2019 OSSC are appropriate for seismic design of the new structure. We recommend using the General Procedure of OSSC, Section 1613 to develop parameters for seismic design of the structure.

Peak ground accelerations and spectral accelerations (on rock) were determined for design using 2% probability of exceedence in 50 years (i.e., ±2,475 year return interval). The USGS modeling considers a variety of seismic sources including crustal and subduction zone earthquakes. However, the principal sources of the design ground motion is due to a large magnitude (M_w 8.3 to 9.0) earthquake along the Cascadia Subduction Zone along the Pacific coast and a shallow crustal earthquake. The 2019 OSSC design parameters are summarized in Table. 1.

Table 1. Seismic Design Parameters

<i>Site Class</i>	S_s	S_1	S_{MS}	S_{M1}	S_{DS}	S_{D1}
C	0.84	0.47	1.01	0.71	0.67	0.47

Bearing Capacity:

We conducted bearing capacity analysis for the anticipated foundation loads for the new structures. We understand that the loads for the structure will be relatively light and may be as great as 2 kips/linear foot for continuous footings and 60 kips for column footings.

The lightly loaded footings may be constructed over structural fill overlying the stiff clay that underlies the site using an allowable bearing pressure of 2,000 psf. All continuous footings should have a minimum width of 16 inches. Isolated spread footing foundations should have a minimum dimension of 18 inches. Our analysis assumed that all footings would be underlain by a minimum of 12 inches of compacted crushed

rock that may be as great as 2 feet at some locations to bypass the upper fill material. The base of all footings should be embedded 1.5 feet below finished exterior grades.

The footings should be designed using an ultimate subgrade friction coefficient of 0.4 for foundations constructed on compacted crushed rock. A factor of safety of 1.5 is appropriate for this coefficient to minimize relative movements when considering long-term loads.

Settlement:

Settlement analysis was completed for the anticipated footings based on the typical soil profile. Our analysis considered the assumed foundation loads over spread and continuous footings constructed over firm, native soils. We have assumed that all existing fill materials and the organic topsoil at the site will be mitigated by removal and replacement with compacted aggregate base. Our analysis suggests that maximum post-construction settlements of $\frac{3}{4}$ inch should be assumed for the new foundations.

Pavements:

We conducted pavement thickness analysis for the parking lot pavements that will support limited truck traffic for the facility. We estimated a daily traffic of 100 cars and light pickups, 2 small trucks (26,000 lbs. gross vehicle weight), and 3 medium trucks (48,000 lbs. gross vehicle weight) for the access pavements. A M_r value of 4,000 psi was selected for our analysis based on available correlations and our experience with similar subgrade soils. We assumed a 20-year design life for our analysis, a reliability of 90% and terminal serviceability of 2.2. Our calculations suggest that a flexible pavement section consisting of 3.5 inches of asphalt over 12 inches of aggregate base is adequate for the new pavements. Concrete pavements supporting truck traffic should include at least 6 inches of PCC pavement over 10 inches of aggregate base.

GEOTECHNICAL RECOMMENDATIONS

Based on our observations of the soils and our understanding of the proposed development FEI Testing and Inspection believes that it will be practical to construct the improvements using conventional construction techniques. Geotechnical recommendations are provided in the following sections.

Materials:

1. Aggregate base as defined in this report should consist of $\frac{3}{4}$ or 1-inch minus, well graded crushed rock. The rock should be relatively clean with less than 5% (by weight) passing the #200 sieve.
2. Stabilization rock, if required, should consist of clean, angular, 3-inch crushed rock. Stabilization rock should contain less than 2% (by weight) passing the #200 sieve. Stabilization rock may be required for wet weather construction at the site.

3. Compact all aggregate base and stabilization rock to 95% relative compaction. The maximum dry density of ASTM D 698 should be used as the standard for evaluation of relative compaction. Placement and compaction of structural fill should be completed using loose lifts no greater than 12 inches thick, unless specified otherwise. Field density testing and observation of placement and compaction procedure should be conducted on all structural fill to document proper compaction at regular intervals throughout the work.
4. Subgrade soils consist of clay that is moisture sensitive and will be susceptible to softening and pumping when over optimum moisture levels. Excavation to remove all existing fill materials is expected beneath the building foundations. Subgrade conditions should be visually confirmed by the engineer during the work. Wet weather construction may require more frequent evaluation of subgrade conditions encountered as the work progresses.
5. Subgrade beneath building pads and pavement areas is expected to consist of existing fine-grained fill material. Areas of unsuitable fill material may be encountered at the site during the work. The existing fill subgrade soil should be evaluated and approved by the engineer prior to placement of structural fill. Evaluation of the existing fill material should include proof rolling of the subgrade surface using a loaded dump truck to evaluate stability.
6. Provide shoring for all trench excavations greater than 4 feet below grade. Dewatering may be required for excavations greater than 4 feet. Anticipate that minor caving of trench sidewalls may occur, even in shallow excavations, particularly in wet weather.

Foundation Design:

7. Design all lightly loaded foundations (continuous wall footings and isolated column footings) using an allowable bearing capacity of 2,000 psf. This evaluation assumes that footing preparation and placement of compacted aggregate base will be conducted as recommended.
8. Provide a minimum footing width of 16 inches for continuous footings and 18 inches for isolated column footings. Place the base of all footings at least 1.5 feet below the finished grade or paved surfaces.
9. Provide compacted aggregate base beneath the footings that is at least 12 inches thick and extends laterally 12 inches beyond the footing limits. Portions of the site are expected to require deeper excavation and aggregate base placement to mitigate existing fill and organic topsoil at the site. The aggregate base should be compacted to 95% relative compaction according to ASTM D 698. Field density testing should be completed on the compacted aggregate base to verify the relative compaction and moisture content of the aggregate base.
10. Provide a perimeter footing drain around each of the structures. The drain should consist of a 3 or 4-inch diameter perforated pipe that is set with the flow

line near the bottom of the footing level. The pipe should be bedded and backfilled with open-graded, free draining gravel.

Building Pad Construction:

Recommendations for building site preparation conducted during dry weather months are provided below.

11. Excavate the building pad to provide a minimum of 8 inches of aggregate base and remove any upper organic material or soft soils. At a minimum the upper 6 inches of the existing fill material should be stripped from the site. Haul the excavated material from the site, or place select materials in designated landscape areas. Maintain the moisture of the subgrade soil throughout the work.
12. All subgrade beneath the building pad should be evaluated by proof rolling using a loaded 12 cubic yard dump truck. Any areas of excessive deflection, rutting or pumping should be identified and stabilized prior to placement of aggregate base. Place the aggregate base as soon as practical following excavation, moisture condition and compact using vibratory compaction equipment.
13. We anticipate that the building pad will include a minimum of 8 inches of aggregate base placed over the approved existing fill material.

Pavement Construction:

14. Pavement subgrade soils are expected to consist of firm existing fill material. It may be necessary to moisture conditioned and compact the existing fill material.
15. Subgrade beneath pavements should be evaluated and approved by the engineer immediately prior to placement of aggregate base. The subgrade stability should be evaluated by proof rolling using a loaded dump truck to identify any areas of excessive deflection, rutting or pumping. Additional excavation may be required in areas of excessive deflection. The deeper excavation areas should be completed using a smooth blade to provide a uniform, smooth surface. All loose materials should be removed prior to aggregate base placement.
16. A nominal thickness of 12 inches of compacted aggregate base should be used over the approved subgrade for pavement areas. The aggregate base thickness should be increased in areas of soil subgrade, if encountered. The aggregate base should be compacted to 95% relative compaction according to ASTM D 698. Field density testing should be completed on the compacted aggregate base to verify the relative compaction and moisture content of the aggregate base. If the base is expected to support construction traffic during late fall months a thicker section should be considered. We recommend that the anticipated construction schedule and required base section be reevaluated once the construction schedule is known.

17. Proof roll the compacted aggregate base immediately prior to paving to identify any areas of soft subgrade or contaminated base aggregate. The proof rolling should be completed using a loaded 12 cubic yard dump truck and any areas of excessive deflection or pumping should be identified. Any unstable areas should be excavated to depths as necessary to remove the soft subgrade and replaced with imported aggregate base.
18. Provide a minimum asphalt section of 3.5 inches of asphaltic cement for the new pavements. In areas of PCC pavement, a minimum unreinforced concrete section of 6 inches should be used in areas that will be required to support truck traffic.

LIMITATIONS OF THIS REPORT

The analysis, conclusions and recommendations contained herein assume that the soil conditions and ground water encountered in the test pits are representative of overall site conditions. Additional geotechnical design and construction recommendations may be required during final design or construction of the improvements. The above recommendations assume that we will be present during construction to confirm the assumed foundation and subgrade conditions. We will assume no responsibility or liability for any engineering judgment, inspection or testing performed by others.

Our work was performed for the exclusive use by Baxter Plumbing & Rooter, LLC and their design consultants for the proposed new Baxter Plumbing Warehouse and Office at Loten Way in Veneta, Oregon. FEI Testing and Inspection, Inc. performed our work in accordance with generally accepted professional geotechnical engineering practices in similar locations. Our services do not include any survey or assessment of potential contamination or contamination of the soil or ground water by hazardous or toxic substances. No other warranty, expressed or implied, is made.

Geotechnical Report

New Baxter Plumbing Warehouse and Office
Loten Way, Tax Lot 3000
Veneta, Oregon

Appendix A

Figures



Figure 1. Vicinity Map

New Baxter Plumbing Warehouse and Office
Loten Way, Tax Lot 3000
Veneta, Oregon



Google Earth



3000 ft 575

Figure 2. Site Plan

New Baxter Plumbing Warehouse and Office
Loten Way, Tax Lot 3000
Veneta, Oregon



Test Pit Location

Approximate New Building Area

TP-1

TP-3

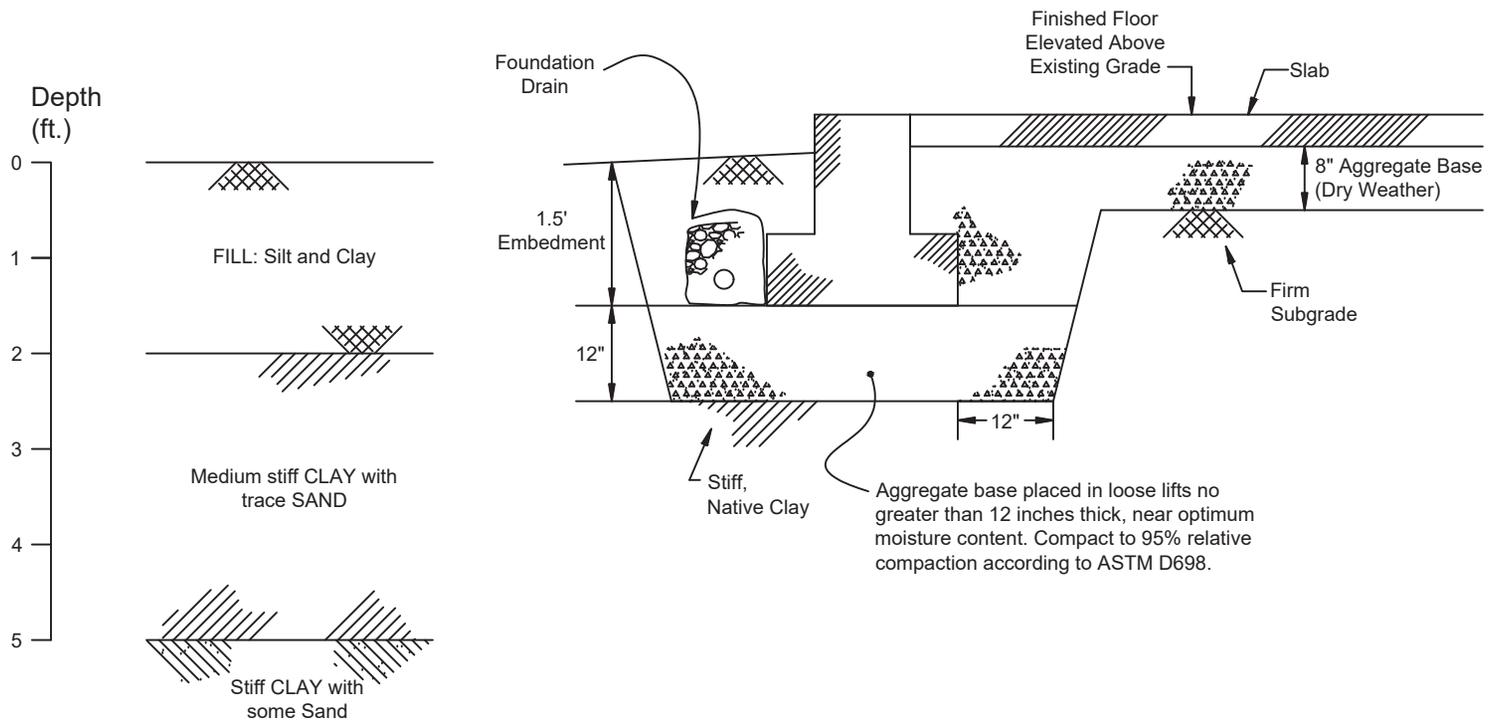
TP-2

Loten Way

Google Earth

© 2020 Google August 4, 2020 Veneta Planning Commission packet

100 576



TYPICAL FOUNDATION SECTION

Baxter Property

Loten Way
 Veneta, Oregon

Figure

3

577

Geotechnical Report

New Baxter Plumbing Warehouse and Office
Loten Way, Tax Lot 3000
Veneta, Oregon

Appendix B

Narrative Test Pit Logs



**Geotechnical Report
New Baxter Plumbing Warehouse and Office
Loten Way, Tax Lot 3000
Veneta, Oregon**

**APPENDIX B
NARRATIVE TEST PIT SUMMARIES**
Logged on February 26, 2020

Test Pit: TP-1

<u>Depth (feet)</u>	<u>Material Description</u>	<u>Notes/Sampling</u>
0 to 2.0	FILL: Medium stiff to stiff mix of silt, clay and some sand; brown to tan-orange, moist, medium plasticity, (variable fill).	Sod at surface with fine roots in upper 6 inches.
2.0 to 5.0	Medium stiff CLAY with some silt and trace sand; light red-brown, moist, medium plasticity.	
5.0 to 7.5	Stiff CLAY with trace sand; light tan-grey with some iron-staining, moist, medium plasticity.	
7.5 to 8.0	Stiff CLAY with some sand; light tan-grey with some iron-staining, moist, fine-grained sand, (decomposed sandstone).	No groundwater infiltration observed.

Test Pit: TP-2

<u>Depth (feet)</u>	<u>Material Description</u>	<u>Notes/Sampling</u>
0 to 2.0	FILL: Medium stiff mix of silt and clay with some sand; brown to red-brown, medium plasticity, (variable fill).	Sod at surface with fine roots in upper 6 inches.
2.0 to 5.0	Medium stiff CLAY with trace sand; light tan-grey with some iron-staining, moist, medium to high plasticity.	
5.0 to 7.0	Stiff CLAY with some sand; light tan-grey with some iron-staining, very moist, medium plastic clay, (decomposed sandstone).	No groundwater infiltration observed.

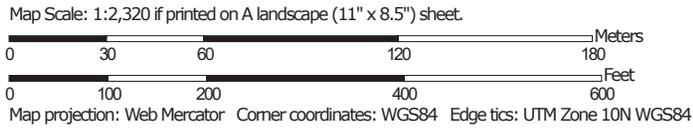
Test Pit: TP-3

<u>Depth (feet)</u>	<u>Material Description</u>	<u>Notes/Sampling</u>
0 to 3.5	FILL: Medium stiff mix of silt and clay; brown to red-brown, moist, medium plasticity, (fill).	Sod at surface with fine roots in upper 6 inches.
3.5 to 5.5	Medium stiff CLAY with some silt and trace sand; red-brown, moist, medium plasticity.	
5.5 to 7.0	Stiff CLAY with some sand; light tan-grey with some iron-staining, very moist, medium plastic, fine sand, (decomposed sandstone).	No groundwater infiltration observed.

Appendix D: Web Soil Survey Map
Soil Map—Lane County Area, Oregon



Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lane County Area, Oregon
Survey Area Data: Version 16, Sep 10, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 30, 2019—May 3, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
121B	Salkum silty clay loam, 2 to 8 percent slopes	2.7	10.2%
128B	Veneta loam, 0 to 7 percent slopes	24.0	89.8%
Totals for Area of Interest		26.7	100.0%

Lane County Area, Oregon

128B—Veneta loam, 0 to 7 percent slopes

Map Unit Setting

National map unit symbol: 234m
Elevation: 300 to 800 feet
Mean annual precipitation: 40 to 60 inches
Mean annual air temperature: 52 to 54 degrees F
Frost-free period: 165 to 210 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Veneta and similar soils: 85 percent
Minor components: 3 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Veneta

Setting

Landform: Low hills, terraces
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope, tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed alluvium

Typical profile

H1 - 0 to 14 inches: loam
H2 - 14 to 39 inches: clay loam
H3 - 39 to 60 inches: clay

Properties and qualities

Slope: 0 to 7 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat):
Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 36 to 72 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: High (about 10.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Forage suitability group: Moderately Well Drained < 15% Slopes
(G002XY004OR)
Hydric soil rating: No

Minor Components

Noti

Percent of map unit: 3 percent

Landform: Depressions

Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Lane County Area, Oregon

Survey Area Data: Version 16, Sep 10, 2019

OPERATION AND MAINTENANCE PLAN FOR:

**BAXTER PLUMBING & ROOTER, INC.
BAXTER PROPERTIES, LLC
P.O. BOX 117
ELMIRA, OR 97437**

**PROJECT SITE
MAP 17-05-31-10 LOT 3000
Veneta Business Park – Lot 2
Loten Way
Veneta, OR 97487**

Prepared by



**2350 Oakmont Way, Suite 105
Eugene OR 97401
(541) 485-8383
Contact: Scott D Robinson-Tscheu, PE
Job #20-7731**

PRELIMINARY

**Based on the City of Veneta Oregon Code
Referencing the City of Portland Stormwater Management Manual Rev. 4 August 1, 2008**

STORMWATER MANAGEMENT FACILITY INSPECTION & MAINTENANCE LOG

Note:

This plan identifies the specific operation and maintenance activities required for each type of stormwater management facility located Lot 2 of Veneta Business Park 17-05-31-10-03000 at Loten Way, Veneta, OR 97487. Modifications to this document may be made at any time after permit issuance. Modifying the operations and maintenance activities is optional, and is intended to give the owner the opportunity to adjust maintenance needs according to site-specific history and conditions. Proposed modifications to the Operations and Maintenance Plan must be submitted to the City of Veneta for review and approval. Modifying and submitting this document is the sole responsibility of the owner.

City Code requires an **Inspection and Maintenance Log** be kept by the facility owners. In general, the log should note all inspection dates, the facility components that were inspected, and any maintenance or repairs made. This Operation and Maintenance Plan can serve as a checklist for what should be included in the log (e.g. the facility elements that need to be inspected, frequency of inspection, conditions that indicate maintenance is needed, etc.)

This plan includes the information on the following facilities for:

- **Filtration Rain Garden**
- **StormTech Chamber Isolator Row**

STORMWATER MANAGEMENT FACILITY INSPECTION & MAINTENANCE LOG

Rain Garden Operation and Maintenance Plan

Rain Gardens are vegetated surface reservoirs used to collect and treat stormwater runoff from impervious surfaces by allowing the pollutants to settle and filter out as the water percolates through vegetation and soil mediums before infiltrating into the ground below or being piped to its downstream destination.

Rain Gardens can be used to help fulfill a site's required landscaping area requirement and should be integrated into the overall site design. Numerous design variations of shape and planting scheme can be used to fit the character of a site.

The reservoir basin shall infiltrate stormwater within 24 hours. All facility components and vegetation shall be inspected for proper operations and structural stability, at a minimum, quarterly for the first 2 years from the date of installation, 2 times per year thereafter, and within 48 hours after each major storm event.

Training and/or Written Guidance information for operating and maintaining vegetated infiltration basins shall be provided to all property owners and tenants. A copy of the O & M Plan shall be provided to all property owners and tenants.

Inspection Logs shall be kept by the facility owner demonstrating the following items have been inspected and are being maintained properly:

- **Access** to Rain Gardens shall be safe and efficient. Obstacles preventing maintenance personnel and/or equipment access to the components of the facility shall be removed.
- **Debris and Litter** shall be removed to prevent channelization, clogging, and interference with plant growth. Fallen leaves and debris from deciduous plant foliage shall be raked and removed.
- **Erosion Damage** shall be identified and controlled when native soil is exposed or erosion channels are forming.
- **Grassed Rain Gardens** shall be mowed to 4"-9" high and grass clippings shall be removed no less than 2 times per year.
- **Infiltrating Rain Gardens** shall be excavated and cleaned, and gravel or soil shall be replaced to correct low infiltration rates.
- **Inlets** shall be cleared when conveyance capacity is plugged to ensure unrestricted stormwater flow to the rain garden.
- **Mulch** shall be replenished as needed to ensure healthy plant growth.
- **Nuisance and Prohibited Vegetation** from the Eugene Plant List (such as blackberries and English Ivy) shall be removed when

STORMWATER MANAGEMENT FACILITY INSPECTION & MAINTENANCE LOG

discovered. Invasive vegetation contributing up to 25% of vegetation of all species shall be removed and replaced.

- **Outlets** shall be cleared when 50% of the conveyance capacity is plugged.
- **Overflows** shall be cleared when 25% of the conveyance capacity is plugged.
- **Rocks or Other Armoring** shall be replaced when only one layer of rock exists above native soil.
- **Sedimentation** build-up near or exceeding 2" in depth shall be hand-removed with minimum damage to vegetation using proper erosion control measures. Sediment shall be removed if it is more than 4 inches thick or so thick as to damage or kill vegetation.
- **Slopes** shall be stabilized using appropriate measures when native soil is exposed.
- **Vegetation** shall cover 90% of the facility, be healthy and dense enough to provide filtering while protecting underlying soils from erosion. Dead vegetation shall be removed to maintain less than 10% of area coverage or when vegetative filter function is impaired. Vegetation shall be replaced immediately to control erosion where soils are exposed and within 3 months to maintain cover density.

Spill Prevention Measures shall be exercised on site when handling substances that contaminate stormwater. Releases of pollutants shall be corrected as soon as identified.

Non-Chemical Pest Control measures shall be taken to prevent development of insects, mosquitoes, and rodents

**STORMWATER MANAGEMENT FACILITY
INSPECTION & MAINTENANCE LOG**

<p>Veneta Business Park – Lot 2 Map 17-05-31-10 Lot 03000 Veneta, OR 97487</p> <p>Inspection Date: Inspection Time: Inspected By: Approximate Date/Time of Last Rainfall:</p> <p>Type of Stormwater Management Facility: Filtration Rain Garden</p>
<p>Location of Facility on Site (In relation to building or other permanent structures):</p>
<p>Water levels and observations (ponded water, oils sheen, smell, turbidity, etc.):</p>
<p>Sediment accumulation and areas of erosion. Record sediment removal/erosion repair:</p>
<p>Condition of vegetation (Height, survival rates, invasive species present, etc.). Record any replacement plants and type of vegetation management (mowing weeding, etc.):</p>
<p>Condition of physical properties such as inlets, outlets, piping, fences, irrigation facilities, and sideslopes. Record damaged items and replacement activities:</p>
<p>Presence of insects, vectors, or damage from animals:</p>
<p>Identify safety hazards present. Record resolution activities:</p>

**Save Valuable Land and
Protect Water Resources**



Isolator[®] Row O&M Manual

StormTech[®] Chamber System for Stormwater Management

1.0 The Isolator[®] Row

1.1 INTRODUCTION

An important component of any Stormwater Pollution Prevention Plan is inspection and maintenance. The StormTech Isolator Row is a patented technique to inexpensively enhance Total Suspended Solids (TSS) removal and provide easy access for inspection and maintenance.



Looking down the Isolator Row from the manhole opening, woven geotextile is shown between the chamber and stone base.

1.2 THE ISOLATOR ROW

The Isolator Row is a row of StormTech chambers, either SC-310, SC-310-3, SC-740, DC-780, MC-3500 or MC-4500 models, that is surrounded with filter fabric and connected to a closely located manhole for easy access. The fabric-wrapped chambers provide for settling and filtration of sediment as storm water rises in the Isolator Row and ultimately passes through the filter fabric. The open bottom chambers and perforated sidewalls (SC-310, SC-310-3 and SC-740 models) allow storm water to flow both vertically and horizontally out of the chambers. Sediments are captured in the Isolator Row protecting the storage areas of the adjacent stone and chambers from sediment accumulation.

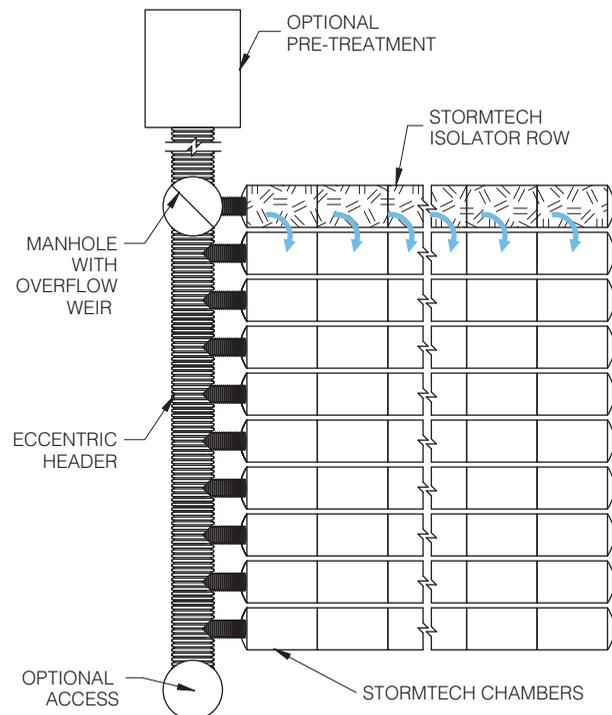
Two different fabrics are used for the Isolator Row. A woven geotextile fabric is placed between the stone and the Isolator Row chambers. The tough geotextile provides a media for storm water filtration and provides a durable surface for maintenance operations. It is also designed to prevent scour of the underlying stone and remain intact during high pressure jetting. A non-woven fabric is placed over the chambers to provide a filter media for flows passing through the perforations in the sidewall of the chamber. The non-woven fabric is not required over the DC-780, MC-3500 or MC-4500 models as these chambers do not have perforated side walls.

The Isolator Row is typically designed to capture the “first flush” and offers the versatility to be sized on a volume basis or flow rate basis. An upstream manhole not only provides access to the Isolator Row but typically includes a high flow weir such that storm water flowrates or volumes that exceed the capacity of the Isolator Row overtop the over flow weir and discharge through a manifold to the other chambers.

The Isolator Row may also be part of a treatment train. By treating storm water prior to entry into the chamber system, the service life can be extended and pollutants such as hydrocarbons can be captured. Pre-treatment best management practices can be as simple as deep sump catch basins, oil-water separators or can be innovative storm water treatment devices. The design of the treatment train and selection of pretreatment devices by the design engineer is often driven by regulatory requirements. Whether pretreatment is used or not, the Isolator Row is recommended by StormTech as an effective means to minimize maintenance requirements and maintenance costs.

Note: See the StormTech Design Manual for detailed information on designing inlets for a StormTech system, including the Isolator Row.

StormTech Isolator Row with Overflow Spillway (not to scale)



2.0 Isolator Row Inspection/Maintenance



2.1 INSPECTION

The frequency of Inspection and Maintenance varies by location. A routine inspection schedule needs to be established for each individual location based upon site specific variables. The type of land use (i.e. industrial, commercial, residential), anticipated pollutant load, percent imperviousness, climate, etc. all play a critical role in determining the actual frequency of inspection and maintenance practices.

At a minimum, StormTech recommends annual inspections. Initially, the Isolator Row should be inspected every 6 months for the first year of operation. For subsequent years, the inspection should be adjusted based upon previous observation of sediment deposition.

The Isolator Row incorporates a combination of standard manhole(s) and strategically located inspection ports (as needed). The inspection ports allow for easy access to the system from the surface, eliminating the need to perform a confined space entry for inspection purposes.

If upon visual inspection it is found that sediment has accumulated, a stadia rod should be inserted to determine the depth of sediment. When the average depth of sediment exceeds 3 inches throughout the length of the Isolator Row, clean-out should be performed.

2.2 MAINTENANCE

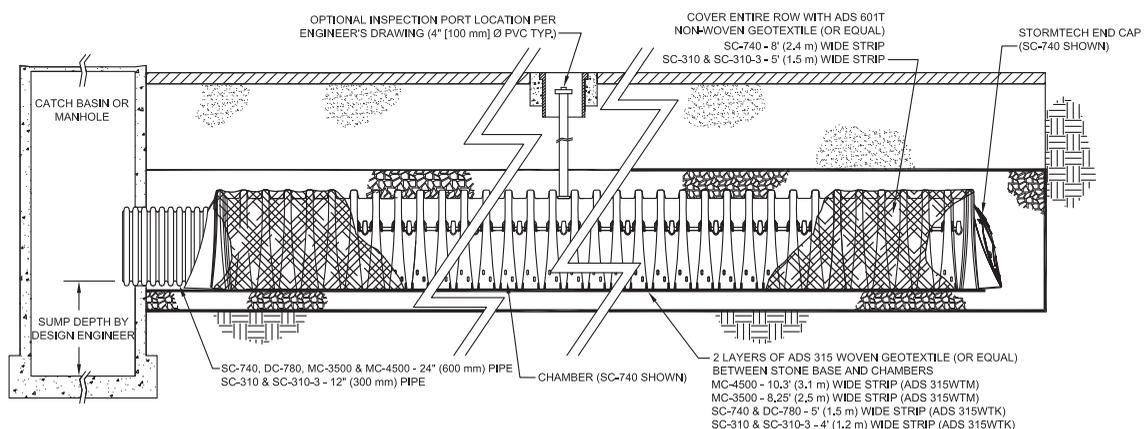
The Isolator Row was designed to reduce the cost of periodic maintenance. By “isolating” sediments to just one row, costs are dramatically reduced by eliminating the need to clean out each row of the entire storage bed. If inspection indicates the potential need for maintenance, access is provided via a manhole(s) located on the end(s) of the row for cleanout. If entry into the manhole is required, please follow local and OSHA rules for a confined space entries.



Examples of culvert cleaning nozzles appropriate for Isolator Row maintenance. (These are not StormTech products.)

Maintenance is accomplished with the JetVac process. The JetVac process utilizes a high pressure water nozzle to propel itself down the Isolator Row while scouring and suspending sediments. As the nozzle is retrieved, the captured pollutants are flushed back into the manhole for vacuuming. Most sewer and pipe maintenance companies have vacuum/JetVac combination vehicles. Selection of an appropriate JetVac nozzle will improve maintenance efficiency. Fixed nozzles designed for culverts or large diameter pipe cleaning are preferable. Rear facing jets with an effective spread of at least 45” are best. Most JetVac reels have 400 feet of hose allowing maintenance of an Isolator Row up to 50 chambers long. **The JetVac process shall only be performed on StormTech Isolator Rows that have AASHTO class 1 woven geotextile (as specified by StormTech) over their angular base stone.**

StormTech Isolator Row (not to scale)



NOTE: NON-WOVEN FABRIC IS ONLY REQUIRED OVER THE INLET PIPE CONNECTION INTO THE END CAP FOR DC-780, MC-3500 AND MC-4500 CHAMBER MODELS AND IS NOT REQUIRED OVER THE ENTIRE ISOLATOR ROW.

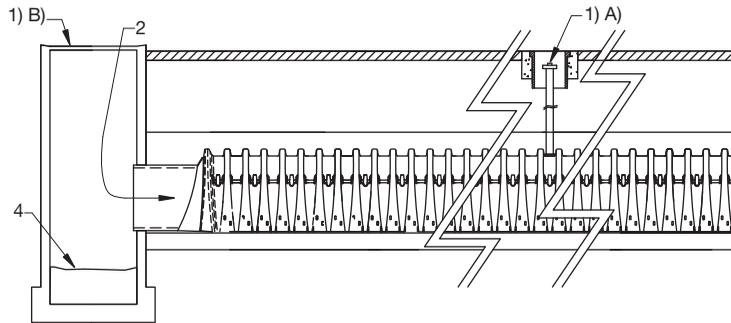
Call StormTech at **888.892.2694** or visit our website at **www.stormtech.com** for technical and product information. **3**

3.0 Isolator Row Step By Step Maintenance Procedures

Step 1) Inspect Isolator Row for sediment

- A) Inspection ports (if present)
 - i. Remove lid from floor box frame
 - ii. Remove cap from inspection riser
 - iii. Using a flashlight and stadia rod, measure depth of sediment and record results on maintenance log.
 - iv. If sediment is at, or above, 3 inch depth proceed to Step 2. If not proceed to step 3.
- B) All Isolator Rows
 - i. Remove cover from manhole at upstream end of Isolator Row
 - ii. Using a flashlight, inspect down Isolator Row through outlet pipe
 1. Mirrors on poles or cameras may be used to avoid a confined space entry
 2. Follow OSHA regulations for confined space entry if entering manhole
 - iii. If sediment is at or above the lower row of sidewall holes (approximately 3 inches) proceed to Step 2. If not proceed to Step 3.

StormTech Isolator Row (not to scale)



Step 2) Clean out Isolator Row using the JetVac process

- A) A fixed culvert cleaning nozzle with rear facing nozzle spread of 45 inches or more is preferable
- B) Apply multiple passes of JetVac until backflush water is clean
- C) Vacuum manhole sump as required

Step 3) Replace all caps, lids and covers, record observations and actions

Step 4) Inspect & clean catch basins and manholes upstream of the StormTech system

Sample Maintenance Log

Date	Stadia Rod Readings		Sediment Depth (1) - (2)	Observations/Actions	Inspector
	Fixed point to chamber bottom (1)	Fixed point to top of sediment (2)			
3/15/01	6.3 ft.	none		New installation. Fixed point is CI frame at grade	djm
9/24/01		6.2	0.1 ft.	Some grit felt	sm
6/20/03		5.8	0.5 ft.	Mucky feel, debris visible in manhole and in Isolator row, maintenance due	rv
7/7/03	6.3 ft.		0	System jetted and vacuumed	djm



70 Inwood Road, Suite 3 | Rocky Hill | Connecticut | 06067
 860.529.8188 | 888.892.2694 | fax 866.328.8401 | www.stormtech.com

ADS "Terms and Conditions of Sale" are available on the ADS website, www.ads-pipe.com
 Advanced Drainage Systems, the ADS logo, and the green stripe are registered trademarks of Advanced Drainage Systems.
 Stormtech® and the Isolator® Row are registered trademarks of StormTech, Inc.
 Green Building Council Member logo is a registered trademark of the U.S. Green Building Council.



Affordable, high-performance, low-maintenance LED doorway light. Suitable for mounting heights up to 10', and replaces 70W high pressure sodium. 100,000-Hour LED lifespan. 5-year, no-compromise warranty.

Color: Bronze

Weight: 3.2 lbs

Project:	Type:
Prepared By:	Date:

Driver Info		LED Info	
Type	Constant Current	Watts	12W
120V	0.3A	Color Temp	3000K (Warm)
208V	0.3A	Color Accuracy	84 CRI
240V	0.3A	L70 Lifespan	100,000
277V	0.3A	Lumens	876
Input Watts	14.20W	Efficacy	61.7 LPW

Technical Specifications

Listings

UL Listed:

Suitable for wet locations as downlight. Suitable for mounting within 1.2m (4ft) of the ground.

ADA Compliant:

ENTRA™ is ADA Compliant

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F)

Back Housing:

Die-cast aluminum

Lens/Housing Cover:

Vandal resistant polycarbonate molded housing cover and lens

Mounting:

Heavy die cast aluminum with 1/2" back knockout and mounting template for mounting to 4" box

Recommended Mounting Height:

Up to 10 ft

Reflectors (2):

White aluminum reflector topped with vacuum-metalized polycarbonate LED reflector

Gaskets:

High-temperature silicone

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

LED Characteristics

LED:

12W multi-chip, long life LED

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

Color Stability:

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Other

Patents:

The design of the ENTRATM is protected by patents pending in US, Canada, China, Taiwan and Mexico

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Technical Specifications (continued)

Other

Equivalency:

Replaces 70W HPS

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Electrical

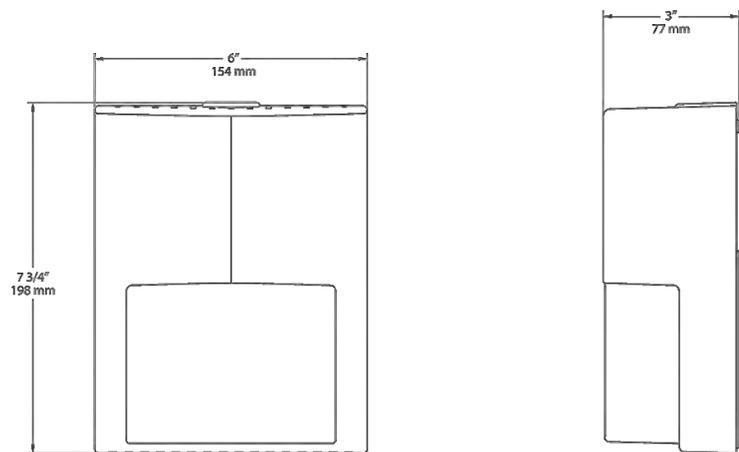
Driver:

Constant Current, Class 2, 100-277V, 50/60Hz, 4kV Surge Protection, 350mA, 100-240VAC: 0.3 - 0.15 A, 277VAC: 0.15 A, Power Factor: 98.6%.

THD:

10.5 at 120V

Dimensions



Features

- Save over \$700 in energy costs over life of fixture
- Equivalent to 70W high pressure sodium
- Durable vandal-resistant polycarbonate housing
- Low-profile and ADA compliant
- 100,000-hour LED lifespan
- 5-Year, No-Compromise Warranty

Ordering Matrix

Family	Wattage	Color Temp	Finish	Options	Other Options
ENTRA	12	Y			
	12 = 12W	Blank = 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	Blank = Bronze W = White	Blank = No Options /PC = 120V Button /PC2 = 277V Button /PCS = 120V Swivel /PCS2 = 277V Swivel	Blank = Standard

Date : 11 Jun 2020

Title : Enter the title here...

Desc : Enter the description here...

Luminaire

IES Filename : itl76950.ies

Description : ENTRA12Y
CAST FINNED BROWN PAINTED METAL
HOUSING, FORMED WHITE
NINE WHITE LIGHT EMITTING DIODES (LEDS)

For : Client's name or company...

By : Your name or company...

Light Loss Factor : 1.00

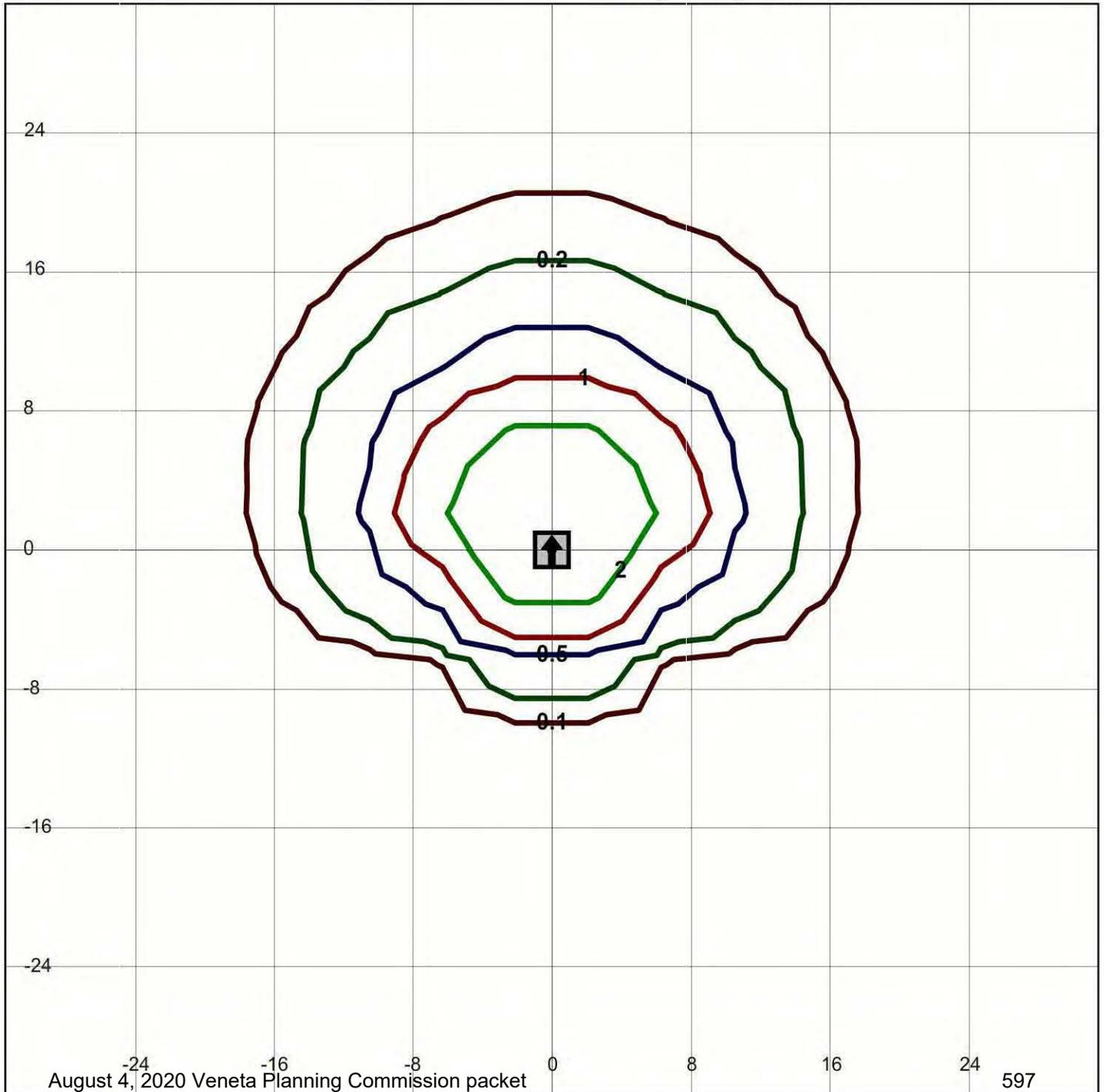
Number of Lamps : 9

Lamp Lumens : -1 lms

Luminaire Watts : 12 W



Arrangement Magnification: 100 %





LED 10W & 13 Wall packs. patent-pending thermal management system. 100,000 hour L70 lifespan. 5-year, no-compromise warranty.

Color: Bronze

Weight: 3.3 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

LED Info

Type	Constant Current	Watts	10W
120V	0.1A	Color Temp	3000K (Warm)
208V	0.07A	Color Accuracy	74 CRI
240V	0.06A	L70 Lifespan	100,000
277V	0.05A	Lumens	1,198
Input Watts	12.40W	Efficacy	96.6 LPW

Technical Specifications

Listings

UL Listed:

Suitable for Wet Locations as a Downlight. Suitable for Damp Locations as an Uplight. Wall Mount only. Suitable for Mounting within 4ft. of ground.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P5NSZ02C

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National

Lumen Maintenance:

The LED will deliver 70% of its initial lumens at 100,000 hours of operation

Construction

Finish:

Formulated for high durability and long-lasting color

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F)

Housing:

Precision die-cast aluminum housing, lens frame

Mounting:

Surface plate and Junction box

Green Technology:

Mercury and UV free. RoHS-compliant components.

Gaskets:

High-temperature Silicone

Electrical

Driver:

Multi-chip 10W high output long life LED Driver Constant Current, Class II, 120V-240V, 50/60/Hz, 350mA

THD:

10.8% at 120V, 13.8% at 277V

Power Factor:

98.5% at 120V, 92.1% at 277V

Other

Patents:

The design of the LPACK is protected by U.S. Pat. D604,004 and patents pending in Canada, China and Taiwan.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Standard for Specifications for the Chromaticity
of Solid State Lighting (SSL) Products, ANSI
C78.377-2017.

Technical Specifications (continued)

Other

Equivalency:

Equivalent to 70W Metal Halide

Buy American Act Compliance:

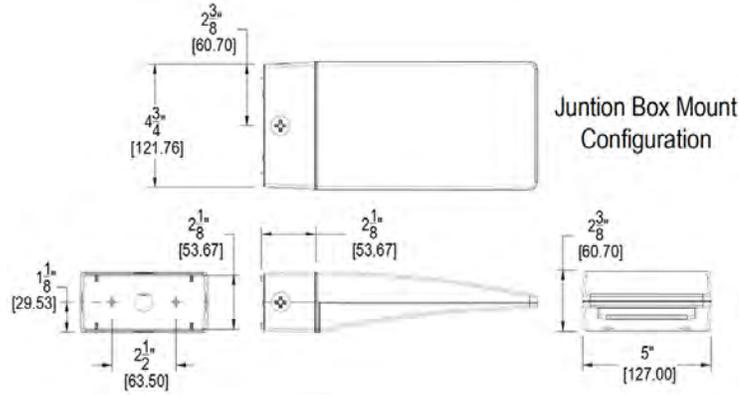
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B1 U0 G0

Dimensions



Features

- High performance LED light engine
- Maintains 70% of initial lumens at 100,000-hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- 5-Year, No-Compromise Warranty

Date : 11 Jun 2020

Title : Enter the title here...

Desc : Enter the description here...

Luminaire

IES Filename : rab02318.ies

Description : WPLED10Y (WALLPACK) - ALED10Y (AREA LIGHTER) - BLED10Y (Bollard)
CAST METAL HOUSING, ONE CIRCUIT BOARD WITH ONE LED, MOLDED PLASTIC

For : Client's name or company...

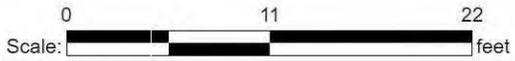
By : Your name or company...

Light Loss Factor : 1.00

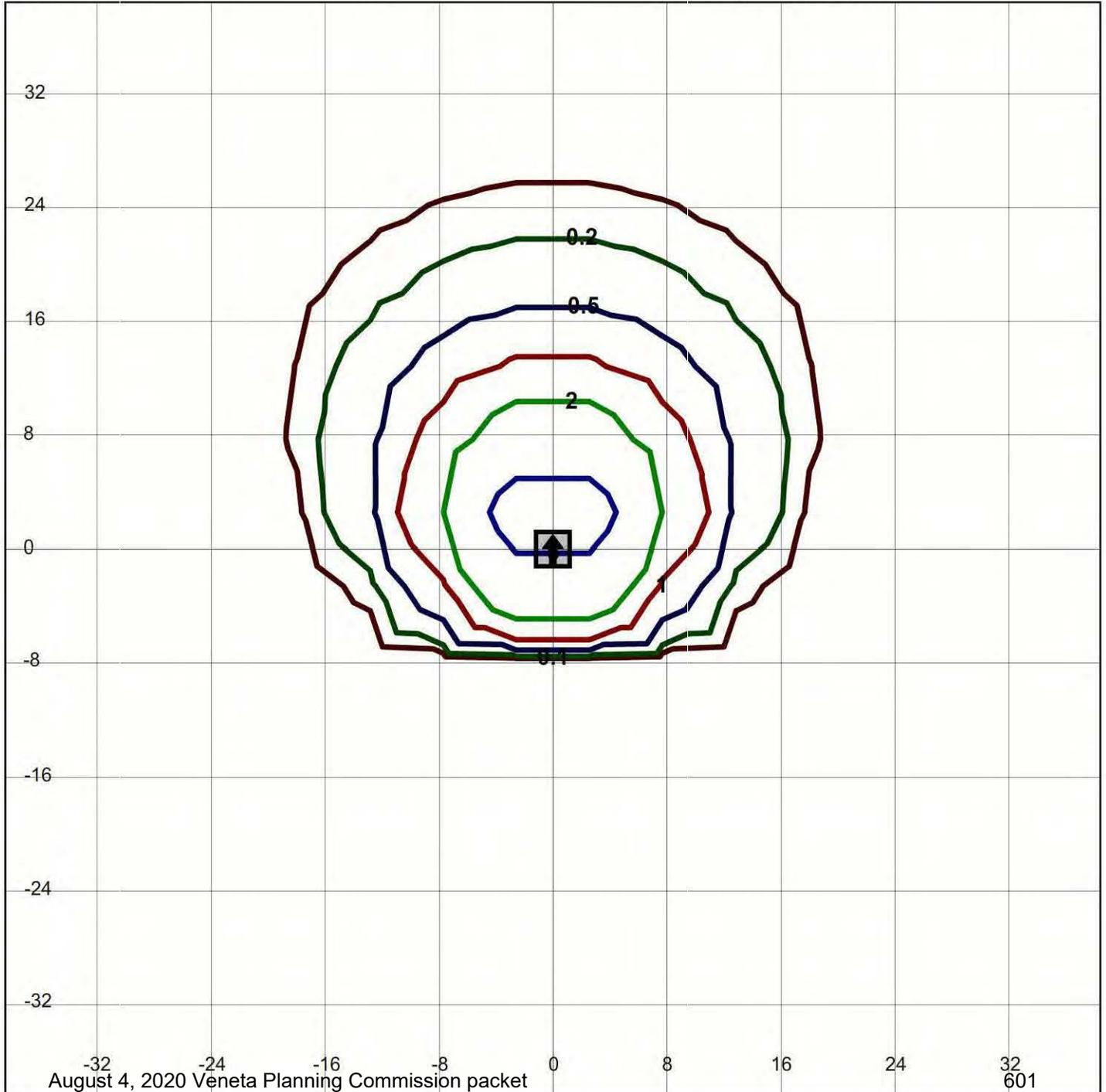
Number of Lamps : 1

Lamp Lumens : -1 lms

Luminaire Watts : 10 W



Arrangement Magnification: 100 %



Date : 11 Jun 2020

Title : Enter the title here...

Desc : Enter the description here...

For : Client's name or company...

By : Your name or company...

Luminaire

IES Filename : rab02318mod50.ies

Description : WPLED10 (WALLPACK) - ALED10 (AREA LIGHTER) - BLED10 (Bollard)
CAST METAL HOUSING, ONE CIRCUIT BOARD WITH ONE LED, MOLDED PLASTIC

Light Loss Factor : 1.00

Number of Lamps : 1

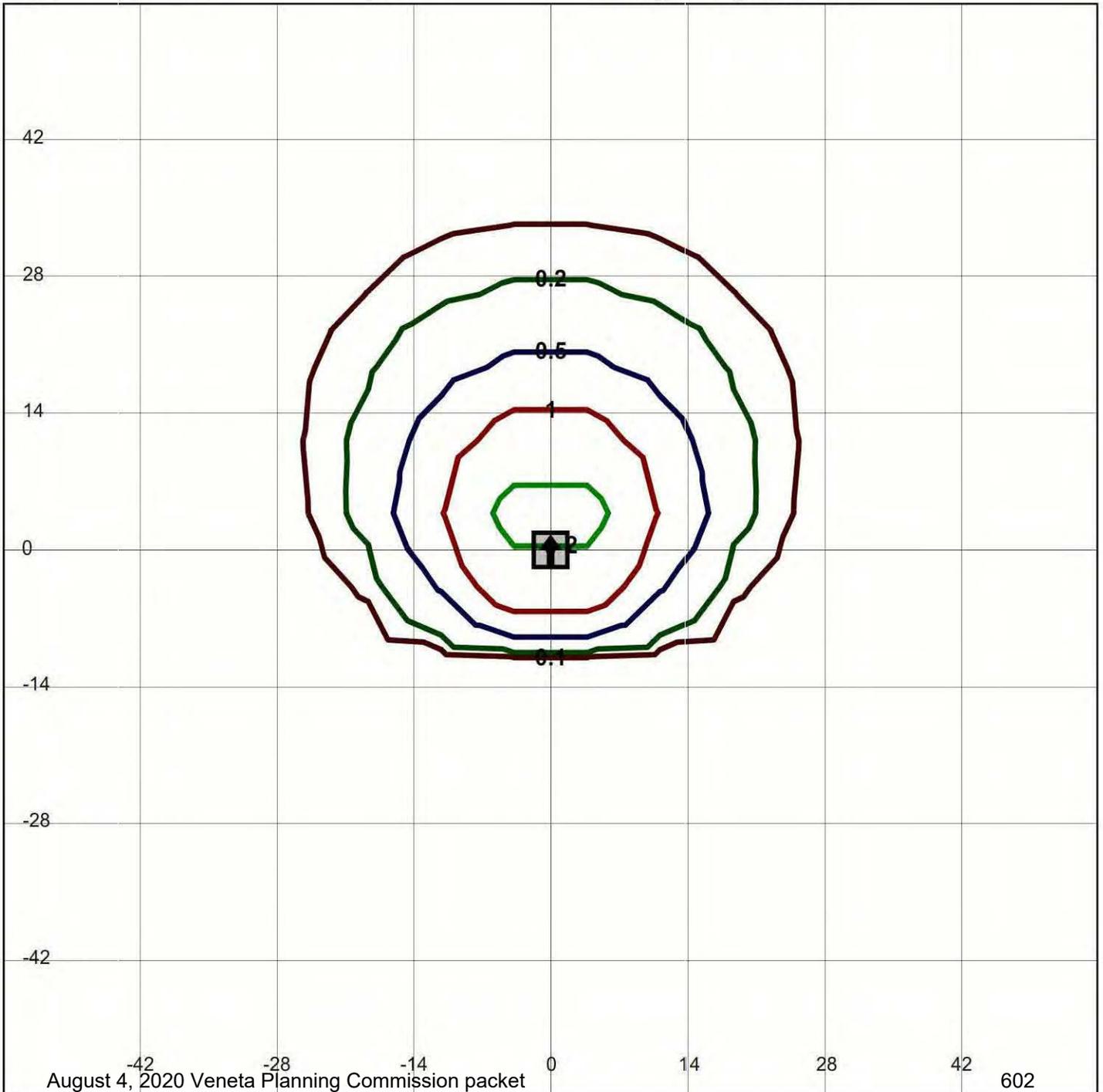
Lamp Lumens : -1 lms

Luminaire Watts : 10 W



Scale: 0 16 32 feet

Arrangement Magnification: 100 %



Date : 11 Jun 2020

Title : Enter the title here...

Desc : Enter the description here...

Luminaire

IES Filename : rab02310.ies

Description : WPLED13 (WALLPACK) - ALED13 (AREA LIGHTER) - BLED13 (Bollard)
CAST METAL HOUSING, ONE CIRCUIT BOARD WITH ONE LED, MOLDED PLASTIC

For : Client's name or company...

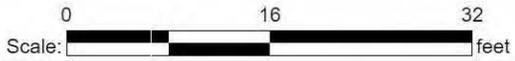
By : Your name or company...

Light Loss Factor : 1.00

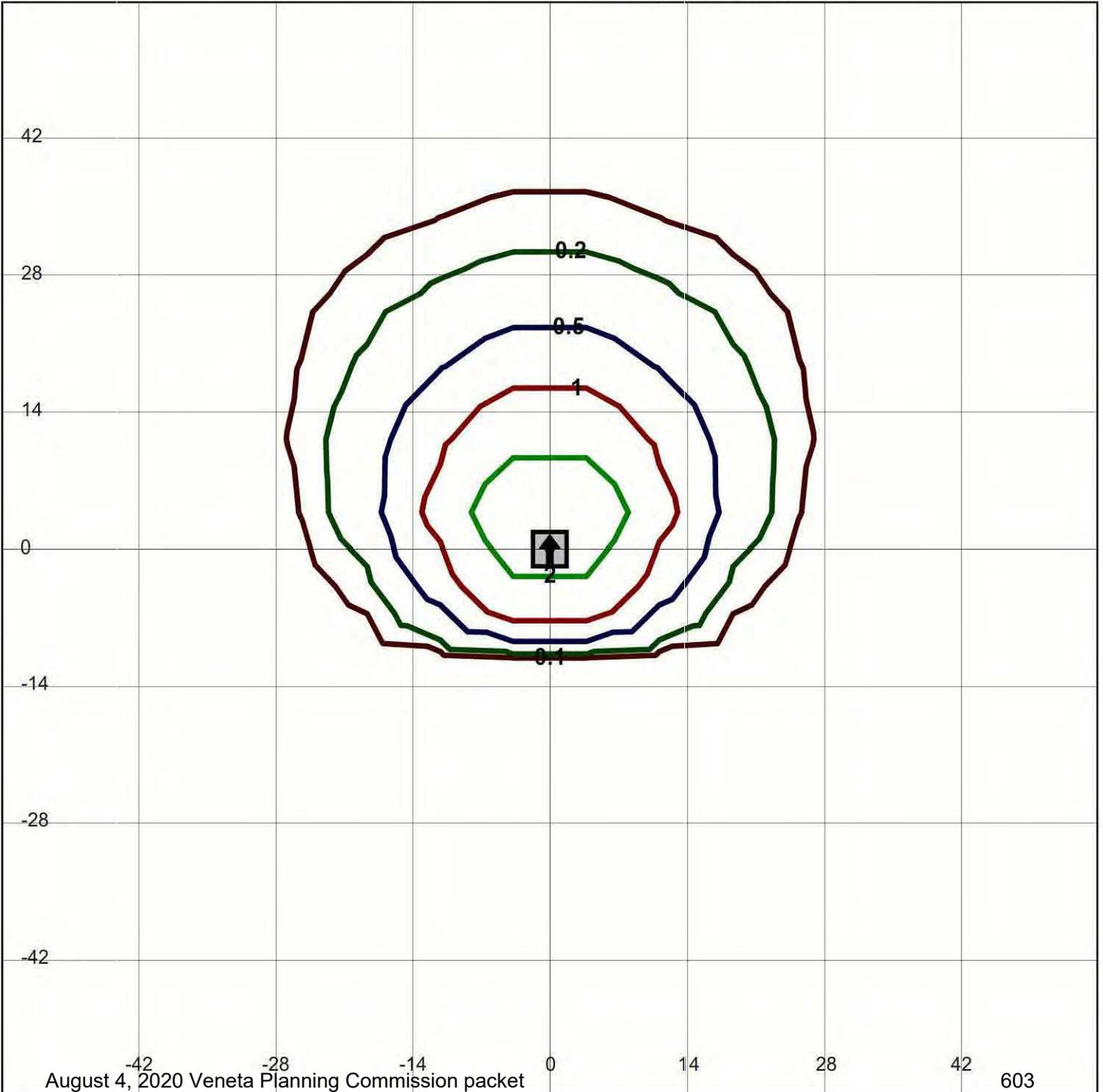
Number of Lamps : 1

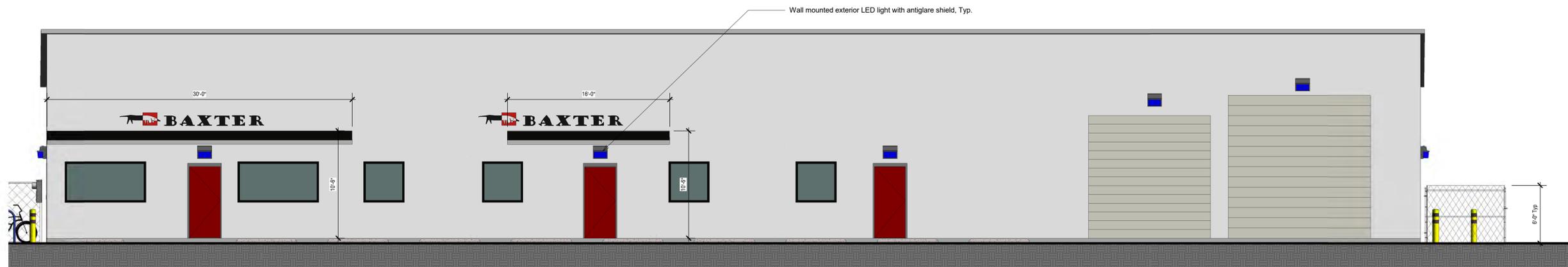
Lamp Lumens : -1 lms

Luminaire Watts : 13 W

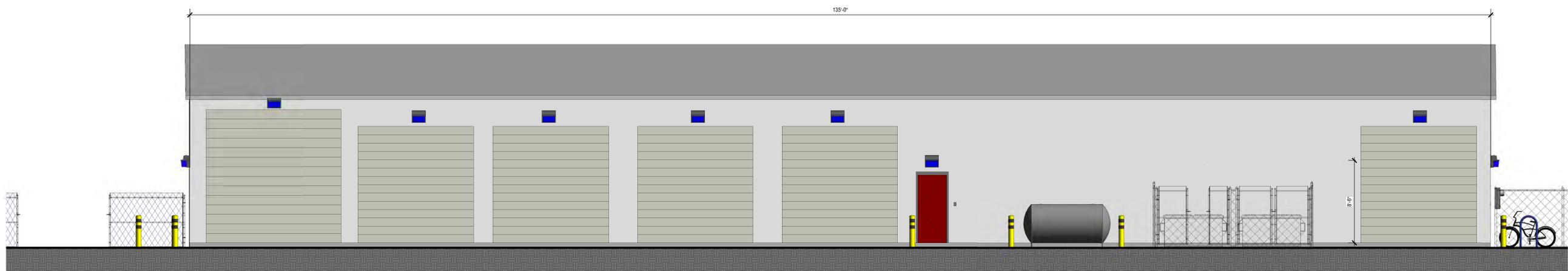


Arrangement Magnification: 100 %

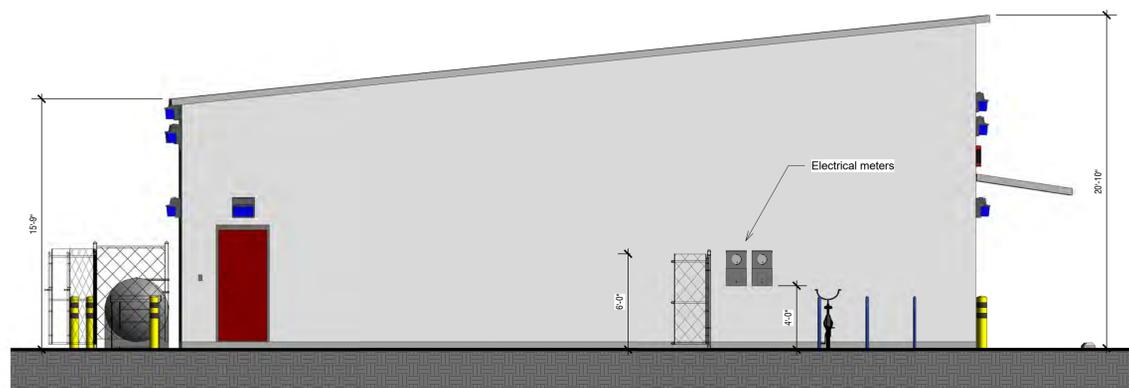




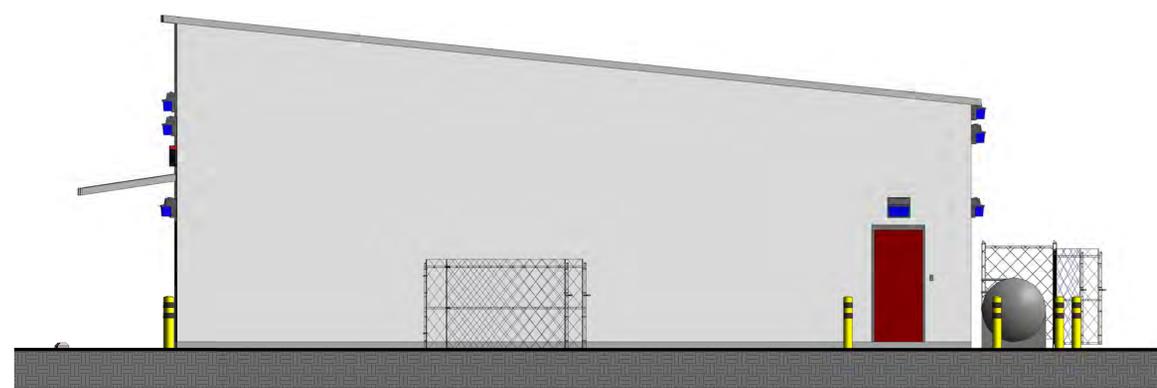
1 Exterior view - front
3/16" = 1'-0"



2 Exterior view - back
3/16" = 1'-0"



3 Exterior view - left
3/16" = 1'-0"



4 Exterior view - right
3/16" = 1'-0"

- FLAT BLACK METAL ROOF
- STONINGTON GRAY HC-170 BENJAMIN MOORE
- ROSE RED

Material legend
1/2" = 1'-0"



COMPOSITE ARCHITECTURE, LLC
30 E BROADWAY, SUITE 151
EUGEN, OR 97401

OWNER
Baxter Properties, LLC
ATTENTION: MIKE AND TRACY STRODE
P.O. BOX 117
ELMIRA, OR 97437
541-334-6696
tracy@baxterplumbing.com

ARCHITECT
COMPOSITE ARCHITECTURE, LLC
CONTACT: ALAIN REBEYROL, AIA
30 E BROADWAY SUITE 151
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rebeyrol@compositearchitecture.net

LANDSCAPE ARCHITECT
DOUGHERTY LANDSCAPE ARCHITECTS
CONTACT: DAVID DOUGHERTY, PRINCIPAL
474 WILLAMETTE STREET, SUITE 305
EUGENE, OREGON 97401
541-683-5803
rebeccas@dladesign.com

CIVIL ENGINEER
SSW ENGINEERS INC
CONTACT: SCOTT D ROBINSON-TSCHEU, P.E.
2350 OAKMONT WAY, SUITE 105
EUGENE OR 97401
541-485-8383
scottr@sswengineers.com

SURVEYOR
SSW ENGINEERS INC
CONTACT: MICHAEL R. DAHRENS, PLS
2350 OAKMONT WAY, SUITE 105
EUGENE OR 97401
541-485-8383
rebeccas@dladesign.com

No.	Description	Date

Baxter Properties,
LLC.

Warehouse and retail

Building exterior
elevations

PROJECT NUMBER C2-2019

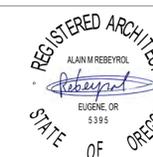
DATE May 22, 2020

DRAWN BY nm

CHECKED BY amr

A500

SCALE As indicated



COMPOSITE ARCHITECTURE, LLC
30 E BROADWAY, SUITE 151
EUGEN, OR 97401

OWNER
Baxter Properties, LLC
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SSW ENGINEERS INC
CONTACT: SCOTT D ROBINSON-TSCHEU, P.E.
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541-485-8383
scottr@sswengineers.com

SURVEYOR
SSW ENGINEERS INC
CONTACT: MICHAEL R. DAHRENS, PLS
2350 OAKMONT WAY, SUITE 105
EUGENE OR 97401
541-485-8383
rebeccas@dladesign.com

No.	Description	Date

Baxter Properties, LLC.

Warehouse and retail

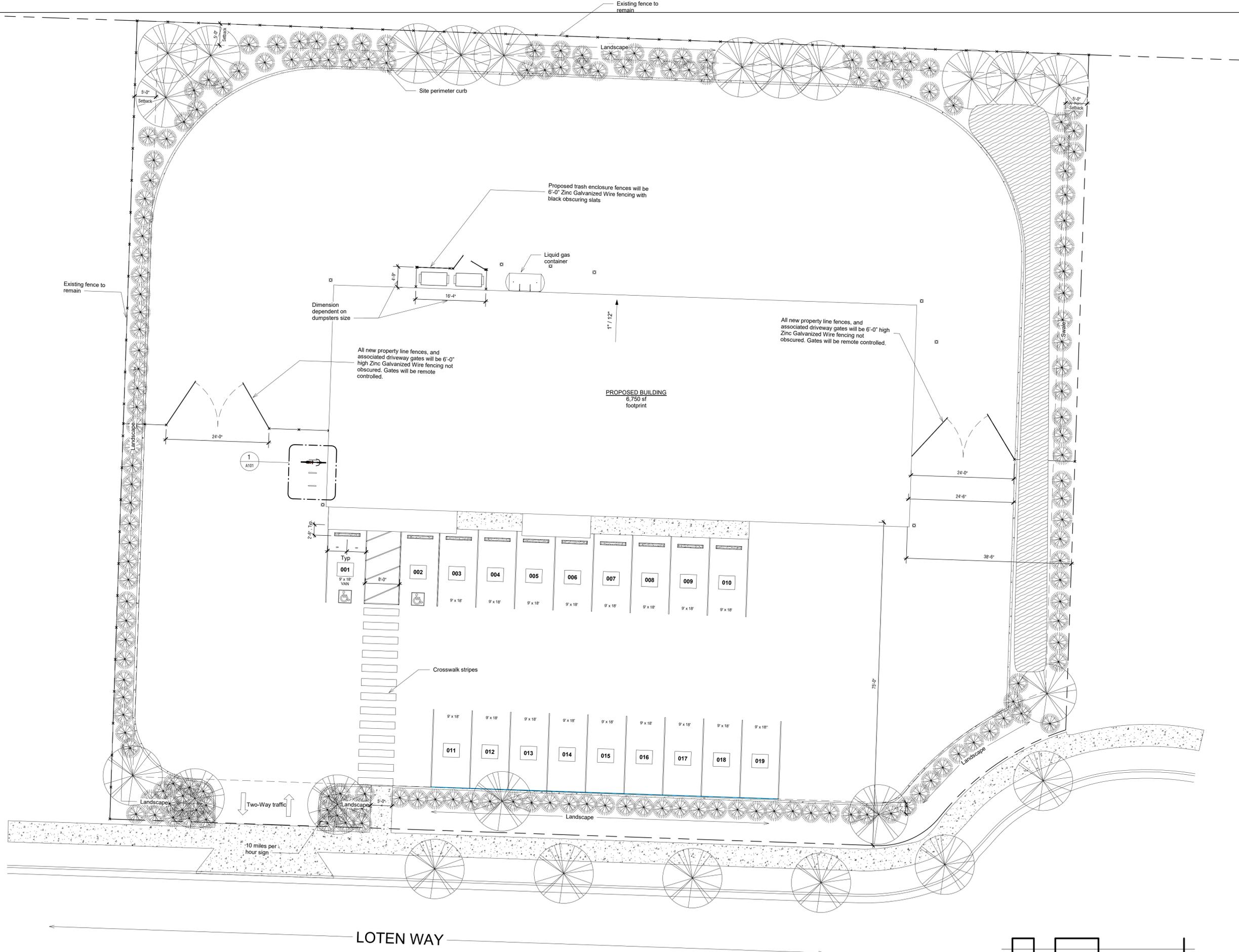
Site plan - proposed

PROJECT NUMBER C2-2019
DATE May 22, 2020
DRAWN BY nm
CHECKED BY amr

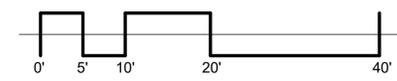
A100

SCALE 1" = 10'-0"

6/13/2020 3:52:54 PM



1 SITE PLAN
1" = 10'-0"



Geotechnical Report

New Baxter Plumbing Warehouse and Office Loten Way, Tax Lot 3000 Veneta, Oregon

March 26, 2020

Prepared for:

Baxter Plumbing & Rooter, Inc.

Prepared by:



Ms. Tracy Strode
Baxter Plumbing and Rooter, Inc.
P.O. Box 117
Elmira, Oregon 97437

March 26, 2020

**Re: New Baxter Plumbing Warehouse and Office
 Loten Way, Tax Lot 3000
 Veneta, Oregon**

Subject: Geotechnical Report
Project No. 2207022

Dear Ms. Strode:

FEI Testing and Inspection, Inc. has completed the requested geotechnical investigation for the proposed new commercial development at the vacant parcel on the north side of Loten Way in Veneta, Oregon. This report includes results of the field exploration, a description of our work, a discussion of site conditions and a summary of geotechnical recommendations for design and construction of the proposed improvements. The site includes some undocumented fill material and organic topsoil that is unsuitable for support of structure foundations. Therefore, the improvements are expected to require mitigation of the upper materials as part of site grading operations. We believe the site is adequate to support the planned structure using conventional foundations, provided the site work is completed in accordance with our recommendations. Detailed recommendations for design of foundations and considerations for earthwork at the site are provided herein.

We trust this information meets your current needs. It has been a pleasure assisting you with this phase of your project. Please call if you have any questions or need additional assistance.

Sincerely,

FEI Testing and Inspection, Inc.



Mel McCracken, PE, GE
Geotechnical Engineer

c: Composite Architecture
 Chambers Construction

**Geotechnical Report
New Baxter Plumbing Warehouse and Office
Loten Way, Tax Lot 3000
Veneta, Oregon**

PROJECT INFORMATION

A new building that will include warehouse and office space is being planned at a parcel on the north side of Loten Way, east of Cornerstone Drive in Veneta, Oregon. The site location is shown on the Vicinity Map (Figure 1), included in Appendix A. The parcel is currently vacant, and grass covered. The proposed work will include a new 6,750 SF pre-engineered metal building constructed with a slab on grade floor. The structure is expected to include a finished floor elevation that is elevated slightly above existing grades. The foundations are expected to include conventional reinforced concrete spread footing supporting columns. Other site improvements are expected to include vehicle access and parking pavements and utility construction.

FEI Testing and Inspection is providing geotechnical engineering services at the request of Baxter Plumbing & Rooter, Inc. for the proposed improvements. Our work has included observation of subsurface exploration, geotechnical analysis work and preparation of this summary report.

FIELD EXPLORATION

The field exploration focused on characterization of the upper soils at the site that will be involved in the proposed foundation excavations. We visited the site on February 26, 2020 to observe subsurface explorations. During our visit we conducted a brief surface reconnaissance of the proposed development area. The subsurface exploration included digging three test holes using a rubber-tire backhoe. The approximate locations of the test pits are shown on the attached Site Plan (Figure 2, Appendix A). The test pits were advanced to a maximum depth of ± 8.0 feet. The soil profiles in each test pit were logged and samples were collected from some locations. The test pits were backfilled with excavated material and the surface graded relatively smooth. The soil profiles are summarized on the narrative test pit logs attached in Appendix B. Our surface and subsurface observations are summarized in the following sections.

SITE CONDITIONS

Surface Conditions:

The parcel is located southwest of the Fern Ridge reservoir, east of Veneta. The site includes relatively level terrain across the parcel, with some minor variations in surface elevation. The surface is grass covered and it appears that soils from nearby excavations were used to elevate original grades across the parcel.

Subsurface Conditions:

Subsurface conditions were evaluated using the test pit explorations. The approximate test pit locations are shown on the Site Plan (Figure 2, Appendix A). We did not observe ground water infiltration in any of the test pits. Narrative summaries of individual test pits are attached in Appendix B. Subsurface conditions observed at the site as part of our field exploration typically included the following strata:

Fill.

The exploration encountered an upper stratum of fill material. The fill typically consists of medium stiff silt and clay with some to trace sand. The fill material is brown to red-brown and moist with medium plasticity. The thickness of the fill is typically 2 feet along the west portion of the parcel and increases to a depth of ± 3.5 feet to the east (TP-3).

Medium stiff Clay.

A layer of medium stiff clay was encountered below the upper fill. The clay is light brown to grey with some iron-staining and moist. The clay has medium plasticity. The medium stiff clay stratum is typically 2 to 3 feet thick.

Decomposed Sandstone.

The clay typically becomes stiffer with depth and includes some to trace fine sand. The clay is tan to grey with iron-staining and has medium plasticity. The moisture of the clay increases with depth. It appears that the deeper clay soils represent decomposed sandstone soils, which are typically encountered at depths below 5 feet.

DISCUSSION OF GEOTECHNICAL ISSUES

Weather Conditions:

The most efficient development of the site will require site preparation work during dry weather conditions. The subgrade soils consist of predominately medium-plastic clay that will be susceptible to softening during wet weather conditions. In addition, the upper portion of the soil profile includes undocumented fill material that will be more susceptible to rutting and pumping under construction traffic during wet weather conditions. We have assumed that site preparation work for the building and pavements will occur during summer or early fall months. Wet weather work is expected to require more extensive dewatering efforts, deeper excavation depths and a greater thickness of imported crushed rock to support construction access, the new

building pad and foundation construction. We should be notified if wet weather construction is required at the site.

Medium Plastic Clay:

The proposed improvements will be constructed over medium plastic clay soils. These soils are susceptible to minor shrink/swell movements associated with seasonal variations in moisture content. Therefore, we believe that some measures to minimize the seasonal moisture change of the foundation soils is warranted for the new structures. We anticipate this will include greater foundation excavation depth, placement of compacted aggregate base over the clay and drainage improvements at the site. These measures are intended to minimize, but not eliminate seasonal movements of the foundation soils. The clay is also expected to result in shallow perched water across the site during wet weather months.

Site Grading and Building Pad:

The proposed improvements are expected to include only minor site grading. Permanent cuts and fills at the site are expected to generally be 2 feet or less. The improvements will include excavation of the upper soils in the proposed building pad and pavement areas. We understand that the finished floor of the building will be constructed slightly above current site grades and the foundation level will include excavations below the existing fill. We have assumed that the required site stripping will remove the bulk of the surface organics. Grading at the proposed foundation locations will require removal of the existing fill and replacement with select, imported aggregate base that is placed and compacted in lifts to support the new foundations. We have assumed that the building pad will be constructed over imported granular fill material constructed over the firm fill. The site grading work in pavement areas is also expected to be constructed over the existing fill material. This approach assumes that site grading of the pavement areas will include finished grades near existing site grades.

Foundations:

The proposed structure is expected to be supported by shallow foundations constructed over the native clay and structural fill. We recommend that the upper existing fill materials be removed from beneath the foundation areas and replaced with compacted aggregate base. The building foundation preparation should extend at least 12 inches beyond the limits of the footings. We have provided recommendations for minimum footing embedment and crushed rock beneath footings to minimize differential settlement. The structure is expected to be supported by isolated spread footings at columns. We anticipate that a thickened edge perimeter footing may also be constructed as part of the improvements. We anticipate that all the shallow foundations will require excavation depths that are typically 2 to 3.5 feet below existing grades. Some isolated areas of deeper excavation may be required. Therefore, we have provided recommendations for shallow footings embedded 1.5 feet below grade that are supported on imported aggregate base fill over firm, native clay. A typical section of the anticipated foundation configuration is provided on Figure 3 in Appendix A.

Drainage:

The site improvements should include drainage considerations. All roof drains should be connected to the storm system. We have assumed that the new building will be elevated and backfill will be sloped to promote surface drainage away from the structure. A perimeter foundation drain should also be provided around the structure.

GEOTECHNICAL ANALYSIS

FEI Testing and Inspection has conducted geotechnical analysis of the foundation soils for design of the new foundations. Our work is briefly summarized below.

Seismic Design:

The average soil conditions in the upper ±100 feet beneath the proposed development area are expected to include stiff decomposed bedrock. Therefore, we believe that use of a site class C is appropriate for seismic design. In our opinion, the spectral accelerations and attenuation relationships provided in the 2019 OSSC are appropriate for seismic design of the new structure. We recommend using the General Procedure of OSSC, Section 1613 to develop parameters for seismic design of the structure.

Peak ground accelerations and spectral accelerations (on rock) were determined for design using 2% probability of exceedence in 50 years (i.e., ±2,475 year return interval). The USGS modeling considers a variety of seismic sources including crustal and subduction zone earthquakes. However, the principal sources of the design ground motion is due to a large magnitude (M_w 8.3 to 9.0) earthquake along the Cascadia Subduction Zone along the Pacific coast and a shallow crustal earthquake. The 2019 OSSC design parameters are summarized in Table. 1.

Table 1. Seismic Design Parameters

<i>Site Class</i>	S_s	S_1	S_{MS}	S_{M1}	S_{DS}	S_{D1}
C	0.84	0.47	1.01	0.71	0.67	0.47

Bearing Capacity:

We conducted bearing capacity analysis for the anticipated foundation loads for the new structures. We understand that the loads for the structure will be relatively light and may be as great as 2 kips/linear foot for continuous footings and 60 kips for column footings.

The lightly loaded footings may be constructed over structural fill overlying the stiff clay that underlies the site using an allowable bearing pressure of 2,000 psf. All continuous footings should have a minimum width of 16 inches. Isolated spread footing foundations should have a minimum dimension of 18 inches. Our analysis assumed that all footings would be underlain by a minimum of 12 inches of compacted crushed

rock that may be as great as 2 feet at some locations to bypass the upper fill material. The base of all footings should be embedded 1.5 feet below finished exterior grades.

The footings should be designed using an ultimate subgrade friction coefficient of 0.4 for foundations constructed on compacted crushed rock. A factor of safety of 1.5 is appropriate for this coefficient to minimize relative movements when considering long-term loads.

Settlement:

Settlement analysis was completed for the anticipated footings based on the typical soil profile. Our analysis considered the assumed foundation loads over spread and continuous footings constructed over firm, native soils. We have assumed that all existing fill materials and the organic topsoil at the site will be mitigated by removal and replacement with compacted aggregate base. Our analysis suggests that maximum post-construction settlements of $\frac{3}{4}$ inch should be assumed for the new foundations.

Pavements:

We conducted pavement thickness analysis for the parking lot pavements that will support limited truck traffic for the facility. We estimated a daily traffic of 100 cars and light pickups, 2 small trucks (26,000 lbs. gross vehicle weight), and 3 medium trucks (48,000 lbs. gross vehicle weight) for the access pavements. A M_r value of 4,000 psi was selected for our analysis based on available correlations and our experience with similar subgrade soils. We assumed a 20-year design life for our analysis, a reliability of 90% and terminal serviceability of 2.2. Our calculations suggest that a flexible pavement section consisting of 3.5 inches of asphalt over 12 inches of aggregate base is adequate for the new pavements. Concrete pavements supporting truck traffic should include at least 6 inches of PCC pavement over 10 inches of aggregate base.

GEOTECHNICAL RECOMMENDATIONS

Based on our observations of the soils and our understanding of the proposed development FEI Testing and Inspection believes that it will be practical to construct the improvements using conventional construction techniques. Geotechnical recommendations are provided in the following sections.

Materials:

1. Aggregate base as defined in this report should consist of $\frac{3}{4}$ or 1-inch minus, well graded crushed rock. The rock should be relatively clean with less than 5% (by weight) passing the #200 sieve.
2. Stabilization rock, if required, should consist of clean, angular, 3-inch crushed rock. Stabilization rock should contain less than 2% (by weight) passing the #200 sieve. Stabilization rock may be required for wet weather construction at the site.

3. Compact all aggregate base and stabilization rock to 95% relative compaction. The maximum dry density of ASTM D 698 should be used as the standard for evaluation of relative compaction. Placement and compaction of structural fill should be completed using loose lifts no greater than 12 inches thick, unless specified otherwise. Field density testing and observation of placement and compaction procedure should be conducted on all structural fill to document proper compaction at regular intervals throughout the work.
4. Subgrade soils consist of clay that is moisture sensitive and will be susceptible to softening and pumping when over optimum moisture levels. Excavation to remove all existing fill materials is expected beneath the building foundations. Subgrade conditions should be visually confirmed by the engineer during the work. Wet weather construction may require more frequent evaluation of subgrade conditions encountered as the work progresses.
5. Subgrade beneath building pads and pavement areas is expected to consist of existing fine-grained fill material. Areas of unsuitable fill material may be encountered at the site during the work. The existing fill subgrade soil should be evaluated and approved by the engineer prior to placement of structural fill. Evaluation of the existing fill material should include proof rolling of the subgrade surface using a loaded dump truck to evaluate stability.
6. Provide shoring for all trench excavations greater than 4 feet below grade. Dewatering may be required for excavations greater than 4 feet. Anticipate that minor caving of trench sidewalls may occur, even in shallow excavations, particularly in wet weather.

Foundation Design:

7. Design all lightly loaded foundations (continuous wall footings and isolated column footings) using an allowable bearing capacity of 2,000 psf. This evaluation assumes that footing preparation and placement of compacted aggregate base will be conducted as recommended.
8. Provide a minimum footing width of 16 inches for continuous footings and 18 inches for isolated column footings. Place the base of all footings at least 1.5 feet below the finished grade or paved surfaces.
9. Provide compacted aggregate base beneath the footings that is at least 12 inches thick and extends laterally 12 inches beyond the footing limits. Portions of the site are expected to require deeper excavation and aggregate base placement to mitigate existing fill and organic topsoil at the site. The aggregate base should be compacted to 95% relative compaction according to ASTM D 698. Field density testing should be completed on the compacted aggregate base to verify the relative compaction and moisture content of the aggregate base.
10. Provide a perimeter footing drain around each of the structures. The drain should consist of a 3 or 4-inch diameter perforated pipe that is set with the flow

line near the bottom of the footing level. The pipe should be bedded and backfilled with open-graded, free draining gravel.

Building Pad Construction:

Recommendations for building site preparation conducted during dry weather months are provided below.

11. Excavate the building pad to provide a minimum of 8 inches of aggregate base and remove any upper organic material or soft soils. At a minimum the upper 6 inches of the existing fill material should be stripped from the site. Haul the excavated material from the site, or place select materials in designated landscape areas. Maintain the moisture of the subgrade soil throughout the work.
12. All subgrade beneath the building pad should be evaluated by proof rolling using a loaded 12 cubic yard dump truck. Any areas of excessive deflection, rutting or pumping should be identified and stabilized prior to placement of aggregate base. Place the aggregate base as soon as practical following excavation, moisture condition and compact using vibratory compaction equipment.
13. We anticipate that the building pad will include a minimum of 8 inches of aggregate base placed over the approved existing fill material.

Pavement Construction:

14. Pavement subgrade soils are expected to consist of firm existing fill material. It may be necessary to moisture conditioned and compact the existing fill material.
15. Subgrade beneath pavements should be evaluated and approved by the engineer immediately prior to placement of aggregate base. The subgrade stability should be evaluated by proof rolling using a loaded dump truck to identify any areas of excessive deflection, rutting or pumping. Additional excavation may be required in areas of excessive deflection. The deeper excavation areas should be completed using a smooth blade to provide a uniform, smooth surface. All loose materials should be removed prior to aggregate base placement.
16. A nominal thickness of 12 inches of compacted aggregate base should be used over the approved subgrade for pavement areas. The aggregate base thickness should be increased in areas of soil subgrade, if encountered. The aggregate base should be compacted to 95% relative compaction according to ASTM D 698. Field density testing should be completed on the compacted aggregate base to verify the relative compaction and moisture content of the aggregate base. If the base is expected to support construction traffic during late fall months a thicker section should be considered. We recommend that the anticipated construction schedule and required base section be reevaluated once the construction schedule is known.

17. Proof roll the compacted aggregate base immediately prior to paving to identify any areas of soft subgrade or contaminated base aggregate. The proof rolling should be completed using a loaded 12 cubic yard dump truck and any areas of excessive deflection or pumping should be identified. Any unstable areas should be excavated to depths as necessary to remove the soft subgrade and replaced with imported aggregate base.
18. Provide a minimum asphalt section of 3.5 inches of asphaltic cement for the new pavements. In areas of PCC pavement, a minimum unreinforced concrete section of 6 inches should be used in areas that will be required to support truck traffic.

LIMITATIONS OF THIS REPORT

The analysis, conclusions and recommendations contained herein assume that the soil conditions and ground water encountered in the test pits are representative of overall site conditions. Additional geotechnical design and construction recommendations may be required during final design or construction of the improvements. The above recommendations assume that we will be present during construction to confirm the assumed foundation and subgrade conditions. We will assume no responsibility or liability for any engineering judgment, inspection or testing performed by others.

Our work was performed for the exclusive use by Baxter Plumbing & Rooter, LLC and their design consultants for the proposed new Baxter Plumbing Warehouse and Office at Loten Way in Veneta, Oregon. FEI Testing and Inspection, Inc. performed our work in accordance with generally accepted professional geotechnical engineering practices in similar locations. Our services do not include any survey or assessment of potential contamination or contamination of the soil or ground water by hazardous or toxic substances. No other warranty, expressed or implied, is made.

Geotechnical Report

New Baxter Plumbing Warehouse and Office
Loten Way, Tax Lot 3000
Veneta, Oregon

Appendix A

Figures



Figure 1. Vicinity Map

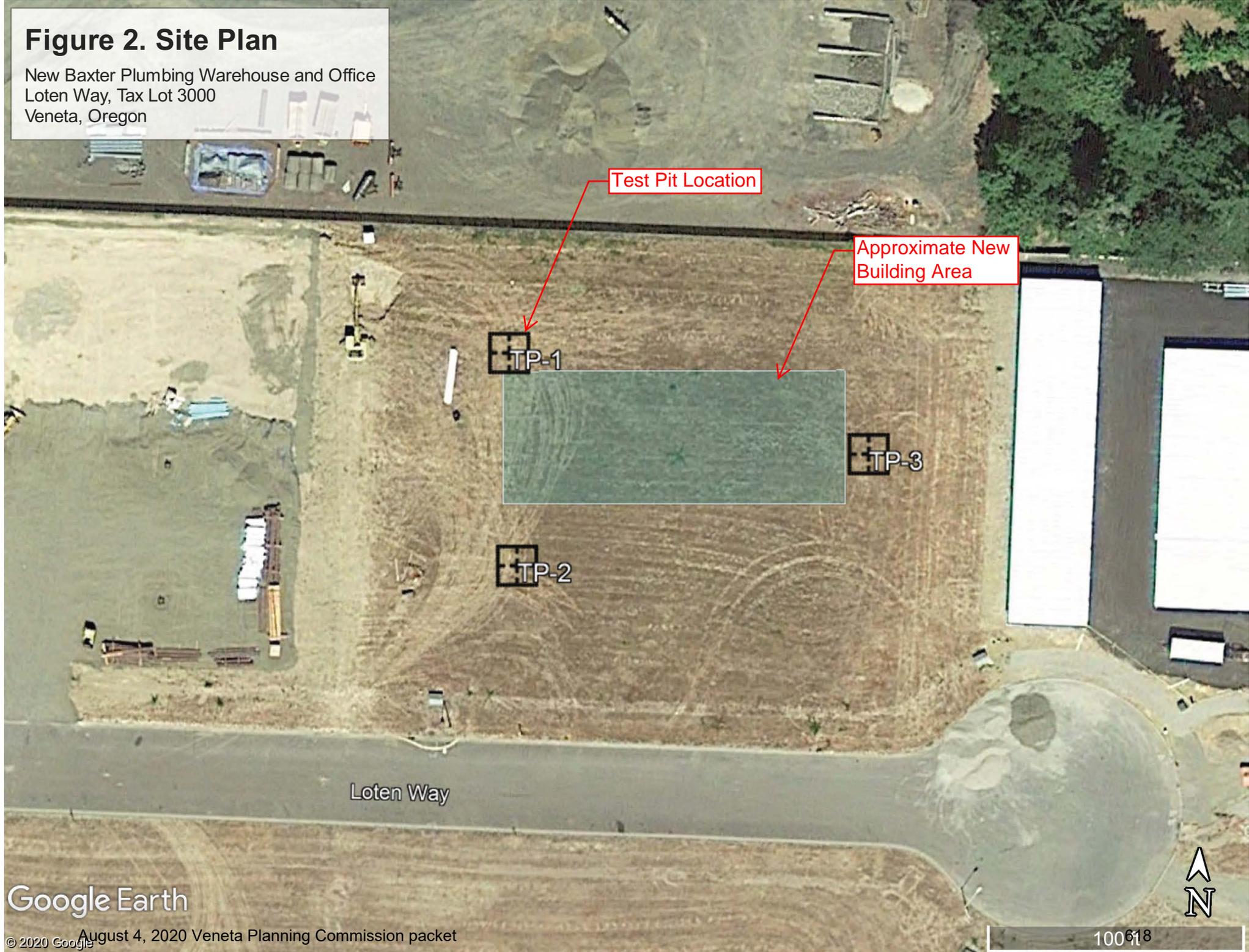
New Baxter Plumbing Warehouse and Office
Loten Way, Tax Lot 3000
Veneta, Oregon



Google Earth

Figure 2. Site Plan

New Baxter Plumbing Warehouse and Office
Loten Way, Tax Lot 3000
Veneta, Oregon

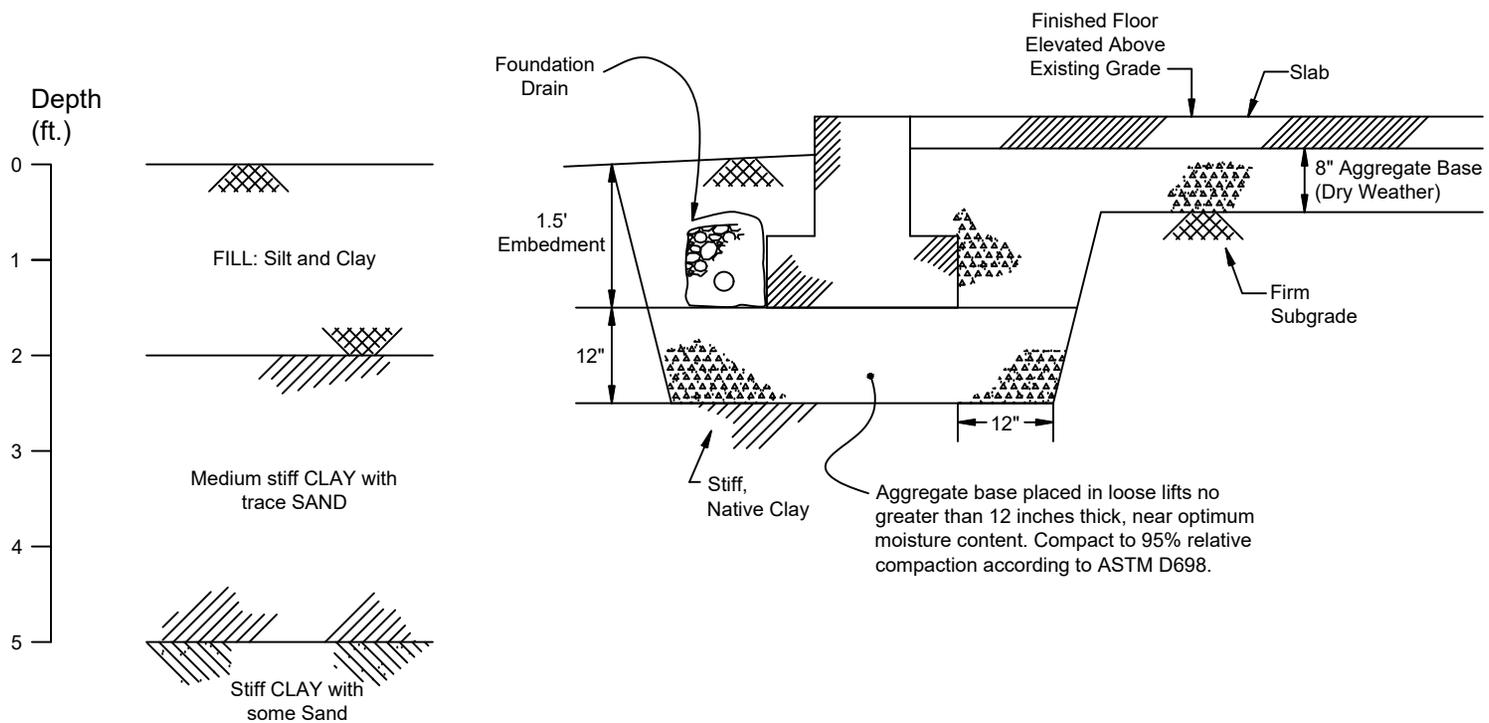


Google Earth

August 4, 2020 Veneta Planning Commission packet

© 2020 Google

100' 18"



TYPICAL FOUNDATION SECTION

Baxter Property

Loten Way
Veneta, Oregon

Figure

3

619

Geotechnical Report

New Baxter Plumbing Warehouse and Office
Loten Way, Tax Lot 3000
Veneta, Oregon

Appendix B

Narrative Test Pit Logs



**Geotechnical Report
New Baxter Plumbing Warehouse and Office
Loten Way, Tax Lot 3000
Veneta, Oregon**

**APPENDIX B
NARRATIVE TEST PIT SUMMARIES**
Logged on February 26, 2020

Test Pit: TP-1

<u>Depth (feet)</u>	<u>Material Description</u>	<u>Notes/Sampling</u>
0 to 2.0	FILL: Medium stiff to stiff mix of silt, clay and some sand; brown to tan-orange, moist, medium plasticity, (variable fill).	Sod at surface with fine roots in upper 6 inches.
2.0 to 5.0	Medium stiff CLAY with some silt and trace sand; light red-brown, moist, medium plasticity.	
5.0 to 7.5	Stiff CLAY with trace sand; light tan-grey with some iron-staining, moist, medium plasticity.	
7.5 to 8.0	Stiff CLAY with some sand; light tan-grey with some iron-staining, moist, fine-grained sand, (decomposed sandstone).	No groundwater infiltration observed.

Test Pit: TP-2

<u>Depth (feet)</u>	<u>Material Description</u>	<u>Notes/Sampling</u>
0 to 2.0	FILL: Medium stiff mix of silt and clay with some sand; brown to red-brown, medium plasticity, (variable fill).	Sod at surface with fine roots in upper 6 inches.
2.0 to 5.0	Medium stiff CLAY with trace sand; light tan-grey with some iron-staining, moist, medium to high plasticity.	
5.0 to 7.0	Stiff CLAY with some sand; light tan-grey with some iron-staining, very moist, medium plastic clay, (decomposed sandstone).	No groundwater infiltration observed.

Test Pit: TP-3

<u>Depth (feet)</u>	<u>Material Description</u>	<u>Notes/Sampling</u>
0 to 3.5	FILL: Medium stiff mix of silt and clay; brown to red-brown, moist, medium plasticity, (fill).	Sod at surface with fine roots in upper 6 inches.
3.5 to 5.5	Medium stiff CLAY with some silt and trace sand; red-brown, moist, medium plasticity.	
5.5 to 7.0	Stiff CLAY with some sand; light tan-grey with some iron-staining, very moist, medium plastic, fine sand, (decomposed sandstone).	No groundwater infiltration observed.

TAX LOT 1301

VENETA



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LEGEND

- NEW METAL BUILDING ROOF AREA
NEW CONCRETE AREA
NEW ASPHALT PAVEMENT
NEW LANDSCAPE AREA
NEW RAIN GARDEN
NEW CHAIN LINK FENCE W/GATE
NEW BOLLARD, SEE DETAIL 2/C7.1
AWNING OVERHANG
KEY NOTES

- 1 PROTECT AND MAINTAIN EXISTING CONCRETE WALK
2 REMOVE EXISTING CURB
3 NEW CONCRETE DRIVEWAY, SEE DETAIL 4/C9.1
4 NEW CONCRETE WALK, SEE DETAILS 2 & 3/C9.1
5 NEW 24" CURB & GUTTER, SEE DETAILS 3, & 4/C9.0
6 NEW CONCRETE NOTCHED PLANTER CURB SEE DETAIL 1/C9.1
7 NEW CHAIN LINK FENCE W/GATE
8 NEW ASPHALT CONCRETE PAVEMENT, SEE SHEET C5.0
9 NEW ADA PARKING SPACES, SEE SHEET C5.0 & DETAILS 1, 2, & 3/C7.0
10 ADJUST WATER METER BOX TO GRADE
11 NEW STORMWATER QUALITY RAIN GARDEN, SEE SHEET C4.0
12 NEW ADS STORMTECH™ CHAMBER DETENTION VAULT W/ INLET AND EXIT MANHOLE, SEE SHEET C4.0
13 NEW PARKING AREA 18' X 9' SPACES W/ 4" STRIPES
14 NEW METAL BUILDING, BY OTHERS
15 NEW BICYCLE PARKING, SEE DETAIL 1/C7.1
16 RELOCATE SIGN
17 NEW STANDARD CURB, SEE DETAILS 3, & 4/C9.0

NOTES

- 1. PROTECT AND MAINTAIN EXISTING BUILDING FOUNDATION DURING CONSTRUCTION
2. SITE LIGHTING DESIGN-BUILD BY OTHERS
3. LANDSCAPING PLAN BY OTHERS

NEW WAREHOUSE AND OFFICE FOR: BAXTER PLUMBING PO BOX 117 ELMIRA, OR 97405 MAP 17-05-31-10: LOT 3000

REVISIONS

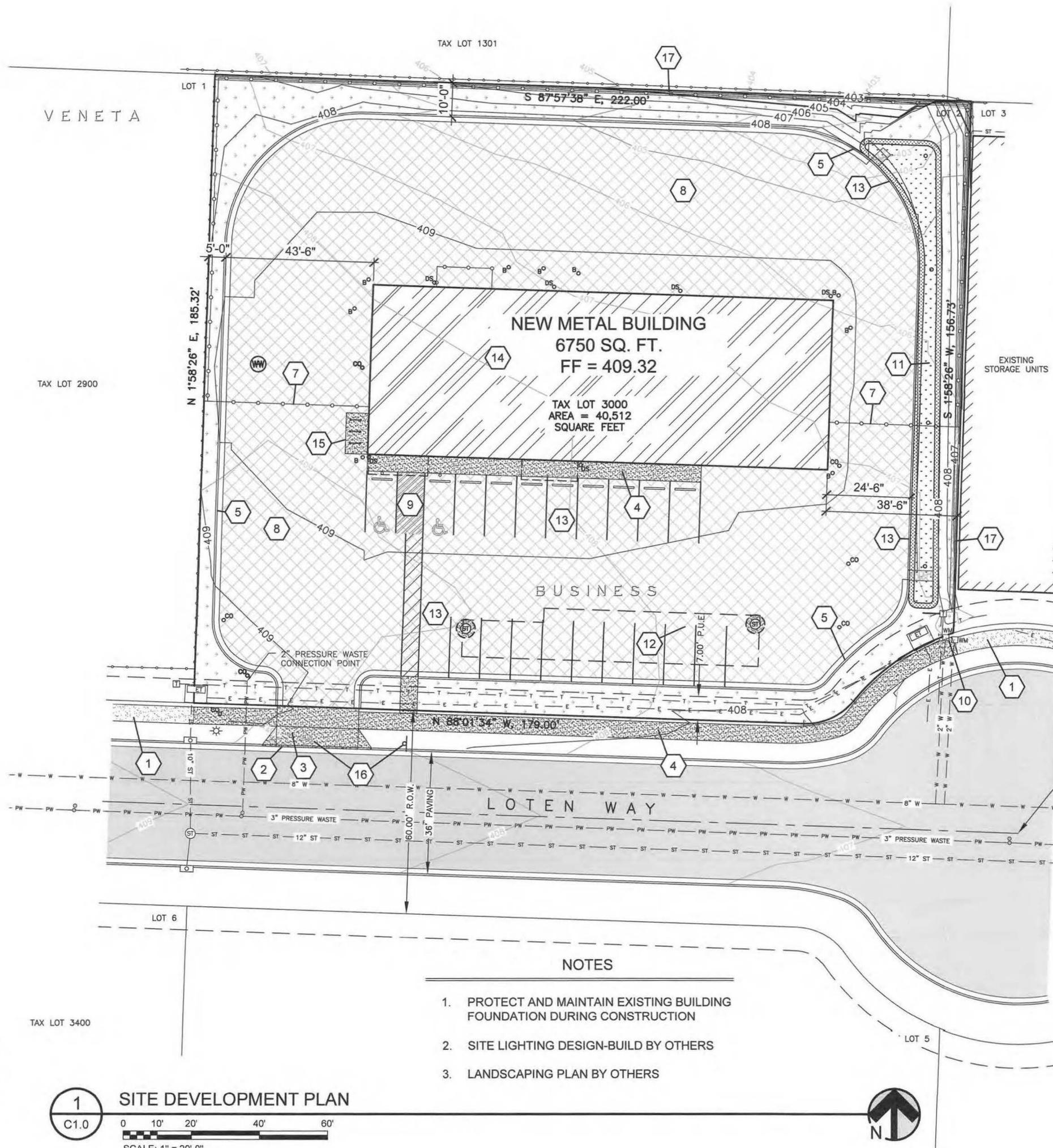
Table with columns for date and by.

SITE DEVELOPMENT PLAN

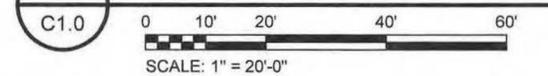
Table with job number, drawn, date, checked, and filed information.

SHEET

C1.0 of



1 SITE DEVELOPMENT PLAN



Vertical text on the left edge: Drawing covers 20-7731 Civil (REV) 1/19/20, 06/10/2020, 10/10/2020, 10/10/2020



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UTILITIES LEGEND

- CO NEW CLEANOUT, SEE 2/C9.0
- DS NEW DOWNSPOUT
- ET — NEW ELECTRICAL & COMMUNICATION LINES IN JOINT TRENCH
- ST — NEW STORMWATER LINE
- WW — NEW WASTEWATER LINE
- W — NEW WATER LINE
- ⊞ NEW ELECTRICAL METER

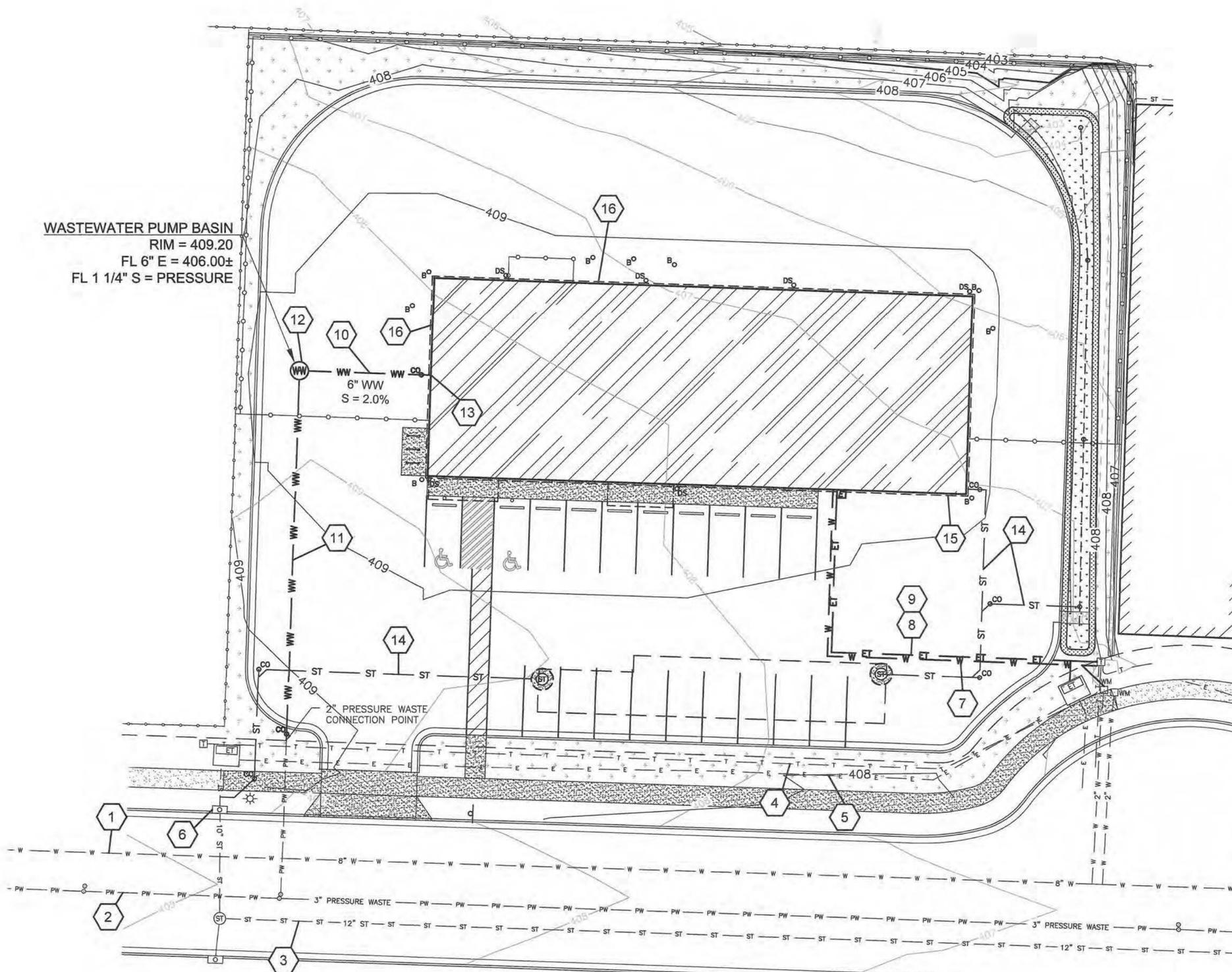
KEY NOTES

- 1 EXISTING 8" WATER MAIN
- 2 EXISTING 3" PRESSURE WASTE WATER MAIN
- 3 EXISTING 12" STORMWATER MAIN
- 4 EXISTING TELECOMMUNICATIONS LINE
- 5 EXISTING ELECTRICAL LINE AND VAULT, MAINTAIN AND PROTECT
- 6 EXISTING STORM CATCH BASIN DESTINATION
- 7 NEW 2" WATER SERVICE LINE FROM EXISTING 2" METER, CONTRACTOR TO VERIFY STUB WITH CITY OF VENETA
- 8 NEW COMMUNICATIONS LINE IN CONDUIT
- 9 NEW ELECTRICAL LINE IN CONDUIT, CONTRACTOR TO COORDINATE W/ EMERALD P.U.D.
- 10 NEW 6" GRAVITY WASTEWATER LINE W/ CLEANOUT
- 11 NEW 2" PRESSURE WASTEWATER LINE W/ CLEANOUT, CONNECT TO EXISTING STUB
- 12 NEW WASTEWATER PUMP AND HOUSING PENTAIR SRA 125 SERIES 2HP PACKAGE W/ V2 GRINDER PUMP, PLUMBING CONTRACTOR TO VERIFY INLET AND OUTLET ELEVATIONS SEE DETAIL 1/C7.2
- 13 OPTIONAL IN-LINE OIL SEPARATOR & SEDIMENT TRAP
- 14 NEW STORMWATER LINE, SEE SHEET C4.0
- 15 NEW 4" PVC PERFORATED FOUNDATION DRAIN W/ BACKFLOW PREVENTION DEVICE AT OUTFLOW, SEE SHEET C4.0
- 16 NEW HOSE BIBB

NOTES

- 1. EXISTING FIRE HYDRANT IS LOCATED 70'± SE OF THE SE PROPERTY CORNER
- 2. AN OPTIONAL OIL SEPARATOR IS ADVISED BY MANUFACTURER TO PROTECT WASTEWATER PUMP

WASTEWATER PUMP BASIN
 RIM = 409.20
 FL 6" E = 406.00±
 FL 1 1/4" S = PRESSURE



1 SITE UTILITIES PLAN

C3.0

SCALE: 1" = 20'-0"



**NEW WAREHOUSE AND OFFICE FOR:
 BAXTER PLUMBING**

PO BOX 117
 ELMIRA, OR 97405
 MAP 17-05-31-10: LOT 3000

REVISIONS	
date	by

SITE UTILITIES PLAN

job	20-7731
drawn	SDRT
date	06/10/2020
checked	SDRT
filed	
SHEET	
C3.0 of	

TAX LOT 1301

VENETA

TAX LOT 2900

TAX LOT 3400



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SYMBOLS

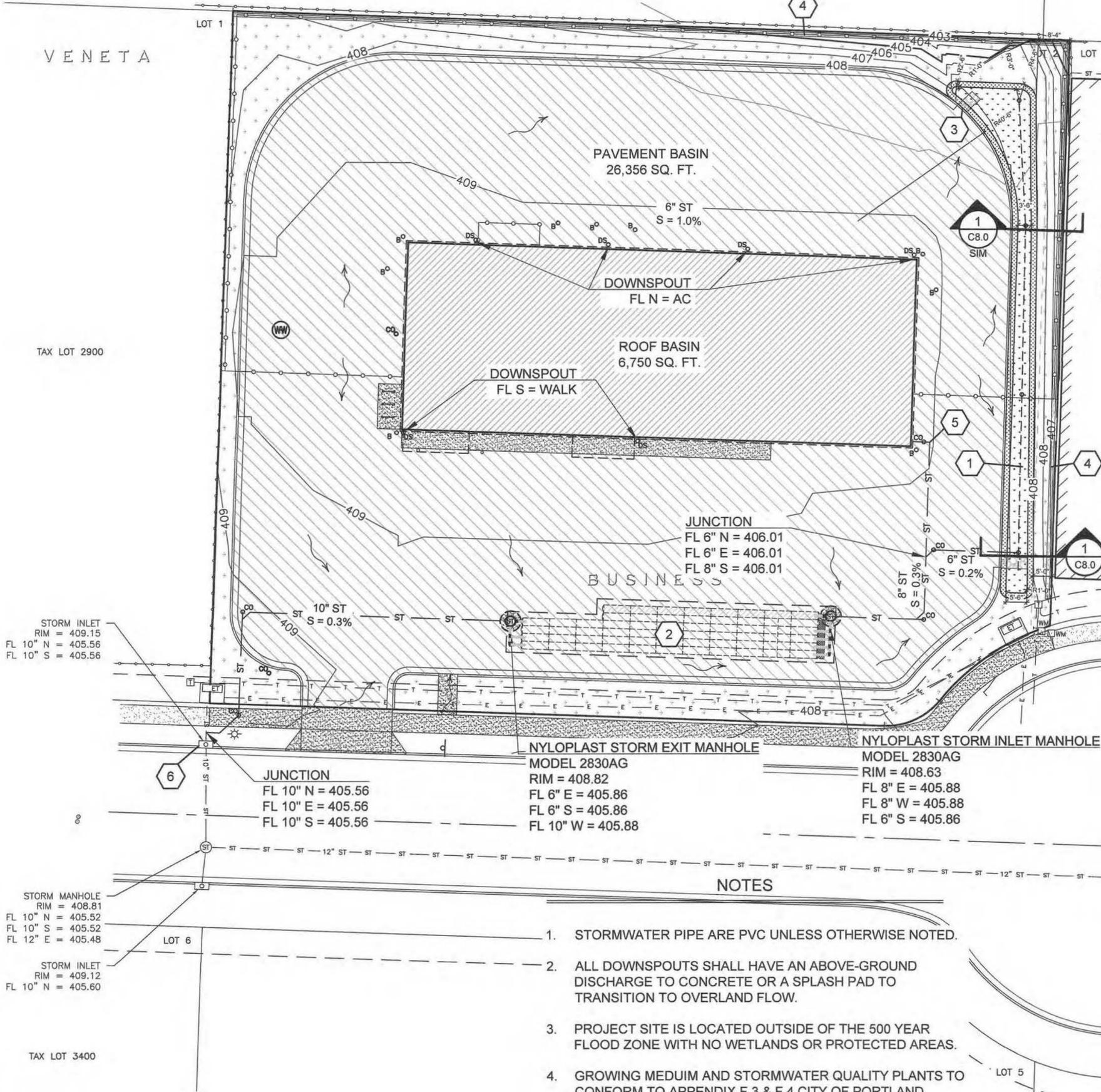
- PROPOSED CLEANOUT, SEE 2/C9.0
- PROPOSED DOWNSPOUT
- PROPOSED STORM LINE
- PROPOSED PERFORATED STORM LINE
- PROPOSED STORMWATER RAIN GARDEN
- PROPOSED OVERLAND FLOW DIRECTION

KEY NOTES

- 1** CONSTRUCT FILTRATION STORMWATER RAIN GARDEN WITH OVERFLOW, SEE DETAIL 1/C8.0
WIDTH: 5.5 - 8.5 FEET
LENGTH: 140 FEET
DEPTH: 6 INCHES
FREEBOARD: 2 INCHES
BOTTOM ELEV: 407.55
6" PERF. PIPE CONNECTING TO 6" OVERFLOW: 406.05
ZONE A PLANTINGS: 771 SQ FT
ZONE B PLANTINGS: 457 SQ FT
- 2** CONSTRUCT ADS STORMTECH CHAMBER DETENTION VAULT, SEE DETAILS 1, 2, 3, & 4/C8.1 & ADS STORMTECH SHEETS
AREA: 1,216 SQ. FT.
WIDTH: 14.89 FEET
LENGTH: 87.02 FEET
STORAGE VOLUME: 1,219 CU. FT.
INLET: 405.88
OUTLET: 405.88
ADS PROJECT #: S176312
- 3** ROCK SPLASH PAD
2"- 4" ANGULAR OR ROUND ROCK
MIN. WIDTH: 36 INCHES
MIN. LENGTH: 60 INCHES
DEPTH: 4 INCHES
- 4** CONSTRUCT ROCK TRENCH WITH 2 INCH GRAVEL RIPRAP, SEE DETAIL 2/C8.0
WIDTH: 12 INCHES
DEPTH: 6 INCHES MIN.
SLOPE: VAR. 1.5% MIN.
- 5** OUTFLOW TO STORMWATER PIPE
- 6** (E) CATCH BASIN DESTINATION

NOTES

- 1. STORMWATER PIPE ARE PVC UNLESS OTHERWISE NOTED.
- 2. ALL DOWNSPOUTS SHALL HAVE AN ABOVE-GROUND DISCHARGE TO CONCRETE OR A SPLASH PAD TO TRANSITION TO OVERLAND FLOW.
- 3. PROJECT SITE IS LOCATED OUTSIDE OF THE 500 YEAR FLOOD ZONE WITH NO WETLANDS OR PROTECTED AREAS.
- 4. GROWING MEDIUM AND STORMWATER QUALITY PLANTS TO CONFORM TO APPENDIX F.3 & F.4 CITY OF PORTLAND STORMWATER MANAGEMENT MANUAL (REV. 4 AUGUST 01,2008)



STORM INLET
RIM = 409.15
FL 10" N = 405.56
FL 10" S = 405.56

STORM MANHOLE
RIM = 408.81
FL 10" N = 405.52
FL 10" S = 405.52
FL 12" E = 405.48

STORM INLET
RIM = 409.12
FL 10" N = 405.60

JUNCTION
FL 10" N = 405.56
FL 10" E = 405.56
FL 10" S = 405.56

NYLOPLAST STORM EXIT MANHOLE
MODEL 2830AG
RIM = 408.82
FL 6" E = 405.86
FL 6" S = 405.86
FL 10" W = 405.88

NYLOPLAST STORM INLET MANHOLE
MODEL 2830AG
RIM = 408.63
FL 8" E = 405.88
FL 8" W = 405.88
FL 6" S = 405.86

JUNCTION
FL 6" N = 406.01
FL 6" E = 406.01
FL 8" S = 406.01

1 SITE STORMWATER PLAN
C4.0

SCALE: 1" = 20'-0"



**NEW WAREHOUSE AND OFFICE FOR:
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PO BOX 117
ELMIRA, OR 97405
MAP 17-05-31-10: LOT 3000

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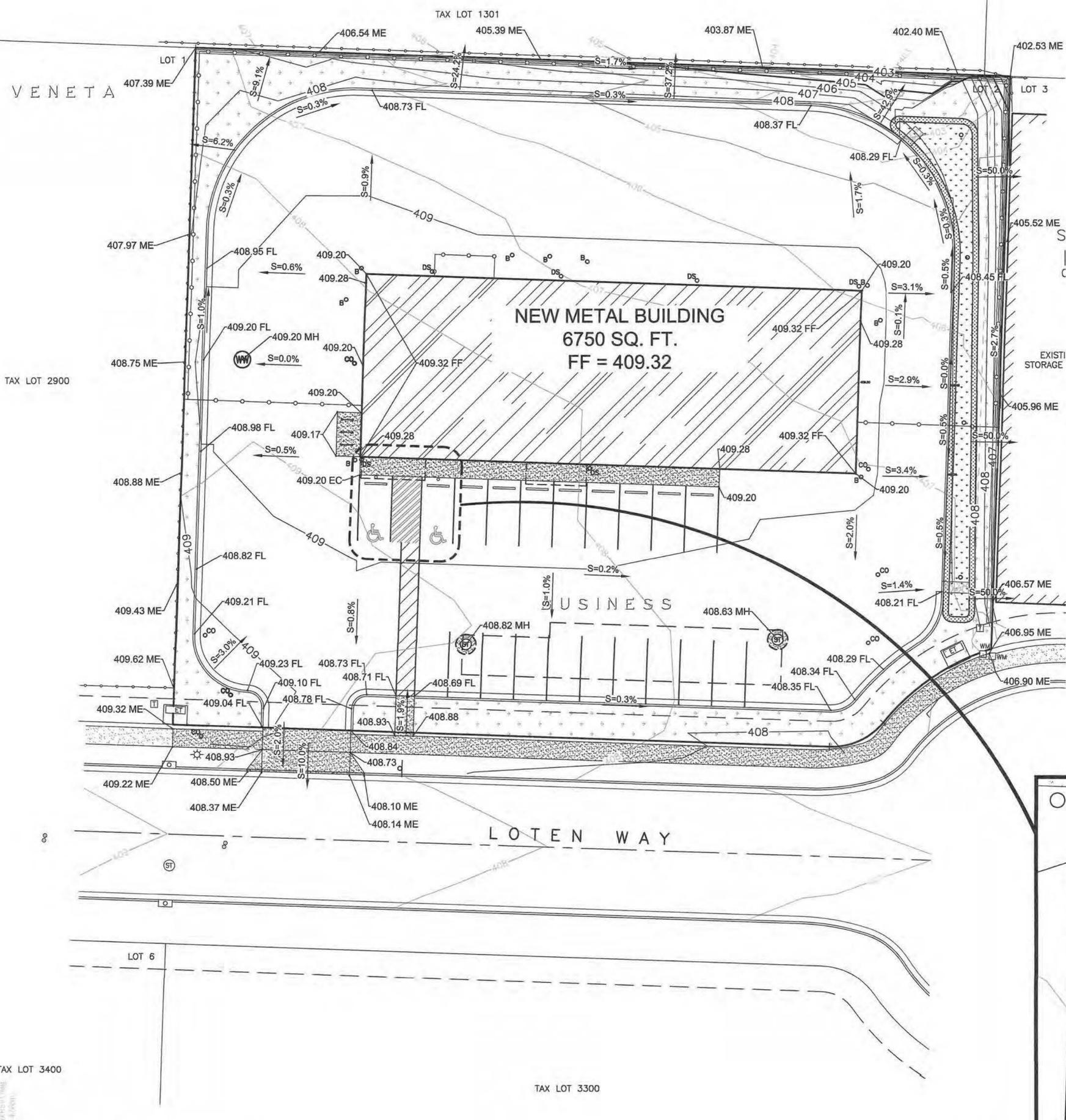
date	by

SITE STORMWATER PLAN

job	20-7731
drawn	SDRT
date	06/10/2020
checked	SDRT
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SYMBOLS

- XXX.XX PROPOSED FINISHED GRADE ELEVATION
- XXX.XX MH GRADE ELEVATION - MANHOLE RIM
- XXX.XX FL GRADE ELEVATION - GUTTER FLOWLINE
- XXX.XX ME GRADE ELEVATION - MATCH EXISTING
- S = X.XX% PROPOSED DOWNHILL SLOPE
- FF = XXX.XX PROPOSED FINISHED FLOOR ELEVATION

GRADING NOTES

1. PROJECT SITE AND ADJACENT PROPERTIES ARE ZONE X - OUTSIDE OF THE 500-YEAR FLOOD.
2. THERE ARE NO WETLAND OR OTHER PROTECTED AREAS ON SITE.
3. GRAVEL GRADING TO MATCH EXISTING ELEVATIONS SHALL BE AT 3:1 SLOPE WITH A MAXIMUM 2:1 SLOPE.
4. FOR PAVEMENT STRUCTURE DESIGN, SITE PREPARATION AND APPROPRIATE FILL RECOMMENDATIONS, SEE GEOTECHNICAL REPORT BY FEI TESTING AND INSPECTION PROJECT NO. 2207022 DATED MARCH 26, 2020.
5. UNLESS OTHERWISE NOTED, ALL CURB EXPOSURE SHALL BE 6".
6. TRANSITIONS FROM PAVEMENT TO BUILDING BAY DOORS SHALL BE PAVED SMOOTH AS TO PROMOTE SOLID WHEEL TRAVEL.

**NEW WAREHOUSE AND OFFICE FOR:
 BAXTER PLUMBING**
 PO BOX 117
 ELMIRA, OR 97405
 MAP 17-05-31-10: LOT 3000

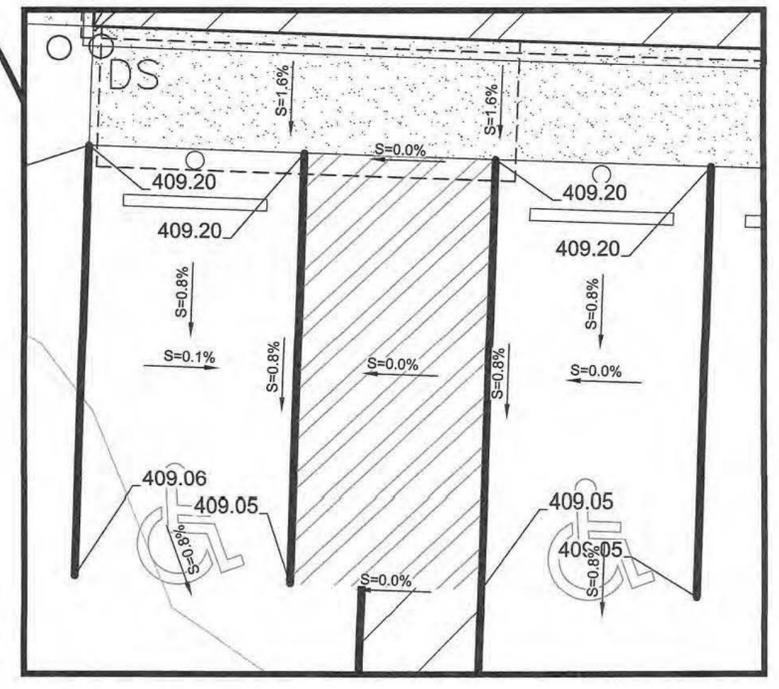
REVISIONS	
date	by

SITE GRADING PLAN	
job	20-7731
drawn	SDRT
date	06/10/2020
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filed	
SHEET	
C5.0 of	

1 SITE GRADING PLAN

C5.0

SCALE: 1" = 20'-0"



TAX LOT 3400



MYERS®

COMPLETE 2 HP GRINDER PACKAGES

Myers® 2 hp Grinder Packages provide the superior quality of Myers grinder pumps combined with the highest quality fittings and controls, and a control panel specifically designed to optimize pump performance, all packaged together in a durable UV resistant basin for quick and easy installation.



SRA SYSTEMS
Liftout rail system using a cast iron discharge elbow with integrated ball check valve.



SFA SYSTEMS
Flexible piping system with slip fit discharge connection.



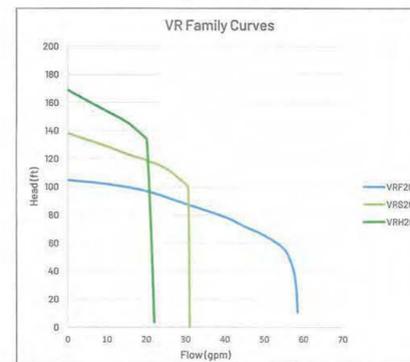
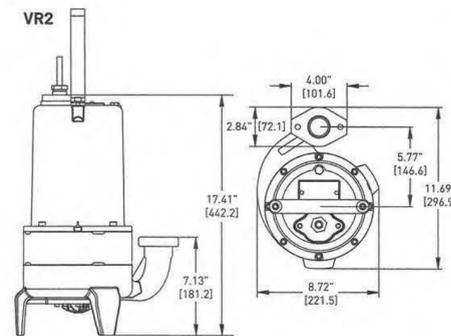
SHA SYSTEMS
Factory assembled discharge piping with single union ball valve disconnect.

Standard Features & Benefits

- 24" fiberglass basin (other sizes available)
- UV resistant basin and lid
- Built-in anti-siphon protection
- NEMA 6 JBox
- Weighted float switches
- Slip-fit connection ball check valve
- Pressure-relief valve on MGPD200 models only

PERFORMANCE DATA AND DIMENSIONS

3450 RPM
[Dimensions in mm]



Electrical Data											
Model	Engineering Number	HP	Voltage	Phase	Fz	Full Load Amps	Start Amps	Cord Length	Dis-charge	Switch	Weight
VRS20A-21	282000000	2	230	1	60	15	60.7	20	1-1/4"	Auto	95
VRS20M-21	282000010	2	230	1	60	15	60.7	20	1-1/4"	Manual	95
VRH20A-21	282000100	2	230	1	60	15	60.7	20	1-1/4"	Auto	95
VRH20M-21	282000110	2	230	1	60	15	60.7	20	1-1/4"	Manual	95
VRF20A-21	282000200	2	230	1	60	15	60.7	20	1-1/4"	Auto	95
VRF20M-21	282000210	2	230	1	60	15	60.7	20	1-1/4"	Manual	95

Construction Materials	
Motor Housing, Seal Housing, Cord Cap and Volute Case	Cast Iron, Class 30, ASTM A48
Semi-Open Impeller	Stainless steel
Power Cord	SJ00W
Mechanical Seals: Standard	Carbon and Ceramic
Pump, Motor Shaft	416 SST
Fasteners	300 Series SST
Cutting Mechanism	440 SST 58-60 Rockwell

Product Capabilities		
Capacities To:	58.5 gpm	221.4 lpm
Heads To:	168 ft.	51.5 m
Liquids Handling	domestic raw sewage	
Intermittent Liquid Temp.	up to 140°F	up to 60°C
Winding Insulation Temp. (Class F)	311°F	155°C
Motor Electrical Data	3450 rpm, 60 Hz, 1 ph 230V	
Std. Third Party Approvals	CSA	
Acceptable pH Range	6 - 9	
Specific Gravity	.9 - 1.1	
Viscosity	28 - 35 SSU	
Discharge (Flange Dia.)	1-1/4 in.	31.75 mm
Min. Sump Diameter	Simplex Duplex	24 in. 36 in.
		61.0 cm 91.4 cm



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SURVEYING - LAND USE PLANNING

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NEW WAREHOUSE AND OFFICE FOR:
BAXTER PLUMBING
PO BOX 117
ELMIRA, OR 97405
MAP 17-05-31-10: LOT 3000

REVISIONS

date by

STANDARD
CIVIL DETAILS

job 20-7731
drawn SDRT
date 06/10/2020
checked SDRT
filed

SHEET

C7.2
of

1
C7.2

PENTAIR SRA 125 - 2HP V2 SERIES PUMP PACKAGE

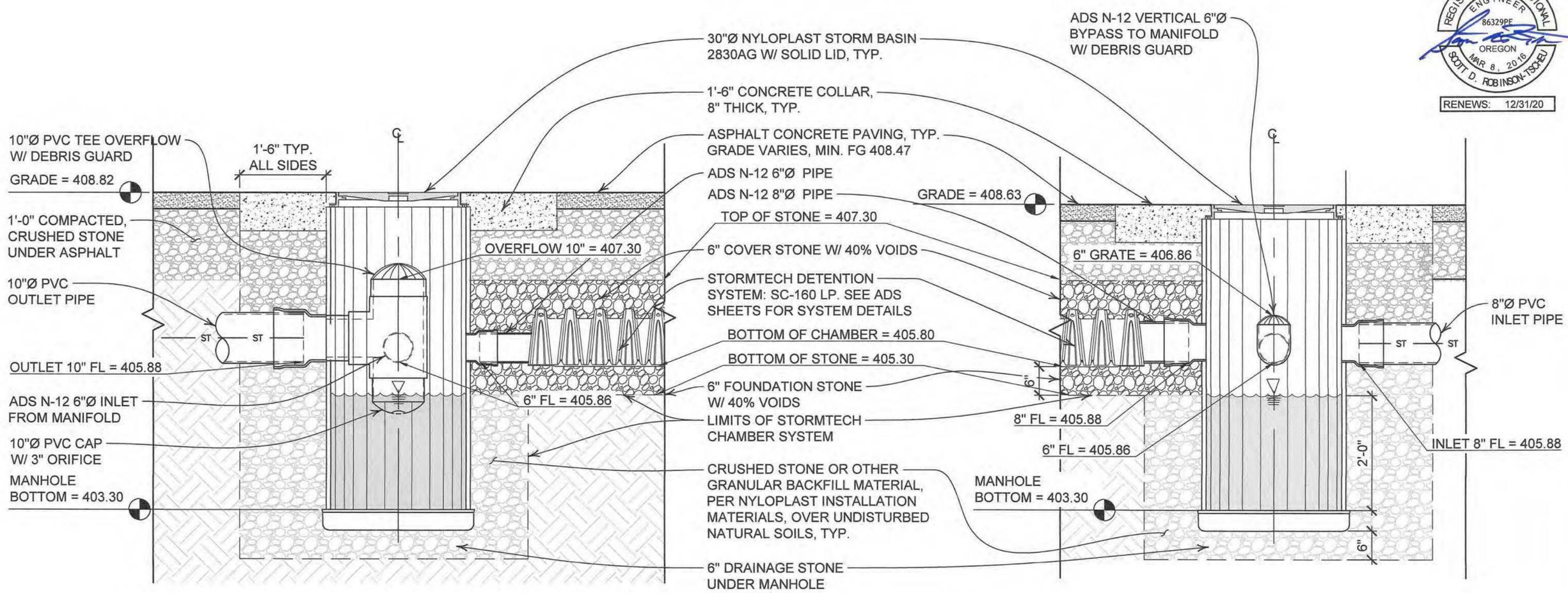
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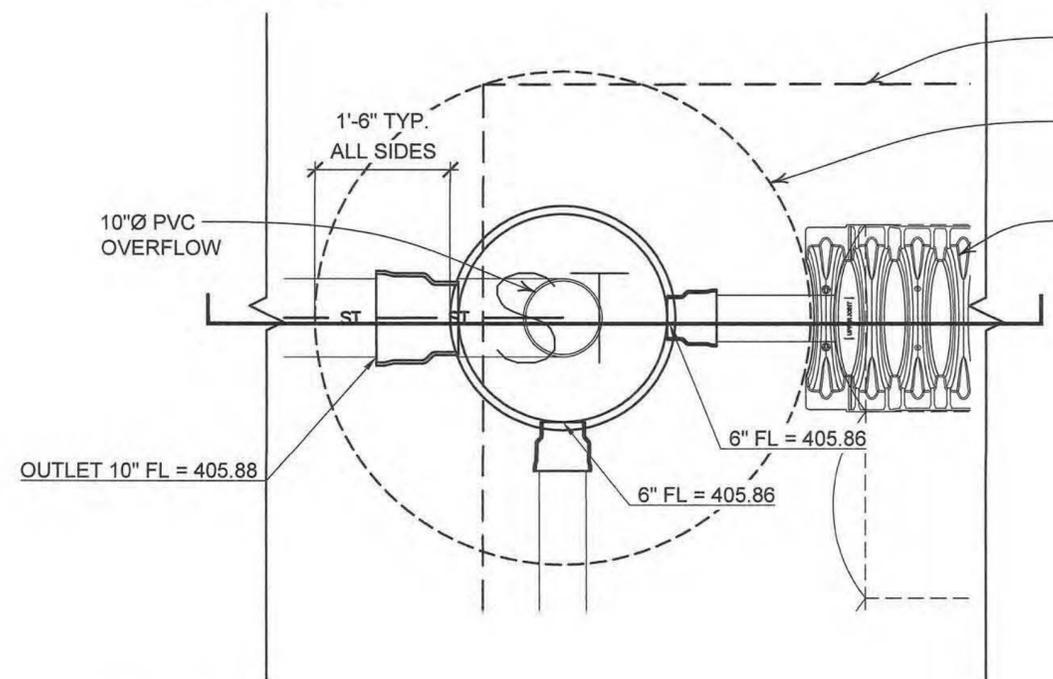
**NEW WAREHOUSE AND OFFICE FOR:
 BAXTER PLUMBING**
 PO BOX 117
 ELMIRA, OR 97405
 MAP 17-05-31-10: LOT 3000



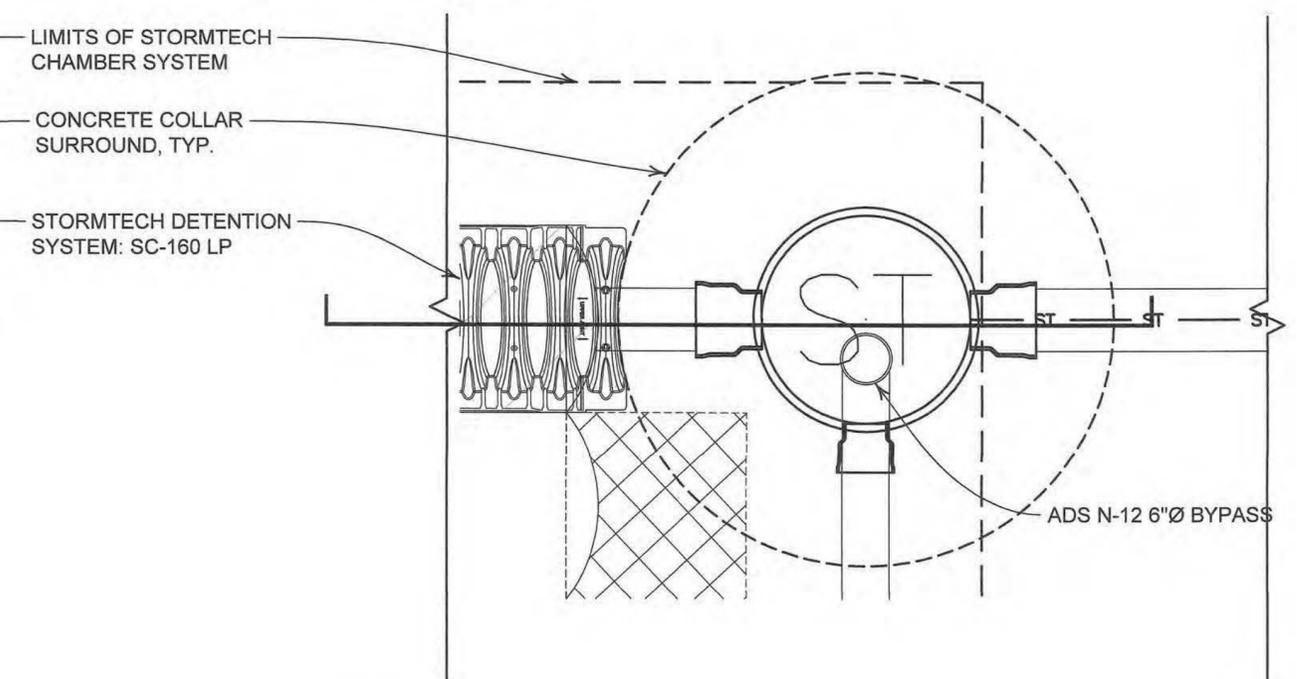
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 C8.1
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 SCALE: 3/4" = 1'-0"

SEE ADS SHEETS
 FOR SYSTEM DETAILS

2 INLET STRUCTURE W/ BYPASS - SECTION
 C8.1
 0 1' 2' 3' 4'
 SCALE: 3/4" = 1'-0"



3 FLOW CONTROL EXIT STRUCTURE - PLAN
 C8.1
 0 1' 2' 3' 4'
 SCALE: 3/4" = 1'-0"



4 INLET STRUCTURE W/ BYPASS - PLAN
 C8.1
 0 1' 2' 3' 4'
 SCALE: 3/4" = 1'-0"

REVISIONS	
date	by

**STORMWATER
 DETENTION
 DETAILS**

job 20-7731
 drawn SDRT
 date 06/10/2020
 checked SDRT
 filed

SHEET
C8.1
 of

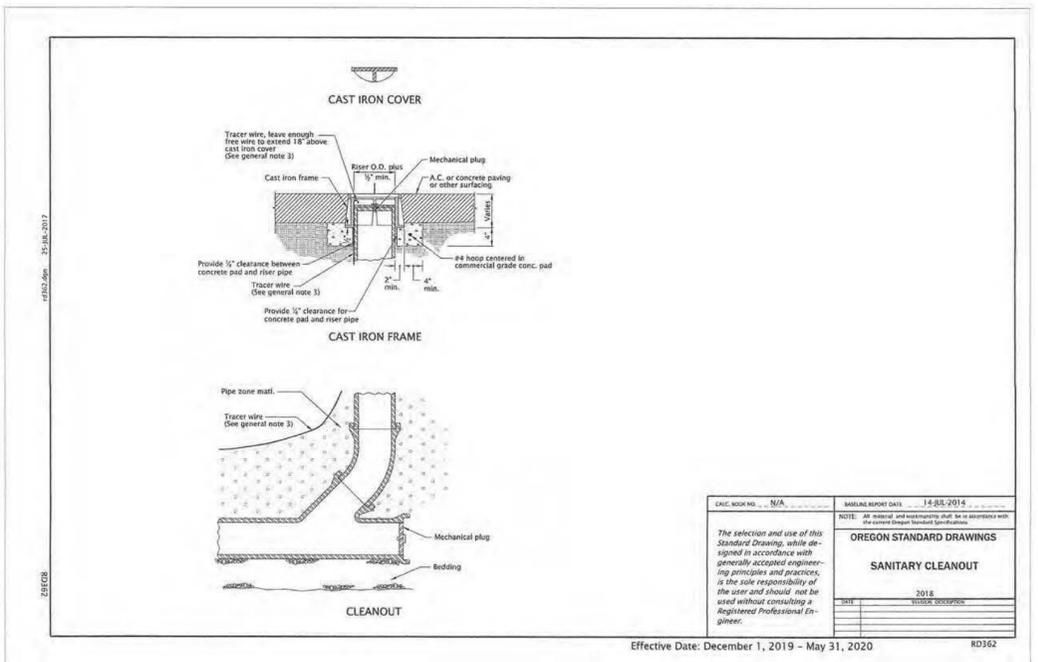
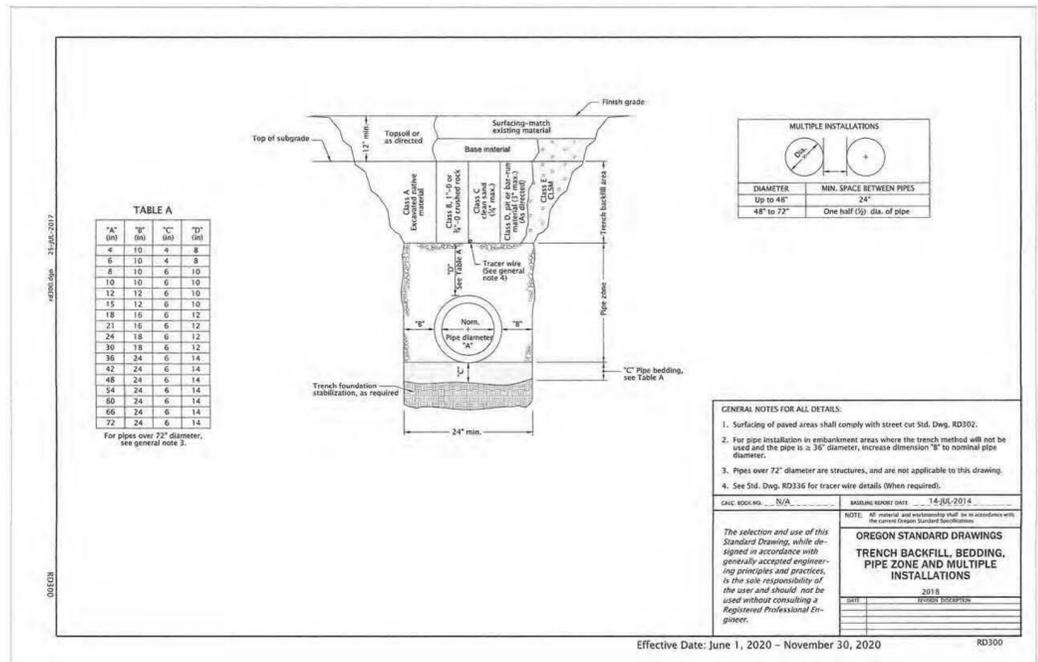
Drawn by: SDRT
 Checked by: SDRT
 Date: 06/10/2020



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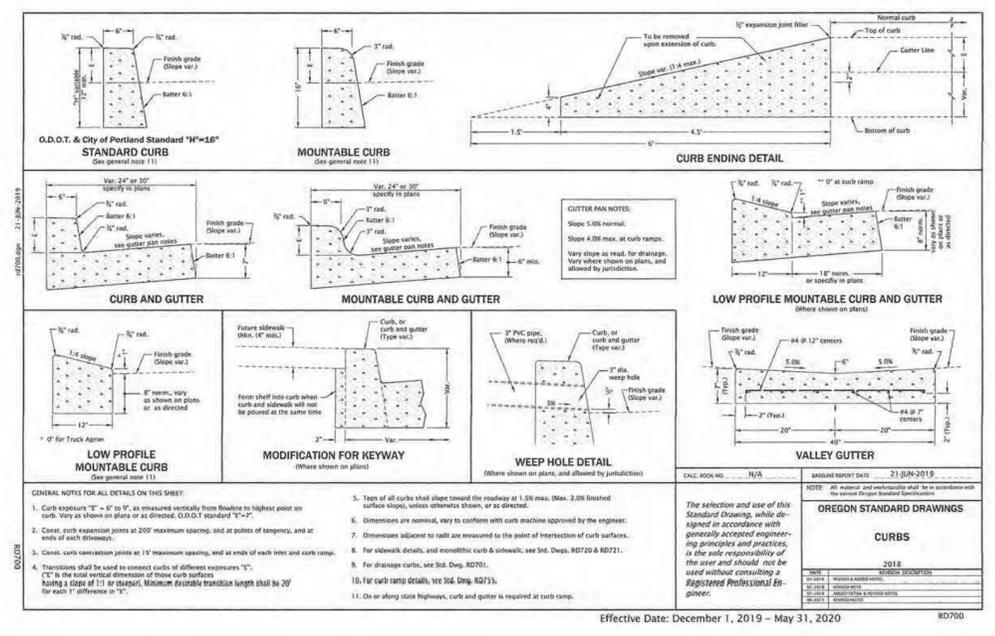
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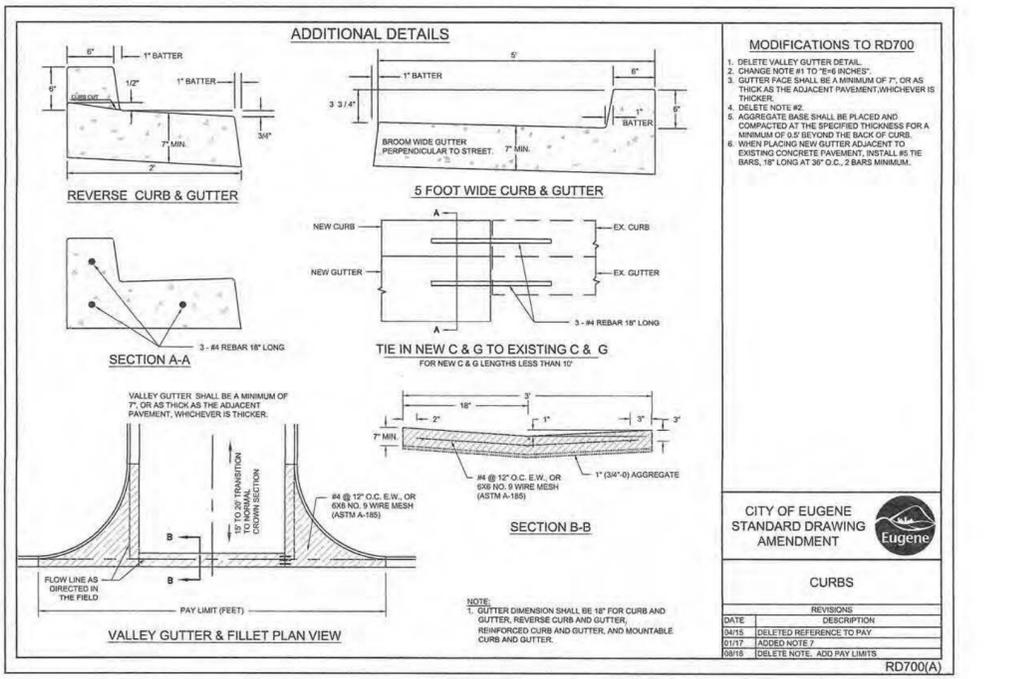


1
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 OREGON STANDARD DRAWING RD300 - TRENCH BACKFILL
 SCALE: NOT TO SCALE

2
 C9.0
 OREGON STANDARD DRAWING RD362 - CLEANOUT
 SCALE: NOT TO SCALE



3
 C9.0
 OREGON STANDARD DRAWING RD700 - CURBS
 SCALE: NOT TO SCALE



9
 C9.0
 CITY OF EUGENE STANDARD DRAWING AMENDMENT (ESDA) RD700(A)
 SCALE: NOT TO SCALE

REVISIONS

date	by

JURISDICTIONAL STANDARD DETAILS

job drawn 20-7731
 date SDRT 06/10/2020
 checked SDRT
 filed

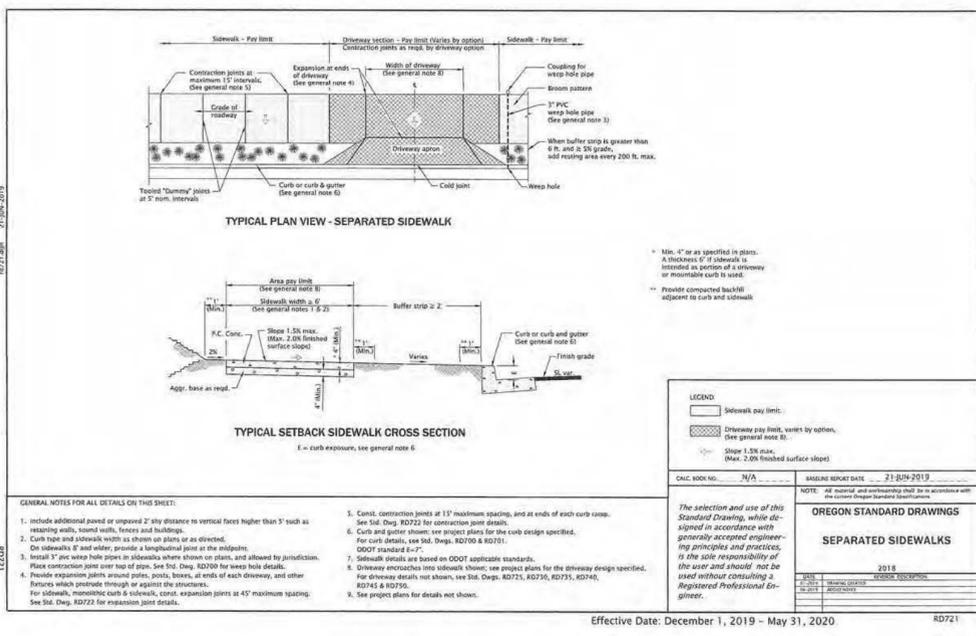
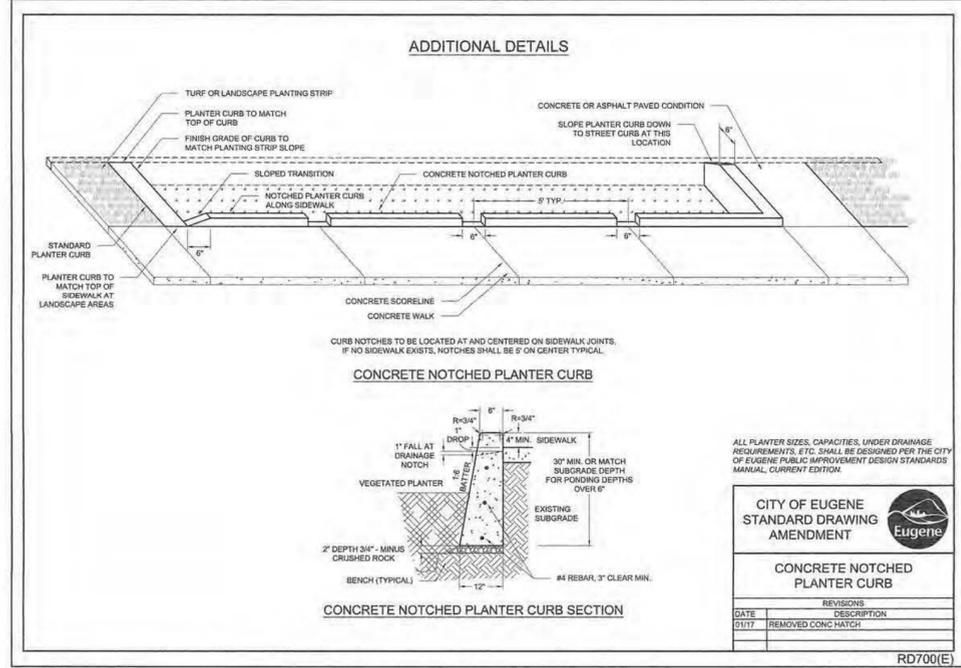
SHEET
C9.0
 of



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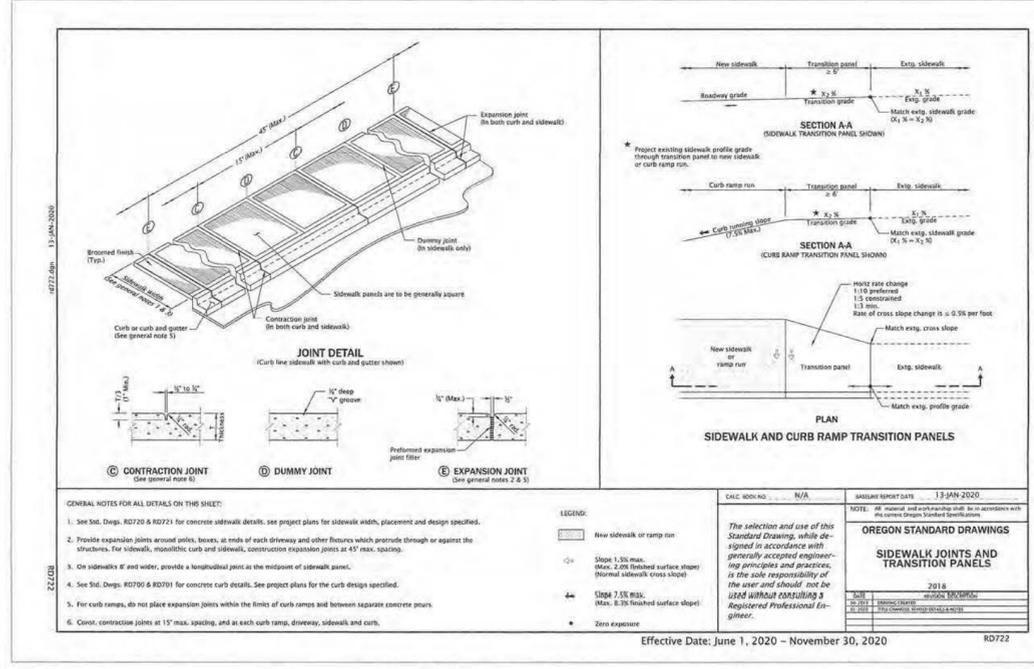


1 CITY OF EUGENE STANDARD DRAWING AMENDMENT RD700(E)

C9.1 SCALE: NOT TO SCALE

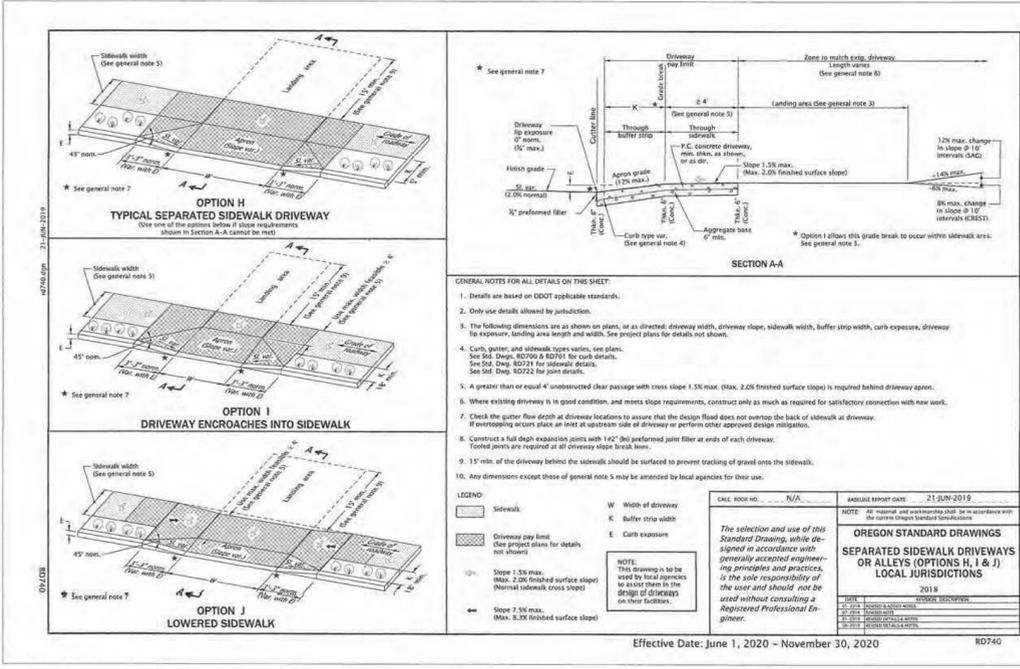
2 OREGON STANDARD DRAWING RD721 - SEPARATED SIDEWALKS

C9.1 SCALE: NOT TO SCALE



3 OREGON STANDARD DRAWING RD722 - SIDEWALK JOINTS

C9.1 SCALE: NOT TO SCALE



4 OREGON STANDARD DRAWING RD740 - DRIVEWAYS

C9.1 SCALE: NOT TO SCALE

REVISIONS

date	by

JURISDICTIONAL STANDARD DETAILS

job drawn	20-7731
date checked	SDRT
filed	06/10/2020
	SDRT

SHEET
C9.1
 of

EUGENE CITY ENGINEER: ROB D. ROBINSON
 EUGENE CITY ENGINEER: ROB D. ROBINSON



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C9.2
 of

THRUST BLOCKING

TABLE A CONCRETE THRUST BLOCKING (HORIZONTAL)					TABLE C CONCRETE BLOCKING FOR CONVEX VERTICAL BENDS							
PIPE DIA. (in.)	Table Pressure (PSI)	Thrust (T) at fittings in Pounds			PIPE DIA. (in.)	Table Pressure (PSI)	Bend Angle (deg)	Concrete Volume (cu ft)	Curb Size (ft)	Strip Dia. (in)	Strip Emboss. (in)	Strips per ft
		A	B	C								
4"	250	3035	4320	2315	1215	610	11.25	0.21	1.8	1/2	17	3
6"	250	4680	6720	3215	1720	1375	11.25	0.43	2.3	1/2	17	5
8"	250	7245	10320	4835	2430	1935	11.25	0.65	2.8	1/2	17	7
10"	250	9810	13920	6455	3135	2540	11.25	0.87	3.3	1/2	17	9
12"	250	12375	17520	8075	3840	3145	11.25	1.09	3.8	1/2	17	11
14"	250	14940	21120	9695	4545	3755	11.25	1.31	4.3	1/2	17	13
16"	250	17505	24720	11315	5250	4365	11.25	1.53	4.8	1/2	17	15

Soil Type	Soil Bearing Capacity (B) in PSI
Muck, peat, etc.	0
Soft Clay	1000
Sand	2000
Sand and gravel	3000
Sand and gravel cemented with clay	4000
Hard shale	10,000

THRUST BLOCK BEARING AREA EQUATION
 NOTE: WHEN THRUST BLOCK BEARING AREA IS NOT SPECIFIED ON THE PLANS OR DETERMINED BY THE ENGINEER, USE THE FOLLOWING PROCEDURE TO DETERMINE REQUIRED BEARING AREA.

- Determine thrust (T) for type of fitting or joint and size of pipe from Table A.
- Determine Design (T_{DESIGN}) Pressure from Standard Specifications or Special Provisions.
- Determine Table Pressure from Table A.
- Determine Soil Bearing Capacity (B) of soil from Table B.
- Determine required bearing area (A) in sq. ft. as follows:

$$\text{Thrust Block Bearing Area} = A = \left(\frac{T}{B} \right) \left(\frac{\text{Design (T}_{\text{DESIGN}}\text{) Pressure}}{\text{Table Pressure}} \right)$$
 Example: Design (T_{DESIGN}) Pressure = 150 PSI From Table A, T = 3720
 Pipe = 14" From Table B, B = 2000
 Fitting = Tee
 Soil = Sand

$$A = \left(\frac{3720}{2000} \right) \left(\frac{150}{250} \right) = 11.2 \text{ sq. ft.}$$

GENERAL NOTES FOR ALL DETAILS:

- Contractor to provide blocking adequate to withstand full test pressure.
- Four concrete blocking against undisturbed earth.
- All concrete shall be commercial grade concrete.
- Wrap pipe and/or fittings with 2 layers of polyethylene film where in contact with concrete.
- Keep concrete clear of all joints and accessories.
- Straps shall be deformed galvanized cold rolled steel AASHTO M31 (ASTM A615), Grade 60. Coat with rust for epoxy after installation.
- See project plans for details not shown.

Effective Date: June 1, 2020 - November 30, 2020 RD250

1 OREGON STANDARD DRAWING RD250 - THRUST BLOCKING

C9.2
 SCALE: NOT TO SCALE

Drawn by: J.A. 7/11/20, C.D. 8/10/20, C.E. 8/10/20, J.M. 8/10/20
 Checked by: J.M. 8/10/20, C.D. 8/10/20, C.E. 8/10/20, J.M. 8/10/20

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City of Veneta
M E M O R A N D U M

DATE: June 24, 2020

TO: Lane Fire Authority (Dean Chappell, Fire Inspector)

FROM: Lisa Garbett, City of Veneta

RE: Site Plan Review, Baxter (#SR-1-20)

Assessor's Map/Tax Lot #17-05-31-10-03000

The City of Veneta has received a request for Site Plan Review request for a proposed 6,750 square foot building for a plumbing business (Baxter Plumbing & Rooter, Inc.) and retail (gun sales) store at Assessor's Map/Tax Lot No. 17-05-31-10-03000.

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 on the attached referral request form and return to me by **July 8, 2020.** Please reference file number #SR-1-20 in your reply.

Please reference file number SR-1-20 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:

Key Boxes. Where required. Where access to or within a structure or area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys necessary access as required by the fire code official. Section 506.1

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Phone (541) 935-2191 - Fax (541) 935-1838

City of Veneta
M E M O R A N D U M

DATE: June 23, 2020
TO: Kyle Schauer, Public Works Director
FROM: Lisa Garbett, City of Veneta
RE: Site Plan Review, Baxter (#SR-1-20)
Assessor's Map/Tax Lot #17-05-31-10-03000

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City of Veneta
M E M O R A N D U M

DATE: June 24, 2020
TO: Lane County Land Management
FROM: Lisa Garbett, City of Veneta
RE: Site Plan Review, Baxter (#SR-1-20)
Assessor's Map/Tax Lot #17-05-31-10-03000

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- Our comments are attached.
- Our comments are:

City of Veneta - P.O. Box 458 - Veneta, Oregon 97487
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DATE: July 8, 2020

TO: Lisa Garbett, Associate Planner
City of Veneta

FROM: Lane Branch, P.E., City Engineer

RE: Public Works Engineering Comments For Site Review (#SR-1-20) Baxter Plumbing

Thank you for the opportunity to assist the City and provide comments for the Baxter Plumbing project.

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 plan prepared by SSW Engineers is included with the application that details the proposed site stormwater improvements. The proposed point of connection is to an existing curb inlet at Loten Way near the western edge of the site. This is an approved destination point for the development.

Finding: The proposed development includes a raingarden on the east side of the site for stormwater treatment, and an underground detention pipe/vault system under the pavement for stormwater detention. Sizing of these facilities was completed using the Presumptive Approach, which is an acceptable method.

Finding: There is an existing off-site building adjacent the east property line. With all the site stormwater being routed to the east side of the site for treatment, care should be taken to minimize ponding water against the property line. The applicant is proposing to construct a berm to contain water in the raingarden, and placing concrete curb at the property line to limit stormwater discharge to the east. These are generally acceptable methods to protect adjacent buildings, however, it is recommended the applicant provide additional documentation and/or revisions to help minimize drainage to the east including:

- Increase the freeboard of the rain garden to 1 foot
- Provide soil and compaction details for the berm to minimize seepage
- Provide documentation that the raingarden overflow can accommodate a 100-year rainfall event while maintaining freeboard
- Remove the rock trench adjacent to the curb (with the intent to keep surface water on the surface)
- Demonstrate any surface water collected at the curb will be routed to the northeast property corner

Recommended Condition: Prior to building permit approval, the applicant's engineer shall submit additional stormwater documentation and/or revised details for the grading and stormwater improvements on the east side of the site that include:

- Increase the freeboard of the rain garden to 1 foot minimum
- Provide soil and compaction details for the berm to minimize seepage
- Provide documentation that the raingarden overflow can accommodate a 100-year rainfall event while maintaining freeboard
- Remove the rock trench adjacent to the curb and replace with native soil
- Demonstrate any surface water collected at the curb will be routed to the northeast corner of the property

Finding: SWMM requires additional stormwater systems for areas of higher contamination risk such as loading docks and trash enclosures. The applicant will need to address source control requirements outlined Portland's SWMM, and incorporate additional stormwater measures as necessary to meet these requirements.

Recommended Condition: Prior to building permit approval, the applicant shall submit a final Stormwater Plan that addresses Portland's SWMM source control requirements.

Finding: Public sidewalks currently do not exist along the site frontage. The site plan illustrates a public sidewalk along the site frontage that will be constructed with this project.

Finding: The applicant is proposing to serve the site with one access to Loten Way. This is an acceptable driveway location to serve the development.

Finding: Sewer and water improvements exist at the site to serve the development.

END OF COMMENTS

Memorandum

To: Planning Commission

From: Lisa Garbett, Associate Planner

Date: August 4, 2020

Re: Administrative Land Use Decisions (April – June 2020)

April

- (1) – Type “A” Tree Removal Permit
- (1) – Temporary Use Permit – Renewal (TNT Fireworks at West Lane Shopping Center)

May

- (3) – Type “A” Tree Removal Permit

June

N/A

Web Link to Land Use Decisions on City Website: <https://www.venetaoregon.gov/planning/page/land-use-decisions>