SITE PLAN NOTES

1. SEE CIVIL SHEETS FOR EXISTING CONDITIONS, UTILITIES, GRADING, AND STORMWATER MANAGEMENT.
2. SEE CIVIL SHEETS FOR PROPOSED TREE REMOVAL.
3. SEE NARRATIVE FOR ADDITIONAL INFORMATION.

THE OWNER ACKNOWLEDGES THE FOLLOWING REQUIREMENTS OF ZONING SECTION 17.17.040 GENERAL LANDSCAPING STANDARDS.

- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY FUTURE DAMAGE TO A STREET, CURB, OR SIDEWALK CAUSED BY LANDSCAPING.
- PLANTS THAT MINIMIZE UPKEEP AND MAINTENANCE SHALL BE SELECTED.
- PLANTS SHALL COMPLEMENT OR SUPPLEMENT SURROUNDING NATURAL VEGETATION, BE IN SCALE WITH BUILDING DEVELOPMENT, AND FIT THE CLIMATE.
- DECIDUOUS TREES SHALL HAVE STRAIGHT TRUNKS, BE FULLY BRANCHED, HAVE A MINIMUM CALIPER OF ONE AND ONE-HALF (1½) INCHES AND BE ADEQUATELY STAKED FOR PLANTING.
- EVERGREEN TREES SHALL BE A MINIMUM OF THREE (3) FEET IN HEIGHT, FULLY BRANCHED AND ADEQUATELY STAKED FOR PLANTING.
- SHRUBS SHALL BE A MINIMUM EIGHTEEN (18) INCHES IN HEIGHT AND SPACED NOT MORE THAN FOUR (4) FEET APART FOR PLANTING.
- GROUND COVER, DEFINED AS LIVING MATERIAL AND NOT INCLUDING BARK CHIPS OR OTHER MULCH, SHALL BE PLANTED ON A MAXIMUM EIGHTEEN (18) INCHES ON CENTER BETWEEN PLANTS AND ROWS.
- WATERING SYSTEMS SHALL BE INSTALLED TO ASSURE LANDSCAPING SUCCESS. IF PLANTINGS FAIL TO SURVIVE, IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO REPLACE THEM.

SITE PLAN LEGEND

LANDSCAPING (SEE NARRATIVE FOR DESCRIPTION OF TYPES)

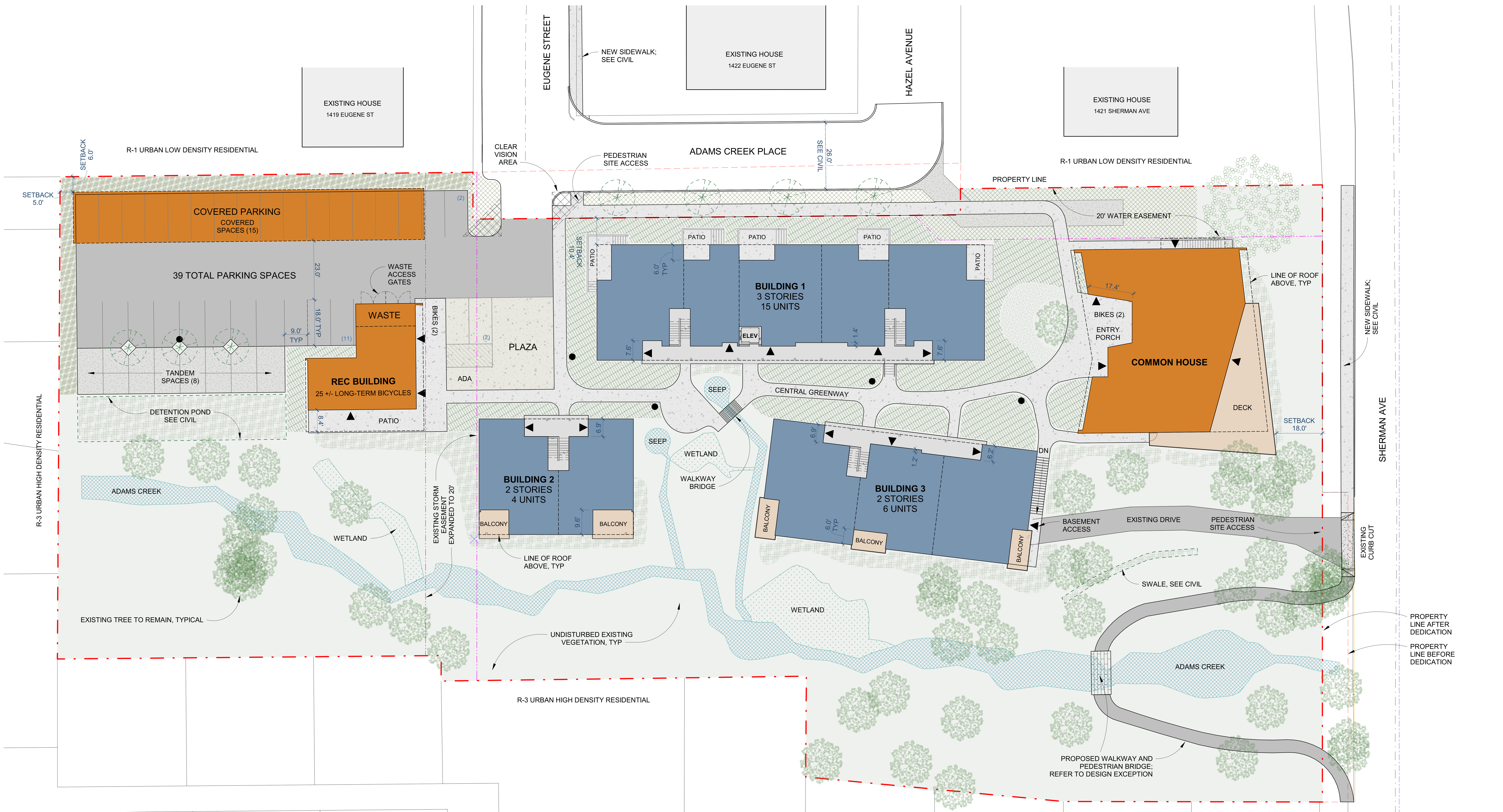
GROUND COVER
LAWN
NEW TREE
DECORATIVE LANDSCAPING
NATIVE VEGITATION
SCREENING LANDSCAPING
NATURAL CONDITION

PAVING AND SURFACES

ASPHALT
CONCRETE WALKWAYS
GRAVEL (DRIVEABLE)
PATTERNED CONCRETE (PLAZA)

OTHER

BUILDING ENTRY
SITE LIGHTING BOLLARD



① PRELIMINARY SITE AND LANDSCAPE PLAN
1" = 20'-0"

PLAN NORTH

1" = 20'-0"
0' 10' 20' 40'

MFA | Architecture and Planning
107 SE Washington, Suite 227
Portland, OR 97214
503-756-6506

PRELIMINARY

ADAMS CREEK COHOUSING, LLC

ADAMS CREEK COHOUSING

1419 SHERMAN AVENUE
HOOD RIVER, OREGON 97031

MARK	DATE	DESCRIPTION
ISSUE DATE:		04/30/20
ISSUE:		SITE PLAN REVIEW COMPLETENESS RESPONSE

PROJECT: 19027
DRAWN BY: -
CHECKED BY: -

 ORIGINAL SHEET SIZE: 24"x36"

PRELIMINARY SITE AND LANDSCAPE PLAN

PR A1.2

Adams Creek Cohousing
1419 Sherman Avenue, Hood River, Oregon

Narrative for Site Plan Review | Revised 04.30.20

SUMMARY

The applicant requests a Site Plan Review (Chapter 17.16) for the development of a 25-unit condominium cohousing community on 2.3 acres adjacent to Adams Creek in Hood River. The project will consist of flats in three buildings, along with community facilities in two separate structures. Parking will be provided at grade at the southern edge of the property. The project is based on the cohousing concept which strives to create strong neighborhoods through physical design and extensive common facilities.

Provided exhibits:

- Drawing sheets
- Traffic Analysis Letter
- Preliminary Stormwater Management Plan
- Wetland Delineation Report
- Documentation for the Neighborhood Meeting
- Letters of support

BACKGROUND

The ownership group for the Project is Adams Creek Cohousing, LLC, a group of people who will buy homes in the development upon its completion. This group organized specifically to create a cohousing community in this area and has purchased the property. The group actively seeks and welcomes diversity in its membership. Most of the current members already live in the area, and several have deep roots in the region.

The design of the community is the result of workshops during which the design team worked with community members to clarify their program, evaluate alternatives, and settle on this specific design. The design is the result of a thorough process of considering the resident group's goals and priorities and considering various alternatives.

The community members have engaged an experienced development team to assist them with this Project. Kathryn McCamant and Lew Bowers are the group's cohousing consultants, drawing on their expertise from developing numerous cohousing communities. MFA Architecture & Planning brings their recent cohousing experience and a portfolio of thoughtful multi-family designs. Urban Development + Partners is the community's development partner.

To learn more about the people behind the project, see www.adamscreekcohousing.com

WHAT IS COHOUSING?

THE NEED

Dramatic demographic and economic changes have taken place in our society, leaving a mismatch between today's households and conventional housing. Single-family houses were designed for a 1950's model family. Contemporary households—characterized by smaller families, women working outside the home, and growing numbers of single parents, elders, and singles living alone—face a childcare crisis, social isolation, and a chronic time crunch, in part because they are living in housing unsuited to their lives.

At the same time, an increasingly mobile society has distanced many Americans from their extended families, a traditional source of social and economic support. Many of us feel the effects of these trends in our own lives. Things that people once took for granted—family, community, a sense of belonging—must now actively be sought out.

A HOUSING SOLUTION

Cohousing communities respond to the basic needs of today's households—social contact, informal childcare, and economic efficiency—by combining the autonomy of private dwellings with the advantages of community living. Over 130 communities have been built in the United States since 1991, 22 of which are in California. The success and growing acceptance of these developments attest to the viability of this housing solution.

Cohousing communities are neighborhoods designed with the future residents to facilitate cooperation. Like other cohousing communities, Washington Commons Cohousing will be owned as self-contained condominiums with extensive community facilities and will be managed by a homeowners' association. Although individual homes are designed to be self-sufficient, each with its own kitchen, the common facilities are an important aspect of community life, both for social and practical reasons. The community facilities in this development include a kitchen and dining/gathering area, laundry facilities, storage, a workshop, and several flexible rooms which can be used as the residents see fit. Community facilities also include outdoor spaces including patios and gardens.

In many respects, the cohousing model is not new. Many of us remember places where people knew their neighbors and were familiar with each other's families over time. Cohousing communities offer a contemporary model for recreating neighborhoods with a sense of place, and the security and the sense of belonging which accompanies it.

WHAT COHOUSING COMMUNITIES HAVE TO OFFER

- A balance of privacy and community.
- A safe and supportive environment for children and elders.
- A practical and spontaneous lifestyle, not dependent on driving.
- Environmentally sensitive design emphasizing pedestrian access and maximizing open space.

RESIDENT INVOLVEMENT

The homebuyers participate in the planning and design of cohousing communities ensuring that the development responds to their needs and priorities. Residents also fund most of the pre- development costs and are significant investors in the projects from the very beginning. This resident participation creates "pre-sold" custom neighborhoods.

The cohousing model incorporates ideas that have already proven successful. Planned retirement communities often include shared dining and other common facilities. Resident involvement is recognized as a critical aspect in increasing buyer satisfaction and reducing housing management costs. Utilizing conventional forms of ownership such as condominiums, cohousing builds on accepted legal and financial structures. Yet, cohousing communities are unique in combining a participatory planning process, neighborhood design, shared facilities, and resident management to attract all ages and household types. As a result, cohousing communities become cross-generational neighborhoods that support traditional values of family and community.

DESIGN NARRATIVE

The proposed design strives to reinforce urban patterns envisioned for the *Urban High-Density Residential Zone* while being sensitive to both the adjacent single-family neighborhood and the natural resources of the unique site. The residents of Adams Creek Cohousing wish to strengthen the neighborhood by being a catalyst for thoughtful and appropriate growth.

The density, scale, and mass of the proposed development is greater than surrounding neighborhood, but well below that allowed outright by Zoning. An existing stormwater easement, two seasonal springs, and the steep slope down to Adams Creek restrict the footprints of the structures. Additionally, several buildings are limited to two stories due to available fire access. Despite these site constraints, the development achieves the cohousing ideal of a pedestrian-focused, well-connected community. To the extent feasible, building locations take advantage of the largest buildable portions of the site. All building entries are accessed via a north-south walkway and green space. Each end is anchored by community structures – the Recreation Building to the south and the Common House to the north.

The two community structures contain shared resources that allow residents to "downsize" their private residences. Examples of the types of spaces include a central recycling area, bicycle storage, a workshop for crafts and gardening, guest suite, laundry room, and a shared kitchen and dining area for the community to come together for weekly shared meals. These amenities are accessory to the residential use and are not open to the general public. Please note that the Covered Parking and Recreation Building are shown with the largest likely footprint; the budget may dictate that the size of these structures must be reduced.

Per the City Engineer, all vehicular access must come from Eugene Street because Sherman Avenue is classified as a collector. The provided Traffic Analysis suggests that trips generated by the development is supported by the existing road capacity. To minimize the impact of car-oriented areas on the narrow, steep, and wooded property – as well as to reinforce the goal of a pedestrian-focused community – a surface parking lot has been placed south of the existing storm easement to accommodate daily parking needs. To minimize the visual impact of the surface lot, it has been slightly sunken into the existing grade and surrounded by dense vegetative screening. Additionally, a proposed covered parking structure (i.e. carport) and the Recreation Building will further block views to and from the parking lot.

Another significant proposed upgrade to public facilities occurs at the narrow, gravel cut through between Eugene Street and Hazel Avenue. Currently, this 20-foot wide right-of-way functions as an extension of the private yards for 1422 Eugene Street and 1421 Sherman Avenue. Per conversations with the City of Hood River Engineering Department, the development will dedicate an additional 20 feet to the right-of-way and pave the roadway to the fire department's standards for truck access. The new roadway is labeled Adams Creek Place on the drawings.

To optimize the use of the property and to establish the street edge required by zoning criteria, Building 1 is set back 10 feet from the new property line along Adams Creek Place. After the property dedication, the effective buffer between the building face and curb is approximately 20 feet. The distance between Building 1 and the house at 1422 Eugene is approximately 60 feet. To help soften the transition between multi-family zoning (R-3) and single-family zoning (R-1), the landscaping at this property boundary will feature street trees (height to be determined by the Fire Marshal) and decorative plantings. The mass of all residential buildings is broken up by roof line articulation and recessed balconies. Additionally, Building #1 has been partially sunken into the existing grade to decrease its perceived height. Accounting for the grade differential and orientation of the roof gables, the effective mass of Building #1 will be only be slightly taller than the 2-story home across the street.

Stormwater from roofs and paving are collected and distributed to water quality swales and detention areas sized for a 100-year storm. Where feasible, these required facilities augment the landscaping with a greater diversity of plant type, texture, and color. See the provided Preliminary Stormwater Management Plan and Civil drawings for more detail.

The design excels in providing open space and views to the natural features. In addition to the central greenway, the site plan allows for shared gardens and outdoor gathering areas of various sizes. All residences have entries and windows looking into the center of the community. Each flat also has a private balcony or patio, many of which look out towards Adams Creek and the vista across the Gorge valley.

Proposed cladding materials are durable and high-quality. The predominant cladding is fiber-cement in a variety of orientations and textures. For example, the shingle-style cladding reveals its character with texture and shadow. Board-and-batten siding provides a vertical emphasis, while the lap siding anchors the buildings to the ground. As a contrasting material, wood cladding provides an accent and warmth in areas well-protected from weather and sun. Painted railings will provide contrast and scale. Given the predominantly single-family context of the surrounding neighborhood, the proposed materials are compatible with adjacent properties.

The design strives to retain as many existing mature trees as is feasible. Much of the site – including Adams Creek – will be left in its natural condition. New landscaping will use native and adaptive plant materials that are appropriate for the climate and will need minimal irrigation and fertilization. Residents will install much of the internal landscaping themselves (like single-family homeowners) to reduce upfront costs, allow for greater variety, and encourage residents to care for and maintain the landscape over time.

All outdoor lighting will be “Dark Sky” compliant to minimize ambient light. Most of the outdoor lighting will be provided by front porch lights and other building-mounted fixtures. Pedestrian-scaled bollards will be provided at other circulation areas as required for safety and security during evening hours. Lighting will be balanced to afford safety and security without spilling onto the adjacent property.

Retaining wall materials will be timber ties or concrete as appropriate to the height and soils conditions. See grading plan for proposed locations. No exterior signs are proposed at this time. No fencing is proposed at this time.

The development includes many improvements and design elements made to ensure compatibility with the surrounding neighborhood. See provided documentation of the Neighborhood Meeting.

See the drawings for dedications, easements, and other features not specifically identified in this narrative.

ZONING SUMMARY

General Data

Tax lot number	03N10E35AA Tax Lot 4900
Lot area	2.4 acres (+/- 104,544 square feet) prior to dedications 2.3 acres (+/- 101,183 square feet) after dedications
Zone	(R-3) Urban High Density Residential All property lines are adjacent to R-3, except west property line which is R-1

17.03.030 Urban High Density Residential Zone (R-3)

A. Permitted Uses	*Multiple-family dwellings*, subject to HRMC 17.16 (Site Plan Review). *Accessory uses* permitted when accessory to the residential use. The proposed "Common House" and "Recreation Building" are accessory to the condominiums. These amenities are not open to the general public.
B. Conditional Uses	None proposed
C. Site Development Standards	A minimum frontage of 50' feet on a dedicated public street. One unit per 1,500 sf of site area (101,183 / 1,500 = up to 67 units) Proposed = 25 units = One unit per 4,047 sf of site area (101,183 / 25)
D. Setbacks	See Site Plan for locations and proposed dimensions. 10' at public ROW at public dedicated street Provided between Common House and Sherman = 18 feet Provided between Building 1 and Adams Creek Place = 10 feet 5' setback at side / rear yard or property line Provided between Covered Parking and adjacent yards = 5 feet 8' setback at side yard or property line when structure is greater than 28' Does not apply 10' setback at rear yard or property line when structure is greater than 28' Does not apply Projections may not encroach more than three (3) inches for each foot of required yard setback width. For a 10' setback, this equals 30" of encroachment. Proposed eaves and balconies at Building 1 project less than 30 inches.
E. Max Building Height	35' for multi-family dwellings Proposed = See measurements per building provided on elevations
F. Parking	Multi-Family shall provide 1.5 off-street spaces per dwelling unit. 25 units x 1.5 = 37.5 = 38 required spaces, minimum Proposed = 39 spaces (see site plan) Required setback areas may be utilized for off-street parking. All parking areas and driveways will be hard surfaced. See the site plan legend for materials. Off-street loading spaces are not required in this zone.

17.04 Supplementary Provisions

17.04.040 General Exceptions to Building Height Limitations

Vertical projections such as chimneys, spires, domes, towers, aerials, flagpoles, and similar objects not used for human occupancy are not subject to the building height limitations of this article. Currently, the proposed project does not include any of the listed examples. Mechanical vents and similar devices will be included with the building permit and/or trade permits.

17.04.050 Fences and Walls

A. Fences and walls not more than six (6) feet in height are permitted within or on all property lines and on corner lots or parcels when vision clearance requirements are met. No fences are proposed at this time.

D. All retaining walls are considered structures from purposes of setbacks, and may not be located within the front, side or rear setback for a building except as provided in this title (see next section).

17.04.060 Retaining Walls

Retaining walls less than four (4) feet in height are permitted within or on all setback lines when the retaining wall retains earth on the parcel on which the retaining wall is built. Detail for proposed retaining walls will be provided at time of building permit submittal.

17.04.120 Maximum Lot Coverage

Multi-family dwellings are exempt from the lot coverage requirements.

17.04.130 General Requirements for Parking Lots

A parking lot for four or more vehicles shall comply with the stipulations of this section.

1) All vehicular areas have hard surfaces maintained for all-weather use and are designed to avoid flow of water across sidewalks. See the Site Plan – including legend – for surface materials. See the Grading Plan for flow of surface water at the parking area.
2) As the City of Hood River has not established minimum access aisle dimensions, the proposed aisles are based on vehicular maneuvering criteria from other jurisdictions. See the Site Plan for dimensions.
3) The proposed development has one service drive connecting Adams Creek Place to vehicular parking areas A bulb-out style curb at the terminus of Eugene Street establishes traffic flow and protects on-street parking on the south side of the street. Pedestrians will not be required to walk across the service drive to access their residences as they are able to use the plaza and surrounding walkways. To maximize pedestrian safety, a raised walk along the north edge of the service drive provides convenient access to the public sidewalk on Adams Creek Place.
4) The parking area service drive has a vision clearance area. See the site plan for the location and measurement criteria.
5) Landscaping is in conformance with the landscape standards in this title. See description of proposed landscaping under 17.11.040.

17.16 Site Plan Review

17.16.050 Multi-Family Decision Criteria

A. Natural Features

1) Significant natural features – such as Adams Creek and mature trees – have been protected.
2) Existing topography is used to enhance the development. Structures have been sited to match existing grade to the extent feasible.
3) Adams Creek is being left in its natural state.
4) To the extent feasible, existing trees and large woody plants have been retained except where necessary for building placement, sun exposure, safety, or to eliminate a nuisance species. The Common House has been placed on the footprint of the existing (to be demolished) house to minimize tree disturbance. Similarly, Buildings 1 & 2 and the Recreation Building have been placed in flat, treeless areas to the extent feasible.
5) Existing vegetative buffers have been retained along Sherman Avenue and within required setbacks adjacent to other residential areas.
6) The residential use will have minimal adverse impacts on the land and water quality. See the proposed storm water management plan for more detail.

B. Grading. Proposed grading, surface drainage, and on-site storm water facilities have been designed to have no adverse effect on neighboring properties, public rights-of-way, or the public storm drainage system. See the proposed storm water management plan for more detail.

C. Public Facilities. The proposed design does not exceed available capacity of public facilities for water, sanitary sewers, storm drainage, fire protection, streets, and sidewalks. All utilities are proposed to be undergrounded. Development of off-site public facilities to serve the proposed use includes the following: a full-street improvement of the alley (Adams Creek Place) connecting Eugene Street and Hazel Avenue, a half-street improvement along Sherman Avenue, and a sidewalk on the north side of Eugene Street. Additional accommodation to public facilities includes property dedications along Adams Creek Place and Sherman Avenue, the widening of an existing sewer easement, and the creation of a new water easement.

D. Traffic and Circulation. See attached traffic impact analysis.

E. Storage. Proposed garbage collection areas are covered and enclosed by a sight-obscuring fencing.

F. Equipment Storage. Exterior mechanical equipment will be small-scale and mounted at ground level behind appropriate vegetative materials or fencing. No rooftop equipment is proposed. Final locations will be provided at time of building and trade permit submittals.

G. Design. The building design provides visual interest through variety of siting, form, and detail. Variety shall be provided by at least three of the seven "architectural elements" listed in this section. The proposed design includes elements from six categories:

1) Massing. To increase the variety of siting and form, the program is massed as five individual structures. As compared to a singular structure, this helps to break down the overall project scale and increase compatibility with the neighborhood. See the provided site plan.
2) Offsets. Variety of form and detail is provided by three different types of façade offsets: elevated open-air walkways, recessed balconies, and projecting decks. These elements provide visual interest within each structure. See the provided building plans and elevations.
3) Materials. To unify the new residential community, a consistent material language is applied across all structures. However, visual interest is enhanced through a variety of building material types (e.g. horizontal vs. vertical cladding), scale (e.g. balcony railings), texture (e.g. shingle siding) and color. See the elevation legend for more information.

4) Windows. Visual interest is provided by a variety of window types. Some windows are calibrated to views (e.g. picture windows) and other windows specific to program elements (e.g. windows at bedrooms and kitchens). Operable window types provide additional variety.
5) Canopies. All buildings include deep projecting overhangs to provide protection from sun and weather. Specifically, the Common House and Recreation Building each include large roofed areas to support outdoor residential activities.
6) Pitched roof forms. Pitched roof forms were selected for visual interest through form. Smaller structures like the Common House and Recreation Building have one ridge line. Lager structures – like Buildings 2 and 3 – have multiple ridge lines. These folded roof forms help to lessen the visual mass of each structure. Additionally, many of the roof pitches have been selected for optimal installation of future solar panels.

Lastly, no single length of uninterrupted building façade exceeds 100 feet. Proposed façades are interrupted by "offsets" (Item 2) and "materials" (Item 3) and "roof forms" referenced above. See dimensions and notations provided on the building elevations.

H. Orientation. Given existing topography and natural features, buildings have been sited with orientation toward the street (Adams Creek Place and Sherman) to the extent feasible.

I. Parking. Consistent with the pedestrian emphasis of cohousing communities, vehicle areas have been intentionally located to the side of the development. To minimize the visual impact of parking on adjacent properties, the design utilizes topography, built structures (Recreation Building and Covered Parking) and vegetative screening.

17.17 Landscaping and Development Standards

The following narrative in conjunction with the Preliminary Site and Landscape Plan is provided to satisfy the functional objectives of landscaping as detailed in this ordinance. A final landscaping plan will be submitted at the time of building permit review.

To acknowledge the variability of available plant species and the specific knowledge of those who will install the work, the "type of plant materials" at this conceptual stage is described in narrative form. In all cases, specific species will be selected to minimize upkeep, complement or supplement surrounding natural vegetation, and fit the climate. The "types" of plant materials are categorized below. See the site plan for locations and placement criteria.

Lawn: Grass or similar materials maintained as a ground cover of less than 6 inches in height.

Ground cover: Living material not including bark chips or other mulch. In conjunction with street trees, this landscaping mix is proposed at the Adams Creek Place planter strip.

Screening: Mix of ground cover, mulch, decorative trees, and tightly spaced evergreen shrubs. This landscaping mix is used predominately at the parking area.

Decorative: Mix of ground cover, mulch, shrubs, and small trees. This landscaping mix is used at the active sides of the buildings (e.g. at the Central Greenway).

Native Vegetation: Mix of plant species indigenous to Hood River selected from the City approved list in effect at time of permit submittal. This category of landscaping will be used in two ways. First, to supplement the natural condition (e.g. on the downhill sides of the Common House and Buildings 2 & 3) Second, at stormwater facilities.

Natural Condition: Undisturbed existing vegetation surrounding Adams Creek and the wetlands.

17.17.040 General Landscaping Standards

General Landscaping Standards 1, 4 and 8 – 12 are prescriptive criteria applicable at time of installation. This detail will be provided at the time of building permit submittal. An acknowledgement statement has been provided on the Site Plan.

General Landscaping Standards 13 – 20 are prescriptive criteria for landscaping in public right-of-ways. Off-site improvements are to be reviewed by the Engineering Department via the public works permitting process. These criteria are not relevant to determination of completeness.

For General Landscaping Standard 20 (i.e. 17.09.040 Vision Clearance), see the site plan and legend for demonstration of consistency with the standard. Standard 22 is not applicable to this parcel.

The remaining General Landscaping Standards are addressed as follows:

Landscaping has myriad benefits to residents, neighbors, and the greater community. In addition to enhanced beauty and privacy, secondary benefits of plants include deterring sound, filtering air contaminants, and curtailing erosion. Proposed landscaping for this project provides the following specific benefits:

- Existing and new landscaping at vehicular areas screens or reduces the visual impact of the paved area. As the proposed parking consists of a single drive aisle, there is no interior boundary between separate parking areas. Accordingly, proposed parking area landscaping occurs primarily at the edge. The perimeter landscaping that borders adjacent properties to the south and west will consist of sight-obscuring trees and shrubs. This landscaping in combination with short retaining walls or berms (the parking area is slightly sunken) and the walls of the covered parking structure will almost entirely screen the parking areas from view.
- Existing and new landscaping at building perimeters reduces the visual impact of the façades and enhances the privacy of residents and neighbors. Trees located between the buildings and other properties creates layered depth, shading, and scale. Groundcover and foundation plantings provide a graceful transition between the ground and building wall. Please note that the Fire Marshal has requested that any new trees between Adams Creek Place and Building 1 not exceed fifteen feet in height
- New landscaping emphasizes outdoor areas of specific use or character. For the proposed development, this is best exemplified by the “central greenway” running north-south and connecting all the buildings and their entrances. At this area, plants will be selected for their specific color, texture, and heights to emphasize this area of pedestrian activity.
- Minimum landscaping as a percent of gross site area is 20% for multifamily development. After subtracting for the property dedications, approximately 44% (45,000 sf) of the site is retained in its natural condition with an additional 10% (9,985 sf) in new landscaping. See the site plan for boundaries and a legend. The total site area after dedications is 101,183 sf.

17.20 Transportation Circulation and Access Management

17.20.030.B Access Management Standards – Criteria

This section shall apply to all development on arterials and collectors within the City and UGA and to all properties that abut these roadways as part of site plan review process (Chapter 17.16). Within the Interchange Area Management Plan Overlay Zone's "Access Management Blocks," this section also applies to local streets and roads and abutting properties.

1. To minimize grading and preserve natural site features, the proposed access road is placed on the flattest portion of the property. Stormwater for the associated road and parking follows the natural topography. See the Grading Plan for more information.
2. Vehicular site access is provided from local streets west of the property. The City Engineer has requested no vehicular access from Sherman Avenue due to its definition as a collector street. A single proposed driveway is aligned with the centerline of Eugene Street to provide clear sight distance for entering and exiting vehicles.
3. In addition to resident and visitor passenger vehicles, the proposed access road is designed to provide adequate access for other types of vehicles. Both Adams Creek Place and the access road are designed to meet the Oregon Fire Code criteria for Fire Apparatus Access Roads. Garbage collection is proposed at the Recreation Building via access gates in that building's west face. Sanitation vehicles can enter/exit the site in a forward motion with minimal backing up distance. While off-street loading spaces are not required, the proposed Plaza provides an informal area for drop-off of deliveries and passengers.
4. The proposed internal pedestrian system provides connections to the parking area, building entrances, other facilities associated with the development, and the peripheral street system. See the Site Plan for more information. Note that connections are made to the adjacent rights-of-way. One, an accessible pedestrian walk connects to the sidewalk along Adams Creek Place. Two, an existing driveway will be repurposed as a pedestrian connection to Sherman Avenue.
5. Access will be consistent with the adopted Transportation System Plan in effect at time of off-site permitting.
6. State Highway System – Not applicable.

17.20.040 Bicycle Parking

Long-term = 1 per 4 units (25 / 4 = 6.25 = 7 minimum)
    Proposed = 25 +/- inside the Recreation Building
Short-term = 2, or 1 per 20 units (2 minimum)
    Proposed = 2 spaces each at the Recreation Building and Common House

17.20.060 Traffic Impact Analysis

See provided Traffic Assessment Letter.

17.22 Natural Resource Overlay

No wetlands or waterways are being disturbed. Please note that two proposed crossings will utilize pedestrian bridges: one over Adams Creek as part of the Sherman Avenue sidewalk design exception, and a second over a portion of the seep near the residential buildings. See the Site Plan and provided Wetland Delineation Report for more detail.

April 30, 2020

Jennifer Kaden, Associate Planner
City of Hood River

Subject: Response to "Notice of Incomplete Application" dated March 4, 2020
Project: Adams Creek Cohousing, 1419 SE Sherman Ave, 03N10E35AA Tax Lot 4900

Dear Jennifer,

Please accept these responses to the incomplete notice and let us know if there are other questions or comments as you complete your review.

Site Plan

- **Existing and proposed grade elevations.** To assist in evaluating building height, additional elevation data has been provided on the building elevations.
- **Building footprint dimensions.** Overall building dimensions have been provided on the building elevations.
- **Freestanding light fixtures.** Freestanding light fixture locations have been provided on the site plan.
- **Proposed parking aisle width.** Parking lot dimensions have been added to the site plan.
- **Proposed site surfaces.** A legend indicating proposed surface materials has been added to the site plan.

Utility Plan

- **Existing and proposed fire hydrants.** See sheets C6 (existing) and C9 (proposed).
- **Legend.** The resubmitted Civil drawings have been provided in full color. This will make it easier to cross-reference symbols on the drawings with the legend.

Landscaping Plan

- **Summary of plant material.** Plant material descriptions are provided in the narrative and are coordinated with the site plan legend. See the site plan for revised locations.
- **Area summary.** Total areas of proposed landscaping and areas of natural condition have been added to the narrative.

Grading Plan

- **Tree retention and removal.** See sheet C7 for trees to be retained and removed. Locations of trees to be retained are now consistent across all drawings.
- **Storm water.** See sheet C8 for stormwater facilities. Locations are now consistent across all drawings.
- **Proposed contours.** See sheet C8 for preliminary grading. Please note that detailed grading information will be submitted at time of building permit.

Building Plans

- **Elevations for accessory structures.** Elevations of the proposed Recreation Building and Carport have been added to the submittal.
- **Façade length and variation.** Additional building design notations have been added to the elevations and site plan. See the building elevation legend for materials. See also the expanded narrative.

Wetlands

- **Wetland delineation report.** See attached copy of the wetland delineation report.
- **Significant wetlands designation.** See analysis provided in the cover letter of the wetland delineation report.
- **Wetland disturbance.** See revised plans. No disturbance to the wetlands is proposed at this time. If subsequent design phases indicate that minor disturbance is required, it will be in accordance with the State's 50 CY limitation and all permitting process(es) in place at that time.

Project Narrative

- **General requirements for parking lots (17.04.130).** See revised narrative and information on the site plan.
- **Vertical projections (17.04.040).** See revised narrative. Please note that the referenced section states that these projections are "not subject to the building height limitations of this article."
- **Site plan review criteria (17.60.050).** See expanded narrative. For item G. – Design, see revised narrative and drawings. Additional information is provided on the site plan and building elevations to aide with the verification of "architectural elements" and the maximum uninterrupted façade length.
- **Cut and fill.** Detailed grading information will be submitted at time of building permit. Preliminary calculations are as follows: Cut = 1,600 CY ; Fill = 1,000 CY.
- **Landscaping Standards (17.17.040).** See revised narrative and legend information on the site plan.
- **Access Management Standards (17.20.030.B).** See revised narrative and information on the plans.
- **Parking spaces off Sherman Ave.** These two spaces have been removed. The primary parking area has been expanded accordingly. See revised narrative and site plan.

Advisory Information

The following information is not required for application completeness but is provided for consistency.

- **Retaining walls.** As requested, this information will be provided at the time of building permit submittal.
- **Lighting plan.** As requested, this information will be provided at the time of building permit submittal.
- **Adams Creek Place.** The proposed street section has been revised per coordination with City Engineering and extended for the length of the site frontage.
- **Sherman Avenue.** The proposed street section has been revised per coordination with City Engineering. Please note the new proposal for crossing Adams Creek with an on-site path connecting both sides of the sidewalk.
- **Eugene Street.** Sidewalk and ADA improvements are now indicated as directed per coordination with City Engineering.
- **Water easement.** See revised site plans for consistency with the stated criteria.
- **Stormwater easement.** See revised site plans. The existing pipe will be relocated to avoid conflict with Building 2.
- **Design Exceptions.** Proposed right-of-way sections at Sherman Avenue, Eugene Street, and Adams Creek Place will require design exceptions. See the Civil cover sheet for brief descriptions.

Thank you for your assistance with this project.

Sincerely,

Joren Bass, UD+P
Michael Flowers, MFA
Carlos Garrido, HRK

June 4, 2020

Jennifer Kaden, Associate Planner
City of Hood River

Subject: Response to Notice of Incomplete Application dated May 28, 2020
Project: Adams Creek Cohousing, 1419 SE Sherman Ave, 03N10E35AA Tax Lot 4900

Dear Jennifer,

Please accept this response to your second incomplete letter. Pursuant to Oregon Revised Statute (ORS) 227.178, we are providing: *(b) Some of the missing information and written notice that no other information will be provided.* We request that the City of Hood River review our application based on the information provided to date. We also request a hearing date be set once the completeness letter is issued in accordance with the established timeline.

Additional information provided

- **Existing grades to determine building heights.** Information sufficient to evaluate the proposed building heights has already been provided. See sheets PR A1.3 through PR A1.7. Existing contour elevations are indicated at the *reference datum* required to determine the building height for each building. The building heights are described in both feet and inches as well as with "above sea level" (ASL) elevation marks. Based on the measurement criteria of HRMC 17.01.060 BUILDING HEIGHT, only the highest and lowest existing contours are used to determine the *reference datum*. The additional building corners are not used in the calculation. Below is a summary of the calculated building heights that may be useful for your staff summary:
    a. **Building 1** 34'-10" (2" below the maximum allowed building height)
    b. **Building 2** 26'-6" (8'-6" below the maximum allowed building height)
    c. **Building 3** 33'-3" (2'-9" below the maximum allowed building height)
    d. **Common House** 15'-5" (19'-7" below the maximum allowed building height)
    e. **Rec Building** 12'-0" (23'-0" below the maximum allowed building height)
    f. **Covered Parking** 12'-10" (22'-2" below the maximum allowed building height)

- **Species and sizes of native trees.** See attached sheet C7 Erosion Control and Demolition Plan. Notes indicating tree species and diameter have been added to the drawing. As acknowledged, the stormwater facility design is preliminary. Though not anticipated, the permit documents will reflect any additional tree removal necessitated by the final shape and length of the storm water facilities.

- **Wetland delineation report.** See attached memo from Schott & Associates dated June 2, 2020 clarifying Oregon Administrative Rules (OAR) 141-86-0300 through 0350 and findings for HRMC 17.22.010.E.

- **Driveway Spacing.** See attached memo from Lancaster Mobley dated June 2, 2020 clarifying that standards are met for driveway spacing.

No additional information provided

- **Design Exceptions.** A list of anticipated Design Exceptions (DE) was provided on sheet C1. The City comments that initiated these DE's were presented in the initial incomplete letter (March 4, 2020) under the heading "Advisory Information" and with the explanation that these items are "not required for application completeness." The unique site conditions that made these DE's necessary – as well as the specific off-site configurations shown on the drawings – were discussed during several conversations between HRK Civil Engineers and the City Engineer. As of this time, the City Engineer has not identified any concerns that the final details of the off-site improvements would make them not approvable. A justification statement for each DE will be provided at time of permit, per the submittal requirements in place at that time.

- **Storm water.** Several days prior to the issuance of the incomplete notice dated May 28, 2020, HRK Civil Engineers and the City Engineer discussed the proposed stormwater design. Our understanding is the level of engineering required for planning submittal is conceptual, and all parties acknowledge that the design is preliminary. The project engineer is confident the proposed facilities are adequate in capacity given the soil conditions. Even if the facilities need to slightly increase in area or length, the impact to the site design would be minor. Additional details and a final stormwater management plan will be provided at time of permitting.

Thank you for your continued assistance with this project.

Sincerely,

Joren Bass, UD+P
Michael Flowers, MFA
Carlos Garrido, HRK

MATERIAL LEGEND

CONCRETE WALL
NATURAL COLOR

FIELD CLADDING
FIBER CEMENT SIDING
HARDIE SHINGLE
STRAIGHT EDGE

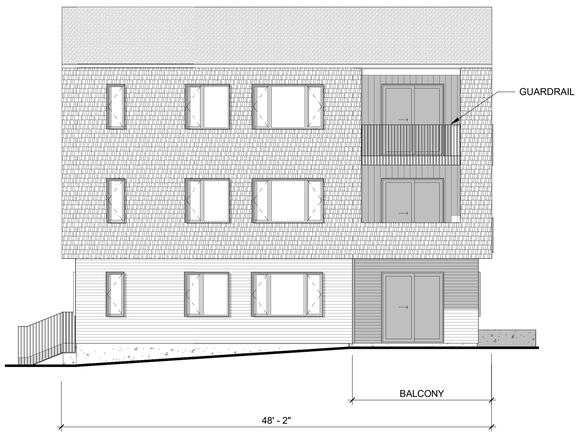
FIELD CLADDING
FIBER CEMENT SIDING
HARDIE BOARD
HORIZONTAL

FIELD CLADDING
FIBER CEMENT SIDING
HARDIE BOARD AND BATTEN

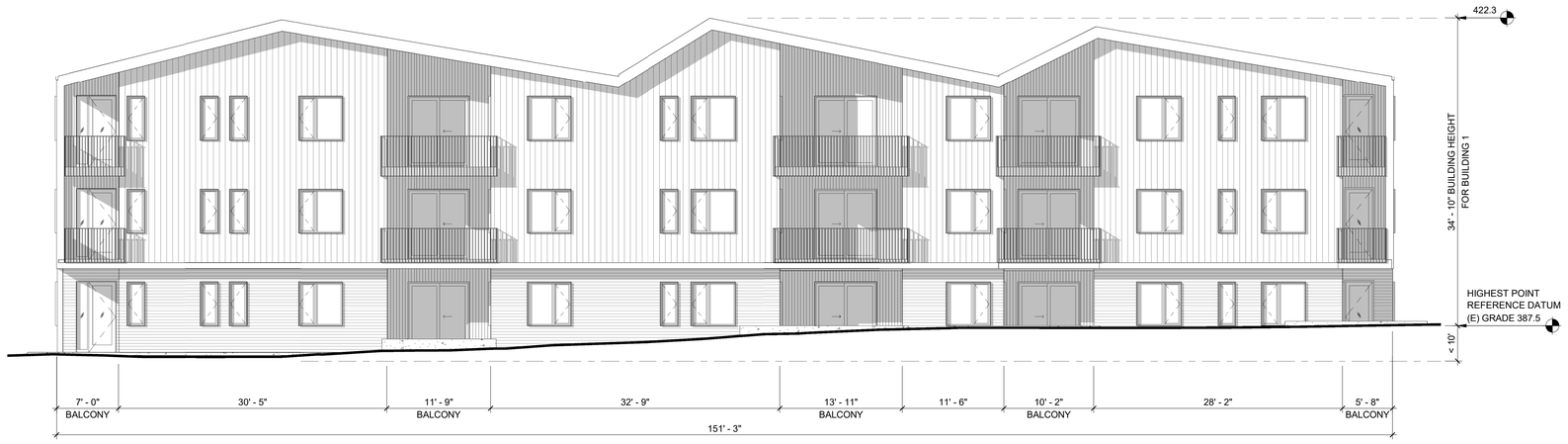
ACCENT CLADDING
T&G WOOD
SEMI-OPAQUE STAIN

ELEVATION GENERAL NOTES

- PLANTING MATERIAL NOT SHOWN - SEE SITE PLAN LANDSCAPE NOTES
- SEE GRADING PLAN FOR ADDITIONAL GRADING INFORMATION
- (E) = EXISTING (N) = NEW

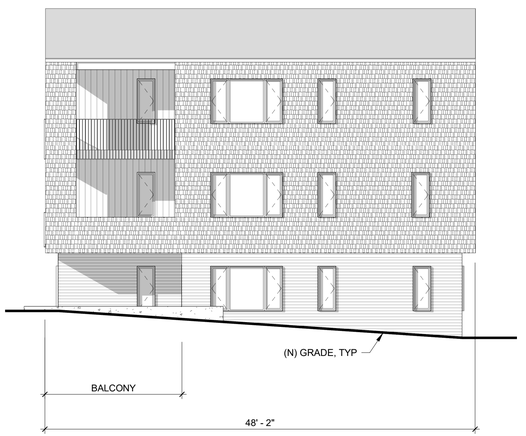


1 BUILDING 1 - NORTH ELEVATION
1/8" = 1'-0"



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

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



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

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Portland, OR 97214
503-756-6506

PRELIMINARY

ADAMS CREEK COHOUSING, LLC

ADAMS CREEK COHOUSING

1419 SHERMAN AVENUE
HOOD RIVER, OREGON 97031

MARK	DATE	DESCRIPTION
ISSUE DATE:		04/30/20
ISSUE:		SITE PLAN REVIEW COMPLETENESS RESPONSE

PROJECT:	19027
DRAWN BY:	-
CHECKED BY:	-

 ORIGINAL SHEET SIZE: 24"x36"

PRELIMINARY ELEVATIONS BUILDING 1

Attachment A.3

PR A1.4

MATERIAL LEGEND

CONCRETE WALL
NATURAL COLOR

FIELD CLADDING
FIBER CEMENT SIDING
HARDIE BOARD AND BATTEN

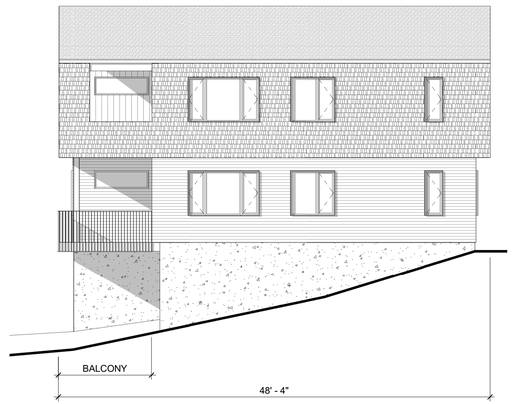
FIELD CLADDING
FIBER CEMENT SIDING
HARDIE SHINGLE
STRAIGHT EDGE

ACCENT CLADDING
T&G WOOD
SEMI-OPAQUE STAIN

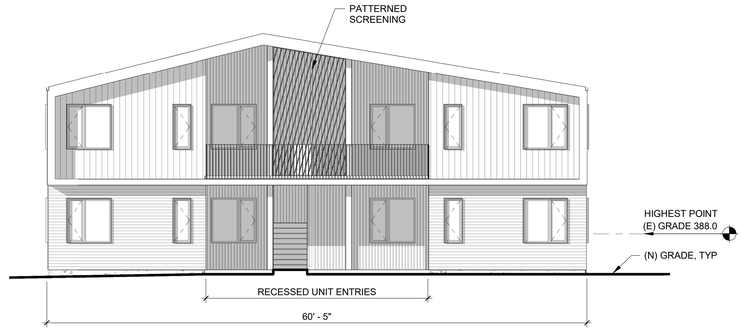
FIELD CLADDING
FIBER CEMENT SIDING
HARDIE BOARD
HORIZONTAL

ELEVATION GENERAL NOTES

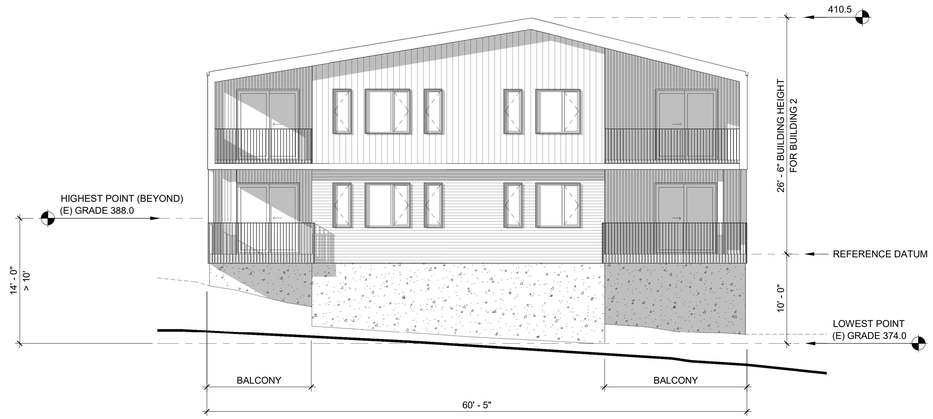
- PLANTING MATERIAL NOT SHOWN - SEE SITE PLAN LANDSCAPE NOTES
- SEE GRADING PLAN FOR ADDITIONAL GRADING INFORMATION
- (E) = EXISTING (N) = NEW



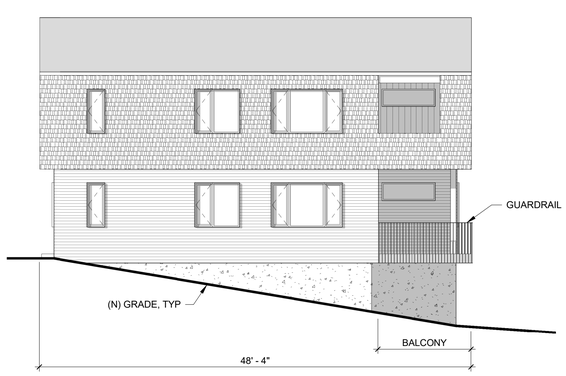
1 BUILDING 2 - NORTH ELEVATION
1/8" = 1'-0"



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



3 BUILDING 2 - EAST ELEVATION
1/8" = 1'-0"



4 BUILDING 2 - SOUTH ELEVATION
1/8" = 1'-0"

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PRELIMINARY

ADAMS CREEK COHOUSING, LLC

ADAMS CREEK COHOUSING

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PROJECT:	19027
DRAWN BY:	-
CHECKED BY:	-

 ORIGINAL SHEET SIZE: 24"x36"

PRELIMINARY ELEVATIONS BUILDING 2

PR A1.5

MATERIAL LEGEND

CONCRETE WALL
NATURAL COLOR

FIELD CLADDING
FIBER CEMENT SIDING
HARDIE SHINGLE
STRAIGHT EDGE

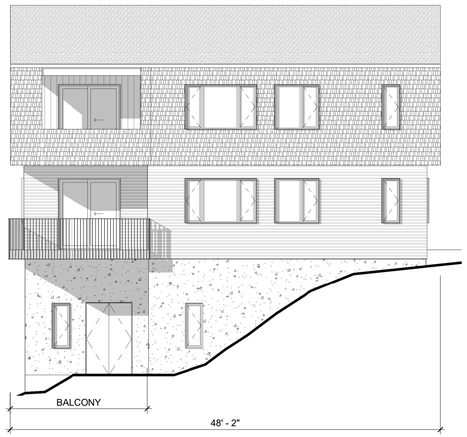
FIELD CLADDING
FIBER CEMENT SIDING
HARDIE BOARD
HORIZONTAL

FIELD CLADDING
FIBER CEMENT SIDING
HARDIE BOARD AND BATTEN

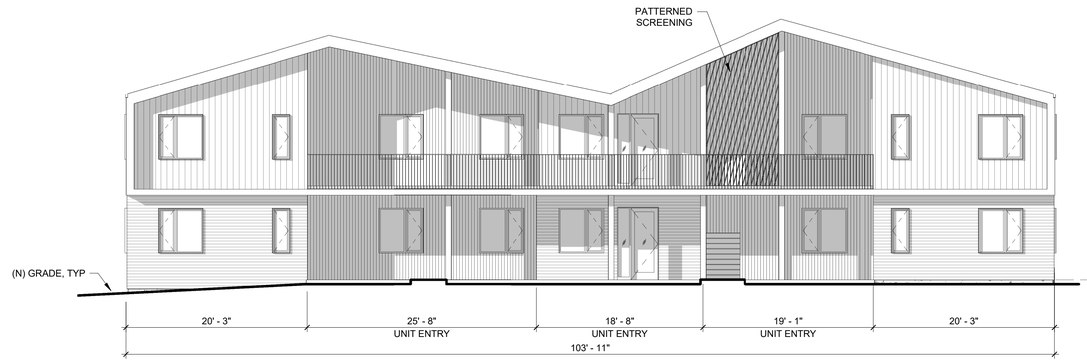
ACCENT CLADDING
T&G WOOD
SEMI-OPAQUE STAIN

ELEVATION GENERAL NOTES

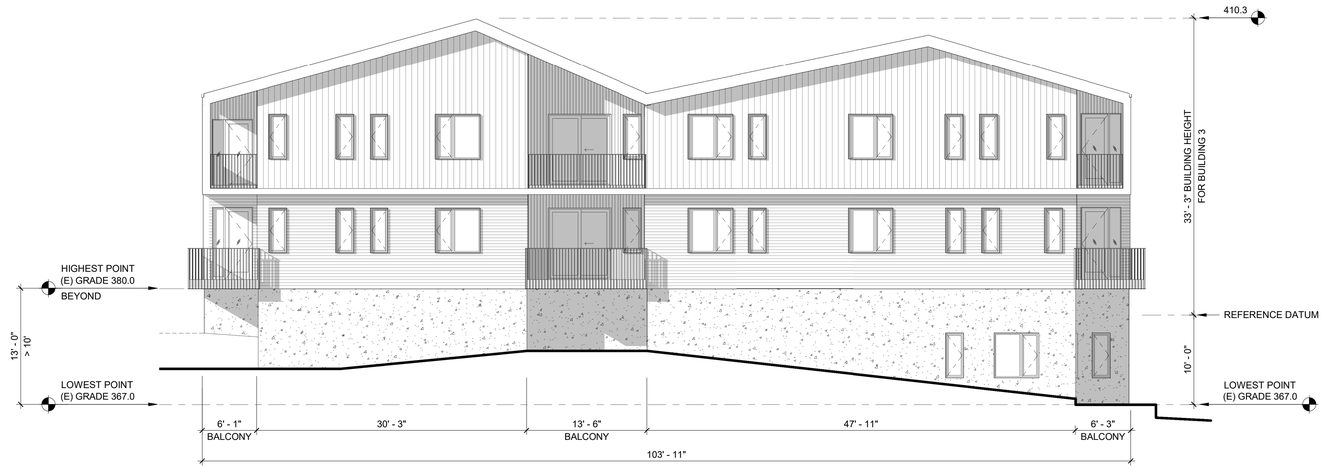
- PLANTING MATERIAL NOT SHOWN - SEE SITE PLAN LANDSCAPE NOTES
- SEE GRADING PLAN FOR ADDITIONAL GRADING INFORMATION
- (E) = EXISTING (N) = NEW



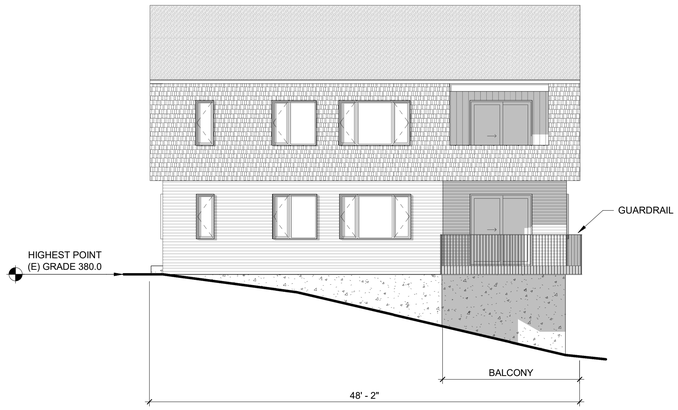
1 BUILDING 3 - NORTH ELEVATION
1/8" = 1'-0"



2 BUILDING 3 - WEST ELEVATION
1/8" = 1'-0"



3 BUILDING 3 - EAST ELEVATION
1/8" = 1'-0"



4 BUILDING 3 - SOUTH ELEVATION
1/8" = 1'-0"

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PRELIMINARY

ADAMS CREEK COHOUSING, LLC

ADAMS CREEK COHOUSING

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HOOD RIVER, OREGON 97031

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PROJECT:	19027
DRAWN BY:	-
CHECKED BY:	-

 ORIGINAL SHEET SIZE: 24"x36"

PRELIMINARY ELEVATIONS BUILDING 3

PR A1.6

MATERIAL LEGEND

CONCRETE WALL
NATURAL COLOR

FIELD CLADDING
FIBER CEMENT SIDING
HARDIE BOARD AND BATTEN

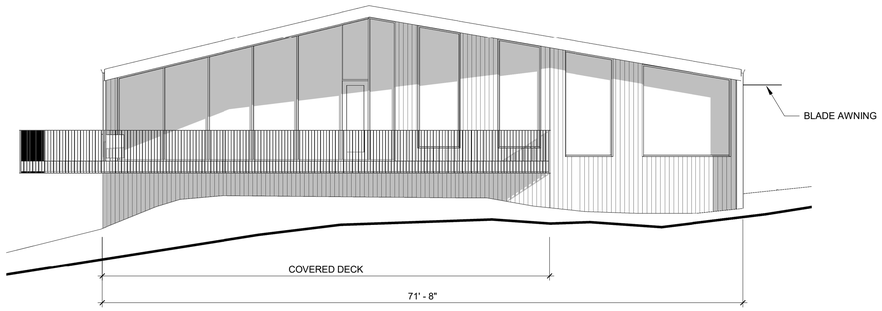
FIELD CLADDING
FIBER CEMENT SIDING
HARDIE SHINGLE
STRAIGHT EDGE

ACCENT CLADDING
T&G WOOD
SEMI-OPAQUE STAIN

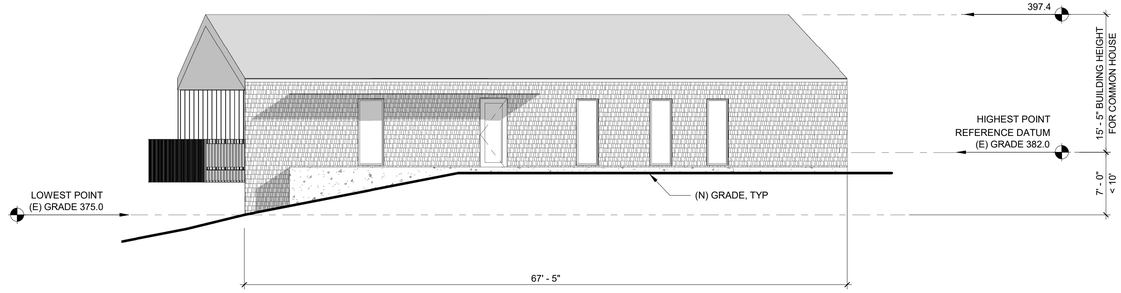
FIELD CLADDING
FIBER CEMENT SIDING
HARDIE BOARD
HORIZONTAL

ELEVATION GENERAL NOTES

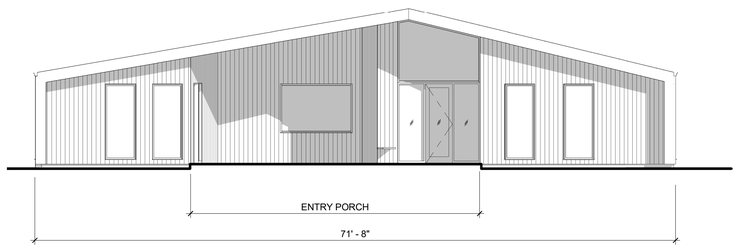
- PLANTING MATERIAL NOT SHOWN - SEE SITE PLAN LANDSCAPE NOTES
- SEE GRADING PLAN FOR ADDITIONAL GRADING INFORMATION
- (E) = EXISTING (N) = NEW



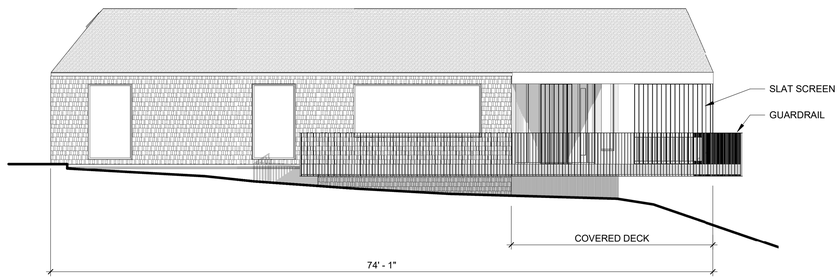
1 COMMON HOUSE - NORTH ELEVATION
1/8" = 1'-0"



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



3 COMMON HOUSE - SOUTH ELEVATION
1/8" = 1'-0"



4 COMMON HOUSE - EAST ELEVATION
1/8" = 1'-0"

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PRELIMINARY

ADAMS CREEK COHOUSING, LLC

ADAMS CREEK COHOUSING

1419 SHERMAN AVENUE
HOOD RIVER, OREGON 97031

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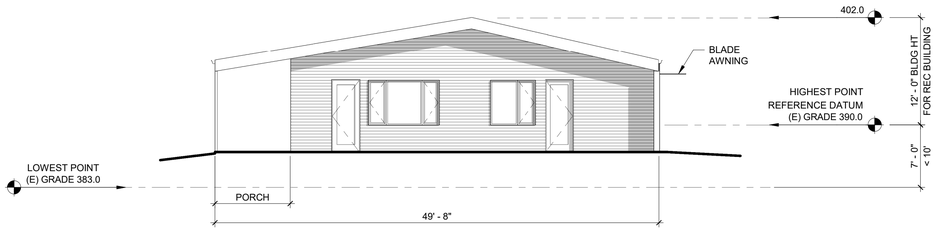
DRAWN BY:	-
CHECKED BY:	-

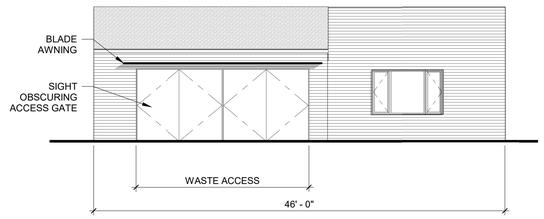
 ORIGINAL SHEET SIZE: 24"x36"

PRELIMINARY ELEVATIONS COMMON HOUSE

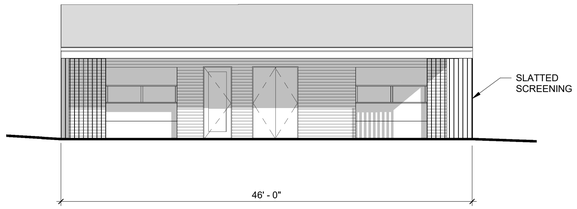
PR A1.3



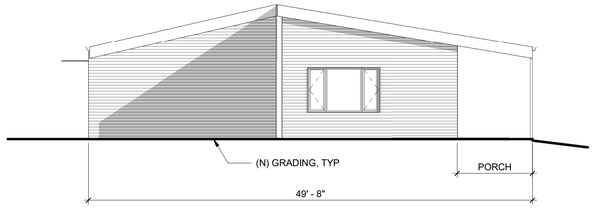
1 RECREATION BUILDING - NORTH ELEVATION
1/8" = 1'-0"



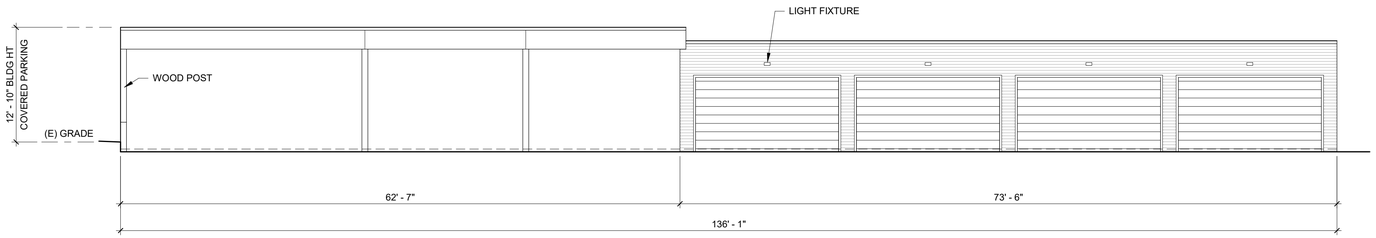
2 RECREATION BUILDING - WEST ELEVATION
1/8" = 1'-0"



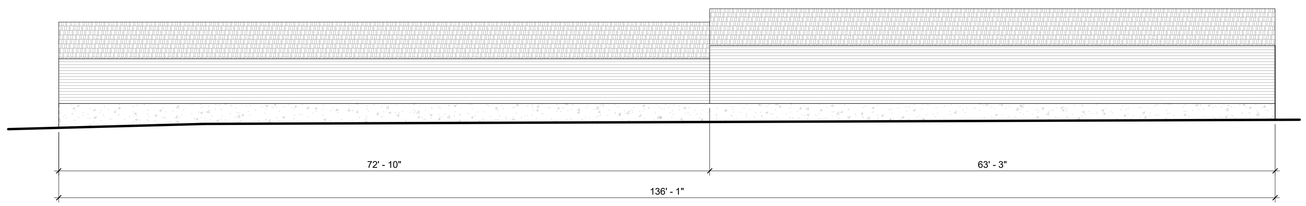
3 RECREATION BUILDING - EAST ELEVATION
1/8" = 1'-0"



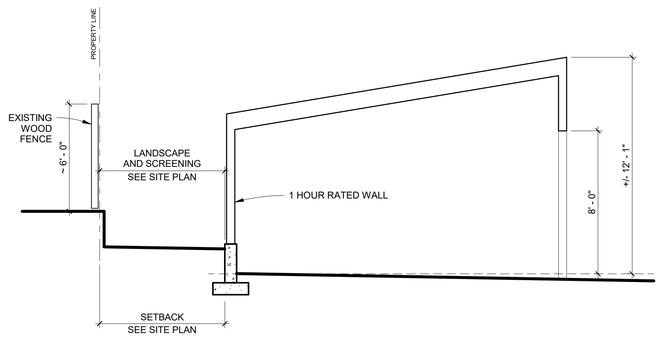
4 RECREATION BUILDING - SOUTH ELEVATION
1/8" = 1'-0"



5 COVERED PARKING - EAST ELEVATION
1/8" = 1'-0"



6 COVERED PARKING - WEST ELEVATION
1/8" = 1'-0"



7 COVERED PARKING - SECTION
1/4" = 1'-0"

MATERIAL LEGEND

- **CONCRETE WALL** NATURAL COLOR
- **FIELD CLADDING** FIBER CEMENT SIDING HARDIE BOARD AND BATTEN
- **FIELD CLADDING** FIBER CEMENT SIDING HARDIE SHINGLE STRAIGHT EDGE
- **ACCENT CLADDING** T&G WOOD SEMI-OPAQUE STAIN
- **FIELD CLADDING** FIBER CEMENT SIDING HARDIE BOARD HORIZONTAL

ELEVATION GENERAL NOTES

- PLANTING MATERIAL NOT SHOWN - SEE SITE PLAN LANDSCAPE NOTES
- SEE GRADING PLAN FOR ADDITIONAL GRADING INFORMATION
- (E) = EXISTING (N) = NEW

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Portland, OR 97214
503-756-6506

PRELIMINARY

ADAMS CREEK COHOUSING, LLC

ADAMS CREEK COHOUSING

1419 SHERMAN AVENUE
HOOD RIVER, OREGON 97031

MARK	DATE	DESCRIPTION
ISSUE DATE:		04/30/20
ISSUE:		SITE PLAN REVIEW COMPLETENESS RESPONSE

PROJECT:	19027
DRAWN BY:	-
CHECKED BY:	-

 ORIGINAL SHEET SIZE: 24"x36"

PRELIMINARY ELEVATIONS REC BUILDING AND COVERED PARKING

PR A1.7

SIGNATURE BLOCK

HOOD RIVER COUNTY PUBLIC WORKS DATE

WESTSIDE FIRE DISTRICT DATE

PACIFIC POWER DATE

NW NATURAL DATE

CONSTRUCTION DRAWING SET

ADAMS CREEK COHOUSING

TAX LOT 4900, NE 1/4 OF NE 1/4 OF

SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST, W.M.,

CITY OF HOOD RIVER, OREGON

APRIL 2020

INDEX:

DESIGN EXCEPTIONS:

1.- EXISTING SHERMAN AVENUE SECTION WILL NOT BE UPDATED TO THE TPS REQUIREMENTS. A SIDEWALK WILL BE ADDED NEXT TO THE CURB ON THE SOUTH SIDE.
IN ADDITION, IT IS PROPOSED A PATHWAY AND A BRIDGE AWAY FROM THE ALIGNMENT OF SHERMAN AVENUE.

2.- EXISTING EUGENE STREET SECTION LOCAL OPTION A WILL BE UPDATED ONLY ON THE NORTH SIDE AND WITHOUT PLANTING STRIP.

3.- PROPOSED ADAMS CREEK PLACE SECTION HAS BEEN PROVIDED BY THE CITY ENGINEERING DEPARTMENT.

COVER SHEET NOTES:

ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CITY OF HOOD RIVER ENGINEERING STANDARDS, THE ODOT/APWA OREGON STANDARDS SPECIFICATIONS FOR CONSTRUCTION, AND THE APWA STANDARD SPECIFICATIONS. IN CASE OF CONFLICTS, THE CITY OF HOOD RIVER'S ENGINEERING STANDARDS SHALL APPLY UNLESS SPECIFICALLY LISTED AS A DESIGN EXCEPTION ON THESE DRAWINGS.

ALL LATE-SEASON AC PAVING (PLACED AFTER OCTOBER 15TH AND BEFORE APRIL 1ST), SHALL BE HELD TO THE SAME PERFORMANCE CRITERIA AS ALL OTHER PAVING. IF FOR ANY REASON THERE IS AGGREGATE SEPARATION, A ROUGH FINISHED SURFACE, OR OTHER NON-ACCEPTABLE FINAL PRODUCT AND THE CITY OF HOOD RIVER'S ENGINEER DETERMINES THAT IT IS NOT IN THE BEST INTEREST OF THE CITY TO REJECT THE WORK AND HAVE IT REMOVED AND RECONSTRUCTED, THE CITY OF HOOD RIVER'S ENGINEER MAY REQUIRE AN ASPHALT SEAL COAT OR OTHER REMEDIATION ON THE ENTIRE SURFACE OR PORTIONS THEREOF.

VICINITY MAP

NOT TO SCALE

Oregon 811

OWNER:

SHERMAN AVE. HOLDINGS, LLC
1419 SHERMAN AVE,
HOOD RIVER, OR 97031
PH: (503) 432-5570
EM: JOREN@UDPLP.COM
JOREN BASS (PROJECT MANAGER)

ENGINEER:

HRK ENGINEERING & FIELD SERVICES
489 N 8TH STREET - SUITE 201
HOOD RIVER, OREGON 97031
PH: (541) 386-6480
EM: CGARRIDO@HRKUS.COM
CARLOS GARRIDO (PROJECT MANAGER)

APPROVED:

CARLOS A. GARRIDO 04/30/2020
PROJECT MANAGER DATE

JAMES J. JONES 04/30/2020
ENGINEER OF RECORD DATE

REGISTERED PROFESSIONAL ENGINEER
90691PE
OREGON
NOVEMBER 15, 2015
JAMES THOMAS JONES
EXPIRES 06/30/2021

PRELIMINARY

Attachment A.4

GENERAL NOTES:

1. HOOD RIVER COUNTY IS REFERRED TO AS THE "COUNTY" THROUGHOUT THESE DRAWINGS.
2. CONTRACTOR SHALL PROCURE AND CONFORM TO ALL CONSTRUCTION PERMITS REQUIRED BY THE COUNTY. OWNER TO PAY ALL PROJECT PERMIT COSTS. CONTRACTOR SHALL PROVIDE OWNER 48 HOURS NOTICE PRIOR TO REQUIRING PAYMENT FOR PERMITS.
3. CONTRACTOR TO PAY ALL PROJECT UTILITY TAPPING, TV, AND CHLORINATION COSTS. COSTS FOR RETESTING SHALL BE BORNE BY THE CONTRACTOR. CONTRACTOR SHALL COORDINATE AND PAY ALL COSTS ASSOCIATED WITH CONNECTING TO EXISTING WATER SYSTEM, SANITARY SEWER SYSTEM, AND STORM DRAINAGE SYSTEM FACILITIES.
4. CONTRACTOR SHALL PROVIDE ALL BONDS AND INSURANCE REQUIRED BY PUBLIC AND/OR PRIVATE AGENCIES HAVING JURISDICTION.
5. ALL MATERIALS AND WORKMANSHIP FOR FACILITIES IN STREET RIGHT-OF-WAY OR EASEMENTS SHALL CONFORM TO APPROVING AGENCIES' CONSTRUCTION SPECIFICATIONS WHEREIN EACH HAS JURISDICTION, INCLUDING BUT NOT LIMITED TO THE COUNTY, OREGON PUBLIC HEALTH DIVISION (PHD), AND THE OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ).
6. UNLESS OTHERWISE APPROVED BY THE PUBLIC WORKS DIRECTOR, CONSTRUCTION OF ALL PUBLIC FACILITIES SHALL BE DONE BETWEEN 7:00 AM. AND 6:00 P.M., MONDAY THROUGH FRIDAY.
7. THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THE PROJECT IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DRAWINGS INCLUDING SUCH INCIDENTALS AS MAY BE NECESSARY TO MEET APPLICABLE AGENCY REQUIREMENTS AND PROVIDE A COMPLETED PROJECT.
8. THE COUNTY WILL PROVIDE INSPECTION ON ALL PHASES OF WORK. THE CONTRACTOR SHALL NOTIFY INSPECTION DEPARTMENT FIVE DAYS PRIOR TO COMMENCING WORK AND PROVIDE 48 HOURS NOTIFICATION TO OBSERVE AND INSPECT ALL NECESSARY WORK. CONTRACTOR WILL UNCOVER AT ITS EXPENSE ALL WORK COVERED UP FOR WHICH THE COUNTY INSPECTOR WAS NOT NOTIFIED TO CONDUCT OBSERVATIONS
9. ANY INSPECTION BY THE COUNTY OR OTHER AGENCIES SHALL NOT, IN ANY WAY, RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE CONTRACT DOCUMENTS, APPLICABLE CODES AND AGENCY REQUIREMENTS
10. ALL EXCAVATORS SHALL COMPLY WITH ALL PROVISIONS OF ORS 757.542 TO 757.562 AND 757.993 INCLUDING NOTIFICATION OF ALL OWNERS OF UNDERGROUND FACILITIES AT LEAST 48 BUSINESS DAY HOURS, BUT NOT MORE THAN 10 BUSINESS DAYS BEFORE COMMENCING ANY EXCAVATION. "ONE CALL" LOCATE NUMBER IS (800) 246-2344.
11. CONTRACTOR SHALL ERECT AND MAINTAIN BARRICADES, WARNING SIGNS, TRAFFIC CONES PER COUNTY REQUIREMENTS IN ACCORDANCE WITH THE MUTCD (INCLUDING OREGON AND/OR WASHINGTON AMENDMENTS). ACCESS TO DRIVEWAYS SHALL BE MAINTAINED AT ALL TIMES. ALL TRAFFIC CONTROL MEASURES SHALL BE APPROVED AND IN PLACE PRIOR TO ANY CONSTRUCTION ACTIVITY.
12. THE CONTRACTOR SHALL TAKE NO ADVANTAGE OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES IN THE PLANS. WHEN ERRORS, OMISSIONS OR DISCREPANCIES ARE FOUND, THE ENGINEER SHALL BE NOTIFIED. WORK PERFORMED BY THE CONTRACTOR AS A RESULT OF AN ERROR, OMISSION OR DISCREPANCY IN THE PLANS SHALL BE AT THE CONTRACTOR'S RISK AND EXPENSE WHEN SUCH ERROR, OMISSION, OR DISCREPANCY HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE ENGINEER.

TESTING & INSPECTION:

1. THE CONTRACTOR SHALL ENSURE THAT ALL REQUIRED OR NECESSARY INSPECTIONS ARE COMPLETED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO PROCEEDING WITH SUBSEQUENT WORK, WHICH COVERS OR THAT IS DEPENDENT ON THE WORK TO BE INSPECTED. FAILURE TO OBTAIN NECESSARY INSPECTION(S) AND APPROVAL(S) SHALL RESULT IN THE CONTRACTOR BEING FULLY RESPONSIBLE FOR ALL PROBLEMS ARISING FROM UNINSPECTED WORK.
2. UNLESS OTHERWISE SPECIFIED, SHEET C2.1 OUTLINES THE REQUIRED MINIMUM TESTING SCHEDULE FOR THE PROJECT. THIS TESTING SCHEDULE IS NOT COMPLETE, AND DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF OBTAINING ALL NECESSARY INSPECTIONS FOR ALL WORK PERFORMED, REGARDLESS OF WHO IS RESPONSIBLE FOR PAYMENT.

GRADING, PAVING, & DRAINAGE:

1. UNLESS OTHERWISE NOTED, ALL GRADING, ROCKING, AND PAVING SHALL CONFORM TO APWA STANDARD SPECIFICATIONS, CURRENT EDITION.
2. THE CONTRACTOR SHALL CLEAR AND GRUB WITHIN WORK LIMITS ALL SURFACE VEGETATION, TREES, STUMPS, BRUSH, ETC. STRIP WORK LIMITS, REMOVING ALL ORGANIC MATTER THAT CANNOT BE COMPACTED INTO A STABLE MASS. DO NOT DAMAGE OR REMOVE TREES EXCEPT AS APPROVED BY THE ENGINEER SHOWN ON THE DRAWINGS. PROTECT ALL ROOTS 2 INCHES IN DIAMETER OR LARGER. ALL TREES, BRUSH AND DEBRIS ASSOCIATED WITH CLEARING, STRIPPING OR GRADING SHALL BE REMOVED AND DISPOSED OF OFF-SITE.
3. IMMEDIATELY FOLLOWING STRIPPING OPERATIONS, THE CONTRACTOR SHALL COMPACT SUBGRADE TO 95% WITHIN THE PUBLIC RIGHT-OF-WAY (90% IN OTHER AREAS) OF THE MAXIMUM DRY DENSITY PER AASHTO T-99 TEST METHOD (STANDARD PROCTOR). SUBGRADE MUST BE INSPECTED AND APPROVED BY AN INDEPENDENT TESTING ORGANIZATION PRIOR TO PLACING EMBANKMENTS, ENGINEERED FILLS, OR FINE GRADING FOR BASE ROCK.
4. ALL FILLS SHALL BE ENGINEERED EXCEPT FOR FILLS LESS THAN 18 INCHES IN DEPTH WHICH ARE LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY, BUILDING PADS, PARKING LOTS OR OTHER AREAS TO BE IMPROVED. ENGINEERED FILLS SHALL BE CONSTRUCTED IN 6" LOOSE LIFTS OVER APPROVED SUBGRADES. EACH LIFT IN THE PUBLIC RIGHT-OF-WAY SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY PER AASHTO T-99 TEST METHOD (STANDARD PROCTOR) OR TO 90% OF THE MAXIMUM DRY DENSITY PER AASHTO T-99 FOR ALL OTHER AREAS.
5. CRUSHED ROCK SHALL CONFORM TO THE REQUIREMENTS SECTION 207 (AGGREGATE BASE) APWA STANDARD SPECIFICATIONS. COMPACT TO 95% OF THE MAXIMUM DRY DENSITY PER AASHTO T-99 TEST METHOD (STANDARD PROCTOR). WRITTEN COMPACTION TEST RESULTS FROM AN INDEPENDENT TESTING LABORATORY BE RECEIVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO PLACING ASPHALT PAVEMENT.
6. ASPHALT PAVEMENT SHALL CONFORM TO SECTION 211 (ASPHALT CONCRETE PAVEMENT) APWA STANDARD SPECIFICATIONS FOR STANDARD DUTY MIX. ASPHALT PAVEMENT SHALL BE COMPACTED TO A MINIMUM OF 92% OF MAXIMUM DENSITY AS DETERMINED BY THE RICE STANDARD METHOD.
7. UNLESS OTHERWISE SHOWN ON THE DRAWINGS, STRAIGHT GRADES SHALL BE RUN BETWEEN ALL FINISH GRADE ELEVATIONS AND/OR FINISH CONTOUR LINES SHOWN.
8. FINISH PAVEMENT GRADES AT TRANSITION IN EXISTING PAVEMENT SHALL MATCH EXISTING PAVEMENT GRADES OR BE FEATHERED PAST JOINTS WITH EXISTING PAVEMENT AS REQUIRED TO PROVIDE A SMOOTH, FREE DRAINING SURFACE.
9. ALL EXISTING OR CONSTRUCTED MANHOLES, CLEANOUTS, MONUMENTS, GAS VALVES, WATER VALVES AND SIMILAR STRUCTURES SHALL BE ADJUSTED TO MATCH FINISH GRADES OF THE PAVEMENT, SIDEWALK, LANDSCAPED AREA OR MEDIAN STRIP WHEREIN THEY LIE. VERIFY THAT ALL VALVE BOXES AND RISERS ARE CLEAN AND CENTERED OVER THE OPERATION NUT. ADJUSTMENT AFTER PLACEMENT OF FINAL WEARING COURSE WILL NOT BE ALLOWED.
10. UNLESS OTHERWISE SHOWN ON THE DRAWINGS, NO CUT OR FILL SLOPES SHALL BE CONSTRUCTED STEEPER THAN 2H:1V.

EXISTING UTILITIES & FACILITIES:

1. THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF APPROVED DRAWINGS ON THE CONSTRUCTION SITE AT ALL TIMES WHEREON HE WILL RECORD ANY APPROVED DEVIATIONS IN CONSTRUCTION FROM THE APPROVED DRAWINGS, AND THE STATION LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES ENCOUNTERED. THESE FIELD RECORD DRAWINGS SHALL BE KEPT UP TO DATE AT ALL TIMES AND SHALL BE AVAILABLE FOR INSPECTION BY THE COUNTY UPON REQUEST. FAILURE TO CONFORM TO THIS REQUIREMENT MAY RESULT IN DELAY OF PAYMENT AND/OR FINAL ACCEPTANCE OF THE PROJECT.
2. UPON COMPLETION OF CONSTRUCTION OF ALL NEW FACILITIES, CONTRACTOR SHALL SUBMIT A CLEAN SET OF FIELD RECORD DRAWINGS CONTAINING ALL AS-BUILT DRAWINGS TO THE ENGINEER FOR USE IN THE PREPARATION OF AS-BUILT DRAWINGS FOR SUBMITTAL TO THE COUNTY AND OWNER. ALL INFORMATION SHOWN ON THE CONTRACTOR'S FIELD RECORD DRAWINGS SHALL BE SUBJECT TO VERIFICATION BY THE ENGINEER. IF SIGNIFICANT ERRORS OR DEVIATIONS ARE NOTED BY THE ENGINEER, AN AS-BUILT SURVEY PREPARED AND STAMPED BY A REGISTERED PROFESSIONAL LAND SURVEYOR AND/OR QUALIFIED ENGINEER SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE.
3. THE LOCATION AND DESCRIPTIONS OF EXISTING UTILITIES SHOWN ON THESE DRAWINGS, ARE COMPILED FROM AVAILABLE RECORDS AND/OR FIELD SURVEYS. THE ENGINEER OR UTILITY COMPANIES DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF SUCH RECORDS. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND SIZES OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING PROPERTY AND STREET MONUMENTS PRIOR TO CONSTRUCTION. ANY MONUMENTS DISTURBED DURING CONSTRUCTION OF THE PROJECT SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES WHERE NEW FACILITIES CROSS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXPOSING POTENTIAL UTILITY CONFLICTS FAR ENOUGH AHEAD OF CONSTRUCTION TO MAKE NECESSARY GRADE MODIFICATIONS WITHOUT DELAYING THE WORK. IF GRADE MODIFICATION IS NECESSARY, CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER, AND THE DESIGN ENGINEER SHALL OBTAIN APPROVAL FROM THE COUNTY ENGINEER PRIOR TO CONSTRUCTION. ALL UTILITY CROSSINGS SHALL BE POTHOLED AS NECESSARY PRIOR TO EXCAVATING OR BORING TO ALLOW THE CONTRACTOR TO PREVENT GRADE OR ALIGNMENT CONFLICTS.
6. ALL FACILITIES SHALL BE MAINTAINED IN-PLACE BY THE CONTRACTOR UNLESS OTHERWISE SHOWN OR DIRECTED. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO SUPPORT, MAINTAIN, OR OTHERWISE PROTECT EXISTING UTILITIES AND OTHER FACILITIES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL LEAVE EXISTING FACILITIES IN AN EQUAL OR BETTER-THAN-ORIGINAL CONDITION AND TO THE SATISFACTION OF THE COUNTY ENGINEER.
7. UTILITIES OR PORTIONS OF UTILITIES INTERFERING THAT ARE ABANDONED IN PLACE SHALL BE REMOVED BY THE CONTRACTOR TO THE EXTENT NECESSARY TO ACCOMPLISH THE WORK. THE CONTRACTOR SHALL PLUG THE REMAINING EXPOSED ENDS OF ABANDONED UTILITIES.
8. CONTRACTOR SHALL REMOVE ALL EXISTING SIGNS, MAILBOXES, FENCES, LANDSCAPING, ETC., AS REQUIRED TO AVOID DAMAGE DURING CONSTRUCTION AND REPLACE THEM TO EQUAL OR BETTER-THAN-ORIGINAL CONDITION.
9. ANY SEPTIC TANKS ENCOUNTERED DURING CONSTRUCTION SHALL BE PUMPED OUT. THE CONTRACTOR SHALL BREAK BOTTOM OF TANK OUT AND BACKFILL WITH PEA GRAVEL UNLESS OTHERWISE REQUIRED BY PUBLIC AGENCIES HAVING JURISDICTION. SEPTIC TANK REMOVAL TO BE IN ACCORDANCE WITH SANITARIAN REQUIREMENTS.
10. ANY WELLS ENCOUNTERED SHALL BE ABANDONED PER STATE REQUIREMENTS.
11. ANY FUEL TANKS ENCOUNTERED SHALL BE REMOVED AND DISPOSED OF PER STATE REQUIREMENTS, AND BACKFILLED WITH COMPACTED GRANULAR MATERIAL.
12. THE CONTRACTOR SHALL COORDINATE AND PAY ALL COSTS ASSOCIATED WITH REMOVING OR ABANDONING ANY SEPTIC TANKS, WELLS (INCLUDING BOREHOLE PIEZOMETERS), AND FUEL TANKS ENCOUNTERED AS PER REGULATING AGENCY REQUIREMENTS. WHEN SHOWN ON THE DRAWINGS, THESE STRUCTURES SHALL BE REMOVED OR ABANDONED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY UPON DISCOVERY OF ANY SEPTIC TANKS, WELLS OR FUEL TANKS NOT SHOWN ON THE DRAWINGS, AND OBTAIN CONCURRENCE FROM THE OWNER PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A DETAILED COST BREAKDOWN OF ALL WORK RELATED TO REMOVING OR ABANDONING SAID STRUCTURES. THE CONTRACTOR SHALL BE REIMBURSED ON A TIME AND MATERIALS BASIS OR AT A NEGOTIATED PRICE AS AGREED TO BY THE OWNER.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MANAGING CONSTRUCTION ACTIVITIES TO ENSURE THAT PUBLIC STREETS AND RIGHT-OF-WAYS ARE KEPT CLEAN OF MUD, DUST, AND DEBRIS. DUST ABATEMENT SHALL BE MAINTAINED BY ADEQUATE WATERING OF THE SITE BY THE CONTRACTOR.

PRIVATE UTILITIES:

1. UNLESS OTHERWISE SHOWN ON THE DRAWINGS OR APPROVED BY JURISDICTION HAVING AUTHORITY, ALL NEW PRIVATE UTILITIES (POWER, CABLE TV, TELEPHONE, AND GAS) SHALL BE INSTALLED UNDERGROUND. INSTALLATION OF PRIVATE UTILITIES IN A COMMON TRENCH WITH WATER, SANITARY SEWER, OR STORM DRAINAGE PIPING IS PROHIBITED.
2. CONTRACTOR SHALL COORDINATE WITH POWER, TELEPHONE, AND CABLE TV COMPANIES FOR LOCATION OF VAULTS, PEDESTALS, ETC. ALL ABOVE GRADE FACILITIES SHALL BE PLACED IN A LOCATION OUTSIDE THE PROPOSED SIDEWALK LOCATION.
3. POWER, TELEPHONE AND CATV TRENCHING AND CONDUITS SHALL BE INSTALLED PER UTILITY COMPANY REQUIREMENTS WITH PULL WIRE. CONTRACTOR SHALL VERIFY WITH UTILITY COMPANY FOR SIZE AND TYPE OF CONDUIT PRIOR TO CONSTRUCTION. ALL CHANGES IN DIRECTION OF UTILITY CONDUIT RUNS SHALL HAVE LONG RADIUS STEEL BENDS.
4. CONTRACTOR SHALL NOTIFY AND COORDINATE WITH PRIVATE UTILITY FOR RELOCATION OF POWER POLES, VAULTS, ETC.
5. ALL PRIVATE UTILITY STRUCTURES (VAULTS, PEDESTALS, LIGHT POLES, ETC.) SHALL BE SET A MINIMUM OF 1 FOOT FROM ANY PROPERTY CORNER OR SURVEY MONUMENT.

STORM DRAINAGE SYSTEM:

1. STORM DRAINAGE PIPING MATERIALS SHALL CONFORM TO THE CONSTRUCTION DRAWINGS AND COUNTY REQUIREMENTS. UNLESS OTHERWISE NOTED OR SHOWN ON THE DRAWINGS, STORM DRAINAGE PIPING MATERIALS WITH WATERTIGHT JOINTS SHALL CONFORM TO TABLE 2. CONTRACTOR SHALL USE UNIFORM PIPE MATERIAL ON EACH PIPE RIM BETWEEN STRUCTURES UNLESS OTHERWISE DIRECTED OR APPROVED. JOINTED HDPE PIPE SHALL NOT BE USED FOR SLOPES EXCEEDING 10%.
2. UNLESS OTHERWISE SPECIFIED, STORM DRAINAGE PIPE SHALL BE PVC IN CONFORMANCE WITH ASTM D3034, SDR 35. MINIMUM STIFFNESS SHALL BE 46 PSI PER ASTM D-2412 AND JOINT TYPE SHALL BE ELASTOMERIC GASKET CONFORMING TO ASTM D-3212. ALL OTHER APPURTENANCES AND INSTALLATION SHALL CONFORM TO COUNTY SPECIFICATIONS.
3. CATCH BASINS SHALL BE SET SQUARE WITH BUILDINGS OR WITH THE EDGE OF THE PARKING LOT OR STREET WHERE THEY LIE. STORM DRAINAGE INLET STRUCTURES AND PAVING SHALL BE ADJUSTED SO WATER FLOWS INTO THE STRUCTURE WITHOUT PONDING.
4. UNLESS OTHERWISE APPROVED BY THE ENGINEER, ALL STORM DRAINAGE CONNECTIONS SHALL BE MADE BY MANUFACTURED TEES OR SADDLES.
5. SWEEP (DEFLECT) STORM DRAINAGE PIPE INTO CATCH BASINS AND MANHOLES AS REQUIRED. MAXIMUM JOINT DEFLECTION SHALL NOT EXCEED 5 DEGREES OR MANUFACTURERS' RECOMMENDATIONS, WHICHEVER IS LESS.
6. UNLESS OTHERWISE SHOWN OR DIRECTED, THE CONTRACTOR SHALL INSTALL STORM DRAINAGE PIPING IN ACCORDANCE WITH MANUFACTURERS' INSTALLATION RECOMMENDATIONS.
7. PRIOR TO MANDREL TESTING OR FINAL ACCEPTANCE, FLUSH AND CLEAN ALL STORM DRAINS, AND REMOVE ALL FOREIGN MATERIAL FROM THE MAINLINES, MANHOLES, AND CATCH BASINS.
8. THE CONTRACTOR SHALL CONDUCT DEFLECTION TEST OF FLEXIBLE STORM DRAINAGE PIPES BY PULLING AN APPROVED MANDREL THROUGH THE COMPLETED PIPE LINE FOLLOWING TRENCH COMPACTION. THE DIAMETER OF THE MANDREL SHALL BE 95% OF THE ACTUAL INSIDE PIPE DIAMETER. TEST SHALL BE CONDUCTED NOT MORE THAN 30 DAYS AFTER THE TRENCH BACKFILLING AND COMPACTION HAS BEEN COMPLETED.

TABLE 2: SPECIFICATIONS FOR STORM DRAINAGE & SANITARY SEWER PIPING

COVER DEPTH TO PIPE INVERT	SPECIFICATIONS FOR PIPING 8 INCHES TO 48 INCHES IN DIAMETER
LESS THAN 2 FEET OF COVER	CLASS 52 DUCTILE IRON PIPE WITH BELL AND SPIGOT JOINTS AND RUBBER GASKET OR HDPE (HIGH DENSITY POLYETHYLENE) PIPE CONFORMING TO AASHTO M 252 (8"-10") OR AASHTO M-294, TYPE S (12"-48") WITH PRESSURE TESTABLE FITTINGS AND O-RING GASKETS CONFORMING TO ASTM F-1336 AND ASTM F-477 RESPECTIVELY WITH CDF BACKFILL.
2 TO 2.5 FEET OF COVER	PIPE SPECIFIED FOR LESSER COVER DEPTH OR PVC ASTM D3034 SDR-35 ELASTOMERIC GASKETS CONFORMING TO ASTM D-3212.
2.5 FEET OR MORE OF COVER	PIPE SPECIFIED FOR LESSER COVER DEPTH OR PIPE APPROVED BY ENGINEER NOTE: HDPE (HIGH DENSITY POLYETHYLENE) PIPE NOT PERMITTED FOR DEPTH TO INVERT GREATER THAN 20 FEET.

HRK ENGINEERING & FIELD SERVICES
489 N 8TH STREET - SUITE 201
HOOD RIVER, OREGON 97031
(541) 386-6480

PROJECT: 19-042 04/30/2020

REGISTERED PROFESSIONAL ENGINEER
90691
OREGON
NOVEMBER 15, 2015
KYLE THOMAS JONES
EXPIRES 06/30/2021

PRELIMINARY

REV	DATE	REVISION DESCRIPTION

ADAMS CREEK COHOUSING
SHERMAN AVE. HOLDINGS, LLC
1419 SHERMAN AVE,
HOOD RIVER, OR 97031

GENERAL NOTES

DRAWING NO.
C2
OF 10

HOOD RIVER COUNTY TESTING STANDARDS

TEST	STANDARD	FREQUENCY	TESTING AGENCY	TIMING	TEST REQUIREMENTS	COUNTY SIGNOFF & DATE
SUBGRADE CUT SECTION COMPACTION	AGENCY/ENGINEER	ALL	AGENCY (*4) (*5)	PRIOR TO BASE ROCK	LOADED 10 CY TRUCK-PROOFROLL.	
SUBGRADE FILL COMPACTION	AASHTO T-180	EVERY 2500 CY, MIN. 2 & 1 PER 3' OF DEPTH	CERTIFIED LAB	FIELD REPORTS REQUIRED PRIOR TO BASE ROCK	95% MIN. COMPACTION.	
	AGENCY/ENGINEER	ALL	AGENCY (*4) (*5)	PRIOR TO BASE ROCK	LOADED 10 CY TRUCK-PROOFROLL.	
UTILITY BACKFILL COMPACTION (IN RIGHT OF WAY) (*1) (*2)	AASHTO T-180	EVERY 200', MIN. 1/LINE; 2 @ 100' FOR FAILED TESTS (*1)	CERTIFIED LAB	REPORTS PRIOR TO BASE ROCK	95% MIN. COMPACTION.	
UTILITY BACKFILL COMPACTION (OUT OF RIGHT OF WAY) (*1) (*2)	AASHTO T-99 or AASHTO T-180	EVERY 200', MIN. 1/LINE; 2 @ 100' FOR FAILED TESTS (*1)	CERTIFIED LAB	PRIOR TO FINAL ACCEPTANCE	MINIMUM COMPACTION REQUIRED: 95% WITH T-99 or 90% WITH T-180.	
UTILITY BACKFILL COMPACTION (OVER 3 FT IN DEPTH) (*1) (*2)	SAME AS ABOVE REQUIREMENTS	EVERY 5' OF DEPTH & SAME AS ABOVE REQUIREMENTS	SAME AS ABOVE REQUIREMENTS	SAME AS ABOVE REQUIREMENTS	SAME AS ABOVE REQUIREMENTS.	
LOT AREA COMPACTION (NON TRAFFIC AREAS)	AASHTO T-99 or AASHTO T-180	MIN. 1 PER EVERY 3' DEPTH, EACH LOT	CERTIFIED LAB	PRIOR TO FINAL ACCEPTANCE	MINIMUM COMPACTION REQUIRED: 95% WITH T-99 or 90% WITH T-180.	
WATER MAINS DISINFECTION	AWWA C651	ALL	CONTRACTOR (*5)	PRIOR TO BACTERIA SAMPLE	AWWA C651 5.2.3.3 METHOD.	
BACTERIA WATER SAMPLE	AWWA C651	2 CONSECUTIVE TEST 24 HR APART PER REQ. LOCATION, MIN 2 LOCATIONS PER MAIN, 1 ADDITIONAL PER BRANCH AND 1 ADDITIONAL PER 1,000 FT	WIX LAB or APPROVED LAB	PRIOR TO CONNECTION TO MAIN & BASE ROCK	E. COLI & COLIFORM ABSENT.	
WATER LINE LEAK TEST	AWWA C605 AWWA C600 ASTM F2164	MAIN, SERVICE, F.H., AIR/VAC	CONTRACTOR (*5)	PRIOR TO BASE ROCK	C605 7.3 SIMULTANEOUS PRESSURE AND LEAKAGE TEST or C600 5.2 2HR @ MAX. OF 150% OF STATIC OR 150 PSI, WHICHEVER IS GREATER.	
SEWER PRESSURE MAIN LEAK TEST	AWWA C605 AWWA C600 ASTM F2164	MAIN, SERVICE, AIR/VAC	CONTRACTOR (*5)	PRIOR TO BASE ROCK	C605 7.3 SIMULTANEOUS PRESSURE AND LEAKAGE TEST or C600 5.2 2HR @ MAX. OF 150% OF STATIC OR 150 PSI, WHICHEVER IS GREATER.	
LOW PRESSURE SEWER PRESSURE TEST	AGENCY/ENGINEER	MAIN, AIR/VAC	CONTRACTOR (*5)	PRIOR TO BASE ROCK	15 MIN. @ 150 PSI (MIN) OR WORK PRESSURE (HIGHER OF 2). NOT TO EXCEED 200 PSI.	
STEP SEWER SERVICE	AGENCY/ENGINEER	ALL SERVICES	CONTRACTOR	PRIOR TO BASE ROCK	100 PSI FOR 30 SECONDS.	
STEP / STEF SEWER TONE TEST	AGENCY/ENGINEER	MAIN, SERVICES	AGENCY (*4) (*5)	PRIOR TO BASE ROCK	CONTINUOUS TONE.	
GRAVITY SEWER - AIR TEST	ASTM F1417	MAIN, SERVICES	CONTRACTOR (*5)	PRIOR TO BASE ROCK	PER ASTM F1417-92.	
STEF MH COATING	AGENCY/ENGINEER	ALL	-------	AFTER VACUUM TEST	H_2S RESISTANT - CERTIFIED APPLICATOR - SUBMITTAL REQUIRED.	
VACUUM TEST - MH	ASTM C1244	ALL	CONTRACTOR (*5)	AFTER PAVEMENT INSTALLED	PER ASTM C1244-05A.	
HYDROSTATIC TEST - MH	ASTM C969	ALL	CONTRACTOR (*5)	AFTER PAVEMENT INSTALLED	0.019 GPH/FT DIAM/FT OF DEPTH OF MH.	
STEF/CONVENTIONAL SEWER - MANDREL TEST	ODOT 00445	AT AGENCY REQUEST	CONTRACTOR (*5)	PRIOR TO BASE ROCK	EFF LENGTH > D, MANDREL DIA > 0.95 D.	
STEF/CONVENTIONAL SEWER - TV TEST	ODOT 00445	MAIN REQUIRED	CONTRACTOR	PRIOR TO BASE ROCK	INSPECTION REPORT & VIDEO.	
STORM SEWER MANDREL TEST	ODOT 00445	AT AGENCY REQUEST	CONTRACTOR (*5)	PRIOR TO BASE ROCK	EFF LENGTH > D, MANDREL DIA > 0.95 D.	
STORM SEWER TV TEST	ODOT 00445	AT AGENCY REQUEST	CONTRACTOR	PRIOR TO BASE ROCK	INSPECTION REPORT & VIDEO.	
BASE ROCK GRADATION	ODOT 00610	ONE PER SOURCE	CERTIFIED LAB	PRIOR TO PLACEMENT	COPY TO INSPECTOR.	
BASE ROCK COMPACTION	AASHTO T-180	EVERY 250'	CERTIFIED LAB	PRIOR TO TOP ROCK, CURBS, DRIVEWAYS, APPROACHES AND SIDEWALKS	95% MIN. COMPACTION.	
TOP ROCK GRADATION	ODOT 00610	ONE PER SOURCE	CERTIFIED LAB	PRIOR TO PLACEMENT	COPY TO INSPECTOR.	
TOP ROCK COMPACTION	AASHTO T-180	ALL	AGENCY (*4) (*5)	PRIOR TO PLACEMENT	95% MIN. COMPACTION.	
AC GRADE & OIL CONTENT	ODOT 00744	ONE PER SOURCE	CERTIFIED LAB	PRIOR TO PLACEMENT	COPY TO INSPECTOR.	
AC COMPACTION	AASHTO T-209	ONE EVERY 1000 TONS (*3)	CERTIFIED LAB	DURING PLACEMENT	1ST LIFT 91% MIN. COMPACTION. SUBSEQUENT LIFTS 92% MIN. COMPACTION.	
SUBGRADE GRADE CHECK ELEV	AGENCY/ENGINEER	PER STATION (0+25)	AGENCY (*4) (*5)	PRIOR TO BASE ROCK	+0.04' TOLERANCE.	
BASE ROCK GRADE CHECK ELEV	AGENCY/ENGINEER	PER STATION (0+25)	AGENCY (*4) (*5)	PRIOR TO TOP ROCK	MINIMUM SECTION REQUIRED.	
TOP ROCK GRADE CHECK ELEV	AGENCY/ENGINEER	PER STATION (0+25)	AGENCY (*4) (*5)	PRIOR TO PAVEMENT	+0.02' TOLERANCE.	
CONCRETE CURB	ACI	PER 100', 1 TEST MIN.	CERTIFIED LAB	PRIOR TO TRAFFIC USE	28 DAY STRENGTH	
CONCRETE WALLS, STRUCTURAL ITEMS	ACI	PER ITEM AND EVERY 16 CYS	CERTIFIED LAB	PRIOR TO LOADING	28 DAY STRENGTH	
CONCRETE DRIVEWAYS, APRONS, APPROACHES	ACI	PER EACH AND EVERY 60 SY	CERTIFIED LAB	PRIOR TO TRAFFIC USE	28 DAY STRENGTH	

NOTE: CONTRACTOR SHALL BE RESPOSIBLE FOR ALL COSTS ASSOCIATED WITH TESTING. ALL TESTING COST SHALL BE CONSIDERED INCIDENTAL AND INCLUDED IN THE APPROPRIATE UNIT BID ITEM. COST SHALL BE CONSIDERED INCIDENTAL AND INCLUDEDIN THE APPROPRIATE UNIT BID ITEM.

(*1): NOT LESS THAN ONE TEST BETWEEN UTILITY STRUCTURES (MH, CLEANOUTS, VAULTS, ETC).
(*2): ALL BACKFILL AROUND UTILITY STRUCTURES SHALL BE COMPACTED AND TESTED, ONE TEST PER STRUCTURE.
(*3): ONE TEST SHALL BE CONDUCTED EVERY BLOCK OR 500 LF OF WORK AS DETERMINED BY THE ENGINEER (MIN. TWO TESTS PER LIFT).
(*4): AGENCY SHALL BE OWNER APPROVED, INDEPEDENT, 3RD PARTY LAB OR TESTING AGENCY.
(*5): ENGINEER OR COUNTY REPRESENTATIVE SHALL BE PRESENT TO OBSERVE FIELD TESTS OR COLLECTION OF SAMPLES.

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ADAMS CREEK COHOUSING
SHERMAN AVE. HOLDINGS, LLC
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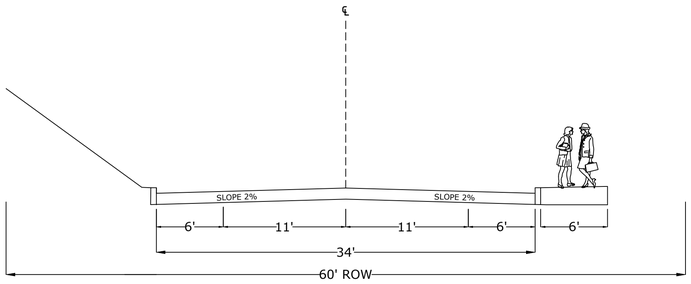
HOOD RIVER, OR 97031

TESTING SCHEDULE

DRAWING NO.
C3
OF 10

ACTUAL



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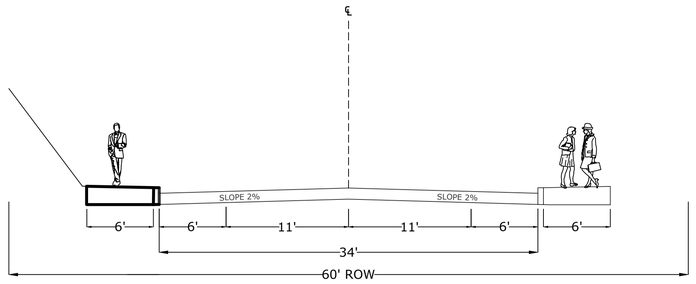
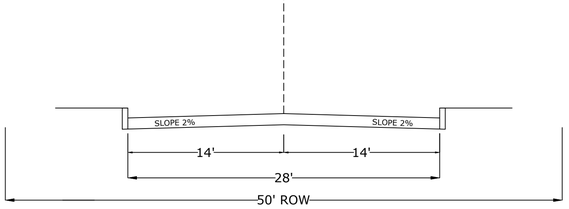
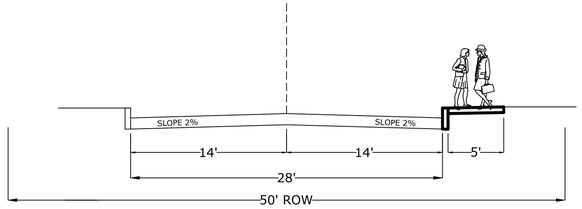
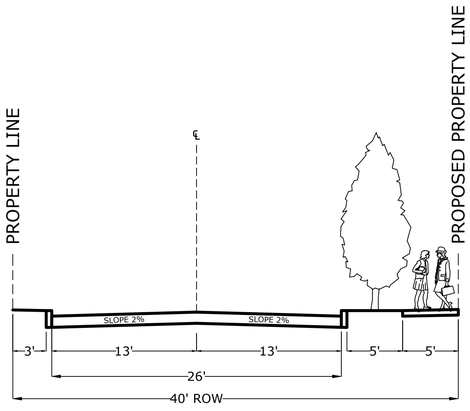


SHERMAN AVENUE





EUGENE STREET



ADAMS CREEK PLACE

LEGEND:

- EXISTING FLOWLINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM DRAINAGE CLEANOUT
- PROPOSED STORM DRAINAGE CLEANOUT
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- EXISTING SANITARY CLEANOUT
- PROPOSED SANITARY CLEANOUT
- EXISTING PUBLIC UTILITY EASEMENT
- PROPOSED PUBLIC UTILITY EASEMENT
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING BLOW-OFF VALVE
- PROPOSED BLOW-OFF VALVE
- EXISTING WATER METER
- PROPOSED WATER METER
- EXISTING OVERHEAD ELECTRICITY LINE
- PROPOSED OVERHEAD ELECTRICITY LINE
- EXISTING UNDERGROUND ELECTRICITY LINE
- PROPOSED UNDERGROUND ELECTRICITY LINE
- EXISTING POWER POLE
- PROPOSED POWER POLE
- PROPOSED LIGHT POLE
- EXISTING ELECTRIC METER
- PROPOSED ELECTRIC METER
- EXISTING NATURAL GAS LINE
- PROPOSED NATURAL GAS LINE
- EXISTING GAS METER
- PROPOSED GAS METER
- EXISTING UNDERGROUND COMMUNICATION
- PROPOSED UNDERGROUND COMMUNICATION
- EXISTING TELEPHONE RISER
- PROPOSED TELEPHONE RISER
- EXISTING INDEX CONTOUR LINE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- EXISTING FENCE LINE
- PROPOSED FENCE LINE
- PROPOSED SILT FENCE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE

HRK ENGINEERING & FIELD SERVICES
489 N 8TH STREET - SUITE 201
HOOD RIVER, OREGON 97031
(541) 386-6480

PROJECT 19-042 04/30/2020

REGISTERED PROFESSIONAL ENGINEER
90691PE
OREGON
NOVEMBER 15, 2015
JAMES THOMAS JONES
EXPIRES 06/30/2021

PRELIMINARY

REV	DATE	REVISION DESCRIPTION

ADAMS CREEK COHOUSING
SHERMAN AVE. HOLDINGS, LLC
1419 SHERMAN AVE,
HOOD RIVER, OR 97031

SECTIONS AND LEGEND

DRAWING NO.
C4
OF 16

TERRA SURVEYING

ALTA/ACSM LAND TITLE SURVEY

TAX LOT 4900 HOOD RIVER COUNTY ASSESSORS MAP 3N-10E-35AA

for

JOREN BASS, SHERMAN AVE. HOLDINGS, LLC

PAGE 2 OF 2

LOCATION OF SURVEY:

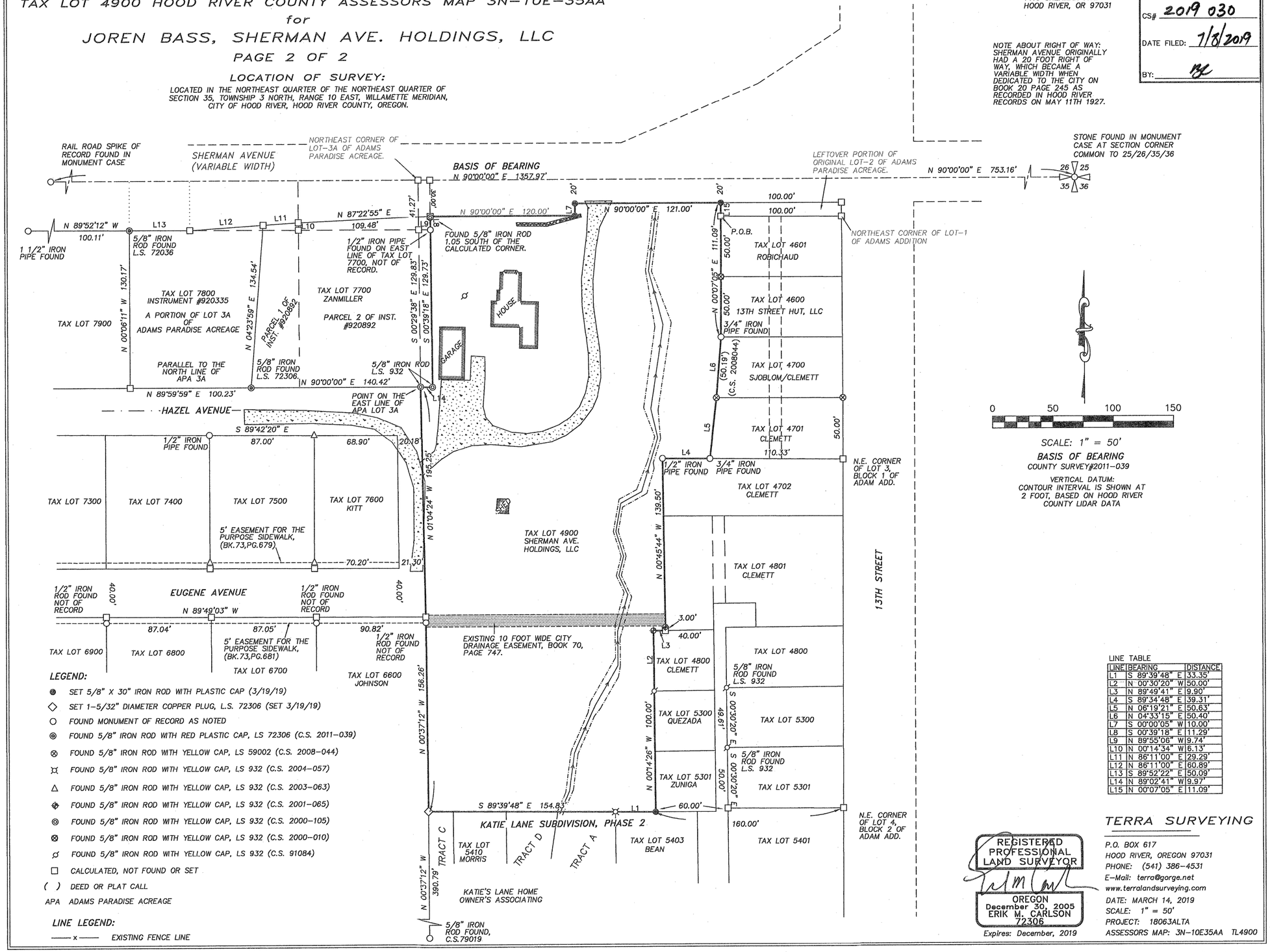
LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON.

OWNER:

JOREN BASS
SHERMAN AVE. HOLDINGS LLC
1419 SHERMAN AVE
HOOD RIVER, OR 97031

HOOD RIVER COUNTY SURVEYOR'S OFFICE
CS# 2019 030
DATE FILED: 7/8/2019
BY:

NOTE ABOUT RIGHT OF WAY: SHERMAN AVENUE ORIGINALLY HAD A 20 FOOT RIGHT OF WAY, WHICH BECAME A VARIABLE WIDTH WHEN DEDICATED TO THE CITY ON BOOK 20 PAGE 245 AS RECORDED IN HOOD RIVER RECORDS ON MAY 11TH 1927.



BASIS OF BEARING
COUNTY SURVEY#2011-039

VERTICAL DATUM:
CONTOUR INTERVAL IS SHOWN AT 2 FOOT, BASED ON HOOD RIVER COUNTY LIDAR DATA

LEGEND:

- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP (3/19/19)
- SET 1-5/32" DIAMETER COPPER PLUG, L.S. 72306 (SET 3/19/19)
- FOUND MONUMENT OF RECORD AS NOTED
- FOUND 5/8" IRON ROD WITH RED PLASTIC CAP, LS 72306 (C.S. 2011-039)
- FOUND 5/8" IRON ROD WITH YELLOW CAP, LS 59002 (C.S. 2008-044)
- FOUND 5/8" IRON ROD WITH YELLOW CAP, LS 932 (C.S. 2004-057)
- FOUND 5/8" IRON ROD WITH YELLOW CAP, LS 932 (C.S. 2003-063)
- FOUND 5/8" IRON ROD WITH YELLOW CAP, LS 932 (C.S. 2001-065)
- FOUND 5/8" IRON ROD WITH YELLOW CAP, LS 932 (C.S. 2000-105)
- FOUND 5/8" IRON ROD WITH YELLOW CAP, LS 932 (C.S. 2000-010)
- FOUND 5/8" IRON ROD WITH YELLOW CAP, LS 932 (C.S. 91084)
- CALCULATED, NOT FOUND OR SET
- ( ) DEED OR PLAT CALL

APA ADAMS PARADISE ACREAGE

LINE LEGEND:

——x—— EXISTING FENCE LINE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°39'48" E	33.35'
L2	N 00°30'20" W	50.00'
L3	N 89°49'41" E	9.90'
L4	S 89°34'48" E	39.31'
L5	N 06°19'21" E	50.63'
L6	N 04°33'15" E	50.40'
L7	S 00°00'05" W	10.00'
L8	S 00°39'18" E	11.29'
L9	N 89°55'06" W	9.74'
L10	N 00°14'34" W	6.13'
L11	N 86°11'00" E	29.29'
L12	N 86°11'00" E	60.89'
L13	S 89°52'22" E	50.09'
L14	N 89°02'41" W	9.97'
L15	N 00°07'05" E	11.09'

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
December 30, 2005
ERIK M. CARLSON
72306
Expires: December, 2019

TERRA SURVEYING
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net
www.terralandsurveying.com

DATE: MARCH 14, 2019
SCALE: 1" = 50'
PROJECT: 18063ALTA
ASSESSORS MAP: 3N-10E35AA TL4900

CS# 2019030

HRK ENGINEERING & FIELD SERVICES
489 N 8TH STREET - SUITE 201
HOOD RIVER, OREGON 97031
(541) 386-6480

PROJECT 19-042 04/30/2020

REGISTERED PROFESSIONAL ENGINEER
90691PE
OREGON
NOVEMBER 15, 2015
JUSTIN THOMAS JONES
EXPIRES 06/30/2021

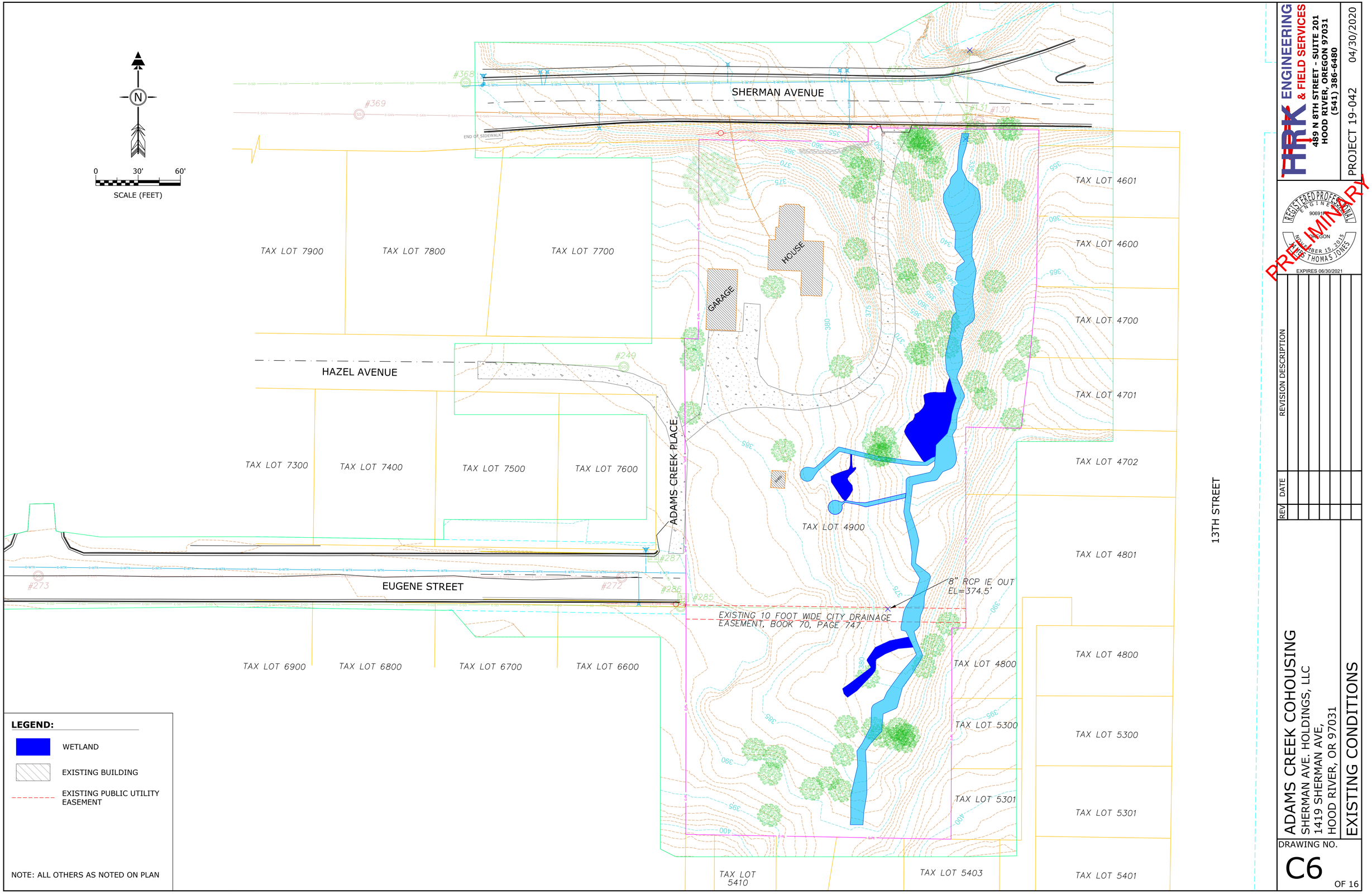
PREMINARY

REV	DATE	REVISION DESCRIPTION

ADAMS CREEK COHOUSING
SHERMAN AVE. HOLDINGS, LLC
1419 SHERMAN AVE,
HOOD RIVER, OR 97031

PLAT

DRAWING NO.
C5
OF 16



LEGEND:

- WETLAND
- EXISTING BUILDING
- EXISTING PUBLIC UTILITY EASEMENT

NOTE: ALL OTHERS AS NOTED ON PLAN

HRK ENGINEERING & FIELD SERVICES
489 N 8TH STREET - SUITE 201
HOOD RIVER, OREGON 97031
(541) 386-6480

PROJECT 19-042

04/30/2020

REGISTERED PROFESSIONAL ENGINEER
90691PE
OREGON
NOVEMBER 15, 2015
JUSTIN THOMAS JONES
EXPIRES 06/30/2021

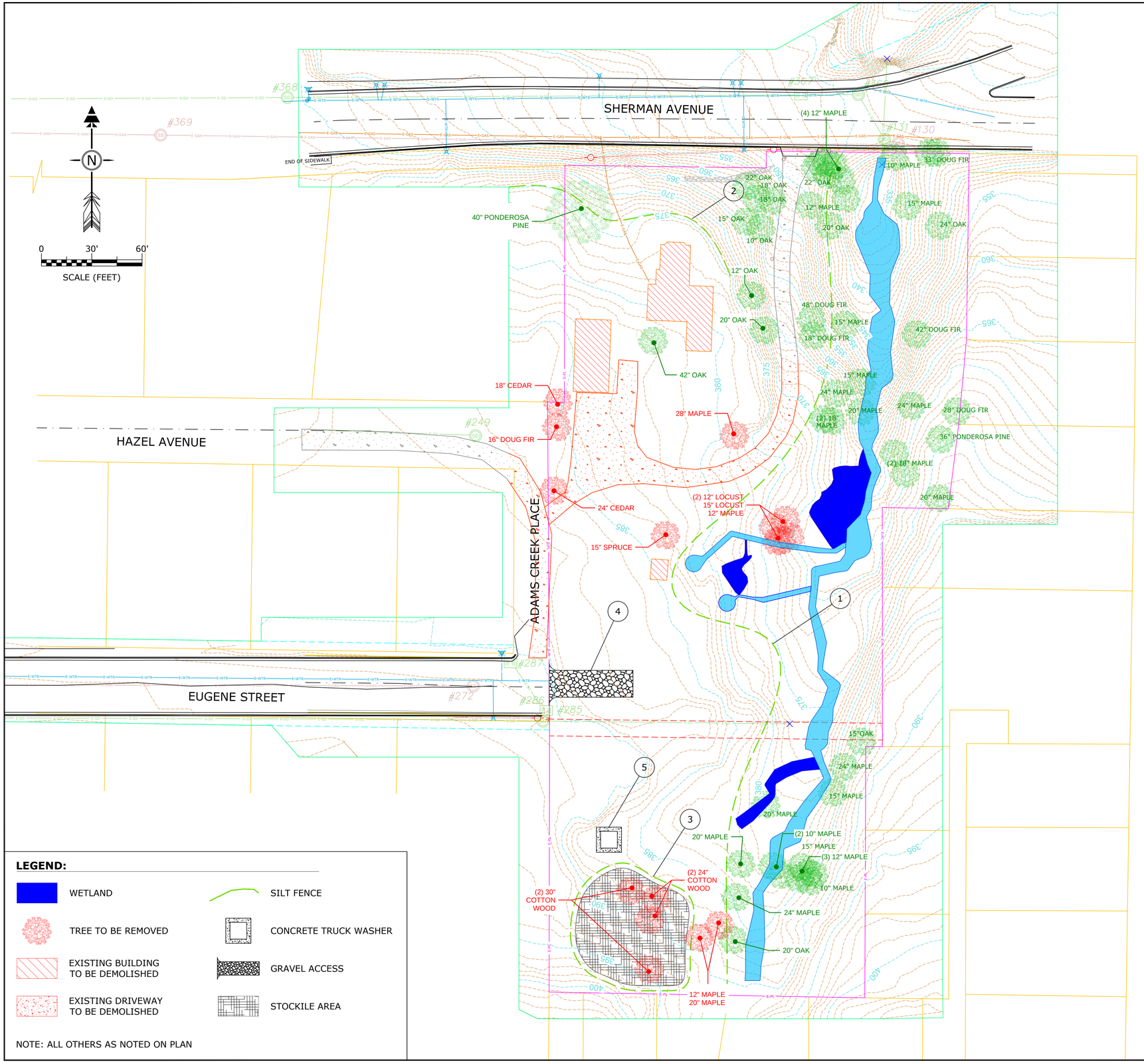
PRELIMINARY

REV	DATE	REVISION DESCRIPTION

ADAMS CREEK COHOUSING
SHERMAN AVE. HOLDINGS, LLC
1419 SHERMAN AVE,
HOOD RIVER, OR 97031

EXISTING CONDITIONS

DRAWING NO.
C6
OF 16



LEGEND:

- WETLAND
- TREE TO BE REMOVED
- EXISTING BUILDING TO BE DEMOLISHED
- EXISTING DRIVEWAY TO BE DEMOLISHED
- SILT FENCE
- CONCRETE TRUCK WASHER
- GRAVEL ACCESS
- STOCKILE AREA

NOTE: ALL OTHERS AS NOTED ON PLAN

EROSION CONTROL NOTES:

1. CONTRACTORS AND BUILDERS SHALL KEEP CUTTING AND CLEARING TO A MINIMUM AND WITHIN THE PHASE UNDER CONSTRUCTION. EVERY EFFORT SHOULD BE MADE TO DISTURB AS LITTLE EXISTING VEGETATION AS POSSIBLE, AND TO REESTABLISH GOOD GROUND COVER AS SOON AS POSSIBLE AFTER GRADING.
2. SEEDING OF DISTURBED AREAS, SUCH AS CUTS, FILLS, AND STORAGE AREAS SHALL BE DONE AS SOON AS POSSIBLE AFTER USE OF THE AREA IS CONCLUDED, OR CONSTRUCTION IS FAR ENOUGH ALONG THAT THE AREA WILL NOT BE DISTURBED
3. IF AN AREA IS NOT, OR CANNOT BE SEEDED ADEQUATELY TO PROTECT IT FROM EROSION, THEN IT SHALL BE PROTECTED BY COVERING WITH SOME PROTECTIVE MATERIAL, SUCH AS MULCH, STRAW, TARPS, PLASTIC AND CHIPPED BRUSH.
4. SILT FABRIC SHALL BE PLACED OVER THE CATCH BASIN INLETS SO THAT NO SEDIMENT WILL ACCUMULATE IN THE CATCH BASINS. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM.
5. WHERE SEEDING FOR TEMPORARY EROSION CONTROL IS REQUIRED, FAST GERMINATING GRASSES SHALL BE APPLIED AT AN APPROPRIATE RATE (E.G. ANNUAL OR PERENNIAL RYE APPLIED AT APPROXIMATELY 80 POUNDS PER ACRE). SEEDING OF CLEARED AREAS SHALL BE ACCOMPLISHED WITHIN SEVEN DAYS UNLESS OTHERWISE STABILIZED. TEMPORARY IRRIGATION MAY BE REQUIRED TO ESTABLISH AND MAINTAIN VEGETATION. ALL DISTURBED AREAS SHALL BE SEEDED.
6. THE CONTRACTOR SHALL INSPECT ROADS DAILY AND CLEAN AS NEEDED SO THAT NO SEDIMENT IS WASHED OR CARRIED OFF-SITE.
7. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.)
8. THE IMPLEMENTATION OF THESE ESC PLANS AND CONSTRUCTION, MAINTENANCE, REPLACEMENT AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED, AND VEGETATION/LANDSCAPING IS ESTABLISHED.
9. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
10. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
11. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
12. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 24 HOURS FOLLOWING A STORM EVENT.
13. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
14. WATER WILL BE USED AS NEEDED FOR DUST CONTROL DURING CONSTRUCTION ACTIVITIES.

SEDIMENT FENCES NOTES:

1. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND BOTH ENDS SECURELY FASTENED TO THE POST, OR OVERLAP 2"x 2" POSTS AND ATTACHED AS SHOWN ON DETAIL.
2. THE FILTER FABRIC FENCE SHALL BE INSTALLED TO FOLLOW THE CONTOURS WHERE FEASIBLE. THE FENCE POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 18 INCHES.
3. THE FILTER FABRIC SHALL HAVE A MINIMUM VERTICAL BURIAL OF 6 INCHES. ALL EXCAVATED MATERIAL FROM FILTER FABRIC FENCE INSTALLATION SHALL BE BACKFILLED AND COMPACTED ALONG THE ENTIRE DISTURBED AREA.
4. STANDARD OR HEAVY DUTY FILTER FABRIC FENCE SHALL HAVE MANUFACTURED STITCHED LOOPS FOR 2"x 2" POST INSTALLATION. STITCHED LOOPS SHALL BE INSTALLED ON THE UPHILL SIDE OF THE SLOPED AREA.
5. FILTER FABRIC FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY PROTECTED AND STABILIZED.
6. FILTER FABRIC FENCES SHALL BE INSPECTED BY APPLICANT/CONTRACTOR IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

EROSION & SEDIMENT CONTROL LEGENDS:

1. INSTALL 582 LF OF SILT FENCE
2. INSTALL 158 LF OF SILT FENCE
3. INSTALL 245 LF OF SILT FENCE
4. INSTALL GRAVEL CONSTRUCTION ENTRANCE
5. INSTALL CONCRETE TRUCK WASHER

HRK ENGINEERING & FIELD SERVICES
489 N 8TH STREET - SUITE 201
HOOD RIVER, OREGON 97031
(541) 386-6480

PROJECT 19-042

04/30/2020

PRELIMINARY

REGISTERED PROFESSIONAL ENGINEER
90691PE
OREGON
NOVEMBER 15, 2015
THOMAS JONES
EXPIRES 06/30/2021

REV	DATE	REVISION DESCRIPTION

ADAMS CREEK COHOUSING
SHERMAN AVE. HOLDINGS, LLC
1419 SHERMAN AVE,
HOOD RIVER, OR 97031

EROSION CONTROL & DEMOLITION PLAN

DRAWING NO.

C7

PROPOSED SIDEWALK & RECONSTRUCTION OF EXISTING DRIVEWAY

SHERMAN AVENUE

END OF SIDEWALK

PROPOSED SWALE/DETENTION POND
FOR ROOF WATER DETENTION

COMMON HOUSE

PROPOSED LIGHT POLE

PROPOSED ADAMS CREEK PLACE STREET

HAZEL AVENUE

BUILDING #3

BUILDING #1

ADAMS CREEK PLACE

PROPOSED 4 ADA RAMPS,
445 LF OF SIDEWALK
& 4 DRIVEWAYS

PROPOSED WOODEN BRIDGES
(NO DISTURBANCE TO WETLAND OR WATERWAY)

13TH STREET

BUILDING #2

EUGENE STREET

PROPOSED RAIN ROOF LINE

REC BUILDING

PROPOSED LIGHT POLE
SEE ARCH FOR CARPORT

PROPOSED DETENTION POND

N

0 30' 60'

SCALE (FEET)

LEGEND:

- WETLAND
- PROPOSED CONSTRUCTIONS FOOTPRINT
- PROPOSED SIDEWALK
- PROPOSED ASPHALT
- PROPOSED GRAVEL AREA
- PROPOSED PERVIOUS PAVERS
- PROPOSED STREET PLANTER STRIP
- P-PL — PROPOSED PROPERTY LINE
- P-PUE — PROPOSED PUBLIC UTILITY EASEMENT

NOTE: ALL OTHERS AS NOTED ON PLAN. SEE ACRCH FOR ALL ON-SITE LANDSCAPING.

HRK ENGINEERING & FIELD SERVICES
489 N 8TH STREET - SUITE 201
HOOD RIVER, OREGON 97031
(541) 386-6480

PROJECT 19-042 04/30/2020

REGISTERED PROFESSIONAL ENGINEER
90691PE
OREGON
NOVEMBER 15, 2015
JUSTIN THOMAS JONES
EXPIRES 06/30/2021

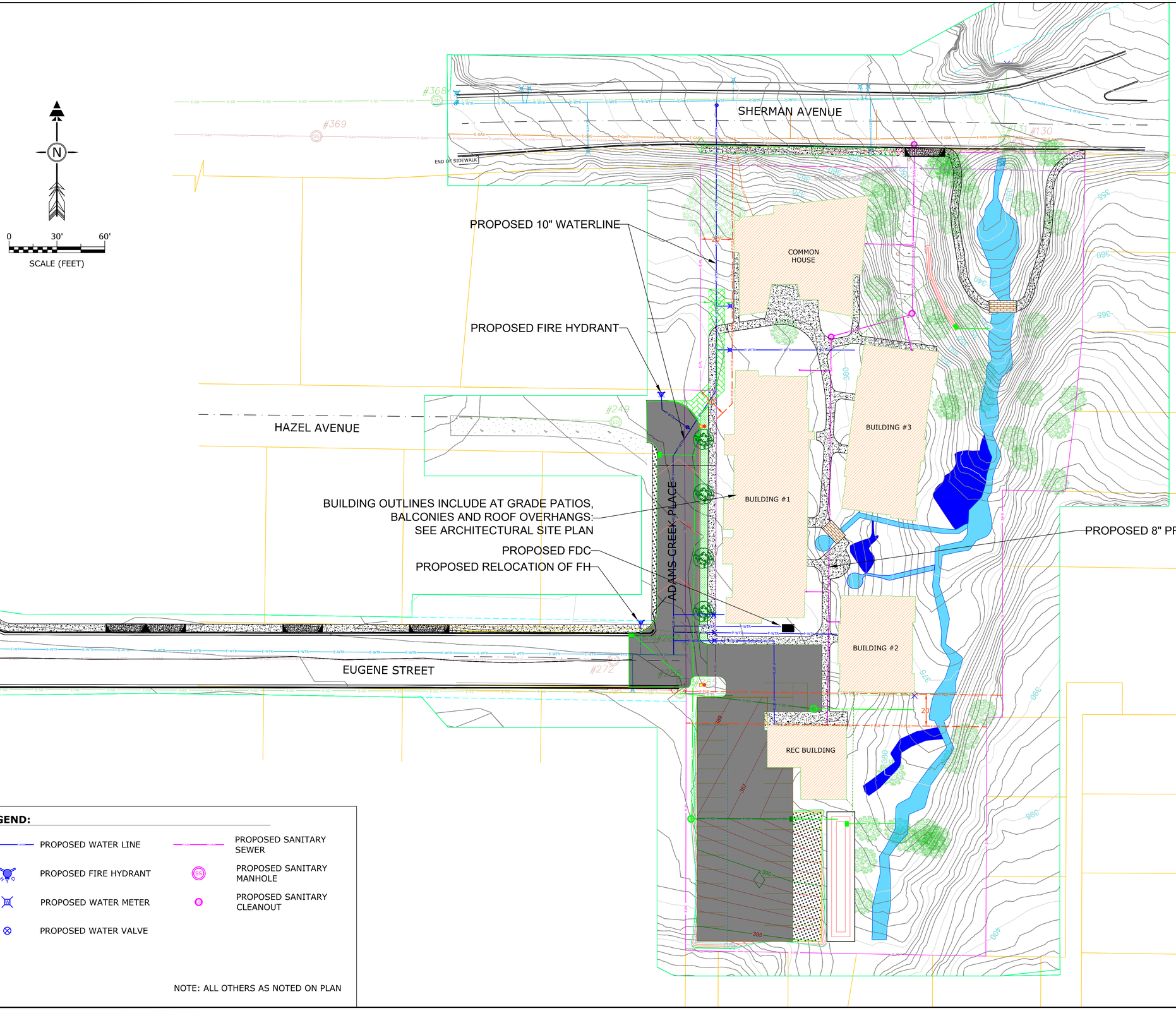
PRELIMINARY

REV	DATE	REVISION DESCRIPTION

ADAMS CREEK COHOUSING
SHERMAN AVE. HOLDINGS, LLC
1419 SHERMAN AVE,
HOOD RIVER, OR 97031

GRADING PLAN & STORM DRAINAGE

DRAWING NO.
C8
OF 16



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(541) 386-6480

PROJECT 19-042

04/30/2020

REGISTERED PROFESSIONAL ENGINEER
90691PE
OREGON
NOVEMBER 15, 2015
JUSTIN THOMAS JONES
EXPIRES 06/30/2021

PRELIMINARY

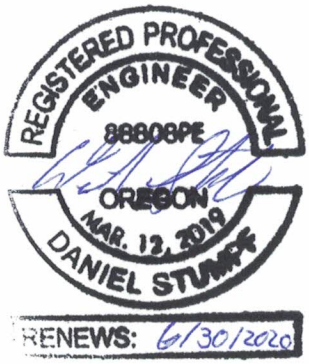
REV	DATE	REVISION DESCRIPTION

ADAMS CREEK COHOUSING
SHERMAN AVE. HOLDINGS, LLC
1419 SHERMAN AVE,
HOOD RIVER, OR 97031

SANITARY SEWER & WATER SYSTEM

DRAWING NO.
C9
OF 16

Technical Memorandum



LANCASTER
ENGINEERING

321 SW 4th Ave., Suite 400
Portland, OR 97204
phone: 503.248.0313
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lancasterengineering.com

To: Lindsey Grove

From: Terrington Smith, EIT
Jessica Hijar

Date: April 23, 2020

Subject: 1419 Sherman – Traffic Analysis Letter (TAL)

This memorandum provides a summary of the traffic analysis conducted for the proposed 25-unit multi-family housing development, to be located at 1419 Sherman Avenue in Hood River, Oregon. Based on Section 17.20.060 of Hood River's Municipal Code and the scale of the proposed development, a full traffic impact study is not expected to be required; however, a Traffic Assessment Letter (TAL) is needed. This report is written to address the TAL requirements.

Project & Location Description

The proposed development includes the construction of 25 residential dwelling units with a parking lot and fire access lane connected to an extension of Eugene Street. In addition, a new public street connecting Eugene Street to Hazel Avenue (named Adams Creek Place) will be constructed along the west side of the site. A detailed site plan is provided in the technical appendix.

The approximately 2.4-acre subject site is located south of Sherman Avenue, west of 13th Street, east of 17th Street, and encompasses a segment of Adams Creek. There is an existing single-family house on the property that is expected to be removed with the development. Figure 1 on the following page shows the project site location. A summary of nearby roadway characteristics is shown in Table 1.

Table 1: Area Roadway Characteristics

Roadway	Jurisdiction	Functional Classification	Speed	On-street Parking	Bicycle Lanes	Curbs	Sidewalks
Sherman Avenue	City of Hood River	Urban Collector	25 mph Posted	Yes	None	Partial	Partial
Eugene Street	City of Hood River	Local Road	25 mph Statutory	Yes	None	None	None
17th Street	City of Hood River	Urban Collector	25 mph Statutory	Yes	None	Partial	Partial

Figure 1: Project Site Location (Hood River Online GIS)

Trip Generation

The proposed development will consist of 25 residential dwelling units. To estimate the trip generation of the proposed development, trip rates from the *Trip Generation Manual*, 10th Edition, published by the Institute of Transportation Engineers (ITE), were used. Trip rates for land-use code 220, *Multifamily Housing (Low-Rise)*, were referenced based on the number of dwelling units. It should be noted that while there is a mix of two and three-story units, trip generation estimates were based on land-use code 220 to reflect a more conservative assessment of site trip generation relative to land-use code 221, *Multifamily Housing (Mid-Rise)*, which is typically referenced for housing structures of three to ten floors.

The proposed development will generate a total of 12 trips during the morning peak hour, 14 trips during the evening peak hour, and 184 average weekday trips. A reduction in additional site trip impacts was taken to account for the existing house on the property. Data from land use code 210, *Single Family Detached Housing*, was used to estimate the trip generation of the existing home. Table 2 on page 3 summarizes the trip generation for the existing and proposed development. Detailed trip generation calculations are included in the technical appendix.

Table 2: Trip Generation Summary

	ITE Code	Units	Morning Peak Hour			Evening Peak Hour			Weekday Total
			Enter	Exit	Total	Enter	Exit	Total	
Existing Conditions									
Single-Family Detached Housing	210	1	0	1	1	1	0	1	10
Proposed Development									
Multifamily Housing (Low-Rise)	220	25	3	9	12	9	5	14	184
Net New Site Trips			**3**	**8**	**11**	**8**	**5**	**13**	**174**

Trip Distribution & Assignment

The subject site is located in an urban high-density residential zone with access to Eugene Street. The directional distribution of site trips to and from the proposed development was estimated based on the locations of likely destinations and locations of major transportation facilities in the site vicinity. The following trip distribution was estimated and used for analysis:

- Approximately 50 percent of site trips will travel to/from the west along Cascade Avenue.
- Approximately 20 percent of site trips will travel to/from the south along 12th Street/13th Street.
- Approximately 20 percent of site trips will travel to/from the east along Oak Street.
- Approximately 10 percent of site trips will travel to/from local destinations along local streets.

As requested by the City of Hood River, trip assignment was evaluated at the following intersections:

1. Cascade Avenue at Rand Road
2. Cascade Avenue at 20th Street
3. Oak Street at 2nd Street
4. 13th Street at Belmont Avenue
5. 12th Street at Belmont Avenue

A summary of the total number of site trips traveling through each study intersection during the morning and evening peak hours is shown in Table 3 on the following page. The trip distribution and assignment for site

trips generated by th proposed development during the morning and evening peak hours is shown in Figure 2 on page 6.

Table 3: Total Site Trips at Study Intersections

	Intersection	AM Site Trips	PM Site Trips
	Cascade Avenue at Rand Road	6	7
	Cascade Avenue at 20th Street	3	3
	Oak Street at N 2nd Street	2	3
	13th Street at Belmont Avenue	1	1
	12th Street at Belmont Avenue	1	2

Applicable Standards

The following sections address applicable transportation standards for the proposed development which are referenced in the Hood River Municipal Code.

Sight Distance – HRMC 17.20.030.B.(2)

Intersection sight distances were evaluated at the proposed site access intersection along the planned extension of Eugene Street, per standards provided within *A Policy on Geometric Design of Highways and Streets*[1]. Based on the statutory speed limit of 25 mph, there is a required intersection sight distance of 280 feet. The extension of Eugene Street will serve a parking lot and fire access before ending within the property. The proposed site plan depicts the removal of on-site foliage which may obstruct sight lines to less than 280 feet along the Eugene Street extension as well as the proposed Adams Creek Place alignment. Provided the vegetation along the western property line is removed, adequate intersections sight distances will be available along the proposed Adams Creek Place intersections with Hazel Avenue and Eugene Street.

[1] American Association of State Highway and Transportation Officials (AASHTO), *A Policy on Geometric Design of Highways and Streets*, 2011.

Access Spacing – HRMC 17.20.030.B.(2)

Hood River's Access Management Spacing Standards state that for Local Streets, a minimum distance of 22 feet is required between the proposed driveways and other driveways or public streets. The proposed driveway access for the parking lot is located approximately 40 feet from Adams Creek Place (measured centerline to centerline as per Table 16.12-A). Based on the proposed site plan, the development meets the City's Access Spacing requirements.

Roadway Design – HRMC 16.12

Hood River requires that new developments meet the requirements of all standards outlined in Chapter 16.12: *General Design and Improvements Standards* of the Hood River Municipal Code. The sections include General Applicability, Vehicular Access and Circulation, Pedestrian Access and Circulation, Landscape Conservation, Street Trees, Public Facilities Standards, and Performance Guarantee. The sections of the chapter relevant to this TAL are Vehicular Access and Circulation as well as Pedestrian Access and Circulation, both of which are addressed below.

Vehicular Access and Circulation

From Eugene Street and Hazel Avenue, vehicle trips generated by the site are provided multiple routes of travel between the proposed development and the greater transportation system. Access to nearby higher classification roadways, such as Sherman Avenue to the north and May Street to the south are available by way of 17th Street, 22nd Street, Rand Road, and other intermittent local streets which intersect Eugene Street. From these aforementioned roadways, access to other major/regional roadways, such as 13th Street and Cascade Avenue/Oak Street, are available.

Pedestrian and Bicycle Access and Circulation

Sidewalks are intermittently available along nearby vicinity roadways, including Eugene Street, 17th Street, and Sherman Avenue. These roadways may be considered low-stress roads where traffic volumes and vehicle travel speeds (i.e. posted and statutory speeds of 25 mph) are expected to be relatively low. Accordingly, when sidewalks are not available pedestrians are able to safely walk along the shoulders of these and other nearby local streets when necessary. The proposed development includes the installation of sidewalks along the site frontage with Sherman Avenue as well as pedestrian access along Eugene Street and Hazel Avenue (by way of the proposed Adams Creek Place alignment), and Sherman Avenue, whereby pedestrian connectivity will be improved within the site vicinity.

Given the above described vicinity roadways may be considered low-stress roads, bicyclists are able to safely and comfortably share the roadway with motor vehicle traffic. On-site bicycle parking will also be provided as part of the proposed development.

LEGEND

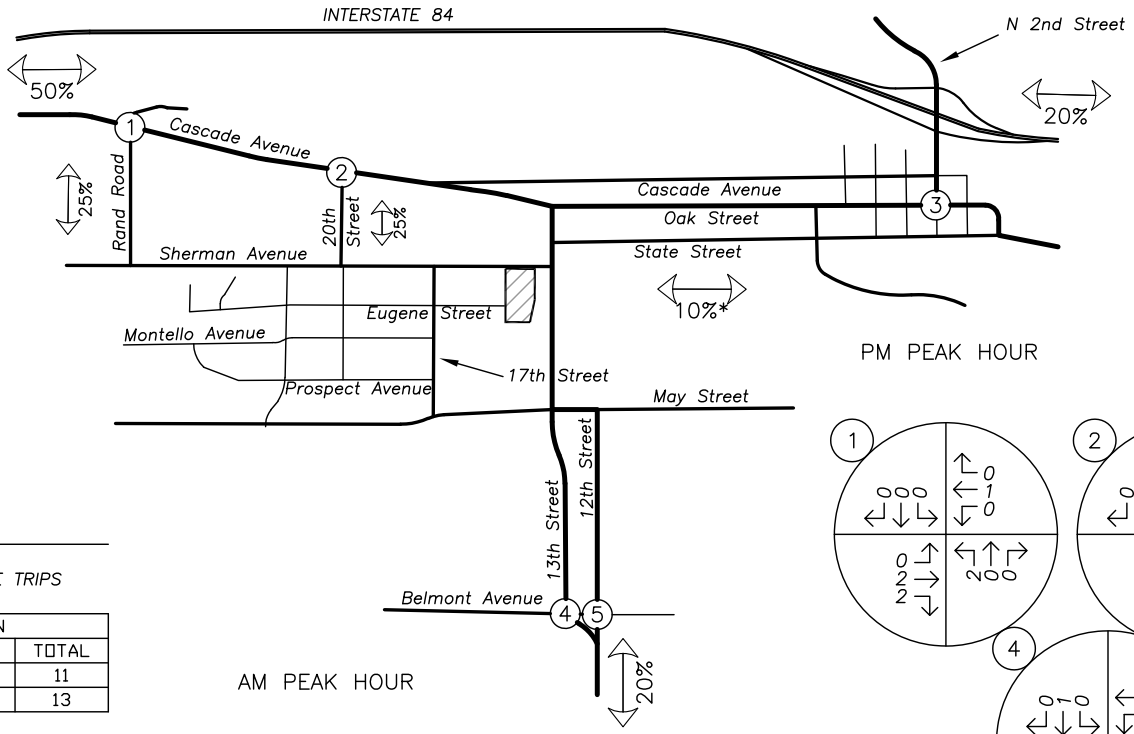
- STUDY INTERSECTION
- STOP SIGN
- BIKE LANE
- PROJECT SITE
- INTERSTATE
- MINOR ARTERIAL
- URBAN COLLECTOR
- LOCAL ROADWAY

LEGEND

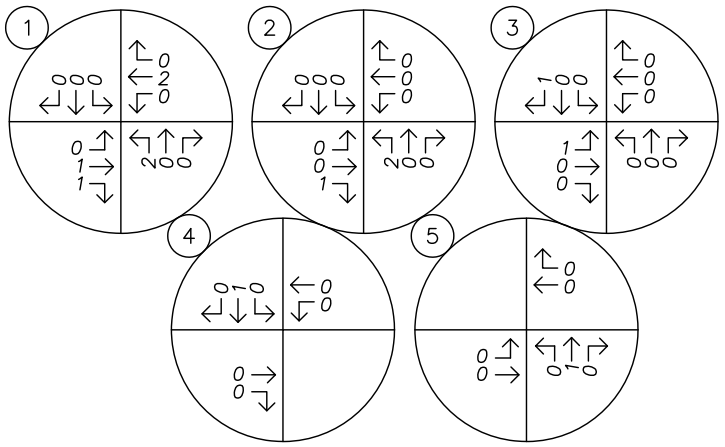
XX% PERCENT OF SITE TRIPS

TRIP GENERATION			
	IN	OUT	TOTAL
AM	3	8	11
PM	8	5	13

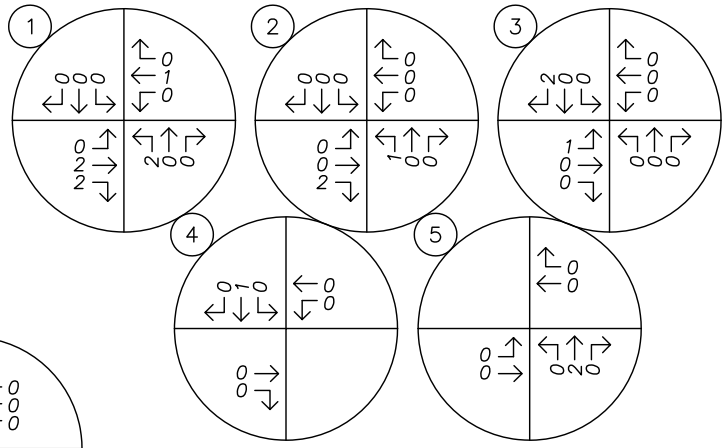
*10% of site trips expected to utilize local roads to/from destinations within Hood River and not through study intersections.



AM PEAK HOUR



PM PEAK HOUR



SITE TRIP DISTRIBUTION & ASSIGNMENT
Proposed Development Plan – Site Trips
AM & PM Peak Hours

FIGURE 2

Conclusions

The transportation impacts related to the proposed 25-unit multi-family housing development on the nearby transportation system are expected to be minimal. No operational mitigation is necessary or recommended in association with the proposed development.

The proposed site accesses meet Hood River's Access Management Spacing Standards, whereby no mitigation is necessary or recommended.

The proposed development plan is sufficient to safely accommodate site trips generated by the proposed development in addition to the existing traffic in the site vicinity. Accordingly, the criteria detailed within Section 17.20.060 of Hood River's Municipal Code have been addressed.

Appendix

SITE PLAN NOTES

1. SEE CIVIL SHEETS FOR EXISTING CONDITIONS, UTILITIES, GRADING, AND STORMWATER MANAGEMENT.
2. SEE CIVIL SHEETS FOR PROPOSED TREE REMOVAL.
3. SEE NARRATIVE FOR ADDITIONAL INFORMATION.

THE OWNER ACKNOWLEDGES THE FOLLOWING REQUIREMENTS OF ZONING SECTION 17.17.040 GENERAL LANDSCAPING STANDARDS.

- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY FUTURE DAMAGE TO A STREET, CURB, OR SIDEWALK CAUSED BY LANDSCAPING.
- PLANTS THAT MINIMIZE UPKEEP AND MAINTENANCE SHALL BE SELECTED.
- PLANTS SHALL COMPLEMENT OR SUPPLEMENT SURROUNDING NATURAL VEGETATION, BE IN SCALE WITH BUILDING DEVELOPMENT, AND FIT THE CLIMATE.
- DECIDUOUS TREES SHALL HAVE STRAIGHT TRUNKS, BE FULLY BRANCHED, HAVE A MINIMUM CALIPER OF ONE AND ONE-HALF (1½) INCHES AND BE ADEQUATELY STAKED FOR PLANTING.
- EVERGREEN TREES SHALL BE A MINIMUM OF THREE (3) FEET IN HEIGHT, FULLY BRANCHED AND ADEQUATELY STAKED FOR PLANTING.
- SHRUBS SHALL BE A MINIMUM EIGHTEEN (18) INCHES IN HEIGHT AND SPACED NOT MORE THAN FOUR (4) FEET APART FOR PLANTING.
- GROUND COVER, DEFINED AS LIVING MATERIAL AND NOT INCLUDING BARK CHIPS OR OTHER MULCH, SHALL BE PLANTED ON A MAXIMUM EIGHTEEN (18) INCHES ON CENTER BETWEEN PLANTS AND ROWS.
- WATERING SYSTEMS SHALL BE INSTALLED TO ASSURE LANDSCAPING SUCCESS. IF PLANTINGS FAIL TO SURVIVE, IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO REPLACE THEM.

SITE PLAN LEGEND

LANDSCAPING (SEE NARRATIVE FOR DESCRIPTION OF TYPES)

- GROUND COVER
- LAWN
- NEW TREE
- DECORATIVE LANDSCAPING
- NATIVE VEGITATION
- SCREENING LANDSCAPING
- NATURAL CONDITION

PAVING AND SURFACES

- ASPHALT
- CONCRETE WALKWAYS
- GRAVEL (DRIVEABLE)
- PATTERNED CONCRETE (PLAZA)

OTHER

- BUILDING ENTRY
- SITE LIGHTING BOLLARD

1 PRELIMINARY SITE AND LANDSCAPE PLAN
1" = 20'-0"

PLAN NORTH

1" = 20'-0"
0' 10' 20' 40'

MFA | Architecture and Planning
107 SE Washington, Suite 227
Portland, OR 97214
503-756-6506

PRELIMINARY

ADAMS CREEK COHOUSING, LLC

ADAMS CREEK COHOUSING

1419 SHERMAN AVENUE
HOOD RIVER, OREGON 97031

MARK	DATE	DESCRIPTION

ISSUE DATE: 04/30/20
ISSUE: SITE PLAN REVIEW COMPLETENESS RESPONSE

PROJECT: 19027
DRAWN BY: -
CHECKED BY: -

 ORIGINAL SHEET SIZE: 24"x36"

PRELIMINARY SITE AND LANDSCAPE PLAN

PR A1.2

TRIP GENERATION CALCULATIONS

Land Use: Single-Family Detached Housing
Land Use Code: 210
Setting/Location General Urban/Suburban
Variable: Dwelling Units
Variable Value: 1

AM PEAK HOUR

Trip Rate: 0.74

	Enter	Exit	Total
Directional Distribution	25%	75%	
Trip Ends	**0**	**1**	**1**

PM PEAK HOUR

Trip Rate: 0.99

	Enter	Exit	Total
Directional Distribution	63%	37%	
Trip Ends	**1**	**0**	**1**

WEEKDAY

Trip Rate: 9.44

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	**5**	**5**	**10**

SATURDAY

Trip Rate: 9.54

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	**5**	**5**	**10**

Source: Trip Generation Manual, Tenth Edition

TRIP GENERATION CALCULATIONS

Land Use: Multifamily Housing (Low-Rise)
Land Use Code: 220
Setting/Location General Urban/Suburban
Variable: Dwelling Units
Variable Value: 25

AM PEAK HOUR

Trip Rate: 0.46

	Enter	Exit	Total
Directional Distribution	23%	77%	
Trip Ends	**3**	**9**	**12**

PM PEAK HOUR

Trip Rate: 0.56

	Enter	Exit	Total
Directional Distribution	63%	37%	
Trip Ends	**9**	**5**	**14**

WEEKDAY

Trip Rate: 7.32

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	**92**	**92**	**184**

SATURDAY

Trip Rate: 8.14

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	**102**	**102**	**204**

Source: TRIP GENERATION, Tenth Edition

lancaster mobley

321 SW 4th Ave., Suite 400
Portland, OR 97204
503.248.0313
lancastermobley.com

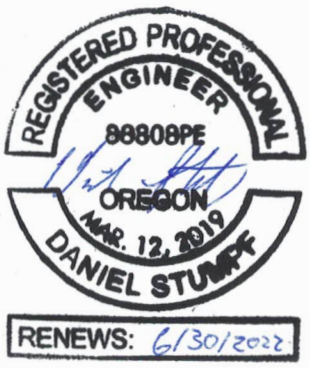
Memorandum

To: **City of Hood River**

From: **Jessica Hijar**

Date: **June 2, 2020**

Subject: **Adams Creek Cohousing – City of Hood River Comments Response**



This memorandum is written to respond to comments received from the City of Hood River regarding the TAL for the proposed 25-unit multi-family housing development, to be located at 1419 Sherman Avenue in Hood River, Oregon. Comments are shown in italics with responses immediately following:

The Traffic Assessment Letter (TAL) is missing driveway spacing analysis for the proposed driveway as measured from the existing driveway at 1419 Eugene Street. The TAL should be updated to include an analysis of the spacing and safety standards for the proposed driveway in relation to the existing driveway at 1419 Eugene Street by the traffic engineer. If the driveway spacing standard is not met, an additional proposed design exception should be included with the application materials, including adequate justification as to why the exception should be granted.

As stated in the TAL dated April 23, 2020, the proposed driveway for the subject property is located approximately 40 feet from the planned Adams Creek Place alignment along the western edge of the project site (measured centerline to centerline). Since Adams Creek Place is the nearest intersecting driveway or street to the proposed driveway access, all other existing driveways will meet the access spacing requirement. Therefore, the City of Hood River's access spacing requirement for Local Streets, a minimum distance of 22 feet, is met between the proposed driveway access and the existing driveway for 1419 Eugene Street. It should be noted that the driveway serving 1419 Eugene Street is located approximately opposite of Adams Creek Place whereby spacing standards between the two are not applicable.

If you have any questions regarding this memorandum, please don't hesitate to ask.

PRELIMINARY STORMWATER MANAGEMENT PLAN

ADAMS CREEK COHOUSING

PROJECT LOCATION:

1419 SHERMAN AVE,
HOOD RIVER, OREGON

FEBRUARY 10, 2020

APPLICANT:
URBAN DEVELOPMENT PARTNERS
116 NE 6TH AVENUE, STE. 400
PORTLAND, OREGON 97232
ATTN: JOREN BASS

PREPARED BY:

HRK ENGINEERING & FIELD SERVICES

489 N. 8TH STREET, SUITE 201
HOOD RIVER, OREGON 97031

REGISTERED PROFESSIONAL ENGINEER
9069 PE
OREGON
NOV. 10, 2015
JAMES T. JONES
EXPIRES: 6/21

Attachment A.6

1 INTRODUCTION

This Preliminary Stormwater Management Plan has been prepared for the 2.5-acre parcel of ground located in the NE 1/4, NW 1/4, Section 35, T3N, R10E, WM located at 1419 Sherman Avenue, Hood River Oregon.

This preliminary report describes the existing conditions and proposed drainage stormwater infrastructure as required for the Engineering pre-submittal process.

The report is primarily a planning document submitted for review and comment only. As the project develops a final Storm Water Management Plan will be submitted along with the construction drawings of the civil site improvements for City approval and permitting.

2 PROJECT OVERVIEW

The project site is currently developed as a single-family residence with associated parking and outbuildings. The site is bounded by Sherman Avenue on the north and residential developments on the east, south and west.

Vehicular access is provided from Sherman via a paved driveway. In the developed condition the Sherman access will be abandoned for vehicular use and replaced by driveway access to Eugene Street on the west.

The topography on the site is deeply incised with steep banks in excess of 10% draining easterly and westerly toward Adams Creek which drains northerly discharging into a culvert at Sherman Street. The existing development is entirely on the west bank of Adams Creek consisting of a single-family residence, parking facilities, outbuildings and scattered gardens. The east bank is, and will remain, in a native state.

There are three, separate jurisdictional wetlands on the site which were mapped by Schott & Associates (7/22/19) as depicted on accompanying maps. None of the wetlands will be impacted by the proposed improvements.

The site is vegetated with heavily timbered woods and brush covering the soil on both banks. Clearings have been established to accommodate the residence, parking and gardening activities on the west bank.

The National Resources Conservation Service has mapped the area and identifies the soils as Rockford Stony loam which is classified as Soil Group C.

The proposed development will impact the west bank only and will consist of three townhouse buildings, a recreation building and a common house creating a plaza on the northern portion of the site. A parking lot will be constructed in the southwest corner.

The Plaza will be developed primarily in areas previously cleared for the existing improvements. The parking lot will be constructed in a more heavily timbered area.

A pedestrian access to Sherman will be provided along the current driveway route and terminate in a two-lot parking area at the existing curb cut. A sidewalk will be added to the west side of Sherman north of the current curb cut.

Eugene Street drains to inlets which discharge to a storm sewer that conveys flow easterly across the site to Adams Creek. That storm sewer is located within a 10-foot easement.

2.1 DESIGN STANDARDS

The design standards are taken from Chapter 8, City of Hood River Engineering Standards. The Santa Barbara hydrologic modeling method was utilized for the time-dependent analysis of water flow rates and to calculate volumes. The parameters for the calculations were taken from the USDA NRCS Urban Hydrology for Small Watersheds Technical Release 55 (TR55) as per the City's standards.

The rainfall distribution over the 24-hour period is based on the SCS Type 1A with precipitation rates provided in Table 8.3 B of the City's standards.

2.2 SUMMARY OF RESULTS

The drainage modeling concept for historic conditions divides the site into the East and West basins. For the post-developed condition the project site is divided into three areas: 1) East basin, 2) parking lot and 3) Plaza.

The east bank will not be impacted by the proposed development and will discharge in the post-developed condition at the historic rate.

The parking lot will sheet flow to a retention pond adjacent to the impervious surface. There is no discharge in the model from the parking lot in the post-developed condition.

The Plaza is the balance of the west bank area outside of the parking lot. The roofs and landscaped areas will drain in vegetated swales to a detention facility on the west bank upstream of the Sherman culvert. Water quality treatment will be provided in the swales. Flood control will be provided in the detention facility where post-developed peak rates will be regulated and discharged at rates that mimic the historic condition. Reducing the post-developed to historic peak flow rates requires a pond volume of sufficient

size to store the higher amounts of runoff caused by increasing the amount of impervious area. The detention pond is sized at a preliminary stage to predict the volume that will be required.

The site improvements will not impact any wetlands or jurisdictional waters. There are no downstream waters listed under the Section 303(d) Listings under the National Pollution Discharge Elimination System (NPDES).

Hydrologic modeling has been prepared to calculate the peak runoff rates from the site in the historic and developed condition to identify the drainage infrastructure that will be required. The Watershed Modeling Schematic provided in the Appendix shows the discharge flow rates and volumes that will be required.

3 SUMMARY

This preliminary report is submitted to identify the stormwater drainage infrastructure that will be required for approval and permitting of the civil site improvements depicted in the construction drawings that will be submitted in the next phase of the project.

The jurisdictional wetlands on the site will be protected during construction and will not be impacted by the proposed improvements.

The Eugene storm sewer will be either left in place or realigned to meet construction needs. The existing 10-foot will be replaced by a 20-foot easement as part of the development.

The East bank will not be impacted by the development and will continue to discharge at the historic rate.

The retention pond adjacent to the parking lot will be sized to retain runoff from storms up the 100-year flood frequency and provide both water quality and quantity control.

The discharge from the Plaza will drain in vegetated swales to provide water quality treatment and discharge to extended-dry detention pond designed to provide flood control.

WETLAND DELINEATION / DETERMINATION REPORT COVER FORM

Fully completed and signed report cover forms and applicable fees are required before report review timelines are initiated by the Department of State Lands. Make checks payable to the Oregon Department of State Lands. To pay fees by credit card, go online at: https://apps.oregon.gov/DSL/EPS/program?key=4.

Attach this completed and signed form to the front of an unbound report or include a hard copy with a digital version (single PDF file of the report cover form and report, minimum 300 dpi resolution) and submit to: **Oregon Department of State Lands, 775 Summer Street NE, Suite 100, Salem, OR 97301-1279.** A single PDF of the completed cover from and report may be e-mailed to: **Wetland_Delineation@dsl.state.or.us.** For submittal of PDF files larger than 10 MB, e-mail DSL instructions on how to access the file from your ftp or other file sharing website.

Contact and Authorization Information

☒ Applicant ☐ Owner Name, Firm and Address:
Urban Development Partners
Attn: Joren Bass
116 NE 6th Avenue, Ste 400
Portland, Oregon 97232

Business phone # (503) 432-5570
Mobile phone # (optional)
E-mail: joren@udplp.com

☒ Authorized Legal Agent, Name and Address (if different):
James Miller
724 Prospect Ave
Hood River, OR 97031

Business phone # 503-360-4321
Mobile phone # (optional)
E-mail: jimwmiller@gmail.com

I either own the property described below or I have legal authority to allow access to the property. I authorize the Department to access the property for the purpose of confirming the information in the report, after prior notification to the primary contact.

Typed/Printed Name: James Miller **Signature:** _____
Date: _____ Special instructions regarding site access: _____

Project and Site Information

Project Name: 1419 Sherman Avenue

Latitude: 45.70655085 Longitude: -121.52630656
decimal degree - centroid of site or start & end points of linear project

Proposed Use:
Residential Development

Tax Map # 03N10E35AA
Tax Lot(s) 4900

Tax Map #
Tax Lot(s)

Project Street Address (or other descriptive location):
1419 Sherman Avenue

Township 3N Range 10E Section 35AA QQ NE,NE
Use separate sheet for additional tax and location information

City: Hood River County: Hood River

Waterway: River Mile:

Wetland Delineation Information

Wetland Consultant Name, Firm and Address:
Schott & Associates, Inc. Attn: Jodi Reed
PO Box 589
Aurora, Oregon 97002

Phone # (503) 678-6007
Mobile phone # (if applicable)
E-mail: Jodi@schottandassociates.com

The information and conclusions on this form and in the attached report are true and correct to the best of my knowledge.
Consultant Signature: Jodi Reed Date: 07/22/2019

Primary Contact for report review and site access is ☒ Consultant ☐ Applicant/Owner ☐ Authorized Agent

Wetland/Waters Present? ☐ Yes ☐ No Study Area size: 2.40 Total Wetland Acreage: 0.0400

Check Applicable Boxes Below

☐ R-F permit application submitted
☐ Mitigation bank site
☐ Industrial Land Certification Program Site
☐ Wetland restoration/enhancement project (not mitigation)
☐ Previous delineation/application on parcel
If known, previous DSL # _____

☐ Fee payment submitted $ _____
☐ Fee ($100) for resubmittal of rejected report
☐ Request for Reissuance. See eligibility criteria. (no fee)
DSL # _____ Expiration date _____
☐ LWI shows wetlands or waters on parcel
Wetland ID code _____

For Office Use Only

DSL Reviewer: _____ Fee Paid Date: ___/___/___ DSL WD # _____

Date Delineation Received: ___/___/___ Scanned: ☐ Electronic: ☐ DSL App.# _____

Attachment A.7

SCHOTT & ASSOCIATES
Ecologists & Wetlands Specialists
21018 NE Hwy 99E • P.O. Box 589 • Aurora, OR 97002 • (503) 678-6007 • FAX: (503) 678-6011

JURISDICTIONAL WETLAND DELINEATION REPORT FOR

1419 Sherman Avenue

T3N, R10E, Section 35AA
Tax Lot 4900
Hood River, Hood River County, Oregon

Prepared for

Urban Development Partners
116 NE 6th Ave, Ste 400
Portland, Oregon 97232

Prepared by

Jodi Reed
of
Schott & Associates, Inc.

Date:

June 2019

Project #: 2694

TABLE OF CONTENTS

LIST OF TABLES

APPENDICES

(A) Landscape Setting and Land Use

Schott & Associates (S&A) was contracted to conduct wetland delineation on a 2.4-acre study site located at 1419 Sherman Avenue, Hood River, Oregon (T3N, R10E, Section 35AA, Tax Lot 4900 to document existing wetlands and other waters that may be regulated under the Clean Water Act (CWA) by the U.S. Army Corps of Engineers (Corps) and under the Removal-Fill Law by the Oregon Department of State Lands (DSL). This report complies with all standards and requirements set forth in Oregon Administrative Rules (OAR) 141-090-0035 (1-17) for wetland delineation reports and jurisdictional determinations for the purpose of regulating fill and removal within waters of the state. This report will be used to fulfill federal and state regulatory requirements for project permitting.

The study site encompassed the entirety of tax lot 4900. The majority of the study site was forested by a mix of bigleaf maple (*Acer macrophyllum*) and Douglas fir (*Pseudotsuga menziesii*) with an understory dominated by blackberry (*Rubus armeniacus*), beaked hazelnut (*Corylus cornuta*), red-osier dogwood (*Cornus alba*) and vine maple (*Acer circinatum*). A stream, identified as Adams Creek by the Hood River Local Wetland Inventory, extended onsite from the south and flowed to the north and offsite via a culvert under Sherman Avenue. A house and associated outbuilding were located in the northwestern study site corner and along the northwestern boundary. The site was bound on all sides by residential housing.

Site topography was generally flat in the western half of the study site. The eastern half of the site featured a topographically well-defined ravine which contained the onsite stream. The southern half of the ravine was moderately sloped and the northern half of the ravine descended steeply toward Sherman Avenue. Sherman Avenue was significantly higher in elevation than the stream bottom and culvert (Photo Point 6). The eastern stream bank was steeply sloped the length of the property and the western stream bank was gradually sloped with a few flat terraces. Two small spring-fed tributaries drained into the stream from the western slope of the ravine.

At the time of the delineation, tax lot 4900 was zoned for residential development (R-3) http://gis.cityofhoodriver.com:81/Html5Viewer/Index.html?viewer=Public).

(B) Site Alterations

Aerial photographs for the time period between 1993 and 2018, available from Google Earth, were reviewed to assess site history. The earliest available aerial photograph (1994; Figure 5b) depicted the study site as it appears today with little to no change observed throughout the site history. According to City of Hood River WebMap, the house on site was built in 1939.

(C) Precipitation Data and Analysis

Precipitation data for the date of fieldwork and the time period preceding it were reviewed to evaluate observed wetland hydrology conditions relative to actual and statistically normal precipitation. Precipitation that deviates from normal ranges can affect site conditions and impact observed wetland hydrology indicators. Precipitation

data were acquired from the Natural Resources Conservation Service (NRCS) Agricultural Applied Climate Information System (AgACIS) for the Hood River Experiment Station in Hood River, Oregon to provide context for observed hydrological conditions of the study area at the time of the site visit (AgACIS 2018-2019). Table 1 provides the precipitation data, comparison to the normal water year average, as well as normal monthly ranges of precipitation representing 70% probability as reported for the Hood River, OR NRCS WETS station (NRCS 1981-2010).

Table 1. Precipitation Summary for the Date of Fieldwork and Preceding Water Year (October 1, 2018 – May 23, 2019)

	Observed Precipitation*				
Date of Field Visit	Date of Visit (in.)	2 weeks to-Date (in.)	Water Year to-Date (in.)	Normal Water Year to-Date (in.)	% of Normal Water Year-to Date
May 29, 2019	0.01	0.69	21.21	28.91	76%

*Data provided by NRCS AgACIS data from Hood River Experiment Station, Hood River, OR, 2018-2019

Table 2. Precipitation Summary for Three Months Preceding Fieldwork and Comparison to WETS Average and Normal Range

Month	Total Precipitation (inches)*	WETS Average (inches)**	WETS Normal Range (inches)**	% of Normal
April	3.1	1.76	1.22-2.10	176%
March	0.96	3.01	2.14-3.51	32%
February	3.68	3.93	2.58-4.76	94%

*Data provided by NRCS AgACIS data from Hood River Experiment Station, Hood River, OR, 2018-2019
**Data provided by NRCS WETS station for Hood River Experiment Station, Hood River, OR, 1981-2010

Fieldwork took place on May 23, 2019 when 0.01 inches of precipitation was observed. In the two weeks preceding fieldwork, 0.69 inches of precipitation was observed. Precipitation observed in April was nearly twice the WETS average and well above the normal range; in March, precipitation was observed well below the WETS average and range; and in February, precipitation was observed just below the WETS average and within the normal range. Precipitation for the water year (October 1, 2018-May 23, 2019) was observed at 76% of normal (21.21 inches). Based on these measures, with a very wet April moderating a very dry March and a below normal water year, it is assumed that surface and groundwater levels observed during fieldwork were typical for mid-growing season.

(D) Site Specific Methods

Prior to visiting the site, the following existing data and information was reviewed:

- Hood River County tax maps (http://gis.cityofhoodriver.com; Figure 2)

- U.S. Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI) and City of Hood River Local Wetland Inventory (Wetlands Consulting 2004; Figure 3)
- U.S Geological Survey (USGS) National Hydrography Dataset (NHD; Figure 3)
- U.S. Department of Agriculture (USDA) NRCS gridded Soil Survey Geographic (gSSURGO) database for Hood River County (Figure 4)
- Recent and historical aerial photographs provided by Google Earth (Figures 5a-5b)
- USGS National Elevation Data (NED), 1/9 arc-second, 2013 (Figure 6)
- Available documents and reports obtained from DSL. None were found.

Two soil series were mapped within the study site boundary according to the USDA NRCS soil survey for Hood River County. Rockford stony loam was mapped over the southern three-quarters of the site at 0-8% slopes, and Rockford stony loam was mapped over the northern quarter of the site at 8-12% slopes. Onsite soils are summarized in Table 3 below.

Table 3. Soil Summary Table

Map Unit Name	Slopes (%)	Hydric Rating (% Inclusions)	Flooding/ Ponding
Rockford stony loam	0-8	Nonhydric (0)	None/ none
Rockford stony loam	7-12	Nonhydric (0)	None/ none

Schott & Associates visited the site on May 23, 2019 to assess for the presence or absence of onsite wetlands and waters. Formal delineation data was collected according to methods described in the *1987 Manual* and the *Regional Supplement to the Corps of Engineers Delineation Manual: Western Mountains, Valleys and Coast Region (Version 2.0)* to determine boundaries of wetlands subject to state and federal jurisdiction. Onsite streams or ditches, if present, were delineated via the ordinary high-water mark (OHWM) as indicated by top of bank, wrack or scour lines, change in vegetation communities or gage elevation where applicable.

Nine formal sample plots were established within the study site to locate wetland boundaries. For each sample plot, data on vegetation, hydrology, and soils was collected, recorded in the field and later transferred to data forms (Appendix B). Plant indicator status was determined using the 2016 National Wetland Plant List (Lichvar et al. 2016). All identified wetlands are classified according to the USFWS *Classification of Wetlands and Deepwater Habitats of the United States* (Cowardin et al. 1979) and the *Guidebook for Hydrogeomorphic (HGM)-based Assessment of Oregon Wetland and Riparian Sites* (DSL 2001).

Representative ground level photographs were taken to document site conditions (Appendix C).

(E) Description of All Wetlands and Other Non-Wetland Waters

Three wetlands and three streams were identified within the study site. Onsite wetland area totaled 0.04 acres/1,372 ft.^{2} and stream corridor area (area below OHWM) totaled 0.12 acres. Wetland, stream corridor, and sample plot locations are shown in Figure 6.

Wetland 1: *Wetland 1* was in the central portion of the study site along the western bank of *Stream 1*. The wetland was situated on a flat terrace, extending uphill to the west. It was bound to the northwest, west and southwest by the slope of the ravine. The vegetation was dominated by American black nightshade (*Solanum americanum,* FACU), western lady fern (*Athyrium cyclosorum,* FAC) and Pacific water dropwort (*Oenanthe sarmentosa,* OBL). The wetland was assessed as a slope HGM class with a Cowardin class of seasonally flooded/saturated palustrine emergent (PEME).

Soil samples met the Corps hydric indicator of sandy redox (S5; SP 8), indicating that iron in the soil has been removed and translocated under saturated, anoxic conditions within dark-colored, sandy soil surface layers. Dark soil layers were very black (2.5Y 2.5/1) in matrix color, featuring common yellow-red redoximorphic concentrations occurring as soft masses; soil texture was sand. Corps wetland hydrological indicator observed within the wetland was a half inch of surface water (A1).

Wetland 2: *Wetland 2* was located on the hill slope between *Stream 2* and *Stream 3* near the middle of the study site. The wetland was a slope HGM class and scrub/shrub seasonally flooded/saturated wetland (PSSE) Cowardin class covering 231 ft.^{2}. The wetland appeared to be sustained by seeps to the north and south. The wetland generally sloped north draining into a narrow-defined channel that connected to *Stream 2*. The vegetation community was dominated by a shrub layer of red-osier dogwood (FACW) with bare ground in the herbaceous stratum.

Soil samples met the Corps hydric soil indicator for redox dark surface (F6; SP 2). Dark soil layers were very black (10 YR 2/1) in matrix color, featuring few yellow-red redoximorphic concentrations occurring as soft masses; soil texture was loamy sand. Corps wetland hydrological indicators observed within the sample plot included primary indicators of soil saturation (A3), high-water table (A2) and surface water. The area appeared to be sustained by seeps to the north and south (*Stream 2* and *3*).

Wetland 3: *Wetland 3* was in the southern third of the site, west of *Stream 1*. The 408 ft.^{2} wetland was in the bottom of a shallow swale extending to the northeast. The wetland was classified as a slope HGM class with a Cowardin class of seasonally flooded/saturated scrub/shrub (PSSE). The wetland featured a sparse scrub/shrub stratum consisting of vine maple (FAC) with bare ground covered in leaf litter. Surrounding

vegetation was thick vine maple with areas of red-osier dogwood and blackberry. The area was very shaded, limiting establishment of herbaceous vegetation.

The soil sample met the redox dark surface hydric soil indicator (SP 6). The soil matrix was 2.5Y 2.5/1 to very black to dark grayish brown (2.5Y 3/2) with redoximorphic concentrations occurring as soft masses; soil texture was loamy sand. Wetland hydrology indicators included a high-water table and saturation. Wetland hydrology appeared to be driven by a seep emerging from the slope.

The paired upland plot was located upslope within the shallow swale. Vegetation was dominated by a tree and shrub stratum of hazelnut (*Corylus cornuta*; FACU) and English holly (*Ilex aquifolium*; FACU). The herbaceous cover was dominated by English Ivy (*Hedera helix*, FACU). Soils were a shallow sand with a 2.5Y 3/2 matrix, no redoximorphic features were present. Shovel refusal due to rocks and roots occurred at 6 inches of depth (SP 5). Saturation was present to the surface; however, no water table was observed. Wetland hydrology indicator criteria were not met.

Stream 1: *Stream 1* within the study site extended from the southern boundary, flowing to the north. It is identified on the Hood River Local Wetland Inventory as Adams Creek and the NHD as an intermittent stream. Approximately 0.11 acres was within the study site. The stream channel was shallow (1 to 2 feet deep) with a rocky substrate and ranged from 5 to 20 feet wide. Stream embankments were well defined by surrounding slopes. The southern three-quarters of the stream were low-gradient gradually; the northern quarter was high gradient (Photo Point 5). Water was flowing during the May site visit. It is assumed the stream is intermittent, drying out during the summer months. It is not anticipated the stream is fish bearing, based on the shallow stream depth, intermittent flow period, and steep gradient.

Stream 2 & 3: *Stream 2* (360 ft.^{2}) and *3* (196 ft.^{2}) were both located in the middle of the study site. Both features appear to originate from seeps located near the top of the ravine. Surface water flowed through narrow channels and drained east to *Stream 1*. The features are approximately 1 to 3 feet wide with defined embankments which have eroded over time. Vegetation had recently been cleared, but the community appeared dominated by blackberry. Soils did not meet hydric soil criteria. The matrix was a 2.5Y 3/3 with no redoximorphic features. The soil texture was sandy. Hydrology indicators observed included surface water and saturation.

(F) Deviation from LWI or NWI

The City of Hood River LWI was completed in 2004 by Wetlands Consulting of Portland, Oregon. The LWI identified Adams Creek extending south to north through the study site. Adams Creek has been heavily modified by channelization and underground piping throughout Hood River. The portion of Adams Creek onsite appeared to be relatively undisturbed. S&A concurred with the presence of Adams Creek, but found 2 additional

seep-fed streams (*Streams 2 & 3*) and three wetlands within the study site. S&A delineated the features onsite based on existing conditions.

NWI does not identify any wetlands or waters within or surrounding the study site.

(G) Mapping Method

The mapped wetland areas were based on soils, vegetation, and hydrology data and the stream areas were mapped based on indicators of ordinary high-water mark. The wetland boundary and sample plots were recorded with a handheld Trimble GPS unit capable of sub-meter accuracy following differential correction with Pathfinder Office desktop software. These data were converted to ESRI shapefile and mapped using ArcMap 10.6 desktop software.

(H) Additional Information

None.

(I) Conclusions

Based on vegetation, soils, and hydrology data, three wetlands and three streams were identified within the study site boundary. Wetland area totaled 1,732 ft.^{2} and stream area totaled 0.12 acres. *Wetland 1* was assessed as a slope HGM class and PEME Cowardin class, and *Wetlands* 2 and *3* were assessed as slope HGM classes with PSSE Cowardin classes.

(J) Disclaimer

This report documents the investigation, best professional judgment, and conclusions of the investigators. It is correct and complete to the best of our knowledge. It should be considered a Preliminary Jurisdictional Determination of wetlands and other waters and used at your own risk unless it has been reviewed and approved in writing by the Oregon Department of State lands in accordance with OAR 141-090-0005 through 141-090-0055.

SCHOTT & ASSOCIATES
Ecologists & Wetlands Specialists
21018 NE Hwy 99E • P.O. Box 589 • Aurora, OR 97002 • (503) 678-6007 • FAX: (503) 678-6011

April 28, 2020

Adams Creek Cohousing
C/o Joren Bass
Urban Development Partners
116 NE 6th Avenue, Ste 400
Portland, Oregon 97232

Re: City Application Response for 1419 Sherman Avenue, Hood River, Oregon

Dear Mr. Bass:

This letter is intended to address the City of Hood River Planning Department Site Plan Review application section related to wetlands from their letter dated March 4, 2020.

The Local Wetland Inventory (LWI) for Hood River does not identify any onsite wetlands. Adams Creek is identified as flowing through the site south to north. The LWI, completed in 2004, does not show wetlands less than 0.5 acres in size unless they have previously been delineated and concurred with by Oregon Department of State Lands (DSL). Schott & Associates (S&A) completed a wetland delineation on the subject property and received concurrence in 2019 (WD2019-0419). Three wetlands were identified onsite, all less than 0.5 acres in size. Identified wetlands onsite were claimed jurisdictional by DSL. A copy of the delineation report and DSL concurrence is included with this letter.

The City has asked that ***if*** the delineated wetlands are deemed significant based on criteria in Oregon Administrative Rules (OAR) 141-86-300 through 350 detailed written analysis be provided explaining "*how the proposed development addresses and is consistent with the requirements in Hood River Municipal Code (HRMC) 17.22.010E and, if applicable, HRMC 17.22.010F.*"

S&A has reviewed HRMC 17.22.1010.E and 17.22.101.F as indicated by the City of Hood River. These sections describe allowed and prohibited uses ***within locally significant wetlands*** as well as variance, as needed, for activities within locally significant wetlands. An updated development plan is provided with this letter. As shown on the attached plan, no development of any sort is proposed in onsite wetlands or waters. Building 3 has been moved north as far as possible to avoid wetland impacts. All stream crossings will be bridged with no activities occurring below Ordinary High Water (OHW). No activities will be conducted in either significant or non-significant wetlands and this project is in compliance with HR codes. No activities are proposed within ***any*** onsite wetlands therefore no assessment to determine wetland significance should be required to determine that the project is in compliance with City codes.

Sincerely,

Juniper Tagliabue
Wetland Ecologist
juniper@schottandassociates.com

SCHOTT & ASSOCIATES
Ecologists & Wetlands Specialists
21018 NE Hwy 99E • P.O. Box 589 • Aurora, OR 97002 • (503) 678-6007 • FAX: (503) 678-6011

June 3, 2020

Adams Creek Cohousing
C/o Joren Bass
Urban Development Partners
116 NE 6th Avenue, Ste 400
Portland, Oregon 97232

Re: City Application Response for 1419 Sherman Avenue, Hood River, Oregon

Dear Mr. Bass:

This letter is intended to serve as an addendum to the letter addressed April 28, 2020. A second incompleteness letter from the City of Hood River Planning Department indicated clarification was needed regarding "*whether the wetlands identified on the site meet criteria in Oregon Administrative Rules (OAR) 141-86-0300 through 0350 to be deemed significant. In addition, please provide your findings for HRMC 17.22.010.E."*

According to OAR 141-086-0340 Procedures for Identifying Locally Significant Wetlands, *a function and quality assessment of the onsite wetlands using the Oregon Freshwater Wetland Assessment (OFWAM; Oregon Division of State Lands, 1996)* is required. Schott & Associates applied the OFWAM to the three wetlands identified in the 2019 delineation (WD2019-0419). The relevant OARs and response are provided below. Attached is a summary table of the OFWAM.

According to OAR 141-086-0350 Local Significant Wetland Criteria, wetlands must meet the following criteria.

(1) Exclusions.

Onsite wetlands do not meet exclusion criteria. This criterion is not addressed further.

(2) Mandatory LSW Criteria. A local government shall identify a wetland as locally significant if it meets one or more of the following criteria:

> *(a) The wetland performs any of the following functions at the levels indicated below using the Oregon Freshwater Wetland Assessment Methodology:*
>
> > *(A) "Diverse" wildlife habitat; or*
> >
> > None of the wetlands provide a "Diverse" wildlife habitat.
> >
> > *(B) "Intact" fish habitat; or*
> >
> > None of the wetlands provide "Intact" fish habitat.

(C) "Intact" water quality function; or

None of the wetlands provide "Intact" water quality function.

(D) "Intact" hydrologic control function.

None of the wetlands provide "Intact" hydrologic control function.

(b) The wetland or a portion of the wetland occurs within a horizontal distance less than one-fourth mile from a water body listed by the Department of Environmental Quality as a water quality limited water body (303(d) list), and the wetland's water quality function is described as "intact" or "impacted or degraded" using OFWAM. The 303(d) list specifies which parameters (e.g., temperature, pH) do not meet state water quality standards for each water body. A local government may determine that a wetland is not significant under this subsection upon documentation that the wetland does not provide water quality improvements for the specified parameter(s).

According to the Oregon Explorer, ORWAP and SFAM map viewer, the nearest water quality limited water body (303(d) list) is the Columbia River which is downslope and approximately 0.45 miles north of the site. No 303(d) listed waters are mapped within a distance of less than one-fourth mile.

(c) The wetland contains one or more rare plant communities, as defined in this rule.

There are no rare plant communities within these wetlands.

(d) The wetland is inhabited by any species listed by the federal government as threatened or endangered, or listed by the state as sensitive, threatened or endangered, unless the appropriate state or federal agency indicates that the wetland is not important for the maintenance of the species.

It is not anticipated that any species listed by the federal government as threatened or endangered, or listed as state sensitive, threatened or endangered inhabit these wetlands.

(A) The use of the site by listed species must be documented, not anecdotal. Acceptable sources of documentation may include but are not limited to: field observations at the wetland sites during the local wetlands inventory and functional assessments, and existing information on rare species occurrences at agencies such as the Oregon Natural Heritage Program, Oregon Department of Fish and Wildlife, Oregon Department of Agriculture and the U.S. Fish and Wildlife Service.

Preliminary site visits and observations during the wetland fieldwork did not document any observations of listed species.

(B) Input originating from other locally knowledgeable sources constitutes "documentation" if verified by one of the above agencies or a university or college reference collection.

(e) The wetland has a direct surface water connection to a stream segment mapped by the Oregon Department of Fish and Wildlife as habitat for indigenous anadromous salmonids, and the wetland is determined to have "intact" or "impacted or degraded" fish habitat function using OFWAM.

The wetland does not have direct surface water connection to a stream segment mapped by ODFW as habitat for indigenous fish. The onsite stream features are culverted both upstream and downstream of the site with significant elevation changes.

(3) Optional LSW Criteria. At the discretion of the local government, wetlands that meet one or more of the following criteria may be identified as locally significant wetlands:

(a) The wetland represents a locally unique native plant community: wetland is or contains the only representative of a particular native wetland plant community in the UGB/UUC, which is only applicable if the entire UGB/UUC is inventoried. To be identified as a LSW, such a wetland must also have been assessed to perform at least one of the following functions at the levels indicated below using OFWAM:

(A) Its wildlife habitat descriptor is either "provides diverse habitat," or "provides habitat for some wildlife species"; or

The wetlands "provides habitat for some wildlife species." However, the wetlands do not represent a unique native plant community.

(B) Its fish habitat descriptor is either "intact," or "impacted or degraded"; or

The wetlands "provides habitat for some wildlife species." However, the wetlands do not represent a unique native plant community.

(C) Its water quality function descriptor is either "intact," or "impacted or degraded"; or

Water Quality for Wetland 1 is "impacted or degraded." However, the wetlands do not represent a unique native plan community.

(D) Its hydrologic control function descriptor is either "intact," or "impacted or degraded."

The wetlands hydrologic control is "impacted or degraded." The wetlands do not represent a unique native plant community.

(b) The wetland is publicly owned and determined to "have educational uses" using OFWAM, and such use by a school or organization is documented for that site.

The wetlands are not publicly owned and determined to "have educational uses."

The City has asked for clarification ***if*** the delineated wetlands are deemed significant based on criteria in Oregon Administrative Rules (OAR) 141-86-300 through 350. The OFWAM was applied to the wetlands and the above analysis indicates the onsite wetlands are not considered Locally Significant Wetlands.

According to HRMC 17.22.010 Requirements for Wetlands, the onsite wetlands will fall under Section C. Requirements for all Wetlands, indicating that compliance with State and Federal Regulations must be followed. All activities impacting the onsite wetlands must be subject to Division of State Lands and Army Corps of Engineers permitting requirements. As there are no planned impacts to the wetlands, permitting should not be necessary.

Based on the OFWAM assessment, findings for HRMC 17.22.010 E are not applicable. This section describes allowed and prohibited uses ***within locally significant wetlands*** as well as variance, as needed, for activities ***within locally significant wetlands***. Based on the above findings the onsite wetlands are ***not*** locally significant wetlands. As shown on the previously provided plans, no development of any sort is proposed in any onsite

wetlands or waters. Building 3 has been moved north as far as possible to avoid wetland impacts. All stream crossings will be bridged with no activities occurring below Ordinary High Water (OHW). No activities will be conducted in either significant or non-significant wetlands and this project is in compliance with HR codes. No activities are proposed within ***any*** onsite wetlands.

Sincerely,

Jodi Reed &
Juniper Tagliabue
Schott & Associates, Inc.
Wetland Ecologists

Oregon Freshwater Wetland Assessment (OFWAM) Summary Form
Adams Creek Cohousing, Hood River, Oregon

Function	Wetland 1	Wetland 2 & 3
Wildlife Habitat	Provides some habitat for wildlife	Provides some habitat for wildlife
Fish Habitat	Impacted or degraded	Impacted or degraded
Water Quality	Impacted or degraded	Lost or not present
Hydrologic Control	Impacted or degraded	Impacted or degraded
Sensitivity to Impacts	Potentially sensitive to future impacts	Potentially sensitive to future impacts
Enhancement potential	High enhancement potential	High enhancement potential
Education	Wetland has potential for education use	Wetland has potential for education use
Recreation	Not appropriate for recreational use	Not appropriate for recreational use
Aesthetic Quality	Not pleasing	Not pleasing
Rationale	Connected to other wetlands/waters; no water upstream water quaility limited streams; primary water source is surface water; unable to determine if flooding or ponding during growing season; surrounding land use is development, upstream land use urban, zoned for developed uses; vegetative buffer present; waterflow is unrestricted; only 1 Cowardin class (emergent vegetation); less than 0.5 acre; not easily visible; some hazards (steep slopes) in the area, road noise with some naturally occuring sounds	Wetland connected to other wetlands/waters; no upstream water quality limited streams; primary water source is groundwater; no flooding or ponding; surrounding land use is developed, upstream land use urban, zoned for developed uses; vegetative buffer present; waterflow is unrestricted; only 1 Cowardin class (shrub vegetation); less than 0.5 acre; not visible from road

6/3/2020

Oregon
Kate Brown, Governor

Department of State Lands
775 Summer Street NE, Suite 100
Salem, OR 97301-1279
(503) 986-5200
FAX (503) 378-4844
www.oregon.gov/dsl

September 11, 2019

Urban Development Partners
Attn: Joren Bass
116 NE 6th Ave, Ste 400
Portland, OR 97232

Re: WD # 2019-0415 **Approved**
Wetland Delineation Report for 1419 Sherman Avenue,
Hood River County; T3N R10E S35AA TL 4900

Dear Mr. Bass:

The Department of State Lands has reviewed the wetland delineation report prepared by Schott & Associates for the site referenced above. Based upon the information presented in the report, we concur with the wetland and waterway boundaries as mapped in Figure 6 of the report. Please replace all copies of the preliminary wetland map with this final Department-approved map.

Within the study area, three wetlands (Wetland 1-3, totaling approximately 0.04 acres) and three streams (Stream 1-3) were identified. The wetlands and streams are subject to the permit requirements of the state Removal-Fill Law. Under current regulations, a state permit is required for cumulative fill or annual excavation of 50 cubic yards or more in wetlands or below the ordinary high-water line (OHWL) of the waterway (or the 2-year recurrence interval flood elevation if OHWL cannot be determined).

This concurrence is for purposes of the state Removal-Fill Law only. We recommend that you attach a copy of this concurrence letter to any subsequent state permit application to speed application review. Federal or local permit requirements may apply as well. The U.S. Army Corps of Engineers will determine jurisdiction under the Clean Water Act, which may require submittal of a complete Wetland Delineation Report.

Please be advised that state law establishes a preference for avoidance of wetland impacts. Because measures to avoid and minimize wetland impacts may include reconfiguring parcel layout and size or development design, we recommend that you work with Department staff on appropriate site design before completing the city or county land use approval process.

This concurrence is based on information provided to the agency. The jurisdictional determination is valid for five years from the date of this letter unless new information necessitates a revision. Circumstances under which the Department may change a

determination are found in OAR 141-090-0045 (available on our web site or upon request). In addition, laws enacted by the legislature and/or rules adopted by the Department may result in a change in jurisdiction; individuals and applicants are subject to the regulations that are in effect at the time of the removal-fill activity or complete permit application. The applicant, landowner, or agent may submit a request for reconsideration of this determination in writing within six months of the date of this letter.

Thank you for having the site evaluated. If you have any questions, please contact the Jurisdiction Coordinator for Hood River County, Chris Stevenson at (503) 986-5246.

Sincerely,

Peter Ryan, PWS
Aquatic Resource Specialist

Enclosures

ec: Jodi Reed, Schott & Associates
James Miller
Hood River Planning Department (Maps enclosed for updating LWI)
Winston Zach, Corps of Engineers
Heidi Hartman, DSL

WETLAND DELINEATION / DETERMINATION REPORT COVER FORM

Fully completed and signed report cover forms and applicable fees are required before report review timelines are initiated by the Department of State Lands. Make checks payable to the Oregon Department of State Lands. To pay fees by credit card, go online at: https://apps.oregon.gov/DSL/EPS/program?key=4.

Attach this completed and signed form to the front of an unbound report or include a hard copy with a digital version (single PDF file of the report cover form and report, minimum 300 dpi resolution) and submit to: **Oregon Department of State Lands, 775 Summer Street NE, Suite 100, Salem, OR 97301-1279.** A single PDF of the completed cover from and report may be e-mailed to: **Wetland_Delineation@dsl.state.or.us.** For submittal of PDF files larger than 10 MB, e-mail DSL instructions on how to access the file from your ftp or other file sharing website.

Contact and Authorization Information

☒ Applicant ☐ Owner Name, Firm and Address:
Urban Development Partners
Attn: Joren Bass
116 NE 6th Avenue, Ste 400
Portland, Oregon 97232

Business phone # (503) 432-5570
Mobile phone # (optional)
E-mail: joren@udplp.com

☒ Authorized Legal Agent, Name and Address (if different):
James Miller
724 Prospect Ave
Hood River, OR 97031

Business phone # 503-360-4321
Mobile phone # (optional)
E-mail: jimwmiller@gmail.com

I either own the property described below or I have legal authority to allow access to the property. I authorize the Department to access the property for the purpose of confirming the information in the report, after prior notification to the primary contact.

Typed/Printed Name: James Miller **Signature:** [signature]
Date: _____ Special instructions regarding site access: _____

Project and Site Information

Project Name: 1419 Sherman Avenue

Latitude: 45.70665085 Longitude: -121.52630656
decimal degree - centroid of site or start & end points of linear project

Proposed Use:
Residential Development

Tax Map # 03N10E35AA
Tax Lot(s) 4900

Tax Map #
Tax Lot(s)

Project Street Address (or other descriptive location):
1419 Sherman Avenue

Township 3N Range 10E Section 35AA QQ NE,NE

Use separate sheet for additional tax and location information

City: Hood River County: Hood River

Waterway: River Mile:

Wetland Delineation Information

Wetland Consultant Name, Firm and Address:
Schott & Associates, Inc. Attn: Jodi Reed
PO Box 589
Aurora, Oregon 97002

Phone # (503) 678-6007
Mobile phone # (if applicable)
E-mail: Jodi@schottandassociates.com

The information and conclusions on this form and in the attached report are true and correct to the best of my knowledge.
Consultant Signature: [signature] Date: 07/22/2019

Primary Contact for report review and site access is ☒ Consultant ☐ Applicant/Owner ☐ Authorized Agent

Wetland/Waters Present? ☐ Yes ☐ No Study Area size: 2.40 Total Wetland Acreage: 0.0400

Check Applicable Boxes Below

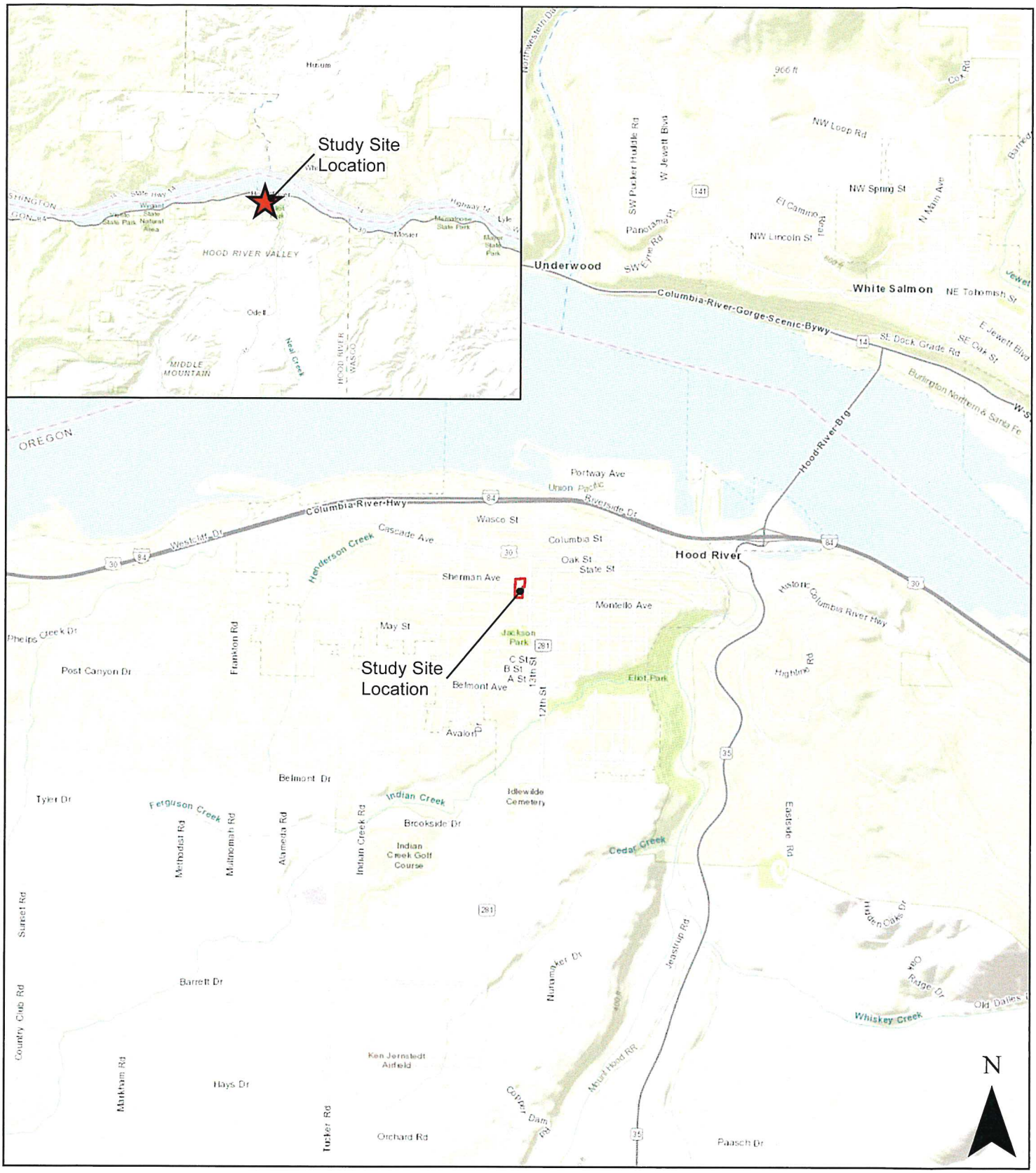
☐ R-F permit application submitted
☐ Mitigation bank site
☐ Industrial Land Certification Program Site
☐ Wetland restoration/enhancement project (not mitigation)
☐ Previous delineation/application on parcel
If known, previous DSL # _____

☐ Fee payment submitted $ _____
☐ Fee ($100) for resubmittal of rejected report
☐ Request for Reissuance. See eligibility criteria. (no fee)
DSL # _____ Expiration date _____
☐ LWI shows wetlands or waters on parcel
Wetland ID code _____

For Office Use Only

DSL Reviewer: DE Fee Paid Date: ____/____/____ DSL WD # 2019-0415

Date Delineation Received: 7/23/19 Scanned: ☐ Electronic: ☒ DSL App.# _____



Date: 6/5/2019

1 inch = 0.6 miles

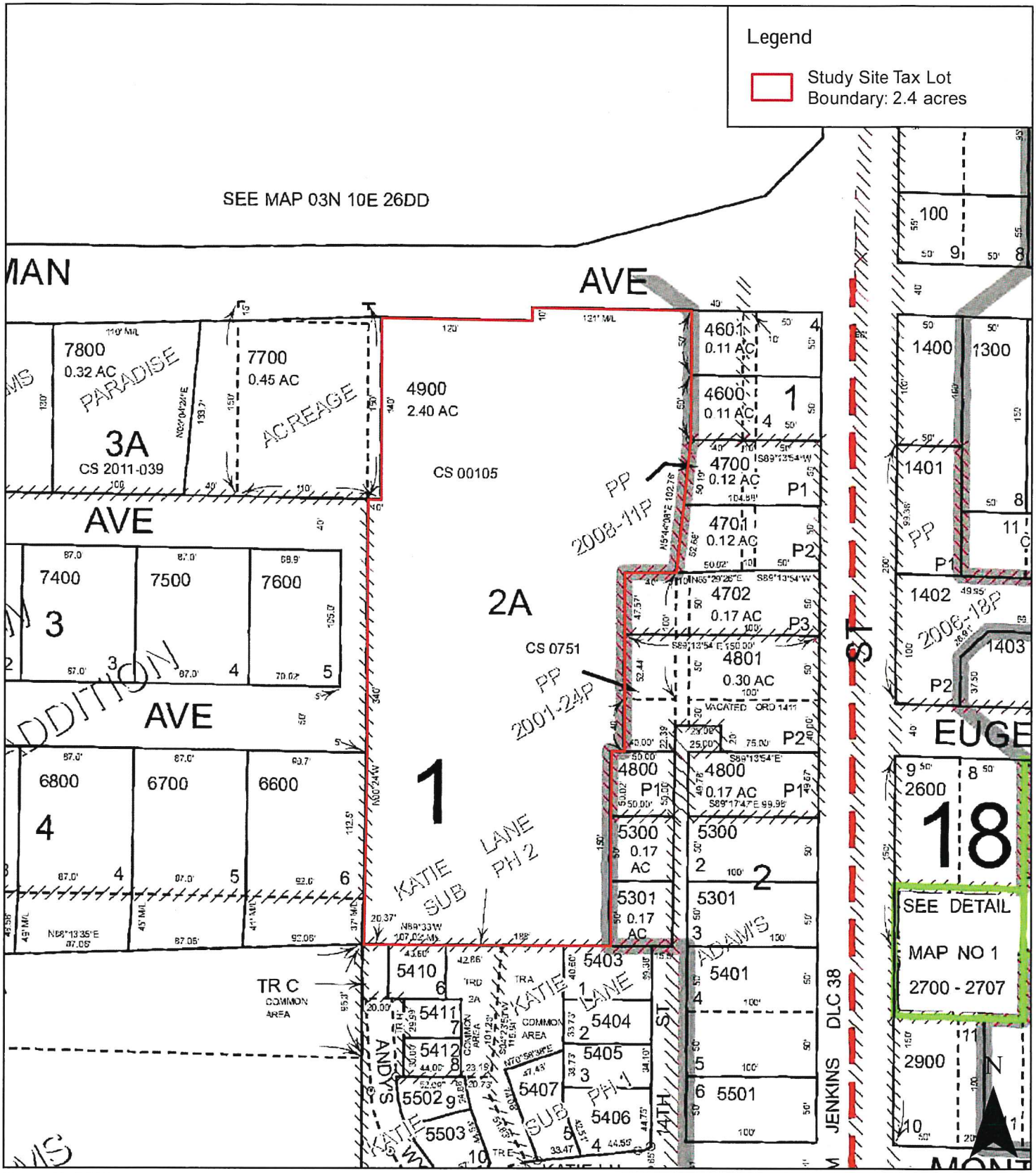
Data Source: ESRI, 2019

Figure 1. Location Map

SCHOTT & ASSOCIATES, Inc.

Sherman Avenue Project Site: S&A #2694

0 0.25 0.5 1 Miles



Date: 6/5/2019

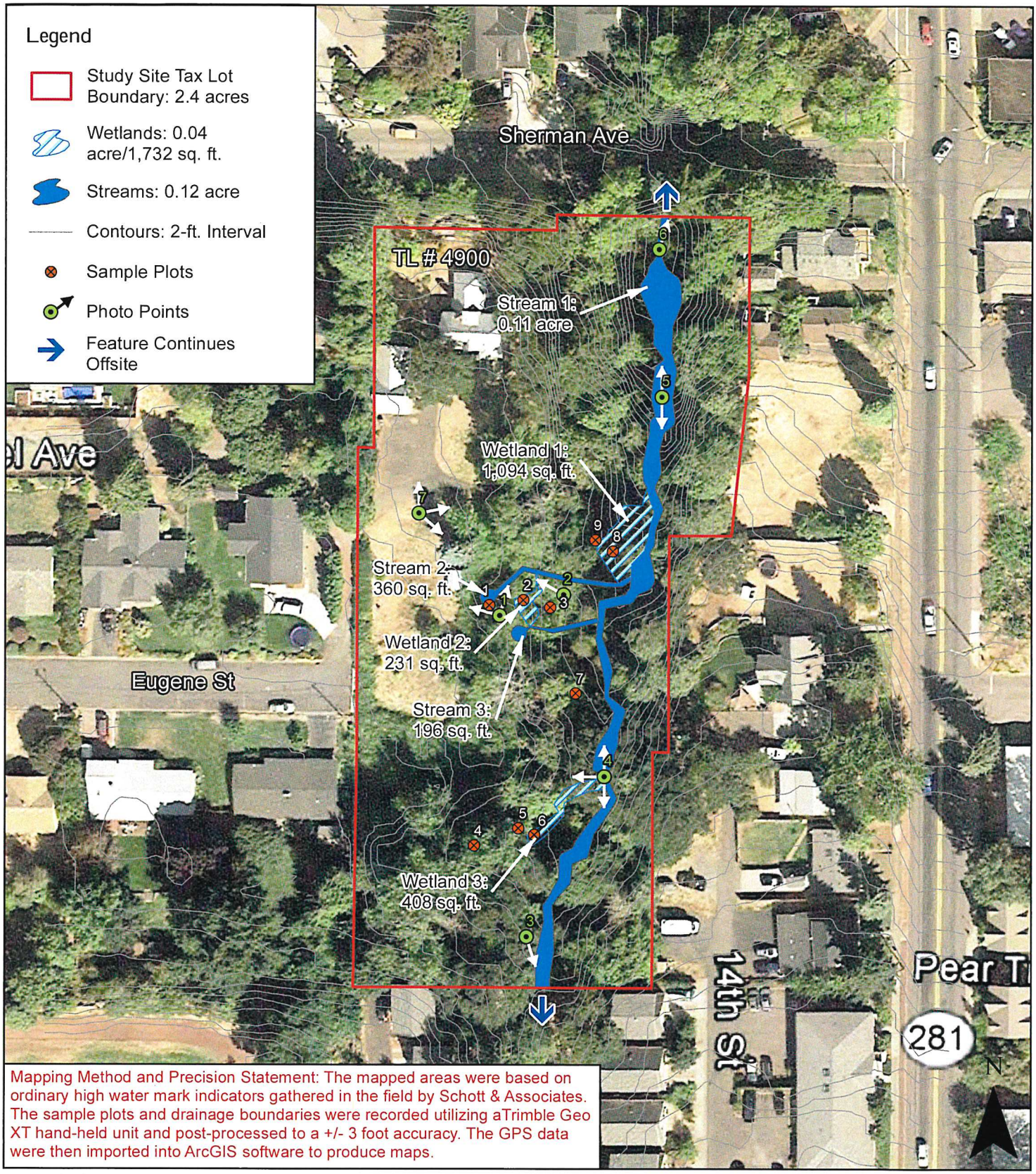
Figure 2. Hood River County Tax Map - 03N10E35AA

Data Source: Hood River WebMap, 2019

Sherman Avenue Project Site: S&A # 2694

SCHOTT & ASSOCIATES, Inc.

0 25 50 100 Feet



Mapping Method and Precision Statement: The mapped areas were based on ordinary high water mark indicators gathered in the field by Schott & Associates. The sample plots and drainage boundaries were recorded utilizing aTrimble Geo XT hand-held unit and post-processed to a +/- 3 foot accuracy. The GPS data were then imported into ArcGIS software to produce maps.

Date: 6/21/2019

Data Source: Google Earth, 2019; Hood River WebMap, 2019; USGS, NED, 2013

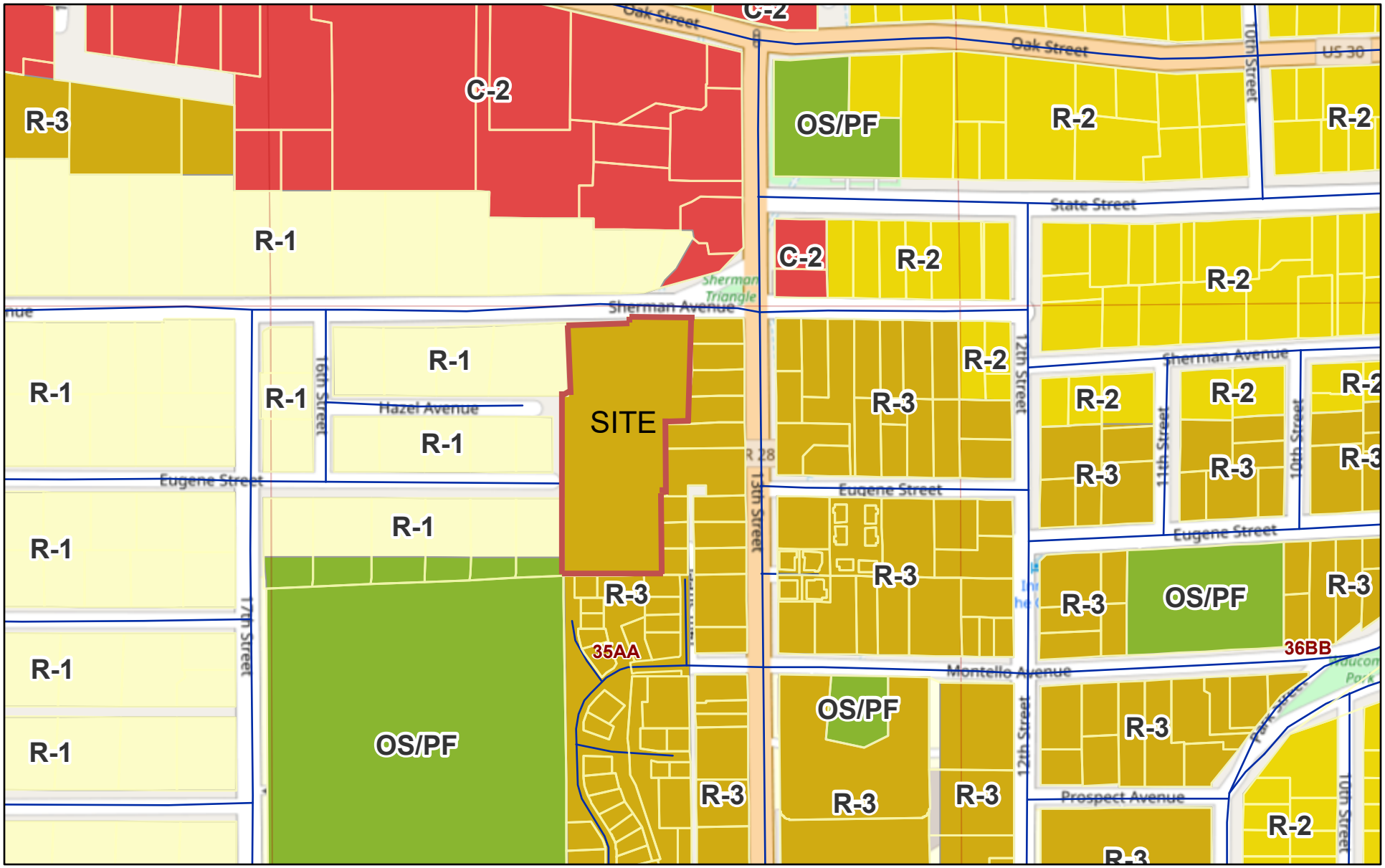
Figure 6. Wetland Delineation Map

Sherman Avenue Project Site: S&A # 2694

SCHOTT & ASSOCIATES, Inc.

0 25 50 100 Feet

Location Map - File No. 2020-03



6/16/2020, 9:37:00 AM

City Limits

Urban Growth Boundary

Hood River SITUS Addresses

QuarterQuarterGRID

City Zoning

R-1

R-2

R-3

C-2

1:4,514

0 0.03 0.05 0.1 mi

0 0.04 0.09 0.17 km