

Land-Use Application

Harder Sheet Metal Shop

9850 SE Main St, Milwaukie, WA



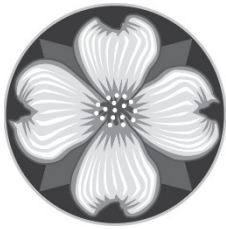
April 16th, 2021

Harder Sheet Metal Shop

9850 SE Main St, Milwaukie, WA



Exhibit A Application Form



MILWAUKIE PLANNING
 6101 SE Johnson Creek Blvd
 Milwaukie OR 97206
 503-786-7630
 planning@milwaukieoregon.gov

Application for Land Use Action

Master File #: _____

Review type*: I II III IV V

CHECK ALL APPLICATION TYPES THAT APPLY:

- | | | |
|---|--|--|
| <input type="checkbox"/> Amendment to Maps and/or Ordinances: | <input type="checkbox"/> Land Division: | <input type="checkbox"/> Residential Dwelling: |
| <input type="checkbox"/> Comprehensive Plan Text Amendment | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Accessory Dwelling Unit |
| <input type="checkbox"/> Comprehensive Plan Map Amendment | <input type="checkbox"/> Lot Consolidation | <input type="checkbox"/> Duplex |
| <input type="checkbox"/> Zoning Text Amendment | <input type="checkbox"/> Partition | <input type="checkbox"/> Manufactured Dwelling Park |
| <input type="checkbox"/> Zoning Map Amendment | <input type="checkbox"/> Property Line Adjustment | <input type="checkbox"/> Temporary Dwelling Unit |
| <input type="checkbox"/> Code Interpretation | <input type="checkbox"/> Replat | <input type="checkbox"/> Sign Review |
| <input type="checkbox"/> Community Service Use | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Transportation Facilities Review |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Miscellaneous: | <input type="checkbox"/> Variance: |
| <input checked="" type="checkbox"/> Development Review | <input type="checkbox"/> Barbed Wire Fencing | <input type="checkbox"/> Use Exception |
| <input type="checkbox"/> Director Determination | <input type="checkbox"/> Mixed Use Overlay Review | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Downtown Design Review | <input type="checkbox"/> Modification to Existing Approval | <input type="checkbox"/> Willamette Greenway Review |
| <input type="checkbox"/> Extension to Expiring Approval | <input type="checkbox"/> Natural Resource Review** | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Historic Resource: | <input type="checkbox"/> Nonconforming Use Alteration | <input type="checkbox"/> Use separate application forms for: |
| <input type="checkbox"/> Alteration | <input type="checkbox"/> Parking: | Annexation and/or Boundary Change |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Quantity Determination | • Compensation for Reduction in Property |
| <input type="checkbox"/> Status Designation | <input type="checkbox"/> Quantity Modification | • Value (Measure 37) |
| <input type="checkbox"/> Status Deletion | <input type="checkbox"/> Shared Parking | Daily Display Sign |
| | <input type="checkbox"/> Structured Parking | • Appeal |
| | <input type="checkbox"/> Planned Development | • Appeal |

RESPONSIBLE PARTIES:

APPLICANT (owner or other eligible applicant—see reverse): **Todd Firestenberg**

Mailing address: **2148 NE MLK Jr Blvd** State/Zip: **OR 97212**

Phone(s): **503-382-4453** Email: **tfirestenberg@harder.com**

Please note: The information submitted in this application may be subject to public records law.

APPLICANT'S REPRESENTATIVE (if different than above): **Jackola Engineering and Architecture**

Mailing address: **702 Jefferson Street** State/Zip: **WA 89660**

Phone(s): **360-852-8746** Email: **sduguay@jackola.com**

SITE INFORMATION:

Address: **9850 SE Main Street** Map & Tax Lot(s): **11E25CB001100**

Comprehensive Plan Designation: _____ Zoning: **NME** Size of property: **7.6 Acres**

PROPOSAL (describe briefly):

Construction of a new approximately 40,000 square foot pre-fabricated metal building.

Building will be used for sheet metal fabrication, shipping/receiving, and a couple offices.

SIGNATURE:

ATTEST: I am the property owner or I am eligible to initiate this application per Milwaukie Municipal Code (MMC) Subsection 19.1001.6.A. If required, I have attached written authorization to submit this application. To the best of my knowledge, the information provided within this application package is complete and accurate.

Submitted by:  Date: **4-16-21**

IMPORTANT INFORMATION ON REVERSE SIDE

*For multiple applications, this is based on the highest required review type. See MMC Subsection 19.1001.6.B.1.

WHO IS ELIGIBLE TO SUBMIT A LAND USE APPLICATION (excerpted from MMC Subsection 19.1001.6.A):

Type I, II, III, and IV applications may be initiated by the property owner or contract purchaser of the subject property, any person authorized in writing to represent the property owner or contract purchaser, and any agency that has statutory rights of eminent domain for projects they have the authority to construct.

Type V applications may be initiated by any individual.

PREAPPLICATION CONFERENCE:

A preapplication conference may be required or desirable prior to submitting this application. Please discuss with Planning staff.

REVIEW TYPES:

This application will be processed per the assigned review type, as described in the following sections of the Milwaukie Municipal Code:

- Type I: Section 19.1004
- Type II: Section 19.1005
- Type III: Section 19.1006
- Type IV: Section 19.1007
- Type V: Section 19.1008

****Note:** Natural Resource Review applications **may require a refundable deposit**. Deposits require completion of a Deposit Authorization Form, found at www.milwaukieoregon.gov/building/deposit-authorization-form.

THIS SECTION FOR OFFICE USE ONLY:

FILE TYPE	FILE NUMBER	AMOUNT <small>(after discount, if any)</small>	PERCENT DISCOUNT	DISCOUNT TYPE	DATE STAMP
Master file		\$			
Concurrent application files		\$			
		\$			
		\$			
		\$			
Deposit (NR only)				<input type="checkbox"/> Deposit Authorization Form received	
TOTAL AMOUNT RECEIVED: \$			RECEIPT #:		RCD BY:
Associated application file #s (appeals, modifications, previous approvals, etc.):					
Neighborhood District Association(s):					
Notes:					

Harder Sheet Metal Shop

9850 SE Main St, Milwaukie, WA



Exhibit B

Proof of Ownership



Lawyers Title
Commercial Branch
1120 NW Couch St., Suite 500
Portland, OR 97209
503-220-0015 FAX 877-638-9521

Lawyers Title
1120 NW Couch St., Suite 500
Portland, OR 97209

Date Prepared: September 08, 2011

PRELIMINARY TITLE REPORT FOR ISSUING TITLE INSURANCE

Parties: St Croix Textile Mills, Inc. to Harder Mechanical Contractors, Inc.
File Number: 32F0002313
Property Address:

9850 SE Main St
Milwaukie, OR 97222

LAWYERS TITLE is prepared to issue title insurance, as of the effective date and in the form and amount shown on Schedule A, subject to the conditions, stipulations and exclusions from coverage appearing in the policy form and subject to the exceptions shown on Schedule B. This report is preliminary to the issuance of a policy of title insurance issued by Fidelity National Title Insurance Company and shall become null and void unless a policy is issued and the full premium paid.

This report is for the exclusive use of the person to whom it is addressed. Title insurance is conditioned on recordation of satisfactory instruments that establish the interests of the parties to be insured; until such recordation, the Company may cancel or revise this report for any reason.

Thank you for placing the order with us.

If you need assistance with this report, please contact:

Escrow Officer: Yvonne Inserra, 503-220-0015 Fax: 877-638-9521
E-mail: Yvonne.Inserra@ltic.com

Title Officer: Bob Brandon, Phone: 503-553-5690 Fax: 877-805-2495
E-mail: Bob.Brandon@ltic.com

SCHEDULE A

1. The effective date of this preliminary title report is 5:00 P.M. on

August 26, 2011

2. The policies and endorsements to be insured and the related charges are:

Policy/Endorsement Description	Liability	Charge
ALTA 2006 Standard Owner's Policy	\$3,500,000.00	\$5,850.00
TOTAL OWNERS POLICY CHARGES		\$5,850.00
PROPOSED INSURED: Owner's Policy Harder Mechanical Contractors, Inc.		

Local Govt. Lien Search Charge	\$25.00
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3. Title to the land described herein is vested in:

STX Oregon Property Management Corporation, an Oregon corporation, successor by merger with St Croix Textile and Mills, Inc., a Virgin Islands corporation on June 21, 2000

The estate or interest in land is:

Fee Simple

4. The land referred to in this report is described as follows:

SEE ATTACHED EXHIBIT "A"

Exhibit "A"

A part of the William Meek Donation Land Claim No. 50, in sections 25 and 16, Township 1 South, Range 1 East of the Willamette Meridian, in the City of Milwaukie, County of Clackamas and State of Oregon, described as follows:

Beginning at the re-entrant corner of the William Meek Donation Land Claim No. 50, West of the East Portland-Oregon City Highway (U.S. Highway 99-H) on the North boundary of the William Meek Donation Land Claim No. 50; thence North $89^{\circ}07'$ East 396.28 feet to a concrete monument on the East boundary line of said highway; thence South $10^{\circ}23' 50''$ East along the East boundary line of the right of way of said highway for a distance of 2,484.69 feet; thence due East a distance of 101.67 feet to a point which is the true place of beginning; thence due East a distance of 800 feet to a point; thence due South a distance of 400 feet to the North right of way line of Harvester Drive; thence West along the North right of way line thereof a distance of 873.39 feet to the East right of way line of Main Street; thence North $10^{\circ}23' 50''$ East along the East right of way line thereof a distance of 406.68 feet to the true point of beginning.

EXCEPT rights conveyed to Southern Pacific Company by Document recorded August 12, 1960 in Book 575, Page 436, Clackamas County Deed Records.

ALSO EXCEPTING THEREFROM that portion thereof conveyed to the State of Oregon, Department of Transportation, by Deed March 5, 1968, Recorders Fee No. 68-004706 and recorded December 2, 1991, Recorders Fee No. 91-061104.

ALSO EXCEPTING THEREFROM that portion lying Northeasterly of the railroad spur tracks, conveyed in Quitclaim Deed, recorded September 28, 1998, Recorders Fee No. 98-090643.

TOGETHER WITH an Easement for ingress, egress and parking, recorded March 4, 2003, Recorders Fee No. 2003-026977 over Lot 3, OMARK INDUSTRIAL PARK, Except that portion deeded to the State of Oregon in Recorders Fee No. 91018028, in the City of Milwaukie, County of Clackamas and State of Oregon.

TOGETHER WITH an Easement for ingress and egress, recorded September 14, 2009, Recorders Fee No. 2009-064809 over a portion of Lot 3, OMARK INDUSTRIAL PARK, described as:

A tract of land in Lot 3, OMARK INDUSTRIAL PARK, in the southwest one-quarter of Section 25, Township 1 South, Range 1 East, Willamette Meridian, Clackamas County, Oregon, to wit:

Beginning at the intersection of the easterly line of that certain tract of land described in Recorder's Fee No. 91018028, Clackamas County Deed Records, with the south line of said Lot 3; thence South $88^{\circ}28'07''$ East along the south line of said Lot 3, 533.51 feet to the southeast corner of said Lot 3; thence along the easterly line of said Lot 3, on the arc of a 351.27 foot radius curve right (the radius point of which bears North $30^{\circ}38'21''$ East) through a central angle of $10^{\circ}02'33''$, 61.57 feet (chord bears North $54^{\circ}20'22''$ West, 61.49 feet); thence leaving said easterly line, North $88^{\circ}28'07''$ West along a line which is parallel with and 34.50 feet northerly of, when measured at right angles to, the south line of said Lot 3, 41.86 feet to a point of nontangent curvature; thence northwesterly along the arc of a 50.00 foot radius curve left (the radius point of which bears South $46^{\circ}05'39''$ West) through a central angle of

70°38'42", 61.65 feet (chord bears North 79°13'42" West, 57.82 feet) to the point of curve right of a 130.00 foot radius curve; thence along the arc of said curve right through a central angle of 11°54'51", 27.03 feet (chord bears South 71°24'22" West, 26.98 feet); thence North 88°28'07" West along a line which is parallel with and 34.50 feet northerly of, when measured at right angles to, the south line of said Lot 3, 289.13 feet; thence North 53°57'01" West, 65.27 feet to the easterly line of said Fee No. 91018028 tract; thence southwesterly along the easterly line of said Fee No. 91018028 tract, on the arc of a 497.04 foot radius curve left (the radius point of which bears South 72°35'07" East) through a central angle of 05°29'15", 47.61 feet (chord bears South 14°40'14" West, 47.59 feet); thence continuing along said easterly line, South 11°55'35" West, 25.56 feet to the Point of Beginning; LESS the westerly 11 feet thereof.

SCHEDULE B

Except for the items properly cleared through closing, the proposed policy or policies will not insure against loss or damage which may arise by reason of the following:

STANDARD EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public record; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easements, or encumbrances not shown by the public records, reservations or exceptions in patents or in acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien, or right to lien, for unemployment taxes, workmen's compensation, services, labor, equipment rental or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

SPECIAL EXCEPTIONS:

6. NOTE: 2010-11 TAXES ARE PAID IN FULL and are being shown for informational purposes only. This exception will not be shown on a title insurance policy.
Original Amount : \$30,018.21
Account No. : 00009662; Levy Code: 012-002; Map 11E25CB01100

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

7. 2011-2012 taxes, a lien in an amount to be determined, but not yet payable, including assessments collectible with such taxes.
8. Municipal liens, if any, imposed by the City of Milwaukie. We find none per the public records as of August 26, 2011.
9. The rights of the public in and to that portion of the herein described property lying within the limits of SW Main Street/SE Hanna Harvester Drive.

10. Reservations of mineral rights, and the easement implied thereby above and below the surface of the ground for the extraction of such minerals, contained in deed,
Recorded : December 29, 1948
As : B. 415; P 243
Reservation of : Mineral rights
In favor of : The United States of America
11. An easement disclosed by instrument,
Recorded : August 12, 1960
As : B 575; P 436
In favor of : Southern Pacific Company
For : Railroad purposes
12. Limited access in deed from International Harvester Company to the State of Oregon, by and through its Department of Transportation, Highway Department which provides that no right or easement of right of access to, from or across the State Highway other than expressly provided therein shall attach to the abutting property,
Recorded : March 15, 1968
As : 68004709
13. Terms and provisions of Industrial track and maintenance agreement
Recorded : February 5, 1974
As : 74002888
By and between : Southern Pacific Company and International Harvester Company
14. Limited access in deed from John Mitchell, Inc. Trustee to the State of Oregon, by and through its Department of Transportation, Highway Department which provides that no right or easement of right of access to, from or across the State Highway other than expressly provided therein shall attach to the abutting property,
Recorded : December 2, 1991
As : 91061104
15. An easement disclosed by instrument,
Recorded : December 2, 1991
As : 91061104
In favor of : The State of Oregon, Department of Transportation, Highway
Division
For : Slopes, water, gas, electric and communication service lines
16. Trust Deed, to secure an indebtedness in the amount shown below, and any other obligations secured thereby,
Recorded : October 24, 1994
As : 94083654
Grantor : St Croix Textile Mills Inc
Trustee : Ticor Title Insurance Company
Beneficiary : Oregon Worsted Company
Amount : \$2,000,000.00
Loan No. : none

Appointment of Successor Trustee,
Recorded : September 12, 2001
As : 2001074669
Successor Trustee : First American Title

17. Agreement for easement created by instrument, including the terms and provisions thereof,
Recorded : March 4, 2003
As : 2003026977
Between : 6710 LLC, an Oregon limited liability company and STX Oregon Property Management Corporation
For : ingress, egress and parking (appurtenant)
18. Agreement for easement created by instrument, including the terms and provisions thereof,
Recorded : September 14, 2009
As : 2009064809
Between : Tri-County Metropolitan Transportation District of Oregon and STX Oregon Property Management Corporation
For : ingress and egress to serve loading docks (appurtenant)
19. Existing leases and tenancies, if any, and any interests that may appear upon examination of such leases.
20. Personal property taxes, if any.
21. A copy of a proper resolution authorizing the execution of the Warrant Deed to be insured passed by Board of Directors of STX Oregon Property Management Corporation must be furnished prior to closing. The resolution should specify the officers authorized to sign on behalf of the corporation.

END OF EXCEPTIONS

NOTES:

- A. We have searched and find no federal or state liens or judgments of record in Clackamas County, Oregon against Harder Mechanical Contractors, Inc.
- B. No search has been made or will be made for water, sewer, or storm drainage charges. Buyers should check with the appropriate City bureau or water/sewer district and obtain a final reading. Such charges are not adjusted in escrow.
- C. CHAIN OF TITLE: The county deed records show no conveyance affecting the subject property recorded during the period beginning 24 months before, and ending on, the effective date of this report.
- D. If an ALTA Extended Lenders Coverage Policy is desired, exceptions 1 through 5 may be modified or eliminated from the policy based upon receipt and review of additional evidence of insurability, including but not necessarily limited to, the following:
 - (i) A survey of the subject property. Should a survey not be required for loan purposes, the Company could consider other alternatives, such as an inspection or review of a site plan. Please contact your Company representative for assistance.
 - (ii) Proof that there are no parties in possession or claiming the right to be in possession other than the vestee herein and that there are no existing leases or tenancies.

(iii) Satisfactory evidence or indemnity that there are no statutory liens for labor or material, including liens for contributions due to the State of Oregon for unemployment compensation and for workmen's compensation which have not gained or hereafter may gain priority over the lien of the insured mortgage, which liens do not now appear of record.

(iv) Payment of additional premium charged for the extended coverage risk.

(v) A copy of a proper resolution authorizing the execution of the Trust Deed to be insured passed by Board of Directors of Harder Mechanical Contractors, Inc. must be furnished prior to closing. The resolution should specify the officers authorized to sign on behalf of the corporation.

LENDER NOTE: Lawyers Title of Oregon, LLC, an Oregon limited liability corporation is the correct name to use if you are going to use this company as the trustee for a trust deed in this transaction.

NOTICE REGARDING RECORDING CHARGES: The basis for collecting for recording charges in a closing differs between those transactions subject to and those not subject to the Real Estate Settlement Procedures Act (RESPA). For a RESPA transaction, the recording charge is based on an area average, in accordance with RESPA rules. For a non-RESPA transaction, the recording charges will be those charged by the county. The basis for recording charges is as follows.

Recording charge for a RESPA transaction (all transfer and loan documents) for Clackamas County:

RESPA Residential Sale and Purchase	\$168.00
RESPA Residential Loan/Refinance	\$140.00

Recording charge (per document) for a non-RESPA transaction (such as an all cash sales and purchase, a commercial loan or a commercial sale and purchase):

COUNTY	FIRST PAGE	EACH ADDITIONAL PAGE
Clackamas	\$47.00	\$5.00

**NOTE: A multiple transaction document bears an additional \$5.00 charge for each additional transaction. A document that fails to conform to certain formatting and page one requirements bears an additional \$20.00 charge.

RECORDING CHARGES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

NOTE REGARDING ARBITRATION: THE POLICY OR POLICIES OF TITLE INSURANCE TO BE ISSUED WILL CONTAIN A CLAUSE PERMITTING ARBITRATION OF CLAIMS AT THE REQUEST OF EITHER THE INSURED OR THE COMPANY. UPON REQUEST, THE COMPANY WILL PROVIDE A COPY OF THIS CLAUSE AND THE CURRENTLY APPLICABLE ARBITRATION RULES. FOR THE APPLICABLE ENDORSEMENT CHARGE, THE COMPANY WILL DELETE THE ARBITRATION CLAUSE IF IT RECEIVES BEFORE CLOSING A WRITTEN REQUEST FOR THE ENDORSEMENT

NOTE: It is our policy in Oregon to identify a reduced title insurance charge on Schedule A when it appears to us that your transaction qualifies for a reduced charge. The reduction usually is computed as a percentage of the Company's basic rate. If a reduced charge appears on Schedule A, it is one of the following:

- Short Term Rate: A discount of 25% of the basic rate applies when title insurance has been issued for the property within the previous three years.
- Builder–Developer Rate: A discount of 35% of the basic rate may apply when a party to the transaction is a builder or developer and the property is residential.
- Lender Post-Foreclosure Rate: A discount of 35% of the basic rate may apply when a seller acquires the property through foreclosure.
- Contract Fulfillment Rate: A discount of up to 50% of the basic rate may apply to an owner’s policy issued upon fulfillment of a previously insured land sale contract.
- Leasehold to Owner’s Conversion Rate: A previously insured lessee who exercises an option to purchase in the lease may obtain title insurance for the purchase with a 50% credit from the previous policy.
- Post-Construction Permanent Loan Rate: A discount of up to 75% of the basic rate may apply to a loan policy for a permanent mortgage when it refinances a previously insured construction loan.
- Reorganization Rate: A discount of up to 65% of the basic rate may apply for title insurance to a business entity that is affiliated with a previously insured business entity.
- Corporate Employee Transfer Rate: When a corporation transfers an employee from one area to another and the employee’s corporation or one rendering employee transfer services acquires the employee’s property with title insurance, a discount of up to 50% applies to the resale.
- Simultaneous Issue Rate: A special rate may apply when two or more policies are issued simultaneously, such as a loan policy with an owner’s policy or two loan policies.

For many real estate transactions, Federal law requires that a settlement statement show the allocation of title insurance charges between title insurer and title insurance agent. For the transaction that is the subject to this report, the allocation is as follows:

- i. Lawyers Title of Oregon, LLC (agent): 88%
- ii. Fidelity National Title Insurance Company, a California Corporation (Insurer): 12%

IF YOU THINK A REDUCED RATE APPLIES TO YOUR TRANSACTION BUT IT DOES NOT APPEAR ON SCHEDULE A, PLEASE INFORM YOUR ESCROW OFFICER OR TITLE OFFICER. You may contact your escrow officer or title officer at the phone number, email address or mailing address shown on this report.

End of Report
KRH/krh



Oregon Operations

Lawyers Title

NOTICE TO CUSTOMER

Lawyers Title WILL OR MAY BE PROVIDING ESCROW SERVICES TO YOU IN A PENDING REAL ESTATE TRANSACTION.

Fidelity National Title MAY HAVE A ROLE IN FILLING IN CERTAIN BLANKS OR PROVIDING OTHER ASSISTANCE RELATED TO THE DOCUMENTS FOR THE TRANSACTION. IN CONNECTION WITH THAT ASSISTANCE, PLEASE BE ADVISED AS FOLLOWS:

YOU WILL BE REVIEWING, APPROVING AND SIGNING IMPORTANT DOCUMENTS AT CLOSING. LEGAL CONSEQUENCES FOLLOW FROM THE SELECTION AND USE OF THESE DOCUMENTS. THESE CONSEQUENCES AFFECT YOUR RIGHTS AND OBLIGATIONS. YOU MAY CONSULT AN ATTORNEY ABOUT THESE DOCUMENTS. YOU SHOULD CONSULT AN ATTORNEY IF YOU HAVE QUESTIONS OR CONCERNS ABOUT THE TRANSACTION OR ABOUT THE DOCUMENTS. IF YOU WISH TO REVIEW TRANSACTION DOCUMENTS THAT YOU HAVE NOT YET SEEN, PLEASE CONTACT THE ESCROW AGENT.

IN ORDER TO CONTACT Fidelity National Title, PLEASE CONTACT YOUR ESCROW OFFICER. IN THE ALTERNATIVE, YOU MAY CONTACT THE COMPANY'S STATE OFFICE AS FOLLOWS:

Lawyers Title
Oregon State Office
1120 NW Couch St., Suite 500
Portland, Oregon 97209
Phone: 503-220-0015

Fidelity National Financial, Inc. PRIVACY STATEMENT

Fidelity National Financial, Inc. and its subsidiaries ("FNF") respect the privacy and security of your non-public personal information ("Personal Information") and protecting your Personal Information is one of our top priorities. This Privacy Statement explains FNF's privacy practices, including how we use the Personal Information we receive from you and from other specified sources, and to whom it may be disclosed. FNF follows the privacy practices described in this Privacy Statement and, depending on the business performed, FNF companies may share information as described herein.

Personal Information Collected

We may collect Personal Information about you from the following sources:

- Information we receive from you on applications or other forms, such as your name, address, social security number, tax identification number, asset information, and income information;
- Information we receive from you through our Internet websites, such as your name, address, email address, Internet Protocol address, the website links you used to get to our websites, and your activity while using or reviewing our websites;
- Information about your transactions with or services performed by us, our affiliates, or others, such as information concerning your policy, premiums, payment history, information about your home or other real property, information from lenders and other third parties involved in such transaction, account balances, and credit card information; and
- Information we receive from consumer or other reporting agencies and publicly recorded documents.

Disclosure of Personal Information

We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Disclosures may include, without limitation, the following:

- To insurance agents, brokers, representatives, support organizations, or others to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure in connection with an insurance transaction;
- To third-party contractors or service providers for the purpose of determining your eligibility for an insurance benefit or payment and/or providing you with services you have requested;
- To an insurance regulatory authority, or a law enforcement or other governmental authority, in a civil action, in connection with a subpoena or a governmental investigation;
- To companies that perform marketing services on our behalf or to other financial institutions with which we have joint marketing agreements and/or
- To lenders, lien holders, judgment creditors, or other parties claiming an encumbrance or an interest in title whose claim or interest must be determined, settled, paid or released prior to a title or escrow closing.

We may also disclose your Personal Information to others when we believe, in good faith, that such disclosure is reasonably necessary to comply with the law or to protect the safety of our customers, employees, or property and/or to comply with a judicial proceeding, court order or legal process.

Disclosure to Affiliated Companies – We are permitted by law to share your name, address and facts about your transaction with other FNF companies, such as insurance companies, agents, and other real estate service providers to provide you with services you have requested, for marketing or product development research, or to market products or services to you. We do not, however, disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent, in conformity with applicable law, unless such disclosure is otherwise permitted by law.

Disclosure to Nonaffiliated Third Parties – We do not disclose Personal Information about our customers or former customers to nonaffiliated third parties, except as outlined herein or as otherwise permitted by law.

Confidentiality and Security of Personal Information

We restrict access to Personal Information about you to those employees who need to know that information to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard Personal Information.

Access to Personal Information/

Requests for Correction, Amendment, or Deletion of Personal Information

As required by applicable law, we will afford you the right to access your Personal Information, under certain circumstances to find out to whom your Personal Information has been disclosed, and request correction or deletion of your Personal Information. However, FNF's current policy is to maintain customers' Personal Information for no less than your state's required record retention requirements for the purpose of handling future coverage claims.

For your protection, all requests made under this section must be in writing and must include your notarized signature to establish your identity. Where permitted by law, we may charge a reasonable fee to cover the costs incurred in responding to such requests. Please send requests to:

Chief Privacy Officer
Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, FL 32204

Changes to this Privacy Statement

This Privacy Statement may be amended from time to time consistent with applicable privacy laws. When we amend this Privacy Statement, we will post a notice of such changes on our website. The effective date of this Privacy Statement, as stated above, indicates the last time this Privacy Statement was revised or materially changed.

Harder Sheet Metal Shop

9850 SE Main St, Milwaukie, WA



Exhibit C Project Description

HARDER MECHANICAL - SHEET METAL SHOP

Project Description

9850 SE MAIN STREET, MILWAUKIE, OR

Prepared By:



Jackola Engineering & Architecture

702 Jefferson Street

Vancouver, WA 98660

360-852-8746

Introduction

This project description has been prepared to support the Land Use application for the Harder Sheet Metal Shop located in Milwaukie, OR. This application is considered a Type II Site Plan Review per the City of Milwaukie Planning Department. It is based from the Pre-Application Conference summary notes dated 1/14/2021.

The intent is to address existing and proposed uses and structures and brief descriptions to applicable content.

Existing Site

The project site is zoned as North Milwaukie Employment (NME). Harder Mechanical Contractors currently has an approximate 73,600 sf building with parking areas around the north, west, and south, which will remain. The existing building and current parking areas are situated along the west of the site. To the East, there is a partial asphalt and partial gravel yard used for storage, loading and unloading, and parking. There is some parking along SE Hanna Harvester along the SW edge of the property. At the NE corner, there is an easement for the rail road.

Proposed Site Improvements

It is proposed to build a 40,000-sf metal building along the south of the property with a new paved parking lot to the east. The majority of the existing yard will be torn out and replaced with asphalt and landscaping. Hanna Harvester will be updated to meet the required road section along the north half of the right-of-way. Lighting will be dispersed through the parking lot, yard area, and building perimeter to provide adequate lighting for safety and maneuvering.

A new fire service and domestic water service are proposed as well as a new hydrant. The new services will connect to the main running through Hanna Harvester. A new sewer service will connect to the sewer main running through Hanna Harvester as well. Storm water will be collected and sent through a system before discharging to the City storm system.

Landscaping will be added between the proposed building and the right-of-way. Landscaping will also be provided around the new parking lot, the north of the site, and between the building and parking lot. Site landscaping area equals or will be greater than 15% of the total site area. The required number of trees around the parking lot perimeter will be added as well.

Harder Sheet Metal Shop

9850 SE Main St, Milwaukie, WA



Exhibit D Detailed Statement

HARDER SHEET METAL SHOP

Detailed Statement

(Type II Site Plan Review Narrative)

9850 SE MAIN STREET, MILWAUKIE, OR

Prepared By:



Jackola Engineering & Architecture

702 Jefferson Street

Vancouver, WA 98660

360-852-8746

Introduction

This narrative has been prepared to support the Land Use application for the Harder Sheet Metal Shop located in Milwaukie, OR. This application is considered a Type II Site Plan Review per the City of Milwaukie Planning Department. It is based from the Pre-Application Conference summary notes dated 1/14/2021.

The intent of the narrative is to address applicable approval criteria from the following sections of Milwaukie Municipal Code (MMC):

- 19.312 North Milwaukie Innovation Area
- 19.400 Overlay Zones and Special Areas
- 19.500 Supplementary Development Regulations
- 19.600 Off-Street Parking and Loading
- 19.700 Public Facility Improvements

Project Summary

Harder Mechanical Contractors plan to construct an approximately 40,000 sft building to include three offices, a shop for preparing materials for jobs, employee break room, and employee locker rooms. The shop will also include storage and welding. Parking will be provided east of the proposed shop. Additional parking is provided at the existing building. The north side of the building will include loading docks for shipping and receiving. A fire access will extend through the shop yard. Hydrants are currently proposed along the fire access road. Hannah Harvester will be brought up to code between the entrance of the yard and the eastern property. Further frontage improvements are not anticipated along Hannah Harvester or Main Street.

Approval Criteria

MMC 19.312 – North Milwaukie Innovation Area

19.312.1 – Purpose

This section of the code explains what the Base Zone of the property is and what it's encouraged to do. This parcel is zoned as North Milwaukie Employment Zone (NME) and its intent is to support the goals and policies of the North Milwaukie Innovation Area (NMIA) Plan and retain the area as a viable industrial and employment zone.

Response:

Manufacturing and Production are permitted in the zoning as well as wholesale trade, warehousing, and distribution.

19.312.5 – Development Standards

A. Lot Standards

1. Minimum lot size – none
2. Minimum street frontage – none
- B. Development Standards
 1. Floor area ratio (min/max) – 0.5:1/0.33:1
 2. Building Height (min/max) – 25/45-90 (height bonus available)
 3. Setbacks
 - a. Min Front Yard Setback – None
 - b. Max Front Yard Setback – 10 ft
 - c. Side and Rear Setbacks - None
 4. Max Lot Coverage – 85%
 5. Min Landscaping – 15%
 6. Flexible ground-floor space – where applicable
 7. Off-street Parking – Yes (See section 19.600)
 8. Frontage Occupancy – 50%
- C. Other Standards
 1. Residential Density Requirements – N/A
 2. Signs – Yes
 3. Design Standards – Yes

Response:

All requirements will be met, refer to plans. The new development is not on the front yard but on the side. There is no setback at that location. Landscaping is over 15% and landscaping areas are allocated on this initial submittal. No new signs are proposed.

19.312.6.B Screening of Outdoor Uses

This section identifies required screening for outdoor uses such as storage.

Response:

Currently, landscaping is identified on the site between the proposed building and the upper parking lot to the east. Landscaping plants or a fence will be chosen to allow screening from the sidewalk and Hannah Harvester to block clear sight to the storage areas to the northeast of the proposed building. Landscaping plants along the northern property line will also be chosen to allow for screening of the yard.

19.312.6.D External Effects

This section discusses how the proposed development cannot produce heat, glare, odors, nuisance noises, electrical disturbance, and other public health nuisances.

Response:

This structure is being designed to allow fabrication of mechanical equipment indoors. Beyond parking lot lighting, all operations will be performed in the building. No noise, odors, electrical, or heat nuisances are anticipated following construction and operation of this facility.

19.312.6.G Landscaping

This section identifies landscaping requirements for the NMIA area. A minimum of 15% of the site must be landscaped. Additional compliance items include:

1. Permitted landscape materials include trees, shrubs, ground cover plants, non-plant ground covers, and outdoor hardscape features.
2. No more than 20% of the required landscape area shall be covered in mulch or barkdust. Mulch or bark dust under the canopy of trees or shrubs is excluded from this limit.
3. Trees shall have a minimum 2-in caliper at time of planting, measured at 4 ft above grade.
4. Shrubs shall be planted from 5-gallon containers or larger.
5. All plantings shall be maintained on an ongoing basis and shall be replaced if vegetation is diseased, dying, or dead.
6. A green roof and/or green/living wall may be used as a substitute for this landscaping requirement.

Response:

Landscaping areas are allocated on the landscaping plan. Currently, there is 51,613 sf of landscaping areas allocated, which makes up approximately 16% of the site. This meets the requirement for minimum landscaping on site. Landscaping is anticipated to consist of rock, bark mulch, lawn, trees, and shrubs. No more than 20% of the landscaping will be mulch or bark dust. Landscaping details sheets will be prepared and will include notes/details for items 3 and 4 above. The plan sheets will include notes identifying items 5. Full landscaping design will be submitted at the time of Final Site Plan review.

MMC 19.400 – Overlay Zones and Special Areas

This property is located in the Tacoma Station Area Mixed Use Zone (MUTSA).

MMC 19.500 – Supplementary Development Regulations

19.504.5 – Distance from Property Line

Where a side or rear yard is not required, a structure is not to be erected closer than 3 feet (3') from the property line.

Response:

Because there is no side requirement and the building is to be built on the side property line, the Building will be kept approximately 8' from the property line to allow for construction of a sidewalk and retaining wall between the public sidewalk and private sidewalk.

19.504.7 – Minimum Vegetation

This section explains the max percentage that mulch or bark dust may cover.

Response:

No more than 20% of the required vegetation area is proposed to be mulch or bark dust.

19.504.9 – On-site Walkways and Circulation

This section describes how walkways and circulation should be routed and connected to public walks, all on-site buildings, and parking. Walkways should be safe and not stray into areas such as truck loading docks and warehouse.

Response:

Walkways are provided to the existing building. Pedestrian circulation is provided along Hannah Harvester and Main Street. There will be a walkway connecting the parking lot to the public sidewalk and to the main entrance door of all buildings.

MMC 19.600 – Off-Street Parking and Loading

19.602.5 – Improvements to Existing Off-Street Parking and Loading Areas

Section describes how existing off-street parking and loading areas should be improved.

Response:

On-site parking is being re-designed for better flow and location for on-site traffic and uses. The overall parking count for the existing and proposed buildings are increasing to meet code. All required landscape buffers and islands are provided in and surrounding the parking areas.

19.604 – General Parking Standards

Section 19.604 explains where parking is allowed, what the allowable uses are, and storage prohibition.

Response:

All additionally required parking will be built at the same time as the new building. All additionally required parking will be built on-site and to the east of the proposed building, leaving room for loading and unloading bays and circulation around the proposed building. The parking lot is intended for employees, customers, clients, and visitors. Parking stalls will not be rented, leased, or sold and there will be no storage in the designated parking areas.

19.605 – Vehicle Parking Quantity Requirements

This section describes the minimum and maximum parking requirements per use.

Response:

Existing Building Requirements Per Table 19.605.1

Existing Building	Area (SF)	Min Spaces Required	Max Spaces Required
Total Building	76,000	44	87
Warehouse/Storage - 86%	65,360	33	65
Manufacturing - 14%	10,640	11	21

Proposed Building Requirements Per Table 19.605.1

Proposed Building	Area (SF)	Min Spaces Required	Max Spaces Required
Total Building	40,000	33	66
Warehouse/Storage - 35%	14,000	7	14
Manufacturing - 65%	26,000	26	52

19.606 – Parking Area Design and Landscaping

Parking stall and aisle need to meet the requirements of this section as well as landscaping and lighting requirements.

Response:

Parking stalls will meet the minimum parking space and aisle dimensions. Perimeter landscaping with a tree every 40 feet will be planted around the parking lot. There are no residential uses surrounding the lot. Parking stalls are separated by landscape islands which will each have one tree.

Parking areas will be paved per geotechnical recommendations and will be striped to delineate parking spaces. One driveway is provided for entrance and exit from the parking lot.

Parking areas will be lit with light poles meeting city requirements.

19.608 – Loading

Loading requirements for keeping a site safe, functional, and clean.

Response:

6 loading docks are proposed for the new building. Two are planned to be recessed while the other four are planned to be at grade. All will be on the north side of the building which is hidden from the public right-of-way by the building.

19.609 – Bicycle Parking

Rules pertaining to quantity of parking spaces provided and locations of where they should be provided.

Response:

The minimum required vehicle parking spaces for the entire site is 76 stalls. Bike racks will be provided so that a capacity of 8 total bike parking area is available. If there are none near the existing building on the site, the numbers will be evenly distributed between the existing and the proposed buildings.

19.610 – Carpool and Vanpool Parking

Sites with more than 20 required parking spaces shall provide carpool and vanpool parking areas.

Response:

A minimum of 10% of our required parking count (which equals to be 8 stalls) will be allocated as carpool and vanpool parking. They will be clearly marked and placed at the southwest corner of the parking area east of the proposed building. Those parking spaces are the closest to the newly constructed building.

MMC 19.700 – Public Facility Improvements

19.701 – Purpose

This section of the code requires public facilities be provided that are safe, convenient and adequate in proportion to the development's public facility impacts. The following responses are provided to identify how the project will meet applicable sections of 19.700.

19.703.2 – Application Submittal

This section describes the required applications.

Response:

This project will include street improvements along Hannah Harvester to bring the street up to code with regards to street width, street parking, planting strip and sidewalk.

19.703.3 – Approval Criteria

This section describes the approval criteria of the public improvements. It identifies the requirements for a development permit application.

Response:

This project will include street improvements along Hannah Harvester to bring the street up to code with regards to street width, street parking, planting strip and sidewalk. The City is requiring a Transportation Impact Study per the City engineer's requirements. A scope for the study is to be provided by the City.

19.704 – Transportation Impact Evaluation

This section identifies whether or not a proposed development has impacts on the transportation system.

Response:

A Traffic Impact Study (TIS) is required since the public ROW is to be improved with the on-site improvements.

The TIS will be prepared and certified by a registered Traffic or Civil Engineer in the State or Oregon. The study will be submitted with the appropriate fees along with a Transportation Facilities Review (TFR) with the associated application materials. They will be included prior to the final approval of this land-use application.

19.705 – Rough Proportionality

The purpose of this section is to ensure that required transportation facility improvements are roughly proportional to the potential impacts of the proposed development.

Response:

The project size is not large in comparison to the existing site and surrounding uses. The number of additional trips is not significant assuming a maximum of 30 new employees.

19.707 – Agency Notification and Coordinated Review

This section lets the applicant know which agencies should be provided a notice of applications. The city is expected to coordinate application review and land use findings and conditions with the agencies listed in this section.

Response:

The City has identified the following agencies in the pre-application report; Metro, Trimet, North Clackamas School District, North Clackamas Parks and Rec District (NCPRD), Oregon Parks and Rec, ODOT/ODOT Rail, Department of State Lands, Oregon Marine Board, Oregon Department of Fish and Wildlife (ODOT), State Historic Preservation Office, and Clackamas County Transportation and Development.

19.708 – Transportation Facility Requirements

This section defines the improvements required for public streets which also includes pedestrian, bicycle, and transit facilities. The City wants to ensure that the required improvements are fair and proportional.

19.708.1 – General Street Requirements and Standards

This section defines what is required for public streets such as access, clear vision, layout and connectivity, and intersection design and spacing.

Response:

Improvements are intended to improve SE Hanna Harvester Drive and bring it up to code. Design intends to add public sidewalk along the right-of-way and a planter strip. Driveways for the existing building will be maintained or improved and a new driveway will be added for the shop with the creation of sidewalks on both sides. No other improvements have been identified at this point.

19.708.2 – Street Design Standards

Section 19.708.2 defines how the street should be designed and the requirements per street classification.

Response:

SE Hanna Harvester Drive will be improved to the required standard along the proposed project's street frontage and will tie into existing elements.

19.708.3 – Sidewalk Requirements and Standards

This section explains improvements needed to comply with the City and Americans with Disabilities Act (ADA) standards.

Response:

SE Hanna Harvester Drive will be improved to required standards along the proposed project's street frontage and will tie into existing elements. New sidewalks will be installed with ramps under 1:12 slope and ADA tiles.

19.708.4 – Bicycle Facility Requirements and Standards

This section lays out what is required for bike facilities in regards to design, construction timing, and general requirements.

Response:

No biking improvements are provided at this time.

19.708.5 – Pedestrian/Bicycle Path Requirements and Standards

Section 19.708.5 defines what is required for the pedestrian/bike path. It defines the design standards, who will take responsibility of ownership and who's in charge of maintenance.

Response:

Improvements along SE Hanna Harvester Drive are intended to improve the safety and circulation of pedestrian traffic. A sidewalk and planter strip are included in these improvements and will be designed per code.

19.708.6 – Transit Requirements and Standards

The Transit Requirements define what facilities are included in this section. Facilities such as bus stops, shelters, and other such related facilities. The section then defines the factors involved in design as well as the location the facilities are expected to go. Coordination with TriMet is required.

Response:

Approximately 325 feet to the north of the property, along SE Main Street, there is a TriMet bus stop. Pedestrian circulation is intended to flow around the perimeter of the site as walking through the site would not be recommended.

19.709 Public Utility Requirements

This section defines what improvements are required to the public utilities and how to safely design and monitor them.

Response:

It is intended to tap into the existing water main and sewer main located in SE Hanna Harvester Drive to supply the proposed new building. Storm water is intended to tie into the existing system as well although any stormwater discharging from the site is intended to be treated. Other than tapping into the public water, sewer, and storm systems, no improvements are intended.

Harder Sheet Metal Shop

9850 SE Main St, Milwaukie, WA

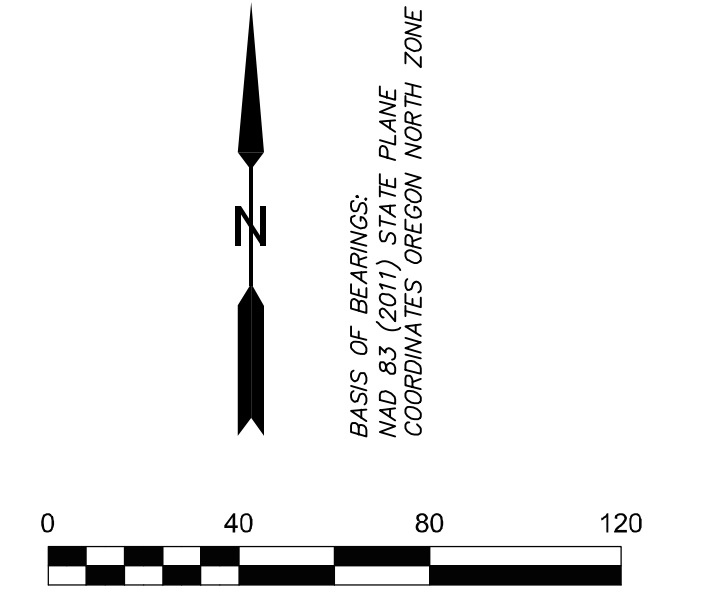


Exhibit E

Site Plan

Floor Plan

EXISTING CONDITIONS SURVEY
for
HARDER MECHANICAL
IN A PORTION OF THE
NW 1/4 OF THE SW 1/4 OF SECTION 25,
T1S, R1E, W.M.
CLACKAMAS COUNTY, WA



LEGEND

- FOUND MONUMENT (VISITED MARCH, 2018)
- CALCULATED POSITION
- ⊙ SANITARY MANHOLE
- ⊙ SANITARY LOCATE PAINT
- ⊙ STORM MANHOLE
- ⊙ STORM CLEANOUT
- ⊙ STORM CATCH BASIN
- ⊙ STORM LOCATE PAINT
- ⊙ PHONE PEDESTAL
- ⊙ UNDERGROUND PHONE OR CABLE
- ⊙ FIRE HYDRANT
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ WATER RISER
- ⊙ IRRIGATION CONTROL BOX
- ⊙ WATER LOCATE PAINT
- ⊙ MONITORING WELL
- ⊙ SIGN
- ⊙ GAS LOCATE PAINT
- ⊙ GAS METER
- ⊙ GAS RISER
- ⊙ GAS VALVE
- ⊙ ELEC. "J" BOX
- ⊙ ELEC. SERVICE BOX
- ⊙ ELEC. METER
- ⊙ ELEC. TRANSFORMER
- ⊙ TRAFFIC SIGNAL CONTROL BOX
- ⊙ LIGHT POLE
- ⊙ POWER POLE
- ⊙ GUY ANCHOR
- ⊙ OVERHEAD POWER
- ⊙ UNDERGROUND POWER LOCATE
- ⊙ FENCE
- ⊙ BOLLARD
- AF: AUDITOR'S FILE NUMBER
- RIGHT OF WAY
- EASEMENT LINE
- CENTERLINE (CALCULATED)
- ⊙ DECIDUOUS TREE

- GENERAL NOTES**
- DATE OF SURVEY: FEBRUARY 23, 2021 TO MARCH 18, 2021.
 - CONTOUR INTERVAL SHOWN IS 1.0'
 - BOUNDARY INFORMATION WAS CALCULATED PER DEEDS AND PREVIOUS SURVEYS (SEE SURVEY AND DEED REFERENCE LIST)
 - SOME OR ALL OF THE UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED FROM FIELD TIES TO SURFACE POINT MARKS BY RESPONDING UTILITY LOCATE COMPANIES. NORTHERN LAND SURVEYING LLC MAKES NO WARRANTIES TO ANY UNDERGROUND UTILITIES WHETHER SHOWN HEREON OR NOT. LOCATE REQUEST TICKET NUMBER: 21058857
 - HORIZONTAL DATUM: DRAWING COORDINATES ARE BASED ON THE OREGON STATE PLANE COORDINATE SYSTEM - NORTH ZONE, BASED ON STATIC GPS OBSERVATIONS PROCESSED THROUGH THE NATIONAL GEODETIC SURVEY "OPUS" SOFTWARE. DISTANCES ARE GROUND DISTANCES (TO CONVERT DISTANCES TO GRID DISTANCES, MULTIPLY BY A SCALE FACTOR OF 0.99990827).
 - VERTICAL DATUM: NGVD 29/47, PER CLARK COUNTY BENCHMARK NO. 173. FOUND DISK IN CONCRETE AT THE INTERSECTION OF NE 63RD STREET AND NE 94TH AVE. THE ELEVATION WAS TRANSFERRED TO PROJECT SITE BY A DIFFERENTIAL LEVEL LOOP. PUBLISHED ELEVATION= 230.18 FEET.

SURVEY REFERENCES
PS-8395 (1949 SURVEY)
PS-7256 (1968 SURVEY)
PS-13373 (1950 SURVEY)
PS-10576 (1972 SURVEY)
PS-25053 (1994 SURVEY)
PS-27664 (1998 SURVEY)
PS-836 (1958 OMARK INDUSTRIAL PARK)

DEED REFERENCES
AF: 2011-069524 (OREGON WORSTED COMPANY TO HARDER MECHANICAL)
INFORMATIONAL REPORT DATED 03/03/2021
ORDER NO. 322100148

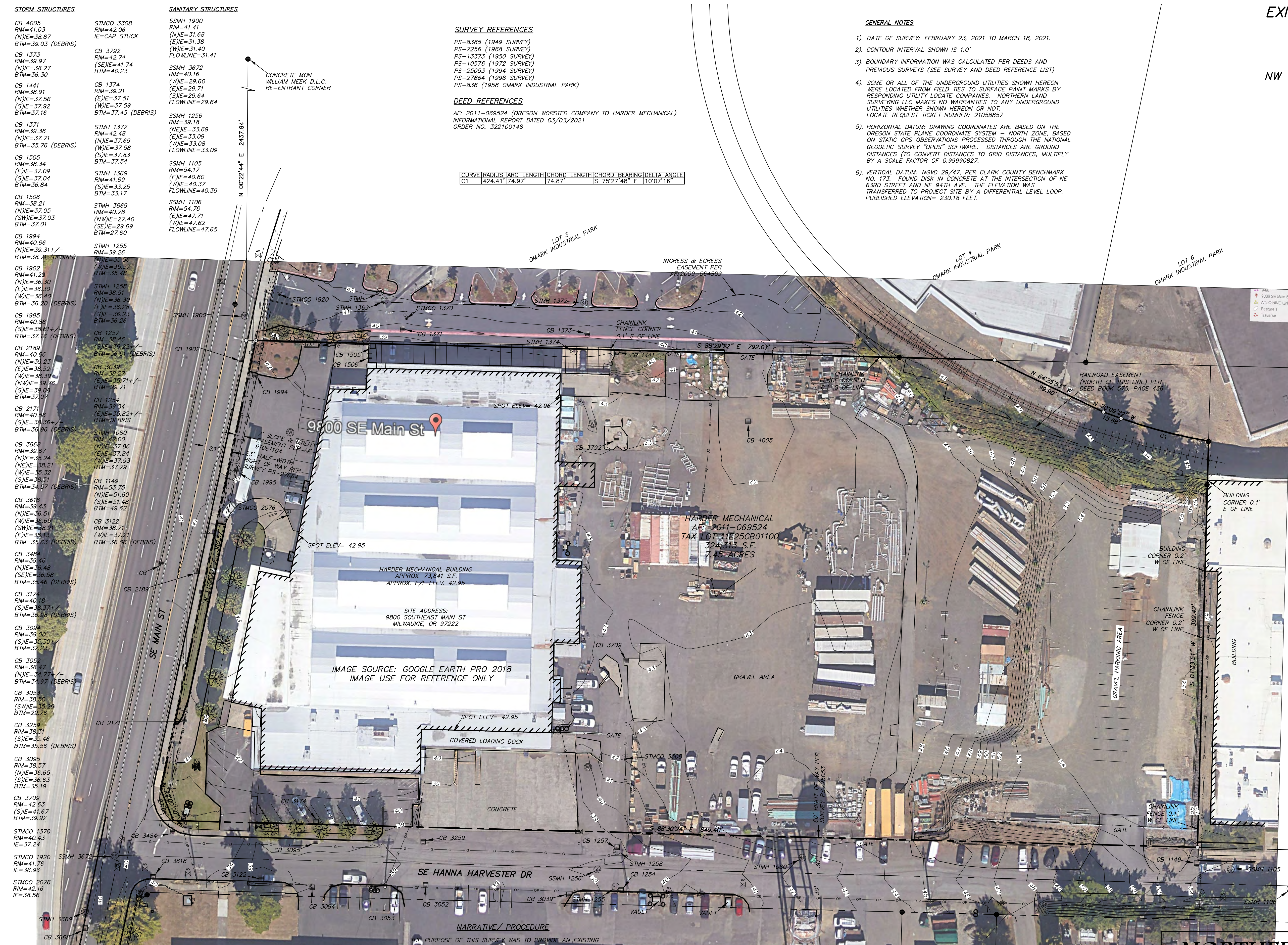
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	424.41'	74.97'	74.87'	S 75°27'48" E	10°07'16"

- STORM STRUCTURES**
- CB 4005
RIM=41.03
(N)E=38.87
BTM=39.03 (DEBRIS)
 - CB 1373
RIM=39.97
(N)E=38.27
BTM=36.30
 - CB 1441
RIM=36.91
(N)E=37.56
(S)E=37.92
BTM=37.16
 - CB 1371
RIM=39.36
(N)E=37.71
BTM=35.76 (DEBRIS)
 - CB 1505
RIM=38.34
(E)E=37.09
(S)E=37.04
BTM=36.84
 - CB 1506
RIM=38.21
(N)E=37.05
(SW)E=37.03
BTM=37.01
 - CB 1994
RIM=40.66
(N)E=39.31+/-
BTM=38.71 (DEBRIS)
 - CB 1902
RIM=41.28
(N)E=36.30
(E)E=36.30
BTM=36.40 (DEBRIS)
 - CB 1995
RIM=40.86
(S)E=38.61+/-
BTM=37.16 (DEBRIS)
 - CB 2189
RIM=40.69
(N)E=38.23
(E)E=38.52
(W)E=38.39
(NW)E=39.76
(S)E=38.08
BTM=37.07
 - CB 2171
RIM=40.56
(S)E=38.36+/-
BTM=36.95 (DEBRIS)
 - CB 3668
RIM=39.67
(N)E=35.24
(N)E=38.21
(W)E=35.32
(S)E=38.31
BTM=34.57 (DEBRIS)
 - CB 3618
RIM=39.43
(N)E=36.51
(W)E=36.65
(SW)E=36.21
(E)E=38.13
BTM=35.63 (DEBRIS)
 - CB 3454
RIM=39.46
(N)E=36.48
(SE)E=36.58
BTM=35.46 (DEBRIS)
 - CB 3174
RIM=40.18
(S)E=38.37+/-
BTM=36.88 (DEBRIS)
 - CB 3094
RIM=39.00
(S)E=36.50+/-
BTM=32.20
 - CB 3052
RIM=38.47
(N)E=34.77
BTM=34.97 (DEBRIS)
 - CB 3059
RIM=36.90
(SW)E=35.26
BTM=29.76
 - CB 3259
RIM=38.31
(S)E=35.46
BTM=35.56 (DEBRIS)
 - CB 3095
RIM=38.57
(N)E=36.65
(S)E=36.63
BTM=35.19
 - CB 3709
RIM=42.63
(S)E=41.67
BTM=39.92
 - STMCO 1370
RIM=40.43
IE=37.24
 - STMCO 1920
RIM=41.76
IE=36.96
 - STMCO 2076
RIM=42.16
IE=38.56

- SANITARY STRUCTURES**
- SSMH 1900
RIM=41.41
(N)E=31.68
(E)E=31.38
(W)E=31.40
FLOWLINE=31.41
 - SSMH 3672
RIM=40.16
(W)E=29.60
(E)E=29.71
(S)E=29.64
FLOWLINE=29.64
 - SSMH 1256
RIM=39.18
(NE)E=33.69
(E)E=33.09
(W)E=33.08
FLOWLINE=33.09
 - SSMH 1105
RIM=54.17
(E)E=40.60
(W)E=40.37
FLOWLINE=40.39
 - SSMH 1106
RIM=54.76
(E)E=47.71
(W)E=47.62
FLOWLINE=47.65

CONCRETE MON
WILLIAM MECK D.L.C.
RE-ENTRANT CORNER

N 0022°44' E 2437.94'



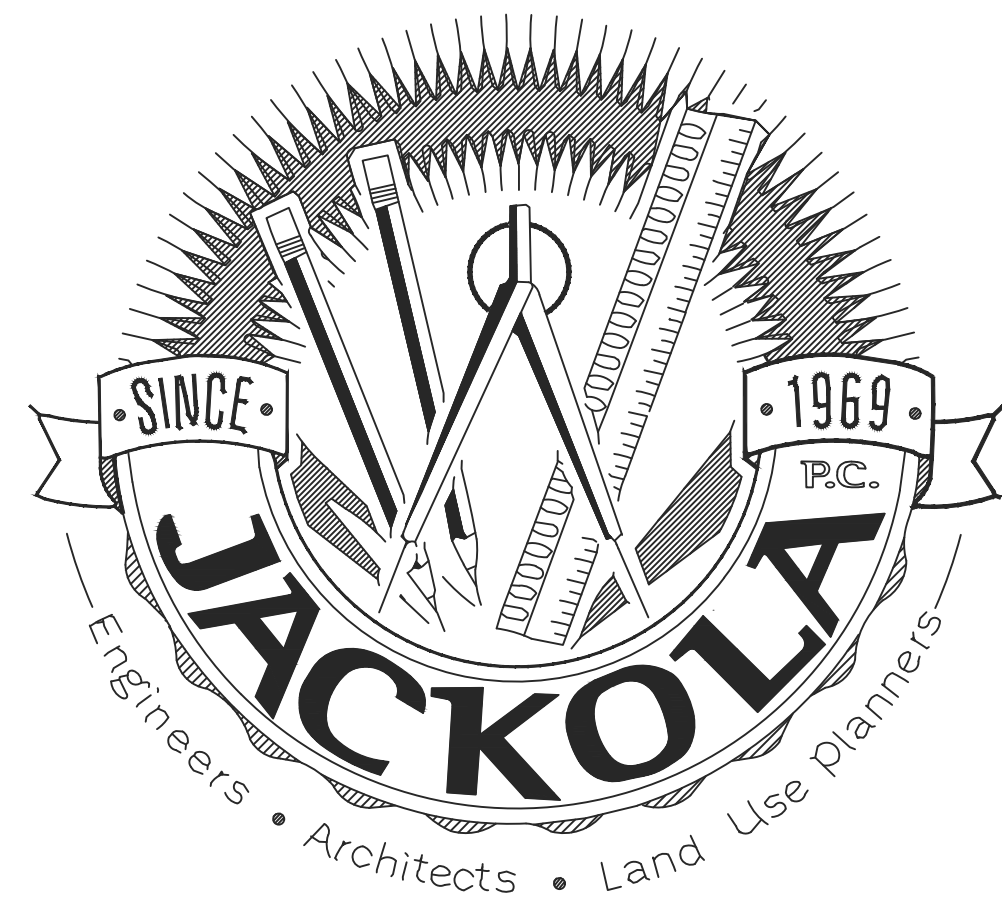
NARRATIVE / PROCEDURE
THE PURPOSE OF THIS SURVEY WAS TO PROVIDE AN EXISTING CONDITIONS / TOPOGRAPHIC SURVEY FOR HARDER MECHANICAL. FIELD SURVEYS CONSISTED OF A COMBINATION OF GPS OBSERVATIONS AND RANDOM TRAVERSE METHODS ALONG WITH RADIAL TIES USING A 5-SECOND TRIANGLE SET TOTAL STATION INSTRUMENT AND ELECTRONIC DATA COLLECTOR. RADIAL TIES WERE MADE TO EXISTING PROPERTY CORNER MONUMENTS AS SHOWN.

NORTHERN LAND SURVEYING LLC
P.O. Box 2017
Battle Ground, WA 98604
360.553.5992

4/5/21
REGISTERED PROFESSIONAL LAND SURVEYOR
PRELIMINARY
OREGON
NOVEMBER 10, 2009
JASON L. SIMES
83256PLS
EXPIRES 6/30/22

EXISTING CONDITIONS SURVEY
for
HARDER MECHANICAL

Drawn By: DWU Date: 04/05/2021 Job No. 2416
Checked by: EJM Scale: 1"=40' Sheet: 1 OF 1



HARDER MECHANICAL HARDER SHEET METAL SHOP

9850 SE MAIN STREET
MILWAUKIE, OR



PRELIMINARY

NOT FOR CONSTRUCTION

THE INFORMATION CONTAINED HEREIN IS PROPRIETARY. THIS DOCUMENT MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF JACKOLA ENGR. & ARCH., P.C.

ABBREVIATIONS

A AB AHJ APWA AWWA	AS-BUILT AGENCY HAVING JURISDICTION AMERICAN PUBLIC WORKS ASSOCIATION AMERICAN WATER WORKS ASSOCIATION	F FO FF	FIBER OPTIC FINISHED FLOOR	P PVI PROP PL	POINT OF VERTICAL INTERSECTION PROPERTY PROPERTY LINE
B BLDG BVCE BVCS BTM	BUILDING BEGIN VERTICAL CURVE ELEVATION BEGIN VERTICAL CURVE STATION BOTTOM	G G GIS	GAS GEOGRAPHIC INFORMATION SYSTEM	R REF REQ'D REV ROW	REFERENCE REQUIRED REVISION RIGHT-OF-WAY
C CATV CL COM CJ	CABLE TV CENTER LINE CITY OF MILWAUKIE CONSTRUCTION JOINT	H HT HWY HR HR	HEIGHT HIGHWAY HORIZONTAL HOUR	S SCH SIM S SPEC STD SD	SANITARY SEWER SCHEDULE SIMILAR SOUTH SPECIFICATION STANDARD STORM DRAIN
D DTL DEQ	DETAIL DEPARTMENT OF ENVIRONMENTAL QUALITY	I IBC IE	INTERNATIONAL BUILDING CODE INVERT ELEVATION	T TYP TBC	TYPICAL TOP BACK OF CURB
DIA DIM DIV DWG	DIAMETER DIMENSION DIVISION DRAWING	M MAX MMC MIN	MAXIMUM MILWAUKIE MUNICIPAL CODE MINIMUM	U UT UP UNO	UNDERGROUND TELEPHONE UNDERGROUND POWER UNLESS NOTED OTHERWISE
E EW E EA ELEC ELEV EVCE EVCS EPA EPA EQ EQUIP EXIST	EACH WAY EAST EDGE OF ASPHALT ELECTRIC ELEVATION END VERTICAL CURVE ELEVATION END VERTICAL CURVE STATION ENVIRONMENTAL PROTECTION AGENCY EQUAL EQUIPMENT EXISTING	N NT NIC NTS	NORTH NOT IN CONTRACT NOT TO SCALE	V VERT	VERTICAL
		O OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION	W WTR W W/	WATER WEST WITH

SITE LOCATION PLAN



INDEX OF DRAWINGS

SHEET #	SHEET TITLE	RELEASE DATE	LATEST REVISION
T0.00	TITLE SHEET	04/16/21	
C0.10	EXISTING SITE CONDITIONS	04/16/21	
C0.20	SITE DEMO PLAN	04/16/21	
C0.30	EROSION CONTROL PLAN	04/16/21	
C1.10	OVERALL SITE PLAN	04/16/21	
C1.11	STRIPING AND SIGNAGE PLAN	04/16/21	
C1.20	SITE UTILITY PLAN	04/16/21	
C1.30	SITE GRADING PLAN	04/16/21	
C1.40	SITE LANDSCAPING PLAN	04/16/21	
C1.41	PARKING LOT LANDSCAPING PLAN	04/16/21	
C1.42	LANDSCAPING CALCULATIONS PLAN	04/16/21	
C1.43	LANDSCAPING LEGEND, NOTES, AND DETAILS	04/16/21	
C2.00	GENERAL NOTES AND DETAILS	04/16/21	
C2.10	TRANSPORTATION NOTES AND DETAILS	04/16/21	
C2.20	WATER NOTES AND DETAILS	04/16/21	
C2.30	SEWER NOTES AND DETAILS	04/16/21	
C2.40	STORMWATER NOTES AND DETAILS	04/16/21	
C2.50	EROSION CONTROL NOTES AND DETAILS	04/16/21	

LEGEND

	GAS METER		FENCE		EXISTING ASPHALT
	CABLE PEDESTAL		BUILDING SETBACK		EXISTING BUILDING
	TELEPHONE PEDESTAL		PROPERTY EASEMENT		EXISTING SIDEWALK
	ELECTRICAL JUNCTION BOX		EXISTING PROPERTY LINE		PROPOSED ASPHALT
	ELECTRICAL PEDESTAL		EXISTING OVERHEAD POWER		PROPOSED BUILDING
	TRAFFIC SIGN		EXISTING UNDERGROUND POWER		PROPOSED 4" SIDEWALK
	LIGHT POLE		EXISTING FIBER OPTIC		PROPOSED 6" SIDEWALK
	EXISTING LIGHT POLE		EXISTING UNDERGROUND PHONE		STANDARD CURB AND GUTTER
	UTILITY POLE		EXISTING UNDERGROUND CABLE		SPILL CURB AND GUTTER
	TRANSFORMER		EXISTING GAS		DRIVE OVER CURB AND GUTTER
	CAP WITH THRUST BLOCK		EXISTING WATER		EXISTING SPOT GRADE
	FIRE HYDRANT		EXISTING SANITARY SEWER		DESIGN SPOT GRADE
	FROST FREE YARD HYDRANT		EXISTING STORM DRAIN		TBC DESIGN SPOT GRADE
	WATER GATE VALVE		PROPOSED PROPERTY LINE		TREE LINE
	WATER CURB STOP		OVERHEAD POWER		DECIDUOUS TREE
	WATER TEE		UNDERGROUND POWER		
	THRUST BLOCK		UNDERGROUND FIBER OPTIC		
	WATER METER PIT		UNDERGROUND TELEPHONE		
	FIRE DEPARTMENT CONNECTION		UNDERGROUND CABLE		
	IRRIGATION VALVE BOX		GAS MAIN		
	PIPE CAP		WATER MAIN		
	CLEAN OUT		IRRIGATION SLEEVE		
	SEWER MANHOLE		SANITARY SEWER MAIN		
	STORM MANHOLE		STORM DRAIN		
	CATCH BASIN		ROOF DRAIN		
	STORM DRAIN DRYWELL		DRAINAGE SWALE		
	CURB INLET		TOP OF POND		
			EXISTING CONTOUR		
			DESIGN CONTOUR		

GENERAL INFORMATION

APPLICANT:
TODD FIRESTENBERG
HARDER MECHANICAL
2148 NE MLK JR BLVD, PORTLAND, OR 97212
TFIRESTENBERG@HARDER.COM
503-382-4453

OWNER:
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CONTACT:
SAM DUGUAY
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702 JEFFERSON STREET, VANCOUVER, WA 98660
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360-852-8746

**HARDER MECHANICAL
HARDER SHEET METAL SHOP**
 9850 SE MAIN STREET
MILWAUKIE, OR

DRAWN: EMS CHECKED: SLD

DATE: TBD

REVISIONS:

TITLE SHEET

T0.00

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**HARDER MECHANICAL
HARDER SHEET METAL SHOP**

9850 SE MAIN STREET
MILWAUKIE, OR

SURVEY NOTES:

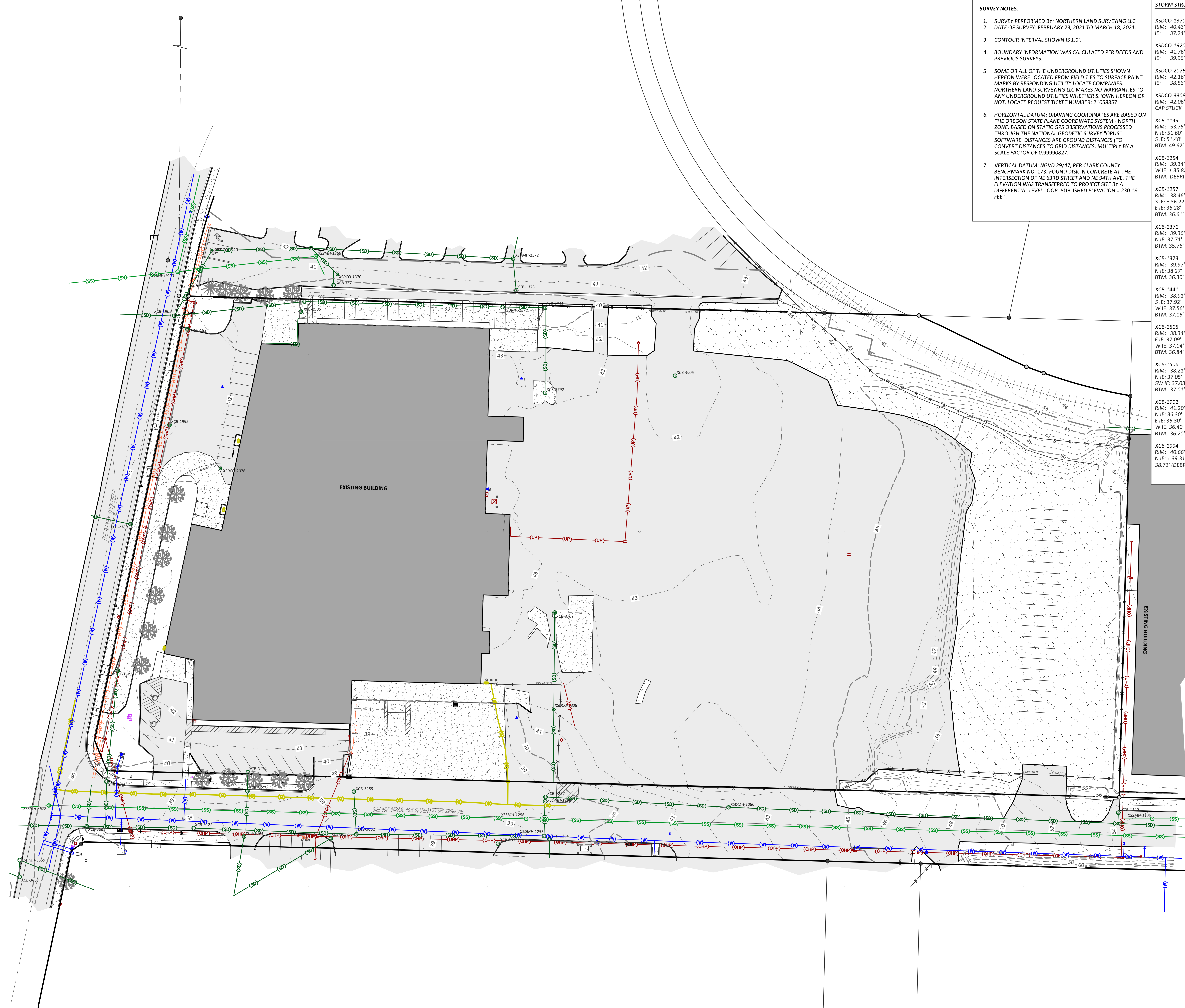
1. SURVEY PERFORMED BY: NORTHERN LAND SURVEYING LLC
DATE OF SURVEY: FEBRUARY 23, 2021 TO MARCH 18, 2021.
IE: 37.24'
2. CONTOUR INTERVAL SHOWN IS 1.0'.
3. BOUNDARY INFORMATION WAS CALCULATED PER DEEDS AND PREVIOUS SURVEYS.
4. SOME OR ALL OF THE UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED FROM FIELD TIES TO SURFACE PAINT MARKS BY RESPONDING UTILITY LOCATE COMPANIES. NORTHERN LAND SURVEYING LLC MAKES NO WARRANTIES TO ANY UNDERGROUND UTILITIES WHETHER SHOWN HEREON OR NOT. LOCATE REQUEST TICKET NUMBER: 21058857
5. HORIZONTAL DATUM: DRAWING COORDINATES ARE BASED ON THE OREGON STATE PLANE COORDINATE SYSTEM - NORTH ZONE, BASED ON STATIC GPS OBSERVATIONS PROCESSED THROUGH THE NATIONAL GEODETIC SURVEY "OPUS" SOFTWARE. DISTANCES ARE GROUND DISTANCES (TO CONVERT DISTANCES TO GRID DISTANCES, MULTIPLY BY A SCALE FACTOR OF 0.99990827.
6. VERTICAL DATUM: NGVD 29/47, PER CLARK COUNTY BENCHMARK NO. 173, FOUND DISK IN CONCRETE AT THE INTERSECTION OF NE 63RD STREET AND NE 94TH AVE. THE ELEVATION WAS TRANSFERRED TO PROJECT SITE BY A DIFFERENTIAL LEVEL LOOP. PUBLISHED ELEVATION = 230.18 FEET.

STORM STRUCTURE TABLE

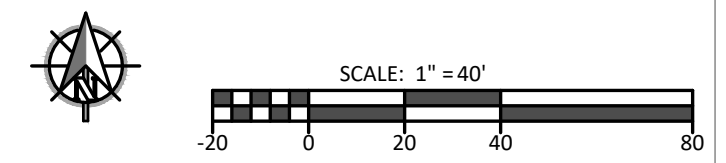
XSDCO-1370 RIM: 40.86' S IE: ± 39.61' BTM: 37.16' (DEBRIS)	XCB-1995 RIM: 40.86' S IE: ± 39.61' BTM: 37.16' (DEBRIS)	XCB-3618 RIM: 39.43' N IE: 36.51' SW IE: 38.21' E IE: 38.13' BTM: 35.63' (DEBRIS)	XCB-3618 RIM: 39.43' N IE: 36.51' SW IE: 38.21' E IE: 38.13' BTM: 35.63' (DEBRIS)
XSDCO-1920 RIM: 41.76' IE: 39.96'	XCB-2171 RIM: 40.56' S IE: ± 38.36' BTM: 36.96' (DEBRIS)	XCB-3668 RIM: 39.67' N IE: 35.24' NE IE: 38.21' W IE: 35.32' S IE: 38.51' BTM: 34.57' (DEBRIS)	XCB-3668 RIM: 39.67' N IE: 35.24' NE IE: 38.21' W IE: 35.32' S IE: 38.51' BTM: 34.57' (DEBRIS)
XSDCO-2076 RIM: 42.16' IE: 38.56'	XCB-2189 RIM: 40.66' N IE: 39.23' E IE: 38.52' W IE: 38.39' NW IE: 39.76' S IE: 39.08' BTM: 37.07'	XCB-3709 RIM: 42.63' S IE: 41.67' BTM: 39.92'	XCB-3709 RIM: 42.63' S IE: 41.67' BTM: 39.92'
XSDCO-3308 RIM: 42.06' CAP STUCK	XCB-1149 RIM: 53.75' N IE: 51.60' S IE: 51.48' BTM: 49.62'	XCB-3792 RIM: 42.74' N IE: 41.74' BTM: 40.23'	XCB-3792 RIM: 42.74' N IE: 41.74' BTM: 40.23'
XCB-1254 RIM: 39.34' W IE: ± 35.82' BTM: DEBRIS	XCB-1257 RIM: 38.46' S IE: ± 36.22' E IE: 36.28' BTM: 36.61' (DEBRIS)	XCB-3052 RIM: 38.47' N IE: ± 34.77' E IE: UNKNOWN W IE: UNKNOWN BTM: 34.97' (DEBRIS)	XCB-3052 RIM: 38.47' N IE: ± 34.77' E IE: UNKNOWN W IE: UNKNOWN BTM: 34.97' (DEBRIS)
XCB-1371 RIM: 39.36' N IE: 37.71' BTM: 35.76' (DEBRIS)	XCB-1373 RIM: 39.97' N IE: 38.27' BTM: 36.30'	XCB-3094 RIM: 39.00' S IE: ± 35.50' BTM: 32.23'	XCB-3094 RIM: 39.00' S IE: ± 35.50' BTM: 32.23'
XCB-1441 RIM: 38.91' S IE: 37.92' W IE: 37.56' BTM: 37.16'	XCB-1505 RIM: 38.34' E IE: 37.09' W IE: 37.04' BTM: 36.84'	XCB-3095 RIM: 38.57' N IE: 36.65' S IE: 36.63' BTM: 35.19'	XCB-3095 RIM: 38.57' N IE: 36.65' S IE: 36.63' BTM: 35.19'
XCB-1506 RIM: 38.21' N IE: 37.05' SW IE: 37.03' BTM: 37.01'	XCB-1902 RIM: 41.20' N IE: 36.30' E IE: 36.48' W IE: 36.40' BTM: 36.20' (DEBRIS)	XCB-3122 RIM: 38.71' E IE: UNKNOWN W IE: 37.21' BTM: 36.06' (DEBRIS)	XCB-3122 RIM: 38.71' E IE: UNKNOWN W IE: 37.21' BTM: 36.06' (DEBRIS)
XCB-1994 RIM: 40.66' N IE: ± 39.31' 38.71' (DEBRIS)	XCB-3484 RIM: 39.46' N IE: 36.48' S IE: 36.58' 35.46' (DEBRIS)	XCB-3174 RIM: 40.18' S IE: ± 38.37' BTM: 36.98' (DEBRIS)	XCB-3174 RIM: 40.18' S IE: ± 38.37' BTM: 36.98' (DEBRIS)
	XCB-3259 RIM: 38.31' S IE: 35.46' BTM: 35.56' (DEBRIS)	XCB-3484 RIM: 39.46' N IE: 36.48' S IE: 36.58' 35.46' (DEBRIS)	XCB-3484 RIM: 39.46' N IE: 36.48' S IE: 36.58' 35.46' (DEBRIS)

SEWER STRUCTURE TABLE

XSSMH-1105 RIM: 54.17' E IE: 40.60' W IE: 40.37' FLOWLINE: 40.39'	XSSMH-1106 RIM: 54.76' E IE: 47.71' W IE: 47.62' FLOWLINE: 47.65'	XSSMH-1256 RIM: 39.18' NE IE: 33.69' E IE: 33.09' W IE: 33.08' FLOWLINE: 33.09'	XSSMH-1369 RIM: 41.69' SE IE: 33.25' W IE: UNKNOWN BTM: 33.17'	XSSMH-1900 RIM: 41.41' N IE: 31.68' W IE: 31.40' E IE: 31.38' FLOWLINE: 31.41'	XSSMH-3672
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1 EXISTING SITE CONDITIONS
1" = 40'



DRAWN: EMS CHECKED: SLD

DATE: TBD

REVISIONS:

EXISTING SITE CONDITIONS

C0.10



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**HARDER MECHANICAL
HARDER SHEET METAL SHOP**
9850 SE MAIN STREET
MILWAUKIE, OR

DRAWN: EMS CHECKED: SLD

DATE: TBD

REVISIONS:

EROSION CONTROL PLAN

C0.30

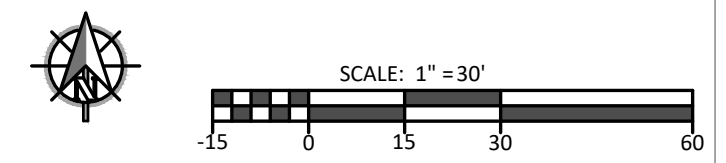
- LEGEND:**
- NEW INLET PROTECTION
 - SEDIMENT DAM (DTL.) AND BIOFILTER BAG (DTL.)
 - SILT FENCE
 - CONSTRUCTION ENTRANCE
 - SOIL STOCKPILE LOCATION
 - TEMPORARY SEDIMENT TRAP

- EROSION CONTROL NOTES:**
1. STABILIZED CONSTRUCTION ENTRANCE PER DTL.
 2. INSTALL SILT FENCE PER DTL.
 3. INSTALL INLET PROTECTION AT STORM INLETS PER DTL.
 4. INSTALL INLET PROTECTION AT STORM INLETS PER DTL.
 5. POTENTIAL STOCKPILE LOCATIONS, SHOWN FOR REFERENCE.
 6. SEDIMENT TRAP PER DTL.

- GENERAL NOTES:**
1. SEE DETAILS FOR GENERAL EROSION CONTROL NOTES.
 2. SILT FENCE SHALL BE USED DURING INITIAL BMP INSTALLATION AND SITE CLEARING. MAINTAIN FENCE UNTIL SITE IS STABILIZED.
 3. MAINTAIN INLET PROTECTION THROUGHOUT CONSTRUCTION UNTIL FINAL STABILIZATION.
 4. FINAL STABILIZATION OF LANDSCAPE AREAS ARE TO BE COMPLETED AS PROJECT BUILD-OUT IS COMPLETED.
 5. REMOVAL OF BMP'S TO BE COMPLETED AS STABILIZATION OCCURS.
 6. ONCE SITE IS PAVED, REMOVE TEMPORARY SEDIMENT BASINS FOR THE PARKING LOT AND CLEAN INLETS PRIOR TO USE.
 7. SITE AND SUBGRADE PREPARATION TO BE COMPLETED IN COMPLIANCE WITH GEOTECHNICAL REPORT.
 8. CONTRACTOR TO PROVIDE TEMPORARY GRADING TO DIRECT STORMWATER TO THE SEDIMENT TRAP. SEDIMENT TRAP IS TO BE CLEANED OF DEBRIS AND SEDIMENT BEFORE 12 INCHES OF SEDIMENT BUILDUP.



1 EROSION CONTROL PLAN
1" = 30'



PROJECT #: 201106
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PROPERTY SUMMARY:
 ZONING: NORTH MILWAUKIE EMPLOYMENT (NME)
 MIN LOT SIZE - 324,954 SF
 MIN BUILDING HEIGHT - 25 FT
 MAX BUILDING HEIGHT - 45 FT (90 FT WITH HEIGHT BONUS)

SETBACKS:
 MIN FRONT - NONE
 MAX FRONT - 10 FT
 SIDE - NONE
 REAR - NONE

MAX LOT COVERAGE - 85%
 BUILDING AREA =
 MIN LANDSCAPING REQUIRED = 15% = 47,740 SF
 LANDSCAPE COVERAGE =
 LOT AREA = 324,954 SF
 LANDSCAPE AREA PROVIDED = 51,965 SF = 16%

PARKING SUMMARY:
 PARKING REQUIRED -
 MIN = 1 STALL PER 1,000 SF = 116 STALLS
 EXISTING BUILDING = 76,000 SF / 1,000 = 76
 NEW BUILDING = 40,000 SF / 1,000 SF = 40
 MAX = 2 STALLS PER 1,000 SF = 232 STALLS
 EXISTING BUILDING = 76,000 SF / 1,000 = 76 x 2 = 152
 NEW BUILDING = 40,000 SF / 1,000 SF = 40 x 2 = 80

APPROXIMATE EXISTING PARKING ON-SITE - 50 STALLS
 PROPOSED PARKING ON-SITE - 88 STALLS

TOTAL PARKING REQUIRED - 116 TO 232 STALLS
 TOTAL PARKING PROVIDED - 138 STALLS

NEW ADA PARKING REQUIRED - 4 STALLS
 NEW ADA PARKING PROVIDED - 4 STALLS

NEW VANPOOL/CARPOOL PARKING PROVIDED - 8 STALLS

- KEYNOTES:**
- ASPHALT SECTION PER DTL.
 - SIDEWALK PER DTL.
 - SIDEWALK RAMP PER DTL.
 - PARKING STRIPING PER DTL.
 - DRIVEWAY PER DTL.
 - CURB AND GUTTER PER DTL.
 - CONCRETE STEPS PER DTL.
 - CONCRETE RAMP PER DTL.
 - LIGHT POLE BASE PER DTL.
 - WHEEL STOP PER DTL.
 - ADA PARKING SIGN PER DTL.
 - BOLLARD PER DTL.
 - FENCE PER DTL.
 - SIREN-TRIGGERED ROLLING GATE PER DTL.
 - SWINGING GATE WITH LOCKBOX PER DTL.

GENERAL NOTES:
 1. GENERAL NOTE ABOUT THE SITE.

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**HARDER MECHANICAL
 HARDER SHEET METAL SHOP**
 9850 SE MAIN STREET
 MILWAUKIE, OR

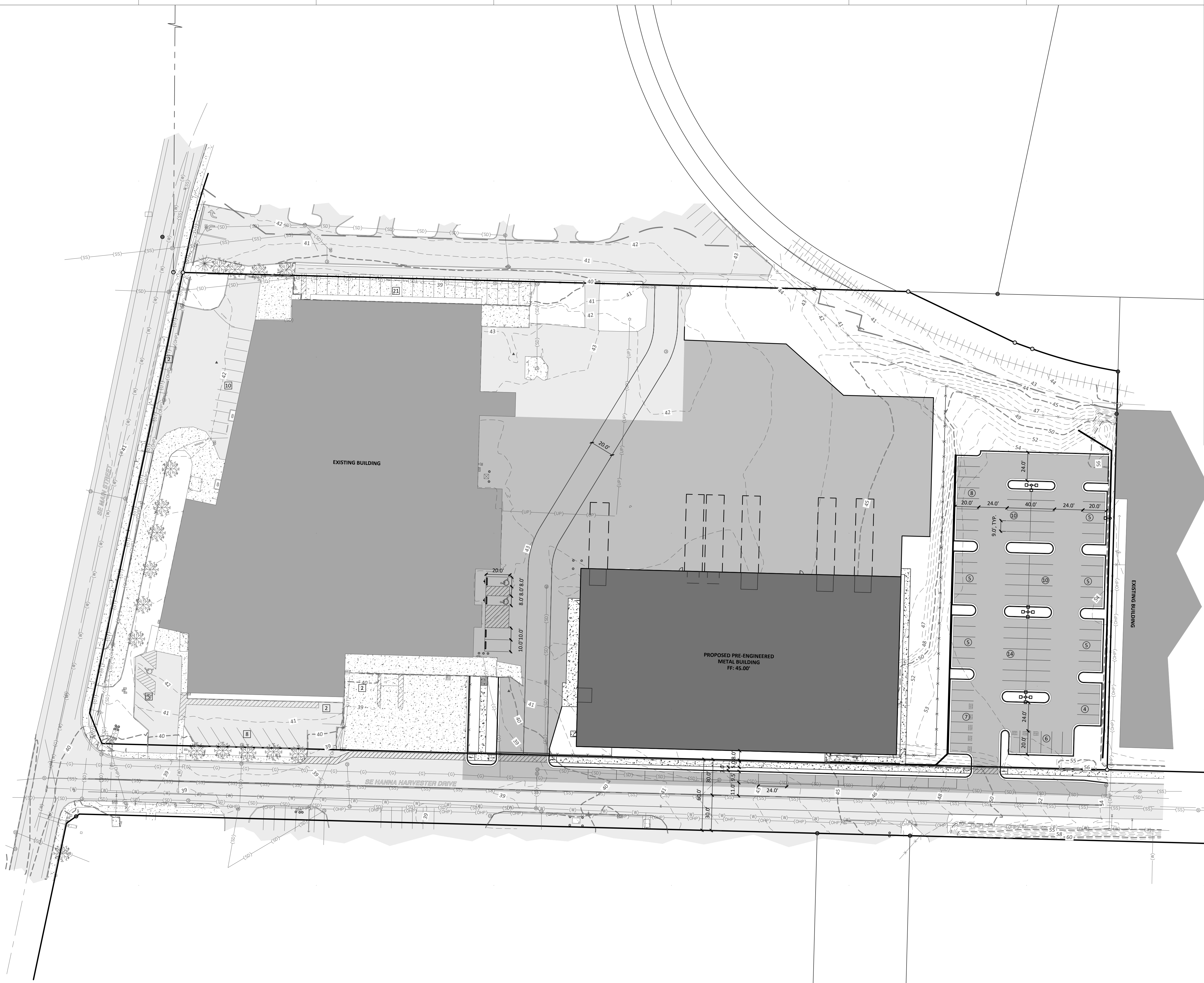
DRAWN: EMS CHECKED: SLD

DATE: TBD

REVISIONS:

OVERALL SITE PLAN

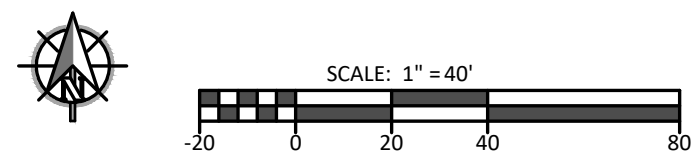
C1.10



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PROJECT #: 201106

1 OVERALL SITE PLAN
 1" = 40'



- KEYNOTES:**
1. PARKING STRIPING PER DTL.
 2. ADA PARKING SIGN PER DTL.
 3. "NO PARKING - FIRE LANE" STRIPING ON ASPHALT OR CURB SPACED EVERY 20'. WHITE LETTERS 4" HIGH ON TOP OF A MIN 6" WIDE RED STRIPE. INSTALL ON BOTH SIDES OF FIRE LANE. COORDINATE WITH FIRE MARSHALL.
 - 4.
- GENERAL NOTES:**
1. THERE SHALL BE NO SIGHT OBSTRUCTION WITHIN THE VISION CLEARANCE AREA BETWEEN 30' AND 10' ABOVE THE STREET GRADE.

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**HARDER MECHANICAL
HARDER SHEET METAL SHOP**
 9850 SE MAIN STREET
 MILWAUKIE, OR

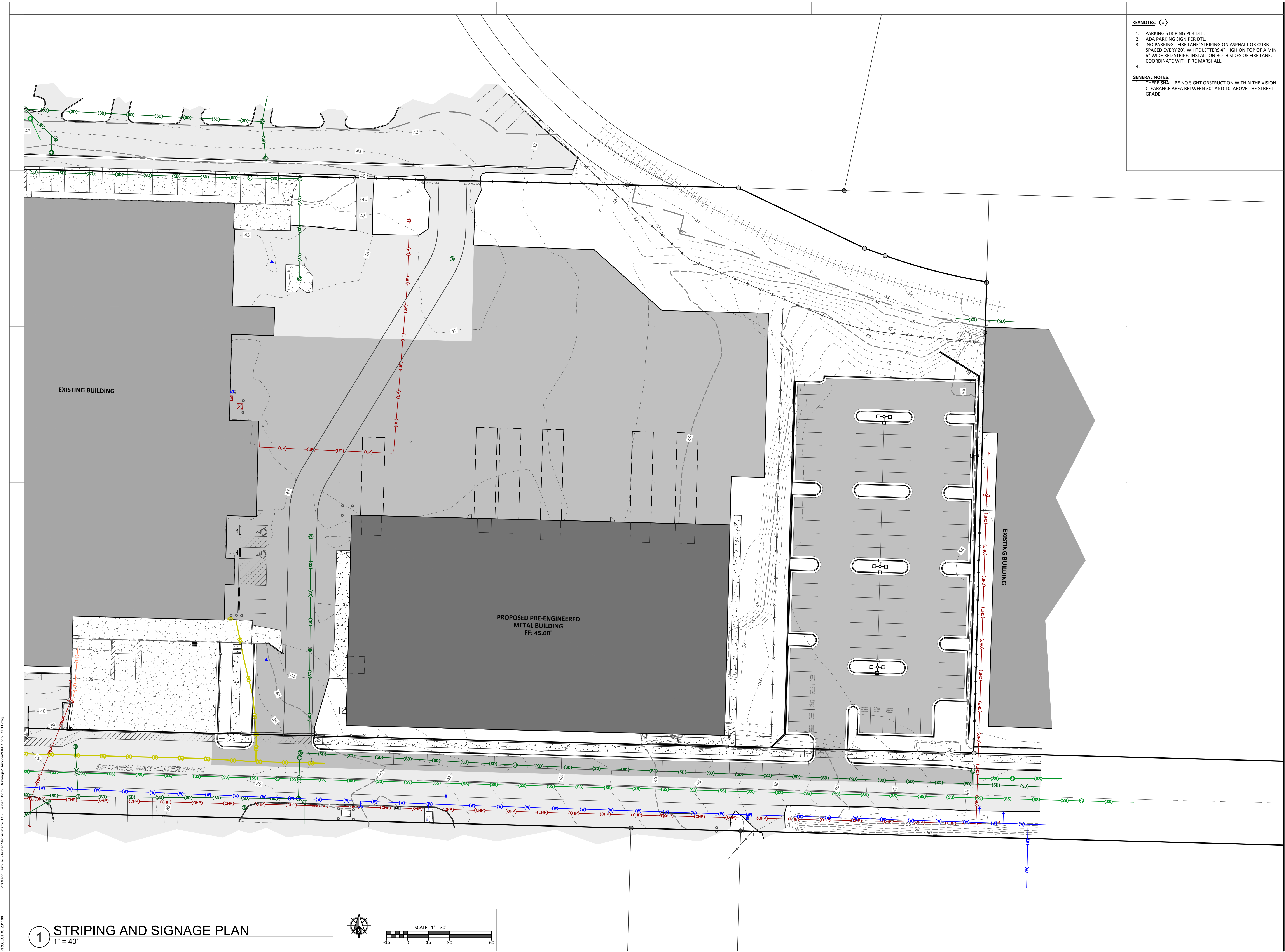
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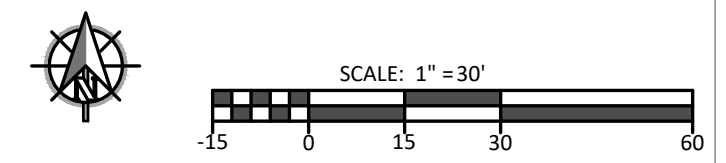
REVISIONS:

STRIPING AND SIGNAGE PLAN

C1.11



1 STRIPING AND SIGNAGE PLAN
1" = 40'



PROJECT #: 201106 Z:\client\flex\2020\Harder Mechanical\201106 Harder Sheet Metal Shop\Drawings\AutoCAD\MM_Shop_C1.11.dwg



KALISPELL | BOZEMAN | VANCOUVER
 406-755-3208 | 406-586-0707 | 360-852-8746
 info@jackola.com | jackola.com

KEYNOTES:

1. NEW FIRE HYDRANT PER DTL.
2. WATER METER PER DTL.
3. FWH CONNECTION
4. NEW CATCH BASIN PER DTL.
5. NEW CATCH BASIN PER DTL.
6. SEWER SERVICE TAP PER DTL.
7. SEWER CLEAN-OUT PER DTL.
8. NEW STORM MANHOLE PER DTL.
9. STORM TREATMENT PER DTL.
10. STORM CLEAN-OUT PER DTL.
11. STORM SWALE PER DTL.

GENERAL NOTES:

1. CONTRACTOR TO ADJUST ALL CATCH BASIN RIMS, MANHOLE RIMS, CLEAN-OUT COVERS, AND OBSERVATION WELL COVERS TO FINISH GRADE. NO COVERS OR LIDS ARE TO BE PAVED OVER UNLESS APPROVED BY THE OWNER AND ENGINEER.
2. ALL WORK IS SUBJECT TO FIELD INSPECTION AND CORRECTION AS IDENTIFIED AT THE TIME OF THE ON-SITE INSPECTION; ALL WORK SHALL BE COMPLIANT WITH THE APPLICABLE STANDARDS AND CODES; TO INCLUDE THE ADOPTED EDITION OF THE INTERNATIONAL FIRE CODE AND THE CITY'S MUNICIPAL CODE.
3. STORMWATER MANAGEMENT CONCEPT IS IDENTIFIED ON THIS PLAN. STORM MANAGEMENT WILL SHEET FLOW TO CATCH BASINS, THEN ROUTED THROUGH A TREATMENT SYSTEM ON-SITE. THE TREATMENT SYSTEM IS ANTICIPATED TO BE CONTECH STORMFILTER OR APPROVED EQUAL.

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**HARDER MECHANICAL
 HARDER SHEET METAL SHOP**
 9850 SE MAIN STREET
 MILWAUKIE, OR

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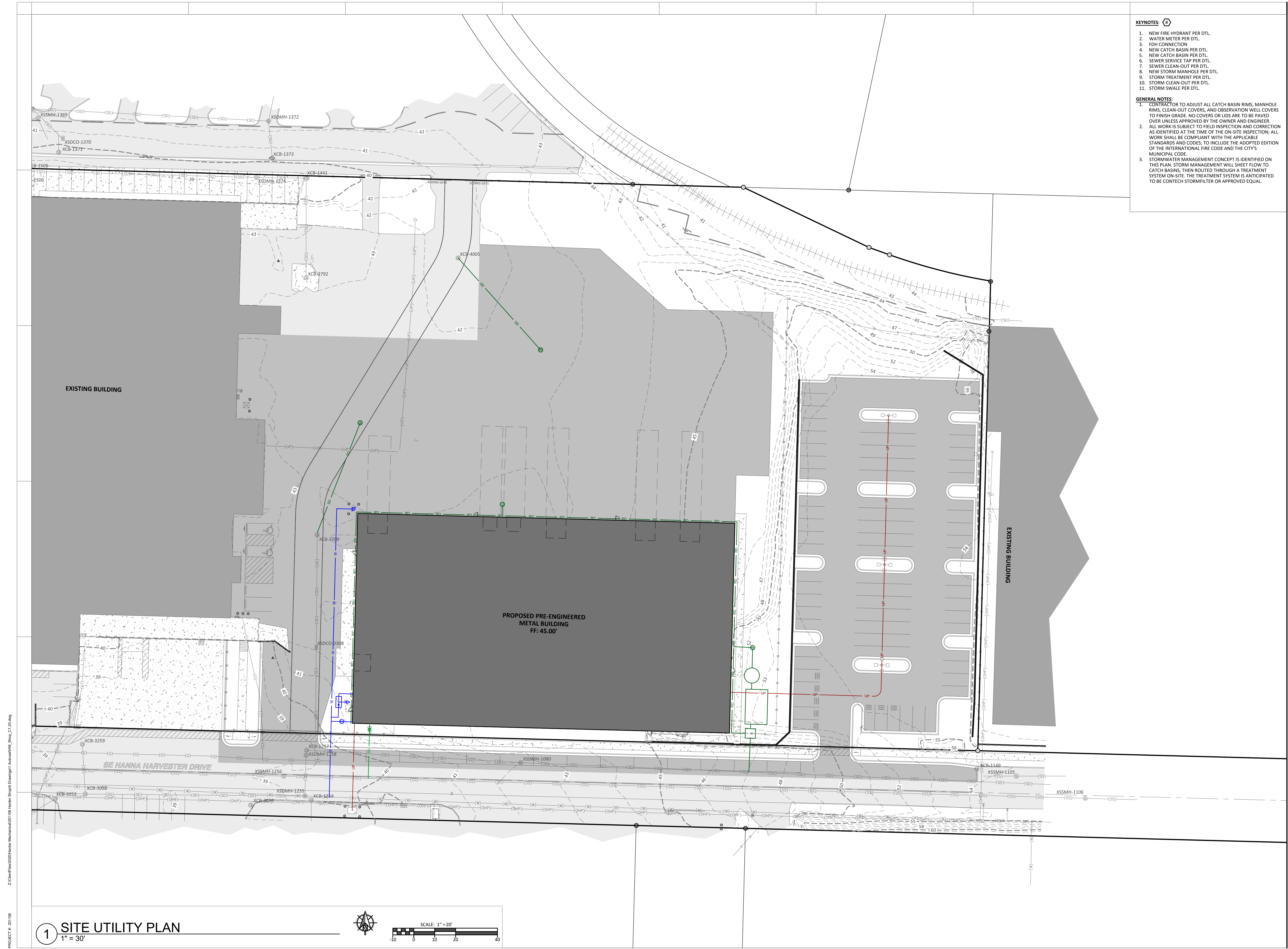
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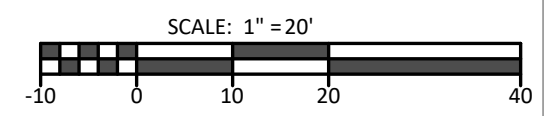
NO.	DESCRIPTION

SITE UTILITY PLAN

C1.20



1 SITE UTILITY PLAN
 1" = 30'



PROJECT #: 201106
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LEGEND:
 43.79(e) ✕ EXISTING SPOT GRADE
 43.75 ✕ DESIGN SPOT GRADE
 (44.25) ✕ DESIGN TBC GRADE



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**HARDER MECHANICAL
 HARDER SHEET METAL SHOP**
 9850 SE MAIN STREET
 MILWAUKIE, OR

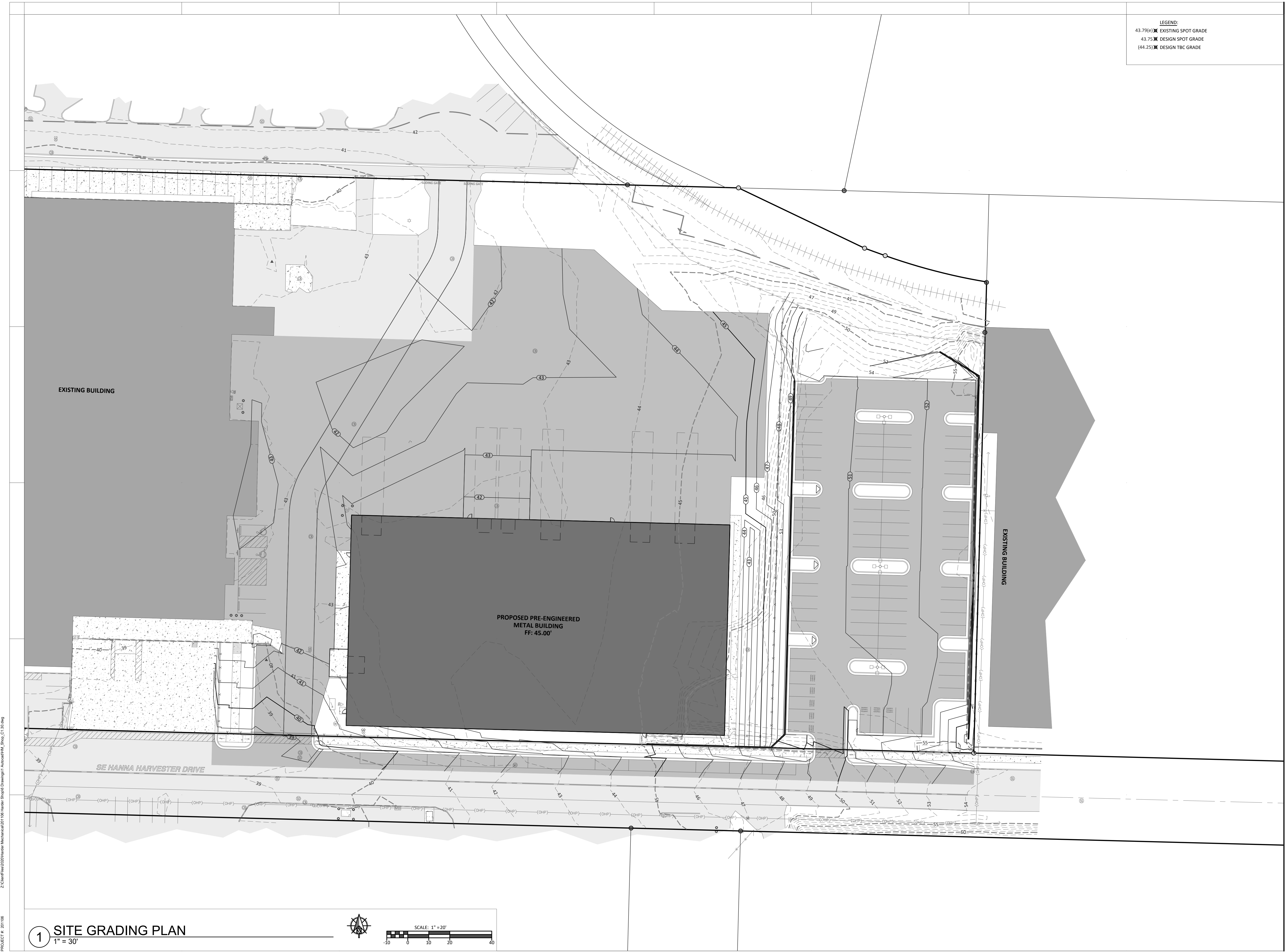
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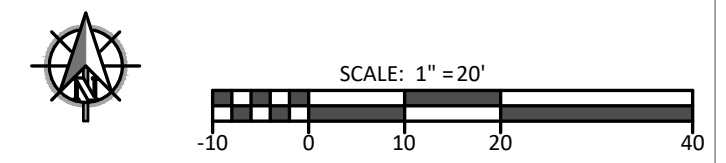
SITE GRADING PLAN

C1.30



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1 SITE GRADING PLAN
 1" = 30'



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9850 SE MAIN STREET
MILWAUKIE, OR

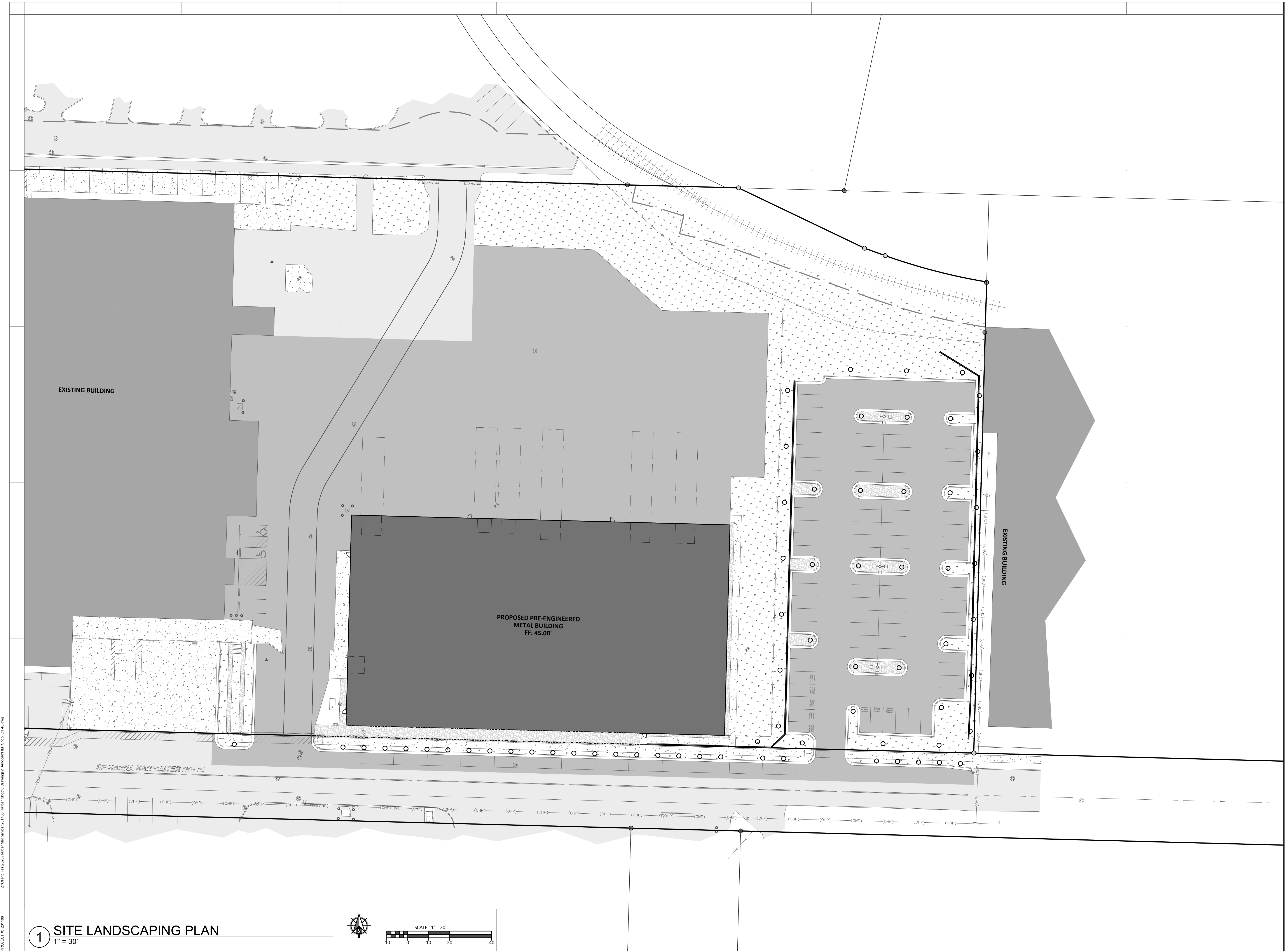
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DATE: TBD

REVISIONS:

**SITE
LANDSCAPING
PLAN**

C1.40



PROJECT #: 201106
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1 SITE LANDSCAPING PLAN
1" = 30'

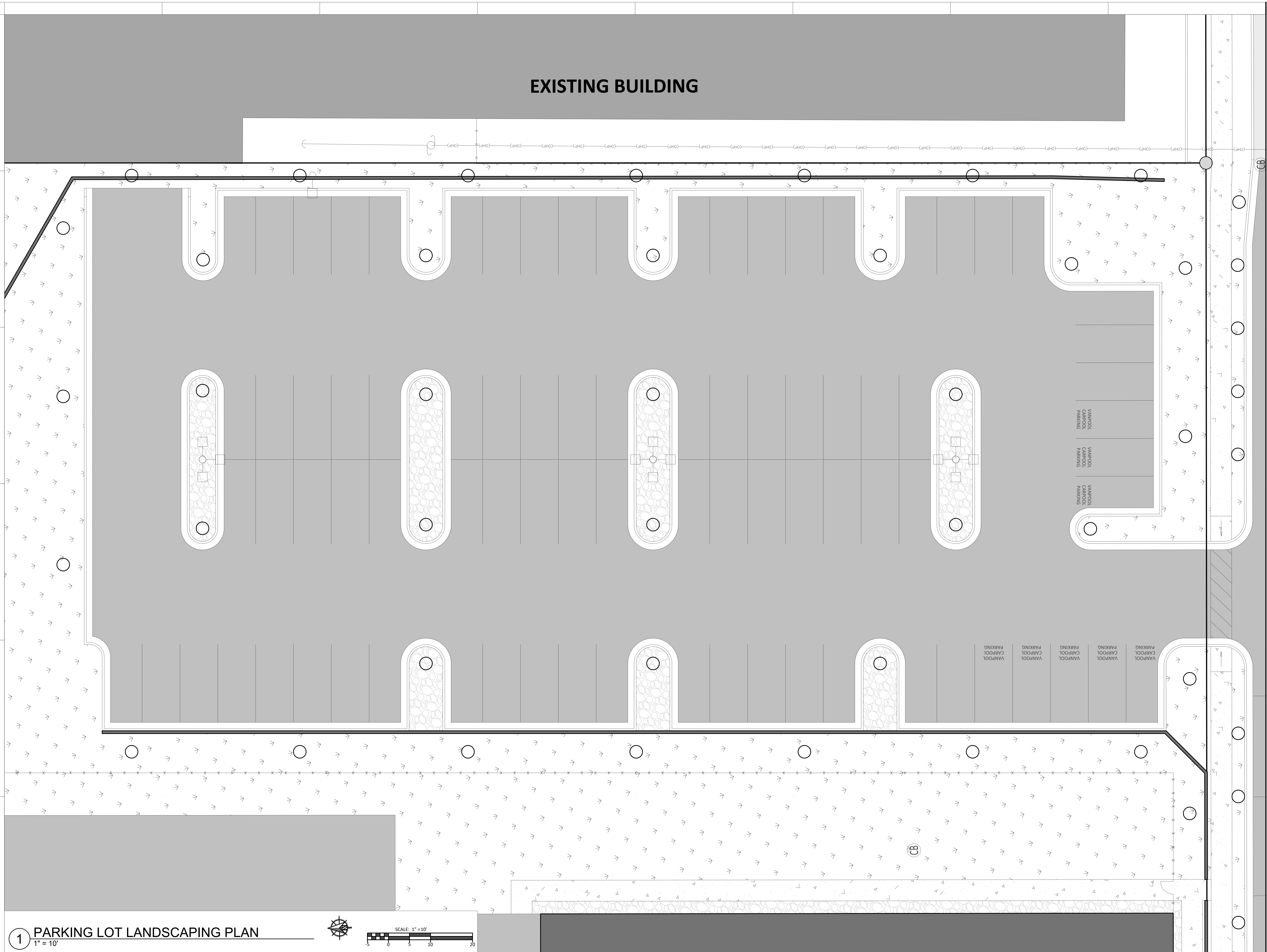
EXISTING BUILDING

PRELIMINARY

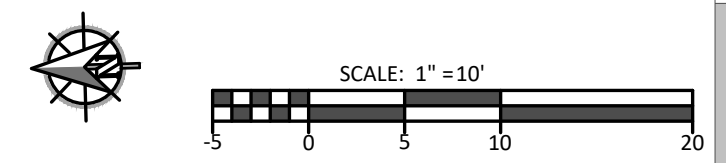
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HARDER MECHANICAL
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1 PARKING LOT LANDSCAPING PLAN
1" = 10'



DRAWN: EMS CHECKED: SLD

DATE: TBD

REVISIONS:

PARKING LOT LANDSCAPING PLAN

C1.41

PROJECT #: 201106 Z:\ClientFiles\2020\Harder Mechanical\201106 Harder Sheet Metal Shop_C1.dwg

LANDSCAPING AREAS:
 LOT AREA = 324,936 SF
 TOTAL LANDSCAPING AREA* = 51,613 SF = 16%
 PARKING LOT LANDSCAPE AREA
 84 PARKING STALLS x 25 SF = 2,100 SF REQUIRED
 PARKING LOT LANDSCAPING AREA = 2,282 SF
 * TOTAL LANDSCAPING AREA INCLUDES PARKING LOT LANDSCAPING AREAS. A MINIMUM OF 15% REQUIRED.

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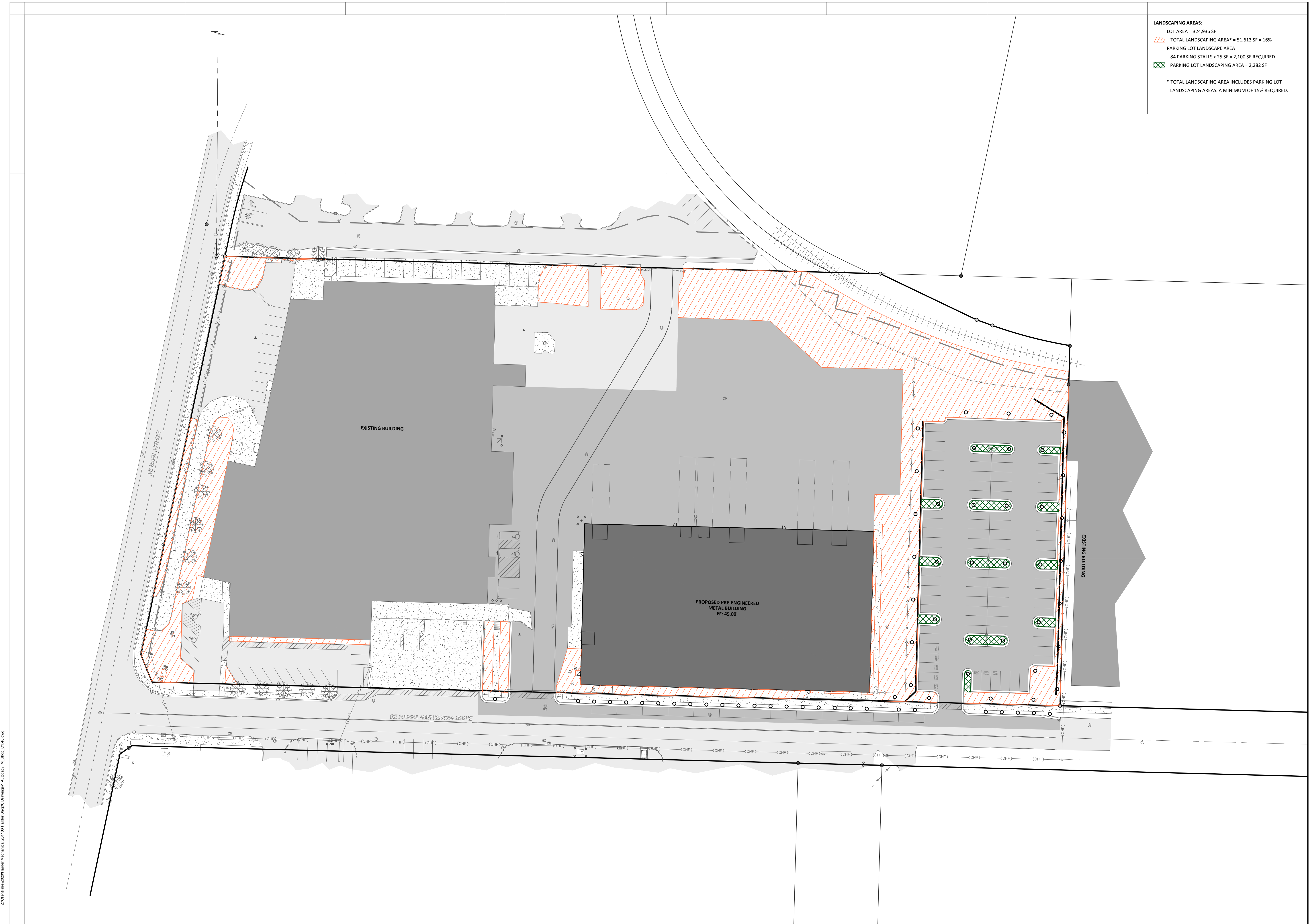
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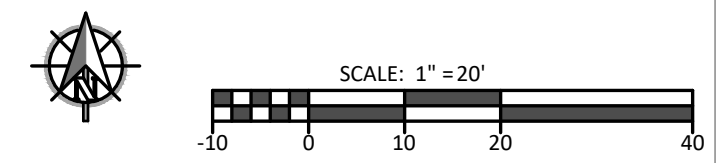
**LANDSCAPE
 CALCULATIONS
 PLAN**

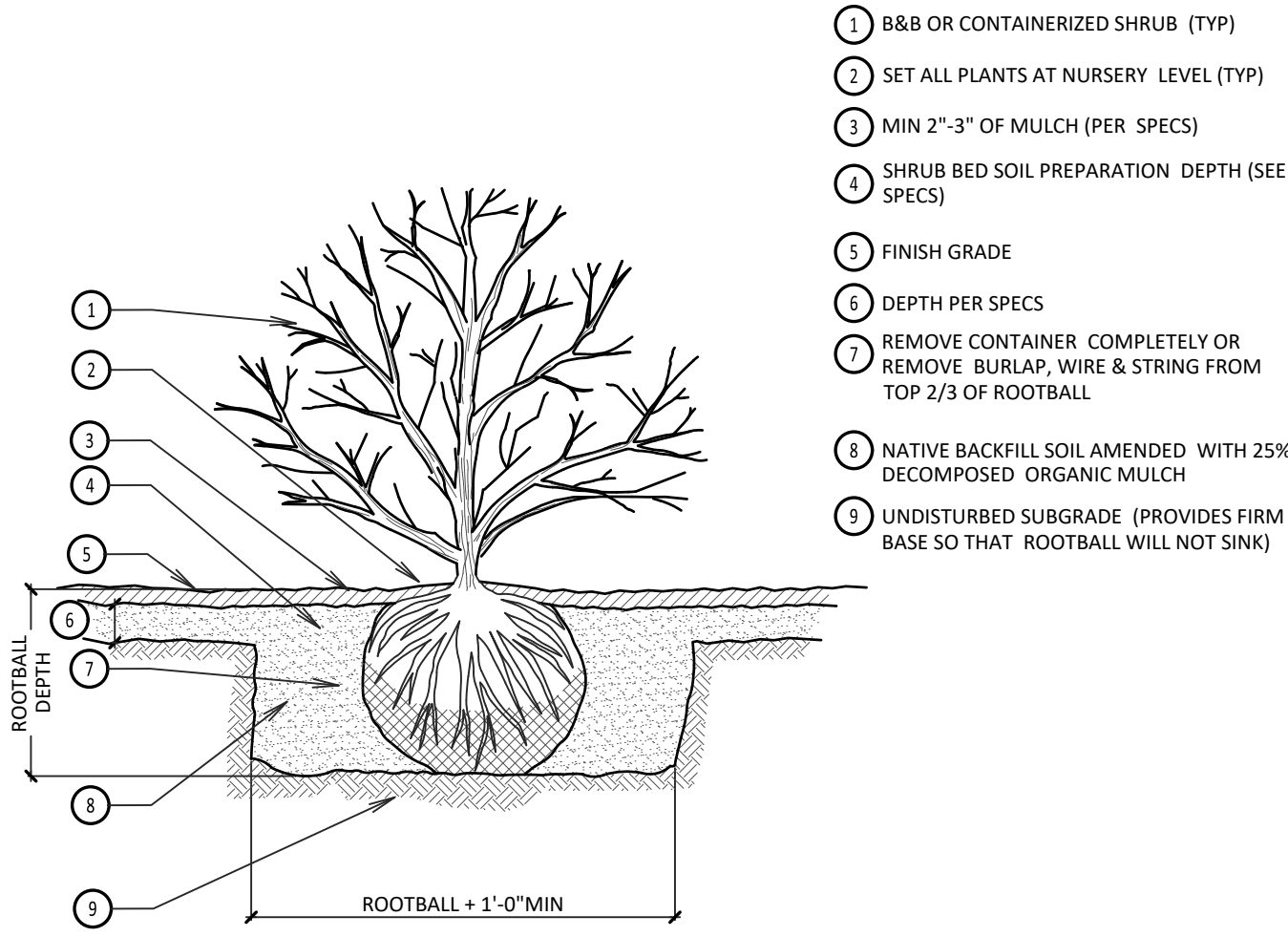
C1.42



PROJECT #: 201106
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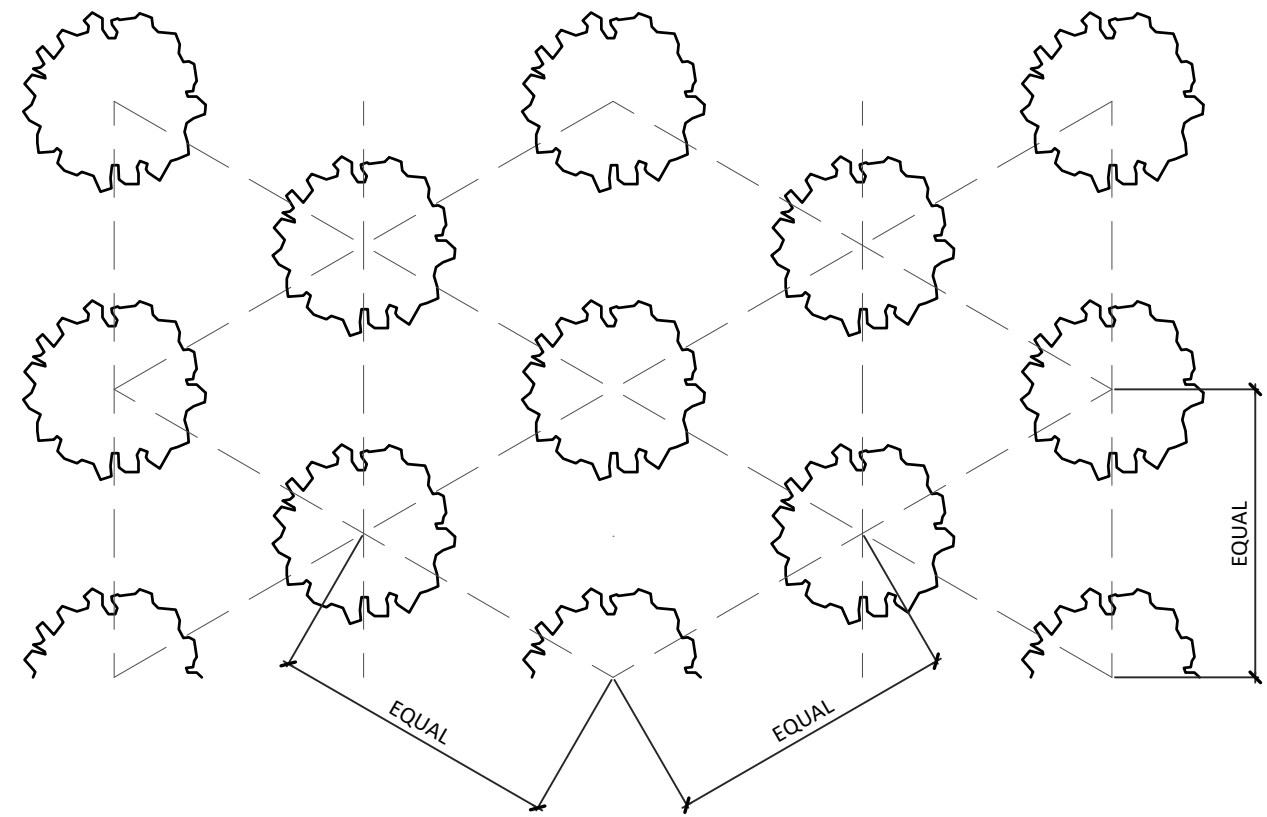
1 LANDSCAPE CALCULATION PLAN
 1" = 30'



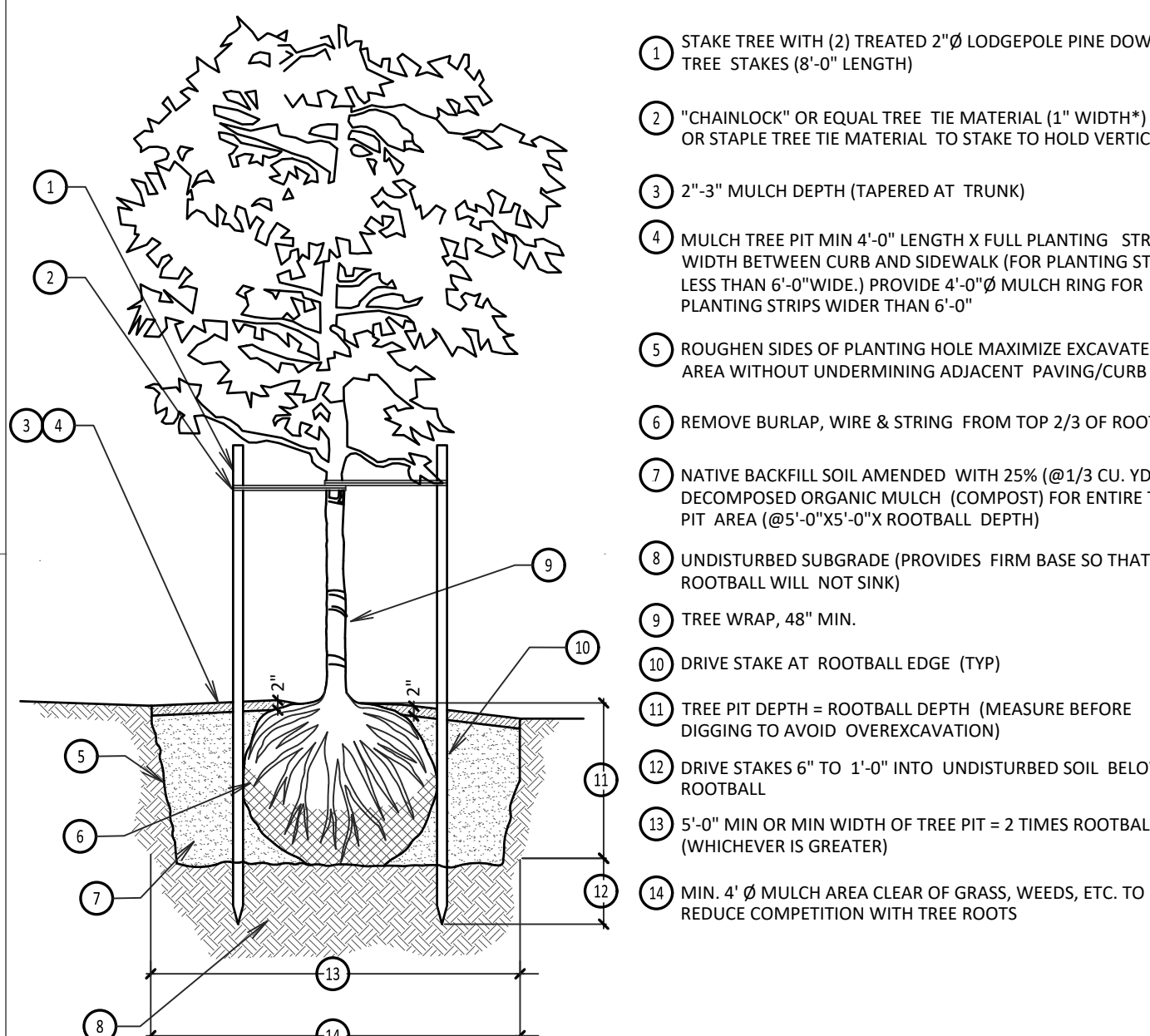


- 1 B&B OR CONTAINERIZED SHRUB (TYP)
- 2 SET ALL PLANTS AT NURSERY LEVEL (TYP)
- 3 MIN 2"-3" OF MULCH (PER SPECS)
- 4 SHRUB BED SOIL PREPARATION DEPTH (SEE SPECS)
- 5 FINISH GRADE
- 6 DEPTH PER SPECS
- 7 REMOVE CONTAINER COMPLETELY OR REMOVE BURLAP, WIRE & STRING FROM TOP 2/3 OF ROOTBALL
- 8 NATIVE BACKFILL SOIL AMENDED WITH 25% DECOMPOSED ORGANIC MULCH
- 9 UNDISTURBED SUBGRADE (PROVIDES FIRM BASE SO THAT ROOTBALL WILL NOT SINK)

1 SHRUB PLANTING DETAIL
1/4" = 1'-0"

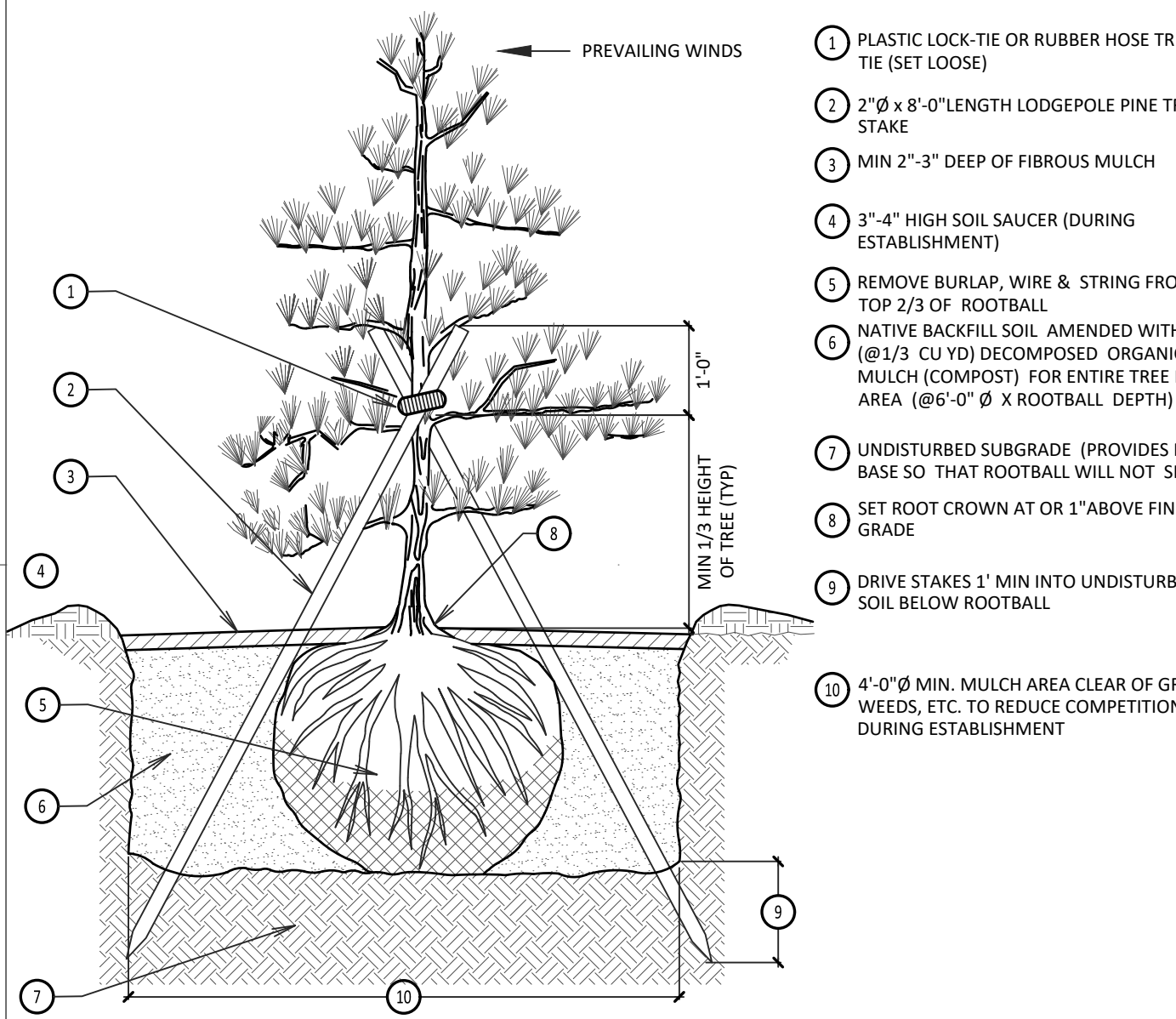


4 GROUNDCOVER PLANTING DETAIL
1/4" = 1'-0"



- 1 STAKE TREE WITH (2) TREATED 2"Ø LODGEPOLE PINE DOWELED TREE STAKES (8'-0" LENGTH)
- 2 "CHAINLOCK" OR EQUAL TREE TIE MATERIAL (1" WIDTH*) NAIL OR STAPLE TREE TIE MATERIAL TO STAKE TO HOLD VERTICALLY
- 3 2"-3" MULCH DEPTH (TAPERED AT TRUNK)
- 4 MULCH TREE PIT MIN 4'-0" LENGTH X FULL PLANTING STRIP WIDTH BETWEEN CURB AND SIDEWALK (FOR PLANTING STRIPS LESS THAN 6'-0" WIDE.) PROVIDE 4'-0"Ø MULCH RING FOR PLANTING STRIPS WIDER THAN 6'-0"
- 5 ROUGHEN SIDES OF PLANTING HOLE MAXIMIZE EXCAVATED AREA WITHOUT UNDERMINING ADJACENT PAVING/CURB
- 6 REMOVE BURLAP, WIRE & STRING FROM TOP 2/3 OF ROOTBALL
- 7 NATIVE BACKFILL SOIL AMENDED WITH 25% (@1/3 CU YD.) DECOMPOSED ORGANIC MULCH (COMPOST) FOR ENTIRE TREE PIT AREA (@6'-0"Ø X ROOTBALL DEPTH)
- 8 UNDISTURBED SUBGRADE (PROVIDES FIRM BASE SO THAT ROOTBALL WILL NOT SINK)
- 9 TREE WRAP, 48" MIN.
- 10 DRIVE STAKE AT ROOTBALL EDGE (TYP)
- 11 TREE PIT DEPTH = ROOTBALL DEPTH (MEASURE BEFORE DIGGING TO AVOID OVEREXCAVATION)
- 12 DRIVE STAKES 6" TO 1'-0" INTO UNDISTURBED SOIL BELOW ROOTBALL
- 13 5'-0" MIN OR MIN WIDTH OF TREE PIT = 2 TIMES ROOTBALL (WHICHEVER IS GREATER)
- 14 MIN. 4" Ø MULCH AREA CLEAR OF GRASS, WEEDS, ETC. TO REDUCE COMPETITION WITH TREE ROOTS

2 DECIDUOUS TREE PLANTING DETAIL
1/4" = 1'-0"



- 1 PLASTIC LOCK TIE OR RUBBER HOSE TREE TIE (SET LOOSE)
- 2 2"Ø x 8'-0" LENGTH LODGEPOLE PINE TREE STAKE
- 3 MIN 2"-3" DEEP OF FIBROUS MULCH
- 4 3"-4" HIGH SOIL SAUCER (DURING ESTABLISHMENT)
- 5 REMOVE BURLAP, WIRE & STRING FROM TOP 2/3 OF ROOTBALL
- 6 NATIVE BACKFILL SOIL AMENDED WITH 25% (@1/3 CU YD.) DECOMPOSED ORGANIC MULCH (COMPOST) FOR ENTIRE TREE PIT AREA (@6'-0"Ø X ROOTBALL DEPTH)
- 7 UNDISTURBED SUBGRADE (PROVIDES FIRM BASE SO THAT ROOTBALL WILL NOT SINK)
- 8 SET ROOT CROWN AT OR 1" ABOVE FINISH GRADE
- 9 DRIVE STAKES 1' MIN INTO UNDISTURBED SOIL BELOW ROOTBALL
- 10 4'-0"Ø MIN. MULCH AREA CLEAR OF GRASS, WEEDS, ETC. TO REDUCE COMPETITION DURING ESTABLISHMENT

3 CONIFEROUS PLANTING DETAIL
1/4" = 1'-0"

KEYNOTES:

- 1 SHRUB PLANTING PER DTL. 1/C1.43.
- 2 DECIDUOUS TREE PLANTING PER DTL. 2/C1.43.
- 3 CONIFEROUS PLANTING PER DTL. 3/C1.43
- 4 CONCRETE EDGING.
- 5 TREE AND SHRUB PLANTERS TO CONTAIN 12" MIN. TOPSOIL, WEED BARRIER, AND ROCK OR MULCH PER PLAN. PROVIDE 1" IRRIGATION LINE FROM ZONE VALVE AND DRIP IRRIGATE.

- LANDSCAPE ROCK - CHAMPAGNE MARBLE OR SALT N PEPPER
- HYDROSEED - DROUGHT TOLERANT FESCUE BLEND APPROXIMATELY ___ SF

TREE REQUIREMENTS:

- 1 TREE PER 5' PARKING STALLS
- 35 STALLS / 5 = 7 TREES

GENERAL NOTES:

1. PLANTS ARE SHOWN AT MATURE SPREAD.
2. CONTRACTOR SHALL VERIFY PLANT QUANTITIES. IF THERE IS A DISCREPANCY BETWEEN THE QUANTITIES LISTED IN THE PLANT LEGEND AND THE QUANTITIES SHOWN ON THE PLAN, THE PLAN SHALL PREVAIL.
3. STAKE ALL PROPOSED TREE LOCATIONS FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING TREE PITS. THE OWNER RESERVES THE RIGHT TO ADJUST LOCATION AND SPACING OF PLANTS.
4. PLANT SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SIMILAR IN SIZE, SHAPE, AND FOLIAGE TYPE TO THE PLANT BEING REPLACED AND MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE.
5. ALL PLANTS SHALL MEET OR EXCEED INDUSTRY STANDARDS FOR SIZE AND QUALITY. SUSTAINABLE PLANT MATERIAL WILL BE REJECTED BY THE OWNER'S REPRESENTATIVE.
6. REPLACE AND RESTORE DISTURBED AREAS TO THEIR ORIGINAL CONDITION OR TO THE OWNER'S SATISFACTION.
7. VERIFY BELOW GRADE CONDITIONS AND UTILITY LOCATIONS (EXISTING AND PROPOSED) PRIOR TO DIGGING.
8. COORDINATE ALL PLANTINGS WITH LOCATIONS OF UTILITY POLES, STORMWATER STRUCTURES, CLEANOUTS, ELECTRICAL TRANSFORMERS, WATER METERS, FIRE HYDRANTS, AND ANY OTHER ABOVE OR BELOW GROUND UTILITIES AND STRUCTURES. CONTRACTOR MAY FIELD ADJUST OR ELIMINATE PLANTS THAT CONFLICT WITH UTILITIES WITH THE APPROVAL OF THE OWNER'S REPRESENTATIVE. LOCAL CODE REQUIREMENTS AND BEST INDUSTRY PRACTICES SHALL GOVERN THE DISTANCE BETWEEN PLANTINGS AND VARIOUS UTILITIES.
9. ALL PLANTINGS SHALL BE IRRIGATED BY A PERMANENT AUTOMATIC UNDERGROUND SYSTEM TO BE DESIGNED AND INSTALLED BY OTHERS. THE IRRIGATION SYSTEM SHALL INCLUDE: A RAIN SENSOR SHUTOFF DEVICE AND/OR A DRIP IRRIGATION SYSTEM FOR THE NEW LANDSCAPING.
10. REMOVE ALL CONSTRUCTION DEBRIS FROM THE SITE TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING ANY LANDSCAPE WORK. CONSTRUCTION DEBRIS DISCOVERED BURIED IN PLANTING BEDS SHALL BE REMOVED PRIOR TO COMPLETING LANDSCAPE WORK.
11. ALL PLANTING AREAS SHALL BE PROVIDED WITH AT LEAST 12" OF NON-COMPACTED TOPSOIL OR COMPOST AMENDED NATIVE SOIL.
12. BLACK COMPOST MATERIAL SHALL BE INCORPORATED INTO THE TOP LAYER OF SOIL IN SEEDING AREAS. ADD ONE SHOVEL FULL OF COMPOST PER GALLON POT SIZE TO THE PLANTING PIT FOR EACH TREE, SHRUB, OR GROUNDCOVER PLANT.
13. IDENTIFY ALL PLANTING BEDS AND LAWN EDGES IN THE FIELD FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING AND SEEDING OPERATIONS.
14. IF THE CONTRACTOR PROPOSES ANY DEVIATIONS FROM THE LANDSCAPING PLANS, THOSE DEVIATIONS SHALL NOT CAUSE THE PLAN TO FALL BELOW MINIMUM CODE REQUIREMENTS.
15. TREES PLANTED CLOSER THAN 5' FROM PAVING SHALL BE INSTALLED WITH 12" DEEP ROOT BARRIERS, OR AN APPROVED EQUAL, ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
16. ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE INCORPORATED INTO A DRAINAGE FACILITY, OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL MAINTAIN SOIL QUALITY AND DEPTH IN ACCORDANCE WITH BMP TS.13 PER THE 2019 SWMMWW, V-5.
17. OWNER IS REQUIRED TO REPLACE PLANTS THAT FAIL TO SURVIVE AFTER THE CONTRACTOR GUARANTEE EXPIRES.

PLANT LEGEND						
QTY	SYM.	DESCRIPTION	TYPE	HT	SPD	SIZE
-		WHITE FRINGETREE CHIONANTHUS VIRGINICUS	TREE	15'-20'	12'-20'	1-1/2" CALIPER
-		CHINESE TUPELO NYSSA SINENSIS	TREE	35'-50'	25'-35'	1-1/2" CALIPER
-		CHASTE TREE VITEX AGNIUS-CASTUS	TREE	8'-10'	5'-8'	1-1/2" CALIPER
-		JAPANESE UMBRELLA PINE SCIADOPITIS VERTICILLATA	EVERGREEN TREE	30'	20'	8" TALL B&B
-		PALOMA BLUCA EUONYMUS EUONYMUS JAPONICUS 'LANKVELD03' PP	SHRUB	1.5'-2'	2'	5 GAL
-		LUYKENS LAUREL PRUNUS LAUROCERASUS 'OTTO LUYKEN'	EVERGREEN SHRUB	3'-4'	6'-8'	5 GAL
-	C	CHINESE ASTILBE ASTILBE CHINENSIS 'DIAMONDS AND PEARLS'	PERENNIAL	18-30"	12-18"	1 GAL
-	R	RED SENTINEL ASTILBE ASTILBE x ARENDSII 'RED'	PERENNIAL	12-36"	12-24"	1 GAL
-	F	HOSTA 'FRANCEE'	PERENNIAL	12-24"	24-36"	1 GAL
-	P	HOSTA UNDULATA 'MEDIO-PICTA'	PERENNIAL	14"	24"	1 GAL
-		JAPANESE BLOOD GRASS IMPERATA CYLINDRICA 'RUBRA'	ORNAMENTAL GRASS	2'-4"	2'-4"	3 GAL
-		CHINESE SILVER GRASS MISCANTHUS SINENSIS 'YAKU JIMA'	ORNAMENTAL GRASS	3'-4"	3'-4"	3 GAL



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**HARDER MECHANICAL
HARDER SHEET METAL SHOP**
9850 SE MAIN STREET
MILWAUKIE, OR

DRAWN: EMS CHECKED: SLD

DATE: TBD

REVISIONS:

**LANDSCAPING
LEGEND, NOTES,
AND DETAILS**

C1.43

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**HARDER MECHANICAL
HARDER SHEET METAL SHOP**
9850 SE MAIN STREET
MILWAUKIE, OR

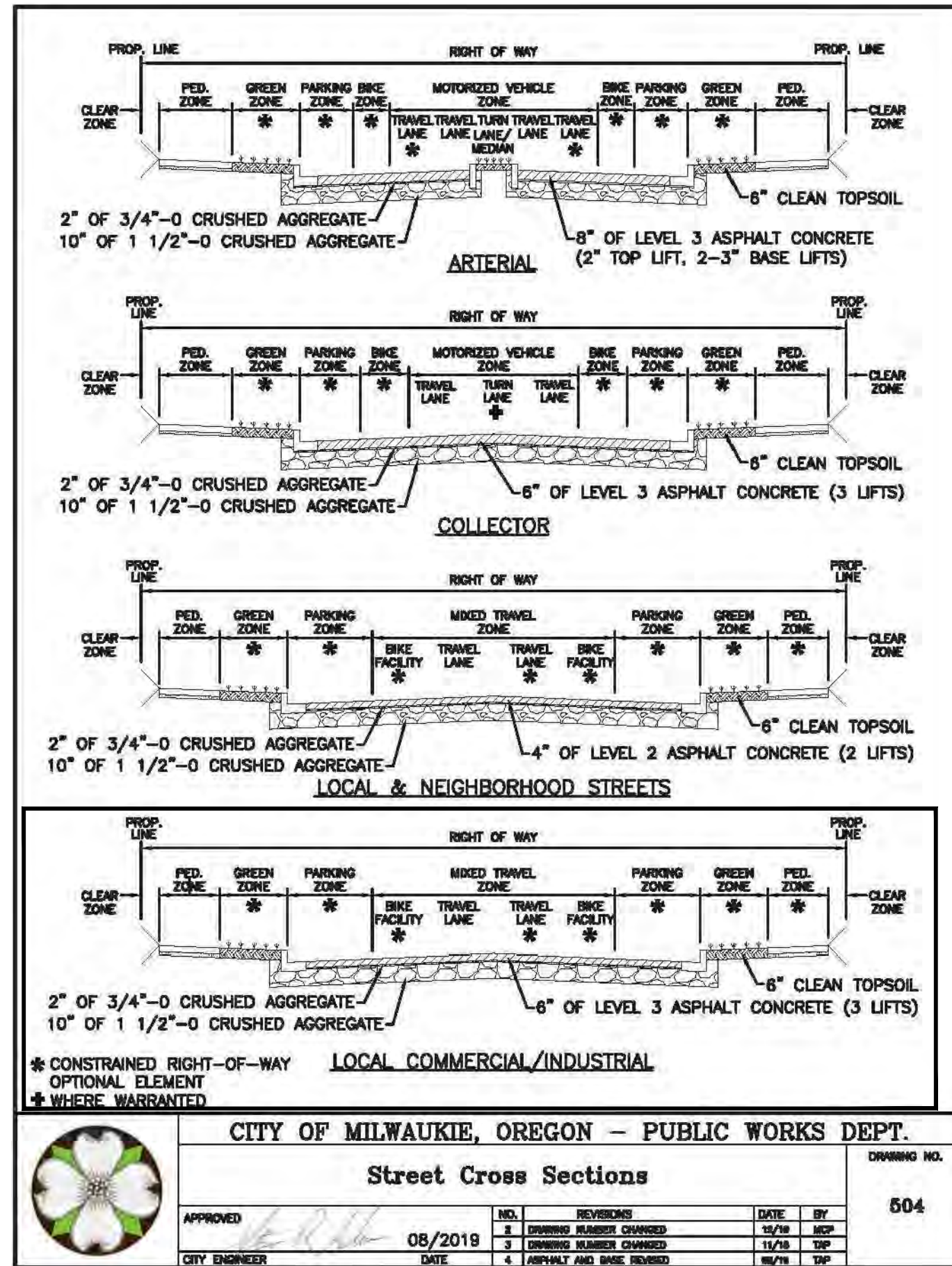
DRAWN: EMS CHECKED: SLD

DATE: TBD

REVISIONS:

TRANSPORTATION
NOTES AND
DETAILS

C2.10



ARTERIAL
2" OF 3/4"-0 CRUSHED AGGREGATE
10" OF 1 1/2"-0 CRUSHED AGGREGATE
8" OF LEVEL 3 ASPHALT CONCRETE (2" TOP LIFT, 2-3" BASE LIFTS)

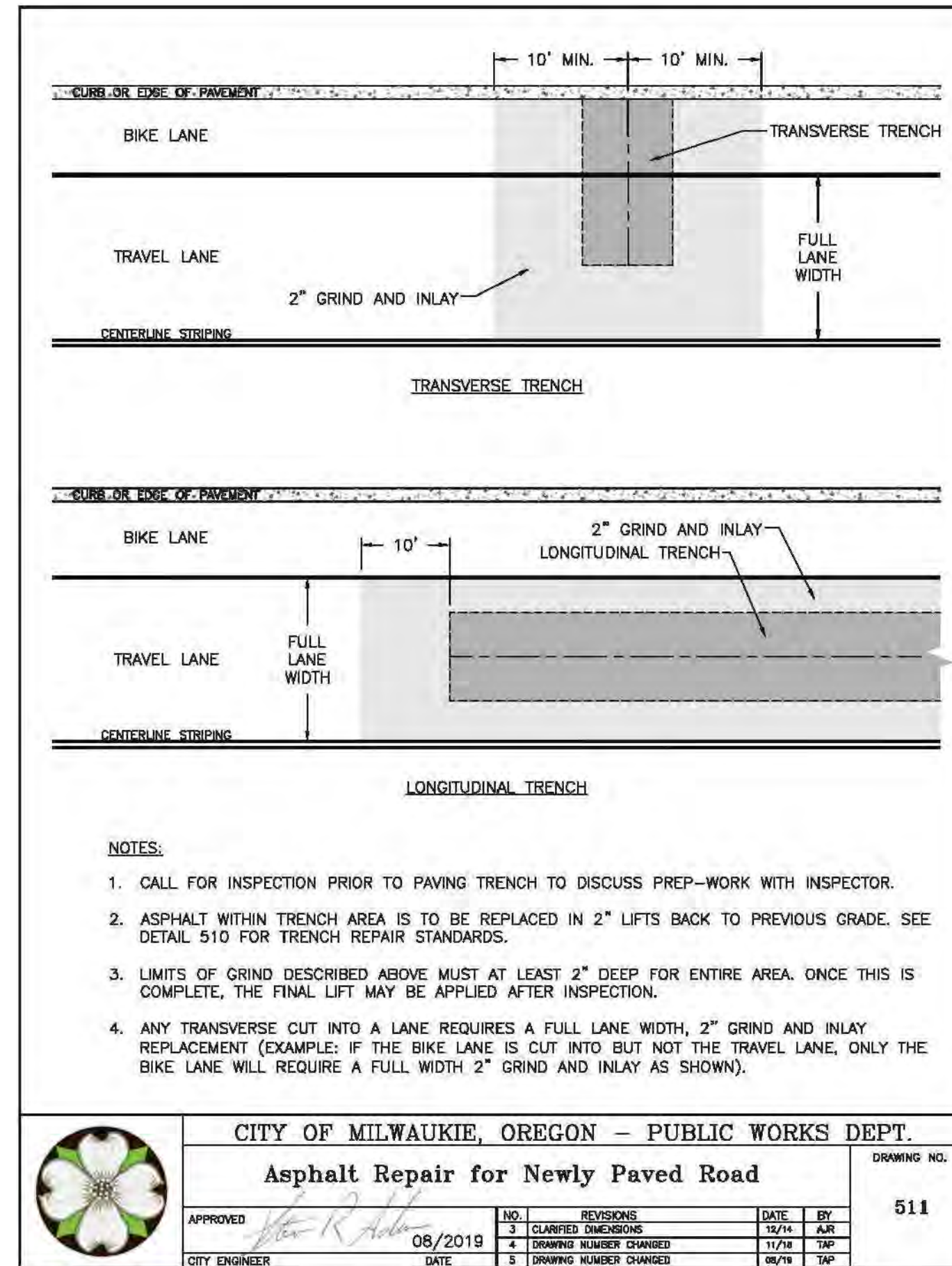
COLLECTOR
2" OF 3/4"-0 CRUSHED AGGREGATE
10" OF 1 1/2"-0 CRUSHED AGGREGATE
6" OF LEVEL 3 ASPHALT CONCRETE (3 LIFTS)

LOCAL & NEIGHBORHOOD STREETS
2" OF 3/4"-0 CRUSHED AGGREGATE
10" OF 1 1/2"-0 CRUSHED AGGREGATE
4" OF LEVEL 2 ASPHALT CONCRETE (2 LIFTS)

LOCAL COMMERCIAL/INDUSTRIAL
2" OF 3/4"-0 CRUSHED AGGREGATE
10" OF 1 1/2"-0 CRUSHED AGGREGATE
6" OF LEVEL 3 ASPHALT CONCRETE (3 LIFTS)

CITY OF MILWAUKIE, OREGON - PUBLIC WORKS DEPT.
Street Cross Sections
DRAWING NO. 504

NO.	REVISIONS	DATE	BY
1	DRAWING NUMBER CHANGED	12/18	SLD
2	DRAWING NUMBER CHANGED	11/18	SLD
4	ASPHALT AND BASE REVISIONS	08/19	SLD



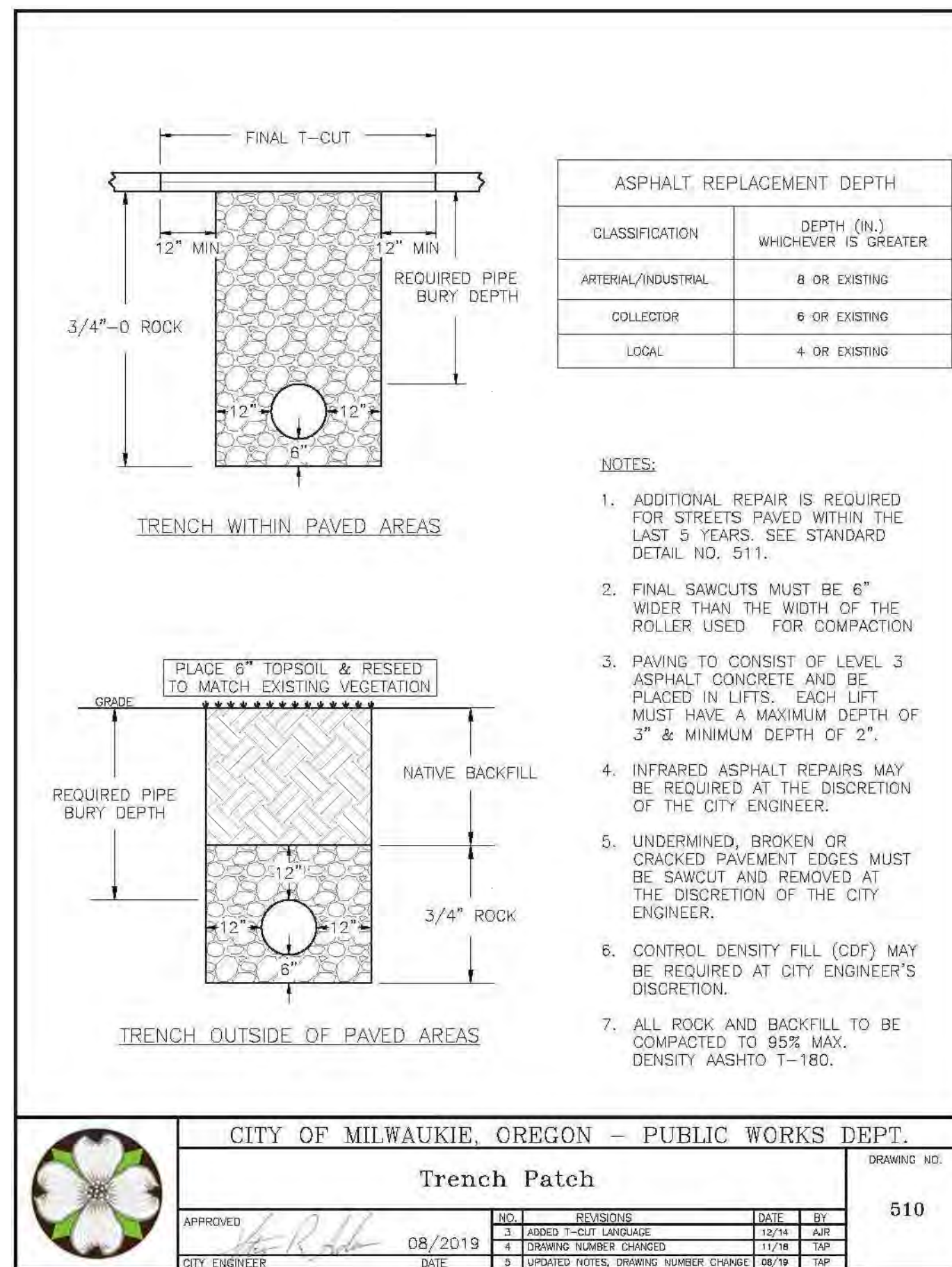
TRANSVERSE TRENCH
10' MIN. | 10' MIN.
BIKE LANE | TRAVEL LANE | FULL LANE WIDTH
2" GRIND AND INLAY

LONGITUDINAL TRENCH
10' | 2" GRIND AND INLAY

NOTES:
1. CALL FOR INSPECTION PRIOR TO PAVING TRENCH TO DISCUSS PREP-WORK WITH INSPECTOR.
2. ASPHALT WITHIN TRENCH AREA IS TO BE REPLACED IN 2" LIFTS BACK TO PREVIOUS GRADE. SEE DETAIL 510 FOR TRENCH REPAIR STANDARDS.
3. LIMITS OF GRIND DESCRIBED ABOVE MUST AT LEAST 2" DEEP FOR ENTIRE AREA. ONCE THIS IS COMPLETE, THE FINAL LIFT MAY BE APPLIED AFTER INSPECTION.
4. ANY TRANSVERSE CUT INTO A LANE REQUIRES A FULL LANE WIDTH, 2" GRIND AND INLAY REPLACEMENT (EXAMPLE: IF THE BIKE LANE IS CUT INTO BUT NOT THE TRAVEL LANE, ONLY THE BIKE LANE WILL REQUIRE A FULL WIDTH 2" GRIND AND INLAY AS SHOWN).

CITY OF MILWAUKIE, OREGON - PUBLIC WORKS DEPT.
Asphalt Repair for Newly Paved Road
DRAWING NO. 511

NO.	REVISIONS	DATE	BY
3	CLARIFIED DIMENSIONS	12/18	SLD
4	DRAWING NUMBER CHANGED	11/18	SLD
3	DRAWING NUMBER CHANGED	08/19	SLD



TRENCH WITHIN PAVED AREAS
FINAL T-CUT
12" MIN. | 12" MIN.
3/4"-0 ROCK
REQUIRED PIPE BURY DEPTH

TRENCH OUTSIDE OF PAVED AREAS
GRADE
PLACE 6" TOPSOIL & RESEED TO MATCH EXISTING VEGETATION
NATIVE BACKFILL
12" | 12" | 12" | 12"
3/4" ROCK
REQUIRED PIPE BURY DEPTH

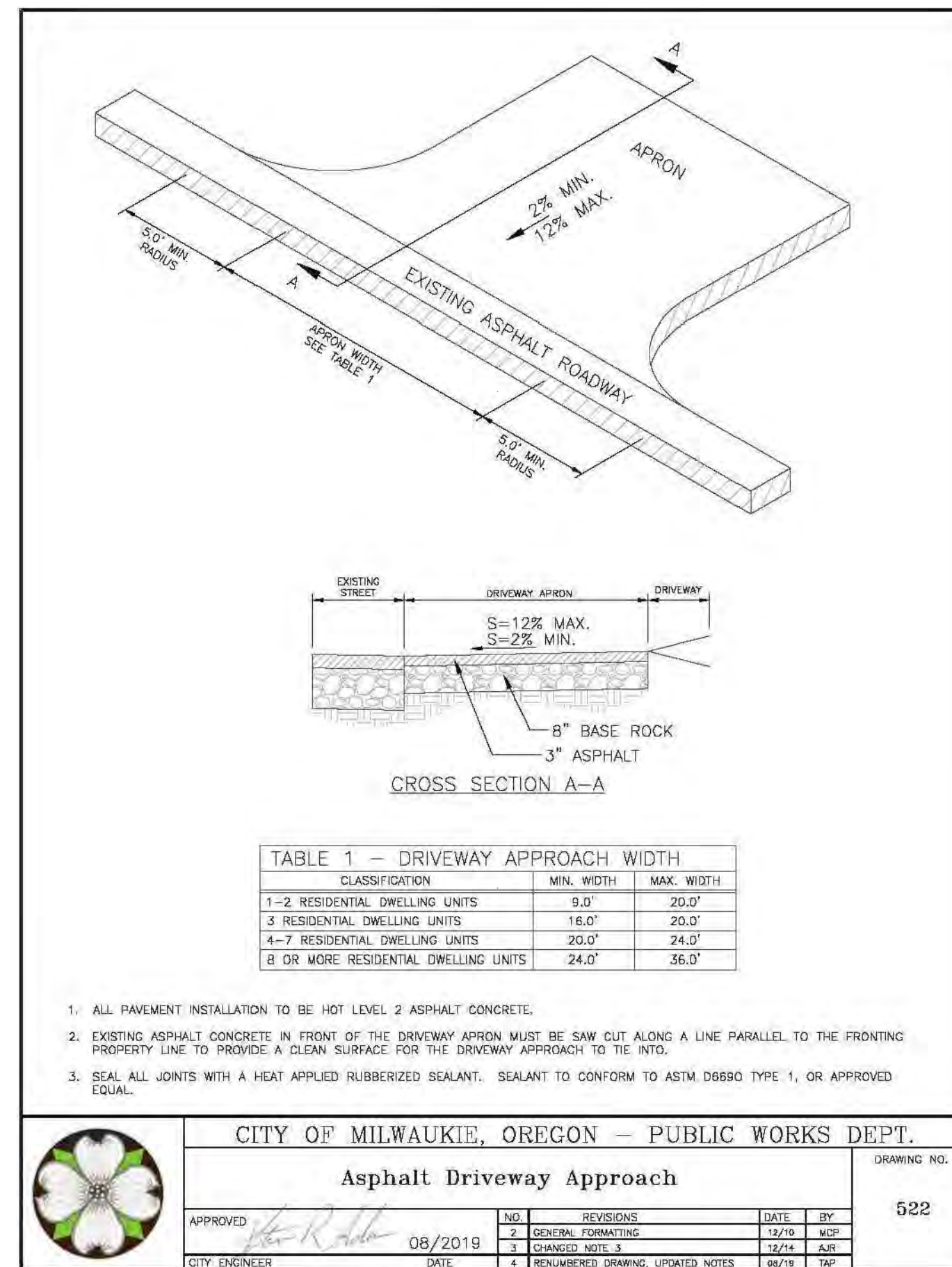
ASPHALT REPLACEMENT DEPTH

CLASSIFICATION	DEPTH (IN.) WHICHEVER IS GREATER
ARTERIAL/INDUSTRIAL	8 OR EXISTING
COLLECTOR	6 OR EXISTING
LOCAL	4 OR EXISTING

NOTES:
1. ADDITIONAL REPAIR IS REQUIRED FOR STREETS PAVED WITHIN THE LAST 5 YEARS. SEE STANDARD DETAIL NO. 511.
2. FINAL SAWCUTS MUST BE 6" WIDER THAN THE WIDTH OF THE ROLLER USED FOR COMPACTION.
3. PAVING TO CONSIST OF LEVEL 3 ASPHALT CONCRETE AND BE PLACED IN LIFTS. EACH LIFT MUST HAVE A MAXIMUM DEPTH OF 3" & MINIMUM DEPTH OF 2".
4. INFRARED ASPHALT REPAIRS MAY BE REQUIRED AT THE DISCRETION OF THE CITY ENGINEER.
5. UNDERMINED, BROKEN OR CRACKED PAVEMENT EDGES MUST BE SAWCUT AND REMOVED AT THE DISCRETION OF THE CITY ENGINEER.
6. CONTROL DENSITY FILL (CDF) MAY BE REQUIRED AT CITY ENGINEER'S DISCRETION.
7. ALL ROCK AND BACKFILL TO BE COMPACTED TO 95% MAX. DENSITY ASHTO T-180.

CITY OF MILWAUKIE, OREGON - PUBLIC WORKS DEPT.
Trench Patch
DRAWING NO. 510

NO.	REVISIONS	DATE	BY
1	LEAD CHECK LANGUAGE	12/18	SLD
4	DRAWING NUMBER CHANGED	11/18	SLD
3	UPDATED NOTES, DRAWING NUMBER CHANGE	08/19	SLD



CROSS SECTION A-A
EXISTING ASPHALT ROADWAY
APPRON
2% MIN. | 12% MAX.
5.0' MIN. APRON
5.0' MIN. APRON
EXISTING ASPHALT ROADWAY
APPRON WITH SEE TABLE 1

TABLE 1 - DRIVEWAY APPROACH WIDTH

CLASSIFICATION	MIN. WIDTH	MAX. WIDTH
1-2 RESIDENTIAL DWELLING UNITS	9.0'	20.0'
3 RESIDENTIAL DWELLING UNITS	16.0'	20.0'
4-7 RESIDENTIAL DWELLING UNITS	20.0'	24.0'
8 OR MORE RESIDENTIAL DWELLING UNITS	24.0'	36.0'

ASPHALT REPLACEMENT DEPTH

CLASSIFICATION	DEPTH (IN.) WHICHEVER IS GREATER
ARTERIAL/INDUSTRIAL	8 OR EXISTING
COLLECTOR	6 OR EXISTING
LOCAL	4 OR EXISTING

NOTES:
1. ALL PAVEMENT INSTALLATION TO BE HOT LEVEL 2 ASPHALT CONCRETE.
2. EXISTING ASPHALT CONCRETE IN FRONT OF THE DRIVEWAY APRON MUST BE SAW CUT ALONG A LINE PARALLEL TO THE FRONTING PROPERTY LINE TO PROVIDE A CLEAN SURFACE FOR THE DRIVEWAY APPROACH TO THE INTD.
3. SEAL ALL JOINTS WITH A HEAT APPLIED RUBBERIZED SEALANT. SEALANT TO CONFORM TO ASTM D6680 TYPE 1, OR APPROVED EQUAL.

CITY OF MILWAUKIE, OREGON - PUBLIC WORKS DEPT.
Asphalt Driveway Approach
DRAWING NO. 522

NO.	REVISIONS	DATE	BY
2	GENERAL COMMENTS	12/18	SLD
3	CHANGED NOTE 3	12/18	SLD
4	RENUMBERED DRAWING, UPDATED NOTES	08/19	SLD

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**HARDER MECHANICAL
HARDER SHEET METAL SHOP**
9850 SE MAIN STREET
MILWAUKIE, OR

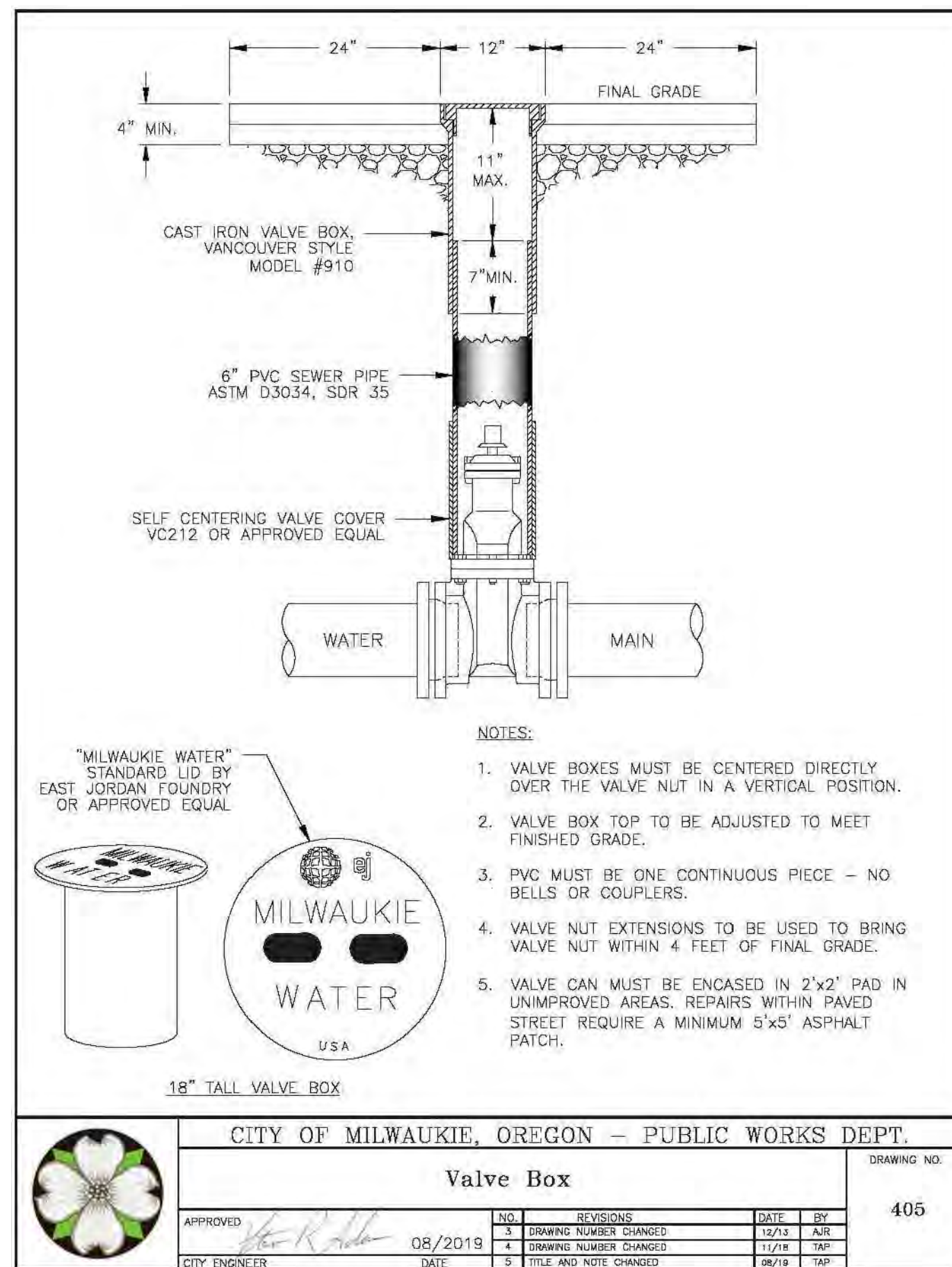
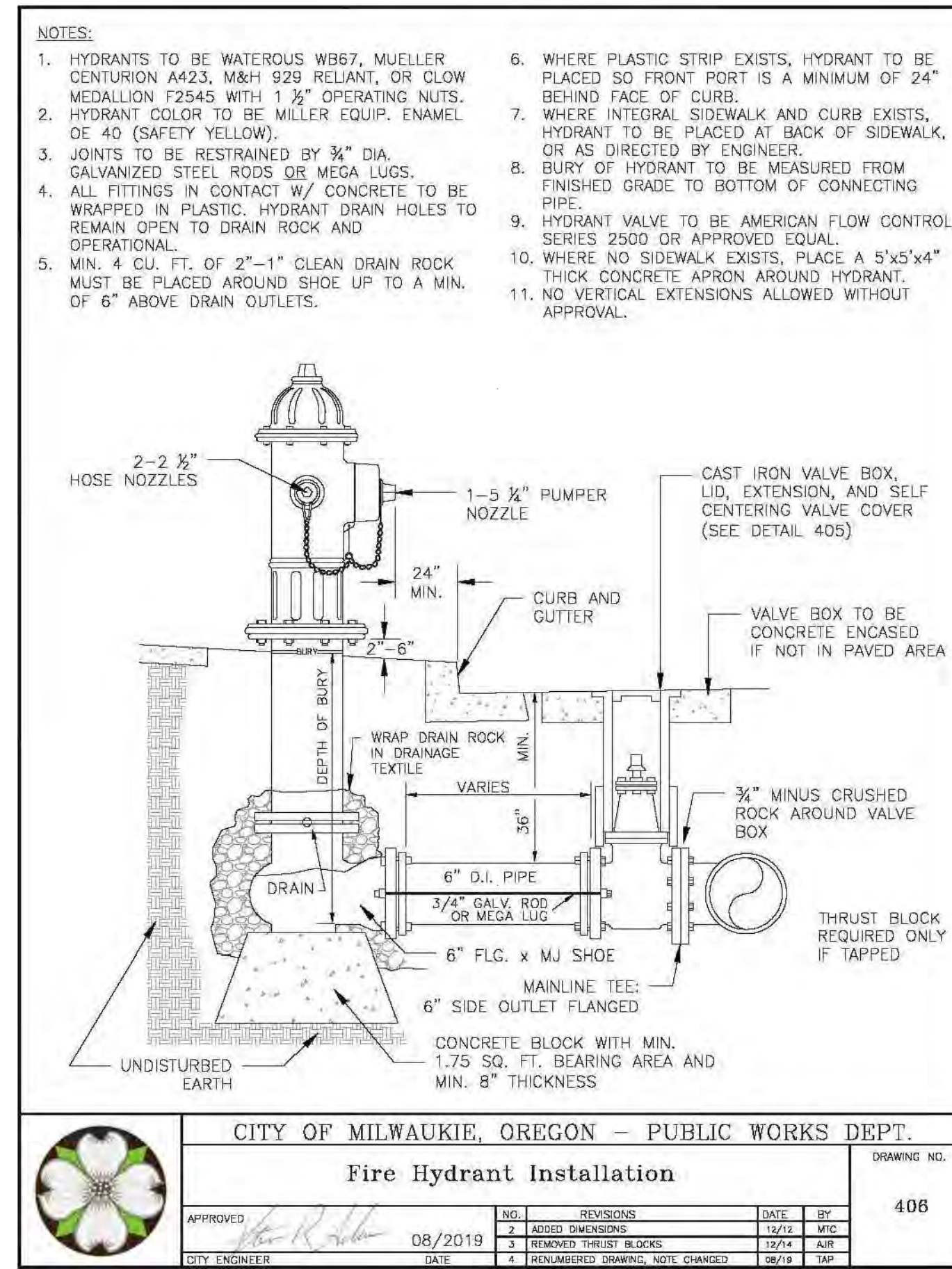
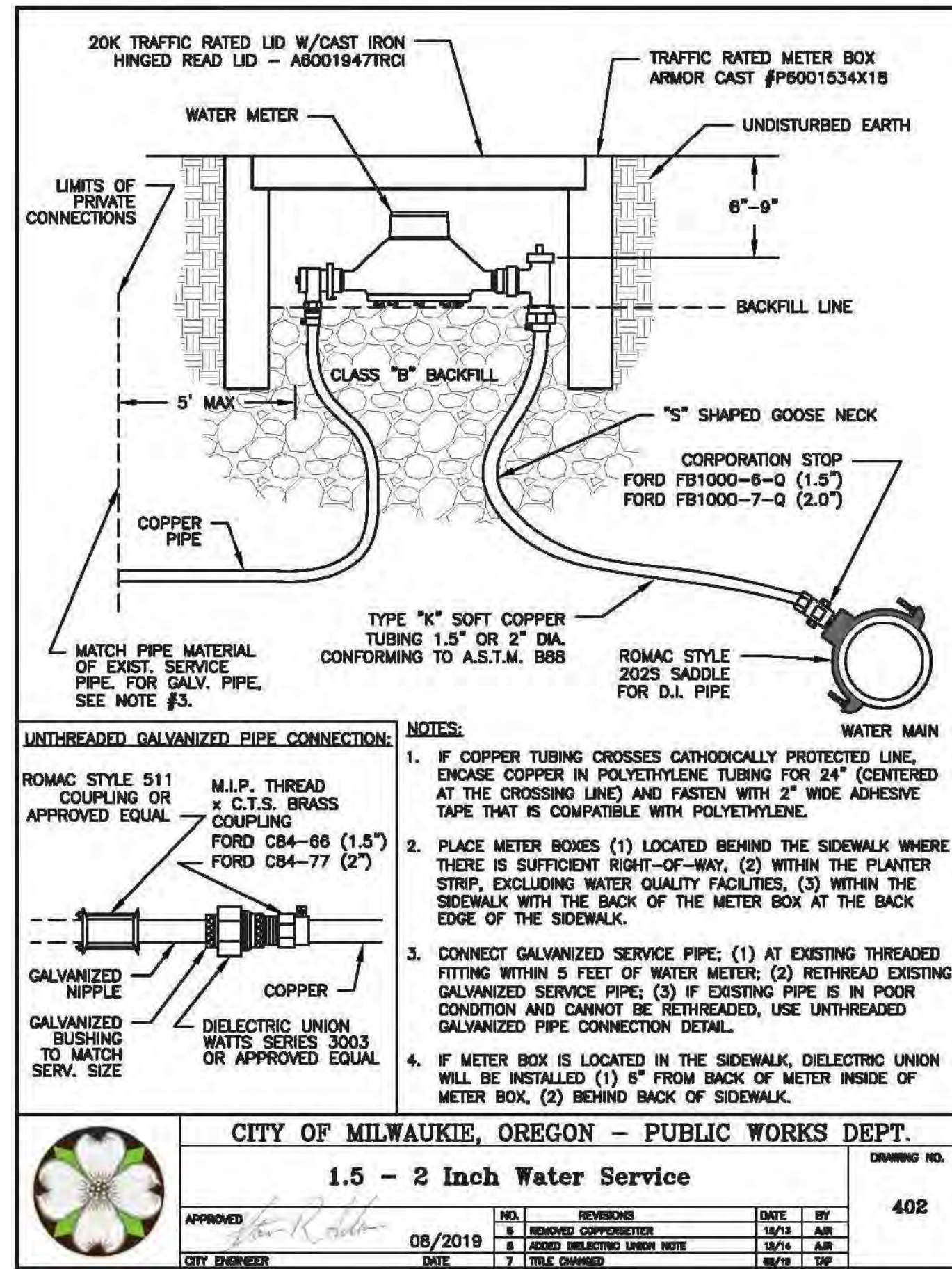
DRAWN: EMS CHECKED: SLD

DATE: TBD

REVISIONS:

**WATER NOTES
AND DETAILS**

C2.20



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HARDER SHEET METAL SHOP**
9850 SE MAIN STREET
MILWAUKIE, OR

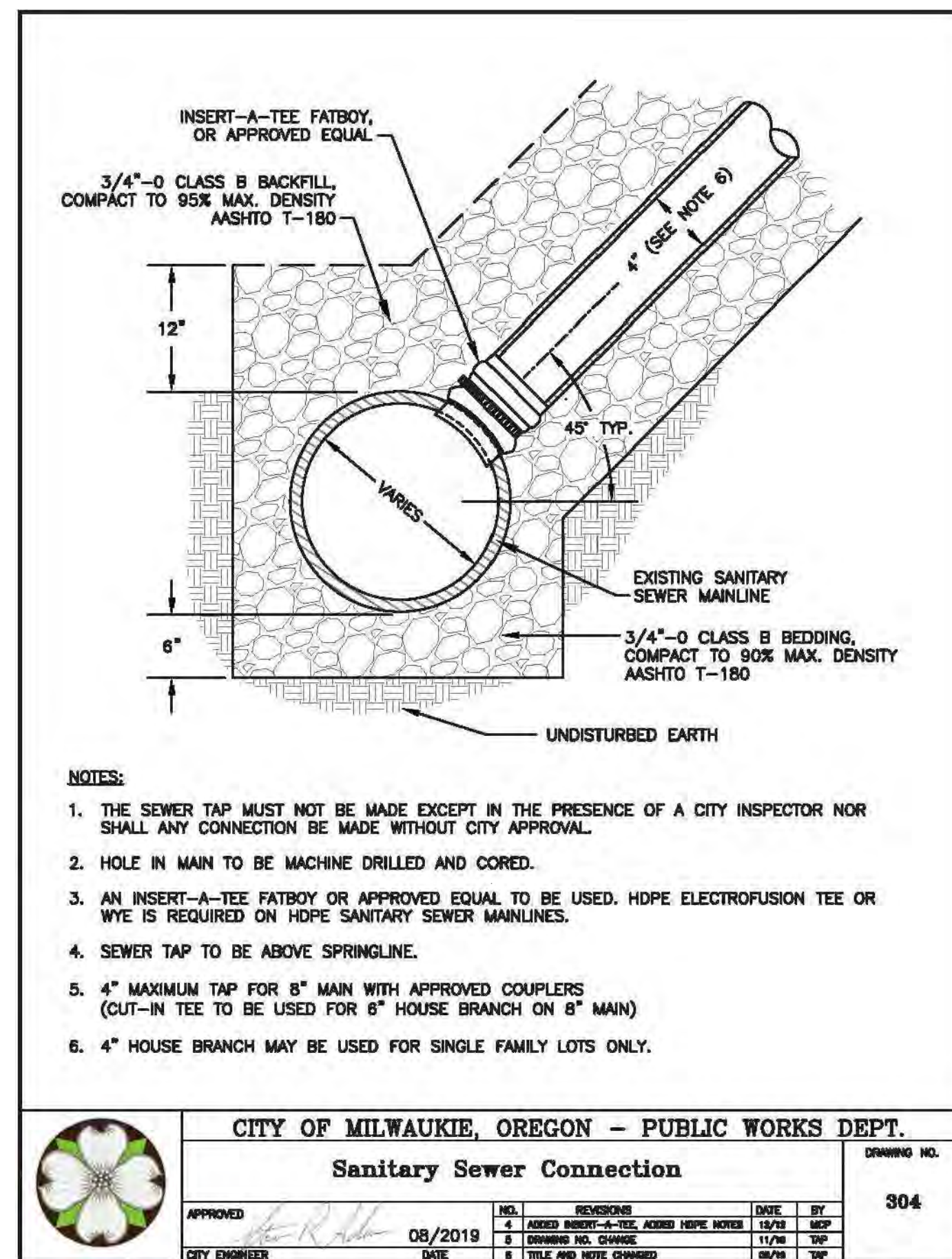
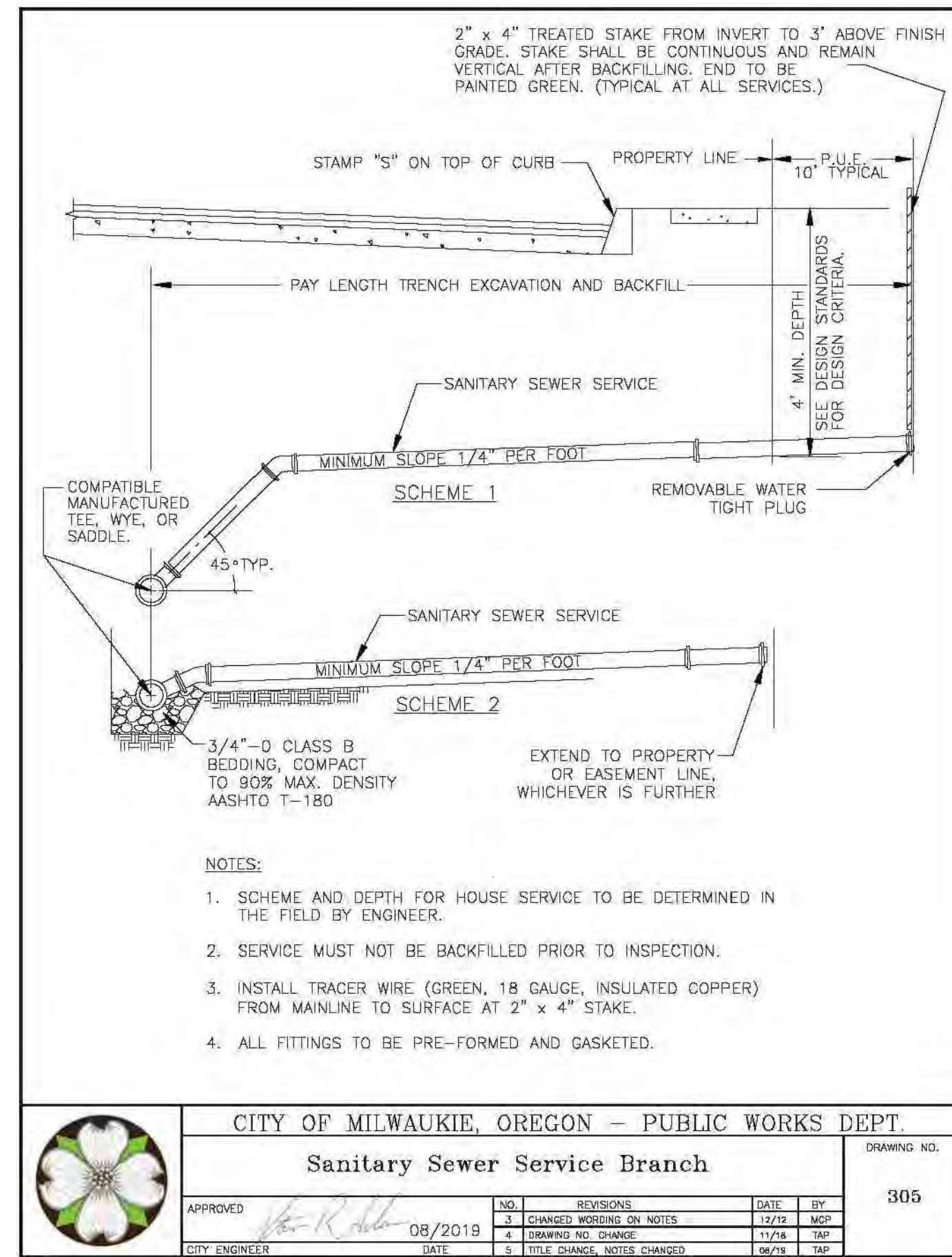
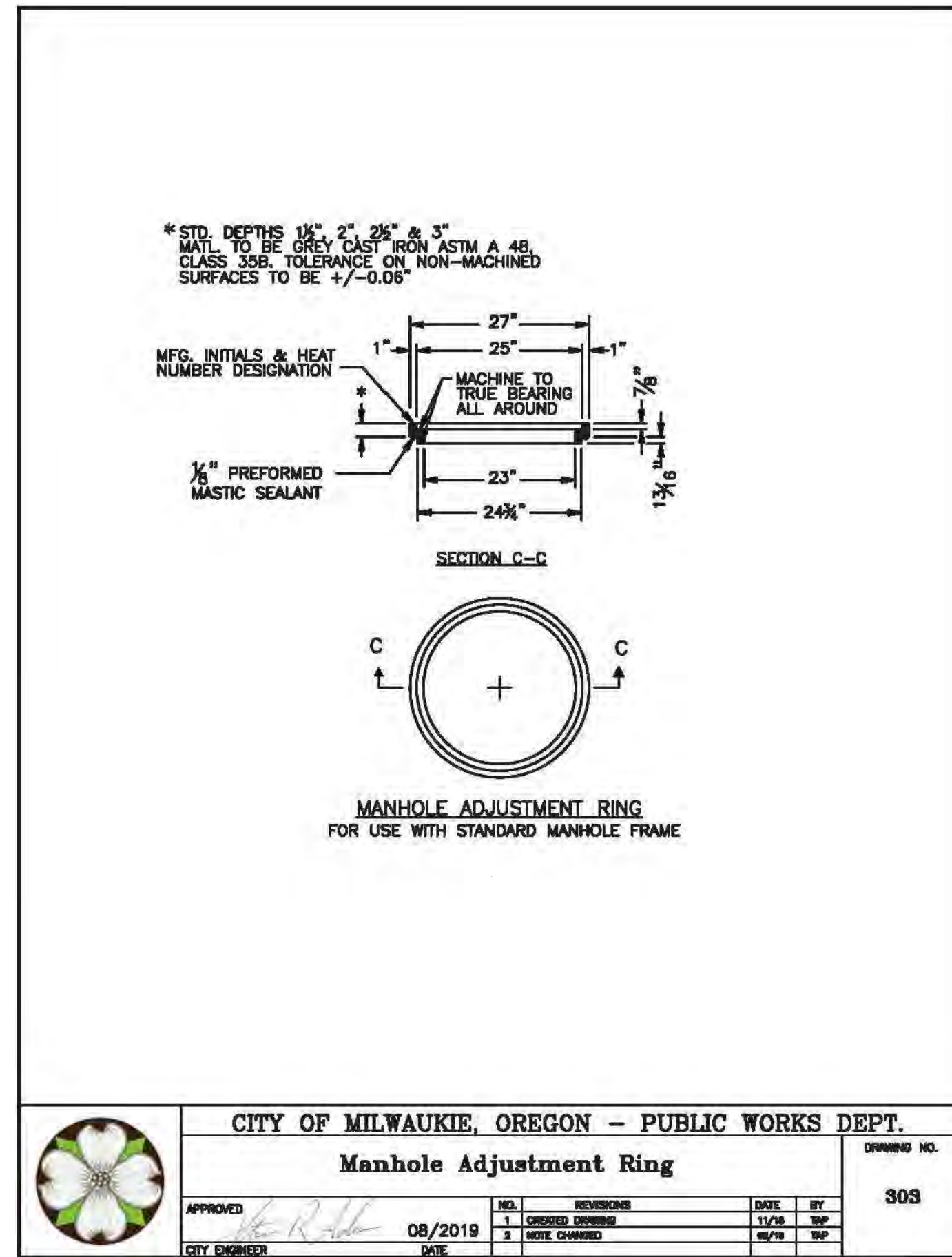
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REVISIONS:

**SEWER NOTES
AND DETAILS**

C2.30



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HARDER MECHANICAL
HARDER SHEET METAL SHOP
 9850 SE MAIN STREET
 MILWAUKIE, OR

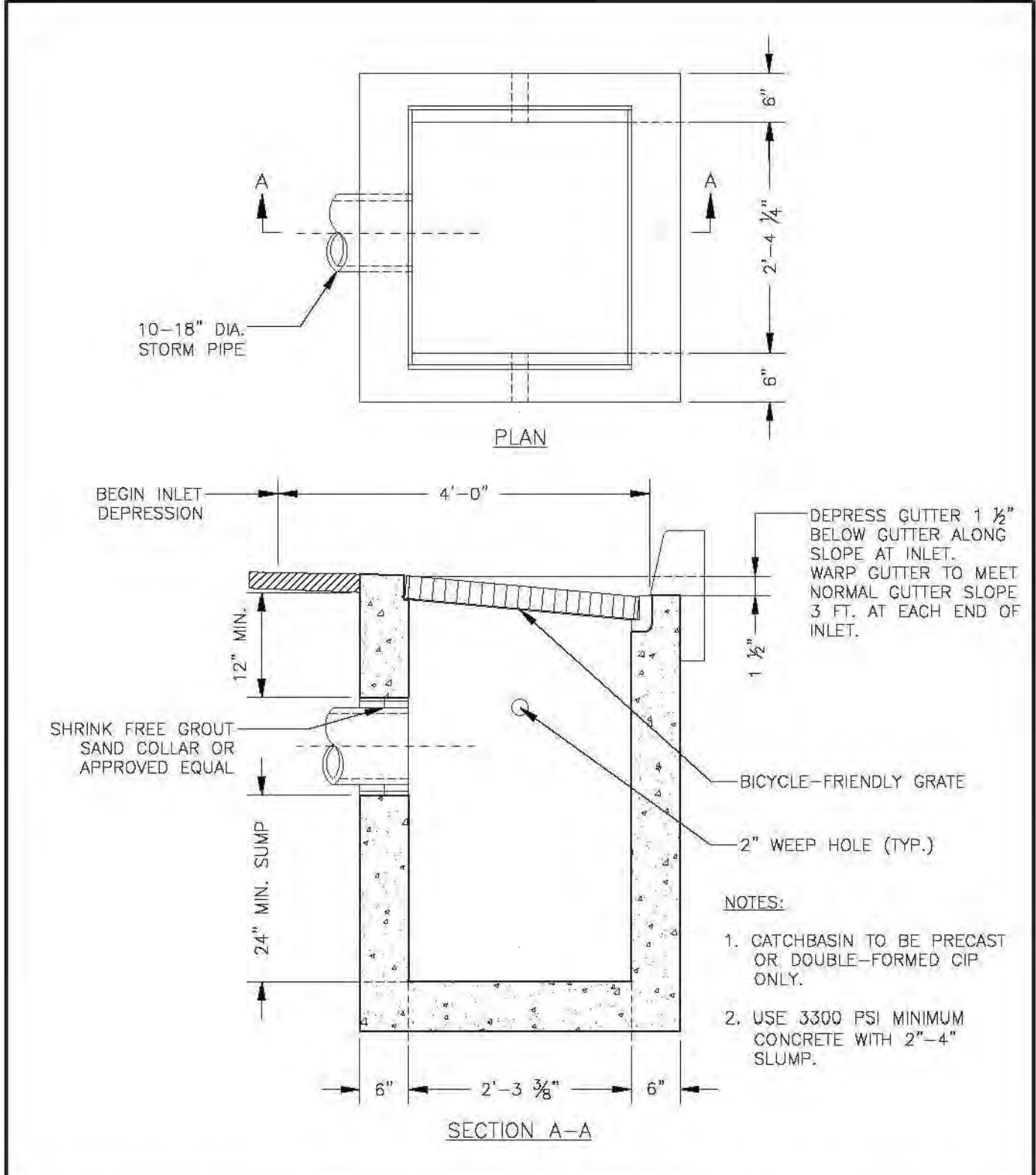
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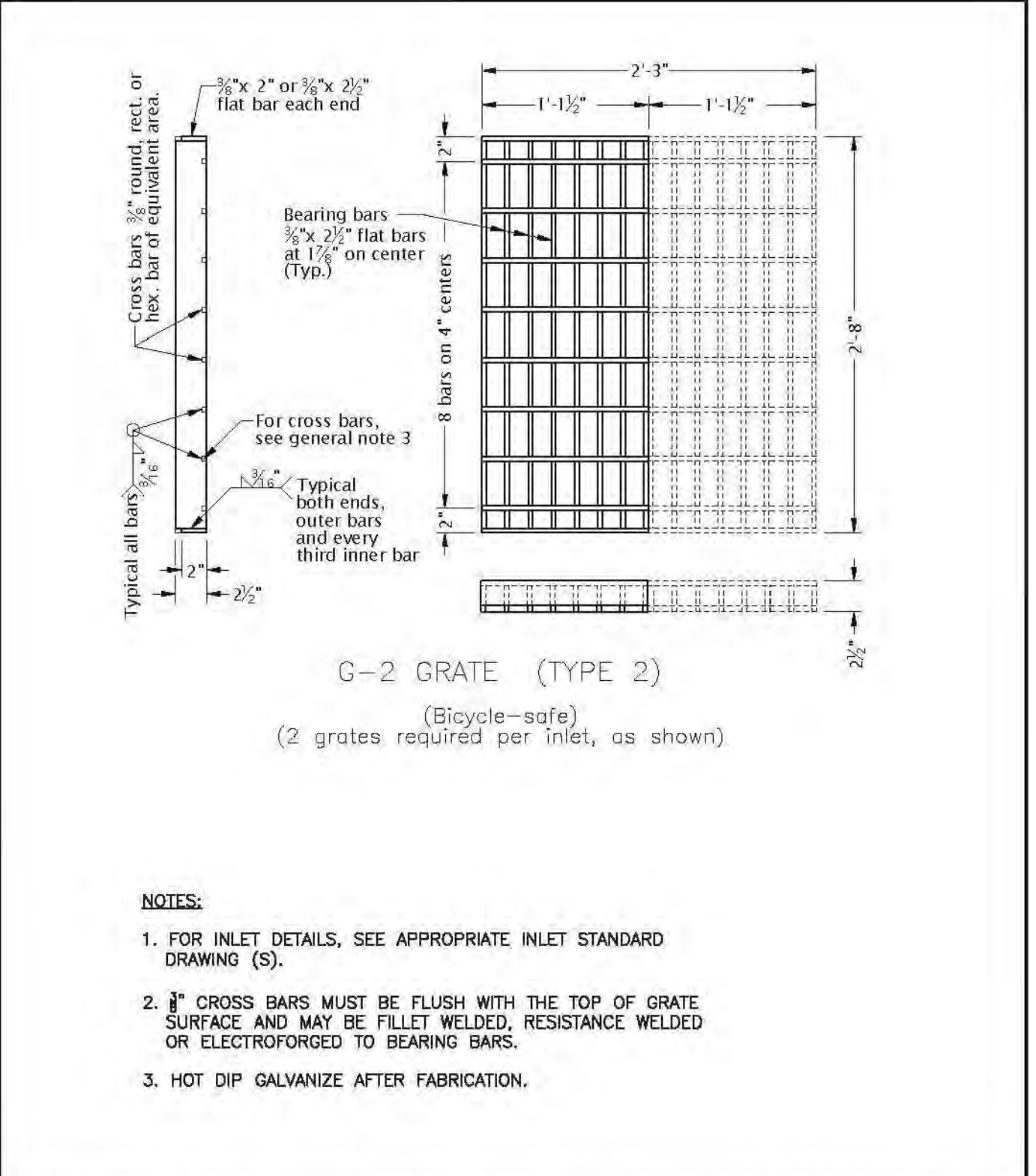
REVISIONS:

STORMWATER NOTES AND DETAILS

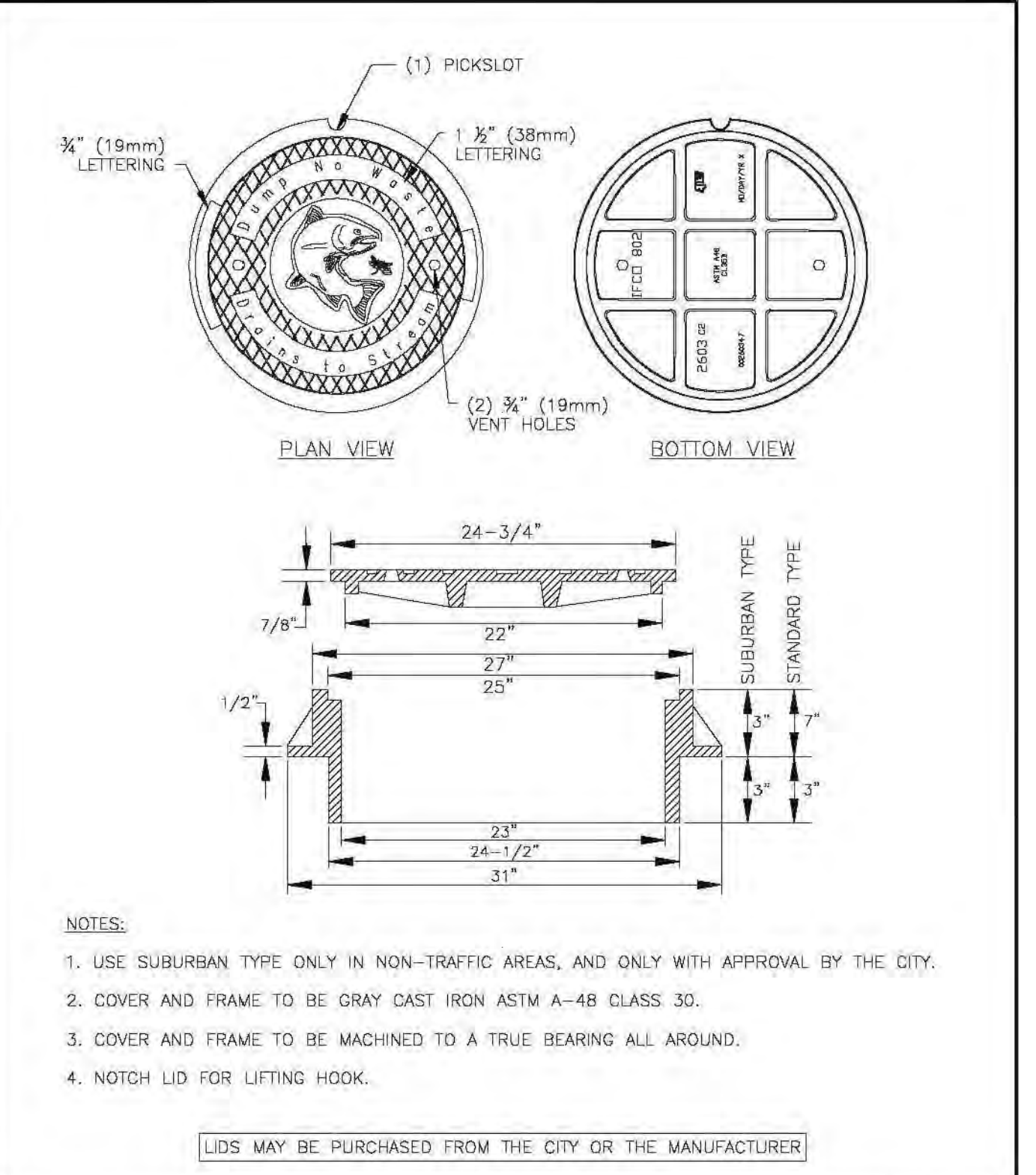
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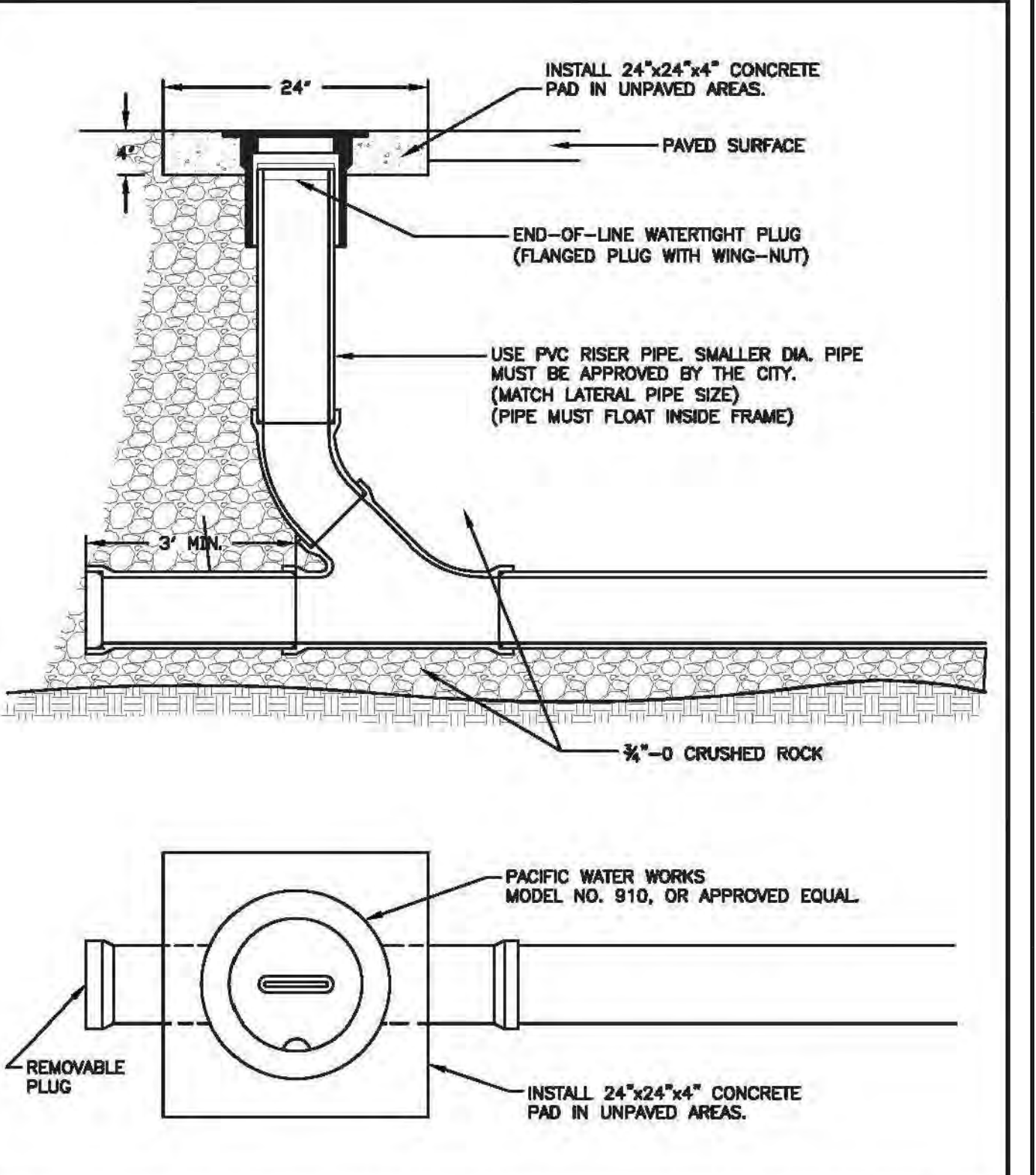
CITY OF MILWAUKIE, OREGON - PUBLIC WORKS DEPT.		DRAWING NO.
G-2 Catchbasin		201
APPROVED: <i>[Signature]</i>	NO. 1	REVISIONS
CITY ENGINEER	08/2019	1. ADJUST MIN. PIPE SIZE, FORMING
	2	ENGINEER'S CHANGE
	3	RENUMBERED DRAWING



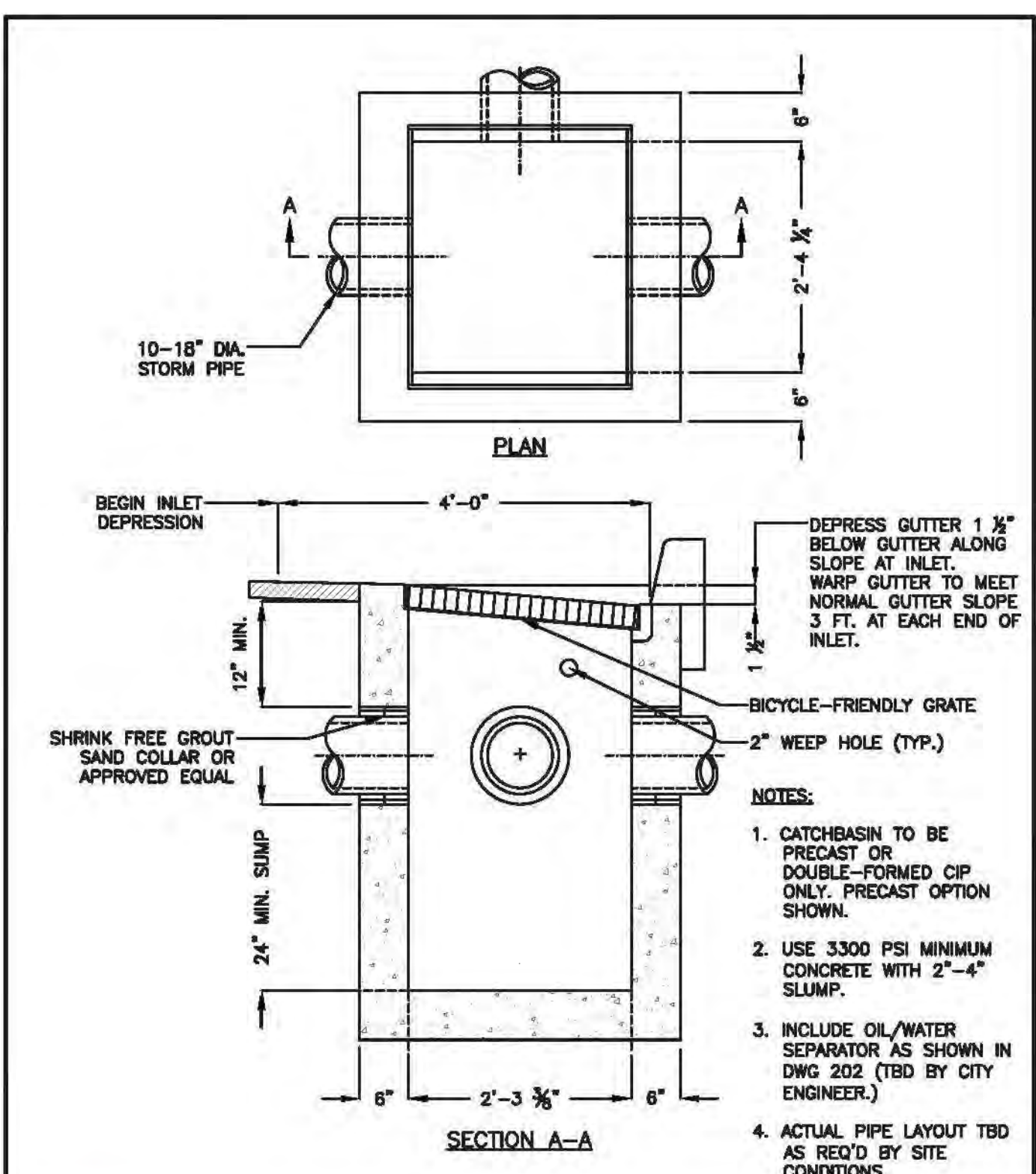
CITY OF MILWAUKIE, OREGON - PUBLIC WORKS DEPT.		DRAWING NO.
G-2 Catchbasin Grate		204
APPROVED: <i>[Signature]</i>	NO. 1	REVISIONS
CITY ENGINEER	08/2019	1. RECREATED DRAWING
	2	DRAWING RENUMBERED
	3	DRAWING RENUMBERED, NOTE CHANGED



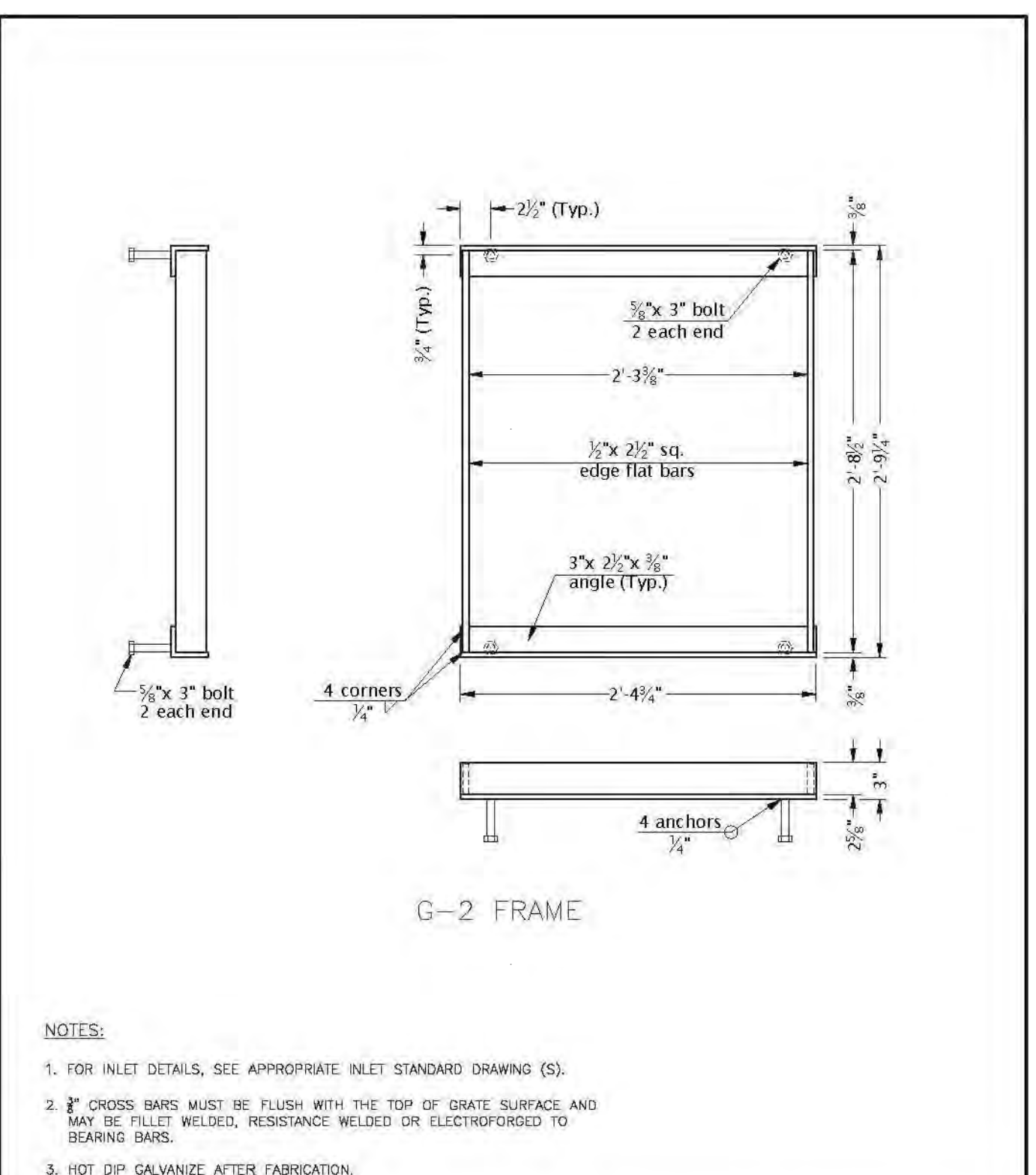
CITY OF MILWAUKIE, OREGON - PUBLIC WORKS DEPT.		DRAWING NO.
Storm Manhole Frame and Lid		208
APPROVED: <i>[Signature]</i>	NO. 1	REVISIONS
CITY ENGINEER	08/2019	1. CHANGED LID DETAIL
	2	CHANGED DRAWING NUMBER
	3	RENUMBERED DRAWING, NOTE CHANGED



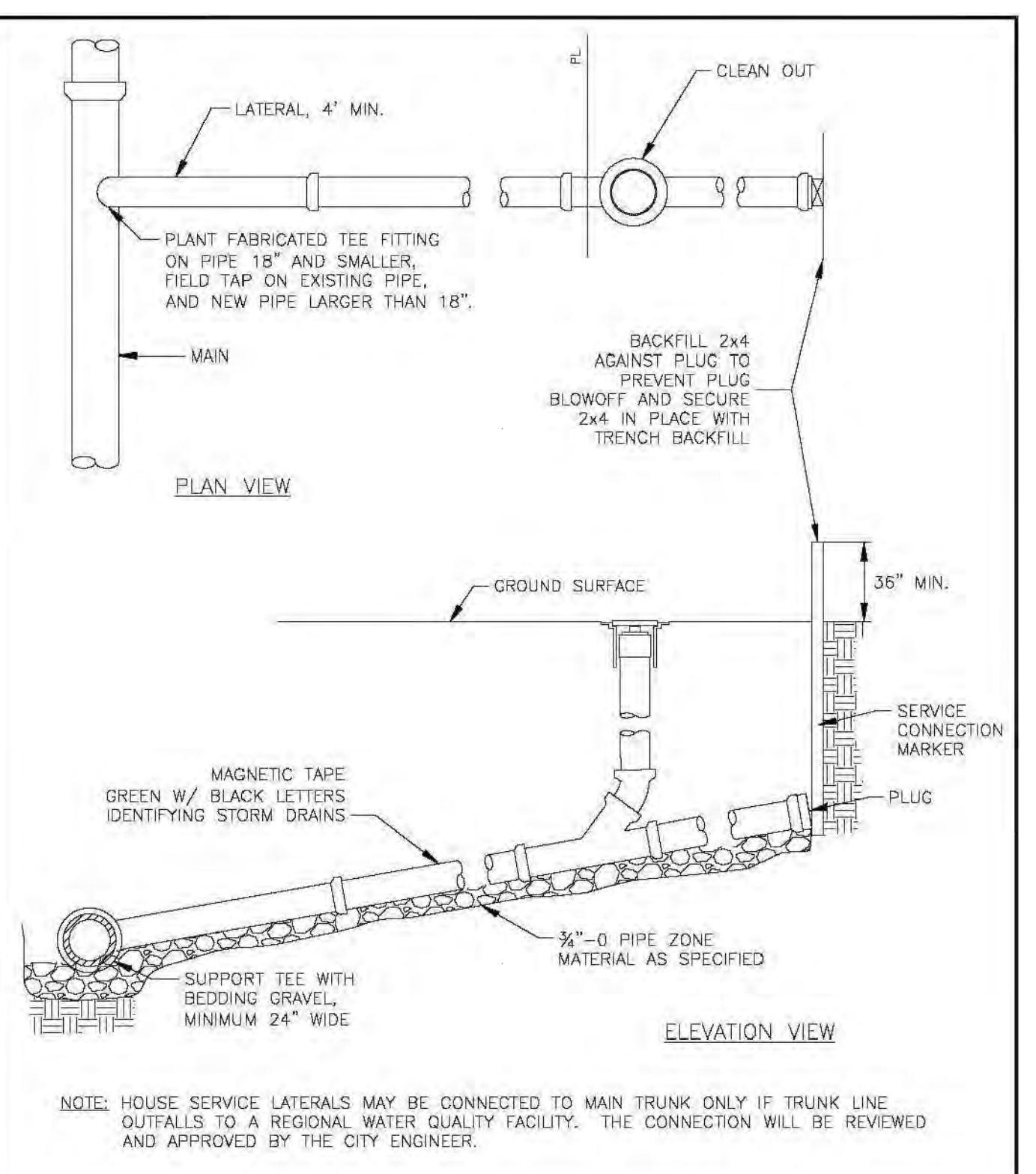
CITY OF MILWAUKIE, OREGON - PUBLIC WORKS DEPT.		DRAWING NO.
Storm Lateral Cleanout		211
APPROVED: <i>[Signature]</i>	NO. 1	REVISIONS
CITY ENGINEER	08/2019	1. CHANGED DRAWING NUMBER
	2	CHANGED DRAWING NUMBER
	3	RENUMBERED DRAWING



CITY OF MILWAUKIE, OREGON - PUBLIC WORKS DEPT.		DRAWING NO.
G-2 Catchbasin Flow Through		203
APPROVED: <i>[Signature]</i>	NO. 1	REVISIONS
CITY ENGINEER	08/2019	1.1. ADJUST MIN. PIPE SIZE, FORMING
	2	RENUMBERED ORIGINAL, UPDATED NOTES



CITY OF MILWAUKIE, OREGON - PUBLIC WORKS DEPT.		DRAWING NO.
G-2 Catchbasin Frame		205
APPROVED: <i>[Signature]</i>	NO. 1	REVISIONS
CITY ENGINEER	08/2019	1. RECREATED DRAWING
	2	DRAWING RENUMBERED
	3	DRAWING RENUMBERED, NOTE CHANGED



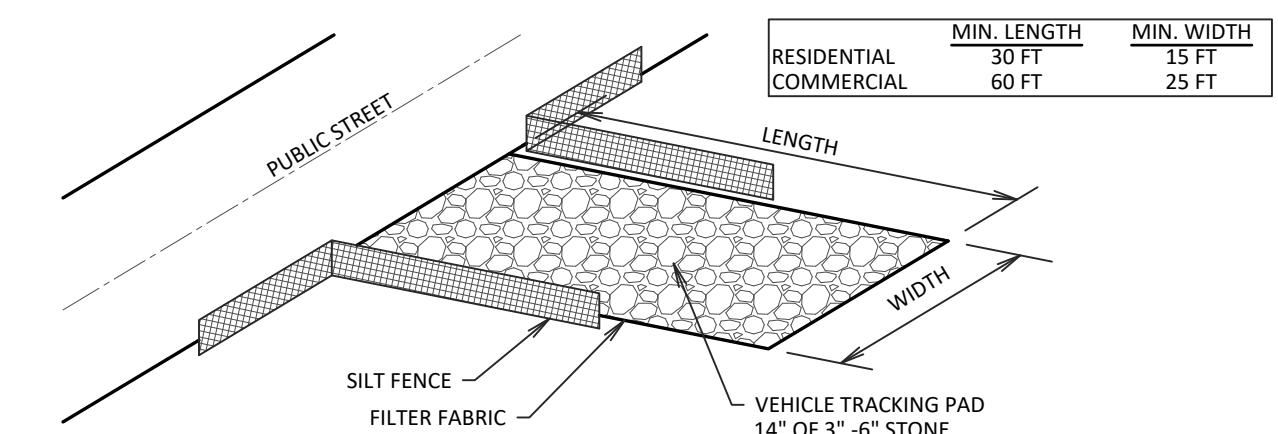
CITY OF MILWAUKIE, OREGON - PUBLIC WORKS DEPT.		DRAWING NO.
Storm Lateral Connection		210
APPROVED: <i>[Signature]</i>	NO. 1	REVISIONS
CITY ENGINEER	08/2019	1. CHANGED DRAWING NUMBER
	2	CHANGED DRAWING NUMBER
	3	RENUMBERED DRAWING, NOTE CHANGED

PROJECT #: 201106 Z:\ClientFiles\2020\Harder Mechanical\201106 Harder Sheet Metal Shop Drawings\1 AutoCAD\MIL_Shop_C2.40.dwg

EROSION AND SEDIMENT CONTROL NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL PERMITS ASSOCIATED WITH THIS PROJECT AND IMPLEMENT AND MAINTAIN THE EROSION AND SEDIMENT CONTROL PLAN AND PERMITS REQUIREMENTS UNTIL SUCH TIME AS THE PERMITS ARE TERMINATED.
- THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN OR CHANGE THE EROSION AND SEDIMENT CONTROL PLAN AS THE PROJECT PROGRESSES TO ENSURE PERMIT COMPLIANCE.
- THE CONTRACTOR SHALL REMOVE ALL SEDIMENT, MUD, AND CONSTRUCTION DEBRIS THAT MAY ACCUMULATE IN THE PUBLIC RIGHT OF WAY AS A RESULT OF THIS PROJECT. SAID MATERIAL SHALL BE REMOVED DAILY OR MORE FREQUENTLY PER THE CITY'S REQUEST.
- THE CONTRACTOR SHALL ENSURE ALL CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THIS SITE IS PROPERLY COVERED TO PREVENT LOSS OF THE MATERIAL DURING TRANSPORT ON PUBLIC RIGHTS OF WAY.
- THE CONTRACTOR SHALL ENSURE ALL CUT AND FILL MATERIAL IMPORTED OR EXPORTED IS NOT STORED IN THE PUBLIC RIGHT OF WAY.
- ALL STOCKPILED MATERIAL SHALL BE DESIGNATED ON THE EROSION AND SEDIMENT CONTROL PLAN.
- TEMPORARY BMPS ON THE EROSION PLAN SHALL BE INSTALLED PRIOR TO ANY EXCAVATION.
- INLET PROTECTION BMPS SHALL BE INSTALLED PRIOR TO ANY EXCAVATION AND MAINTAINED UNTIL PAVING IS COMPLETE. INLET PROTECTION BMPS SHALL BE APPROVED BY THE CITY OF KALISPELL PRIOR TO INSTALLATION.

1 EROSION AND SEDIMENT CONTROL NOTES
NTS



NOTE:
ALL VEHICLES ENTERING AND EXITING THE CONSTRUCTION AND/OR BUILDING SITE SHALL TRAVERSE THE VEHICLE TRACKING PAD TO MINIMIZE MUD AND DIRT FROM TRACKING OFF SITE. ROCK SHALL BE REPLENISHED IF TRACKING OCCURS. TRACKING PAD SHALL BE RENEWED AS NECESSARY TO RETAIN EFFECTIVENESS. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS SHALL BE REMOVED IMMEDIATELY.

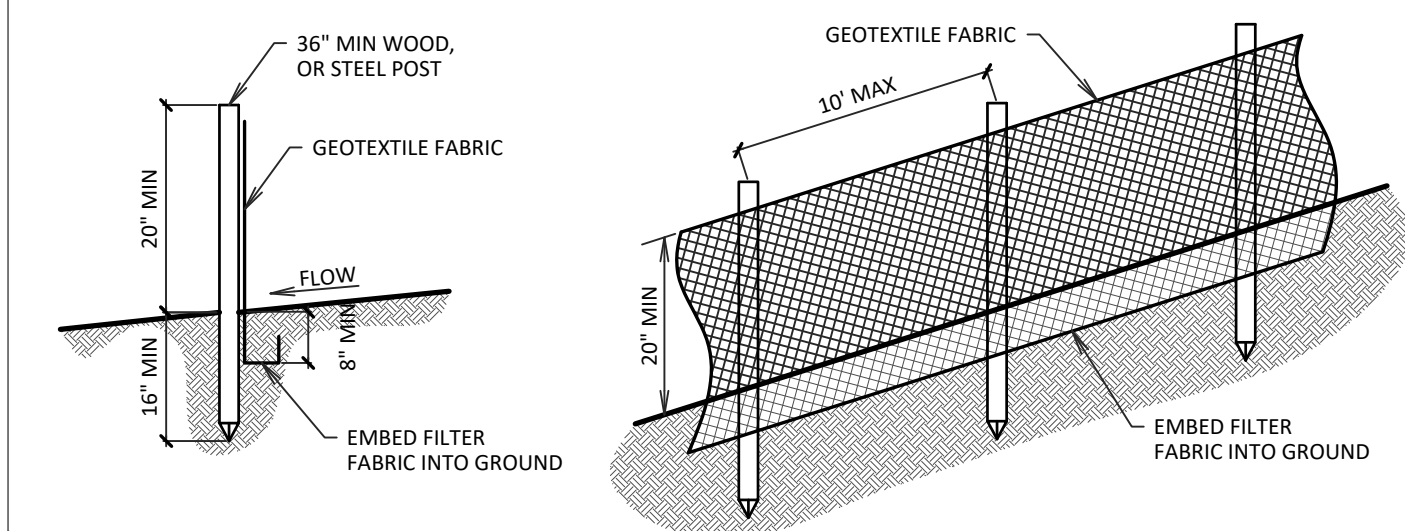
VEHICLE TRACKING STONE ENTRANCE REQUIREMENTS:

- 3'-6" DIAMETER WASHED ROCK
- UNDERLYING FILTER FABRIC TO BE REQUIRED AS STATED

FILTER FABRIC REQUIREMENTS:

- TENSILE GRAB STRENGTH = 200 LBS (ASTM D4632)
- ELONGATION MINIMUM = 15% (ASTM D4632)
- SEAM BREAKING STRENGTH MINIMUM = 180 LBS (ASTM D4632)
- APPARENT OPENING SIZE MAXIMUM = 0.3 MM (#50 SIEVE) (ASTM D4751)
- PERMITTIVITY MINIMUM = 0.3/SEC (ASTM D4491)

2 VEHICLE TRACKING STORMWATER BMP
NTS

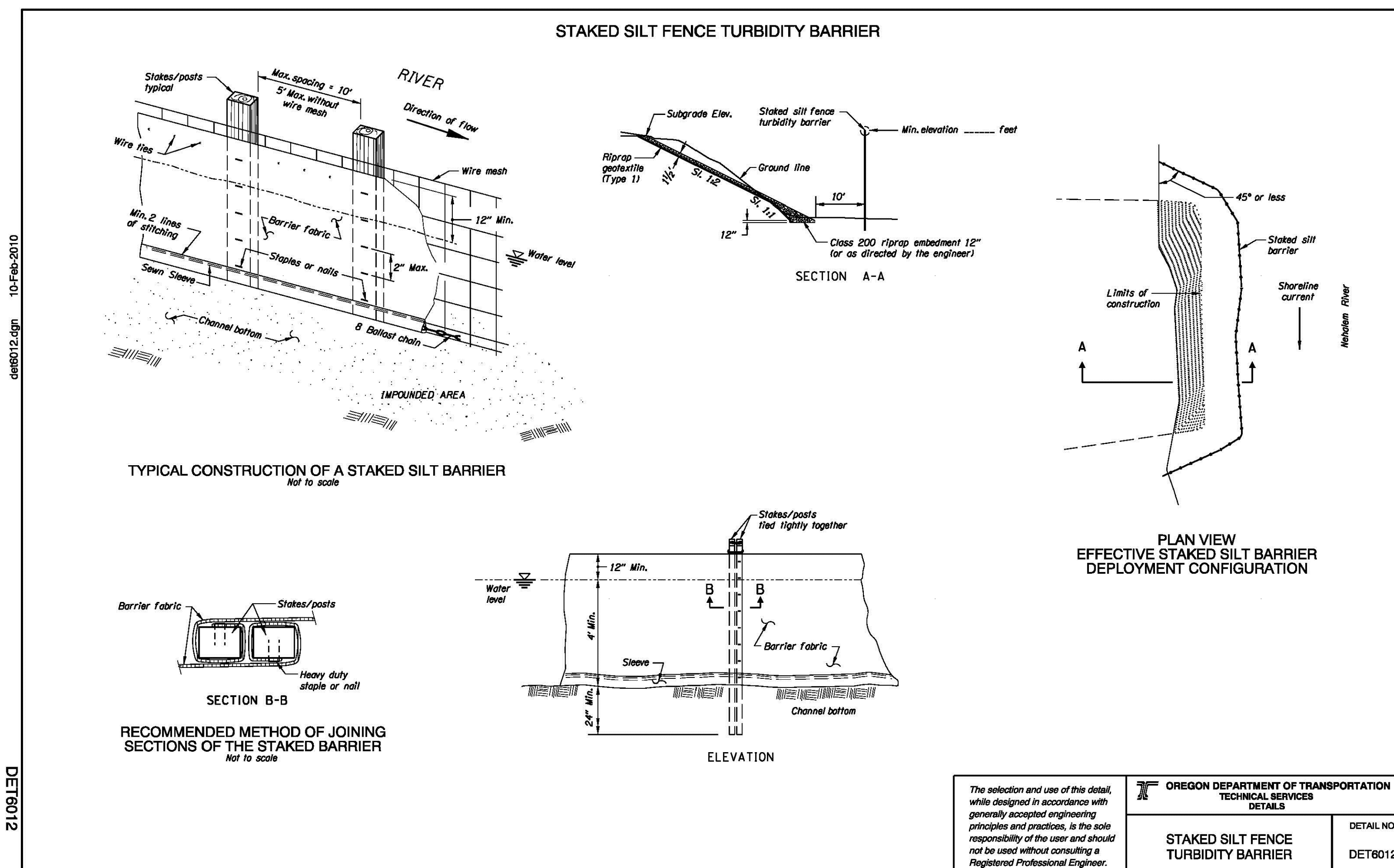
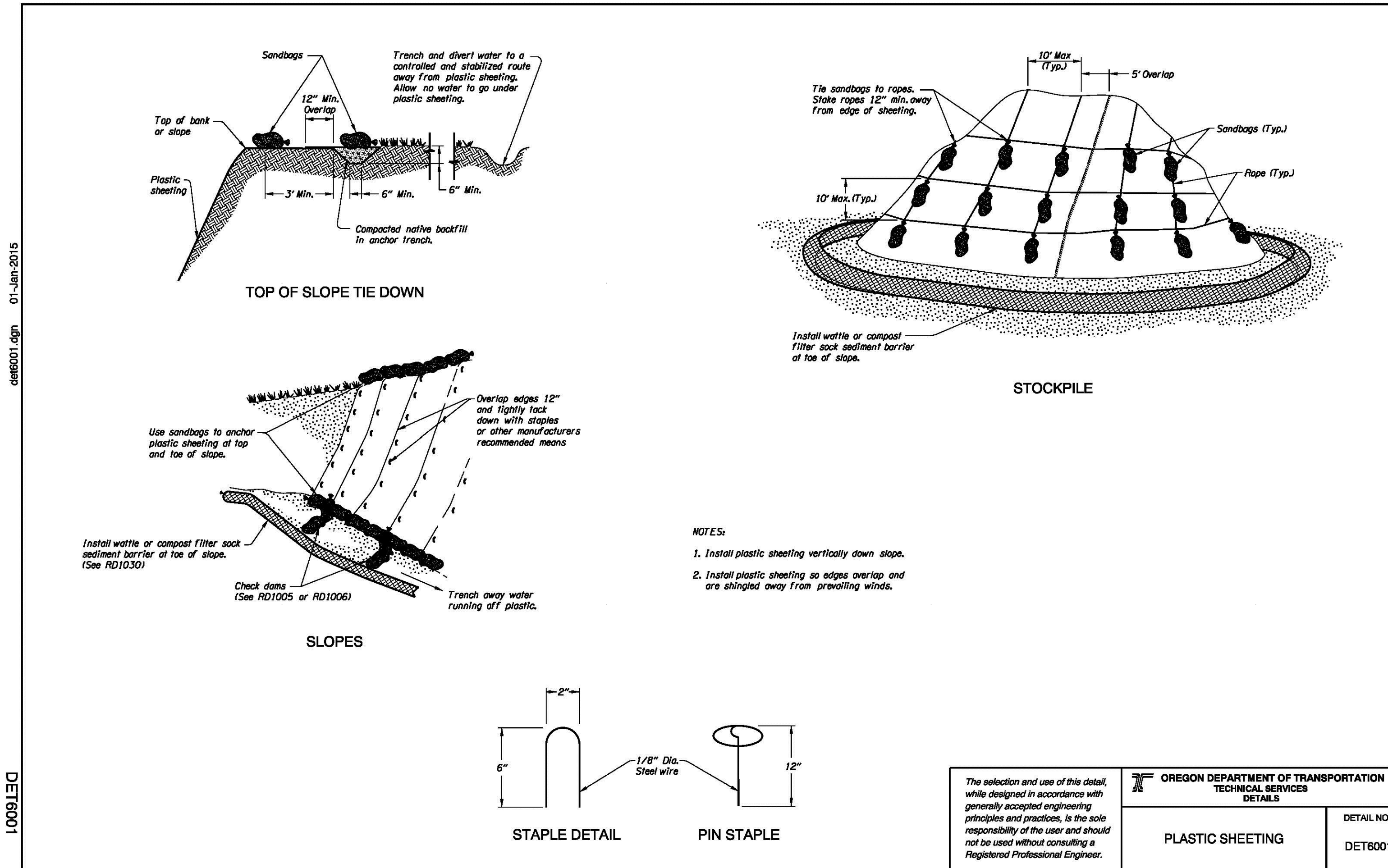


- NOTE:
- SILT FENCE SHALL BE USED AS A TEMPORARY SEDIMENT CONTROL. FENCES SHALL BE INSTALLED WITH THE CONTOUR OF SLOPE.
 - WOOD POSTS SHALL BE HARDWOOD WITH A MINIMUM CROSS SECTION AREA OF THREE INCHES.
 - TEMPORARY SILT FENCE SHALL BE REMOVED UPON SITE STABILIZATION WITH 70% ESTABLISHED VEGETATIVE COVER.

GEOTEXTILE FABRIC REQUIREMENTS:

- TENSILE GRAB STRENGTH = 90 LBS (ASTM D1682)
- ELONGATION MINIMUM = 50% (ASTM D1682)
- MULLEN BURST STRENGTH MINIMUM = 190 LBS (ASTM D3786)
- PUNCTURE STRENGTH MINIMUM = 40 LBS (ASTM D753)
- EQUIVALENT OPENING SIZE MAXIMUM = 40-80 US STANDARD SIEVE SIZES
- ULTRAVIOLET RADIATION STABILITY = 90 (ASTM G26)

3 SILT FENCE STORMWATER BMP
NTS



01-Jan-2015 det6001.dgn

DET6001

10-Feb-2010 det6012.dgn

DET6012

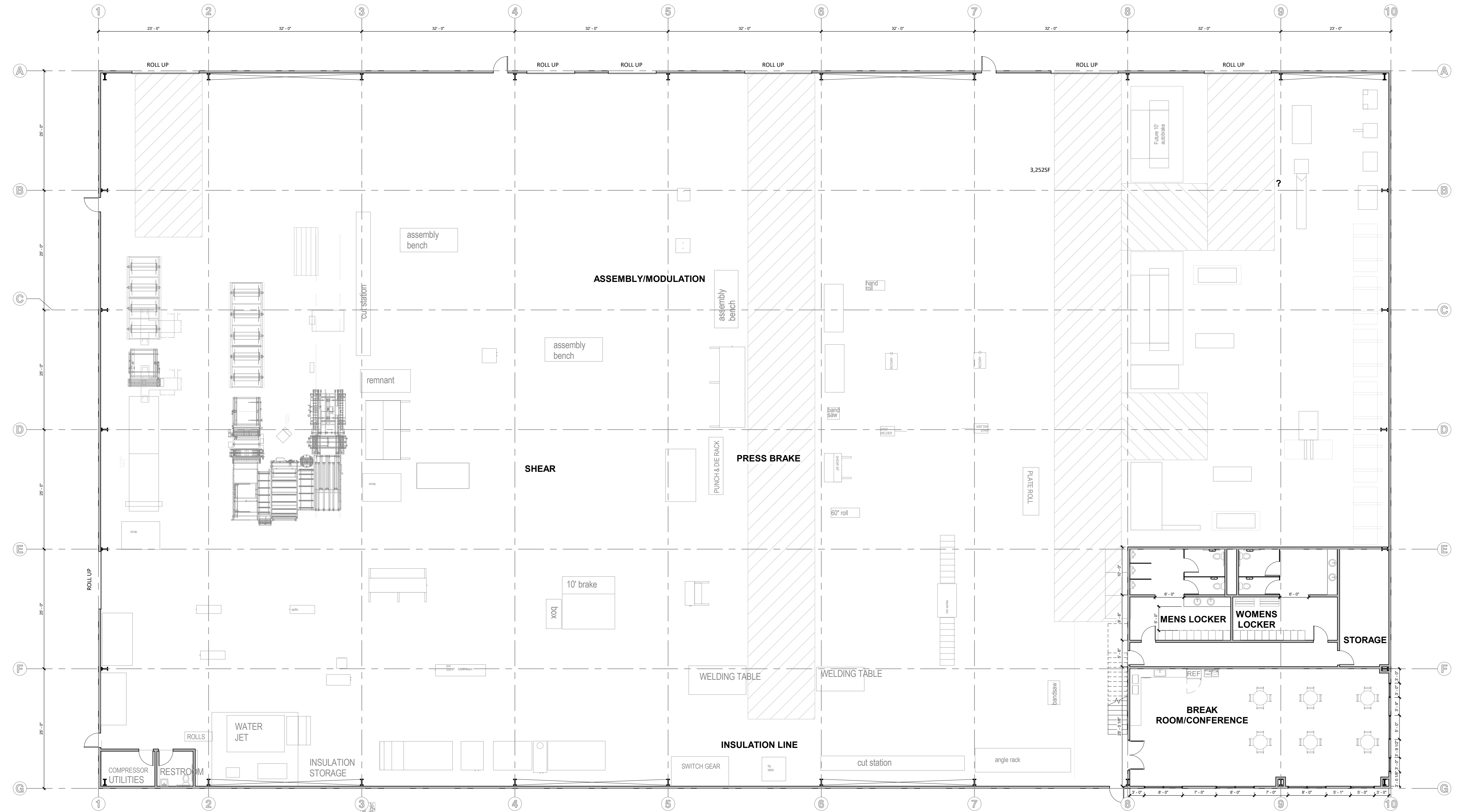
SCHEMATIC DESIGN

NOT FOR CONSTRUCTION

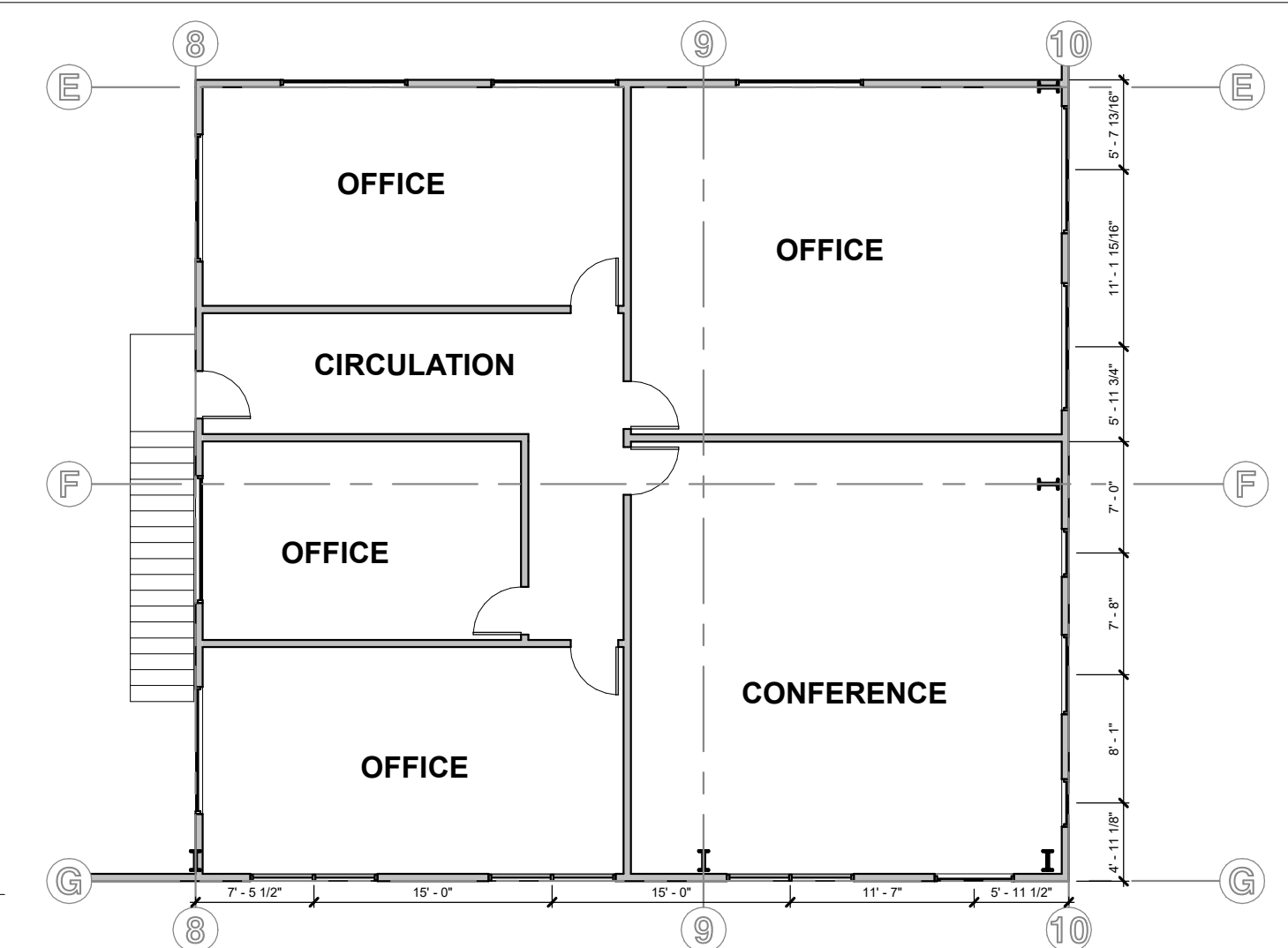
THE INFORMATION CONTAINED HEREIN IS PROPRIETARY. THIS DOCUMENT MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF JACKOLA ENGR. & ARCH., P.C.

HARDER MECHANICAL SHOP

9850 SE MAIN STREET
MILWAUKIE OR 97222



1 FLOOR PLAN
3/32" = 1'-0"



2 MEZANINE
3/32" = 1'-0"

DRAWN: ECK CHECKED: DAP

DATE: 4/16/21

REVISIONS:

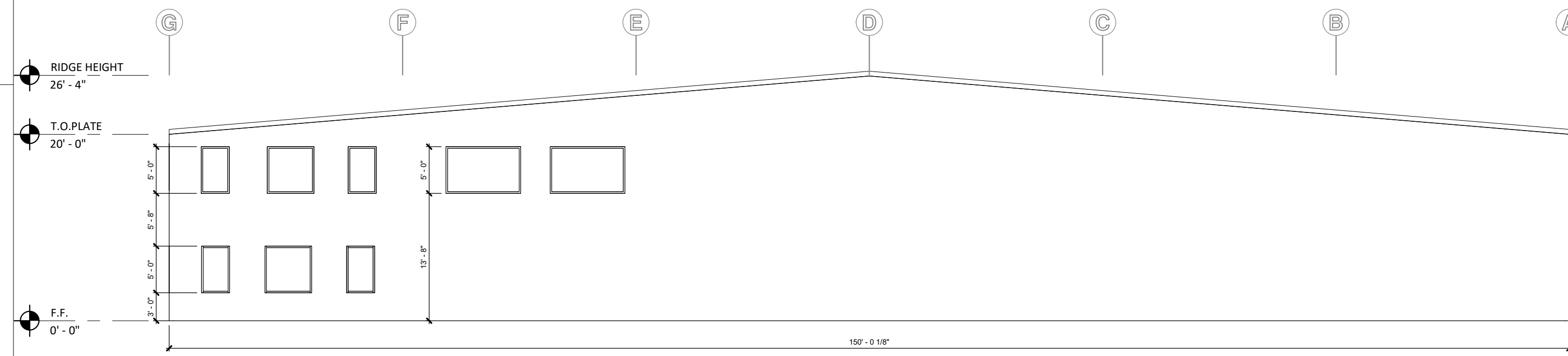
FLOOR PLAN

A1.00

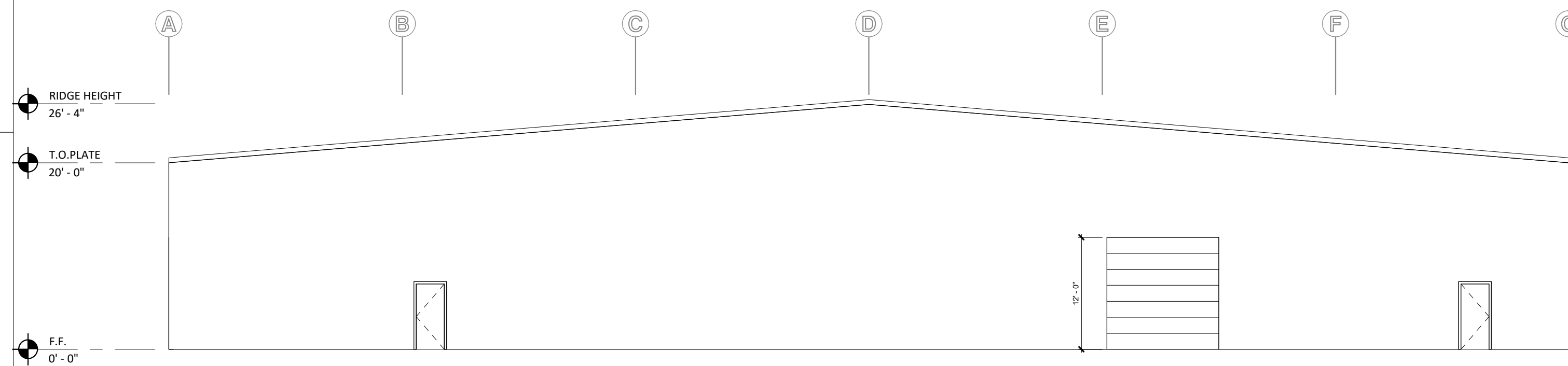
**SCHEMATIC
DESIGN**

NOT FOR CONSTRUCTION

THE INFORMATION CONTAINED HEREIN IS PROPRIETARY. THIS DOCUMENT MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF JACKOLA ENGR. & ARCH., P.C.



1 EAST ELEVATION
3/32" = 1'-0"



2 WEST ELEVATION
3/32" = 1'-0"

HARDER MECHANICAL SHOP

9850 SE MAIN STREET
MILWAUKIE OR 97222

DRAWN: ECK CHECKED: DAP

DATE: 4/16/21

REVISIONS:

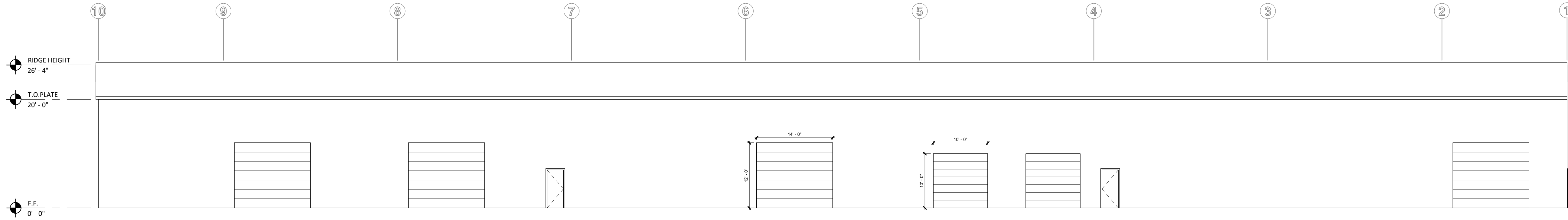
**EXTERIOR
ELEVATIONS**

A4.00

SCHEMATIC DESIGN

NOT FOR CONSTRUCTION

THE INFORMATION CONTAINED HEREIN IS PROPRIETARY. THIS DOCUMENT MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF JACKOLA ENGR. & ARCH., P.C.



1 NORTH ELEVATION
3/32" = 1'-0"



2 SOUTH ELEVATION
3/32" = 1'-0"

HARDER MECHANICAL SHOP

9850 SE MAIN STREET
MILWAUKIE OR 97222

DRAWN: ECK CHECKED: DAP

DATE: 4/16/21

REVISIONS:

EXTERIOR ELEVATIONS

A4.10

Harder Sheet Metal Shop

9850 SE Main St, Milwaukie, WA



Exhibit F

Copy of Pre-Application Conference Report



CITY OF MILWAUKIE

January 14, 2021

Todd Firestenberg
2148 NE MLK JR BLVD
Portland, OR 97212

Re: Preapplication Report

Dear Todd:

Enclosed is the Preapplication Report Summary from your meeting with the City on December 3, 2020, concerning your proposal for action on property located at address.

A preapplication conference is required prior to submittal of certain types of land use applications in the City of Milwaukie. Where a preapplication conference is required, please be advised of the following:

- Preapplication conferences are valid for a period of 2 years from the date of the conference. If a land use application or development permit has not been submitted within 2 years of the conference date, the Planning Manager may require a new preapplication conference.
- If a development proposal is significantly modified after a preapplication conference occurs, the Planning Manager may require a new preapplication conference.

If you have any questions concerning the content of this report, please contact the appropriate City staff.

Sincerely,

Tempest Blanchard

Tempest Blanchard
Administrative Specialist II



CITY OF MILWAUKIE
 6101 SE Johnson Creek Blvd
 Milwaukie OR 97206
 503.786.7600
planning@milwaukieoregon.gov
building@milwaukieoregon.gov
engineering@milwaukieoregon.gov

Preapplication Conference Report

Project ID: 20-010PA

This report is provided as a follow-up to the meeting that was held on 12/3/2020 at 10 AM

The Milwaukie Municipal Code is available here: www.qcode.us/codes/milwaukie/

APPLICANT AND PROJECT INFORMATION

Applicant:	Todd Firestenberg	Applicant Role: Manager, Harder Mechanical
Applicant Address:	2148 NE MLK JR BLVD Portland, OR	
Company:	Harder Mechanical	
Project Name:		
Project Address:	9850 SE Main St	Zone: North Milwaukie Employment Zone (NME)
Project Description:	Construction of 150'x270' pre-fab metal building with shop floor, small office space, and bathroom. Building is anticipated to include 6 garage doors for shipping and receiving of materials/products.	
Current Use:	This is an expansion to their current use. There is office space, clean pipe fabrication of high-tech projects, and warehouse/tool storage.	
Applicants Present:	Sam Duguay, Todd Firestenberg, Dustin Harder, David Pugh, and Aaron Wozniak.	
Staff Present:	Janine Gates, Mary Heberling, and Dalton Vodden	

PLANNING COMMENTS

Zoning Compliance ([MMC Title 19](#))

<input checked="" type="checkbox"/>	Use Standards (e.g., residential, commercial, accessory)	Manufacturing is a permitted use in the NME Zone. All new construct must meet the use standards listed in Milwaukie Municipal Code (MMC) Subsection 19.312.2 Uses.
<input checked="" type="checkbox"/>	Dimensional Standards & Development Standards	The development standards for the NME zone are provided in MMC Subsection 19.312.5 and 19.312.6 The applicant is proposing a new 40,000 sq ft building to house a small office space, bathroom, and sheet fabrication shop. They will use various machines to cut and form the sheet into ductwork and fittings.

Land Use Review Process		
<input checked="" type="checkbox"/>	Applications Needed	Based on the Applicant's proposal the following applications are required: 1) Type II for a Development Review 2) Type II for a Preliminary Circulation Plan 3) Type III for a Variance
<input checked="" type="checkbox"/>	Fees	Type II: \$1,000 Type III: \$2,000 Up to three (3) variance requests may be included in one variance application; additional variance requests would need a second variance application and fee. For multiple applications, the most expensive fee is collected in full, with a 25-percent discount for each additional application.
<input checked="" type="checkbox"/>	Review Type: Type II Type III	See review types above Land Use Application form: https://www.milwaukieoregon.gov/sites/default/files/fileattachments/planning/page/42771/landuse_fillable_application.pdf Submittal requirements for: Land Use Applications: https://www.milwaukieoregon.gov/sites/default/files/fileattachments/planning/page/39251/submittal_rqmts_form.pdf
<input checked="" type="checkbox"/>	Application Process	The applicant should submit a complete electronic copy of all application materials for the City's initial review. Due to the COVID pandemic, hard copies of materials are not currently desired. A determination of the application's completeness will be issued within 30 days. Once the application is deemed complete, a public hearing with the Planning Commission will be scheduled. As long as measures remain in place to address the COVID pandemic, the public hearing will be conducted online. Public notice will be sent to property owners and current residents within 300 ft of the subject property no later than 20 days prior to the hearing date. At least 14 days before the hearing, a sign giving notice of the application must be posted on the subject property, to remain until the decision is issued. Staff will prepare a report with analysis of the proposal and a recommendation for decision that will be made available one week before the hearing. Both staff and the applicant will have the opportunity to make presentations at the hearing, followed by public testimony and then deliberation by the Commission. Issuance of a decision starts a 15-day appeal period for the applicant and any party who establishes standing. Development permits submitted during the appeal period may be reviewed but are not typically approved until the appeal period has ended.

Overlay Zones (MMC 19.400)

<input type="checkbox"/>	Willamette Greenway	
<input type="checkbox"/>	Natural Resources	
<input type="checkbox"/>	Historic Preservation	
<input type="checkbox"/>	Flex Space Overlay	

Site Improvements/Site Context		
<input checked="" type="checkbox"/>	Landscaping Requirements	<p>19.312.6.G Landscaping:</p> <p>Minimum vegetation: 15% of the total lot area, at least half of the minimum required vegetation area must be suitable for outdoor recreation by residents (Table 19.312.5)</p> <p>No more than 20% of the required landscape area shall be covered in mulch or barkdust. Mulch or barkdust under the canopy of trees or shrubs is excluded from this limit, trees shall have a minimum 2-in caliper at time of planting, measured at 4 ft above grade, shrubs shall be planted from 5-gallon containers or larger, all plantings shall be maintained on an ongoing basis and shall be replaced if vegetation is diseased, dying, or dead, or a green roof and/or green/living wall may be used as a substitute for this landscaping requirement. (19.312.6.G)</p>
<input checked="" type="checkbox"/>	Onsite Pedestrian/Bike Improvements (MMC 19.504, 19.606, and 19.609)	<p>19.606.3.D Pedestrian Access and Circulation: Additional standards are provided around pedestrian access in off-street parking areas on site</p> <p>19.606.3.F Lighting is required for parking areas with more than 10 spaces.</p> <p>19.609 Bicycle Standards: Commercial buildings must follow these standards for on-site bicycle parking</p>
<input type="checkbox"/>	Connectivity to surrounding properties	
<input checked="" type="checkbox"/>	Circulation	<p>19.504.9 On-Site Walkways and Circulation: New construction is required to provide a system of walkways that encourages safe and convenient pedestrian movement within and through the development site. On-site walkways are required to connect the site with the public street sidewalk system. Walkways are required between parts of a site where the public is invited to walk. Truck loading docks and warehouses are not required to provide walkways.</p> <p>19.504.11 Preliminary Circulation Plan is required and is intended to guide site development by establishing a plan for multimodal access, connectivity, and circulation</p>
<input type="checkbox"/>	Building Design Standards (MMC 19.504 & 19.505)	
<input type="checkbox"/>	Downtown Design Standards (MMC 19.508)	
Parking Standards (MMC 19.600)		
<input type="checkbox"/>	Residential Off-Street Parking Requirements	
<input checked="" type="checkbox"/>	Multi-Family/Commercial Parking Requirements	<p>19.605.1 Minimum and Maximum Parking Quantities per use. The minimum requirement is 1 space per 1,000 sq ft of floor area and maximum is 2 spaces per 1,000 sq ft of floor area.</p> <p>19.605.2 Quantity Modifications and Required Parking Determinations, Type I and II review, approval criteria listed in this section</p> <p>19.605.3 Exemptions and By-Right Reductions to Quantity Requirements, options to reduce parking in this section. Total reduction in required parking cannot exceed 25% of the minimum quantity requirement listed in Table 19.605.1.</p> <p>19.605.4 Shared Parking, standards to create a shared parking agreement are in this section, use as part of the 19.605.2 Quantity Modification review.</p> <p>19.606 Parking Area and Design Landscaping: Manufactured building off-street parking areas must follow the requirements in this section.</p> <p>19.608 Loading</p>

Approval Criteria (MMC 19.900)		
<input type="checkbox"/>	Community Service Use (CSU) (MMC 19.904)	
<input type="checkbox"/>	Conditional Use (MMC 19.905)	
<input checked="" type="checkbox"/>	Development Review (MMC 19.906)	Type II Development Review for new construction over 1,000 st ft. Approval criteria is listed in 19.906.4.
<input checked="" type="checkbox"/>	Variance (MMC 19.911)	A Type III Variance is needed and will need to adhere to the approval criteria in 19.911.4.B in their variance application Variance to the Access Management requirement in 12.16.040. As proposed, city staff is not in support of this variance. The applicant can still submit a variance application that will be decided by the Planning Commission.
Land Division (MMC Title 17)		
<input type="checkbox"/>	Design Standards	
<input type="checkbox"/>	Preliminary Plat Requirements	
<input type="checkbox"/>	Final Plat Requirements (See Engineering Section of this Report)	
Sign Code Compliance (MMC Title 14)		
<input checked="" type="checkbox"/>	Sign Requirements	Any proposed signs must meet the standards in 14.16.050.
Noise (MMC Title 16)		
<input type="checkbox"/>	Noise Mitigation (MMC 16.24)	
Neighborhood District Associations		

<input type="checkbox"/>	Choose an item.	
Other Permits/Registration		
<input type="checkbox"/>	Business Registration	
<input type="checkbox"/>	Home Occupation Compliance (MMC 19.507)	
Additional Planning Notes		
ENGINEERING & PUBLIC WORKS COMMENTS		
Public Facility Improvements (MMC 19.700)		
<input checked="" type="checkbox"/>	Applicability (MMC 19.702)	Public facility improvements are required for new construction and development resulting in an increase in vehicle trips.
<input checked="" type="checkbox"/>	Transportation Facilities Review (MMC 19.703)	A Transportation Facilities Review will be processed concurrently with the land use application.
<input checked="" type="checkbox"/>	Transportation Impact Study (MMC 19.704)	The applicant will be responsible for submitting a transportation impact study (TIS). A \$1500 deposit will be required with land use application materials for the development of the TIS scope by the City. The applicant will be responsible for submitting a TIS prepared based on the scope by a licensed professional and a \$2500 deposit for review of the study.
<input checked="" type="checkbox"/>	Agency Notification (MMC 19.707)	In addition to the general notice provision set forth in chapter 19.1000, the City shall notify the Oregon Department of Transportation and TriMet.
<input checked="" type="checkbox"/>	Transportation Requirements (MMC 19.708)	All development shall comply with standards contained in chapter 12.16, comply with clear vision standards found in chapter 12..24, and comply with the Public Works Standards. Improvements required will include repair or replacement of existing asphalt for both travel lanes through the proposed eastern most truck driveway, installation of a five foot sidewalk and five foot landscape strip across the Hanna Harvester Dr frontage to connect to existing sidewalk, curb and gutter, and stormwater improvements to mitigate the newly developed impervious area.
<input checked="" type="checkbox"/>	Utility Requirements (MMC 19.709)	If public utility expansion is required to service the new development, if existing capacity is exceeded, or the development creates a situation of which requires exceptional maintenance, public utility improvements shall be required.
Flood Hazard Area (MMC 18)		
<input checked="" type="checkbox"/>	Development Permit (MMC 18.04.100)	The proposed development is not located with the City's special flood hazard area. The property is entirely within the FEMA 500yr floodplain. No additional permit requirements.
<input type="checkbox"/>	General Standards (MMC 18.04.150)	
<input type="checkbox"/>	Specific Standards (MMC 18.04.160)	

<input type="checkbox"/>	Floodways (MMC 18.04.170)	
Environmental Protection (MMC 16)		
<input type="checkbox"/>	Weak Foundation Soils (MMC 16.16)	
<input checked="" type="checkbox"/>	Erosion Control (MMC 16.28)	An erosion control permit is required for development disturbing at least 500sqft of area. Plan and erosion control measures shall match Clackamas County/City of Milwaukie Technical Guidance Handbook for Erosion/ Sedimentation Control Plans.
<input checked="" type="checkbox"/>	Tree Cutting (MMC 16.32)	Any removal of trees from the public right-of-way shall require a permit and payment of fees found in the latest edition of the City Fee Schedule.
Public Services (MMC 13)		
<input checked="" type="checkbox"/>	Water System (MMC 13.04)	New connections to the City water system shall be made by City staff or supervised by City staff when applicable. A utility connection application must be submitted, and appropriate fees paid prior to connection (https://www.milwaukieoregon.gov/building/water-connection-application).
<input checked="" type="checkbox"/>	Sewer System (MMC 13.12)	Construct or reconstruct any sanitary or storm drains within the City on private property or in public ways require first making application and securing a permit from the City.
<input checked="" type="checkbox"/>	Stormwater Management (MMC 13.14)	Stormwater management shall comply with the 2016 City of Portland Stormwater Manual. Submittal requirements shall include elements found in section 2.4. The development of greater than 10,000 sqft of impervious surface requires following the presumptive or performance approach for facility design.
<input checked="" type="checkbox"/>	System Development Charge (MMC 13.28.040)	System development charges (SDCs) shall be paid prior to issuance of building permit. No addition or modification of connection to city services shall occur without payment of SDCs. https://www.milwaukieoregon.gov/building/system-development-charges-sdcs
<input checked="" type="checkbox"/>	Fee in Lieu of Construction (MMC 13.32)	The City may accept a fee in lieu of construction of required facility improvements if one or more of the following conditions exist: A. Required improvements are not feasible due to the inability to achieve proper design standards. B. Required improvements would create a safety hazard. C. Required improvements are part of a larger approved capital improvement project that is listed as a funded project in the City's Capital Improvement Program (CIP). D. Required improvements would create a situation that would not comply with City standards without extensive additional offsite improvements. E. Required improvements are less than needed to meet City standards due to the City's inability to require full improvements based on proportionality requirements on the development.
Public Places (MMC 12)		
<input checked="" type="checkbox"/>	Right of Way Permit (MMC 12.08.020)	No person shall commence or continue with any work in the right-of-way without first obtaining an approved right-of-way permit.
<input checked="" type="checkbox"/>	Access Requirements (MMC 12.16.040)	New accessways are subject to all access management requirements of Chapter 12.16. The nearest edge of the driveway apron shall be at least ten (10) feet from the side property line for development at this property.

		<p>One accessway is allowed on local streets. One additional accessway is allowed per frontage where the driveway approaches, including adjacent property accessways, can be spaced one hundred fifty (150) feet apart. The spacing is measured between the nearest edges of the driveway aprons.</p> <p>Accessways shall be designed to contain all vehicle backing movements on the site.</p> <p>Industrial uses shall have a minimum driveway apron width of fifteen (15) feet and a maximum width of forty-five (45) feet. Maximum driveway apron widths for commercial and industrial uses may be increased if the Engineering Director determines that more than two lanes are required.</p> <p>Relief from any access management requirement or standard of Section 12.16.040 may be granted through a variance process, which requires submission and approval of a Variance land use application. Variance criteria and procedures are located in Section 19.911.</p>
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<input checked="" type="checkbox"/>	<p>Clear Vision (MMC 12.24)</p>	<p>No person shall maintain, or allow to exist on property which they own or which is in their possession or control, trees, shrubs, hedges, or other vegetation or projecting overhanging limbs thereof, which obstruct the view necessary for safe operation of motor vehicles or otherwise cause danger to the public in the use of City streets. It shall be the duty of the person who owns, possesses, or controls the property to remove or trim and keep trimmed any obstructions to the view.</p> <p>A clear vision area shall be maintained at all driveways and accessways and on the corners of all property adjacent to an intersection as provided by Section 12.24.040.</p> <p>A clear vision area shall contain no planting, fence, wall, structure, or temporary or permanent obstruction, except for an occasional utility pole or tree, exceeding three (3) feet in height, measured from the top of the curb, or where no curb exists, from the street centerline grade. Trees exceeding this height may be located in this area; provided, all branches and foliage are removed to the height of eight (8) feet above the grade. Open wire fencing that does not obscure sight more than ten percent (10%) is allowed to a maximum height of six (6) feet.</p>
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Additional Engineering & Public Works Notes

Capacity and other utility specific inquiries can be directed to the relevant Public Works department:

Water, Ronelle Sears, searsr@MilwaukieOregon.gov

Wastewater, Shane Hart, harts@milwaukieoregon.gov

Mapping and As-Builts, Dave Butcher, butcherd@milwaukieoregon.gov

BUILDING COMMENTS

All drawings must be submitted electronically through www.buildingpermits.oregon.gov

New buildings or remodels shall meet all the provisions of the current applicable Oregon Building Codes. All State adopted building codes can be found online at: <https://www.oregon.gov/bcd/codes-stand/Pages/adopted-codes.aspx>.

All building permit applications are electronic and can be applied for online with a valid CCB license number or engineer/architect license at www.buildingpermits.oregon.gov. Each permit type and subpermit type are separate permits and will need to be applied for individually. Plans need to be uploaded to their specific permits in PDF format as a total plan set (not individual pages) if size allows.

Note: Plumbing and electrical plan reviews (when required) are done off site and time review times are not in our control. Please submit any plan reviews as soon as possible as we do not do curtesy inspections on non-issued permits.

Site utilities require a separate plumbing permit. This permit will require plumbing plan review by our contract agency, and time lines are not in our control. The grading plan submitted to the Engineering Department does not cover this review.

If you have any building related questions, please email us at building@milwaukieoregon.gov.

Additional Building Notes

This project will require multiple permits, including but not limited to: Building, plumbing, electrical, mechanical, fire sprinkler, fire alarms, fire line (in ground install), backflow, and site utility (plumbing). Each of these submittals is subject to the initial review time that the building department is experiencing. (Currently 6-8 weeks).

This building is over the area limitations in the Oregon Structural Specialty Code (OSSC) and is required to have fire sprinklers throughout.

OTHER FEES

<input type="checkbox"/>	Construction Excise Tax Affordable Housing CET – Applies to any project with a construction value of over 100,000.	Calculation: Valuation *12% (.12)
<input type="checkbox"/>	Metro Excise Tax Metro – Applies to any project with a construction value of over \$100,000.	Calculation: Valuation *.12% (.0012)
<input type="checkbox"/>	School Excise Tax School CET – Applies to any new square footage.	Calculation: Commercial = \$0.67 a square foot, Residential = \$1.35 a square foot (not including garages)

FIRE DISTRICT COMMENTS

COORDINATION WITH OTHER AGENCIES

Applicant must communicate directly with outside agencies. These may include the following:

- Metro
- Trimet
- North Clackamas School District
- North Clackamas Parks and Recreation District (NCPRD)
- Oregon Parks and Recreation
- ODOT/ODOT Rail
- Department of State Lands
- Oregon Marine Board
- Oregon Department of Fish and Wildlife (ODOT)
- State Historic Preservation Office
- Clackamas County Transportation and Development

MISCELLANEOUS

State or County Approvals Needed

<input type="checkbox"/>	Boiler Approval (State)	
<input type="checkbox"/>	Elevator Approval (State)	

<input type="checkbox"/>	Health Department Approval (County)	
Arts Tax		
<input type="checkbox"/>	Neighborhood Office Permit	
Other Right-of-Way Permits		
<input type="checkbox"/>	Major:	
<input type="checkbox"/>	Minor:	
<input type="checkbox"/>	Painted Intersection Program Permits:	
<input type="checkbox"/>	artMOB Application	
<input type="checkbox"/>	Traffic Control Plan (Engineering)	
<input type="checkbox"/>	Parklet:	
<input type="checkbox"/>	Parklet Application/ Planning Approval	
<input type="checkbox"/>	Engineering Approval	
<input type="checkbox"/>	Building Approval	
<input type="checkbox"/>	Sidewalk Café:	
<input type="checkbox"/>	Tree Removal Permit:	
Infrastructure/Utilities		
<p>Applicant must communicate directly with utility providers. These may include the following:</p> <ul style="list-style-type: none"> • PGE • NW Natural • Clackamas River Water (CRW) • Telecomm (Comcast, Century Link) • Water Environmental Services (WES) • Garbage Collection (Waste Management, Hoodview Disposal and Recycling) 		
Economic Development/Incentives		
<input checked="" type="checkbox"/>	Enterprise Zone:	Alison Wicks sent David information about Clackamas County's Enterprise Zone Program, the North Urban Clackamas County Enterprise Zone, State of Oregon's Special Public Works Fund, and Immediate Opportunity Fund.
<input type="checkbox"/>	Vertical Housing Tax Credit:	
<input type="checkbox"/>	New Market Tax Credits:	
<input type="checkbox"/>	Housing Resources:	

PLEASE SEE NOTE AND CONTACT INFORMATION ON THE FOLLOWING PAGE

This is only preliminary preapplication conference information based on the applicant's proposal, and does not cover all possible development scenarios. Other requirements may be added after an applicant submits land use applications or building permits. City policies and code requirements are subject to change. If a note in this report contradicts the Milwaukie Municipal Code, the MMC supersedes the note. If you have any questions, please contact the City staff that attended the conference (listed on Page 1). Contact numbers for these staff are City staff listed at the end of the report.

Sincerely,

City of Milwaukie Development Review Team

BUILDING DEPARTMENT

Samantha Vandagriff	Building Official	503-786-7611
Harmony Drake	Permit Specialist	503-786-7623
Stephanie Marcinkiewicz	Inspector/Plans Examiner	503-786-7636

ENGINEERING DEPARTMENT

Steve Adams	City Engineer	503-786-7605
Dalton Vodden	Associate Engineer	503-786-7617

PLANNING DEPARTMENT

Laura Weigel	Planning Manager	503-786-7654
Vera Koliass	Senior Planner	503-786-7653
Brett Kolver	Associate Planner	503-786-7657
Mary Heberling	Assistant Planner	503-786-7658

COMMUNITY DEVELOPMENT DEPARTMENT

Leila Aman	Community Development Director	503-786-7616
Alison Wicks	Development Programs Manager	503-786-7661
Alicia Martin	Administrative Specialist II	503-786-7600
Tempest Blanchard	Administrative Specialist II	503-786-7600

CLACKAMAS FIRE DISTRICT

Mike Boumann	Lieutenant Deputy Fire Marshal	503-742-2673
Matt Amos	Fire Inspector	503-742-2660