
The comments of this pre-app are preliminary in nature and subject to change based upon the submittal of additional or different information. The Planning Commission or City Council are the final decision making authority of the City, and are not bound by the comments made by the Staff as part of this pre-application.

**ASHLAND PLANNING DIVISION
PRE-APPLICATION CONFERENCE
COMMENT SHEET July 24, 2019**

SITE: 707 Ashland Creek Dr.
APPLICANT: Trevor Blackmer
OWNER: Neuman Properties
REQUEST: Physical & Environmental
Constraints Review Permit &
Exceptions to Hillside
Standards

PLANNING STAFF COMMENTS:

This pre-application conference is intended to highlight significant issues of concern to staff and bring them to the applicant's attention prior to their preparing a formal application submittal.

Generally: As presented the location of the proposed single family home is situated upon the portion of the property that is shown to be 'severely constrained' (slopes greater than 35%). An exception to the hillside development standards will be required because the property contains areas of less than 35% that could accommodate development. A final position from staff with regard to the application would be dependent upon how exceptions are treated in the final application submittal.

Based on preliminary staff analysis, the proposed design appears to need adjustments (or request for an exception) to meet the zoning requirements in three areas:

- Front yard setback.
- Development in severely constrained lands (slopes greater than 35%).
- Downhill walls exceed the allowed 20' maximum height.

These would require exceptions from the standards. Exceptions to the development standards should be clearly explained in writing and with the plans, and will need to include findings demonstrating that the criteria provided in AMC 18.3.10.090.H are met.

Exceptions to the standards are discretionary, and generally new construction is expected to comply through thoughtful design.

Physical & Environmental (P&E) Constraints Review Permit for Hillside Development: The disturbance of lands with slopes of 25 percent or more requires a P&E permit with review of the development for compliance with applicable standards and seeks to consider and address any adverse impacts. As part of the P&E permit, the application must address the Hillside Development Standards in AMC 18.2.10.090 and the development standards for Severe Constraint Lands in AMC 18.3.10.110.

Base Zone Provisions: The property is zoned RR-.5 (Rural Residential) which requires that no more than 20% of the lot be covered in impervious surface. Setbacks for the zone require a 20' front yard setback, however this can be reduced if an exception to the Hillside Development Standards is requested.

Development Standards for Hillside Lands (AMC 18.3.10.090)

Generally speaking, slopes greater than 35 percent shall be considered unbuildable and the Hillside Development Standards encourage development in a portion of the lot that has slopes of less than 35%. However, based on the topography of the property the location may be justified, as it will limit overall site disturbance, and require a short driveway. (Driveways are not allowed to exceed 100' of length in lands of greater than 35 percent).

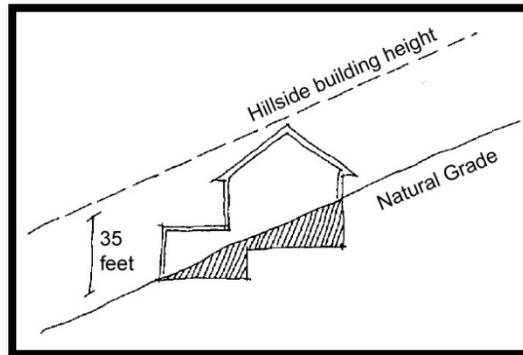
The Development Standards for Hillside Lands also require that a portion of the lot remain in its undisturbed natural state as a function of the average slope of the property. The property has an average slope of 42.5 percent*. The code requires that average slope plus 25 is the percentage of the lot that must be retained in its natural state (67.5 percent). The final application site plan shall delineate at least 15,877 sq. ft. to be undisturbed and left in its natural state.

Combined, the natural state requirement and driveway length restrictions may provide a firm ground for requesting an exception to the Hillside Development Standards, as the proposed location of the new home. Because of the topography of the site it appears impractical to develop a driveway that would conform to our standards, and the proposed location of the house will minimize the amount of disturbance that will take place on the property in the course of the development.

Building Location and Design Standards.

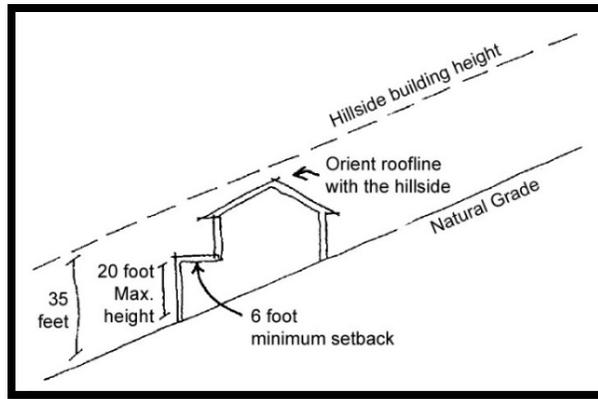
The proposed building appears to generally meet the hillside design standards. Upon initial review the building appears to meet the 35' maximum height but final drawings submitted for the P&E application should make clear the natural grade. The primary south facing curved wall exceeds the 20' maximum height allowed, and the roof over the deck detracts from the effect of the step back. The proposed design either needs to be adjusted to meet the design standard or the application needs to demonstrate that the exception criteria to depart from the Hillside Design Standards are met.

The three following requirements are base standards for Hillside Lands Development and shall be met, or an exception will need to be requested.



- 1) Maximum hillside building height shall be 35 feet. The height of all structures shall be measured vertically from the natural grade to the uppermost point of the roof edge.

* For the purposes of determining the area to remain in a natural state in Hillside Lands, average slope for a parcel of land or for an entire project is calculated before grading using the following formula: $S = .00229(I)(L)/A$, where "S" is the average percent of slope; ".00229" is the conversion factor for square feet; "I" is the contour interval in feet; "L" is the summation of length of the contour lines in scale feet; and "A" is the area of the parcel or project in acres.
[e.g. $S=0.00229(2)(5011.35)/0.54$; $S=42.5\%$]



- 2) A building step back shall be required on all downhill building walls greater than 20 feet in height, as measured above natural grade. Step-backs shall be a minimum of six feet.
- 3) Continuous horizontal building planes shall not exceed a maximum length of 36 feet. Planes longer than 36 feet shall include a minimum offset of six feet.

It is recommended that roof forms and roof lines for new structures be broken into a series of smaller building components to reflect the irregular forms of the surrounding hillside. Long, linear unbroken roof lines are discouraged. It is recommended that roofs of lower floor levels be used to provide deck or outdoor space for upper floor levels.

Hillside Grading and Stormwater Management

Due to the amount of excavation required for this development special attention should be given to 18.3.10.090.B subpart 4-6 with regard to allowed cut and fill. The materials submitted with the application do not provide sufficient detail to assess compliance with these standards.

All facilities for the collection of stormwater runoff shall be, to the greatest extent feasible, the first improvements constructed on the development site. While there is existing storm drain infrastructure in Ashland Creek Dr. the elevation differential may require that the stormwater be diverted to the existing natural drainage system to the south. Stormwater facilities shall be designed, constructed and maintained in a manner that will avoid erosion on-site and to adjacent and downstream properties. These shall be designed by a registered engineer or geotechnical expert and approved by the Public Works Department or Building Official.

Tree Conservation, Protection and Removal.

Additional attention to Tree protection and removal will be required for a successful application. The submitted plans indicate several trees to be retained that are too close to the building to be properly protected. A complete inventory of all trees greater than DBH is required, however portions of the lot or not to be disturbed by development need not be included in the inventory.

All trees indicated on the inventory of existing trees shall also be identified as to their suitability for conservation. Significant conifer trees having a trunk 18 caliper inches or larger in diameter at breast height (DBH), and broadleaf trees having a trunk 12 caliper inches or larger in diameter at breast height (DBH), shall be protected and incorporated into the project design whenever possible.

Tree removal would be considered both in terms of Tree Removal Permit requirements found in AMC 18.5.7, which regulates the removal of significant trees from the property, and more broadly in terms of the impacts of tree removal to the hillside lands as part of a Physical & Environmental

Constraints Review Permit, which requires building design and site planning to be planned to preserve the maximum number of trees possible. A report from an arborist should be provided to address any tree removal permit request and should respond to the applicable criteria, and any hillside tree removals should also be addressed in terms of the Hillside Development Standards and by the geotechnical expert.

All planning actions are required to include a tree preservation/protection plan; this is intended to ensure that trees on and near the property are protected during all site disturbance (*including demolition, construction, driveway/parking installation, staging of materials, etc.*). The trees identified to be preserved during the course of development shall be required to be protected in accordance with the tree protection standards in AMC 18.3.10.090.D4.

Development Standards for Wildfire Lands (AMC 18.3.10.100)

The property is located within the designated Wildfire Lands Overlay. As a result, a Fire Prevention and Control Plan, prepared at the same scale as the development plans, addressing the General Fuel Modification Area requirements in AMC 18.3.10.100.B is required with the application. Additionally, any new landscaping proposed is required to meet the General Fuel Modification Area standards and not include plants listed on the Prohibited Flammable Plant List per Resolution 2018-028.

Development Standards for Severe Constraint Lands (AMC 18.3.10.110)

Because the proposed development will occur on slopes that exceed 35% a geotechnical report will be required from a licensed engineer assessing the details of the site and its suitability for development. The design of the building foundation, any related retaining walls, and the associated erosion and sediment control plan will also need to be provided by a geotechnical engineer.

UNDERLYING ZONE PROVISIONS (18.2.5.030.B.)

ZONING: RR-.5, Rural Residential District

PARKING, ACCESS, AND INTERNAL CIRCULATION: As detailed in AMC 18.4.3.040, two parking spaces are required for a primary dwelling unit. Parking space dimensional requirements are a minimum of nine feet by 18 feet, with 22 feet of clear space as a back-up dimension required directly behind the space.

LOT COVERAGE: A maximum of 20% of the lot may be covered with impervious surface, including the paved driveway.

SETBACKS: 20' for front yard, 6' for side yards, 10' per story for rear yard, plus applicable solar setback requirements. (the front yard setback can be reduced with an exception in accordance with AMC 18.2.5.060.A.3)

TREES: Submittal requirements shall include items noted in chapter 18.3.10.090.D. If significant trees are to be removed, the applicant is required to request their removal as required in chapter 18.5.7 with the application submittals. All tree removals on hillside lands would also be considered in terms of the impact of their removal to the hillside

Planting Plan: The final application plan will need to include a planting plan to detail re-vegetation of disturbed areas for erosion control.

Lot Coverage: The maximum permitted lot coverage (*including the total area of all structures, driveways, and other soil disturbances that do not allow normal water infiltration*) in the RR-0.5 zone is 20 percent. The final planning and building permit submittals will need to demonstrate compliance with this lot coverage limitation.

Solar Access: The final application will need to include demonstration of compliance with the applicable solar access requirements. Solar access typically requires that the shadow cast on the property or properties to the north be no greater than would be cast by a six-foot fence constructed on the northern property line.

System Development Charges (SDC's): New residential units require that system development charges (Water, Sewer, Storm Water, Parks, and Transportation) be paid along with building permit fees for all new dwelling units. Staff suggests speaking with front office staff if an estimate of likely fees is needed.

Neighborhood Outreach: Projects involving changes to established neighborhood patterns can be a concern for neighbors, and staff always recommends that applicants approach the affected neighbors, make them aware of the proposal, and try to address any concerns as early in the process as possible. Notices are sent to neighbors within a 200-foot radius of the property, posted on the property and sent to the newspaper.

Written Findings/Burden of Proof: Applicants should be aware that written findings addressing the ordinance and all applicable criteria and standards are required, and are heavily depended on when granting approval for a planning action. In addition, the required plans are explained in writing below. The burden of proof is on the applicant(s) to ensure that all applicable criteria are addressed in writing and that all required plans, written findings, and other materials are submitted even if those items were not discussed in specific, itemized detail during this initial pre-application conference.

OTHER DEPARTMENTS' COMMENTS

BUILDING DEPT.: Please contact Building Official Steven Maticoco in the Building Division for any further information at 541-488-5305.

PUBLIC WORKS/ENGINEERING DEPT.: See comments at the end of this document. Please contact Karl Johnson of the Engineering Division for any further information at 541-488-5347 or via e-mail to karl.johnson@ashland.or.us .

FIRE DEPARTMENT: See comments at the end of this document. Please contact Division Chief Ralph Sartain in the Fire Department for information on their requirements. He can be reached at 541-552-2229 or by email at: ralph.sartain@ashland.or.us .

CONSERVATION: For more information on available water conservation programs, including any available appliance rebates or assistance with landscaping and irrigation system requirements, please contact Water Conservation Specialist Julie Smitherman of Conservation Division at 541-552-2062 or via e-mail to julie.smitherman@ashland.or.us . For information on any financial or technical assistance available for the construction of Earth Advantage/Energy Star buildings, please contact Conservation Analyst/Inspector Dan Cunningham at 541-552-2063 or via e-mail to dan.cunningham@ashland.or.us

WATER AND SEWER SERVICE: *“If the project requires additional water services or upgrades to existing services the Ashland Water Department will excavate and install in the city right of way all water services up to and including the meter on domestic and commercial water lines. If a fire line is required the water department will also only install a stub out to the location where the double detector check assembly complete with a Badger brand cubic foot bypass meter should be placed in a vault external to the building. The vault and the DCDA device housed in it are the responsibility of the property owner and should be placed at the property line. Fees for these installations are paid to the water department and are based on a time and materials quote to the developer or contractor. Meter sizes and fire line diameters will need to be provided to the Water Department at the time of a quote being requested.”* Please Contact Steve Walker, Water Quality and Distribution Supervisor at [541-488-5353](tel:541-488-5353) or e-mail walkers@ashland.or.us with any questions regarding water utilities.

STORM WATER DRAINAGE: Please contact Karl Johnson of the Engineering Division for any further information at 541-488-5347 or via e-mail to karl.johnson@ashland.or.us .

ELECTRIC SERVICE: Please contact Dave Tygerson in the Electric Department for service and meter location requirements and fee information at 541-552-2389 or via e-mail to tygersod@ashland.or.us.

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PROCEDURE: A Physical & Environmental Constraints Review Permit are typically subject to a “Type I” review. This means that they are subject to an administrative review by the Staff Advisor, and that the Staff decision is sent to surrounding neighbors who may request an appeal to the Planning Commission. Additionally, the Tree Commission will review the application and provide recommendations to the Staff Advisor in advance of an administrative decision.

Application Requirements. The application is required to include clear, legible, scalable drawings of the proposal (i.e. plan requirements) as well as written findings addressing the applicable approval criteria in accordance with the Ashland Land Use Ordinance (ALUO), Chapter 18 of the Ashland Municipal Code. The following sections include the requirements for plans and approval criteria which are applicable to the proposal as described in the pre-application submittals. When more than one planning approval is required for the proposal, multiple sections of the ALUO may apply. The burden of proof is on the applicant(s) to ensure that all applicable criteria are addressed in writing and that all required plans, written findings, and other materials are submitted even if those items were not discussed in specific, itemized detail during this initial pre-application conference. All submittals must also include:

18.5.1.050.A. Application Requirements.

1. *Application Form and Fee.* Applications for Type I review shall be made on forms provided by the Staff Advisor. One or more property owners of the property for which the planning action is requested, and their authorized agent, as applicable, must sign the application. The application shall not be considered complete unless the appropriate application fee accompanies it.
2. *Submittal Information.* The application shall include all of the following information.
 - a. The information requested on the application form.
 - b. Plans and exhibits required for the specific approvals sought.
 - c. A written statement or letter explaining how the application satisfies each and all of the relevant criteria and standards in sufficient detail.
 - d. Information demonstrating compliance with all prior decision(s) and conditions of approval for the subject site, as applicable.
 - e. The required fee.

PLAN & EXHIBIT REQUIREMENTS: *The application should include two (2) copies of the plans below on paper no larger than 11" x 17" as well as any larger copies. Note: The 11" x 17" copies are used for the Planning Commission packet and for the notices mailed to neighbors - please submit clear, readable, reproducible copies.*

RELEVANT CRITERIA AND STANDARDS: *Applicants are advised that in addition to required plans, written findings addressing how the ordinance criteria are satisfied in narrative format are required. The applicable criteria are included below. The Ashland Land Use Ordinance in its entirety may be accessed on-line at:*

<https://ashland.municipal.codes/LandUse>

Written Statements

Please provide two copies of a written statements explaining how the application meets the approval criteria from the sections of the Ashland Municipal Code listed below. These written statements provide the Staff Advisor or Planning Commission with the basis for approval of the application:

- **Approval criteria for a Physical & Environmental Constraints Review Permit found in AMC 18.3.10.050.**
 - **Approval criteria for an Exception to the Development Standards for Hillside Lands found in AMC 18.3.10.090.H (*if applicable to the final proposal*).**
- **Approval criteria for a Tree Removal Permit as detailed in AMC 18.5.7.040 (*if significant trees are proposed for removal*).**

18.3.10.050 P&E Approval Criteria

An application for a Physical Constraints Review Permit is subject to the Type I procedure in section 18.5.1.050 and shall be approved if the proposal meets all of the following criteria.

- A. Through the application of the development standards of this chapter, the potential impacts to the property and nearby areas have been considered, and adverse impacts have been minimized.
- B. That the applicant has considered the potential hazards that the development may create and implemented measures to mitigate the potential hazards caused by the development.
- C. That the applicant has taken all reasonable steps to reduce the adverse impact on the environment. Irreversible actions shall be considered more seriously than reversible actions. The Staff Advisor or Planning Commission shall consider the existing development of the surrounding area, and the maximum development permitted by this ordinance.

18.3.10.090.H. Exception to the Development Standards for Hillside Lands.

An exception under this section is not subject to the variance requirements of chapter 18.5.5 Variances. An application for an exception is subject to the Type I procedure in section 18.5.1.050 and may be granted with respect to the development standards for Hillside Lands if the proposal meets all of the following criteria.

1. There is demonstrable difficulty in meeting the specific requirements of this chapter due to a unique or unusual aspect of the site or proposed use of the site.
2. The exception will result in equal or greater protection of the resources protected under this chapter.
3. The exception is the minimum necessary to alleviate the difficulty.
4. The exception is consistent with the stated Purpose and Intent of chapter 18.3.10 Physical and Environmental Constraints Overlay chapter and section 18.3.10.090 Development Standards for Hillside Lands.

Plans & Exhibits Required

Please provide two sets of exhibits (plans or drawings) which are used to copy the Tree, and Planning Commission packets and for notices that are mailed to neighbors. Please provide two copies on paper no larger than 11-inches by 17-inches and reproducible copies that are drawn to a standard architect's or engineer's scale which include the following:

- **Scalable Site Plan.**
 - Please detail total proposed lot coverage of all impervious surface, and area to be retained in natural state.
- **Building Elevations**
 - Please detail dimensions to demonstrate compliance with AMC 18.3.10.090.E.2
- **Submittal materials required for a Physical & Environmental (P&E) Constraints Review Permit as detailed in AMC 18.3.10.040.**
- **Submittal materials required for a Development of Severe Constraint Lands as detailed in AMC 18.3.10.110.**
- **Existing Tree Inventory, including trees to be removed.**
- **Two (2) Copies of a Tree Protection Plan and replanting plan**

PLANNING APPLICATION FEES:

Physical and Environmental Review	\$1092
Variance (if applicable)	\$1092

NOTE: Applications are accepted on a first come-first served basis. All applications received are reviewed and must be found to be complete before being processed or scheduled at a Planning Commission meeting. Applications will not be accepted without a complete application form signed by the applicant(s) and property owner(s), all required materials and full payment. Applications are reviewed for completeness in accordance with ORS 227.178.

For further information, please contact:

Aaron Anderson, Assistant Planner
City of Ashland, Department of Community Development
Phone: (541) 552-2052 or e-mail: aaron.anderson@ashland.or.us

July 24, 2019

Date

Ashland Fire and Rescue Pre-application Comments

Date: 07-10-2019
Project Address: 707 Ashland Creek Dr
Permit Number: PreApp-2019-000123
Project Description: SFR

Ashland Fire & Rescue Contact: Ralph Sartain 541-552-2229 ralph.sartain@ashland.or.us

Fire department comments are based upon the 2014 Oregon Fire Code as adopted by the Ashland Municipal Code, and Ashland Land Use Laws:

Addressing - Building numbers or addresses must be at least 4 inches tall, be of a color that is in contrast to its background, and shall be plainly visible and legible from the street fronting the property. Additional directional signage may be necessary to guide emergency responders down a driveway, path or through a gate. All premises identification, street signs and building numbers, must be in place with temporary signs when construction begins and permanent signage prior to issuance of any occupancy. OFC 505

Fire Apparatus Access Approach -The angle of approach at the point where the public road transitions to the private fire apparatus access road must meet the City of Ashland Engineering Department specifications. OFC 503.2.8

Fire Apparatus Access -Single Residential Lot-If the furthest point on the structure is greater than 150' from the street, the entire length of the private drive or street must meet fire apparatus access. Fire apparatus access shall be 15 feet clear width, with the center 12 feet being constructed of an all-weather driving surface. Fire apparatus access must support 60,000 pounds, no parking, have a maximum slope of 15 percent, and have vertical clearance of 13' 6". With the installation of fire sprinklers, 200' of the driveway is allowed to have an 18 percent slope. Inside turning radius is at least 20 feet and outside turning radius is at least 40 feet and must be indicated on site plans submitted for building permits. Fire apparatus access is required to be signed as "No Parking-Fire Lane". Final plat needs to indicate that the private drive is fire apparatus access and must state that it cannot be modified without approval of Ashland Fire & Rescue.

Aerial Ladder Access – Structures exceeding 24 feet in height above the lowest level of fire apparatus access are required to provide access roads capable of accommodating fire department aerial apparatus. These access roads are required to be 26 feet in width in the immediate vicinity of the building. OFC Appendix D 105 as amended by AMC 15.28.070 K & L.

Firefighter Access Pathway – An approved footpath around the structure is required so that all exterior portions of the structure can be reached with the fire hose. Any changes in elevation greater than two feet in height (such as retaining walls) require stairs. The stairs shall be an all-weather surface, and meet the requirements as specified in the Oregon Structural Specialty Code. OFC 503.1.1

Fire Hydrant Distance to Structures - Hydrant distance is measured from the hydrant, along a driving surface, to the approved fire apparatus operating location. Hydrant distance shall not exceed 300 feet. Hydrant distance can be increased to 600 feet if approved fire sprinkler systems are installed.

Fire Hydrants Clearance - Hydrants must have 3 feet of clearance extending from the center nut of the hydrant all the way around. Fences, landscaping and other items may not obstruct the hydrant from clear view. Hydrants must be shown on site plan when submitting for building permits.

Fire Sprinkler System – The installation of a fire sprinkler system may be an acceptable means to mitigate deficiencies related to other fire requirements such as fire flow, hose reach, fire lane width, fire apparatus turn-around, distance to fire hydrants, and fire department work areas. OFC 503.1.1

Gates and Fences – Obstructions such as gates, fences, or any other item which would block or reduce the required fire apparatus access width must be shown on the plans and approved by Ashland Fire and Rescue.

Wildfire Hazard Areas – On lands designated in the Wildfire Lands Overlay, a “Fuel Break” as defined in Ashland Municipal Code, section 18.3.10.100 is required.

Wildfire Hazard Areas - All structures shall be constructed or re-roofed with Class B or better non-wood roof coverings, as determined by the Oregon Structural Specialty Code. No structure shall be constructed or re-roofed with wooden shingles, shakes, wood-product material or other combustible roofing material, as defined in the City's building code. AMC 18.3.10.100

Vegetation – existing and intentionally planted vegetation is required to meet AMC 18.3.10.100B(2) General Fuel Modification Area Standards. The Fire Wise landscaping brochure provides diagrams and examples of how to meet these requirements. www.ashlandfirewise.org. Contact Ashland Fire & Rescue Forestry Division for a fuel break inspection.

Fire Season – If work will be completed during fire season, check fire season fire prevention requirements found at www.ashland.or.us/fireseason.

Final determination of fire hydrant distance, fire flow, and fire apparatus access requirements will be based upon plans submitted for Building Permit review. Changes from plans submitted with this application can result in further requirements. Any future construction must meet fire code requirements in effect at that time. The fire department contact for this project is Fire Marshal Ralph Sartain. He may be contacted at (541) 552-2229 or ralph.sartain@ashland.or.us.

Engineering Department Pre-application Comments

Public Works Conditions of Approval

1. Engineered Plans - Where public improvements are required or proposed, the applicant's engineer shall submit design plans for approval of all public improvements identified on the approved plan or as specified in conditions of approval. One set of these civil plans **MUST** be submitted **DIRECTLY** to the Public Works/Engineering Department. All design plans must meet the City of Ashland Public Works Standards. Engineered construction plans and specifications shall be reviewed and signed by the Public Works Director, prior to construction. All public facilities within the development will be designed to the City of Ashland Engineering Design Standards for Public Improvements. The engineered plans shall also conform to the following:
 - If drawings are submitted to the City of Ashland digitally, they shall be true scale PDF drawings. If AutoCAD drawings are also submitted, they shall be compatible with the AutoCAD release being used by the City at that time and shall be located and oriented within the Oregon State Plain Coordinate System (NAD83-89).
 - Drawings sizes shall comply with ANSI-defined standards for page width and height. Review drawings may be submitted in B size (11x17). Bidding and construction documents may also be printed at B size; however, all final as-constructed drawings must be submitted to scale on D-size (24x36) Mylar. Digital files of the as-constructed drawings shall also be submitted. Drawings shall be drawn such that reduction of plans from full size (D sized) to half size (B sized) can be done to maintain a true scale on the half-sized plans.
2. Street Improvement – No additional street improvements, beyond those necessary to comply with City Street Standards, will be required at this time. The applicant proposed improvements must be reviewed and permitted by the City of Ashland Engineering Department.
3. Right of Way – No additional right of way dedication, beyond that necessary to comply with City Street Standards, will be required at this time.
4. Sanitary Sewer - The property is currently served by an 8-in sanitary sewer main in the northeast corner of the property. The applicant proposed improvements must be reviewed, approved and permitted by the City of Ashland Engineering Department.
5. Water - The property is currently served by a 4-in water main in Ashland Creek Drive. City of Ashland Water Department shall tap existing water main and install any new water services and water meter boxes that are proposed by development. City of Ashland Water Department must be contacted for availability, placement and costs associated with the installation of the new water service. Service & Connection Fees will also be required for any new water services installed as part of this project.

6. Storm Drainage - The property is currently served by a 10-in storm sewer main in Ashland Creek Drive. City of Ashland Engineering Department must review an engineered storm drainage plan.
7. Erosion & Sediment Control - The following requirements shall be met:
 - All ground disturbances exceeding 1,000 square feet shall implement an Erosion and Sediment Control Plan (ESCP).
 - A 1200-C permit will be secured by the developer where required under the rules of the Oregon State DEQ. City of Ashland Engineering Department must receive a copy of this permit before any construction shall begin.
 - Erosion Prevention and Sediment control measures that meet the minimum standards set forth by the City of Ashland Public Works/Engineering Standard Drawing CD282 must be in place before any construction related to the project begins.
 - Pollution, track out, and sediment dumping into storm water are strictly prohibited per AMC 9.08.060.
 - Drainage from automotive use areas shall be limited to oil concentrations of 10 mg/l by a pre-approved means.
 - Trash storage areas shall be covered or provide additional storm water treatment by an approved means.
 - Off street parking areas shall conform to Ashland Municipal Code 18.4.3.080.B.5, including provisions to minimize adverse environmental and microclimatic impacts.
8. Driveway Access – No additional improvements/requirements will be requested at this time, but the applicant proposed improvements must be reviewed and permitted by the City of Ashland Engineering Department.
9. Permits – Any construction or closure within the public right of way will require a Public Works permit and before any work in the right of way commences all necessary permits MUST be obtained
10. As-Builts - Where public improvements are required or completed, the developer shall submit to the City of Ashland, reproducible as-built drawings and an electronic file of all public improvements constructed during and in conjunction with this project. Field changes made during construction shall be drafted to the drawings in the same manner as the original plans with clear indication of all modifications (strike out old with new added beside). As-built drawings shall be submitted prior to final acceptance of the construction, initiating the one-year maintenance period.