



PLANNING ACTION: PA-T2-2018-00002

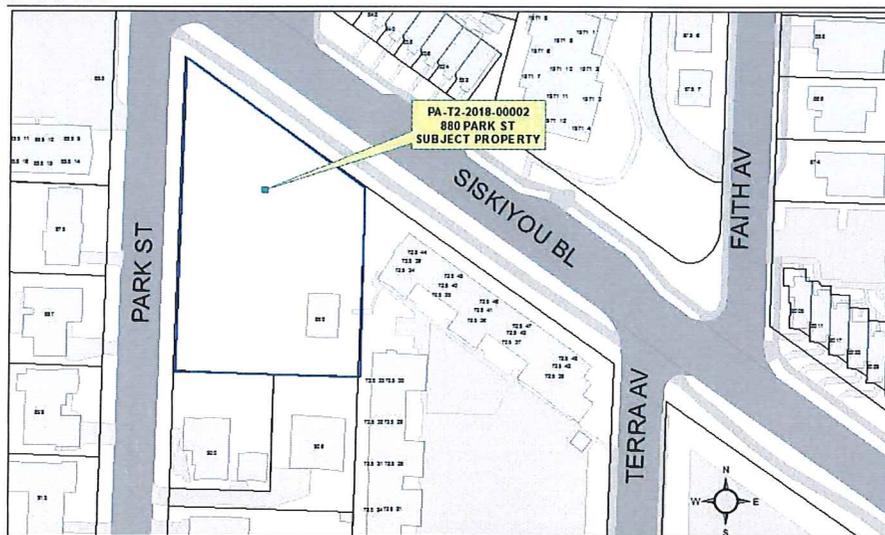
SUBJECT PROPERTY: 880 Park Street

OWNER/APPLICANT: Tudor Properties, LLC/Kistler Small + White, LLC

DESCRIPTION: A request for Site Design Review approval to construct a 15-unit apartment complex consisting of six apartment buildings, a separate 221 square foot laundry facility and a 30-space parking lot for the property at 880 Park Street. The application includes requests for Exception to the Street Standards to retain the existing asphalt multi-use path along Siskiyou Boulevard and to construct a meandering sidewalk along the subject properties Park Street frontage rather than installing new city standard sidewalks and parkrow planting strips, and for a Tree Removal Permit to remove five trees greater than six-inches in diameter at breast height (d.b.h.), including two Green Ash (*Fraxinus pennsylvanica*), one Modesto Ash (*Fraxinus velutina*), and two Redwoods (*Sequoia sempervirens*) including a multi-trunked cluster with five trunks of diameters ranging from eight- to 14-inches d.b.h. **Note:** An existing approximately 895 square foot shop building on the southeastern portion of the property would be demolished as part of the proposal. **COMPREHENSIVE PLAN DESIGNATION:** High Density Multi-Family Residential; **ZONING:** R-3; **ASSESSOR'S MAP #:** 391E39 1E 15AD; **TAX LOT:** 3402.

NOTE: The Ashland Tree Commission will also review this Planning Action on **Thursday, September 6, 2018 at 6:00 PM** in the Community Development and Engineering Services building (Siskiyou Room), located at 51 Winburn Way.

ASHLAND PLANNING COMMISSION MEETING: **Tuesday September 11, 2018 at 7:00 PM, Ashland Civic Center, 1175 East Main Street**



Notice is hereby given that a PUBLIC HEARING on the following request with respect to the ASHLAND LAND USE ORDINANCE will be held before the ASHLAND PLANNING COMMISSION on meeting date shown above. The meeting will be at the ASHLAND CIVIC CENTER, 1175 East Main Street, Ashland, Oregon.

The ordinance criteria applicable to this application are attached to this notice. Oregon law states that failure to raise an objection concerning this application, either in person or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes your right of appeal to the Land Use Board of Appeals (LUBA) on that issue. Failure to specify which ordinance criterion the objection is based on also precludes your right of appeal to LUBA on that criterion. Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow this Commission to respond to the issue precludes an action for damages in circuit court.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost, if requested. A copy of the Staff Report will be available for inspection seven days prior to the hearing and will be provided at reasonable cost, if requested. All materials are available at the Ashland Planning Department, Community Development and Engineering Services, 51 Winburn Way, Ashland, Oregon 97520.

During the Public Hearing, the Chair shall allow testimony from the applicant and those in attendance concerning this request. The Chair shall have the right to limit the length of testimony and require that comments be restricted to the applicable criteria. Unless there is a continuance, if a participant so requests before the conclusion of the hearing, the record shall remain open for at least seven days after the hearing.

In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Administrator's office at 541-488-6002 (TTY phone number 1-800-735-2900). Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting. (28 CFR 35.102.-35.104 ADA Title I).

If you have questions or comments concerning this request, please feel free to contact the Ashland Planning Division, 541-488-5305.

SITE DESIGN AND USE STANDARDS

18.5.2.050

The following criteria shall be used to approve or deny an application:

- A. Underlying Zone: The proposal complies with all of the applicable provisions of the underlying zone (part 18.2), including but not limited to: building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other applicable standards.
- B. Overlay Zones: The proposal complies with applicable overlay zone requirements (part 18.3).
- C. Site Development and Design Standards: The proposal complies with the applicable Site Development and Design Standards of part 18.4, except as provided by subsection E, below.
- D. City Facilities: The proposal complies with the applicable standards in section 18.4.6 Public Facilities and that adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the property and adequate transportation can and will be provided to the subject property.
- E. **Exception to the Site Development and Design Standards.** The approval authority may approve exceptions to the Site Development and Design Standards of part 18.4 if the circumstances in either subsection 1 or 2, below, are found to exist.
 1. There is a demonstrable difficulty meeting the specific requirements of the Site Development and Design Standards due to a unique or unusual aspect of an existing structure or the proposed use of a site; and approval of the exception will not substantially negatively impact adjacent properties; and approval of the exception is consistent with the stated purpose of the Site Development and Design; and the exception requested is the minimum which would alleviate the difficulty.; or
 2. There is no demonstrable difficulty in meeting the specific requirements, but granting the exception will result in a design that equally or better achieves the stated purpose of the Site Development and Design Standards.

EXCEPTION TO STREET STANDARDS

18.4.6.020.B.1

Exception to the Street Design Standards. The approval authority may approve exceptions to the standards section in 18.4.6.040 Street Design Standards if all of the following circumstances are found to exist.

- a. 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.
- b. The exception will result in equal or superior transportation facilities and connectivity considering the following factors where applicable.
 - i. For transit facilities and related improvements, access, wait time, and ride experience.
 - ii. For bicycle facilities, feeling of safety, quality of experience (i.e., comfort level of bicycling along the roadway), and frequency of conflicts with vehicle cross traffic.
 - iii. For pedestrian facilities, feeling of safety, quality of experience (i.e., comfort level of walking along roadway), and ability to safety and efficiency crossing roadway.
- c. The exception is the minimum necessary to alleviate the difficulty.
- d. The exception is consistent with the Purpose and Intent of the Street Standards in subsection 18.4.6.040.A.

TREE REMOVAL PERMIT

18.5.7.040.B

1. Hazard Tree. A Hazard Tree Removal Permit shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.
 - a. The applicant must demonstrate that the condition or location of the tree presents a clear public safety hazard (i.e., likely to fall and injure persons or property) or a foreseeable danger of property damage to an existing structure or facility, and such hazard or danger cannot reasonably be alleviated by treatment, relocation, or pruning. See definition of hazard tree in part 18.6.
 - b. The City may require the applicant to mitigate for the removal of each hazard tree pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.
2. Tree That is Not a Hazard. A Tree Removal Permit for a tree that is not a hazard shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.
 - a. The tree is proposed for removal in order to permit the application to be consistent with other applicable Land Use Ordinance requirements and standards, including but not limited to applicable Site Development and Design Standards in part 18.4 and Physical and Environmental Constraints in part 18.10.
 - b. Removal of the tree will not have a significant negative impact on erosion, soil stability, flow of surface waters, protection of adjacent trees, or existing windbreaks.
 - c. Removal of the tree will not have a significant negative impact on the tree densities, sizes, canopies, and species diversity within 200 feet of the subject property. The City shall grant an exception to this criterion when alternatives to the tree removal have been considered and no reasonable alternative exists to allow the property to be used as permitted in the zone.
 - d. Nothing in this section shall require that the residential density to be reduced below the permitted density allowed by the zone. In making this determination, the City may consider alternative site plans or placement of structures of alternate landscaping designs that would lessen the impact on trees, so long as the alternatives continue to comply with the other provisions of this ordinance.
 - e. The City shall require the applicant to mitigate for the removal of each tree granted approval pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.

September 3, 2018

To: Ashland Planning Commission

In Reference to Owner: Tudor Properties, LLC/Kistler Small + White, LLC

Planning Action: PA-T2-2018-00002

Subject Property: 880 Park St.

My name is Debbie Houshour and my husband and I own a single-family dwelling on Park St. across from this proposed development. My home, at 887 Park St., will sit directly across the street from the planned parking lot. I have owned the house since 2001. It and all the other homes on Park St. are single family homes. I had hoped things would remain that way. I had no idea the City would split the zoning for a street with all single-family homes.

I am concerned with the density of the proposed development at 880 Park St. To have 6 families living directly across the street from me in the equal space of the two houses that exist in the same space on the opposite side of the street is extremely dense living!! The noise, commotion, increased traffic, and population to this small area will be extremely concentrated and disturbing to the rest of the street.

To quote from your Land Use Ordinance:

"The purpose of the Land Use Ordinance is to encourage the most appropriate and efficient use of land; to accommodate orderly growth; to provide adequate open space for light and air; to conserve and stabilize the value of property; to protect and improve the aesthetic and visual qualities of the living environment; ..."

I feel that the density to which this project is being developed will preclude it from allowing adequate open space for light and air – (and for those of us across the street as well), it will certainly destabilize the value of our property and it will drastically reduce the aesthetic and visual qualities of our living environment. As well as increase the noise and activity level in such a concentrated area.

I have lived across from the present parking lot when it was in use. There was a constant stream of vehicles coming and going from that lot at all hours of the day and night. The lights of the vehicles leaving the lot at night shone directly into our east facing bedroom windows. It was very disturbing. For the past year or so, the lot has been chained off and the lack of activity has been a relief. It has been quiet with far less commotion. To think that the lot will now accommodate 30 vehicles will mean constant activity – day and night.

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City of Ashland

I would like to see the City approve the 3 units that will face Siskiyou Blvd, but limit construction to those three units. This will allow for more open green space, trees, common area and less density and commotion. Those of us who live on the street in close proximity need this.

The Tudor Square units on Siskiyou and Terra existed before I purchased my home on Park Street. Reviewing the existing units on Siskiyou Blvd. and Terra St. one can see that these units, situated on more than double the area of the proposed 880 Park St development, face inward. Parking is on the interior of the complex. Directly across on Siskiyou Blvd there are more multi complex units. The complex is next to a church and multi-family units continue down the face of Siskiyou Blvd. But these multi family dwellings *do not* intrude down single-family home streets. To combine zoning designations down Park St. is an injustice to those of us who will be severely impacted by this new dense construction.

I ask the Ashland Planning Commission to consider the quality of living of the rest of those on Park St., particularly those of us in close proximity to this dense development. The number of people living in this small area will severely impact the aesthetic and visual qualities of living across the street, as well as drastically increase the noise and commotion of daily living. Please consider these grievances against the proposed development at 880 Park St.

Thank you for your time.

Kevin and Deborah Houshour

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Density Comparison!
 To show lot size - equal use of space for single-family dwellings
 4 homes @ most.



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If you have questions or comments concerning this request, please feel free to contact the Ashland Planning Division, 541-488-5305.

Ashland Planning Commission

Please submit my comments at
the Public Hearing on the proposed
development @ 880 Park St. on

Tuesday September 11, 2018

@ 7:00 pm. Ashland Civic Ctr.
1175 E. Main St.

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SEP 06 2018

City of Ashland

I am unable to attend.

Thank you,

Seborah A. Houshove

Park Square - 880 Park Street

PA-T2-2018-00002 – Site Design Review, Street Exceptions and Tree Removal to develop a 15-Unit Apartment Complex at 880 Park Street.



Proposal Details

Site Description/History

The subject property is 0.74-acre parcel located at the southeast corner of Siskiyou Boulevard and Park Street. The property is vacant with the exception of an 895 square foot shop building which is proposed to be removed with development of the site. Natural features include seven trees – five Ash trees and two Redwoods.

Proposal

A request for Site Design Review approval to construct a 15-unit apartment complex consisting of six apartment buildings, a separate 221 square foot laundry facility and a 30-space parking lot. The application includes requests for Exceptions to the Street Standards to 1) retain the existing asphalt multi-use path along Siskiyou Boulevard and 2) to construct a meandering sidewalk along the subject property's Park Street frontage to accommodate replacement of existing power poles rather than installing new city standard sidewalks and parkrow planting strips.

Key Issues

Trees

The application includes a Tree Removal Permit to remove five of the site's seven trees, including: two Green Ash, one Modesto Ash, and two Redwoods. One of the Redwoods is a multi-trunked cluster with five trunks of diameters ranging from eight- to 14-inches in diameter. The Landscape Plan (**Sheet L1.0**) identifies a variety of new trees to be planted including Raywood Ash, Golden Rain, Redspire Flowering Pear, Little-leaf Linden and Japanese Zelkova.

For staff, the Redwoods are the significant natural features of the site and are key considerations with development. The arborist has indicated that Tree #7, the Redwood cluster, could be preserved with adjustment to the landscaping plan, but that the larger Redwood (Tree #6) could not be preserved without project re-design. The applicants indicate they did not believe a lay-out to save the Redwood over the long-term can be achieved while responding to design standards and maximizing the number of units, given the tree's location and size of its protection zone and the construction and excavation to occur.

Park Square - 880 Park Street

PA-T2-2018-00002 – Site Design Review, Exceptions and Tree Removal to develop a 15-Unit Apartment Complex at 880 Park Street.

Key Issues

Trees (cont'd)

In staff's assessment, the large Redwood's protection zone would be significant and could require density be reduced below that permitted in the zone. As this staff report is being prepared, the Tree Commission has yet to review the application but is scheduled to do so on September 6th. Conditions are recommended to make the recommendations of the Tree Commission conditions of approval, and to preserve the Redwood cluster if an arborist verifies it can handle basement excavation.

Density & Density Bonus

The base density of the subject property is 14.88 units, and 15 units are proposed. This requires a 1.46 percent density bonus ($14.8 \times 1.0146 = 15$) which the applicant proposes to address with additional outdoor recreational space beyond the required 8 percent. A condition that 9.46 percent of recreational space be provided is attached.

Siskiyou Boulevard Multi-Use Path

The applicants propose to retain the existing multi-use path on Siskiyou rather than installing standard frontage improvements, and would plant street trees on their property along the frontage. Staff are supportive of this Exception.

Park Street Sidewalks

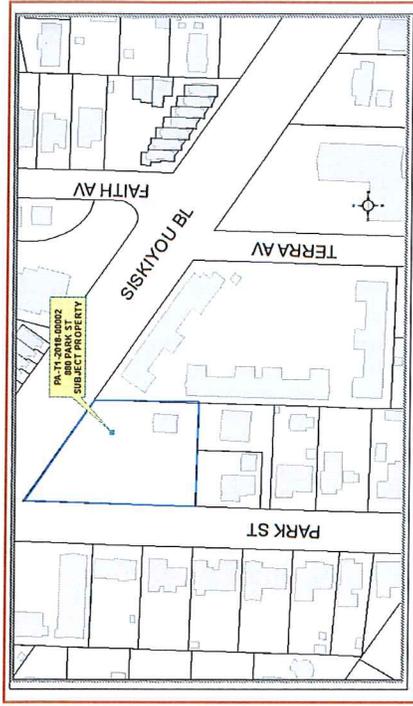
The applicants propose a meandering sidewalk to accommodate the placement of power poles. In staff's view, if arms cannot be installed on the poles to accommodate a standard sidewalk/parkrow configuration, a continuous curbside sidewalk would provide a better pedestrian facility and is likely the pattern that would continue on Park Street.

Parking Lot Treatment (Swale)

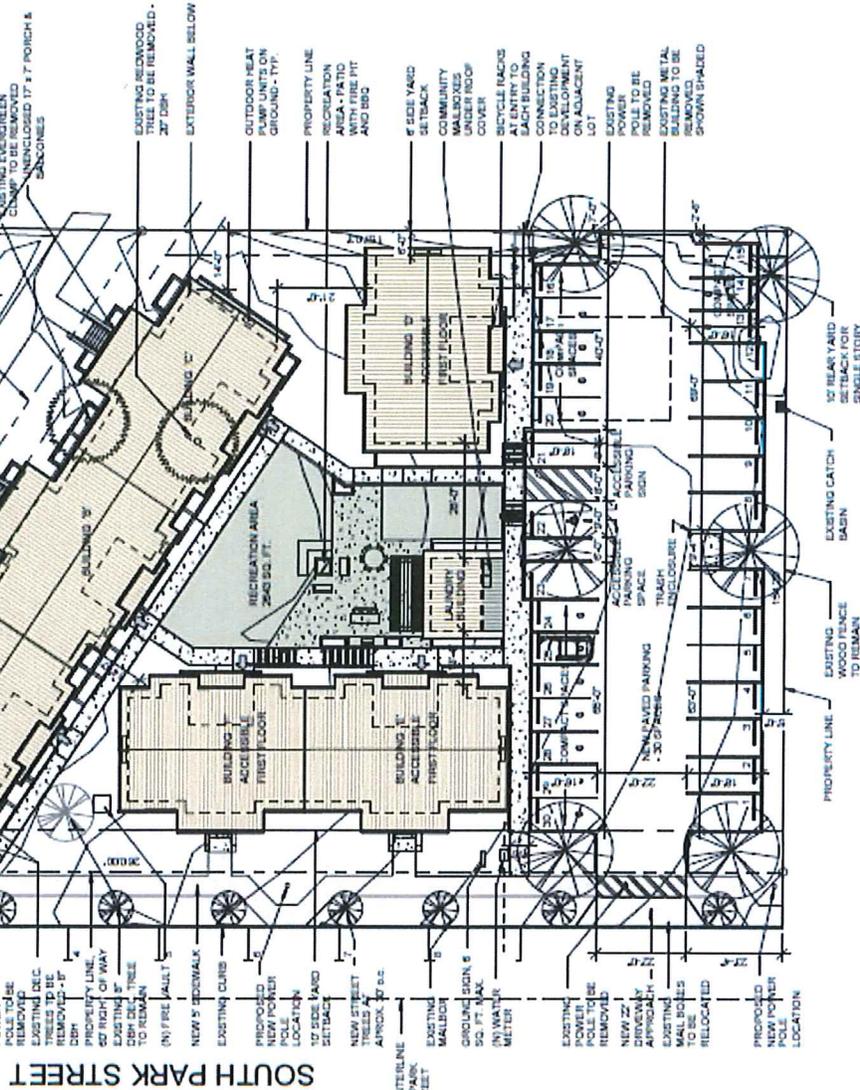
Parking lot standards call for capturing run-off in a landscaped median or swale to reduce stormwater leaving the site and recharge groundwater. The applicants note that site grades here don't readily accommodate a swale, but have proposed a detention pond elsewhere on the property and porous concrete for the parking area.

Staff Recommendation

Staff recommends that the application be approved with the conditions detailed in the attached draft findings.



Vicinity Map



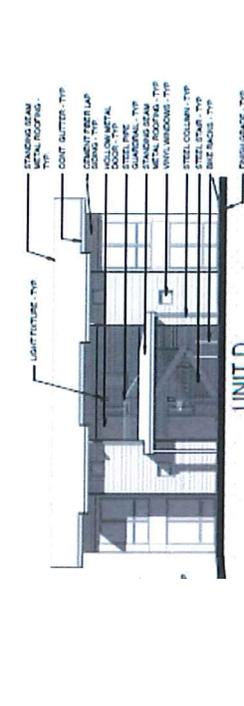
SOUTH PARK STREET



3 STORY FRONT ELEVATION



3 STORY NORTH / FRONT ELEVATION



2 STORY SOUTH / FRONT ELEVATION

BEFORE THE PLANNING COMMISSION
October 9, 2018, 2018

IN THE MATTER OF PLANNING ACTION PA-T2-2018-00002, A REQUEST FOR)
SITE DESIGN REVIEW APPROVAL TO CONSTRUCT A 15-UNIT APARTMENT)
COMPLEX CONSISTING OF SIX APARTMENT BUILDINGS, A SEPARATE 221)
SQUARE FOOT LAUNDRY FACILITY, AND A 30-SPACE PARKING LOT FOR)
THE PROPERTY AT 880 PARK STREET. THE APPLICATION INCLUDES RE-)
QUESTS FOR EXCEPTION TO THE STREET STANDARDS TO RETAIN THE EX-)
ISTING ASPHALT MULTI-USE PATH ALONG SISKIYOU BOULEVARD AND TO)
CONSTRUCT A MEANDERING SIDEWALK ALONG THE PROPERTY'S PARK)
STREET FRONTAGE RATHER THAN INSTALLING CITY STANDARD SIDE-)
WALKS AND PARKROW PLANING STRIPS, AND FOR A TREE REMOVAL PER-)
MIT TO REMOVE FIVE TREES GREATHER THAN SIX-INCHES IN DIAMETER)
AT BREAST HEIGHT (D.B.H.), INCLUDING TWO GREEN ASH, ONE MODESTO)
ASH, AND TWO REDWOODS INCLUDING A MULTI-TRUNKED CLUSTER WITH)
FIVE TRUNKS OF DIAMETERS RANGING FROM EIGHT- TO 14-INCHES D.B.H.)
AN EXISTING APPROXIMATELY 895 SQUARE FOOT SHOP BUILDING ON THE)
SOUTHEASTERN PORTION OF THE PROPERTY IS PROPOSED TO BE DEMO-)
LISHED IN CONJUNCTION WITH THE PROPOSAL.)

DRAFT
FINDINGS,
CONCLUSIONS
& ORDERS

OWNER/APPLICANT: Tudor Properties, LLC/Kistler Small + White, LLC)
)
)

RECITALS:

- 1) Tax lot #3402 of Map 39 1E 15 AD is located at 880 Park Street within the R-3 High Density Multi-Family Residential zoning district.

- 2) The applicants are requesting Site Design Review approval to construct a 15-unit apartment complex consisting of six apartment buildings, a separate 221 square foot laundry facility and a 30-space parking lot for the property at 880 Park Street. The application includes requests for Exception to the Street Standards to retain the existing asphalt multi-use path along Siskiyou Boulevard and to construct a meandering sidewalk along the subject property's Park Street frontage rather than installing city standard sidewalks and parkrow planting strips, and for a Tree Removal Permit to remove five trees greater than six-inches in diameter at breast height (d.b.h.), including two Green Ash (*Fraxinus pennsylvanica*), one Modesto Ash (*Fraxinus velutina*), and two Redwoods (*Sequoia sempervirens*) including a multi-trunked cluster with five trunks of diameters ranging from eight- to 14-inches d.b.h. An existing approximately 895 square foot shop building on the southeastern portion of the property is proposed to be demolished in conjunction with the proposal. The proposal is outlined in plans on file at the Department of Community Development.

3) The criteria for Site Design Review approval are described in **AMC 18.5.2.050** as follows:

- A. **Underlying Zone:** *The proposal complies with all of the applicable provisions of the underlying zone (part 18.2), including but not limited to: building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other applicable standards.*
- B. **Overlay Zones:** *The proposal complies with applicable overlay zone requirements (part 18.3).*
- C. **Site Development and Design Standards:** *The proposal complies with the applicable Site Development and Design Standards of part 18.4, except as provided by subsection E, below.*
- D. **City Facilities:** *The proposal complies with the applicable standards in section 18.4.6 Public Facilities and that adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the property and adequate transportation can and will be provided to the subject property.*
- E. **Exception to the Site Development and Design Standards.** *The approval authority may approve exceptions to the Site Development and Design Standards of part 18.4 if the circumstances in either subsection 1 or 2, below, are found to exist.*
 - 1. *There is a demonstrable difficulty meeting the specific requirements of the Site Development and Design Standards due to a unique or unusual aspect of an existing structure or the proposed use of a site; and approval of the exception will not substantially negatively impact adjacent properties; and approval of the exception is consistent with the stated purpose of the Site Development and Design; and the exception requested is the minimum which would alleviate the difficulty.; or*
 - 2. *There is no demonstrable difficulty in meeting the specific requirements, but granting the exception will result in a design that equally or better achieves the stated purpose of the Site Development and Design Standards.*

4) The approval criteria for an Exception to Street Standards are described in **AMC 18.4.6.020.B.1** as follows:

- a. *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.*
- b. *The exception will result in equal or superior transportation facilities and connectivity considering the following factors where applicable.*
 - i. *For transit facilities and related improvements, access, wait time, and ride experience.*
 - ii. *For bicycle facilities, feeling of safety, quality of experience (i.e., comfort level of bicycling along the roadway), and frequency of conflicts with vehicle cross traffic.*
 - iii. *For pedestrian facilities, feeling of safety, quality of experience (i.e., comfort level of walking along roadway), and ability to safety and efficiency crossing roadway.*
- c. *The exception is the minimum necessary to alleviate the difficulty.*
- d. *The exception is consistent with the Purpose and Intent of the Street Standards in subsection 18.4.6.040.A.*

- 5) The approval criteria for a Tree Removal Permit are described in **AMC 18.5.7.040.B** as follows:
1. **Hazard Tree.** *A Hazard Tree Removal Permit shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.*
 - a. *The applicant must demonstrate that the condition or location of the tree presents a clear public safety hazard (i.e., likely to fall and injure persons or property) or a foreseeable danger of property damage to an existing structure or facility, and such hazard or danger cannot reasonably be alleviated by treatment, relocation, or pruning. See definition of hazard tree in part 18.6.*
 - b. *The City may require the applicant to mitigate for the removal of each hazard tree pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.*
 2. **Tree That is Not a Hazard.** *A Tree Removal Permit for a tree that is not a hazard shall be granted if the approval authority finds that the application meets all of the following criteria, or can be made to conform through the imposition of conditions.*
 - a. *The tree is proposed for removal in order to permit the application to be consistent with other applicable Land Use Ordinance requirements and standards, including but not limited to applicable Site Development and Design Standards in part 18.4 and Physical and Environmental Constraints in part 18.10.*
 - b. *Removal of the tree will not have a significant negative impact on erosion, soil stability, flow of surface waters, protection of adjacent trees, or existing windbreaks.*
 - c. *Removal of the tree will not have a significant negative impact on the tree densities, sizes, canopies, and species diversity within 200 feet of the subject property. The City shall grant an exception to this criterion when alternatives to the tree removal have been considered and no reasonable alternative exists to allow the property to be used as permitted in the zone.*
 - d. *Nothing in this section shall require that the residential density to be reduced below the permitted density allowed by the zone. In making this determination, the City may consider alternative site plans or placement of structures or alternate landscaping designs that would lessen the impact on trees, so long as the alternatives continue to comply with the other provisions of this ordinance.*
 - e. *The City shall require the applicant to mitigate for the removal of each tree granted approval pursuant to section 18.5.7.050. Such mitigation requirements shall be a condition of approval of the permit.*

6) The Planning Commission, following proper public notice, held a public hearing on September 11, 2018 at which time testimony was received and exhibits were presented. Subsequent to the closing of the hearing, the Planning Commission **approved the application subject to conditions pertaining to the appropriate development of the site/denied the application.**

Now, therefore, the Planning Commission of the City of Ashland finds, concludes and recommends as follows:

SECTION 1. EXHIBITS

For the purposes of reference to these Findings, the attached index of exhibits, data, and testimony will be used.

Staff Exhibits lettered with an "S"

Proponent's Exhibits, lettered with a "P"

Opponent's Exhibits, lettered with an "O"

Hearing Minutes, Notices, Miscellaneous Exhibits lettered with an "M"

SECTION 2. CONCLUSORY FINDINGS

2.1 The Planning Commission finds that it has received all information necessary to make a decision based on the Staff Report, public hearing testimony and the exhibits received.

2.2 The Planning Commission finds that the proposal for Site Design Review approval meets all applicable criteria for Site Design Review approval described in AMC section 18.5.2.050; that the proposal for an Exception to Street Design Standards meets all applicable criteria for an Exception to Street Design Standards described in AMC section 18.4.6.020.B.1; and that the proposal for a Tree Removal Permit to remove five trees meets all applicable criteria for Tree Removal described in AMC section 18.5.7.040.B.

2.3 The Planning Commission finds that, the first approval criterion for Site Design Review is that, *“The proposal complies with all of the applicable provisions of the underlying zone (part 18.2), including but not limited to: building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other applicable standards.”* The application materials provided assert that the applicable provisions of the property’s R-3 zoning from AMC 18.2, including building and yard setbacks, lot area and dimensions, floor area, lot coverage, building height, building orientation, architecture and other applicable standards are being complied with.

The Planning Commission could find that the base density of the subject R-3 property is 14.88 units (0.74 acres x 20 dwelling units/acre = 14.8 dwelling units) and 15 units are proposed. The applicant proposes to address this additional density with a bonus for additional outdoor recreational space beyond the required 8 percent. **The Commission could further find that while the application suggests that this additional density could be accomplish with a 0.2 percent bonus, a 1.46 percent density bonus is actually required (14.8 x 1.0146 = 15) and could also find that there is adequate space available with minor modifications to the landscape treatments to provide this additional recreation space. If the Commission concurs with the staff recommendation, a condition requiring that 9.46 percent of recreational space be identified in the final site plan could be attached to the approval.**

2.4 **The Planning Commission finds** that the second Site Design Review approval criterion is that, “*The proposal complies with applicable overlay zone requirements (part 18.3).*” **The Commission could further find that** the application explains that the subject property is not located in a special district or overlay zone and as such is not subject to the requirements of part 18.3.

2.5 **The Planning Commission finds that** the third approval criterion is that, “*The proposal complies with the applicable Site Development and Design Standards of part 18.4, except as provided by subsection E, below.*” Generally, these Site Development & Design Standards seek to improve each project’s appearance; to create a positive, human scale relationship between proposed buildings and the streetscape which encourages bicycle and pedestrian travel; to lessen the visual and climatic impacts of parking; and to screen adjacent uses from adverse impacts of development. To these ends, buildings are to have their primary orientation to the street rather than to parking areas, with visible, functional and attractive entrances oriented to the street, placed within 20 feet of the street, and accessed directly from the public sidewalk. Sidewalks and street trees are to be provided along subject properties’ frontages, and automobile parking and circulation areas are not to be placed between buildings and the street and buffered and screened from surrounding properties.

The Commission could find that the application materials assert that the proposal complies with the applicable Site Development and Design Standards of AMC Chapter 18.4, and that only one exception to the Site Development and Design Standards is required for the parking lot stormwater treatment. Section 2.7 below addresses the required exception.

With regard to the Residential Site Review standards, the application materials explain that while there are primary entrances for all buildings from the site’s interior, the buildings fronting on Siskiyou Boulevard and Park Street have architectural features intended to present a more traditional residential entry to these streets with prominent stairways centered on the building and a porch with a single wood door, wider posts on the patios, and a different window configurations, with pedestrian connections to the sidewalks and multi-use path. Colors and materials are noted as being selected to blend with the surrounding area, and street trees are to be provided along both frontages. The application further explains that parking is located to the rear of the site, behind the buildings.

The Commission could also find that the application materials provided include landscaping and site plans identifying a screened trash and recycling area. Section 18.4.3.080.E.6 requires that a sight-obscuring fence, wall or hedge between five and six feet high measured from the high grade side be provided as a buffer to an adjacent residential zone. The applicants have indicated that they intend to provide a hedge between the parking area and sidewalk, and will maintain existing fencing in place which screens the adjacent residential property.

The Planning Commission could find that 30 off-street parking spaces are required for 15 four-bedroom units in AMC 18.4.3.040, and 30 off-street parking spaces are proposed here. The Commission could further find that 30 covered bicycle parking spaces are required for 15 two bedroom units, that 30 covered

bicycle parking spaces are to be provided. Conditions are included below to require that all proposed bicycle parking spaces are to be designed in compliance with the Bicycle Parking Design Standards for number, spacing and coverage noted in AMC 18.4.070.

2.6 The Planning Commission finds that the fourth criterion for Site Design Review approval is that, “*The proposal complies with the applicable standards in section 18.4.6 Public Facilities and that adequate capacity of City facilities for water, sewer, electricity, urban storm drainage, paved access to and throughout the property and adequate transportation can and will be provided to the subject property.*” The application materials indicate that all key facilities are available within the adjacent rights-of-way and will be extended at the time of construction to serve the subject property. **The Commission could further find** that the application materials address the specific public facilities as follows:

- **Water** – The proposed water services, including both the fire sprinkler system and the domestic water service, will connect to an existing six-inch water main in Park Street. The application notes that there is an existing fire hydrant located on the west side of Park Street near the intersection of Siskiyou Boulevard that will remain.
- **Sanitary Sewer** – The application explains that the proposed sanitary sewer lines will tie into an existing eight-inch diameter sanitary sewer main located in the Siskiyou Boulevard right-of-way.
- **Electricity** – The application notes that there is overhead power running on-site on the east side of Park Street on the project side of the road. The application explains that power can be dropped down from the existing power poles to serve the site. The application notes that the applicant’s team has met with the Electric Department and determined that there is adequate power to serve the proposed project and have developed a preliminary electric service plan.
- **Urban Storm Drainage** – The application explains that the site’s storm water pre-treatment and detention requirements will be met by draining the on-site storm water into a proposed storm water detention pond system at the corner of Park Street and Siskiyou Boulevard. The pond will drain into an existing roadside ditch along Siskiyou Boulevard and then into an existing, underground 18-inch storm drain pipe. The application materials note that the site is too steep to allow for the proper design of a drainage swale per Rogue Valley Sewer Services (RVSS) requirements. *(RVSS is a regional service provider that has developed standards which have been cooperatively adopted to provide consistency by the various regional municipalities and service providers.)*
- **Paved Access & Adequate Transportation** – Siskiyou Boulevard along the property’s frontage is a Boulevard or Arterial, and is also a state highway under the jurisdiction of the Oregon Department of Transportation. It is currently improved with paving including two travel lanes and bike lanes, as well as a parkrow planting strip and a multi-use path which is paved in asphalt. The frontage currently lacks curbs, and there are no street trees within the planting strip. The applicants seek an Exception to Street Standards to forego the installation of a new park row and new sidewalk, asserting that the existing conditions including the large storm drainage swale and wide multi-use path are in excellent condition, and that the path is continuous along the length of

Siskiyou while the installation of a new sidewalk would result in an inconsistent improvement. **The Planning Commission could find that** arriving that installation of incremental improvements here out of context with a more comprehensive improvement that takes into account the broader drainage and circulation systems poses a difficulty, and that retention of the existing path and drainage swale combined with the installation of street trees on the private property behind the path is the minimum exception to deal with this difficulty and provides an equivalent facility.

Park Street is a residential neighborhood collector street, and has paving, curb and gutters in place, but lacks sidewalks or parkrows along the subject property's frontage. The street standards call for a seven- to eight-foot landscaped parkrow with irrigated street trees and five- to six-foot sidewalk five-foot hardscape parkrow with tree wells, but the applicants have requested to install a modified sidewalk and parkrow configuration which would jog to accommodate the placement of new power poles and an existing electrical cabinet. Staff has noted that in discussions with the electric department it may be possible to place arms on the power poles which would allow their placement in a standard parkrow but this is questionable in that the line tension must be maintained and the lines must continue to align with the broader system to the north and south. **Staff has recommended, and the Commission could find** that if a standard parkrow and sidewalk configuration cannot be constructed according to standards by the placement of arms on the power poles, it would be preferable to install a curbside sidewalk for the full frontage of the property as this would respond to the difficulty posed by the power pole placement while resulting in a continuous/consistent sidewalk system without jogs or meanders that would provide a better pedestrian facility and would like better align with the future installation along Park Street to the south.

Should the Planning Commission concur with the staff recommendation, the Commission could find based on the above information, that existing public facilities and utilities are in place and available to serve the project, and have been preliminarily identified on the Site Plan provided and discussed in the narrative. Electric, water, sanitary sewer and storm drainage facilities are available from the adjacent rights-of-way, and the application indicates that services will be extended by the applicant as necessary to connect to the proposed buildings. Conditions have been included below requiring that final electrical distribution, utility, storm drainage, and street improvement plans be provided for review and approval prior to building permit submittal, and that any fees for necessary service upgrades or connection to address specific service requirements for the proposed buildings be paid for prior to permit issuance.

2.7 **The Planning Commission finds that** the final criterion for Site Design Review approval provides that the Planning Commission may approve Exceptions to the Site Development and Design Standards of part 18.4 if certain circumstances are found to exist.

With regard to the parking lot treatment, **the Planning Commission could find** that section 18.4.3.080.B.5 requires that parking areas of more than seven spaces minimize the adverse microclimatic impacts of the parking through design and materials by utilizing light-colored paving, using at least 50 percent porous paving materials or providing 50 percent of the parking area shaded with trees or solar carports, and capturing and treating stormwater run-off in landscaped medians and swales. While the application proposes to treat the parking area in pervious concrete, the applicants have indicated that the site's grades do not readily accommodate the installation of swale, and have instead proposed to pipe the site's drainage to a detention pond near the northwest corner of the property where it would be held before entering the city's storm drain system in the Siskiyou Boulevard right-of-way. **The Commission could find here that** the site grades are too great for a swale according to regional stormwater standards and **could further find** that the combined use of pervious concrete for the parking area and installation of a detention pond is the minimum necessary to alleviate this difficulty, will not substantially negatively impact adjacent properties given that microclimatic impacts of the parking area will continue to be minimized while providing for a measure of groundwater recharge.

2.8 **The Planning Commission finds that** the application includes a request for a Tree Removal Permit to remove five trees greater than six-inches in diameter at breast height (d.b.h.), including two Green Ash (*Fraxinus pennsylvanica*), one Modesto Ash (*Fraxinus velutina*), and two Redwoods (*Sequoia sempervirens*) including a multi-trunked cluster with five trunks of diameters ranging from eight- to 14-inches d.b.h.

The Planning Commission finds that the larger Redwood (Tree #6) is noted in the arborist report as having a 35-inch diameter, and being a large, healthy tree. The arborist notes that as the project is now designed, the tree is located within a building's footprint and would need to be removed. The arborist indicates that he does not see options for preservation of this tree short of a complete project re-design.

The Commission further finds that the cluster of Redwood trees (#7) is noted by the landscape professional as being in good condition. The arborist indicates that this tree does not appear to fall within a building footprint, and suggests that it seems feasible that this tree could be preserved through protection measures but would require adjustment of the landscape plans.

The Commission finds that the arborist further notes that in considering the two Redwoods (#6 & #7) both are conifers in close proximity to building, and if either were ultimately to be preserved, any necessary fuels-reduction pruning should be considered as a condition of approval. The arborist further recommends that supplemental watering for the trees to be preserved be provided, especially during summer months, and that the Tree Protection Plan be revisited to address trees on the neighboring property to the south, with particular attention to the large Deodar Cedar near the southeast corner.

The Commission also finds that with regard to the removals requested, the application explains that no one individual factor lead to the Tree Removal Permit request, but that it was instead a combination of several factors: First, the applicants felt that it was questionable that a site layout could be achieved which would result in keeping the large Redwood healthy over the long-term. The applicants emphasize that given the tree's location and the size of its protection zone, it would certainly be impacted during construction and the foundation of at least one of the structures would negatively impact its root system

regardless of the final layout of the buildings. Second, they note that the placement of the parking is a key limiting factor with development of the site, suggesting that an appropriate design would place the parking to the south, behind buildings and a safe distance from the intersection with Siskiyou Boulevard. The design sought a straight, limited length, two-way entry to the parking area and given the number of spaces required the parking area uses the entire southern end of the property and eliminates the potential use of this area for buildings. Third, the applicants suggest that with the housing market being what it is, it is incumbent on a successful multi-family development to maximize the number of units that can reasonably be provided on any given site. Finally, the applicants note site design standards not only dictate the placement of the parking behind the buildings, but require that buildings be placed near and oriented to the street which further limits the site design options, particularly in avoiding the removal of the large Redwood.

The Planning Commission finds that the Landscape Plan (**Sheet L1.0**) identifies a variety of new trees to be planted including Raywood Ash, Golden Rain, Redspire Flowering Pear, Little-leaf Linden and Japanese Zelkova.

Trees

Based on site visits, staff recommendations and the materials provided by the applicants, the Planning Commission could reasonably find that... The Redwoods are the significant natural features of the site and are key considerations with development. Staff have explained that initial site plans at the pre-application level had identified the Redwood with a smaller 20-inch diameter and commensurately smaller protection zone preserved between two buildings, but as the site plan was developed and the size of the tree has been site-verified at 35-inches by the project arborist and the extent of the necessary protection zone determined, the plan has evolved to propose removal of the Redwoods. The Commission could find that staff, while having an admittedly-limited understanding of standard recommendations by arborists for arriving at tree protection zones, has determined that a 35-inch diameter Redwood would have a 52 ½-foot radius tree protection zone, which would encompass a significant area of the site plan beyond that depicted on the applicants' current drawings. Staff have suggested that preserving and protecting the large Redwood could well require that the site density be reduced below the permitted density allowed by the zone particularly given the larger likely protection zone and that the buildings currently proposed along Siskiyou in closest proximity to the tree will require excavation to accommodate a basement.

Given the arborist's assessment that Tree #7, the Redwood cluster, could likely be preserved with the existing site plan, staff have recommended that it be included as preserved and protected in a revised Tree Protection Plan provided that a certified arborist confirms it can be preserved in this location given the necessary basement excavation. **The Commission could reasonably find accordingly and include a condition to this effect.**

(As this staff report is being prepared, the Tree Commission has yet to review the application but is scheduled to do so on September 6, 2018. Staff accordingly has recommended to make the recommendations of the Tree Commission, where consistent with applicable standards and with final approval by the Staff Advisor; conditions of any approval granted by the Planning Commission.)

2.9 **In considering the request as a whole, the Planning Commission could find** that the proposal will provide much needed housing in a flexible configuration similar to that used in the applicants' adjacent apartments to the east, and that the applicants have chosen to provide the full amount of required parking on-site rather than seeking reductions based on the available on-street parking on Park Street. While the removal of the large Redwood is unfortunate, its location on the site and large protection zone make its retention difficult when seeking to develop much needed multi-family housing at R-3 densities and the application includes the planting of a number and variety of new trees. **The Commission could therefore find** that with the conditions attached below, the proposal merits approval.

SECTION 3. DECISION

3.1 The Planning Commission concludes that based on the record of the Public Hearing on this matter, the proposal for Site Design Review approval to construct a 15-unit apartment complex consisting of six apartment buildings, a separate 221 square foot laundry facility and a 30-space parking lot; Exceptions to the Street Standards to retain the existing asphalt multi-use path along Siskiyou Boulevard and to construct a meandering sidewalk along the subject property's Park Street frontage rather than installing city standard sidewalks and parkrow planting strips; and for a Tree Removal Permit to remove five tree at 880 Park Street is supported by evidence contained within the whole record.

Therefore, based on our overall conclusions, and upon the proposal being subject to each of the following conditions, the Planning Commission approves Planning Action #T2-2018-00002. Further, if any one or more of the conditions below are found to be invalid, for any reason whatsoever, then Planning Action #2018-T2-00002 is denied. The following are the conditions attached to the approval:

- 1) That all proposals of the applicant shall be conditions of approval unless otherwise specifically modified herein.
- 2) That the plans submitted for the building permit shall be in conformance with those approved as part of this application. If the plans submitted for the building permit are not in conformance with those approved as part of this application, an application to modify this approval shall be submitted and approved prior to the issuance of a building permit.
- 3) The requirements of the Ashland Fire Department, including approved addressing, fire apparatus access including angle of approach and any necessary easements; applicable aerial access; provisions for firefighter access pathways; fire flow; fire hydrant spacing, distance and clearance; work area; fire department connection (FDC); fire extinguishers; limitations on access obstructions; and fire sprinklers, shall be complied with prior to issuance of the building permit or the use of combustible materials. Fire Department requirements shall be included on the engineered construction documents. If a fire protection vault is required, the vault shall not be located in the sidewalk corridor.
- 4) That mechanical equipment shall be placed and screened from view from Siskiyou Boulevard and Park Street in a manner consistent with AMC 18.2.4.020.B, and the location and screening of all mechanical equipment shall be detailed on the building permit submittals.
- 5) That all recommendations of the Ashland Tree Commission from its September 6, 2018 regular meeting shall be conditions of approval where consistent with applicable standards and criteria and with final approval by the Staff Advisor.

- 6) That the applicants shall obtain approval of a Demolition Permit through the Building Division prior to the demolition of the existing metal shop building if deemed necessary by the Building Official.
- 7) That any new addresses shall be assigned by City of Ashland Engineering Department.
- 8) That permits shall be obtained from the Oregon Department of Transportation (ODOT) and evidence of approval provided to the Ashland Public Works/Engineering Division prior to any work in the Siskiyou Boulevard state highway right-of-way.
- 9) That building permit submittals shall include:
 - a) The identification of all easements, including but not limited to public or private utility or drainage easements, fire apparatus access easements, and public pedestrian access easements.
 - b) The identification of exterior building materials and paint colors for the review and approval of the Staff Advisor. Colors and materials shall be consistent with those described in the application and very bright or neon paint colors shall not be used.
 - c) Specifications for all exterior lighting fixtures. Exterior lighting shall be directed on the property and shall not directly illuminate adjacent properties.
 - d) A final landscaping and irrigation plan to include irrigation details satisfying the requirements of the Water Conserving Landscaping Guidelines and Policies found in AMC 18.4.4 which includes: 1) A clear delineation of the proposed treatment of the required recreation/open space with calculations demonstrating that a total of 9.46 percent of the site is provided in recreational space; 2) Identification and placement of required street trees and mitigation trees; and 3) Final proposed lot coverage calculations including all building footprints, driveways, parking, and circulation areas shall be provided for the review and approval of the Staff Advisor. Lot coverage shall be limited to no more than 75 percent as allowed in the R-3 zoning district.
 - e) That a revised Tree Inventory and Tree Protection Plan be provided for the review and approval of the Staff Advisor. This plan shall identify and address protection of all trees to be preserved on the site and those on adjacent to the site within 15 feet of the property line which are six-inches in diameter at breast height or greater, and shall include a watering schedule for trees to be preserved and protected. This Plan shall also identify Tree #7, the Redwood cluster along Siskiyou Boulevard, for preservation and protection if it is determined by the project arborist that the tree can be protected and preserved given its proximity to the proposed basement excavation. In the event that the tree is ultimately preserved, the Protection Plan shall also incorporate any necessary pruning to address fire prevention.
 - f) Final stormwater drainage, grading and erosion control plans for the review and approval of the Engineering, Building and Planning Departments. The stormwater plan shall address Public Works/Engineering standards requiring that post-development peak flows do not exceed pre-development levels. Any necessary drainage improvements to address the site's stormwater shall be provided at the applicants' expense. Storm water from all new impervious surfaces and run-off associated with peak rainfall events must be collected on site and channeled to the city storm water collection system (*i.e., curb gutter at public street, public storm pipe or public drainage way*) or through an approved alternative in

accordance with Ashland Building Division policy BD-PP-0029. On-site collection systems shall be detailed on the building permit submittals.

- g) A final utility plan for the project for the review and approval of the Engineering, Planning and Building Divisions. The utility plan shall include the location of any necessary connections to public facilities in and adjacent to the development, including the locations of water lines and meter sizes, sewer mains and services, manholes and clean-outs, storm drainage pipes and catch basins. Meters, cabinets, vaults and Fire Department Connections shall be located outside of pedestrian corridors and in areas least visible from streets, sidewalks and pedestrian areas, while considering access needs. Any necessary service extensions or upgrades shall be completed by the applicant at applicant's expense.
- h) An electric design and distribution plan including load calculations and locations of all primary and secondary services including any transformers, cabinets and all other necessary equipment. This plan must be reviewed and approved by the Electric, Engineering, Building and Planning Departments prior to the issuance of excavation or building permits. Transformers, cabinets and vaults shall be located outside the pedestrian corridor in areas least visible from streets, sidewalks and pedestrian areas, while considering the access needs of the Electric Department. Any necessary service extensions or upgrades shall be completed at the applicant's expense.
- i) That the applicants shall provide engineered plans for the installation of street frontage improvements for the full Park Street frontage of the subject property, including city-standard seven-foot width landscaped parkrow planting strips with irrigated street trees, five-foot sidewalks, and city-standard street lighting for the review of the Planning and Public Works/Engineering Departments. *(If an Electric Department-approved power pole configuration cannot be arrived at which will accommodate city-standard parkrow installation without meandering the sidewalks, an Exception is approved to install continuous curbside five-foot width sidewalks with irrigated street trees placed behind the sidewalk.)* If necessary to accommodate city standard street frontage improvements, the applicant shall dedicate additional right-of-way or provide public pedestrian access easements. Any necessary easements or right-of-way dedications shall be submitted for the review and approval of the Planning and Public Works/Engineering Departments. Permits for any work in the right-of-way shall be obtained from the Public Work/Engineering Department.
- j) Identification or required bicycle parking, which includes 30 covered bicycle parking spaces. Inverted u-racks shall be used for the outdoor bicycle parking, and the building permit submittals shall verify that the bicycle parking, spacing and coverage requirements are met.
- k) Solar setback calculations demonstrating that all new construction complies with Solar Setback Standard A. Calculations shall be in the formula **[(Height – 6)/(0.445 + Slope) = Required Solar Setback]** and elevations or cross section drawings shall be provided clearly identifying the highest shadow producing point(s) and the height(s) from natural grade.
- l) That the building permit drawings shall including calculations demonstrating that the proposed buildings comply with the Separation Between Buildings requirements of AMC 18.3.9.070.B.

- 10) That prior to the issuance of the building permit, the commencement of site work including staging or the storage of materials:
- a) That all necessary building permits fees and associated charges, including permits and connections fees for new, separate, underground electrical services to each proposed unit, and system development charges for water, sewer, storm water, parks, and transportation shall be paid.
 - b) That the tree protection fencing and other tree preservation measures shall be installed according to the approved plan, inspected and approved by the Staff Advisor prior to any site work including demolition, staging or storage of materials, or the issuance of a building permit. The tree protection shall be chain link fencing six feet tall and installed in accordance with 18.4.5.030.C. and no construction shall occur within the tree protection zone including dumping or storage of materials such as building supplies, soil, waste, equipment, or parked vehicles.
 - c) That the property owner shall sign in favor of a Local Improvement District (LID) for the future street improvements, including but not limited to paving, curbs, gutters and storm drainage, park rows with street trees, and sidewalks for Siskiyou Boulevard. Nothing in this condition is intended to prohibit an owner/developer, their successors or assigns from exercising their rights to freedom of speech and expression by orally objecting or participating in the LID hearing or to take advantage of any protection afforded any party by City ordinances and resolutions.
- 11) That prior to the final approval of the project or issuance of a certificate of occupancy:
- a) All hardscaping including the sidewalk corridor, parking lot and driveway; landscaping; common area and open space improvements; and the irrigation system shall be installed according to the approved plan, inspected, and approved by the Staff Advisor.
 - b) All utility service and equipment installations shall be completed according to Electric, Engineering, Planning, and Building Departments' specifications, inspected and approved by the Staff Advisor.
 - c) Sanitary sewer laterals, water services including connection with meters at the street, and underground electric services shall be installed according to the approved plans to serve all units prior to signature of the final survey plat or issuance of a certificate of occupancy.
 - d) That all exterior lighting shall be directed on the property and shall not directly illuminate adjacent residential properties.
 - e) All required street frontage improvements, including but not limited to the Park Street sidewalk, parkrow with irrigated street trees spaced at one tree per 30 feet of frontage, and street lighting, shall be installed under permit from the Public Works Department and in accordance with the approved plans, inspected and approved by the Staff Advisor.
 - f) That street trees, one per 30 feet of street frontage, shall be installed behind the sidewalk on the applicants' property along the Siskiyou Boulevard frontage. All Siskiyou Boulevard street trees shall be chosen from the adopted Street Tree List and shall be planted on the property in accordance with the specifications contained therein. The street trees shall be irrigated. **[Note: Staff believes that the Tree Commission is likely to recommend specimens**

other than the Raywood Ash illustrated in the current plan as these have tended to be weak-rooted in local experience and will frequently uproot and fall.]

- g) Screening for the trash and recycling enclosure shall be installed in accordance with the Site Design and Use Standards, and an opportunity to recycle site of equal or greater size than the solid waste receptacle shall be included in the trash enclosure as required in AMC 18.4.4.040.
- h) 30 required covered bicycle parking spaces shall be installed according to approved plan, inspected and approved by the Staff Advisor.

Planning Commission Approval

October 9, 2018
Date

City of Ashland Planning Department
Attn: Derek Severson, Senior Planner
Ashland, OR 97520

August 13, 2018

Incompleteness Determination for PA-T2-2018-00002
Park Square Apartments/880 Park Street

Dear Mr. Severson,

Please find attached our response to the above referenced Incompleteness Determination for the Park Square Apartments. We have selected to revise our submittal to address the concerns as outlined in your Incompleteness letter dated July 189, 2018. Revisions to the Findings of Fact are in **bold, italicized and underlined** text. Revised drawings are dated August 1, 2018. Please note the following responses to your comments:

- ***Plans Drawn to Scale:*** A graphic scale has been added to all the submitted architectural drawings. See attached drawings.
- ***Tree Removal Permit Findings:*** The Findings of Fact have been revised to include findings specific to this AMC Chapter/Section. Also, other pertinent chapters/sections of the AMC have been revised to better address the proposed tree removal. An Arborist's Report has been completed and is included with this resubmittal. See attached revised Findings of Fact and Arborist's Report.
- ***Tree Protection Plan:*** Revised to include existing plants in the southeast corner of the site.
- ***Exception to the Street Design Standards for Park Street:*** In discussions with Dave Tygerson of the City of Ashland Electric Department the new poles are required to be placed as shown in the Site Plan, thus necessitating the jogs in the proposed sidewalk. In addition, please note that there is an existing electrical cabinet located in the same line requiring a jog in the sidewalk.
- ***Open Space/Recreation Area:*** The Recreation Area has been revised and recalculated. See revised Site Plan and Findings of Fact.
- ***City Facilities:*** The Findings of Fact have been revised to better respond to this request. See attached revised Findings of fact.
- ***Continuous Walkway System:*** The proposed concrete sidewalk located at the northeast corner of the proposed parking area has been extended to the neighboring property. See attached revised Site Plan.
- ***Vehicle Area Design:*** The parking area has been revised to address this requirement. Revisions include changing the finish surface of the parking area to a porous concrete material. See attached revised Findings of Fact.
- ***Unenclosed Porch Allowance for Reduced Front Setback:*** The balconies and the porches are not enclosed as mentioned. Please review the attached Exterior Elevations for clarification.
- ***Height/Story Limit:*** Scalable drawings have been added to the submittal. See attached drawings.
- ***Synth Lawn:*** The proposed synthetic lawn is permeable, allowing water to infiltrate into the soil below and therefore can be excluded from the impervious calculations for the site. That being said, the area of the proposed synthetic lawn is minimal and if calculated as impervious the project still falls within acceptable percentages for impervious surfaces allowed.

Thank you for your consideration of this response and we look forward to moving forward to the Planning Commission in September. Please contact me with questions or concerns.

Sincerely,
Matt Small

RECEIVED
AUG 14 2018
City of Ashland

August 1, 2018

A. PROJECT NARRATIVE

APARTMENT RENTALS: The project includes the construction of (6) multi-family apartment buildings, a separate 221 square foot laundry facility, a (30) space parking area and extensive landscaping, including a **2,746 square foot recreational area**. The laundry facility is proposed for the use by the on-site tenants only. The six multi-family buildings include (3) three story buildings and (3) two story buildings. Each story contains (1) four-bedroom dwelling unit equaling a total of (15) four-bedroom dwelling units and a total of (60) single bedrooms.

The layout of the apartment unit is designed to allow for an array of different rental options. In a similar design next door to this facility, the Owners have rented an entire four-bedroom unit to a single family as well as each bedroom separately to four individuals sharing the kitchen and (2) baths. In this case the monthly rent can be very affordable. It is worth noting that this new facility will be providing (60) additional and affordable bedrooms to the extremely stretched Ashland rental market.

BUILDING DESIGN: The proposed buildings offer an efficient design with simple gable roof forms spanning a rectangular box accentuated with decks, roof overhangs and recessed entry ways creating deep shadows and relief on the building's elevations. The detailing is minimal reflecting a more contemporary approach to the project's design. The exterior envelope consists of a standing seam metal roof, painted, cementitious composite siding applied as a horizontal lap and as a panel w/ metal control/reveal joints, concrete block and metal stairs/railing. Architectural features have been added to the building elevations facing Siskiyou Boulevard and Park Street to better address the street. The architectural features serve to reduce the overall scale of the buildings and are intended to present a more traditional main entry into a residence. The features include a prominent, main entry stairway centered on the building/porch, a single wood door in place of the sliding patio doors (first floor), wider posts at the porches, additional posts at the lower porch and a different window configuration at the lower level.

PROJECT DENSITY: The allowable density is (14.8) units. We propose to achieve a density bonus of (1) unit by increasing the recreational area on site. The recreation area includes a large open yard in the center of the project and a patio adjacent to the laundry facility. The patio will include a fire pit, a gas fueled bar-b-que, picnic table and seating. The laundry, recreational and patio spaces are near the parking area and on the primary pedestrian access onto the site. In addition, the resident mailboxes will be in this area, with the overall goal of increasing the activity, and thereby the safety, in this public space and encourage more use of these amenities.

EXISTING SITE CONDITIONS and TREE RETENTION: The existing site slopes downward from the south to the north roughly 9 feet over the overall length of the site. It is a barren field except for the (7) existing trees on site – (5) 12-inch diameter deciduous, (1) redwood clump and (1) 30-inch redwood. The Applicant proposes to remove (3) of the deciduous trees, the clump of redwoods and the 30-inch redwood. The Applicant is reluctant to remove the 30-inch redwood, however, given the site's restrictions and the very large protection area required for the redwood, was unable to do so. The Applicant is proposing a significant landscape design that will, with time, create an inviting environment with ample shade and plants accentuating the site's use as an apartment complex. An arborist's report is attached.

RECEIVED

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B. PROJECT INFORMATION

Project Information:

- A. Project Name: Park Square Apartments
- B. Property Owner/Developer: Tudor Properties, LLC
- C. Architect: Kistler Small + White, LLC
- D. Contractor: Outlier Construction Co.
- E. Structural Engineer: ACE Engineering, LLC
- F. HVAC Design/Build: Advanced Air + Metal
- G. Electrical Design/Build: Precision Electric, LLC
- H. Plumbing Design/Build: Van Row Mechanical, LLC
- I. Civil Engineer: Marquess + Associates, Inc.
- J. Landscape Design/Build: Eric Simpson Landscaping

Zoning Information:

- A. Base Zone: Multi-Family Residential – R3
- B. Overlay Zones: None
- C. Special Districts: None

Site Information:

- A. Address: 880 Park Street
- B. Map + Tax Lot: 39 1E 15AD TL 3402
- C. Acreage: 0.74 acres (32,199 square feet)
- D. Percentage of Coverage:
 - a. Buildings: 21%
 - b. Parking: 25%
 - c. Open Areas: 8.3%
 - d. Recreation Area: 8.2%**
 - e. Landscaping: 34%

Building Information:

- A. Building Area/Stories/# of Units:

a. Building A: 3,345 square feet	(3) stories	(3) units
b. Building B: 3,345 square feet	(3) stories	(3) units
c. Building C: 3,345 square feet	(3) stories	(3) units
d. Building D: 2,230 square feet	(2) stories	(2) units
e. Building E: 2,230 square feet	(2) stories	(2) units
f. Building F: 2,230 square feet	(2) stories	(2) units
g. Laundry Building: 221 square feet	(1) story	(0) units
- B. Total Building Square Footage: 16,946 square feet
- C. Total # of Units: (15) four-bedroom units
- D. Total # of Bedrooms: (60) bedrooms
- E. # of Accessible Units: (6). The ground-floor units of buildings A, B, C, D, E and F.

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C. APPLICABLE CHAPTERS OF THE ALUO

ALUO 18.5.2.050 Approval Criteria:

A. UNDERLYING ZONE:

a. **ALUO PART 18.2 – Zoning Regulations**

i. *ALUO TABLE 18.2.2 – Base Zones and Allowed Uses:*

1. Finding: Multi-family permitted in an R3 zone.

ii. *ALUO CHAPTER 18.2.5 – Standards for Residential Zones:*

1. *ALUO Table 18.2.5.030.A – Standards for Urban Residential Zones:*

a. Finding:

- i. Minimum Density: The proposed project meets the minimum density standard as follows: The minimum density for the site is 11.84 units. The proposed density for the project is 15 units.
- ii. Maximum Density: The proposed project meets the maximum density standard as follows:
 1. The base density for more than three units is 20 dwelling units per acre. Allowable base density for the project equals: $20 \times .74 \text{ acres} = 14.8 \text{ units (14 units)}$.
 2. Density Bonus for Outdoor Recreation Space: 1 additional unit as follows:
 - a. Minimum Requirement: 8% of site area. $8\% \times .74 \text{ acres} = .059 \text{ acres (2,579 sq. ft.)}$
 - b. Proposed: 8.2% of site area. $8.2\% \times .74 \text{ acres} = 2,640 \text{ sq. ft. (.2\% beyond the minimum)}$.**
 - c. $1.02\% \times 14.8 \text{ units} = 15.10 \text{ units (15)}$.**
 3. The proposed density for the project is 15 units.
- iii. Lot Area: Meets base density standard of 20 units per acre. See Maximum Density narrative above.
- iv. Lot Width: The proposed 154.9 ft lot width exceeds the minimum width of 50 ft.
- v. Lot Depth:
 1. Minimum: The proposed 260 ft and 157.3 ft lot depth exceeds the minimum depth of 80 ft.
 2. Maximum: $250\% \text{ of } 80 \text{ ft.} = 385.725 \text{ ft.}$ The proposed 260 ft and 157.3 ft lot depth is less than the maximum allowable lot depth of 385.725 ft.
- vi. Standard Yards – Minimum:
 1. Front – Standard: 15 ft. Meets standard. Proposed setback along Siskiyou Boulevard is 15 ft.
 2. Front – Unenclosed Porch: 8 ft. Meets standard. Proposed setback along Siskiyou Boulevard at porches is 8 ft. The proposed porches along the front yard are 6 ft. deep and exceed the minimum 8 ft. width.
 3. Front – Garage Opening: N/A
 4. Side – Standard: 6ft. Meets standard. Proposed setback along the east property line is 6 ft.

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5. Side – Corner Lot: 10ft. Meets standard. Proposed setback along Park Street is 10 ft.
 6. Rear – Single Story Building: 10 ft. Meets standard. Proposed setback at the proposed laundry facility along the south property line is 10 ft.
 7. Rear – Multi-Story Building: 10 ft/bld'g story; 2 stories X 10 ft = 20 ft. Meets standard. Proposed setback along the south property line for Building 'F' (closest to property line) is 52 ft.
- vii. Building Separation, On Same Site – Minimum: 12 ft. Meets standard. All buildings on site are separated by a minimum of 12 ft.
 - viii. Building Height – Maximum: 35 ft or 2 ½ stories. Meets standard. Due to a sloping site with varying finish grades at each building the building heights vary from roughly 19'-2" at the lowest two-story building to roughly 25'-7" at the highest three-story building. In addition, the maximum number of stories is 2 ½ (buildings A, B and C) when considering the daylight basement as a half story.
 - ix. Lot Coverage – Maximum: 75%.
 1. Meets standard. 66% of the lot is covered with impervious surfaces including buildings (21%), parking lot (25%), sidewalks (15%) and patio area (5%).
 2. **Clarification: The area shown on the Landscape Site Plan indicated as "SYNLAWN" is in fact a pervious area. "SYNLAWN" is an artificial grass that functions like real grass, allowing total water infiltration/percolation into the soil. "SYNLAWN" does not require thatching or aerating nor does it require fertilizers – a lack of thatching/aerating will reduce the permeability of real grass and the use of fertilizers will over time harden the soils with salts, further reducing the permeability of real grass. In addition, this area is roughly 3.6% of the site. Adding this to the current calculation of impervious surface area (66%) would create an impervious area of 69.6%, below the maximum of 75%.**
 3. **Clarification: It is also important to note that the parking lot is proposed as a porous concrete which would also allow natural drainage into the soil beneath the parking area and presumably not be counted as an impervious surface.**
 - x. Landscape Area – Minimum: 25%. Meets standard. Roughly 34% of the site is covered in proposed landscaping.
 - xi. Outdoor Recreation Space – Minimum (% of site area): 8%. Meets standard. **The proposed recreation area is 8.2%.**

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B. OVERLAY ZONES:

a. ALUO PART 18.3 – Special Districts and Overlay Zones

- i. Finding: The subject property is not located in a Special District or Overlay Zone, thereby exempt from compliance to this part of the ALUO.

C. SITE DEVELOPMENT and DESIGN STANDARDS:

a. ALUO PART 18.4 – Site Development and Design Standards

i. *ALUO TABLE 18.4.1.020 – Applicability of Design Standards to Planning Approvals and Permits:*

1. Finding: The following standards apply for the proposed Site Design Review Action:

- a. ALUO 18.4.2 – Buildings
- b. ALUO 18.4.3 – Parking, Access + Circulation
- c. ALUO 18.4.4 – Landscape + Screening
- d. ALUO 18.4.5 - Trees
- e. ALUO 18.4.6 – Public Facilities
- f. ALUO 18.4.7 – Signs

ii. *ALUO CHAPTER 18.4.2 – Building Placement, Orientation and Design*

1. Finding:

a. *ALUO Section 18.4.2.030 – Residential Development:*

i. *ALUO 18.4.2.030.A - Purpose and Intent:*

1. *Crime Prevention and Defensible Space:*

- a. *Parking Layout:* Meets standard. The parking area is easily visible from buildings D, E, F and the laundry facility as well as from the recreation area adjacent to the laundry facility. Well lighted sidewalks are proposed leading tenants from the parking area to their apartment buildings.
- b. *Orientation of Windows:* Meets standard. Windows are placed on every elevation of each building, providing views into all areas of the site.
- c. *Service and Laundry Areas:* The laundry facility and mail boxes are located adjacent to the parking lot and the proposed recreation area. It is anticipated that the area will be busy with tenants parking, retrieving mail, doing laundry and enjoying the recreation area creating a safe environment. Large windows and a well lighted space are proposed for the laundry building.
- d. *Hardware:* Meets standard. See responses above.
- e. *Lighting:* Meets standard. Proposed site lighting includes pole lighting at the parking lot and shorter pole lighting along the sidewalks to the apartment buildings.

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- f. *Landscaping*: Meets standard. Low shrubs and high canopy trees have been used throughout the project as well as open recreation areas.
- 2. *ALUO 18.4.2.030.B - Applicability*: Meets standard.
- 3. *ALUO 18.4.2.030.C - Building Orientation*:
 - a. *Building Orientation to Street*: Meets standard. Buildings A, B and C front Siskiyou Boulevard and buildings F and E front Park Street. The primary entrances for these buildings (on all the proposed buildings) occurs from the interior side of the site, opposite the streets, and is accessed from an exterior stair. Architectural features have been added to the building elevations facing Siskiyou Boulevard and Park Street to better address the street. The features are intended to present a more traditional/residential entry and include a prominent stairway centered on the building and porch, a single wood door in place of the sliding patio doors, wider posts at the patios, additional posts at the lower patio and a different window configuration at the lower level. These entries are connected to the street rights-of-way via sidewalks.
 - b. *Limitation on Parking Between Primary Entrance and Street*: Meets standard. There are no proposed vehicle circulation or parking between the buildings and the streets. Parking is located to allow direct access from the street, minimizing on site vehicle circulation and is in the rear yard of the site.
 - c. *Build-to Line*: N/A
- 4. *ALUO 18.4.2.030.D - Garages*: N/A
- 5. *ALUO 18.4.2.030.E - Building Materials*: Meets standard. The proposed buildings offer an efficient design with simple gable roof forms spanning a rectangular box accentuated with decks, roof overhangs and recessed entry ways creating deep shadows and relief on the building's elevations. The detailing is minimal reflecting a more contemporary approach to the project's design. The exterior envelope consists of a standing seam metal roof, cementitious composite siding applied as a horizontal lap and as a panel w/ metal control/reveal joints, clear finished concrete block and painted metal stairs/railing. Proposed colors are intended to blend well with the surrounding area.

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6. ALUO 18.4.2.030.F - Streetscape: Meets standard. See landscape plans.
 7. ALUO 18.4.2.030.G - Landscaping and Recycle/Refuse Disposal Areas: Meets standard. See response to Chapter 18.4.4 below.
 8. ALUO 18.4.2.030.H - Open Space:
 - a. Recreation Area: **Meets standard. Project includes dedicated areas of 8.2% for recreational use.**
 - b. Surfacing: Meets standard.
 - c. Decks and Patios: Meets standard.
 - d. Play Areas: Meets standard. No playground facilities are proposed for the project although a large open area is provided for the intended use of play and gathering.
- iii. ALUO CHAPTER 18.4.3 – Parking, Access and Circulation
1. Finding:
 - a. ALUO Section 18.4.3.030 General Automobile Parking Requirements and Exceptions
 - i. 18.4.3.030.A – Minimum Number of Off-Street Parking Spaces: Meets standard. The required number of off-street parking spaces will be determined using the Standard Ratios for Automobile Parking, Table 18.4.3.040.
 - ii. 18.4.3.030.B – Maximum Number of Off-Street Automobile Parking Spaces: Meets standard. The number of spaces proposed does not exceed the number of spaces required by this chapter of the ALUO.
 - iii. 18.4.3.030.C – Downtown Zone: N/A.
 - iv. 18.4.3.030.D – North Mountain Plan District: N/A.
 - b. ALUO Table 18.4.3.040 – Automobile Parking Spaces by Use
 - i. Multifamily.d – 3 bedroom or greater units: Meets standard. 2.00 parking spaces are required per unit. There are 15 proposed 4-bedroom units. 15 X 2 = 30 parking spaces required.
 1. Proposed: 30 on-site parking spaces.
 - c. ALUO Section 18.4.3.050 – Accessible Parking Spaces: Meets standard. One accessible parking space and aisle are proposed meeting the OSSC requirements.
 - d. ALUO Section 18.4.3.060 – Parking Management Strategies
 - i. ALUO 18.4.3.060.A – On Street Parking Credit: N/A.
 - ii. ALUO 18.4.3.060.B – Alternative Vehicle Parking: N/A
 - iii. ALUO 18.4.3.060.C – Mixed Uses: N/A.
 - iv. ALUO 18.4.3.060.D – Joint Use of Facilities: N/A.
 - v. ALUO 18.4.3.060.E – Off-Site Shared Parking: N/A.
 - vi. ALUO 18.4.3.060.F – TDM Plan Credit: N/A.
 - vii. ALUO 18.4.3.060.G – Transit Facilities Credit: N/A.
 - e. ALUO Section 18.4.3.070 – Bicycle parking
 - i. ALUO 18.4.3.070.A – Applicability and Minimum Requirement: Meets standard.

- ii. *ALUO 18.4.3.070.B – Calculation: Meets standard.*
- iii. *ALUO 18.4.3.070.C – Bicycle Parking for Residential Uses:*
 - 1. *Multi-Family Residential: Meets standard.* 2 sheltered parking spaces are required per 4-bedroom unit. 15 units X 2 = 30 spaces. The Applicant proposes 4 covered parking spaces at each 2-story building and 6 covered spaces at each 3-story building located at the entry side of each building for a total of 30 bicycle parking spaces.
- iv. *ALUO 18.4.3.070.D – H: N/A.*
- v. *ALUO 18.4.3.070.I – Bicycle Parking Design Standards*
 - 1. Meets standard. Spaces are located on the ground level adjacent to the primary entries into each unit.
 - 2. Meets standard. Spaces include an approved inverted 'U' shaped steel rack located underneath an awning.
 - 3. Meets standard. Spaces are located on ground level adjacent to the primary dwelling entries with direct access to on-site sidewalks.
 - 4. Meets standard. Spaces will be well lighted and located in a public area, visible from many directions.
 - 5. Meets standard. Spaces will include a concrete surface similar to the adjacent sidewalks.
 - 6. Meets standard.
 - 7. Meets standard. N/A.
 - 8. Meets standard.
 - 9. Meets standard.
 - 10. Meets standard. Spaces are covered.
 - 11. Meets standard.
 - 12. Meets standard.
- vi. *ALUO 18.4.3.070.J – Bicycle Parking Rack Standards*
 - 1. 1 – 4: Meets standard. Applicant proposes an inverted 'U' shaped rack to be securely anchored to a concrete slab.
- f. *ALUO Section 18.4.3.080 – Vehicle Area Design*
 - i. *ALUO 18.4.3.080.A – Parking Location*
 - 1. N/A.
 - 2. Meets standard. Vehicle parking is not proposed to occur within a side or front yard setback.
 - 3. N/A.
 - ii. *ALUO 18.4.3.080.B – Parking Area Design*
 - 1. Meets standard. Proposed vehicle parking spaces are 9 ft. wide X 18 ft. deep.
 - 2. Meets standard. Of the proposed 30 on-site parking spaces 15 spaces are designated as compact parking spaces. The dimensions for the compact spaces are 8 ft. wide X 16 ft. deep. Each space will be designated as a compact space with the words "Compact Cars Only" painted on the pavement.

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3. Meets standard. A 22 ft. back-up maneuvering aisle is provided in the parking lot.
 4. N/A.
 5. Meets standard.
 - a. The Applicant proposes to meet this standard by using a porous concrete (a porous solid surface) throughout the parking area. In addition, the Applicant proposes landscaped planters with trees that will provide shading on portions of the proposed parking area.
 - b. The proposed porous concrete will also serve to treat the storm water before it drains into the detention pond/pre-treatment area located in the northwest corner of the site. The storm water will drain to the proposed detention/treatment area via an underground 18" diameter storm pipe.
- iii. ALUO 18.4.3.080.C – Vehicular Access and Circulation
1. *Applicability:* Applies.
 2. *Site Circulation:* Meets standard. See ALUO Section 18.4.090 below. ALUO Section 18.4.3.080.B.4 does not apply.
 3. *Intersection and Driveway Separation:* Meets standard. The proposed driveway is roughly 240 ft. south of the nearest intersection (Siskiyou Boulevard).
 4. *Shared Use of Driveways:* N/A.
 5. *Alley Access:* N/A.
- iv. ALUO 18.4.3.080.D – Driveways and Turn-Around Design
1. N/A.
 2. N/A.
 3. Meets standard. The proposed driveway approach is 22 ft. wide with appropriate curb flairs on each corner of the approach.
 4. Meets standard.
 5. Meets standard. The Applicant proposes only one driveway and one curb cut at park Street.
 6. Meets standard.
 7. Meets standard.
 8. Meets standard. Parking lot grades do not exceed 20%.
 9. Meets standard.
 10. N/A.
- v. ALUO 18.4.3.080.E – Parking and Access Construction
1. *Paving:* Meets standard. The proposed parking area and driveway will be a porous concrete surface constructed to the City of Ashland standards.
 2. *Drainage:* Meets standard. The proposed, porous concrete parking area will allow stormwater to percolate through the finish surface and collect in an

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underground storm drain that will direct the runoff to a detention pond in the northwest corner of the site.

3. *Driveway Approaches:* Meets standard. The proposed driveway approach will be paved per City Engineer requirements.
4. *Marking:* Meets standard. Proposed parking area will be marked with painted stripes indicating each parking space, hdcp accessible aisles and compact car locations.
5. *Wheel Stops:* Meets standard. **The Applicant proposes to use wheel stops as shown in the attached Site Plan.**
6. *Walls and Hedges:*
 - a. Meets standard. A hedge is proposed along the west end of the parking lot between the lot and the new sidewalk.
 - i. Meets standard. The area between the hedge and the street will be landscaped.
 - ii. Meets standard.
 - iii. Meets standard. An irrigation system is proposed for the entire landscaped area.
 - iv. Meets standard.
 - b. Meets standard. An existing wood fence along the south property line adjacent to the proposed parking lot is scheduled to remain.
 - i. Meets standard.
 - ii. N/A
 - iii. Meets standard. The existing fence will be a minimum of 2 ft. from vehicles parking in the lot.
 - iv. Meets standard.
 - v. Meets standard.
7. *Landscaping:* Meets standard.
8. *Lighting:* Meets standard.
- vi. *ALUO 18.4.3.090 – Pedestrian Access and Circulation*
 1. *ALUO 18.4.3.090.B - Standards*
 - a. *Continuous Walkway System:* Meets standard. A concrete sidewalk is proposed throughout the site connecting the buildings, parking lot and recreation areas. The proposed on-site walks also connect to sidewalks in the public right-of-way along Park Street and Siskiyou Boulevard. In addition, a portion of the on-site sidewalk will extend to the adjacent multi-family development to the east.

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- b. *Safe, Direct and Convenient:*
 - i. Meets standard.
 - ii. Meets standard.
 - iii. N/A.
 - iv. Meets standard.
- c. *Connections within Developments:*
 - i. Meets standard.
 - ii. Meets standard.
 - iii. N/A.
- d. *Walkway Design and Construction*
 - i. *Vehicle/Walkway Separation:* Meets standard. The proposed sidewalk along the parking lot is raised 6 inches above the finish grade of the parking lot and separated with an integral concrete curb.
 - ii. *Crosswalks:* Meets standard. **The proposed crosswalk will be striped, contrasting with the concrete surface of the parking area.**
 - iii. *Walkway Surface and Width:* Meets standard. Proposed sidewalks are 5 ft. wide concrete sidewalks.
 - iv. *Accessible Routes:* Meets standard.
 - v. *Lighting:* Meets standard. See finding for ALUO Chapter 18.4.4 below.
 - vii. *ALUO 18.4.3.100 – Construction:* Meets standard.
 - viii. *ALUO 18.4.3.110 – Availability of Facilities:* Meets standard.
- iv. *ALUO CHAPTER 18.4.4 – Landscaping, Lighting and Screening*
 - 1. *ALUO Section 18.4.4.020 – Applicability*
 - a. *ALUO 18.4.4.020.A – Landscaping and Screening:* Meets standard.
 - b. *ALUO 18.4.4.020.B – Recycling and Refuse:* Meets standard.
 - c. *ALUO 18.4.4.020.C – Outdoor Lighting:* Meets standard.
 - d. *ALUO 18.4.4.020.D – Fences and Walls:* Meets standard. The Applicant proposes a concrete block wall to screen the proposed recycling/refuse area to comply with Section 18.4.4.040.
 - e. *ALUO 18.4.4.020.E – Exceptions and Variances:* N/A. No exceptions or variances are requested.
 - 2. *ALUO Section 18.4.4.030 – Landscaping and Screening*
 - a. *ALUO Section 18.4.4.030.B – Minimum Landscape Area and Coverage:* Meets standard. The proposed landscape coverage is 34%, 9% more than the ALUO requirement.

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- b. *ALUO Section 18.4.4.030.C – Landscape Design and Plant Selection:*
 - i. *Tree and Shrub Retention:* There are 7 existing trees on site as follows: (5) 12-inch diameter deciduous trees, (1) redwood clump and (1) 30-inch redwood. See survey for location. The Applicant proposes to remove (3) deciduous trees, the clump of redwoods and the 30" redwood. All others will be retained. An arborist has reviewed the existing trees and the tree protection plan. **See attached Arborists Report dated July 17, 2018.**
 - ii. *Plant Selection:*
 - 1. Meets standard. Based strictly on Ashland Code for initial & future coverage, screening and water conservation and drought tolerance.
 - 2. Meets standard.
 - 3. Meets standard.
 - 4. Meets standard.
 - 5. Meets standard.
 - iii. *Water Conserving Landscaping:* Meets standard.
 - iv. *Hillside Lands and water Resources:* N/A
 - v. *Screening:*
 - 1. Meets standard. Evergreen shrubs are used where screening is required.
 - 2. Meets standard. Screening shall be planted with sufficient density to achieve coverage standard.
 - vi. *Plant Sizes:*
 - 1. Meets or exceeds initial size requirements to achieve future coverage specifications.
 - 2. Meets standard.
- c. *ALUO Section 18.4.4.030.D - Tree Preservation, Protection and Removal:* Meets standard.
- d. *ALUO Section 18.4.4.030.E - Street Trees:*
 - i. *Location of Street Trees:* Meets standard for tree placement and root barriers where required.
 - ii. *Spacing and Placement of Street trees:*
 - 1. Meets standard. Based strictly on spacing distances in City of Ashland Code.
 - 2. Meets standard. Trees are placed to avoid curbs, paved and impervious surfaces per Ashland City Code.
 - 3. Meets standard.
 - 4. Meets standard.
 - 5. Meets standard.
 - iii. *Pruning:* Meets standard. The Applicant acknowledges their responsibility to maintain the health of the street trees and to comply with the clearance requirements.
 - iv. *Replacement of Street Trees:* N/A. No existing street trees are scheduled to be removed by the Applicant.
- e. *ALUO Section 18.4.4.030.F – Parking Lot Landscaping and Screening:*
 - i. *Landscaping:*
 - 1. Meets required number of trees.

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2. Tree selection meets standard for tree selection. Large canopied Zelkova serrata were selected from the City of Ashland Recommended Street Tree Guide.
3. No tree is scheduled to be planted within two feet of curbs or paved spaces.
4. Meets standard. Landscape areas are distributed throughout the parking area.
5. Meets standard.

ii. Screening:

1. Meets or exceeds Ashland City Codes.
2. Meets standard.
3. Meets standard.
 - a. Meets standard for sight obstructing hedge screening.
 - b. Meets / exceeds standard. Plants exceed minimum requirements.
 - c. Meets screening requirement by use of plant materials.
 - d. N/A

f. ALUO Section 18.4.4.030.G – Other Screening Requirements:

- i. *Recycle and Refuse Container Screen:* Meets standard.
- ii. *Outdoor Storage:* N/A
- iii. *Loading Facilities and Service Corridors:* N/A
- iv. *Mechanical Equipment:*

1. *Roof Mounted Equipment:* N/A
2. *Other Mechanical Equipment:* Meets standard.

g. ALUO Section 18.4.4.030.H – Irrigation: Meets standard. An irrigation system is proposed throughout.

h. ALUO Section 18.4.4.030.I – Water Conserving Landscaping:

i. Landscaping Design Standards:

1. *Landscaping Coverage:* Meets & exceeds standard for minimum coverage.
2. *Plant selection:* Meets standard for drought tolerant plant selection.
3. *Screening:* Plants of appropriate size are selected to meet standard.
4. *Mulch:* Meets / exceeds standard. 3" mulch scheduled for placement. Exceeds 2" required minimum.
5. *Turf and Water Areas:* N/A
6. *Fountains:* N/A.
7. *Turf Location:* N/A.
8. *Berms and Raised Beds:*
 - a. Meets standard. Berms not scheduled for project. Raised beds do not exceed maximum allowed.
 - b. N/A
 - c. Meets standard. Drip irrigation will be installed throughout.

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- 9. *Soil Quality:*
 - a. Meets standard.
 - b. Soil tests will be performed, and soil quality measures will be performed.
 - c. Meets standard according to Rogue Valley Stormwater Design Manual.
- ii. *Irrigation System Design Standards:*
 - 1. N/A. Drip irrigation scheduled throughout.
 - 2. N/A. Drip irrigation scheduled throughout.
 - 3. Meets standard. Pressure compensating emitters schedule throughout.
 - 4. Meets standard. Irrigation system is hydrozoned.
 - 5. N/A. Drip irrigation scheduled throughout.
 - 6. Meets standard. Check valves schedule for each lateral to PVC connection.
 - 7. Meets standard. Drip irrigation is scheduled throughout.
 - 8. Meets standard.
 - 9. Meets standard. Regulating devices are scheduled throughout.
 - a. Exceeds standard. 'Smart Controller' is scheduled for installation.
 - b. Meets/exceeds standard for control capability.
- iii. *Exceptions: N/A.*
- i. *ALUO Section 18.4.4.030.J – Maintenance:* Meets standard.
- 3. *ALUO Section 18.4.4.040 – Recycling and Refuse Disposal Areas*
 - a. *ALUO 18.4.4.040.A – Recycling:*
 - i. *Residential:*
 - 1. N/A
 - 2. Meets standard. The Applicant proposes a new Recycling and Refuse Area located adjacent to and accessible from the proposed paved parking lot. The area will be screened from view by a concrete block wall.
 - ii. *Commercial: N/A.*
 - b. *ALUO 18.4.4.040.B – Service Areas:* Meets standard. The proposed Recycling/Refuse Area is located adjacent to and accessible from the proposed parking lot and is not located in a required front yard or required landscape area.
 - c. *ALUO 18.4.4.040.C – Screening:* Meets standard. The Applicant proposes a concrete block wall.
- 4. *ALUO Section 18.4.4.050 – Outdoor Lighting:*
 - a. *ALUO 18.4.4.050.B - Applicability:* Meets standard.
 - b. *ALUO 18.4.4.050.C – Standards:*
 - i. Meets standard.
 - ii. Meets standard.
 - iii. Meets standard.
 - iv. Meets standard.

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- v. Meets standard.
 - vi. N/A.
 - c. *ALUO 18.4.4.050.D – Maintenance:* Meets standard.
 - 5. *ALUO Section 18.4.4.060 – Fences and Walls:* Meets standard. There is one existing wood fence along the south property line that will remain. In addition, the Applicant proposes a new concrete block wall to screen the proposed Recycling/Refuse Area meeting the ALUO 18.4.4.040 requirements.
- v. *ALUO CHAPTER 18.4.5 – Tree Preservation and Protection*
- 1. *ALUO Section 18.4.5.020 – Applicability*
 - a. *ALUO 18.4.5.020.A:* Meets standard.
 - b. *ALUO 18.4.5.020.B:* Meets standard. The Applicant acknowledges that any tree protection measure shall be in place prior to construction start.
 - c. *ALUO 18.4.5.020.C:* Meets standard. The Applicant acknowledges the need for a tree removal permit prior to removing any trees.
 - 2. *ALUO Section 18.4.5.030 – Tree Protection*
 - a. *ALUO 18.4.5.030.A – Tree Protection Plan:* Meets standard. A Tree Protection Plan is included in the Site Review submittal package. **The Tree Protection Plan includes plants within (15) feet of the site as well as those trees located on the site.**
 - b. *ALUO 18.4.5.030.B – Tree Protection Plan Submission Requirements:* Meets standard. See Tree Protection Plan included in this Site Review submittal.
 - c. *ALUO 18.4.5.030.C – Tree Protection Measures Required:* Meets standard. See Tree Protection Plan included in this Site Review submittal.
 - d. *ALUO 18.4.5.030.D – Inspection:* Meets standard. The Applicant acknowledges the requirement for an inspection of the installed tree protection measures prior to the construction start.
 - 3. *ALUO Section 18.4.5.040 – Performance Security:* Meets standard. The Applicant acknowledges the possibility of a Performance Security requirement.
 - 4. *ALUO Section 18.4.5.050 – Verification Permit*
 - a. *ALUO 18.4.5.050.A:* Meets standard. Applicant acknowledges the Verification Permit process.
 - b. *ALUO 18.4.5.050.B:* Meets standard.
 - 5. *ALUO Section 18.4.5.060 – Heritage Trees:* N/A.
- vi. *ALUO CHAPTER 18.4.6 – Public Facilities*
- 1. *ALUO Section 18.4.6.020 – Applicability*
 - a. *ALUO 18.4.6.020.A – Applicability:* Meets standard.
 - b. *ALUO 18.4.6.020.B – Exceptions and Variances:*
 - i. Siskiyou Boulevard: The Applicant seeks an exception to the Street Standards along Siskiyou Boulevard. The request is to forego installing a new park row and a new sidewalk. The request is based upon the following: The existing conditions include a large storm drainage swale adjacent to the street and a wide, multi-use, asphalt paved pathway. The swale is intermittent along Siskiyou while the pathway continuous the

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length of Siskiyou Boulevard. The swale and the pathway are in excellent condition and replacement of them would be inconsistent with the remainder of Siskiyou Boulevard.

- ii. **Park Street: The Applicant seeks an exception to the Street Standards along Park Street. The request is to install a modified park row and sidewalk where a portion of new sidewalk jogs around new power poles and an existing electrical cabinet. The new power poles are sited in the most feasible location per Dave Tygerson (City of Ashland Electric Department). This placement conflicts with the placement of a standard park row and sidewalk. Therefore, the proposed modified park row and sidewalk will include a mix of new park row and new sidewalk that meet standards with a portion of new sidewalk that jogs to avoid the power poles and cabinet. Where the new sidewalk jogs, the park row will be momentarily interrupted as a portion of new sidewalk will need to extend to the street curb.**

2. *ALUO Section 18.4.6.030 – General Requirements:*

- a. *ALUO 18.4.6.030.A – Public Improvement Requirement:* Meets standard.
- b. *ALUO 18.4.6.030.B – Waiver of Right to Remonstrate and Consent to Participate in Costs of Improvements:* The Applicant acknowledges the intent of this general requirement.
- c. *ALUO 18.4.6.030.C – Permit Approval:* The Applicant acknowledges the intent of this general requirement.
- d. *ALUO 18.4.6.030.D – Easements:* The Applicant acknowledges the intent of this general requirement.
- e. *ALUO 18.4.6.030.E – Performance Guarantee Required:* The Applicant acknowledges the intent of this general requirement.
- f. *ALUO 18.4.6.030.F – Determination of Sum:* The Applicant acknowledges the intent of this general requirement.
- g. *ALUO 18.4.6.030.G – Agreement:* The Applicant acknowledges the intent of this general requirement.
- h. *ALUO 18.4.6.030.H – Failure to Perform:* The Applicant acknowledges the intent of this general requirement.

3. *ALUO Section 18.4.6.040 – Street Design Standards:*

- a. *ALUO 18.4.6.040.G – Standards Illustrated*
 - i. *Boulevard:* Siskiyou Boulevard is designated as a 2-lane Boulevard. The existing conditions do not include the required park row or sidewalk. The Applicant seeks an exception to having to improve the Siskiyou Boulevard frontage to the city standards. The request is based upon the following: The existing conditions include a large storm drainage swale adjacent to the street and a wide, multi-use, asphalt paved pathway. The swale is intermittent along Siskiyou while the pathway extends the length of Siskiyou Boulevard. The swale and the pathway are in excellent condition and replacement of them would be inconsistent with the remainder of Siskiyou Boulevard.

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- ii. Neighborhood Street: Meets standard. Park Street is designated as a Residential Neighborhood Street. The existing conditions along the Park Street frontage do not include a park row or sidewalk meeting current city standards. The Applicant proposes a new 7-foot-wide park row with approved street trees spaced according to city standards and a new 5-foot-wide concrete sidewalk.
- 4. *ALUO Section 18.4.6.050 – Street and Greenway Dedications:* N/A.
- 5. *ALUO Section 18.4.6.060 – Public Use Areas:* N/A.
- 6. *ALUO Section 18.4.6.070 – Sanitary Sewer and Water Service Improvements*
 - a. *ALUO 18.4.6.070.A – Sewer and water Mains Required:* The Applicant acknowledges the intent of this general requirement.
 - b. *ALUO 18.4.6.070.B – Sewer and water Plan Approval:* The Applicant acknowledges the intent of this general requirement.
 - c. *ALUO 18.4.6.070.C – Over-Sizing:* The Applicant acknowledges the intent of this general requirement.
 - d. *ALUO 18.4.6.070.D – Inadequate Facilities:* The Applicant acknowledges the intent of this general requirement.
- 7. *ALUO Section 18.4.6.080 – Storm Drainage and Surface Water Management Facilities*
 - a. *ALUO 18.4.6.080.A – Storm Drainage Plan Approval:* The Applicant acknowledges the intent of this general requirement.
 - b. *ALUO 18.4.6.080.B – Accommodation of Upstream Drainage:* The Applicant acknowledges the intent of this general requirement.
 - c. *ALUO 18.4.6.080.C – Effect on Downstream Drainage:* The Applicant acknowledges the intent of this general requirement.
 - d. *ALUO 18.4.6.080.D – Over-Sizing:* The Applicant acknowledges the intent of this general requirement.
 - e. *ALUO 18.4.6.080.E – Existing Watercourse:* The Applicant acknowledges the intent of this general requirement.
- 8. *ALUO Section 18.4.6.090 – Utilities*
 - a. *ALUO 18.4.6.090.A – General Provision:* The Applicant acknowledges the intent of this general requirement.
 - b. *ALUO 18.4.6.090.B – Height:* The Applicant acknowledges the intent of this general requirement.
 - c. *ALUO 18.4.6.090.C – Underground Utilities:*
 - i. *General Requirement:* The Applicant acknowledges the intent of this general requirement.
 - ii. *Partitions and Subdivisions:* N/A.
 - d. *ALUO 18.4.6.090.D – Exception to Underground Requirement:* N/A.
- vii. *ALUO CHAPTER 18.4.7 – Signs*
 - 1. *ALUO Section 18.4.7.020 – Applicability*
 - a. *ALUO 18.4.7.020.A:* Meets standard.
 - b. *ALUO 18.4.7.020.B – Permitting:*
 - i. *ALUO 18.4.7.020.B.1.a:* Meets standard. A new free-standing monument sign is proposed for the northwest corner of the site. Applicant acknowledges a permit is required.

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- ii. *ALUO 18.4.7.020.B.2*: Meets standard. Applicant acknowledges the permit submission requirements.
 - iii. *ALUO 18.4.7.020.B.3*: Meets standard. Applicant acknowledges the permit fee requirements.
 - c. *ALUO 18.4.7.020.C – Temporary Signs for New Business*: N/A.
 - d. *ALUO 18.4.7.020.D – Exceptions and Variances*: N/A.
 - 2. *ALUO Section 18.4.7.030 – General Sign Regulations*
 - a. *ALUO 18.4.7.030.A – Bulletin Board or Reader Board*: N/A.
 - b. *ALUO 18.4.7.030.B – Placement of Signs*:
 - i. *Near Residential*: Meets standard. The proposed monument sign is placed facing Park Street.
 - ii. *Near Street Intersections*: Meets standard. No proposed signs are located within the vision clearance area adjacent to the Park Street and Siskiyou Boulevard intersection.
 - iii. *Near Driveways*: Meets standard.
 - iv. *Future Street Right-of-Way*: N/A.
 - c. *ALUO 18.4.7.030.C – Obstruction by Signs*: Meets standard.
 - d. *ALUO 18.4.7.030.D – Unsafe or Illegal Signs*: Meets standard. Applicant acknowledges these consequences of installing Unsafe or Illegal Signs.
 - e. *ALUO 18.4.7.030.E – Abatement of Nuisance Signs*: N/A.
 - 3. *ALUO Section 18.4.7.040 – Exempted Signs*: N/A.
 - 4. *ALUO Section 18.4.7.050 – Prohibited Signs*: N/A.
 - 5. *ALUO Section 18.4.7.060 – Residential and North Mountain Sign Regulations*:
 - a. *ALUO 18.4.7.060.A – Special Provisions*:
 - i. Meets standard.
 - ii. Meets standard. No internally illuminated signs are proposed.
 - iii. Meets standard. No “Home Occupation” signs are permitted within the development.
 - b. *ALUO 18.4.7.060.B – Types of Signs Permitted*:
 - i. *Neighborhood Identification Signs*: Meets standard.
 - ii. *Conditional Uses*: N/A.
 - iii. *Retail and Traveler’s Accommodation Uses*: N/A.
 - iv. *North Mountain Neighborhood District (NM) Signs*: N/A.
 - 6. *ALUO Section 18.4.7.070 – Section 18.4.7.090*: N/A.
 - 7. *ALUO Section 18.4.7.100 – Construction and Maintenance Standards*
 - a. *ALUO 18.4.7.100.A – Materials of Construction*:
 - i. *Single and Multi-Family Residential Zones*: Meets standard.
 - ii. *Commercial and Industrial Zones*: N/A.
 - iii. *Non-Treated Signs*: Meets standard. All proposed signs will be less than 20 square feet in area.
 - iv. *Real Estate and Construction Signs*: Meets standard. All proposed signs will be of fire restrictive material.
 - v. *Directly Illuminated Signs*: N/A. Illuminated signs will not be used.
 - vi. *Glass*: N/A. Glass signs will not be used.
 - vii. *Wood*: Meets standard. Proposed wood sign components in contact with the ground will be a “foundation-grade” species of wood.

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- d. There is no question that retaining the large redwood will significantly limit the design options for this site, including possibly the reduction of residential units.
- e. Meets standard: The Applicant is proposing a significant landscape plan that includes a wide variety of plant species. The number and variety of the proposed landscaping far exceeds that currently on site. Should it be determined that the proposed landscape design is inadequate in mitigating the loss of the existing trees, the Applicant is open to reasonable suggestions from Staff and/or the Tree Commission.

D. CITY FACILITIES:

a. ALUO Chapter 18.4.6 – Public Facilities

i. Finding:

- 1. Storm Water System: The site storm water pre-treatment and detention requirements per city of Ashland will be met by draining the onsite storm water into a proposed storm pond system at the corner of Park Street and Siskiyou Boulevard. The pond will drain into an existing roadside ditch along Siskiyou Boulevard then into an existing, underground 18" storm drain pipe. The site is too steep to allow for a proper design of a drainage swale per RVSS requirements.
- 2. Sanitary Sewer: The proposed sanitary lines will tie into an existing 8" diameter pipe located in Siskiyou Boulevard.
- 3. Water Service: The proposed water service (fire sprinkler system and domestic water) will connect to an existing 6" water line in Park Street. There is an existing fire hydrant located on the west side of Park Street near the intersection of Siskiyou Boulevard that will remain.
- 4. Electrical Service: There is overhead power running onsite on the east side of Park Street on the project side of the road. Power can be dropped down from this existing power poles to serve the site. Representatives of the Applicant have met with Dave Tygerson of the Ashland Electric Department. With Mr. Tygerson's assistance they have determined that there is adequate power to serve the proposed project and have incorporated his design comments.

ii. Finding: See responses to ALUO Chapter 18.4.6 above.

E. EXCEPTION to the SITE DEVELOPMENT and DESIGN STANDARDS:

- a. Exception 1: Finding: The Applicant seeks an exception to the Street Standards along Siskiyou Boulevard. The request is to forego installing a new park row and a new sidewalk. The request is based upon the following: The existing conditions include a large storm drainage swale adjacent to the street and a wide, multi-use, asphalt paved pathway. The swale and pathway extend the length of Siskiyou Boulevard. The swale and the pathway are in excellent condition and replacement of them would be inconsistent with the remainder of Siskiyou Boulevard. See request in response above.
- b. Exception 2: Finding: The Applicant seeks an exception to the Street Standards along South Park Street. The request is to install a modified park row and sidewalk where a portion of new sidewalk jogs around new power poles and an existing electrical cabinet. The new power poles are sited in the most feasible location per Dave Tygerson (City of Ashland Electric Department). This placement conflicts with the placement of a standard park row

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and sidewalk. Therefore, the proposed modified park row and sidewalk will include a mix of new park row and new sidewalk that meet standards with a portion of new sidewalk that jogs to avoid the power poles. Where the new sidewalk jogs, the park row will be momentarily interrupted as a portion of new sidewalk will need to extend to the street curb.

Attachments: Zoning Permit Application, Survey, Proposed Site Plan, Site Analysis Map, Exterior Elevations, Rendered Exterior Elevations, Floor Plans, Preliminary Grading + Drainage Plan, Erosion Control Plan, Landscape Plan, Irrigation Plan, Tree Protection Plan, Preliminary Utility Site Plan, Arborist's Report

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CANOPY LLC

The Care of Trees

canopyarborcare.com

157 Max Loop

Talent, OR 97540

(541) 631-8000



July 17, 2018

City of Ashland
Planning Department
51 Winburn Way
Ashland, OR 97520

RE: Trees at 880 Park Street

I have inspected the site and trees at 880 Park Street per the request of Eric Simpson Landscaping.

Below is a list of the trees, my measurements of them, and considerations for their removal or preservation. They are referenced by the numbering system as designated on the landscaping plan, L3.0.

Tree #1

Green Ash, *Fraxinus pennsylvanica*. 12" DBH. Well within the area of the proposed bioswale. This bioswale will necessitate the excavation to a depth of over 36" inches will within the critical root zone of the tree, most likely compromising its stability and health. Recommend removal.

Tree #2

Green Ash, *Fraxinus pennsylvanica*. 6" DBH. The plan calls for the preservation of this tree.

Tree #3

Modesto Ash, *Fraxinus velutina*. 12.5" DBH. Trunk of the tree and a great deal of the root zone is within the building footprint. Recommend removal.

Tree #4

Green Ash, *Fraxinus pennsylvanica*. 10" DBH. The plan calls for the preservation of this tree.

Tree #5

Green Ash, *Fraxinus pennsylvanica*. 11" DBH. This tree is well within the building footprint. Recommend removal.

Tree #6

Redwood, *Sequoia sempervirens*. 35" DBH. This is a large, healthy tree, but as the project is now designed, well within the building footprint and would need to be removed. I do not see options for preservation of this tree short of a project re-design.

Tree #7

Redwood *Sequoia sempervirens*. Multiple trunks measuring: 11, 8, 10, 12, and 14 inches DBH. The plan calls for the removal of this tree. The tree does not appear to fall within the building footprint. It seems feasible that this tree could be preserved through tree protection measures, but would require adjustment of landscaping plans.

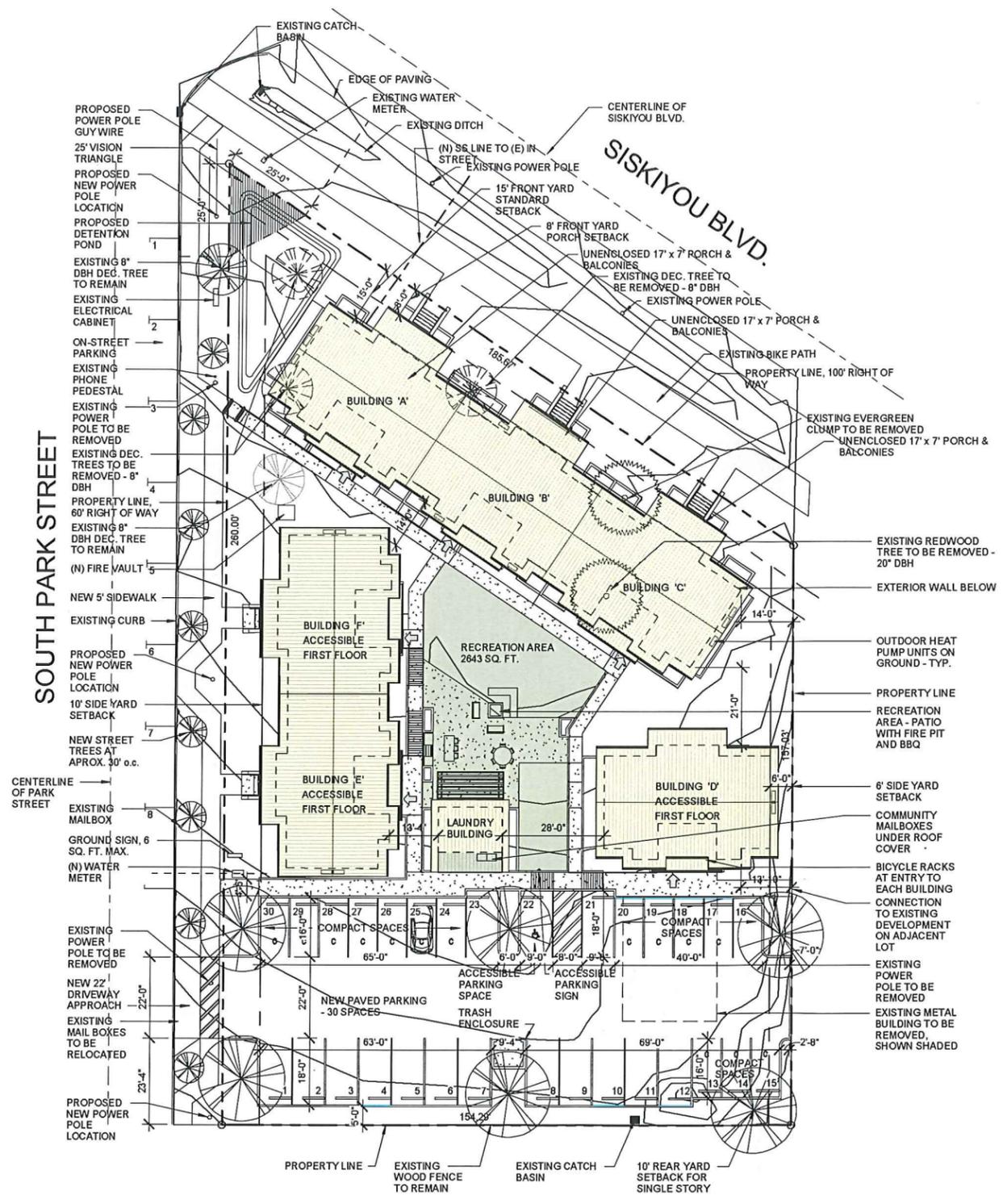
When considering the redwood trees (#6 and #7) for preservation I recommend some due diligence in addressing how these coniferous trees may be treated with the potential adoption of a new City wildfire ordinance. If preserved, they would both be within 30 feet from the building, but I am unclear if this would necessitate their removal, or if they are of a

size large enough that fuels reduction pruning would suffice. If preserved, I recommend that an official more familiar with the new ordinance be consulted.

I have reviewed the tree protection plan articulated in the landscaping plan and find it to be adequate and adhering to industry standards. I would reiterate the need for supplemental watering of any trees preserved, especially during the summer months. I also recommend that the trees on the neighboring property to the South be addressed, especially the large deodar cedar near the southeast corner. The tree protection plan should extend to these trees as well.

Please feel free to get in touch if there are any further questions regarding these findings.

Christopher John
Arborist, Canopy LLC
ISA Certification #WE-9504A
Tree Risk Assessor Qualified (TRAQ)



PROPOSED SITE PLAN 1
 24 X 36: 1" = 20'-0"
 11 X 17: 1" = 40'-0"

VEHICLE PARKING PROVIDED	
PARKING STALL TYPE	COUNT
(ASHLAND ADA) 9' x 18'	1
(ASHLAND COMPACT) 8' x 16'	15
(ASHLAND STANDARD) 9' x 18'	14
TOTAL	30

PER ASHLAND LAND USE ORDINANCE, TABLE 18.4.3.040, MULTI-FAMILY: 3-BEDROOM OR GREATER UNITS REQUIRES 2.00 SPACES PER UNIT.

ZONING INFORMATION

BASE ZONE: MULTI-FAMILY RESIDENTIAL - (R-3)
 OVERLAY ZONES: NONE
 SPECIAL DISTRICTS: NONE
 MAP & TAX LOT: 39 1E 15AD 3402
 ACREAGE: 0.74 ACRES (32,199 SF)

BUILDING INFORMATION

BUILDING AREA/STORIES:	AREA	STORIES	ADA
BUILDING A	3345	3	Y
BUILDING B	3345	3	Y
BUILDING C	3345	3	Y
BUILDING D	2230	2	Y
BUILDING E	2230	2	Y
BUILDING F	2230	2	Y
LAUNDRY BUILDING	221	1	Y

TOTAL BUILDING SQUARE FOOTAGE: 16,946 ZF
 NUMBER OF DWELLING UNITS: 15 FOUR-BEDROOM
 NOTE: ADA ACCESSIBILITY APPLIES TO GROUND FLOOR UNITS ONLY.

SITE INFORMATION

PERCENTAGE OF COVERAGE: BUILDINGS	21%
PARKING	25%
SIDEWALK	15%
PATIO	5%
OPEN AREAS	8.3%
RECREATION AREAS	8.2%
LANDSCAPING	34%
PERCENTAGE OF IMPERVIOUS SURFACE:	66%

UNIT ACCESSIBILITY

ACCESSIBLE UNITS: 6 ACCESSIBLE TYPE B UNITS ARE PROVIDED PER SECTION 1107

LEGEND

- PROPOSED BUILDING
- PROPOSED RECREATION AREA

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ZONING INFORMATION

BASE ZONE: MULTI-FAMILY RESIDENTIAL - (R-3)
OVERLAY ZONES: NONE
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MAP & TAX LOT: 39 1E 15AD 3402
ACERAGE: 0.74 ACRES (32,199 SF)

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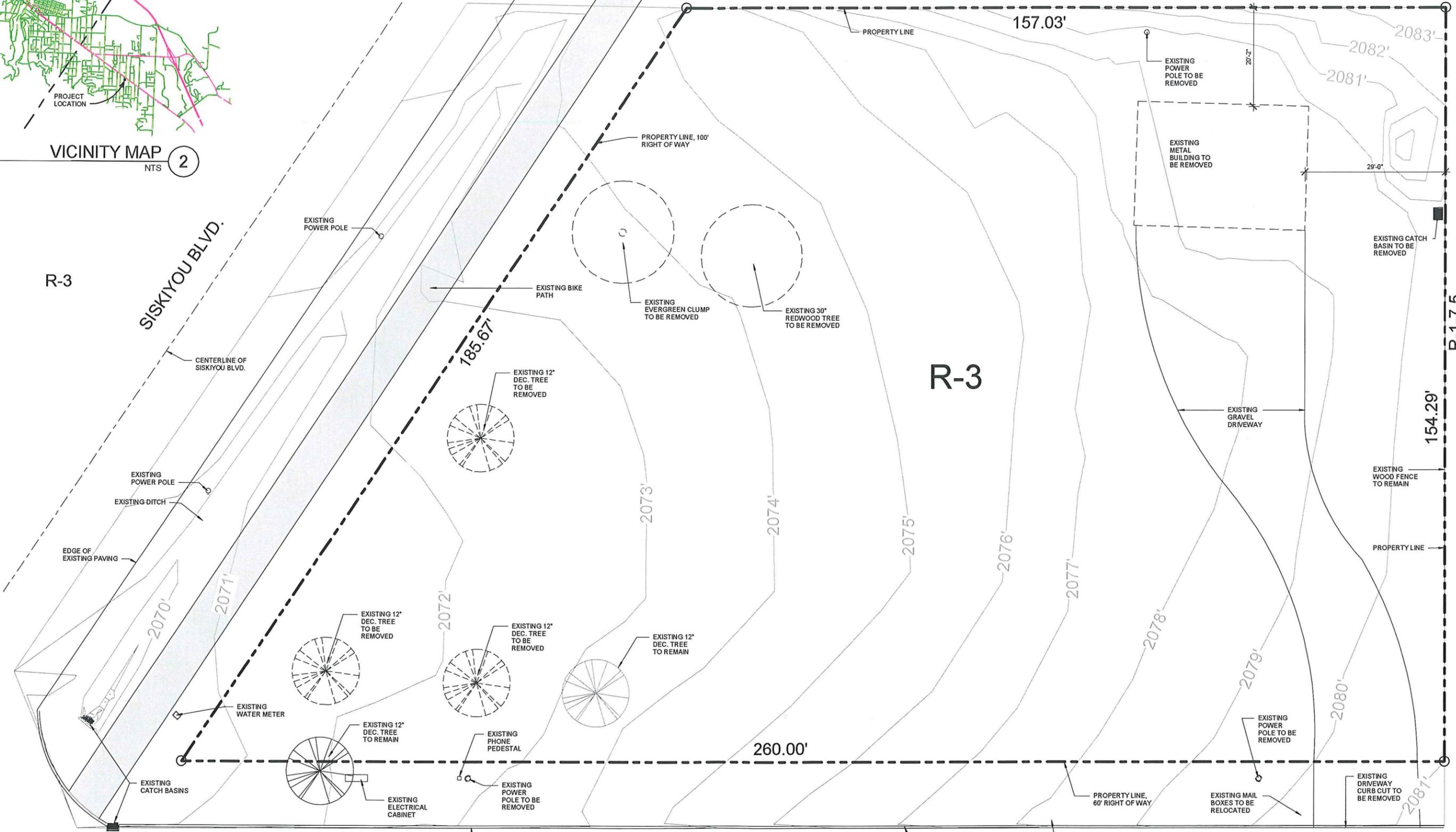


VICINITY MAP
NTS (2)

R-3

R-3

R-17.5



PARK SQUARE - NEW APARTMENTS

SITE REVIEW
8.01.18

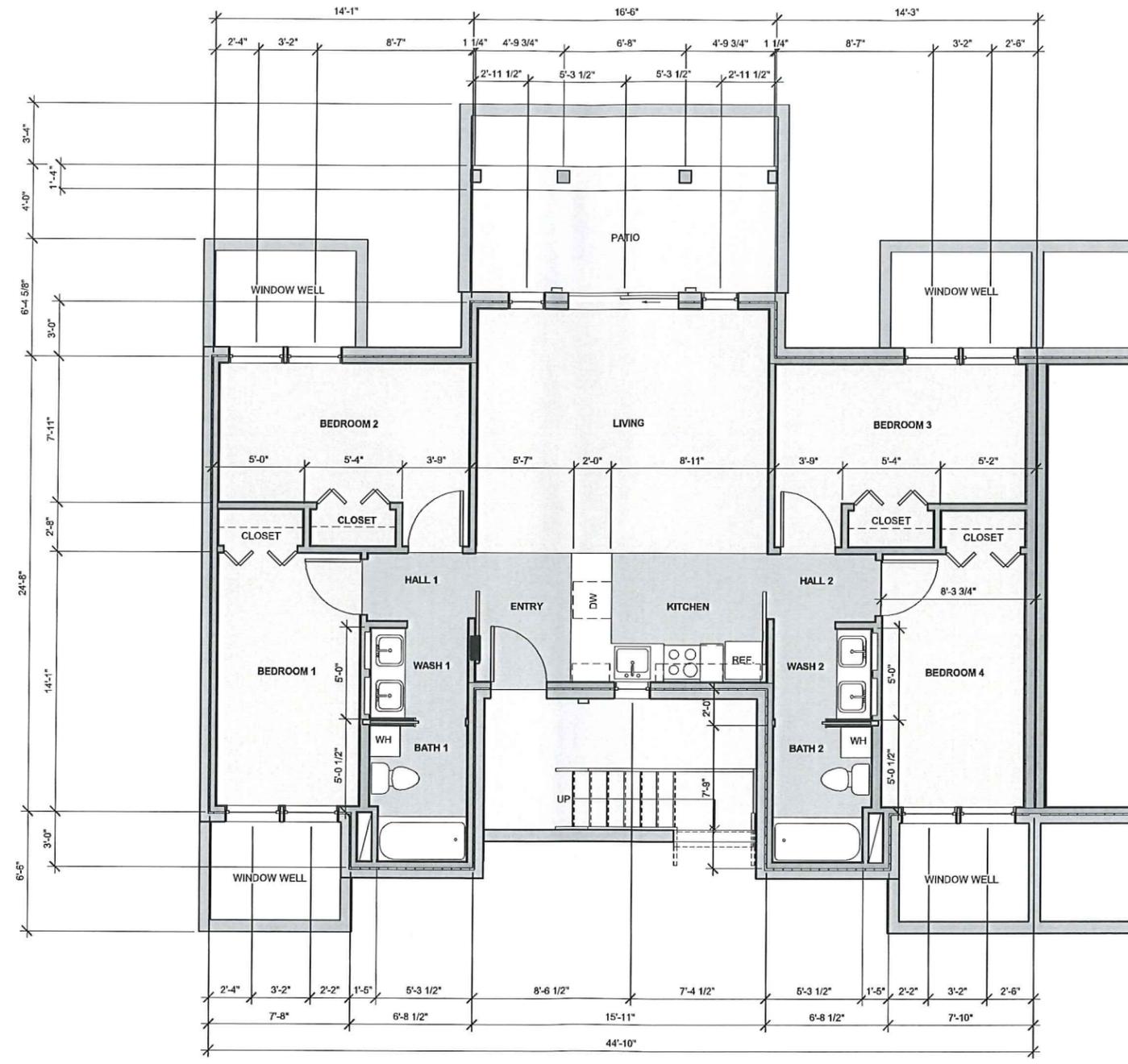
SOUTH PARK STREET



SITE - ANALYSIS MAP (1)

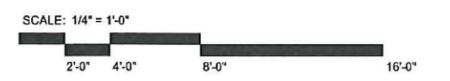


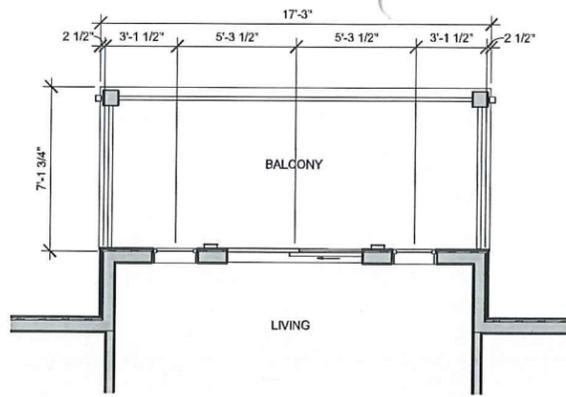
24 X 36: 1" = 10'-0"
11 X 17: 1" = 20'-0"



BELOW GRADE PLAN 1
 24 X 36: 1/4" = 1'-0"
 11 X 17: 1/8" = 1'-0"
 REFERENCE NORTH

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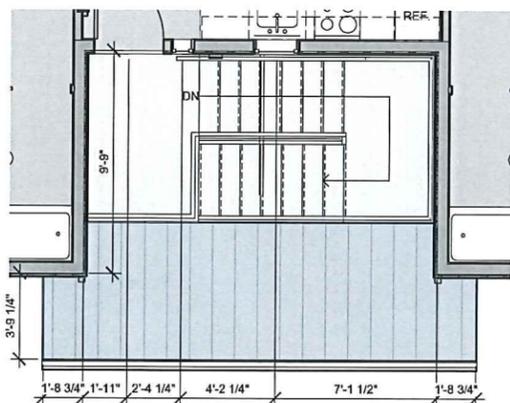




3 STORY BLD'G. REAR BALCONY
AT THIRD STORY

24 X 36: 1/4" = 1'-0"
11 X 17: 1/8" = 1'-0"

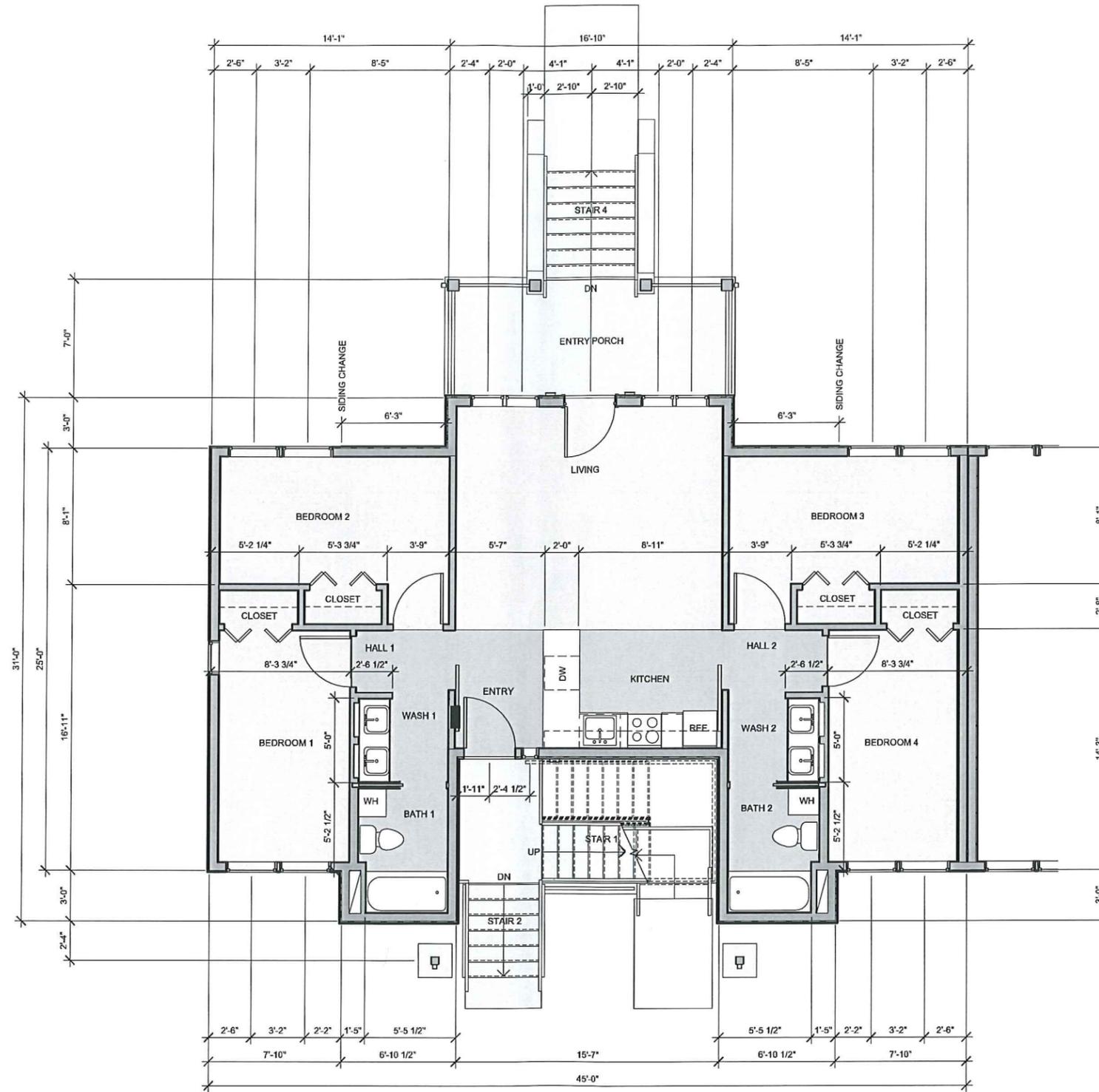
2



3 STORY BLD'G. TOP OF STAIR

24 X 36: 1/4" = 1'-0"
11 X 17: 1/8" = 1'-0"

3



3 STORY BLD'G. - SECOND FLOOR PLAN

THIRD FLOOR PLAN SIM., SEE ENTRY AND BALCONY PLANS AT LEFT

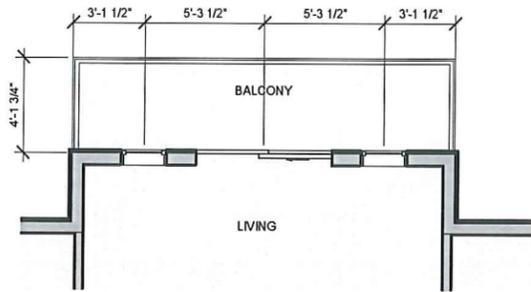
24 X 36: 1/4" = 1'-0"
11 X 17: 1/8" = 1'-0"

1

REFERENCE NORTH



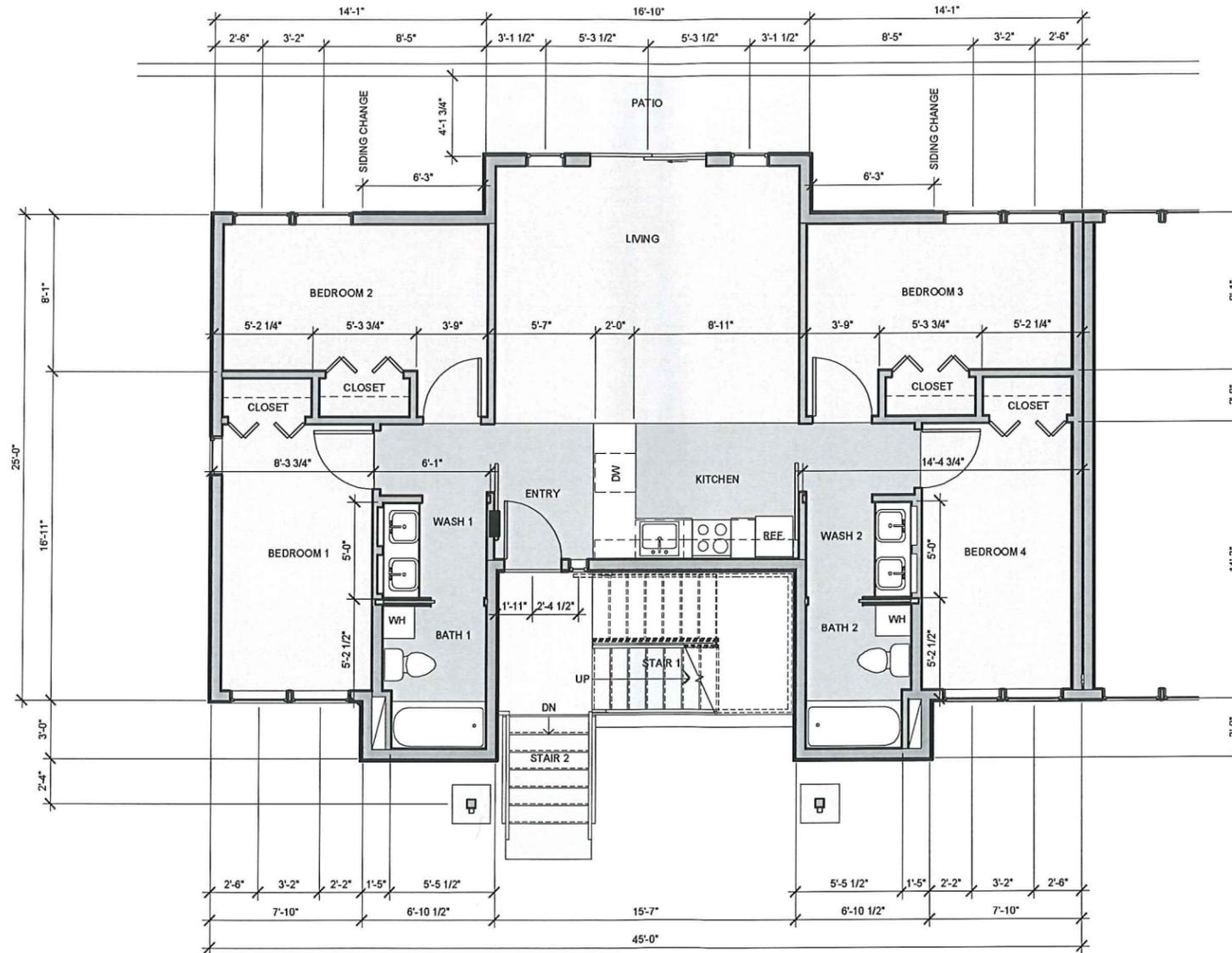
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2 STORY BLD'G. REAR BALCONY
AT SECOND STORY

24 X 36: 1/4" = 1'-0"
11 X 17: 1/8" = 1'-0"

2



2 STORY BLD'G. REAR PATIO
AT FIRST STORY

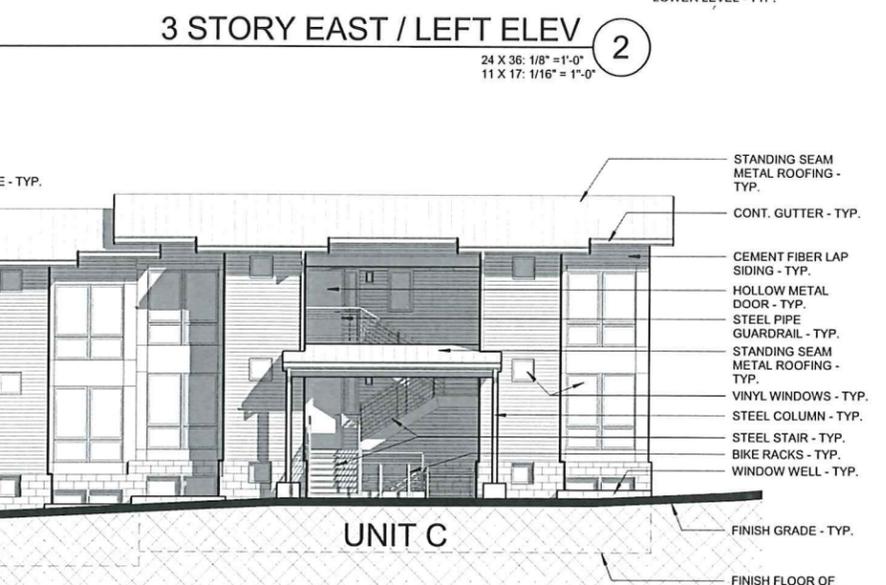
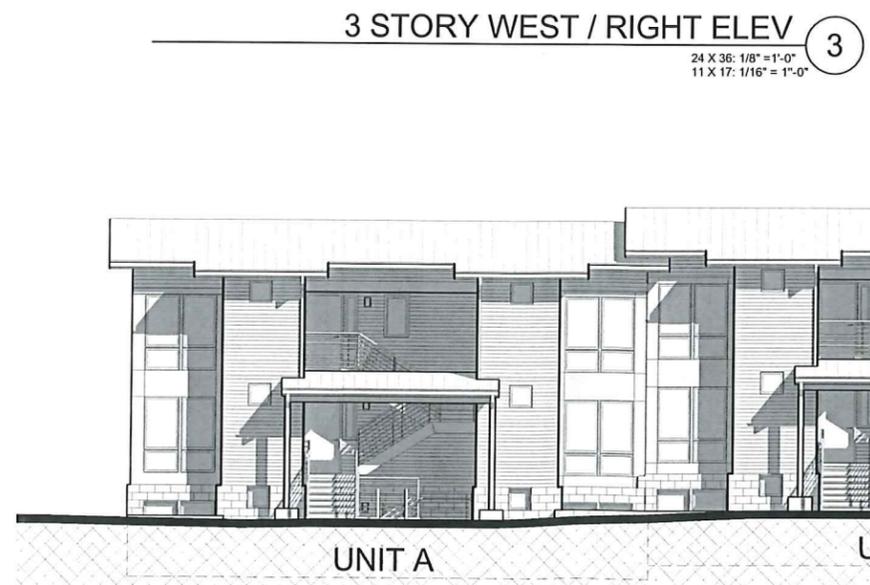
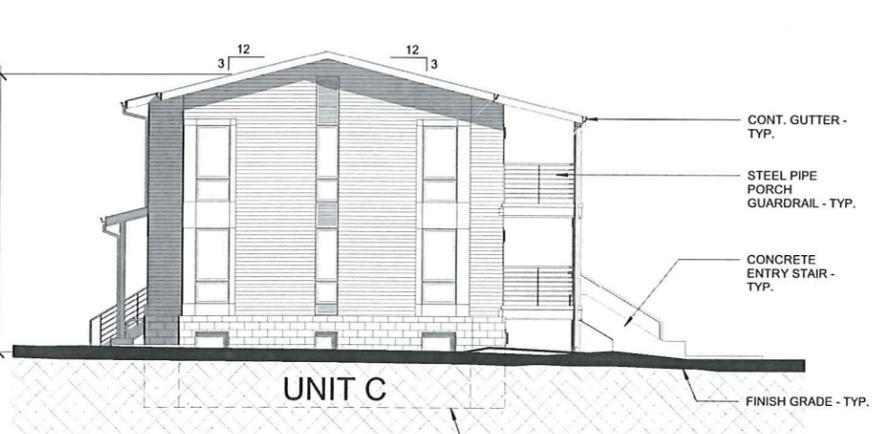
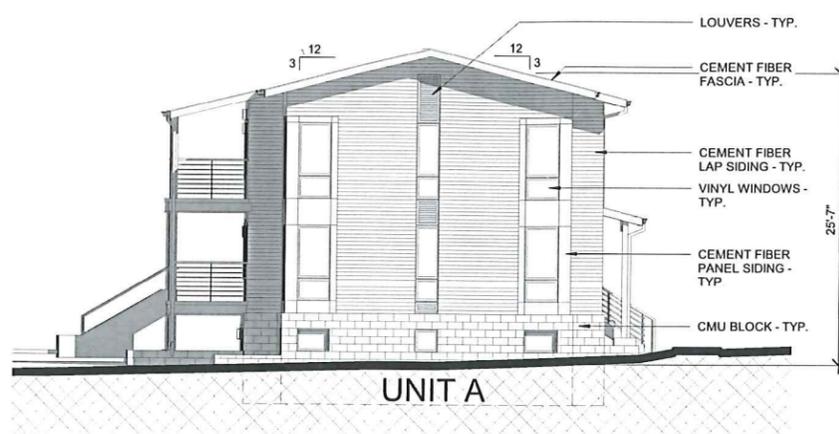
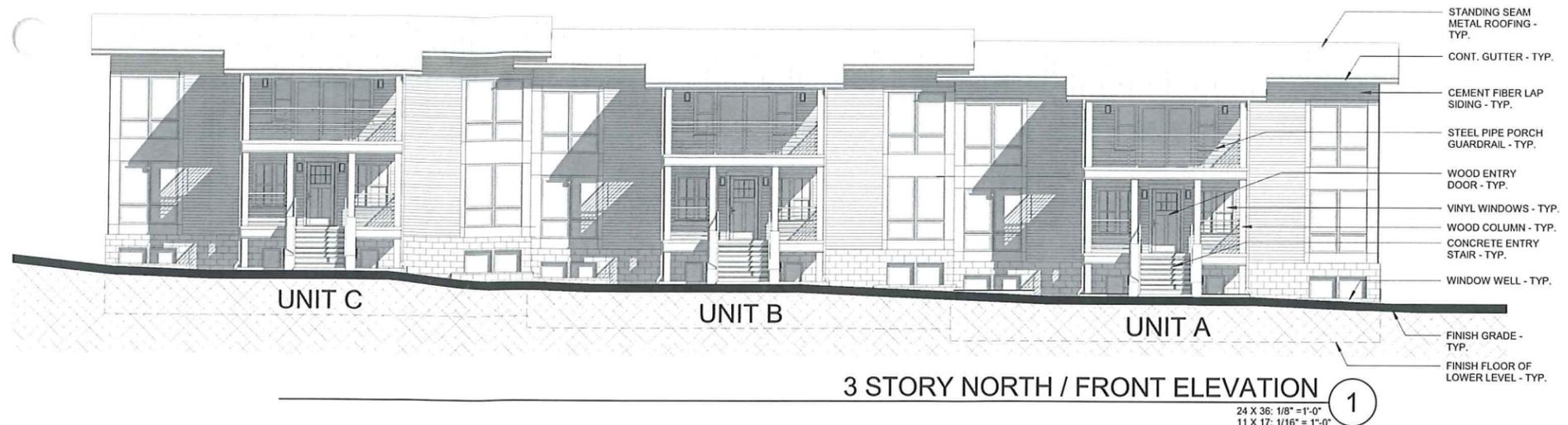
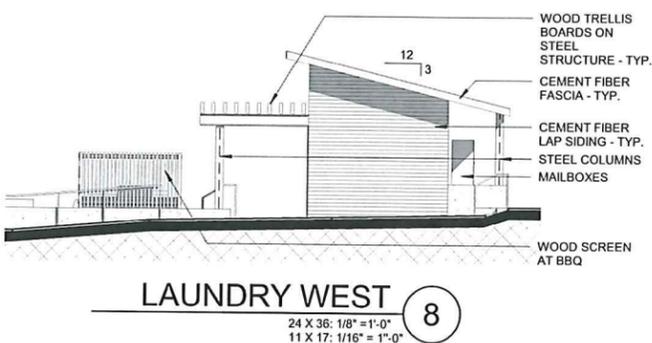
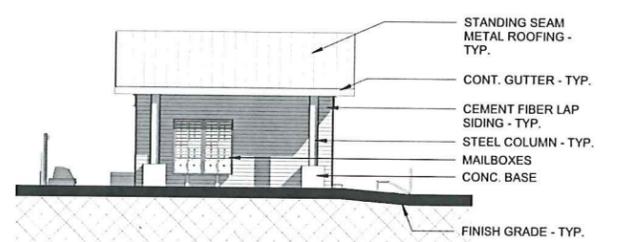
24 X 36: 1/4" = 1'-0"
11 X 17: 1/8" = 1'-0"

1

REFERENCE
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LAUNDRY BUILDING ELEVATIONS
PARK SQUARE - NEW APARTMENTS

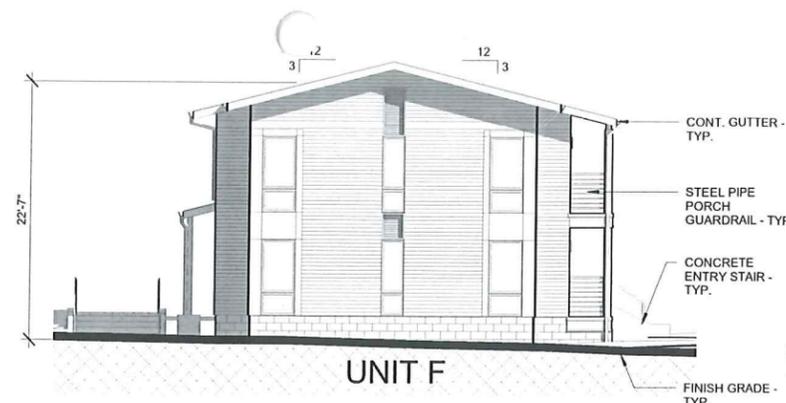
kistler + small + white
 architects

SITE REVIEW
 8.01.18

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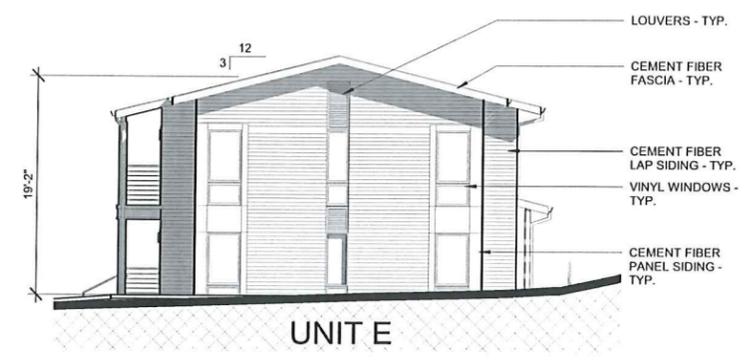
EXTERIOR ELEVATIONS



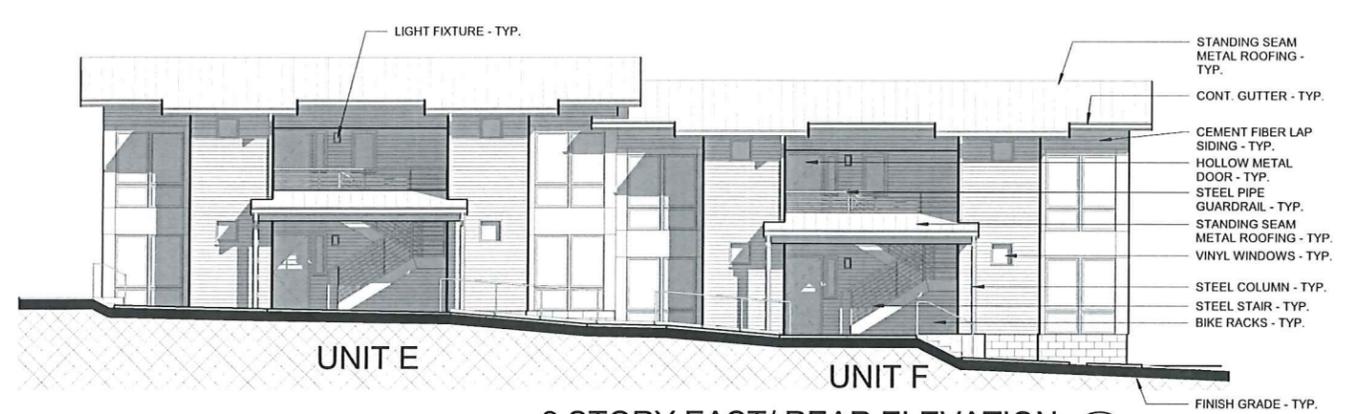
UNIT F
2 STORY NORTH / LEFT ELEVATION ②
24 X 36: 1/8" = 1'-0"
11 X 17: 1/16" = 1'-0"



UNIT F UNIT E
2 STORY WEST / FRONT ELEVATION ①
24 X 36: 1/8" = 1'-0"
11 X 17: 1/16" = 1'-0"

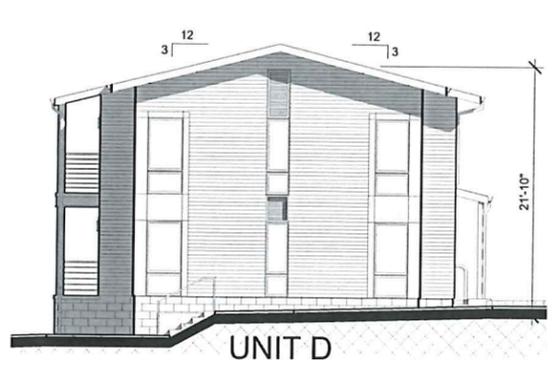


UNIT E
2 STORY SOUTH / RIGHT ELEVATION ④
24 X 36: 1/8" = 1'-0"
11 X 17: 1/16" = 1'-0"

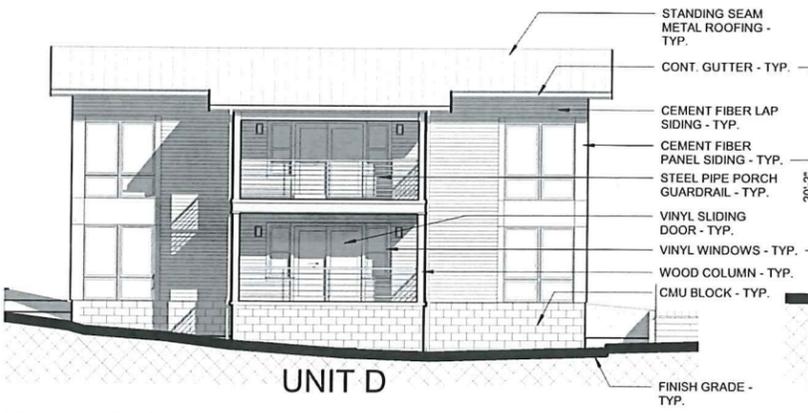


UNIT E UNIT F
2 STORY EAST / REAR ELEVATION ③
24 X 36: 1/8" = 1'-0"
11 X 17: 1/16" = 1'-0"

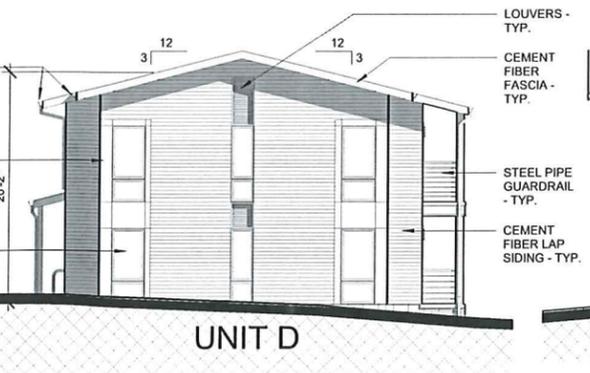
2 STORY DOUBLE BUILDING ELEVATIONS



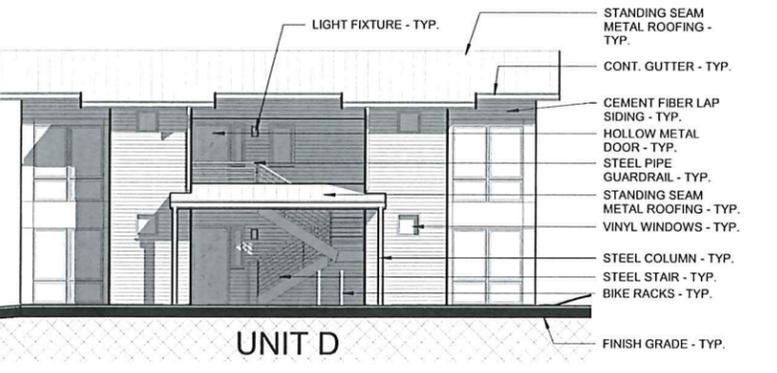
UNIT D
2 STORY WEST / LEFT ELEVATION ⑧
24 X 36: 1/8" = 1'-0"
11 X 17: 1/16" = 1'-0"



UNIT D
2 STORY NORTH / REAR ELEVATION ⑦
24 X 36: 1/8" = 1'-0"
11 X 17: 1/16" = 1'-0"



UNIT D
2 STORY EAST / RIGHT ELEVATION ⑥
24 X 36: 1/8" = 1'-0"
11 X 17: 1/16" = 1'-0"



UNIT D
2 STORY SOUTH / FRONT ELEVATION ⑤
24 X 36: 1/8" = 1'-0"
11 X 17: 1/16" = 1'-0"



2 STORY FRONT ELEVATION ①
11 X 17: 1/8" = 1'-0"



2 STORY REAR ELEVATION ②
11 X 17: 1/8" = 1'-0"

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STORY EXTERIOR ELEVATIONS

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ericsimpsonlandscaping.com
541-973-5497 Lic. #6971

PARK SQUARE - NEW APARTMENTS

TUDOR PROPERTIES LLC
880 PARK STREET, ASHLAND, OREGON 97520

REVISIONS

Landscape Planting Plan

PROJECT NO: 17-004
ISSUE DATE: 08.01.18
SHEET:

L1.0

Notes:

- Bark Mulch - Mulch areas shall be covered with (3) inch minimum covering of 'Beauty Bark' mulch from Ground Control or approved equivalent.
- Open area space and pathways to be covered with 3" of compacted 1/4" minus crushed gravel over 4" of compacted 3/4" minus gravel.
- Use 2-G pre-emergent or approved equal under all top dressing applications including, but not limited to, planting beds, pathways, and open areas.
- All trees, shrubs and ground covers shall require moderate or below water usage based on the City of Ashland's planting water needs.
- All landscaping shall conform to the City of Ashland Code.
- Required Organic Content: Mature Compost shall be added to the soil of landscaping areas at a rate of three (3) cubic yards of compost per 1000 square feet of landscaping area to be planted.
- All landscaping areas, including right of way planter strips adjacent to the site, shall include sufficient shrubs, turf grass and/or other living groundcover to spread over 50% of the landscape area within one (1) year and over 90% of the landscape area within 5 years.
- Commercially-engineered root barriers shall be installed for all new street trees and shall be installed per manufacturer's recommendations and Ashland City Code.
- Syn-lawn as available from Ground Control or equal.
- Stake trees needing extra support only. Do not stake trees with root balls and structures able to support themselves

BIOSWALE PLANTS:

Sambucus racemosa	Red Elderberry	5 gal
Spiraea douglasii	Douglas Spiraea	1 gal
Cornus Kelseyii	Dwf. Redwing Dogwood	1 gal

BIOSWALE GROUNDCOVERS:

Daschampsia cespitosa	Tufted Hair Grass	plugs
Carex obovata	Slough Sedge	plugs

SHRUBS:

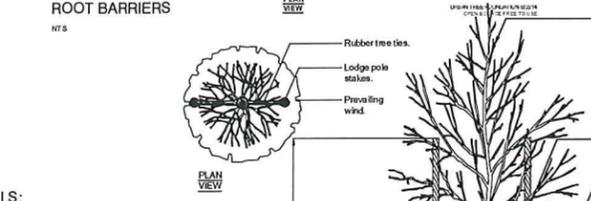
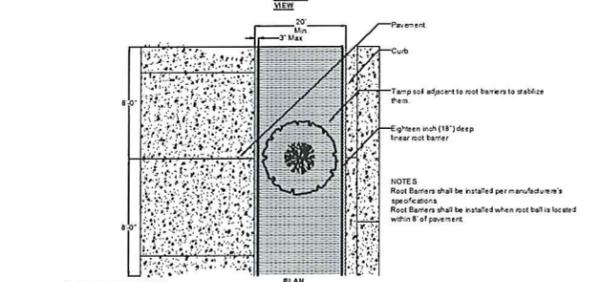
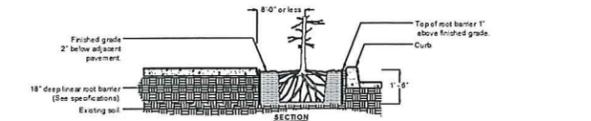
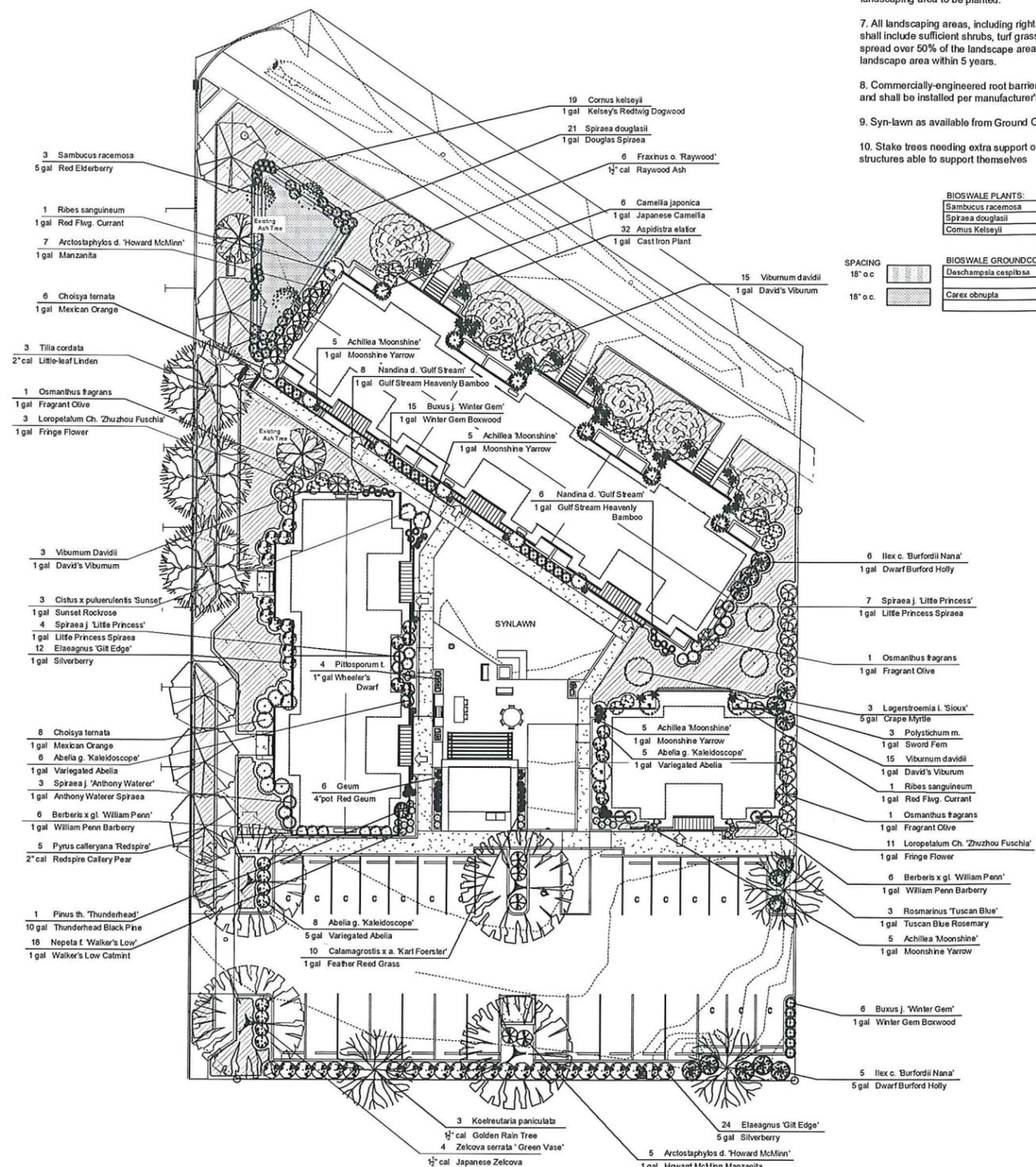
Abelia g. 'Kaleidoscope'	Variegated Abelia	1 gal
Achillea 'Moonshine'	Yellow Yarrow	1 gal
Arctostaphylos d. 'Howard McMinn'	Howard McMinn Manzanita	1 gal
Aspidistra elatior	Cast Iron Plant	1 gal
Berberis x gl. 'William Penn'	William Penn Barberry	1 gal
Buxus x 'Green Mountain'	Green Mountain Boxwood	1 gal
Buxus l. 'Winter Gem'	Winter Gem Boxwood	1 gal
Calamagrostis 'K. Foerster'	Karl Foerster Reed Grass	1 gal
Camellia japonica	Japanese Camellia	1 gal
Cistus x pulcherrimus 'Sunset'	Sunset Rockrose	1 gal
Choisya ternata	Mexican Orange	1 gal
Elaeagnus 'Gilt Edge'	Silver Berry	1 gal
Geum avens	Red Geum	4" pot
Ilex c. 'Burfordii Nana'	Dwarf Burford Holly	1 gal
Ilex c. 'Burfordii Nana'	Dwarf Burford Holly	5 gal
Lagerstroemia l. 'Sioux'	Sioux Crape Myrtle (Tree Form)	5 gal
Loropetalum Ch. 'Zhuzhou Fuschia'	Fringe Flower	1 gal
Nandina d. 'Gulf Stream'	Gulf Stream Heavenly Bamboo	1 gal
Nepeta 'Walker's Low'	Walker's Low Catmint	1 gal
Osmanthus fragrans	Fragrant Olive	1 gal
Phormium l. 'Jack Spratt'	Thunderhead Black Pine	1 gal
Pinus Bt. 'Thunderhead'	Dwarf Mock Orange	10 gal
Polystichum munitum	Sword Fern	1 gal
Ribes sanguineum	Red Flwg. Currant	1 gal
Rosmarinus o. 'Tuscan Blue'	Tuscan Blue Rosemary	1 gal
Spiraea j. 'Anthony Waterer'	Anthony Waterer Spiraea	1 gal
Spiraea j. 'Little Princess'	Little Princess Spiraea	1 gal
Viburnum davidii	David's Viburnum	1 gal
Viburnum l. 'Mariesii'	Doublefile Viburnum	1 gal

GROUNDCOVERS:

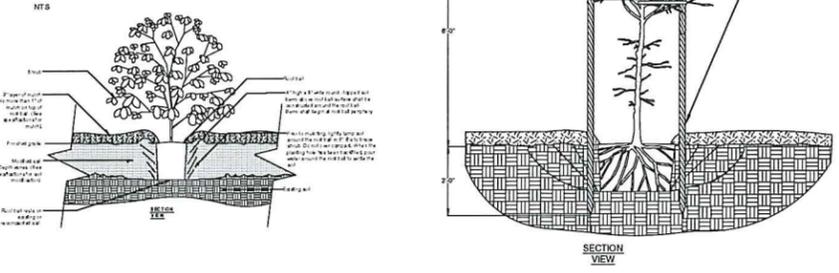
Arctostaphylos uva-ursi 'Massachusetts'	Kinnikinnick	1 gal
Veronica penduncularis 'Georgia Blue'	Georgia Blue Veronica	4" pot

TREES:

Fraxinus o. 'Raywood'	Raywood Ash	1 1/2" cal
Koeleretaria paniculata	Golden Rain Tree	1 1/2" cal
Pyrus c. 'Redspire'	Redspire Flwg. Pear	2" cal
Tilia cordata	Little-leaf Linden	2" cal
Zelkova serrata 'Green Vase'	Japanese Zelkova	1 1/2" cal



PLANTING DETAILS:



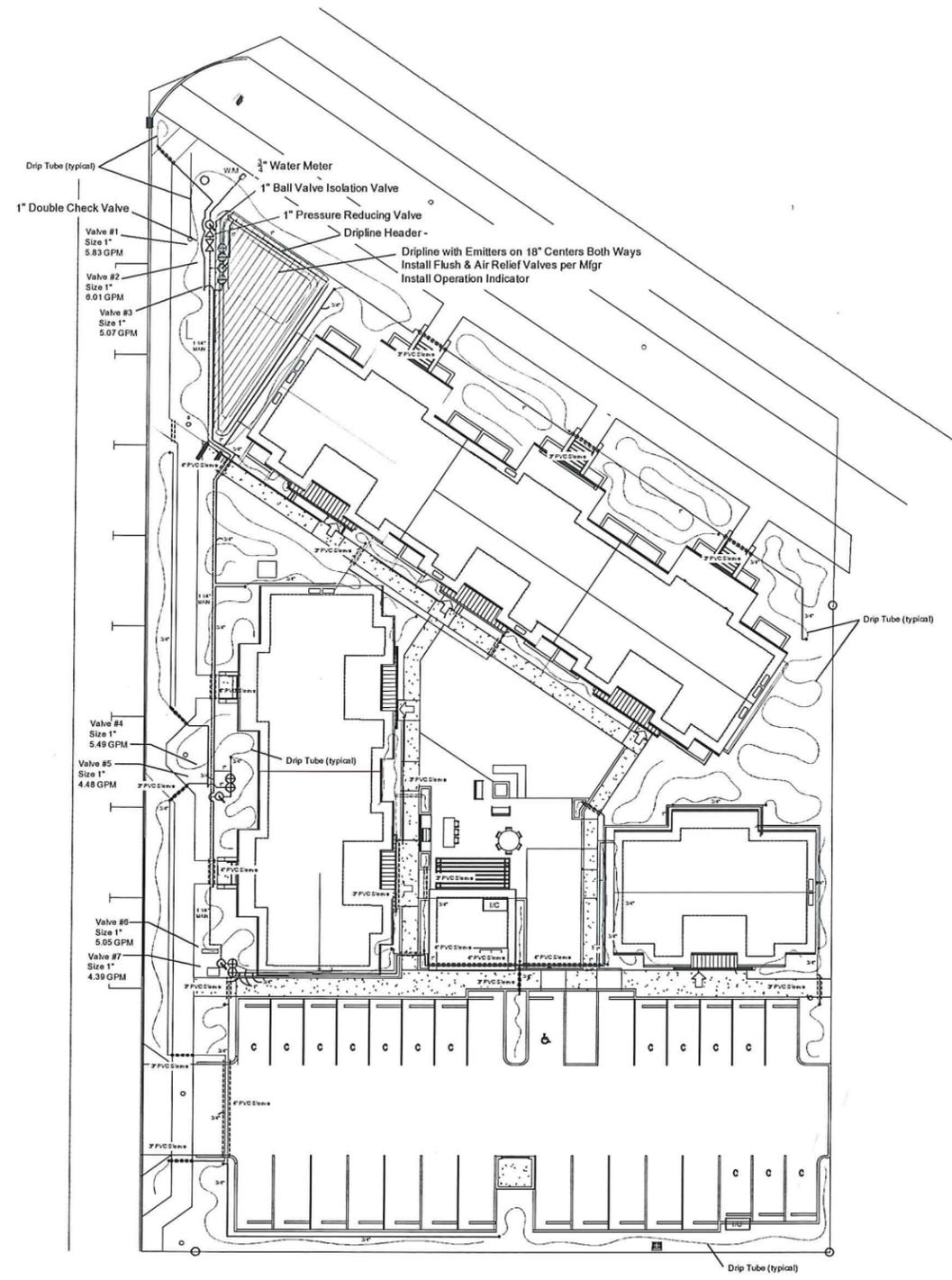
Scale: 1" = 20"



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 City of Ashland

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 THESE DRAWINGS SHALL
 BE USED FOR:
 CONSTRUCTION
 BIDDING
 RECORDATION
 CONVEYANCE
 ISSUANCE OF A PERMIT

Eric Simpson
LANDSCAPING
 ericsimpsonlandscaping.com
 541-973-5497 Lic. #6971



- IC Irrigation Controller Rainbird ESP-SMTe Smart Controller w/ WR-2 Wireless Sensor
- ⊕ 1" Commercial Drip Zone Kit 1" Rainbird XCZ100-PR-BLC
NOTE: Substitution acceptable only if valve has low-flow (2 GPM-) capability
- ⊗ 1" Double Check Valve 1" Wilkins-Zum 350 XL or approved equal
- △ 1" Pressure Reducing Valve Watts LFN45B-EZ or approved equal
- ⊙ 1" Ball Valve Isolation Valve Spears or approved equal
- Line Size Spring-loaded Check Valve at PVC to Drip Connection
- W/M 3/4" Water Meter
- 3" PVC Sleeve
- 3/4" & 1" Lateral Line PVC Class 200
- 1 1/4" Main Line PVC Schedule 40
- ▨ Dripline - 1 GPH Emitters @ 18" o.c.
- .700" Drip Tube Rainbird XT-700 or approved equal
Rainbird XQ 1/2" Distribution Tubing (not shown)
TORO DBK Emitters (not shown)

IRRIGATION NOTES:

1. IRRIGATION SOURCE
City of Ashland 3/4" Water Meter
2. PRESSURE REDUCING VALVE
System requires a 1" pressure-reducing valve
System design pressure: 60 PSI Zones reduced to 40 PSI
3. SLEEVES
All Piping under paving shall be in sleeves
4. COVER
Mainline minimum cover: 12"
Lateral line minimum cover: 8"
Drip line minimum cover: 2" - 6" Staples on maximum 6' centers

DRIP EMITTER SCHEDULE:

1. INITIAL INSTALLATION
4" & one gallon size plants Two 1 GPH Emitter
5 gallon size plants Two 2 GPH Emitters
10 gallon size conifers Four 2 GPH Emitters
Trees Eight 2 GPH Emitters
2. THREE YEARS
Groundcover Add One 1 GPH Emitter
Shrubs Add Two 1 GPH Emitters
Trees Add Three 2 GPH Emitters
3. SIX YEARS
Groundcover Add Two 1 GPH Emitter
Shrubs Add Three 1 GPH Emitters
Trees Add Three 2 GPH Emitters
4. TREES - NINE YEARS & BEYOND
Add emitters as needed, calculated at 10 gallons of water per week per each one-inch of tree caliper (DBH)

DRIP TUBING:

1. Do not exceed 220 GPH on any single run of .700 Drip Tube
2. Do not exceed 400' length on any single run of .700 Drip Tube
3. Do not exceed 30 GPH on any single run or connection of 1/2" Drip Tube
4. Do not exceed 30' length on any single run of 3/4" Drip Tube

PVC PIPE (sizing to allow for future expansion):

1. Do not exceed 5 GPM on any single run of 3/4" PVC Pipe
2. Do not exceed 8 GPM on any single run of 1" PVC Pipe
3. Equipment, Valves and Piping are oversized for future expansion as plants mature.

PARK SQUARE - NEW APARTMENTS

TUDOR PROPERTIES LLC
 880 PARK STREET, ASHLAND, OREGON 97520

REVISIONS

Irrigation Plan

PROJECT NO: 17-004
 ISSUE DATE: 08.01.18
 SHEET:

Scale: 1" = 20"



L2.0

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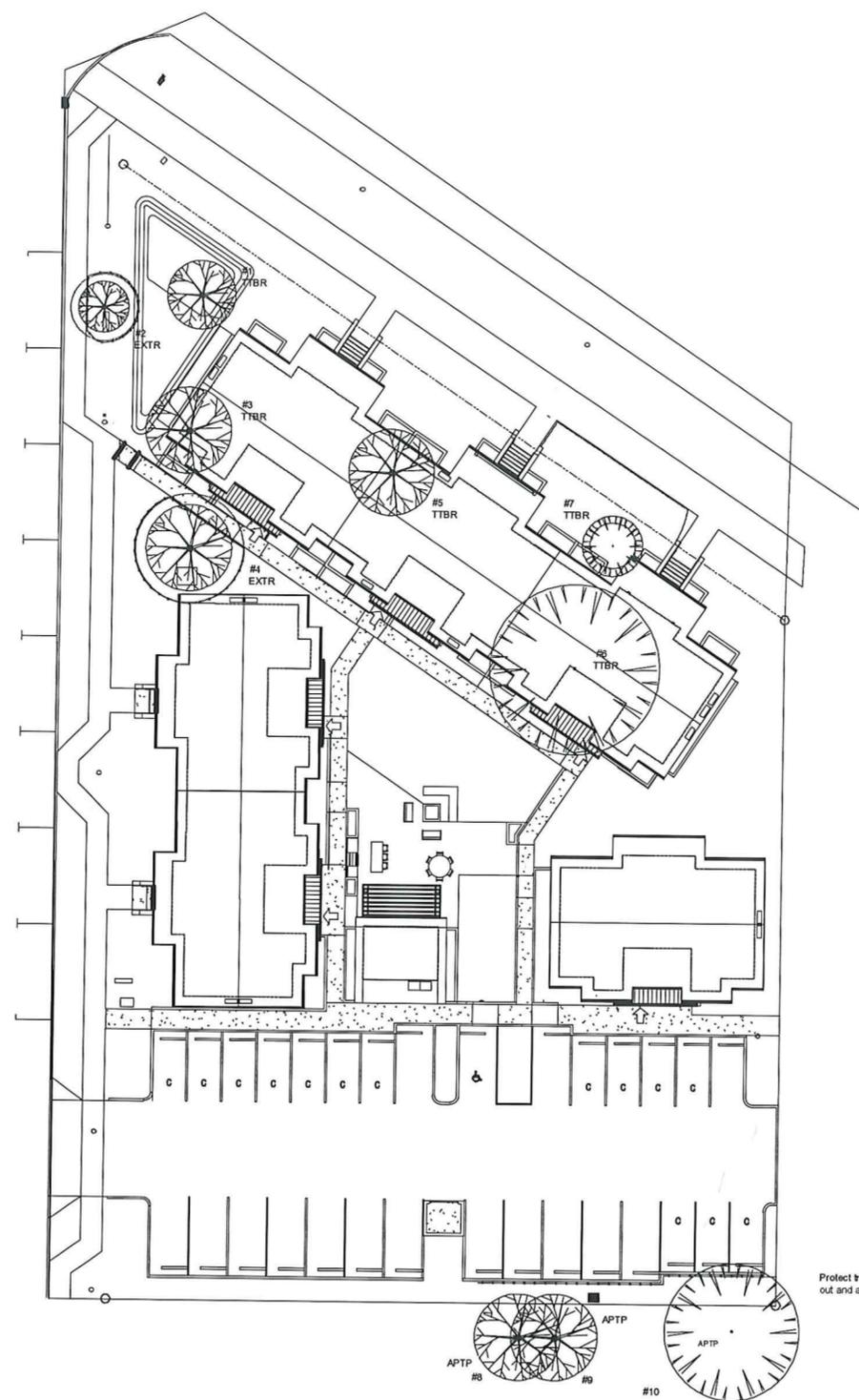
City of Ashland

FOR PERMIT

THESE DRAWINGS SHALL BE USED FOR: CONSTRUCTION BIDDING RECORDATION CONVEYANCE ISSUANCE OF A PERMIT

Eric Simpson LANDSCAPING

ericsimpsonlandscaping.com 541-973-5497 Lic. #6971

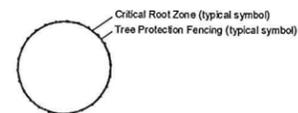


Tree Protection Notes:

Trees noted with 'EXTR' = existing onsite trees to remain and receive 'Tree Protection' as noted
Trees noted with 'TTBR' = existing onsite trees to be removed before or during construction.
Trees noted with 'APTP' = existing offsite tree on adjacent property to be protected.

- 1. Tree Protection shall be in place before ANY construction is commenced.
2. Tree Protection shall be chain link fencing, a minimum of six feet tall with steel posts placed no farther than ten feet apart, shall be installed at the edge of the tree protection zone or dripline, whichever is greater, and at the boundary of any open space tracts, riparian areas, or conservation easements that abut the parcel being developed.
3. Approved signs shall be attached to the chain link fencing stating that inside the fencing is a tree protection zone, not to be disturbed unless prior approval has been obtained from the Staff Advisor for the project.
4. The actual location or tree protection for this project is as noted on these plans.
5. The fencing shall be flush with the initial undisturbed grade.
6. Fencing shall be enclosed to prevent any unauthorized access for the full duration of construction.
7. No construction activity shall occur within the tree protection zone, including, but not limited to vehicles, except under the direct supervision of the Staff Advisor.
8. The Tree Protection Zone shall remain free of chemically injurious materials and liquids such as paints, thinners, cleaning solutions, petroleum products, concrete or dry wall excess, and construction debris or run-off.
9. No excavation, trenching, grading, root pruning, or other activity shall occur within the Tree Protection Zone unless approved by the Staff Advisor.
10. Any work necessary within the dripline is subject to prior approval and direction of the Staff Advisor.
11. Trees being protected will be watered regularly via a temporary watering system until surrounding landscape and irrigation is complete.
12. Tree(s) to be removed that are within the dripline of any trees to main shall be removed only by certified and competent workmen.
13. Any damage to Protected Trees shall be reported to the Staff Advisor within 24 hours of observation.
14. Except as otherwise determined by the Staff Advisor, all required Tree Protection measures set forth in this section shall be instituted prior to any development activities, including, but not limited to clearing, grading, excavation, or demolition work, and shall be removed only after completion of all construction activity, including landscaping and irrigation installation.

Table with 6 columns: TREE #, DBH (CALIPER INCHES), TREE SPECIES, TREE PROTECTION ZONE, CONDITION, NOTES. It lists trees #1 through #10 with their respective species and protection details.



There are three (3) trees on the neighboring property at the S.E. of the project that will need Tree Protection. Specifically, there is one, 28 inch caliper Deodar Cedar, (Cedrus Deodara), one, 32 inch caliper multi-trunk European White Birch, (Betula Pendula) and one, 23 inch caliper multi-trunk Thundercloud Flowering Plum, (Prunus Cerasifera Thundercloud).

Tree number six (6) was initially outside the boundary of the newly proposed building and was originally slated to be saved and protected. The need for an onsite bio retention swale made it necessary (the swale was placed in the only area that satisfied all requirements) to move the proposed building further East resulting in Tree # 6 being within the building footprint, thus requiring removal. There was no option to develop the site in such a way as to save Tree #6.

Protect trees with approved chain link tree protection fencing, installed under (minimum) or farther out and away from the tree's drip line.

PARK SQUARE - NEW APARTMENTS

TUDOR PROPERTIES LLC 880 PARK STREET, ASHLAND, OREGON 97520

REVISIONS

Tree Protection Plan

PROJECT NO.: 17-004 ISSUE DATE: 08.01.18 SHEET:

Scale: 1" = 20' 0' 20' 40'



L3.0

Topographic Survey

Located at:
T39S, R1E, S15ad, Tax Lot 3402
City of Ashland, OR

Legend

---T---	Underground Tele-Comm Utility Locate Marks
---W---	Underground Gas Utility Locate Marks
---E---	Underground Water Utility Locate Marks
---SD---	Underground Electrical Utility Locate Marks
---SS---	Underground Storm Drain Utility Locate Marks
---	Underground Sanitary Sewer Utility Locate Marks
---	Property Line
---	Easement Line
---	Right of Way Center Line
---95.0---	Major Contour
---94.5---	Minor Contour
•91.48	Spot Elevations
○	Survey Monument

Narrative:

The purpose of this survey is to prepare a three dimensional base map for a proposed apartment improvements project. The basis of bearing per filed survey 6301. Elevations based upon NAVD83, via RTK GPS and adjusted -3.54 feet to NAVD29.

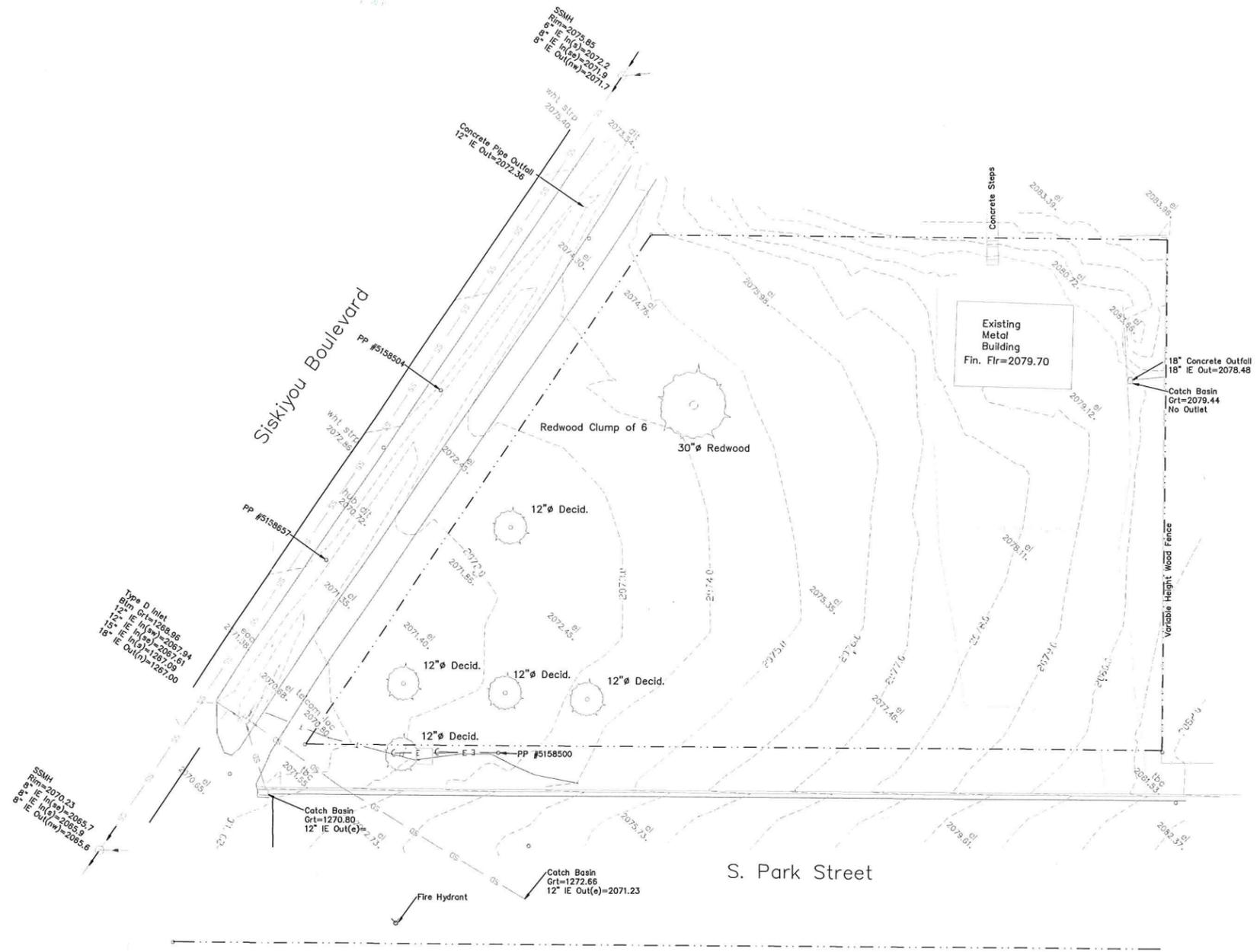
One Call Utility Locate Ticket Number 18017316.
Contour Interval is 1 foot.

Field work was completed on January 23, 2018.

COPY

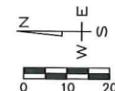
Survey For:
Outlier Construction, Inc.
2594 E. Barnett Road
Medford, OR 97504

Survey By:
John R. Pariani, PLS
Pariani Land Surveying
P.O. Box 551
Shady Cove, OR 97539



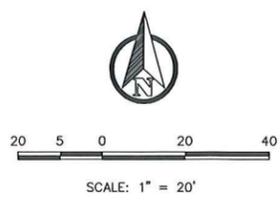
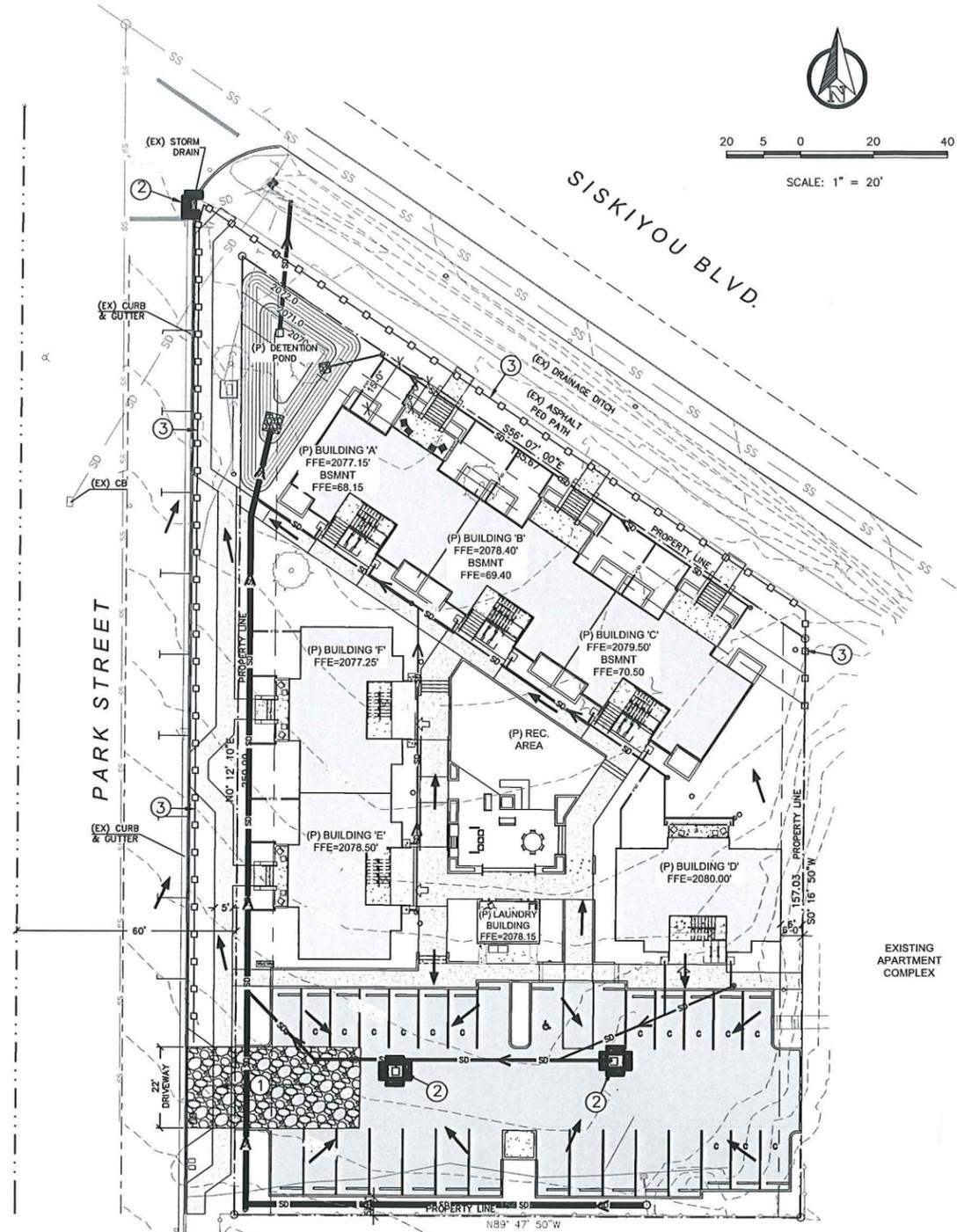
Owner
39S-R1E-S15ad-TL3402

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LAND SURVEYOR
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OREGON
JUL 13, 1993
JOHN R. PARIANI
#51382
Renews: December 31, 2018

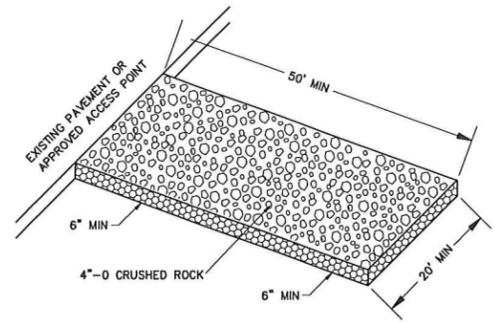
Existing Conditions Topographic Map
Pariani Land Surveying
P.O. Box 551
Shady Cove, OR 97539
541-890-1131
Date: Jan. 26, 2018
Scale: 1" = 20'
Job No.: 2018-383
Sheet: 1 of 1



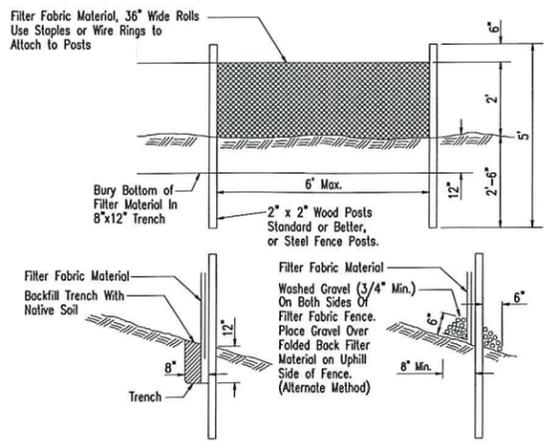
EROSION AND SEDIMENT CONTROL NOTES

- EROSION CONTROL:**
 - SLOPE AREAS ARE PERMANENTLY STABILIZED.
 - ALL EXPOSED AND UNWORKED SOILS SHALL BE STABILIZED BY TEMPORARY SEEDING.
 - IN AREAS SUBJECT TO SURFACE AND AIR MOVEMENT OF DUST, WHERE ON-SITE OR OFF-SITE DAMAGE IS LIKELY TO OCCUR, ONE OR MORE OF THE FOLLOWING PREVENTATIVE MEASURES SHALL BE TAKEN FOR DUST CONTROL:
 - MINIMIZE THE PERIOD OF SOIL EXPOSURE THROUGH THE USE OF TEMPORARY GROUND COVER AND OTHER TEMPORARY STABILIZATION PRACTICES, SUCH AS MULCH, GROWING VEGETATION, OR CLEAR PLASTIC IN AN EMERGENCY SITUATION.
 - SPRINKLE THE SITE WITH WATER UNTIL THE SURFACE IS WET. REPEAT AS NEEDED FOR DUST CONTROL.
 - SPRAY EXPOSED SOIL WITH DUST PALLIATIVE. NOTE THAT USED OIL IS PROHIBITED FOR USE AS A PALLIATIVE.
 - AN AREA SHALL BE PROVIDED FOR THE WASHING OUT OF CONCRETE TRUCKS IN A LOCATION THAT DOES NOT PROVIDE RUN-OFF THAT CAN ENTER THE STORM WATER SYSTEM. IF THE CONCRETE WASH-OUT AREA CAN NOT BE CONSTRUCTED GREATER THAN 50' FROM ANY DISCHARGE POINT, SECONDARY MEASURES SUCH AS BERMS OR TEMPORARY SETTLING PITS MAY BE REQUIRED. THE WASH-OUT SHALL BE LOCATED WITHIN SIX FEET OF TRUCK ACCESS AND BE CLEANED WHEN IT REACHES 50% OF THE CAPACITY.
 - AVOID PAVING IN WET WEATHER WHEN PAVING CHEMICALS CAN RUN-OFF INTO THE STORM WATER SYSTEM.
 - USE BMPs SUCH AS CHECK-DAMS, BERMS, AND INLET PROTECTION TO PREVENT RUN-OFF FROM REACHING DISCHARGE POINTS.
 - COVER CATCH BASINS, MANHOLES, AND OTHER DISCHARGE POINTS WHEN APPLYING SEAL COAT, TACK COAT, ETC. TO PREVENT INTRODUCING THESE MATERIALS TO THE STORM WATER SYSTEM.
- PROTECTION:**
 - INSTALL SILT FENCE (PER DETAIL 1 ON THIS SHEET) PRIOR TO EARTHWORK ACTIVITIES AS SHOWN ON THIS PLAN TO PREVENT SILT INTRUSION UPON ADJACENT LAND.
 - INSTALL INLET PROTECTION AT ALL NEW INLETS PER DETAIL 2 ON THIS SHEET.
- MAINTENANCE OF EROSION CONTROL MEASURES:**
 - THE CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT FROM STORM DRAINS PRIOR TO ACCEPTANCE BY THE OWNER.
 - INSPECTION OF EROSION CONTROL MEASURES SHALL BE MADE AFTER EACH RAINFALL EVENT THAT PRODUCES RUNOFF AND AT LEAST ONE TIME PER MONTH.
 - ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER SITE STABILIZATION IS ACHIEVED OR AFTER TEMPORARY EROSION CONTROL IS NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE REMOVED OR STABILIZED ON SITE. DISTURBED SOIL AREAS RESULTING FROM REMOVAL SHALL BE PERMANENTLY STABILIZED.
- SEED USED FOR TEMPORARY OR PERMANENT SEEDING SHALL BE COMPOSED OF ONE OF THE FOLLOWING MIXTURES, UNLESS OTHERWISE AUTHORIZED:**
 - STANDARD GRASS MIX (MINIMUM 3 LB./1000 SF OR 80 LB./AC.)
 - PERENNIAL RYEGRASS (40% BY WEIGHT)
 - CHEWINGS FESCUE (25% BY WEIGHT)
 - CREeping RED FESCUE (25% BY WEIGHT)
 - COLONIAL BENTGRASS (5% BY WEIGHT)
 - DUTCH WHITE CLOVER (5% BY WEIGHT)
 - LATE SEASON GRASS MIX (MINIMUM 7 LB./1000 SF OR 300 LB./AC.)
 - ANNUAL RYEGRASS (40% BY WEIGHT)
 - CHEWINGS FESCUE (30% BY WEIGHT)
 - CREeping RED FESCUE (30% BY WEIGHT)
- CONTRACTOR SHALL PROVIDE IRRIGATION FOR ALL SEEDED AREAS UNTIL THE GRASS IS ESTABLISHED AND UNIFORM AND PROVIDES 70% OR MORE COVERAGE OF THE SEEDED AREA.

TOTAL SITE AREA = 0.74 ACRES
TOTAL DISTURBED AREA = 0.74 ACRES



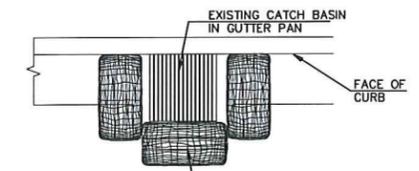
1 TEMPORARY CONSTRUCTION ENTRANCE DETAIL
SCALE: NONE



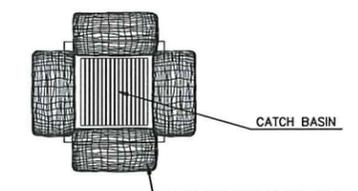
2 SILT FENCE DETAIL
SCALE: NONE

EROSION CONTROL NOTES

- INSTALL CRUSHED ROCK CONSTRUCTION ENTRANCE PER DETAIL 1, SHEET THIS SHEET.
- INSTALL INLET PROTECTION (TYPE 4) BIOFILTER BAGS PER DETAIL 3, THIS SHEET.
- INSTALL SEDIMENT FENCE PER DETAIL 2, THIS SHEET.



PLACE ONE ROW OF BIO-BAG AROUND PERIMETER OF CATCH BASIN. TIGHTLY ABUT BIOBAGS AGAINST EACH OTHER.



PLACE ONE ROW OF BIO-BAG AROUND PERIMETER OF AREA DRAIN. TIGHTLY ABUT BIOBAGS AGAINST EACH OTHER.

- NOTES:
- INSTALL INLET PROTECTION ON EXISTING INLET PRIOR TO COMMENCING CONSTRUCTION. INSTALL ON NEW INLETS AS CONSTRUCTED.
 - REMOVE ACCUMULATED SEDIMENT FROM BEHIND BIO-BAG TO ENSURE EFFICIENT SEDIMENT REMOVAL.
 - REPLACE BIO-BAGS WHENEVER THEY BECOME PLUGGED WITH SEDIMENT OR DAMAGED.

3 TEMPORARY INLET PROTECTION
SCALE: NONE

DRY SEASON CONSTRUCTION
CONTRACTOR TO PLANT, FERTILIZE & MULCH DISTURBED AREAS (OUTSIDE PAVING AREAS) PRIOR TO WET SEASON. WATERING SHALL BE PROVIDED AS REQUIRED TO ESTABLISH GROUND COVER. COORDINATE PERMANENT VEGETATION WITH LANDSCAPE PLAN. PAVED AREAS SHALL BE ROCKED AS SOON AS GRADING IS COMPLETE TO PREVENT EROSION.

WET SEASON CONSTRUCTION
CONTRACTOR TO PLANT, FERTILIZE & MULCH DISTURBED AREAS (OUTSIDE PAVING AREAS) AFTER GRADING OR THERE AFTER TO PREVENT EROSION DURING WET WEATHER. COORDINATE PERMANENT VEGETATION WITH LANDSCAPE PLAN. PAVED AREAS SHALL BE ROCKED AS SOON AS GRADING IS COMPLETE TO PREVENT EROSION.

EROSION CONTROL LEGEND	
③	EROSION CONTROL CONSTRUCTION NOTE AND DETAIL REFERENCE
—○—○—	PROPOSED SEDIMENT FENCE
—>—>—	STORM PIPES AND DIRECTION OF FLOW
←	SURFACE FLOW DIRECTION
■	BIO FILTER BAG

CALL BEFORE YOU DIG
1-800-332-2344
48 HOURS BEFORE BEGINNING EXCAVATION
OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 552-901-0010 THROUGH OAR 552-901-0050. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER AT 503-232-1987.

CONTRACTOR SHALL BE ADVISED THAT THIS PLAN IS FOR EROSION CONTROL PURPOSES ONLY.

PRELIMINARY

THESE DRAWINGS SHALL NOT BE USED FOR: CONSTRUCTION BIDDING RECORDATION CONVEYANCE ISSUANCE OF A PERMIT

90% CD



MAJ Project Number: 18-1024
P: 541-772-7115
F: 541-779-4079
1120 East Jackson
PO Box 490
Medford, OR, 97501

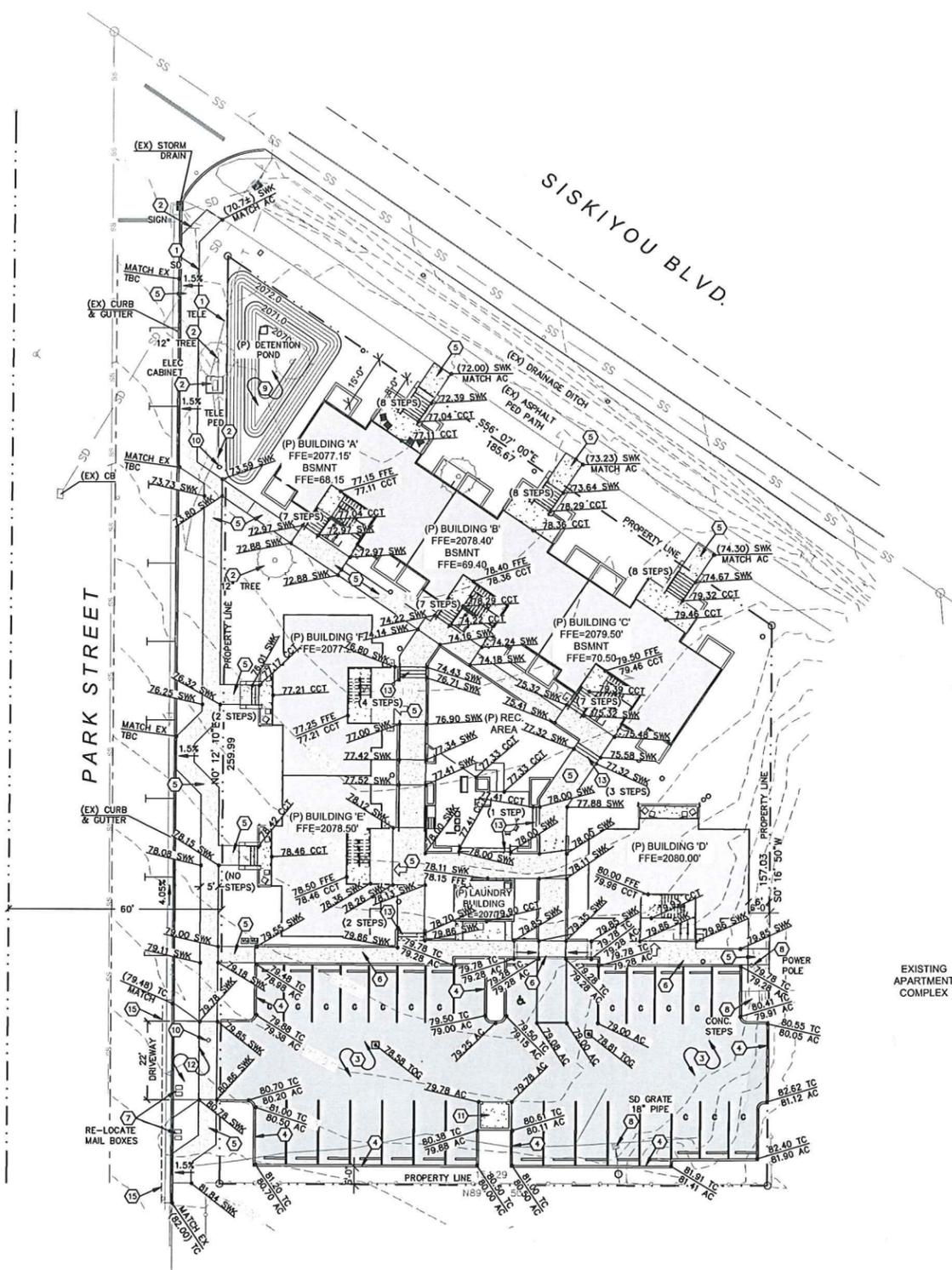
PARK SQUARE NEW APARTMENTS
OWNER: TUDOR PROPERTIES LLC
880 PARK STREET, ASHLAND, OREGON 97520

REVISIONS

EROSION CONTROL PLAN

PROJECT: 10-000
ISSUE DATE: 06-28-18
SHEET:

EC1



20 5 0 20 40
SCALE: 1" = 20'

CONSTRUCTION NOTES:

- 1 *CAUTION* BURIED UTILITIES THIS AREA.
- 2 PROTECT ITEM IN PLACE, AS NOTED.
- 3 CONSTRUCT ASPHALT PAVEMENT SECTION PER DETAIL 4, SHEET C3.
- 4 CONSTRUCT STANDARD 12" CONCRETE VERTICAL CURB. PER DETAIL 7, SHEET C3.
- 5 CONSTRUCT STANDARD CONCRETE SIDEWALK SECTION. PER DETAIL 6, SHEET C3.
- 6 CONSTRUCT MONOLITHIC CONCRETE CURB AND SIDEWALK. PER DETAIL 3, SHEET C3.
- 7 RELOCATE EXISTING AS NOTED, OUTSIDE PROJECT AREA.
- 8 DEMO & REMOVE EXISTING ITEM, AS NOTED.
- 9 CONSTRUCT STORMWATER DETENTION POND, 3:1 MAX SIDE SLOPE.
- 10 RELOCATE POWER POLE & GUY ANCHOR. COORDINATE WITH PACIFIC POWER.
- 11 CONSTRUCT TRASH ENCLOSURE. SEE ARCHITECTURAL PLAN FOR DETAILS.
- 12 CONSTRUCT CONCRETE DRIVEWAY APRON. PER PWE DETAIL CD740, SHEET C3.
- 13 CONSTRUCT CONCRETE STAIRS. PER DETAIL 8, SHEET C3.
- 14 CONSTRUCT STANDARD CONCRETE CURB & GUTTER. PER PWE DETAIL CD700, SHEET C3.
- 15 SAWCUT AND REMOVE EXISTING ASPHALT, CURB AND GUTTER TO CUT LINE. SAND AND SEAL JOINT.

GENERAL NOTES

1. WORK AND MATERIALS SHALL CONFORM TO THE 2015 ODOT/ APWA OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION, UNLESS OTHERWISE COVERED BY THE OREGON SPECIALTY PLUMBING CODE, THE SPECIFICATIONS WRITTEN FOR THIS PROJECT OR THE STANDARDS AND SPECIFICATIONS OF THE CITY OF ASHLAND, OREGON.
2. ALL REFERENCE TO ENGINEER MEANS: MARQUESS & ASSOCIATES, INC., CONSULTING ENGINEERS, 1120 EAST JACKSON STREET, P.O. BOX 490, MEDFORD, OREGON 97501, TELEPHONE (541) 772-7115, FAX (541) 779-4079.
3. APPROVED PLANS AND SPECIFICATIONS SHALL BE AVAILABLE AT SITE OF CONSTRUCTION AT ALL TIMES DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL CALL FOR UTILITY LOCATES (1-800-332-2344) A MINIMUM OF 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
5. EVERY REASONABLE EFFORT HAS BEEN MADE TO LOCATE THE EXISTING UTILITIES ON THE PLANS, BUT NO GUARANTEE IS MADE AS TO THE COMPLETENESS OR ACCURACY OF THESE LOCATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT THESE AND OTHER EXISTING UTILITIES AND STRUCTURES IN THE FIELD. THE CONTRACTOR SHALL POTHOLE EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY CONFLICTS PRIOR TO ANY TRENCHING ACTIVITIES.
6. THE CONTRACTOR SHALL ADJUST ALL MANHOLES, CLEANOUTS, METER BOXES MOVED THROUGH CONSTRUCTION, AND ALL OTHER APPURTENANCES TO FINISHED GRADE. PATCHING AROUND ALL APPURTENANCES IN STREETS SHALL BE WITH ASPHALTIC PAVEMENT MATERIAL.
7. THE CONTRACTOR SHALL MAINTAIN EXISTING STREETS AND REPAIR IF DAMAGED.
8. STORM DRAIN PIPE SHALL BE PVC PIPE CONFORMING TO ASTM D-3034, UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATIONS.
9. SANITARY SEWER LATERALS, STORM ROOF DRAINS OUTSIDE THE STREET RIGHT OF WAY, AND INDIVIDUAL WATER SERVICES BEHIND THE WATER METER TO BE CONSTRUCTED IN CONFORMANCE TO THE CURRENT EDITION IF THE OREGON SPECIALTY PLUMBING CODE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION STAKING FOR PROJECT.

LEGEND - NEW CONSTRUCTION

AC ASPHALT	AD AREA DRAIN
CB CATCH BASIN	SS SANITARY SEWER
EX EXISTING	CO CLEAN OUT
TOG TOP OF GRATE	TC TOP OF CURB
FS FINISH SURFACE	FL FLOW LINE
IE INVERT ELEVATION	GD GROUND
CCT CONCRETE SURFACE	FFE FINISH FLOOR ELEVATION
SWK SIDEWALK	(0.00) EXISTING GRADE
(EX) EXISTING FEATURE	(REC) RECORD INFORMATION
(P) PROPOSED FEATURE	

NOTE: ADD 2000.00 TO GRADES TO MATCH DESIGN ELEVATIONS

NOTE: CROSS SLOPES ON ALL SIDEWALKS HAVE BEEN DESIGNED AT 1.5% MAXIMUM CROSS SLOPE ON CONSTRUCTED SIDEWALKS SHALL BE 2%. LONGITUDINAL SLOPES ON ALL CURB RAMPS HAVE BEEN DESIGNED AT 7.5%. THE SLOPE ON CONSTRUCTED CURB RAMPS SHALL NOT EXCEED 8.33%. SLOPES IN ACCESSIBLE PARKING SPOTS AND ACCESS AISLE SHALL NOT EXCEED 2% IN ANY DIRECTION.

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PRELIMINARY
THESE DRAWINGS SHALL NOT BE USED FOR:
CONSTRUCTION
BIDDING
RECORDATION
CONVEYANCE
ISSUANCE OF A PERMIT
90% CD

MAJ Project Number: 18-1024
P: 541-772-7115
F: 541-779-4079
1120 East Jackson
PO Box 490
Medford, OR, 97501

**PARK SQUARE
NEW APARTMENTS**
OWNER: TUDOR PROPERTIES LLC
880 PARK STREET, ASHLAND, OREGON 97520

REVISIONS

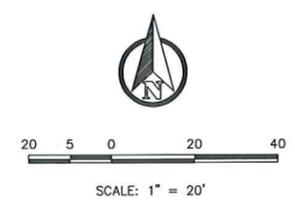
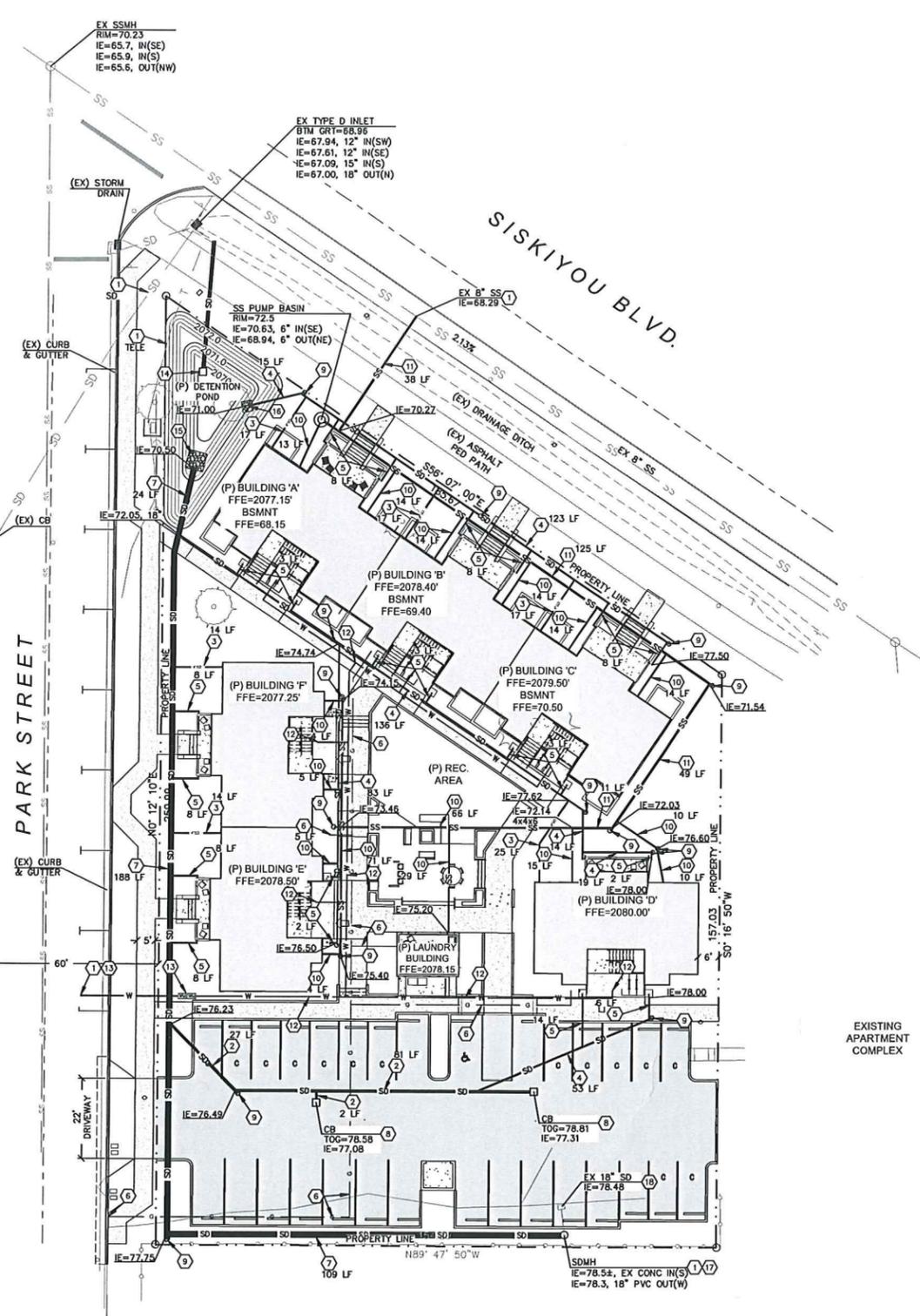
CIVIL
GRADING
PLAN

PROJECT: 10-000
ISSUE DATE: 06-28-18
SHEET:

C1



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- CONSTRUCTION NOTES:**
- 1 *CAUTION* BURIED UTILITIES THIS AREA. CONTRACTOR TO VERIFY HORIZONTAL & VERTICAL LOCATION OF UTILITY AS NECESSARY, PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IF PROBLEM EXISTS.
 - 2 CONSTRUCT 8" PVC STORM DRAIN LINE @ 1.0% (MIN.) SLOPE. TRENCH PER DETAIL 2, SHEET C3.
 - 3 CONSTRUCT 4" PVC FOUNDATION DRAIN LINE @ 1.0% (MIN.) SLOPE, TIE INTO PROPOSED STORM DRAIN PIPE. SEE PLUMBING DRAWINGS FOR CONNECTION AT BUILDING. TRENCH PER DETAIL 2, SHEET C3.
 - 4 CONSTRUCT 4" PVC STORM DRAIN LINE @ 1.0% (MIN.) SLOPE. TRENCH PER DETAIL 2, SHEET C3.
 - 5 CONSTRUCT 4" ROOF DRAIN PIPE @ 1.0% (MIN.) SLOPE, TIE INTO PROPOSED STORM DRAIN PIPE USING MANUFACTURED FITTINGS. SEE PLUMBING DRAWINGS FOR BUILDING CONNECTION. TRENCH PER DETAIL 2, SHEET C3.
 - 6 CONSTRUCT NATURAL GAS LINE. SEE PLUMBING PLAN FOR BUILDING CONNECTION LOCATIONS. COORDINATE WITH AVISTA GAS FOR SERVICE CONNECTION.
 - 7 CONSTRUCT 18" PVC STORM DRAIN LINE @ 0.5% (MIN.) SLOPE. TRENCH PER DETAIL 2, SHEET C3.
 - 8 CONSTRUCT STANDARD LYNCH CATCH BASIN PER DETAIL 10, SHEET C3.
 - 9 CONSTRUCT STANDARD UTILITY CLEAN-OUT PER DETAIL 1, SHEET C3.
 - 10 CONSTRUCT 4" PVC SANITARY SEWER LINE @ 2% (MIN.) SLOPE. CONNECTION TO BUILDING PER PLUMBING PLAN AND CURRENT PLUMBING CODE. TRENCH PER DETAIL 2, SHEET C3.
 - 11 CONSTRUCT 6" PVC SANITARY SEWER LINE @ 1% (MIN.) SLOPE. TRENCH PER DETAIL 2, SHEET C3. CONNECT TO EXISTING 8" SANITARY SEWER MAIN USING MANUFACTURED FITTINGS PER RVSS STANDARDS.
 - 12 CONSTRUCT 2" DOMESTIC WATER LINE. CONNECT TO WATER METER PER PLAN. STUB TO BUILDING METERING SYSTEM PER PLUMBING PLAN. TRENCH PER DETAIL 2, SHEET C3.
 - 13 CONSTRUCT 2" WATER METER & DOUBLE CHECK VALVE ASSEMBLY. CONNECT TO EX. 6" WATER MAIN PER CITY OF ASHLAND STANDARDS.
 - 14 CONSTRUCT STORM DRAIN CONTROL STRUCTURE, PER DETAIL 9, SHEET C3.
 - 15 CONSTRUCT 5'X 5'X 1' RIVER ROCK SPLASH PAD.
 - 16 CONSTRUCT 3'X 3'X 1' RIVER ROCK SPLASH PAD.
 - 17 CONSTRUCT STANDARD 48" MANHOLE, CONNECT EXISTING 18" CONC. PIPE, GROUT FOR WATER TIGHT SEAL.
 - 18 DEMO AND REMOVE EXISTING ITEM AS NOTED.

- SANITARY SEWER NOTES**
1. CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF ASHLAND STANDARDS AND CURRENT OREGON PLUMBING CODE.
 2. CONTRACTOR SHALL NOTIFY THE OREGON UTILITY NOTIFICATION CENTER 48 HOURS IN ADVANCE OF CONSTRUCTION.
 3. SANITARY SEWER PIPE SHALL BE PVC (ASTM 3034) OR AS INDICATED.
 4. SERVICE CONNECTIONS SHALL BE MADE USING ONE PIECE PRE-MANUFACTURED SERVICE WYE FITTINGS.
 5. MAINTAIN 18" CLEARANCE BETWEEN WATER AND SANITARY SEWER, WHERE POSSIBLE.
 6. USE ROMAC COUPLERS TO CONNECT TO EXISTING SEWER PIPES.

- STORM DRAIN NOTES**
1. ALL P.V.C. STORM DRAIN PIPE SHALL BE SDR 35, ASTM 3034.
 2. ALL STORM DRAIN SHALL HAVE WATER-TIGHT JOINTS AND FITTINGS.
 3. CAP ALL ENDS OF STUBBED OUT STORM PIPE.
 4. ALL ROOF DRAIN/DOWNSPOUT CONNECTION PIPING SHALL BE WATER TIGHT.

LEGEND - NEW CONSTRUCTION

AC ASPHALT	AD AREA DRAIN
CB CATCH BASIN	SS SANITARY SEWER
EX EXISTING	CO CLEAN OUT
TOG TOP OF GRATE	TC TOP OF CURB
FS FINISH SURFACE	FL FLOW LINE
IE INVERT ELEVATION	GD GROUND
CCT CONCRETE SURFACE	FFE FINISH FLOOR ELEVATION
SWK SIDEWALK	(0.00) EXISTING GRADE
(EX) EXISTING FEATURE	(REC) RECORD INFORMATION
(P) PROPOSED FEATURE	

NOTE: ADD 2000.00 TO GRADES TO MATCH DESIGN ELEVATIONS

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 NEW APARTMENTS
 OWNER: TUDOR PROPERTIES LLC
 880 PARK STREET, ASHLAND, OREGON 97520

REVISIONS

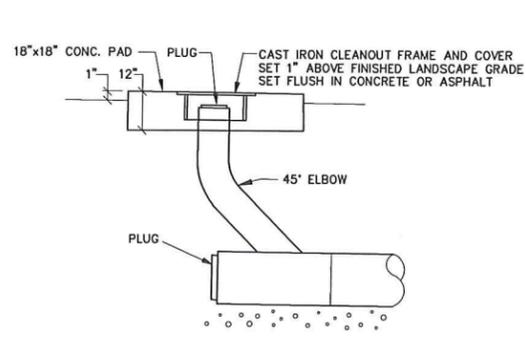
CIVIL
 UTILITY PLAN

PROJECT: 10-000
 ISSUE DATE: 06-28-18
 SHEET:

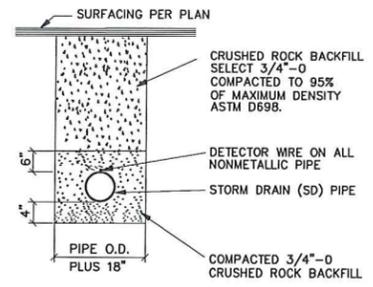
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RECEIVED
 JUN 29 2018
 City Of Ashland

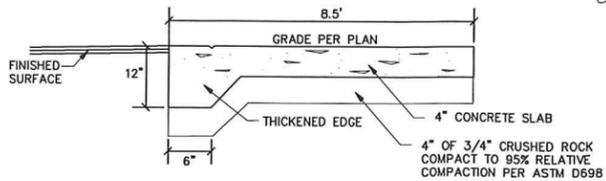
CALL BEFORE YOU DIG
 1-800-332-2344
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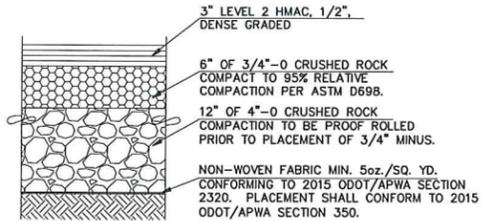
1 CLEANOUT DETAIL
SCALE: NONE



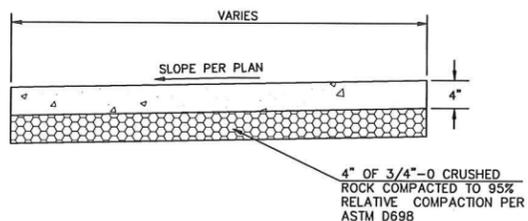
2 UTILITY TRENCH DETAIL
SCALE: NONE



3 MONOLITHIC CURB AND SIDEWALK DETAIL
SCALE: NONE

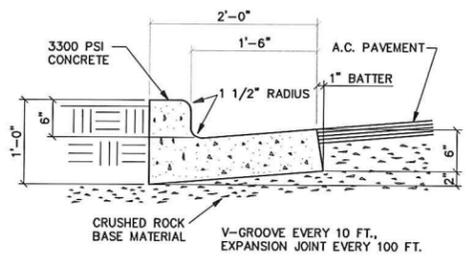


4 PAVEMENT SECTION
SCALE: NONE

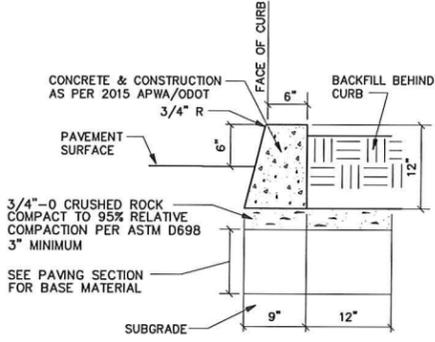


6 STD. SIDEWALK DETAIL
SCALE: NONE

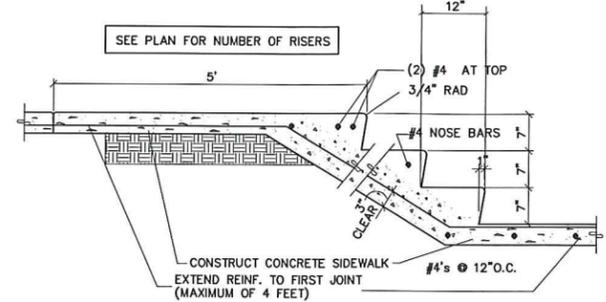
NOTES:
1. CONCRETE & CONSTRUCTION AS PER ODOT SECTION 00759.
2. MATCH TO EXISTING GROUND AT MAXIMUM 3:1 SLOPE (CUT OR FILL).



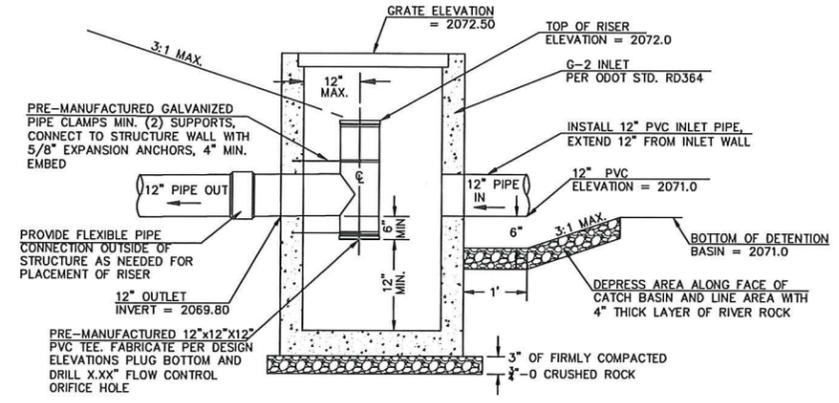
6 CURB AND GUTTER DETAIL
SCALE: NONE



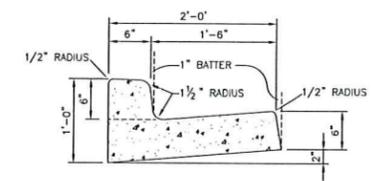
7 STD. CURB DETAIL
SCALE: NONE



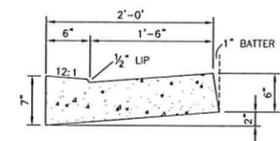
8 STAIR DETAIL
SCALE: NONE



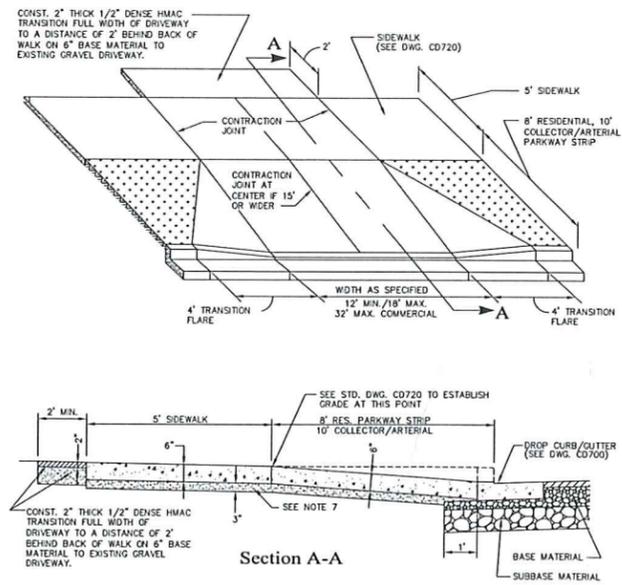
9 DETENTION BASIN OUTLET STRUCTURE
SCALE: NONE



STANDARD CURB AND GUTTER



DROP CURB AND GUTTER AT DRIVEWAY APRONS



10 CATCH BASIN DETAIL
SCALE: NONE

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JUN 29 2018
City of Ashland

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GENERAL NOTES:
1. CONCRETE TO BE COMMERCIAL GRADE CONCRETE (CGC) PER 2002 ODOT/OREGON APWA SECTION 00440.00
2. ALL WORK & MATERIALS SHALL CONFORM TO 2002 OREGON APWA STANDARD SPECS. AS AMENDED BY THE APPROVING AGENCY
3. INSTALL CONTRACTION JOINTS EVERY 10', AND 3/8" ISOLATION JOINTS EVERY 100', AND AT END OF CURB RETURNS. (SEE CD720 FOR JOINT DETAIL)

ISSUED: LB	DATE: 9/27/05	PUBLIC WORKS ENGINEERING	DRAWING NO.
CRZ	7/28/05		
REVISIONS:	DATE:	ASHLAND-MEDFORD-ROGUE VALLEY SEWER SERVICES	

GENERAL NOTES:
1. RESIDENTIAL DRIVEWAYS AND SIDEWALK SECTIONS THROUGH DRIVEWAYS SHALL HAVE A NOMINAL THICKNESS OF 6".
2. CONCRETE FOR COMMERCIAL USE, ALLEY, OR MINIMUM ACCESS APPROACHES SHALL HAVE A NOMINAL THICKNESS OF 6" WITH #4 REBAR 12" O.C. BOTH WAYS. (2' CLEAR)
3. MINIMUM DRIVEWAY WIDTH 12 FEET BUT MAY NEED TO BE WIDER TO ALLOW FOR FIRE/TRUCK TURN RADIIUSES.
4. IF APRON AND DRIVEWAY ARE POURED AT THE SAME TIME, PLACE ISOLATION JOINT WHERE THEY MEET.
5. WHERE SIDEWALK IS ADJACENT TO CURB, CONSTRUCT A CONTRACTION JOINT WITH CURB JOINT (10') AND IN BETWEEN (5').
6. ALL MIX SHALL BE VIBRATED OR TAMPED, AS DIRECTED, FOR COMPACTION.
7. GRANULAR MATERIAL UNDER DRIVEWAYS AND SIDEWALK SECTIONS THROUGH DRIVEWAYS SHALL BE SAND, GRANITE, OR CRUSHED ROCK, MINIMUM 3", FIRMLY TAMPED.
8. CONCRETE TO BE COMMERCIAL GRADE CONCRETE (CGC) PER 2002 ODOT/OREGON APWA SECTION 00440.00
9. ALL WORK, MATERIALS & CURING SHALL CONFORM TO 2002 ODOT/OREGON APWA STANDARD SPECS, AS AMENDED BY THE CITY OF MEDFORD.

ISSUED: LB	DATE: 9/27/05	PUBLIC WORKS ENGINEERING	DRAWING NO.
CRZ	7/28/05		
REVISIONS:	DATE:	ASHLAND - Medford - Rogue Valley Sewer Services	

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90% CD

MARQUESS ASSOCIATES
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1120 East Jackson
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Medford, OR 97501

PARK SQUARE NEW APARTMENTS
OWNER: TUDOR PROPERTIES LLC
880 PARK STREET, ASHLAND, OREGON 97520

REVISIONS

CIVIL DETAILS

PROJECT: 10-000
ISSUE DATE: 06-28-18
SHEET:

C3

Park Square Apartments

Print Date: 6/18/2018

SISKIYOU BL

PARK ST

NEW
P5158663

New 50' Fiberglass Pole
D.D.E. 8' Fiberglass Arm
Install 12" Anchor
(2) 3/8 Down Guys
Need 100 Amp LBU

F-65

S5158657

Remove
P5158500

S5158504

9 Pack
Meter Base

NEW
P5158507

New 50' Pole
8' Fiberglass Arm
3-phase Riser 4/0 AL

F-65

E5158508

575-SECT-ASH
4" PVC from P8507
to Sect Cabinet

NOTE: Commercial Service
Per N.E.C. Installed
by Developer

1/0 AL ABC FRI 4" PVC
4" PVC (spare)

4 Pack
Meter Base

House
Meter

2 Pack
Meter Base

T5158509

VAULT 575-TRANS-ASH
300 KVA 120/208

S5158502

Relocate
P5158501

NOTE: Remove S-5158502
and Secondary at end of project

P5158501

(Relocate)
New 50' Pole
50 KVA, A Phase
Transformer
Street Light
8' Fiberglass Arm