

Application Review – 1308 N. 1st Avenue Vet Hospital City of Stayton – Land Use File No. 4-02/24

TO: Jennifer Siciliano/*City Planning and Development Director*

FROM: John Ashley, P.E./*City Engineer*

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PROJECT: **Application Review – 1308 N. 1st Avenue Veterinary Hospital
Addition and Site Improvements, 091W10AC-TL02700**

DATE: May 23, 2024

Background

I received a copy of the application provided by Owner/Developer Dark Horse Enterprises, LLC, with site plans and preliminary stormwater report provided by Udell Engineering and Land Surveying, LLC, with a request by the City of Stayton to review and respond. The application is regarding a proposed new addition to the existing veterinary hospital located at 1308 N. 1st Avenue, along with associated site and utility improvements. In addition, the application indicates that all the existing parcels that are located within the existing block are proposed to be combined into one lot, and it is understood that the existing alley way that runs through the block has already been vacated.

The following land use application review concentrates on the public works aspects and implications of the application, including anticipated impacts to existing public utilities and recommended public improvements. The review findings and public works recommendations are based on a review of the applicable public works portions of the City of Stayton Municipal Code (SMC) and Public Works Design Standards (PWDS), and does not include a review of any other agency's requirements, or any building or other specialty code requirements covered under such building, plumbing, mechanical, electrical, fire, or any other applicable codes and regulations that may be required for the project.

The Developer will be required to obtain any and all required reviews, approvals, and permits required by the Planning Conditions of Approval, SMC, PWDS, Marion County, DEQ, OHA-DWS, Fire Code Official, Building Official, and/or any other agencies having jurisdiction over the work. As such, the Developer shall coordinate with Public Works, Fire Code Official, Building Official, and other appropriate agencies as necessary. The City of Stayton Municipal Code and Public Works Standards are available online at <http://www.staytonoregon.gov>, under the document center and the public works department menus.

It is recommended that City Staff review this memorandum in conjunction with their application review.

Project Overview

Project Site and Access

The application and City GIS mapping show the location of the proposed development to be within Township 9 South, Range 1 West, Section 10AC, Tax Lot 02700. The other tax lots that are within the block are TL 02400, TL 02500, TL 02600, and TL 02800. Proposed vehicular access to the new parking lot is from a new driveway approach shown along E. Pine Street and a new driveway approach shown along N. 2nd Avenue.

Existing Site Topography and Utilities

Existing site topography and utilities were provided with the application. City GIS mapping indicates that there are existing public water mains, storm drainage, and sanitary sewer systems within N. 1st Avenue and E. Hollister Street, along with a smaller 2" domestic water service within N. 2nd Avenue, and a 4" water main within E. Pine Street. It should be noted that the existing fire hydrant located at the intersection of N. 1st Avenue and E. Pine Street is shown in the City GIS mapping to be served by the existing 4" water main within E. Pine Street.

Construction Phasing

The application site plans did not indicate if the proposed development will be constructed in multiple construction phases. In accordance with PWDS 103.01.B, if a development that has been approved by the City to be constructed in multiple phases, the construction plans for each phase of the development shall be substantially and functionally self-contained and self-sustaining with regard to access, utilities, open spaces, and similar physical features, and shall be capable of substantial occupancy, operation, and maintenance should the subsequent phases of the development not be developed. City approval of the construction plans and the time by which construction must begin of one construction phase, shall be independent of City approval for all other construction phases of the development.

Horizontal and Vertical Datum

The application site plans indicate the vertical datum currently being used for the project is NAVD88. In accordance with PWDS 102.03, all elevations on design plans and record drawings shall be based on the NAVD88 Datum, and the horizontal datum shall be based on the Stayton local datum or Oregon State Plain Coordinate System (NAD83).

Findings

Transportation

- **TIA/TAL** – A Transportation Assessment Letter was submitted with the application for the City Traffic Engineer’s (Kittelson & Associates) review. N. 1st Avenue is under Marion County jurisdiction, so the Developer should also coordinate with Marion County Public Works.
- **Right of Way (R/W)** – Right-of-ways shall comply with the SMC and PWDS 312, Geometric Design Requirements by Street Functional Classification. Right-of-way dedication at intersections shall be sufficient to at minimum provide 1’ clearance behind sidewalks and curb ramps in accordance with PWDS 302.05.C. The standard 10’ wide public utility easement shall be provided along the frontage in accordance with PWDS 102.08, unless otherwise approved by the Public Works Director.
 - **N. 1st Avenue** – N. 1st Avenue is designated in the City’s Transportation System Plan as a Major Arterial under Marion County jurisdiction. PWDS 312 requires an 80’ R/W along N. 1st Avenue from Regis Street to Washington Street. However, PWDS 312 footnote 1, indicates that in lieu of the full 80’ R/W, the City can accept 60’ R/W plus a 10’ wide PUE/SW easement where approved. From the assessor’s map, it appears that 5’ of additional R/W is needed along the frontage in order to meet the minimum half-width R/W requirement in the PWDS, along with a 10’ wide public utility easement/sidewalk easement in accordance with the PWDS, unless otherwise approved by the Public Works Director and Marion County. Since the frontage is under Marion County jurisdiction, any additional R/W requirements will be as determined by them.
 - **N. 2nd Avenue** – N. 2nd Avenue is designated in the City’s Transportation System Plan as a Local Street under City jurisdiction. PWDS 312 requires a minimum of 60’ of R/W for Local Streets. From the assessor’s map, it appears that 5’ of additional R/W is needed along the frontage in order to meet the half-width R/W requirement in the PWDS, unless otherwise approved by the Public Works Director. The standard 10’ wide public utility easement is recommended to be provided along the frontage in accordance with the PWDS, unless otherwise approved by the Public Works Director.
 - **E. Pine Street** – E. Pine Street is designated in the City’s Transportation System Plan as a Local Street under City jurisdiction. PWDS 312 requires a minimum of 60’ of R/W for Local Streets. From the assessor’s map, it appears that additional R/W is not needed along the frontage. The standard 10’ wide public utility easement is recommended to be provided along the frontage in accordance with the PWDS.
 - **E. Hollister Street** – E. Hollister Street is designated in the City’s Transportation System Plan as a Neighborhood Collector Street under City jurisdiction. PWDS 312 requires a minimum of 60’ of R/W for Neighborhood Collector Streets. From the assessor’s map, it appears that additional R/W is not needed along the frontage.

- The standard 10' wide public utility easement is recommended to be provided along the frontage in accordance with the PWDS.
- **Street Improvements** – Street sections shall comply with PWDS 312, Geometric Design Requirements by Street Functional Classification. In accordance with PWDS 302.01.D, it shall be the responsibility of the Developer to preserve and protect the current pavement condition index rating and the structural integrity of the existing roadways from construction traffic to the satisfaction of the Public Works Director throughout all phases of development. Failure to preserve and protect the roadways may result in the Owner/Developer being responsible for replacing and reconstructing the damaged roadways at the Owner/Developer's expense. It should also be noted that final asphalt concrete pavement and sidewalk sawcut lines for all street improvements will be established by the City Inspector with the Design Engineer and Contractor during construction in accordance with the PWDS.
 - **N. 1st Avenue** – N. 1st Avenue is considered to be developed along the frontage with asphalt pavement, curb and gutters, and curb line sidewalks, but the existing sidewalks do not comply with current PWDS. PWDS 312 requires a 46' wide curb to curb street section with 8' wide curb line sidewalks. As such, the removal and replacement of any existing sub-standard sidewalks and existing sub-standard intersection curb ramps will be required along the frontage, unless otherwise approved by the Public Works Director and Marion County Public Works. The street improvements will need to comply with the City and Marion County Public Works approved engineering design at the time of development.
 - **N. 2nd Avenue** – N. 2nd Avenue is considered to be developed along the frontage of TL 02700 with asphalt pavement, curb and gutters, and sidewalks, but the street section along the frontage of TL 02800 is sub-standard and most likely past its design life. Unless approved otherwise by the Public Works Director at the time of Site Development Permit process, pavement core test results will need to be provided to the City showing that the existing half-street pavement section along the frontage complies with PWDS requirements. If the existing half-street asphalt pavement section is found to be sub-standard along the frontage, the existing pavement section will need to be removed and replaced per PWDS 303.02 and PWDS 305.04. If the existing pavement base is determined to be structurally sound, an overlay of the pavement may be approved per PWDS 305.04.D. Standard 5' wide property line sidewalks and intersection curb ramps shall be provided in accordance with PWDS requirements.
 - **E. Pine Street** – E. Pine Street is considered to be partially developed along the frontage with asphalt pavement, curbs, and sidewalks, but the street section is sub-standard and most likely past its design life. Unless approved otherwise by the Public Works Director at the time of Site Development Permit process, pavement core test results will need to be provided to the City showing that the existing half-street pavement section along the frontage complies with PWDS requirements. If

- the existing half-street asphalt pavement section is found to be sub-standard along the frontage, the existing pavement section will need to be removed and replaced per PWDS 303.02 and PWDS 305.04. If the existing pavement base is determined to be structurally sound, an overlay of the pavement may be approved per PWDS 305.04.D. Standard 5' wide property line sidewalks and intersection curb ramps shall be provided in accordance with PWDS requirements.
- **E. Hollister Street** – E. Hollister Street is considered to be developed along the frontage with asphalt pavement, curb and gutters, and sidewalks.
 - **Parking Lot** –
 - Parking lot design shall minimize congestion and take into account both vehicle traffic and pedestrian traffic and shall comply with standard engineering practice, the Stayton Municipal Code, Public Works Standards, and Fire Code Official.
 - All driveway approaches and traffic circulation patterns shall be designed to accommodate emergency vehicles as necessary.
 - The proper number and type of ADA parking stalls shall be provided.
 - Parking lot lighting shall be in accordance with SMC 17.20.170.4.c. The type, spacing, and location of parking lot lighting shall be as approved by the City.
 - Finish grades shall be such that stormwater runoff will be directed towards an appropriate stormwater system. New parking lot catch basins shall be designed to support H-20 loading and at minimum shall be equipped with sediment and stormwater pollution control traps.
 - **Sight Distance and Clearance Areas** – Adequate sight distance and clearance areas shall be provided in accordance with PWDS 303.06. Landscaping shall be located and designed to prevent obstruction of the sight distances and clear vision areas.
 - **Driveway Spacing** – PWDS 303.11.D requires the driveway spacing to be 260' on Major Arterials, and 50' on Neighborhood Collector and Local Streets from another driveway or from a nearby street intersection. As such, the driveway access spacing and distances will need to be reviewed by the Developer's Traffic Engineer as part of the TIA/TAL and reviewed by the City's Traffic Engineer.
 - **Street Lighting** – The location of existing street lights shall be reviewed and any additional street lighting shall be provided as necessary to comply with PWDS 308, unless otherwise approved by City and Marion County Public Works.
 - **Streetscape Appurtenances** – All public and private franchise utility items that currently exist or will be placed in the right-of-way that will impact the sidewalk and/or the landscape strip shall be coordinated and shown on the plans as necessary. Franchise utility poles and other utility structures shall be coordinated with rightful utility owners and located in accordance with PWDS requirements. Street trees shall be provided in accordance with PWDS 309.05; however, they shall be located and designed to prevent obstruction of the sight distances and clear vision areas.
 - **Transportation System Plan** – It does not appear that there are any motor vehicle transportation system improvements identified in Figure 10 of the Transportation

System Plan that are needed along the frontage of the proposed development site. However, Figure 3 of the Transportation System Plan does identify some pedestrian improvements that are needed along the frontage of the proposed development site. The applicant will need to review and comply with the most current recommendations of the Transportation System Plan at the time of development.

- **Parks Master Plan** – The development shall comply with the Parks Master Plan, including appropriate open space, trails, and landscaping.
- **Engineered Plans** – The Developer shall submit to the City and to Marion County Public Works (as applicable) for review and approval engineered site and street improvement plans conforming to Public Works Standards.

Water

- **Domestic Water Service and Backflow Prevention** – A utility layout showing water service necessary to serve the site was provided with the application site plans. Appropriate backflow prevention devices will be required to be installed in accordance with the PWDS. Modifications to the existing water system shall comply with the SMC, Public Works Standards, and applicable building/specialty codes. All private utilities will need to be adequately sized and designed by the Design Engineer in accordance with applicable building/specialty codes, and reviewed and approved by the Building Official.
 - Any existing water services proposed to be reused shall be located and inspected prior to reuse. If the existing water service is found by Public Works to be unacceptable for reuse, then a new water service and/or water meter assembly shall be provided.
 - All backflow prevention details will need to be reviewed and approved by the City, Building Official, and the Fire Code Official, as applicable. Only Oregon Health Authority – Drinking Water Services (OHA-DWS) approved backflow devices shall be used.
- **Fire Protection** – Generally, fire hydrant(s) are required to be installed within 250’ of any new structure, unless otherwise approved by the Fire Code Official. It should be noted that the existing fire hydrant located at the intersection of N. 1st Avenue and E. Pine Street is shown in the City GIS mapping to be served by the existing 4” water main within E. Pine Street, which does not meet current PWDS requirements. As such, new fire hydrant(s) and water main improvements may be required in order to serve the fire protection needs of the development. The Developer shall review and coordinate with the Fire Code Official to ensure compliance with applicable fire codes and regulations. Any necessary water system improvements shall comply with the Public Works Standards and be shown on the engineered plans. The Developer shall provide the necessary fire access, protection devices, and system modifications and meet all other fire protection requirements of the Fire Code Official.
- **Fire Code Official Approval** – Prior to Site Development Permit final plan approval, the Developer shall provide written documentation that the Fire Code Official has reviewed

and approved all required fire access, protection devices, and system modifications, unless otherwise approved to be deferred in writing by the Fire Code Official.

- **Water Master Plan** – Figure 4 of the Water Master Plan shows that an 8” CLDI waterline is needed along the frontage of N. 2nd Avenue and along the frontage of E. Pine Street. As such, it is recommended that the City work with the Developer during the Site Development Permit process for the installation of the needed 8” CLDI waterlines and any necessary fire hydrants.
- **Engineered Plans** – Prior to Site Development Permit issuance, the Developer shall submit to the City for review and approval an engineered water system plan conforming to the SMC, Public Works Standards, and meeting the requirements of the Building Official and Fire Code Official. A utility easement in accordance with PWDS 102.08 shall be provided if a public water main and/or public fire hydrant is extended outside the public right-of-way.

Sanitary Sewer

- **Sanitary Sewer System** – A utility layout showing sanitary sewer service necessary to serve the site was provided with the application site plans. Modifications to the existing sanitary sewer system shall comply with the SMC, Public Works Standards, and comply with applicable building/specialty codes. Per PWDS 506.01.E, any existing sewer service proposed to be reused shall be located, televised and inspected prior to reuse. If the existing service is found by Public Works to be unacceptable for reuse, then a new sewer service shall be provided. In accordance with PWDS 506.01.B, multi-family dwellings or commercial buildings shall have 6” sanitary sewer laterals. A two-way property line cleanout shall also be provided if one does not currently exist at the existing connection. All private utilities will need to be adequately sized and designed by the Design Engineer in accordance with applicable building/specialty codes, and reviewed and approved by the Building Official. All public sanitary sewer main extension plans will need to be reviewed and approved by DEQ.
- **Wastewater Master Plan** – Figure 12b of the Wastewater Master Plan identifies sanitary sewer main capacity issues from existing sanitary sewer flows within W. Ida Street, N. Evergreen Avenue, N. Douglas Avenue, W. Locust Street, and other areas as indicated in the figure. Until the downstream replacement projects shown in Figure 15 of the Wastewater Master Plan are completed, any additional sewer flow to this system can only exacerbate the existing capacity issues in the sewer mains. The existence of, or ability to obtain, an adequate sanitary sewer system to properly serve the development in accordance with the City’s Master Plan and Public Works Design Standards, may depend on the amount of the sanitary sewer flow being added by the development and the corresponding Wastewater Master Plan sewer modeling results, the timing of the development, or on the City’s ability to resolve the existing capacity issues. As such, it is recommended that in order to verify the applicant’s compliance with SMC 17.12.220.5.a for the sewer system, the Developer shall submit with the Site Development Permit

application, sewer calculations to the City documenting the expected occupancy of the building (number of people and days/hours of occupancy), the number and type of plumbing fixtures for the building, and the expected sewage generation from the project. The City will then incorporate the expected sewage generation from the project into the City's Wastewater Master Plan sewer model to review the impacts to the downstream sewer mains. The Public Works Director will then verify, based on the sewer modeling results, that there is adequate capacity for the expected sewage generation from the project.

- **Engineered Plans** – Prior to Site Development Permit issuance, the Developer shall submit to the City and Building Official for review and approval an engineered sanitary sewer plan conforming to the SMC, Public Works Standards, and meeting the requirements of the Building Official. A utility easement in accordance with PWDS 102.08 shall be provided if a public sanitary sewer main is extended outside the public right-of-way.

Stormwater

- **Site Excavation and Grading** – The design, excavation, and grading of the site shall comply with SMC 15.10, and any necessary engineering reports for the design, excavation, and grading of the site shall be provided in accordance with SMC 15.10.090. Excavation and grading setbacks shall comply with SMC 15.10.140. Inspection during construction of the excavation and grading work shall be in accordance with 15.10.170. Upon completion, final asbuilts, reports, and written certification shall be provided to the City in accordance with 15.10.180.
- **Storm Drainage System** – The storm drainage system for the development shall be designed in accordance with PWDS requirements and design calculations shall be submitted for review. All private utilities will need to be adequately sized and designed by the Design Engineer in accordance with the PWDS and applicable building/specialty codes, and also reviewed and approved by the Building Official.
- **Stormwater Analysis and Report** – A stormwater analysis, drainage report and supporting documentation will be required in accordance with PWDS 603.01. Existing site topography, off-site contributing areas, and the high seasonal groundwater elevation will need to be considered and included in the stormwater design. All developed open water surface areas will need to be included in the stormwater calculations, and the required stormwater facility setback distances shall be shown on the plans. The City is known to have high seasonal groundwater issues, so the potential impacts to the stormwater drainage system and stormwater facilities will need to be considered in the design. It should be noted that the site's actual infiltration rates and seasonal high groundwater elevation will need to be determined and those may have an impact on the final site layout and stormwater facility design.
- **Stormwater Quality and Quantity** – In accordance with PWDS 602.01.N, stormwater quality and quantity provisions shall be included as part of the design considerations.

The City's thresholds for proposals that are subject to the stormwater quality and quantity requirements are as indicated in PWDS 602.01.N. Unless otherwise specifically approved by the City Engineer, proposals meeting these thresholds must comply with the stormwater quality (pollution reduction) requirements specified in PWDS 607, the stormwater quantity (flow control) requirements specified in PWDS 608, and the stormwater infiltration requirements specified in PWDS 609. All projects shall comply with the City's stormwater operations and maintenance (O&M) plan and agreement requirements and source control requirements.

- In accordance with PWDS 602.01.N, stormwater shall be surface infiltrated onsite to the maximum extent feasible, before discharging any flows offsite. As previously noted, the City is known to have high seasonal groundwater issues, so if infiltration is proposed, the site's actual infiltration rates (to be determined during wet-weather months) and the seasonal high groundwater elevation for this area will need to be determined and the potential impacts to the stormwater drainage system and stormwater facilities (including the vertical separation requirements) will need to be considered in the design. Per PWDS Table 602.05.C, a 5' minimum vertical separation from the high seasonal groundwater shall be provided, unless otherwise approved. See PWDS 609 for stormwater infiltration requirements.
- Stormwater quality facilities meeting the requirements of PWDS 607 will be required. Stormwater facilities will need to properly function during periods of high seasonal groundwater and the water quality of the groundwater needs to be adequately protected. Best management practices shall be used to minimize any degradation of stormwater quality caused by the development. A stormwater quality manhole shall be provided upstream of vegetated stormwater facilities per PWDS 607.03, unless otherwise approved.
- Stormwater quantity facilities meeting the requirements of PWDS 608 will be required. If retention is proposed, then the stormwater retention facility shall be designed to retain a 100-year storm event per PWDS 602.05.C. If detention is proposed, stormwater quantity facilities will be required to detain post-developed peak runoff rates from the 2-year, 5-year, 10-year, 50-year, and 100-year 24-hour storm events to the respective pre-developed peak runoff rates, and the post-developed peak runoff rate for the 25-year storm event will be required to be detained to the 10-year pre-developed peak runoff rate per PWDS 602.05.C. A downstream capacity analysis may also be required per PWDS 603.01.B.
- Provisions for an adequate and approved emergency overflow system are required to convey the post-developed 100-year storm event flows to an acceptable point of discharge, and an emergency escape route shall be provided in accordance with SWMM requirements. Per SWMM 2.4.2.3, emergency escape routes from stormwater facilities are not the same as a piped overflow and cannot be directly piped to public storm sewer systems. Recommended emergency escape routes

- include safe overland flow routes to parking lots, streets, landscaped areas, or drainage ways.
- Appropriate setbacks from the edge of the stormwater facility's maximum water surface to the building foundations and property lines shall be provided, unless an easement with adjacent property owners is provided in accordance with the SWMM requirements.
 - The amount of impervious surface area that has been included in the stormwater calculations shall be shown in the stormwater drainage report narrative and noted on the stormwater plans, including what the impervious surface area calculation includes (e.g., pavements, sidewalks, driveways, driveway approaches, roofs, etc.). The maximum amount of impervious surface area shall be shown for the building to be constructed that has been accounted for in the stormwater facility design. The stormwater facility open water surface area shall be included in the calculations as an impervious open water surface area.
 - Source control measures shall be implemented for the development in accordance with PWDS 602.01.N. The SWMM Source Control Manual defines the source control characteristics and uses and identifies structural source controls that must be implemented to manage the pollutants at their source.
 - **Acceptable Point of Discharge** – It shall be the responsibility of the Developer to provide a suitable discharge location for stormwater from the development which will not harm or inconvenience any adjacent or downstream properties and that conforms to Public Works Standards and applicable jurisdictional agency's requirements. An acceptable point of discharge is to be designed by the Design Engineer and approved by the City and applicable jurisdictional agency.
 - **Stormwater Operation and Maintenance Plan and Agreement** – Stormwater operation and maintenance of any private stormwater facilities will be the obligation of the property owner. As such, a stormwater operation and maintenance plan and agreement (as approved by the City) will be required to ensure future operation and maintenance of private stormwater facilities. See the Public Works Standard forms.
 - **Stormwater Master Plan** – Figure 11 of the Stormwater Master Plan shows that a parallel 36" storm drainage system is needed along the frontage within E. Hollister Street, and a parallel 42" storm drainage system is needed along the frontage within N. 1st Avenue. However, these large diameter master planned stormwater improvements would not be applicable to the proposed development.
 - **Engineered Plans** – Prior to Site Development Permit issuance, the Developer shall submit to the City for review and approval engineered stormwater conveyance, quality, and quantity plans, stormwater analysis and report, and an O&M plan and agreement conforming to Public Works Standards, and meeting the requirements of the Building Official. A utility easement in accordance with PWDS 102.08 shall be provided if a public storm drainage main is extended outside the public right-of-way.

Erosion and Sediment Control

- **Erosion and Sediment Control Plan** – The Developer shall submit to the City for review and approval an erosion and sediment control plan conforming to Public Works Standards and meeting the requirements of DEQ (as applicable). Erosion and sediment control measures shall be in accordance with PWDS Division 7. A 1200-C permit will need to be obtained by the Developer from DEQ for any site disturbance of one or more acres through clearing, grading, excavating, or stockpiling of fill material.

Franchise Utilities

- **Franchise Utility Improvements** – All franchise utility improvements, including but not limited to, telephone, electrical power, gas and cable TV shall meet the current standards of the appropriate agency as well as Public Works Standards. All franchise utilities shall be located with the 10' PUE and utility plans shall be submitted to the City for review and approval.

Recommended Public Works Conditions of Approval

1. The City of Stayton Standard Conditions of Approval shall apply. All required easements, agreements, and other documentation required by the Planning Conditions of Approval, SMC, PWDS and other agencies having jurisdiction over the work shall be provided to the City for review and approval prior to issuance of a Site Development Permit.
2. The following engineered plans and supporting documentation shall be submitted to the City for review and approval prior to issuance of a Site Development Permit.
 - a. Site and street improvement plans conforming to the SMC and Public Works Standards.
 - b. Water system plans conforming to the SMC, Public Works Standards, and meeting the requirements of the Building Official and Fire Code Official. The Developer shall provide written documentation that the Fire Code Official has reviewed and approved all required private fire access, protection devices, and system modifications, unless otherwise deferred in writing by the Fire Code Official.
 - c. Sanitary sewer system plans conforming to the SMC, Public Works Standards, and meeting the requirements of the Building Official. It is recommended that in order to verify the applicant's compliance with SMC 17.12.220.5.a for the sewer system, the Developer shall submit with the Site Development Permit application, sewer calculations to the City documenting the expected occupancy of the building (number of people and days/hours of occupancy), the number and type of plumbing fixtures, and the expected sewage generation for the project. The City will then incorporate the expected sewage generation from the project into the City's Wastewater Master Plan model to review the impacts to the downstream sewer mains. The Public Works Director will then verify, based

- on the sewer modeling results, that there is adequate capacity for the expected sewage generation from the project.
- d. A stormwater analysis and report conforming to Public Works Standards. Careful review and consideration of the area's seasonal high groundwater impacts, including the necessary vertical separation requirements, will need to be included in the analysis.
 - e. Stormwater conveyance, quality, and quantity facility plans conforming to Public Works Standards and meeting the requirements of the Building Official. It shall be the responsibility of the Developer to provide an acceptable point of discharge for stormwater from the development which will not harm or inconvenience any adjacent or downstream properties and that conforms to Public Works Standards. An acceptable point of discharge is to be designed by the Design Engineer and approved by the City.
 - f. A stormwater operation and maintenance plan and agreement (as approved by the City) to ensure future operation and maintenance of the stormwater quality and quantity facilities.
 - g. An erosion and sediment control plan for the site grading and earth disturbing activities conforming to Public Works Standards. A 1200-C permit will need to be obtained by the Developer from DEQ for any site disturbance of one or more acres through clearing, grading, excavating, or stockpiling of fill material.