COBURG PLANNING

MAY 09 2022

☐APPROVED ☒RECEIVED
☐PAID ☐ISSUED

Planning Department
TYPE III
Land Use – Quasi-Judicial

Date Received _____

(For official use only)
Application Number _____ Date Paid & Receipt # _____

Application Type *(CHECK ALL THAT APPLY)*

- ☐ Appeal to City Council
- ☐ Appeal to Planning Commission
- ☒ Conditional Use Permit
- ☐ Final Subdivision 1-5 lots
- ☐ Final Subdivision 6+ lots
- ☐ Home Occupation
- ☐ Master Planning – Major Modification
- ☐ Partition
- ☐ Replat
- ☐ Tentative Subdivision (all)
- ☐ Variance
- ☐ Zone Change
- ☐ Zone Map Change

IMPORTANT: Any application determined to need Planning Commission, must be submitted 45 days prior to the next Planning Commission meeting to meet notice requirements.

PRINT CLEARLY AND COMPLETE ALL SPACES

Applicant Information

Name Joseph E. Moore, AIA Daytime Phone mobile: 541.520.4164
Mailing Address 860 W Park St, Eugene, OR, 97401, #300 Email jmoore@gma-arch.com
Contact Person Leah M Pettus-Czar, AIA Contact Daytime Phone mobile: 408.799.0575

Site Information

Street Address 91032 S Willamette St COBURG, OR 97408
Map & Tax Lot # 16033323 4200 Total Area **(sq. ft./ acres)** 0.62 acres
If more than one lot:
Map and Tax Lot # _____ Total Area _____
Present Use(s) of Property Business- Retail
Proposed Use(s) of Property Assembly- Restaurant

Property Owner Information

Name Stephen and Colleen Sheehan Daytime Phone 541.912.3846
Mailing Address 3913 Aerial Way, Eugene, OR 97402 Email Colleen@elkhornbrewery.com
Contact Person Stephen Contact Daytime Phone (541) 543-0393

CITY OF COBURG | P.O. BOX 8316 | 91136 NORTH WILLAMETTE STREET | COBURG, OREGON 97408
541-682-7850| coburgoregon.org

Is there more than one applicant or site associated with this application? If so, check here. ❑ *ATTACH A SEPARATE SHEET WITH ADDITIONAL APPLICANT AND SITE INFORMATION)*

ATTACH THE FOLLOWING DOCUMENTAION WITH YOUR APPLICATION:	*OFFICIAL COMPLETENESS CHECK*
Written legal description of the property(ies)	❑ _____
Copy of Assessor's Map, highlight property(ies) *(8.5" x11" or 11" x 17" SIZE)*	❑ _____
Written statement addressing **all** applicable Code Criteria*	❑ _____
Site Plan and/or Engineered Drawings (see sign site plan checklist)	❑ _____
Preliminary Title Report and supporting documentation	❑ _____
15 copies of application materials	❑ _____
Copy of Coburg Business License	❑ _____
Is the property in the flood plain?	**YES** ❑ **NO** ☒

** Written Statements must be in the form of factual statements or findings of fact and supported by evidence. List the findings criteria in the Coburg Zoning Code (Ord. A-200-H) and develop evidence that supports it.*

I hereby certify that the statements and information contained in this application, including the attached drawings and the required findings of fact, are in all respects true and correct. I understand that all property pins must be shown on the drawings and visible upon site inspection. In the event that the pins are not shown or their location found to be incorrect, the owner assumes full responsibility.

I further understand that if this request is subsequently contested, the burden will be on me to establish: that I produced sufficient factual evidence at the hearing to support this request; that the evidence adequately justifies the granting of the request; that the findings of fact furnished by me are adequate, and further that all structures or improvements are properly located on the ground. Failure in this regard will result most likely in not only the request being set aside, but also possibly in any structures being built in reliance thereon being required to be removed at my expense. If I have any doubts, I am advised to seek competent professional advice and assistance.

_____ Date: 5/6/22

Applicant Signature

As owner of the property involved in this request, I have read and understood the complete application and its consequences to me as a property owner.

_____ Date: 5/6/22

Property Owner Signature #1

_____

Print Name

_____ Date: 5/6/22

Property Owner Signature #2 (if applicable)

Colleen Sheehan

Print Name

CITY OF COBURG | P.O. BOX 8316 | 91136 NORTH WILLAMETTE STREET | COBURG, OREGON 97408
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COBURG PLANNING

MAY 09 2022

☐APPROVED ☒RECEIVED
☐PAID ☐ISSUED

Planning Department
TYPE II
Land Use Application – Limited Land Use

Date Received _____

(For official use only)
Application Number _____ Date Paid & Receipt # _____

Application Type *(CHECK ONE)*

- ❑ Appeal to Planning Commission
- ❑ Change in Use
- ❑ Code Interpretation/Determination
- ❑ Master Planning – Minor Modification
- ❑ Property Line Consolidation
- ❑ Site Review – commercial/industrial
- ☒ Site Review – historic structure
- ❑ Site Review – manufactured home park
- ❑ Site Review – Minor
- ❑ Temporary Use Permit
- ❑ Variance – Building Permit Residential Design Standard
- ❑ Other Limited Land Use:

IMPORTANT: Any application determined to need Planning Commission, i.e. becomes Type III, must be submitted 45 days prior to the next Planning Commission meeting to meet notice requirements.

PRINT CLEARLY AND COMPLETE ALL SPACES

Applicant Information

Name Joseph E. Moore, AIA Daytime Phone mobile: 541.520.4164

Mailing Address 860 W Park St, Eugene, OR, 97401, #300 Email jmoore@gma-arch.com

Contact Person Leah M Pettus-Czar, AIA Contact Daytime Phone mobile: 408.799.0575

Site Information

Street Address 91032 S Willamette St COBURG, OR 97408

Map & Tax Lot # 16033323 4200 Total Area **(sq. ft./acres)** 0.62 acres

If more than one lot:

Map and Tax Lot # _____ Total Area _____

Map and Tax Lot # _____ Total Area _____

Map and Tax Lot # _____ Total Area _____

If applicable:

Present Use(s) of Property Business- Retail

Proposed Use(s) of Property Assembly- Restaurant

For appeal, associated land use application number **(e.g. SR-04-18)** _____

CITY OF COBURG | P.O. BOX 8316 | 91136 NORTH WILLAMETTE STREET | COBURG, OREGON 97408
541-682-7858| coburgoregon.org

Property Owner Information

Name Stephen and Colleen Sheehan Daytime Phone 541.912.3846

Mailing Address 3913 Aerial Way, Eugene, OR 97402 Email _____

Contact Person _____ Contact Daytime Phone _____

Is there more than one applicant or site associated with this application? If so, check here. ❑ *ATACH A SEPARATE SHEET WITH ADDITIONAL APPLICANT AND SITE INFORMATION)*

ATTACH THE FOLLOWING DOCUMENTAION WITH YOUR APPLICATION:	*OFFICIAL COMPLETENESS CHECK*
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Copy of Assessor's Map, highlight property(ies) *(8.5" x11" or 11" x 17" SIZE)*	❑ _____
* Written statement addressing **all** applicable Zoning District Criteria	❑ _____
Site Plan and/or Engineered Drawings (see site plan checklist)	❑ _____
Preliminary Title Report and supporting documentation	❑ _____
Septic Approval from Lane County Sanitarian	❑ _____
Is the property in the flood plain?	**YES** ❑ **NO**☒

** Written Statements must be in the form of factual statements or findings of fact and supported by evidence. List the findings criteria in the Coburg Zoning Code (Ord. A-200-H) and develop evidence that supports it.*

I hereby certify that the statements and information contained in this application, including the attached drawings and the required findings of fact, are in all respects true and correct. I understand that all property pins must be shown on the drawings and visible upon site inspection. In the event that the pins are not shown or their location found to be incorrect, the owner assumes full responsibility.

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_____ Date: 5/6/22

Applicant Signature

As owner of the property involved in this request, I have read and understood the complete application and its consequences to me as a property owner.

_____ Date: 5/6/22

Property Owner Signature #1

_____

Print Name

_____ Date: 5/6/22

Property Owner Signature #2

Colleen Sheehan

Print Name

GMA ARCHITECTS

3 May 2022

City of Coburg
Planning Department
91136 N Willamette Street, PO Box 8316
Coburg, Oregon 97408

Land Use Application: Type III

Project Address: 91032 S Willamette St, Coburg, Oregon 97408

Tax Map: 16033323

Lot: 4200

Comprehensive Plan Designation: Traditional Residential

Zoning District: Central Business, C-1

Overlay Zone: Historic District

Historic Designation: Pollard House, Oregon Historic Site

Project team:

Applicant: Stephan and Colleen Sheehan
3913 Aerial Way, Eugene, Oregon 97402
POC:

Architect: GMA Architects
860 W Park St, Suite 300, Eugene, OR 97401
POC: Joseph E. Moore, AIA, (541) 344-9157

LAND USE REQUEST:

The Applicant requests Site Design Review and a Conditional Use Permit. Applicant submits herewith the materials required for a Type III application procedure for consolidated review under Coburg Development Code (CDC) ARTICLE X.D.

Legal Description

The subject property area equals 0.62 acres, or 27,007 SF. The existing historic Pollard House equals approximately 2,838 SF floor area (2,230 SF first floor and 608 SF second floor) and is currently used for retail business. The existing accessory structure to the west equals approximately 205 SF floor area and is currently accessory storage use. The subject property lies within the Central Business District and Historic District Overlay Zone, along the recreational core of Coburg Rd/ S Willamette St.

Applicant's proposed use includes Restaurant Assembly as well as Accessory Manufacturing uses. The proposed use in the existing Pollard House includes restaurant and bar amenities. The proposed use in the existing accessory structure includes functions as storage room and flexible serving station. The Applicant proposes to retain and repurpose the existing buildings proposed with no increase in building height, and minimal increase in building footprint. The Applicant proposes a new accessory structure to include manufacturing space for a brewery. Proposed alterations include site work to reconfigure parking and landscape areas, accessibility upgrades for vehicle and pedestrian access, upgrades to the building exterior for access and safety, and interior remodel. Design for proposed uses prioritizes maintaining the historic character of the existing buildings and surrounding neighborhood.

WRITTEN STATEMENT:

Criteria applying to this matter for the application includes:

Part I: Coburg Development Code: ARTICLE VII District Regulations

- ARTICLE VII. C. Central Business District (C-1)

Part II: Coburg Development Code: ARTICLE VIII Supplementary District Regulations

- ARTICLE VIII.B. Parking Regulations
- ARTICLE VIII.M. Mixed Use

Part III: Coburg Comprehensive Plan: Historic

- Historic Areas. Policy 12

PART I | Coburg Development Code

CDC ARTICLE VII.C. DISTRICT REGULATIONS, CENTRAL BUSINESS DISTRICT (C-1)

2. Uses and Structures

a. Permitted Principal Uses and Structures (subject to Site Design Review provisions in ARTICLE XI)

(5) Personal services (e.g., childcare, catering/ food services, restaurants, dry cleaners, barbershops and salons, and similar uses) up to 10,000 SF footprint.

Findings: The Applicant proposes a Restaurant use of subject property and the proposed footprint of all structures combined equal to +/- 3,395, less than 10,000 SF. The proposed development is therefore allowed and subject to Site Design Review provisions.

b. Permitted Accessory Uses and Structures

(1) All accessory uses normal and incidental to the uses permitted in this district.

Findings: The Pollard House (approximately 2,286sf) will primarily be used as a restaurant with outdoor seating located at the patio areas. The existing structure to the west of the site (approximately 200sf) is proposed to be used as a storage space and is accessory to the restaurant use. In addition, a new 980sf building will provide 2 additional restrooms to serve the restaurant and approximately 721sf of brewery space. The brewery will produce beer and spirits intended to be served at the restaurant, therefore is a normal and incidental use to the restaurant and allow by this code.

c. Conditional Uses. The following uses require a conditional use permit under the procedure, criteria, and standards of ARTICLE X.III

(7) Alteration or demolition of identified historical resource as listed in the Coburg Comprehensive Plan and/ or in Article IX

Findings: While the proposed use is permitted per ArticleVII.C.2.a.(5), the Applicant proposes selective alterations and additions to the Pollard House. The Pollard House is identified as a historical resource due to being registered in the National Register of Historic Places as an Oregon Historic Site, as well as listed on the Coburg Walking Tour Map of historic buildings. The project therefore requires a Conditional Use Permit to be applied for concurrently with Site

Design Review due to the historic component of the structure. See Part III for compliance with Coburg Comprehensive Plan Historic development standards.

d. Prohibited Uses

(6) Any permitted or conditional use that creates odor, dust, smoke, noise, or vibration that is perceptible beyond the property boundaries.

Findings: The existing Pollard house will be used as a restaurant. Similar uses exist int the neighborhood and the restaurant will produce a similar amount of noise and odor as established restaurants in the area. The site is designed such that outdoor dining occurs between the Pollard House and the accessory brewery structure. As such the restaurant and is not expected to create any perceptible odor, dust, smoke, noise, or vibration beyond the property boundaries.

Brewing operations in the new accessory building will be by in large contained within the building and is a small operation consisting of three fermenters. Beer will be stored in kegs and fermentation vessels. Proofed down spirits will be stored in barrels or a stainless steel fermenters which will be contained within the Brewery building. Brewing and activities related to brewing that happen on site are not expected to create perceptible odor, dust, smoke, noise or vibration beyond the property boundaries.

A nominal amount of milling will occur outside of the brewery building in the interior courtyard. Milling will occur during regular business hours between 9:00am and 5:00pm. Milling will produce a minimal amount of dust. The site is designed such that milling will occur between the Pollard House and the new accessory building preventing odor, dust, smoke, noise, or vibration from being perceptible beyond the property line. Thus, these criteria are met.

3. Building or Structural Height Standards

a. All buildings in the C-1 district are permitted to be up to 35 feet in height

Findings: Existing buildings are less than 35 feet and no change to existing building height proposed. The proposed height of the new accessory building is approximately 21'-7", thus this criterion is met.

4. Lot Dimensions

a. The minimum lot frontage shall be 25 feet

Findings: No proposed change to existing lot boundaries. Existing lot fronting is approximately 131', therefor this criterion is met.

b. The minimum lot size shall be 1,500 sq. feet.

Findings: No proposed change to existing lot size. Existing lot size is approximately 19,600sf, therefor this criterion is met.

5. Maximum Lot Coverage

a. One hundred percent coverage is allowable when minimum loading space, landscaping, setbacks, and parking are provided.

Findings: The proposed development occurs on existing lot and meets required and allowable lot areas, coverage, and dimensions. See Part II for loading space, landscaping, and parking conformance. See Minimum Yard Requirements for setback conformance. Therefore, these criteria are met.

6. Minimum Yard Requirements

a. Front Yards

(2) The maximum setback for a building façade shall be 15 feet. For non-residential uses on Willamette St, this standard is met when as least 80 percent of the building frontage is placed within the maximum setback…

Findings: No change to location of existing historic Pollard House. The building sits approximately 85 feet away from the property line. This condition is allowed to be maintained per Article VI.D. Non-Conforming Structures. A parking area is existing between the Pollard House and the street. To maintain the Pollard House and existing site features the new brewery structure is located in line with the Pollard House and maintains the existing setback on site. Therefore, this criterion is met.

b. Side Yards – Side yards shall not be required except:

(1) Where specified setbacks are established for road widening purposes.

Findings: No road widening setbacks are established on the subject property, therefore the no side yard is required on the subject property.

c. Rear Yards

(1) Rear yards shall not be required, except that where a non-residential use abuts the Residential District, a 10-foot rear yard shall be required.

Findings: A 10-foot rear yard setback is required and provided due to Lot 4100, adjacent to the western edge of the subject property, zoned Residential District. The existing Pollard House is approximately 10'-9" from the rear property line. The proposed Brewery is 52'-2" from the rear property line. The existing accessory structure is approximately 3'-0" from the rear property line. The Applicant proposes the existing accessory structure to be left in place as an existing nonconforming structure. Therefore, this criterion is met.

7. Parking and Access Requirements

See ARTICLE VIII.A through C for other parking and access requirements.

Findings: See Part II for parking and access compliance.

8. Street Standards

See ARTICLE VIII.E for Street Standards.

Findings: See Part II for street standards compliance. No proposed change to existing street standards.

9. Pedestrian Amenities

All new development shall be required to provide a minimum of two of the following pedestrian amenities:

a. Outdoor seating options, e.g., benches, or tables with chairs

Findings: The proposed site alterations includes a raised patio with tables and chairs as part of the restaurant. Therefore, this criterion is met.

b. Extra wide sidewalks or courtyards that can be used as small plazas. These may be combined with water features and/ or benches to create attractive public spaces

Findings: No proposed change to existing sidewalk width or alterations to existing sidewalk. Proposed alterations to include a courtyard with a patio and garden. New landscaping provided at public sidewalk. Therefore, these criteria are met.

c. Planters, garden areas, and pocket parks that include: (1) sitting space

Findings: Proposed alterations to include a courtyard with a patio and garden. New landscaping provided at public sidewalk. Therefore, these criteria are met.

d. Weather protection, e.g., pedestrian-scaled awnings or canopies

Findings: Existing Pollard House includes a large, covered patio. No alterations proposed to existing covered areas. Therefore, this criterion is met.

e. Other opportunities or open spaces, e.g., in rooftop courtyards, entranceways

Findings: Proposed alterations include a courtyard between the Pollard House and the proposed accessory Brewery structure. Courtyard to include pedestrian pathways, landscaping, and water feature. Therefore, this criterion is met.

10. Building Orientation

All buildings shall be oriented to a street. The orientation standard to met when all of the following criteria are met:

a. Compliance with setback standards in Section 6.

Findings: The existing historic Pollard House is setback approximately 85' from the property line facing Willamette. Due to the historic nature of the building and site no proposed change to existing parking, other than refurbishment, and building setbacks proposed. In order to create safe site circulation and conform to existing conditions on site new proposed accessory structure is set back in line with the existing Pollard House. Therefore, this criterion is not applicable.

b. All buildings shall have their primary entrance(s) oriented to the street…

Findings: The Primary Entrance to the restaurant is proposed to be oriented towards Willamette Street. The primary entrance for the new accessory Brewery will also be oriented to Willamette Street. Therefore, this criterion is met.

c. Off-street parking, drives, or other vehicle areas shall not be placed between buildings and street where building placement complies with this standard.

Findings: The parking area is existing between the Pollard House and Willamette Street. No proposed change to location of existing parking areas. Therefore, this criterion is not applicable.

d. On corner lots, buildings and entrances shall be oriented to the street with higher functional classification…

Findings: The subject property is not a corner lot. Therefore, this criterion is not applicable.

11. Historic Building Design

The following historic building exterior design elements are required for all new construction and major renovations in order to maintain and improve the historic character of the downtown.

Findings: The proposed development includes minimal alterations to the existing historic façade. See below for design elements proposed for the accessory Brewery structure.

a. Decorative doors, transom, and clerestory windows

Findings: The proposed Brewery building includes clerestory windows and two decorative sliding doors as well as transom windows and glazed entry doors. Therefore, these criteria are met.

b. Windows with trim comparable in style to that commonly used on other historic buildings in the C-1 district

Findings: The proposed Brewery building includes windows with painted trim of a similar width and detail to those commonly used on other historic buildings in the C-1 district. This trim is included at siding transitions, openings, and corners. Therefore, these criteria are met.

c. 40-80 percent of ground floor façade facing the street, measured horizontally, shall have windows. The lower edge of these windows shall be no more than 30 inches above the sidewalk.

Findings: The proposed Brewery building includes a glazed entry door and large decorative sliding door of the ground floor façade facing. Due to the length of this façade, it would be burdensome structurally to include additional windows on the ground floor. The majority of the facades facing the street consists of the Historic Pollard House. Therefore, this criterion is met.

d. The pitch and style of rooflines shall be comparable to existing historic rooflines, such as a 4 in 12 pitch.

Findings: The proposed roof pitch at the Brewery building 9:12 and is constant with the historic Pollard House on site. Therefore, this criterion is met.

e. Surface detailing is required for blank walls (permitted on non-street facing facades only) and shall include offsets, windows, siding, murals, or other similar features.

Findings: The proposed blank CMU wall is on the north property line. Due to proximity to the property line openings, siding, and offsets are not allowed. Therefore, this criterion is not applicable.

f. Weather protection for pedestrians (awnings or canopies). Lighted or bubble awnings are not allowed.

Findings: A large, covered patio is provided at the Pollard House. The Brewery acts as an accessory structure and is not used by the public. Therefore, this criterion is not applicable.

PART II | Coburg Development Code

CDC ARTICLE VIII. SUPPLEMENTARY DISTRICT REGULATIONS

B. PARKING REGULATION

2. Off-Street Parking Requirements

a. Parking Area Design

(1) All public or private parking spaces… shall be designed and laid out to conform with the requirements of this Code and the Planning Commission.

Findings: Proposed rehabilitation of the parking area conforms with the requirements of this code. See following sections for more detailed information.

(2) Groups of three or more parking spaces… shall be served by a service drive so that no backward movements or other maneuvering of a vehicle within a street, other than an ally, shall be required. Service drives shall be designed and constructed to facilitate the flow of traffic, provide maximum safety in traffic access and egress and maximum safety of pedestrians, bicycles, and vehicular traffic on site.

Findings: Proposed rehabilitation of the parking area retains the two existing driveway access locations such that no backward movement is required within a street. Existing trees, new landscaping, and historic foundation stones provide a buffer between existing pedestrian sidewalk and parking drives to provide maximum safety in access and for pedestrian, bicycle, and vehicular traffic on site. A dedicated service drive for trash/ loading access is located to the south of the property. Therefore, these criteria are met.

b. Parking Space Required

The number of off-street parking spaces required shall be no fewer than as set forth below

Table VIII(B)(2)(b): Parking Space Required

Recreational or entertainment establishments: Establishments for the sale and consumption on the premise of food and beverage = one for each 200 sf of floor area

d. Exceptions and Reductions to Off-Street Parking Requirements

(1) The Central Business District (C-1) is exempt from the minimum parking requirements of Section 2(b), except that off-street parking shall be provided for employees and work vehicles that are stored on site, as follows:

(i) All new commercial development, including change of use, in the C-1 district that requires one or more employees shall provide a number of on-site parking spaces equal to the greatest number of employees that will be on site ay any particular time. The Planning Official shall determine the number of required off-street parking spaces for a proposed use, or expansion of a use, based on information submitted by the applicant.

(ii) One off-street parking space shall be provided for each work vehicle…

(iii) The determination by the Planning Official of the number of spaces required under subsection (i) and (ii) shall be provided in writing, based on written evidence submitted by applicant.

(iv) The Planning Official may waive or reduce off-street parking requirements in accordance with Section 2(d)(3).

Findings: The Applicant claims Exception 2(d)(1) with the understanding that the number of employees on site at any time will be less than eight. Eight parking spaces are proposed, including one van accessible handicap parking space. There are no anticipated work vehicles associated with this use. Therefore, these criteria are met.

5. Bicycle Parking

a. Bicycle parking requirements shall apply to all developments that require a site plan or amended site plan for new development, changes of use, and building expansions and remodels that require a building permit, as follows:

(2) Non-residential parking. There shall be a minimum of one bicycle space for every seven motor vehicle spaces. At least half of all spaces shall be sheltered. Bicycle parking provided in outdoor areas shall be located near the building entrance, similar to vehicle parking space, unless existing development on site precludes that option.

Findings: Two bicycle parking spaces required. Proposed design includes four vehicular bicycle parking spaces the south to the of the existing covered porch on the front of the building. Therefore, this criterion is met.

6. Vehicular Parking Area Improvements

a. All vehicular parking areas shall have a durable, dust-free surfacing of asphaltic concrete, Portland cement concrete, or other approved materials as specified by the Planning Official.

Findings: Proposed parking are improvements include new asphaltic concrete surface. Therefore, this criterion is met.

b. All vehicular parking areas… shall be graded so as not to drain storm water over the public sidewalk or onto any abutting public or private property.

Findings: Proposed design grades vehicular parking areas to drain to catch basins for stormwater filtration. Proposed design does not drain stormwater over the public sidewalks or onto any abutting public or private property. Therefore, this criterion is met.

c. All vehicular parking areas… shall provide a substantial bumper or curb stop which will prevent cars from encroachment on abutting private or public property.

Findings: Proposed parking spaces include one parking bumper to prevent cars from encroaching on pedestrian paths and structures. Existing curbs or planters prevent vehicular traffic from encroachment on abutting properties. Therefore, this criterion is met.

d. All vehicular parking areas and service drives shall be enclosed along any interior property which abuts any residential district, with a 70 percent opaque, site obscuring fence, wall, or hedge not less than three feet nor more than six feet in height, but adhering to the visual clearance and front and interior yard requirements established for the district in which it is located. If the fence, wall, or hedge is not located on the property line, said area between the fence, wall, or hedge and the property line shall be landscaped with lawn or low growing evergreen ground cover. All plant vegetation in this area shall be adequately maintained by a permanent irrigation system, and said fence, wall or hedge shall be maintained in good condition. Screening or plantings shall be of such size as to provide the required degree of screening within 24 hours after installation. Adequate provisions shall be maintained to protect wall, fence, or plant

materials from being damaged by vehicles using said parking areas. Any lights provided to illuminate any public or private parking area or vehicle sales area shall be so arranged as to reflect light away from any abutting or adjacent residential district or use.

Findings: Proposed parking meets requirements of this section. The interior property line on the south side of the property is obscured by an existing fence and landscaping greater than 3'-0" tall. Interior property line on the north side proposed to be obscured by plantings approximately 5'-0" tall and are maintained by a permanent irrigation system. Screening will be provided by plantings within 24hrs of installation and shall be at least 70% opaque. Therefore, these criteria are met.

e. Any lights provided to illuminate any public or private parking area or vehicle sales area shall be so arranged as to reflect light away from any abutting or adjacent property or public right of way.

Findings: No change to existing provided illumination. Therefore, this criterion is not applicable.

f. All vehicular parking spaces shall be appropriately and substantially marked.

Findings: Vehicular parking spaces shall be marked with 4" wide white striping on contrasting black asphalt. Therefore, this criterion is met.

M. MIXED USE

1. The following standards apply to mixed use and non-residential development in C-1, TR and TMR zones.

a. Screening / buffering.

(1) Mechanical equipment, refuse collection and recycling areas for businesses shall be enclosed with a fence, wall, or structure high enough to screen all collection bins.

Findings: Proposed development includes an eight-foot-high wood fence enclosure with full height gates at trash receptacle. Mechanical equipment will be located in the attic of the Pollard House. A chiller is proposed to be located on the southwest corner of the site. Existing and proposed property fencing provides screening for the chiller. Therefore, this criterion is met.

b. Parking.

(2) Off-street parking shall be located to the side or rear of the building(s).

Findings: No change of location proposed for existing non-conforming historic Pollard House. Existing off-street parking at front of establishment to be improved but not relocated. Therefore, this criterion is not applicable.

c. Pedestrian amenities. Pedestrian sidewalks or walkways must be provided to connect the building entrance to the public right of way.

Findings: Proposed development maintains historic connection to the sidewalk. Walkways are provided across the improved parking area to front porch of Pollard House. Therefore, this criterion is met.

d. Building Orientation.

(1) All buildings shall have their primary entrance oriented to the street…

e. Windows. Transparent ground floor windows must be installed for at least 50 percent of length of the street wall and have an area equal to 60 percent of ground floor wall area of the street wall…

f. Façades

(1) Façades of buildings or structures facing a public right of way must include horizontal articulation at least every 75 feet…

(2) No wall may extend horizontally for a distance greater than three times its average height without a change in elevation

Findings: Proposed development will not affect the existing building façade. New buildings on the site will be accessory use and will complement the existing building. The proposed Brewery building includes a glazed entry door and large decorative sliding door of the ground floor façade facing. Due to the length of this façade, it would be burdensome structurally to include additional windows on the ground floor. The majority of the length of facade facing the street consists of the Historic Pollard House which complies with this section. Therefore, this criterion is met.

PART III | COBURG COMPREHENSIVE PLAN

GOAL 5: OPEN SPACES, SCENIC AND HISTORIC AREAS, AND NATURAL RESOURCES

HISTORIC AREAS

POLICY 12: Permit requests for the alteration or demolition of historically significant sites or structures shall be evaluated by the Planning Commission and granted only in cases which are in accordance with the six standards and criteria listed below, and any additional terms or conditions required pursuant to the authority of the Coburg Zoning Ordinance.

(1) Every responsible effort shall be made to provide a compatible use for a property that requires minimal alteration of the building structure, or site and its environment, or to use a property for its originally intended purpose.

Findings: Proposed alterations to the exterior of the building include replacing two windows with doors and two doors with windows of similar style and size to the existing windows and doors on the front façade. Other improvements include adding a ramp to the north side of the building making the ground floor accessible and provide outdoor seating for the restaurant. The proposed development creates minimal impact to the building and exterior of the building. The appearance of the building will be largely the same. Therefore, this criterion is met.

(2) Distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

Findings: The proposed development does not impact the original quality or character of the building. No proposed demolition or alteration of historic or distinctive materials and features. Alteration to the original building proposed improve the structure, lifespan, and original features, and provide an accessible route to the ground floor; and will not impact the character of the building. Therefore, this criterion is met.

(3) All buildings, structures, and site shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.

Findings: The proposed development does not seek to create alterations with no historic basis, or earlier appearance. The addition of the ramp and patio is designed to be harmonious with the character of the historic building but not to create an earlier appearance. Therefore, this criterion is met.

> ***(4) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.***

Findings: The proposed development recognizes and respects historical development of the building. No proposed changes or alterations existing features that have acquired significance in their own right. Therefore, this criterion is met.

> ***(5) distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be treated with sensitivity.***

Findings: The proposed development does not impact existing examples of skilled craftsman ship which characterize the building. Further, construction shall be carried out in such a way that protects distinctive stylistic features and skilled craftsmanship. Therefore, this criterion is met.

> ***(6) Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.***

Findings: Generally, the Pollard House is in good condition. Proposed exterior improvements included minor maintenance items to increase the lifespan of the structure such as replacing the existing roofing. No deteriorating architectural features are known to the applicant at this time. Therefore, this criterion is met.

VICINITY MAP

NTS

NORTH

SITE ADDRESS
91032 S WILLAMETTE ST
COBURG, OREGON 97408

MAP + TAXLOT
MAP: 16033323 LOT: 4200
ACREAGE: 0.62

HISTORIC DESIGNATION
POLLARD HOUSE
OREGON HISTORIC SITE

PLAN DESIGNATION
TRADITIONAL RESIDENTIAL

ZONING DISTRICT
CENTRAL BUSINESS C-1

OVERLAY ZONE
HISTORIC DISTRICT

FLOOD HAZARD
X, AREA OF MINIMAL FLOOD HAZARD

OWNER
STEPHAN & COLLEEN SHEEHAN
3913 AERIAL WAY, EUGENE, OREGON 97402

ARCHITECT
GMA ARCHITECTS
860 W PARK ST #300, EUGENE, OR 97401
(541) 344-9157
POC: JOSEPH E. MOORE, AIA
jmoore@gma-arch.com

ENGINEER

SHEET LIST

POLLARD HOUSE OCCUPANCY
ASSEMBLY
946 SF/15 = 64 OCCUPANTS

KITCHENS
520 SF/ 200 = 3 OCCUPANTS

STORAGE
110 SF/ 300 = 1 OCCUPANT

BUSINESS AREA
44 SF/ 150 = 1 OCCUPANT

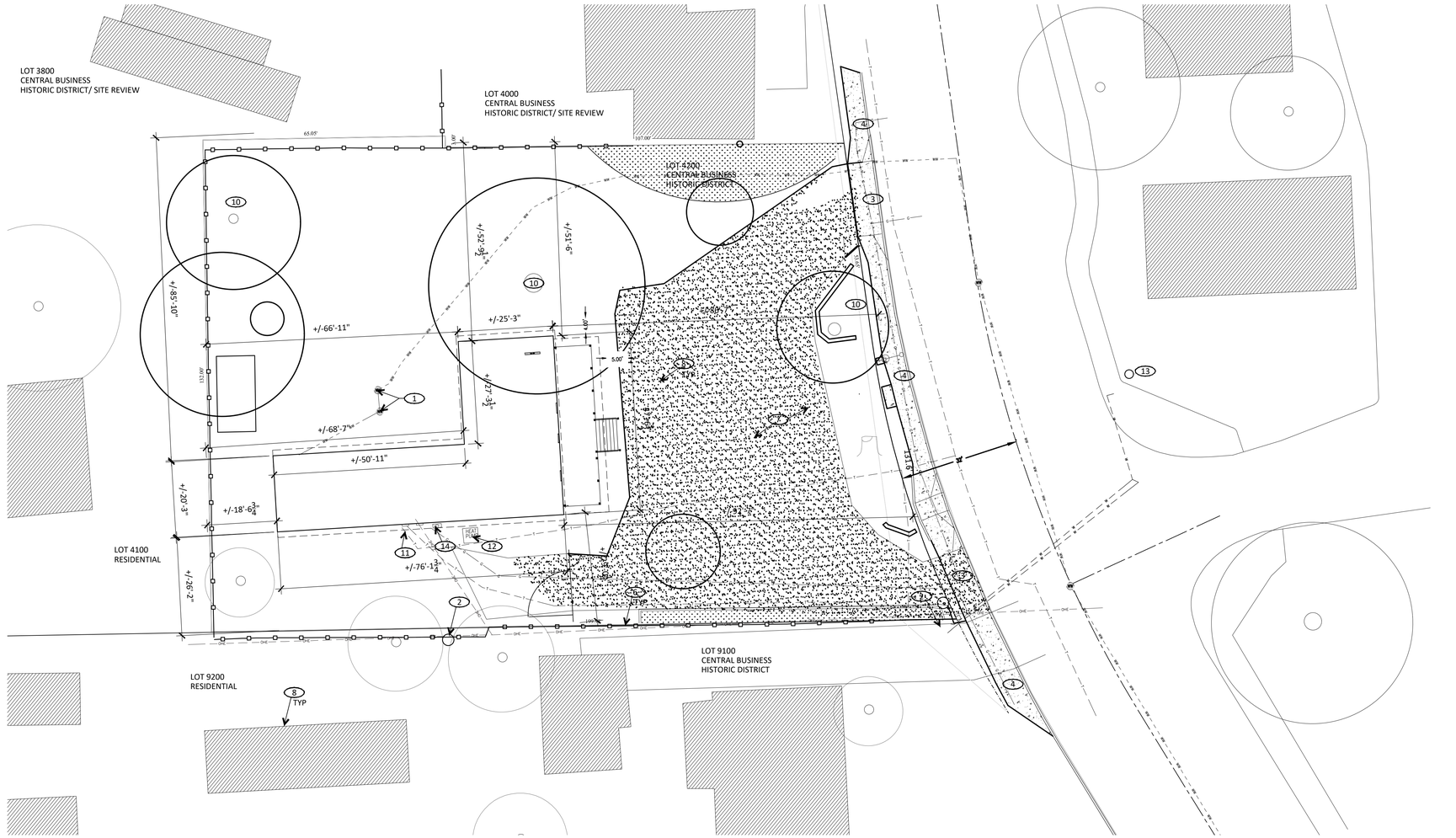
MANUFACTURING
149 SF/ 200 = 1 OCCUPANT

TOTAL OCCUPANTS: 70 CCUPANTS

BREWERY OCCUPANCY
MANUFACTURING AREA
382 SF/200 = 3 OCCUPANTS

STORAGE
16 SF/ 300 = 1 OCCUPANT

TOTAL OCCUPANTS: 4 OCCUPANTS



1 EXISTING CONDITIONS PLAN

1/16" = 1'-0"

NORTH

0 2 4 8 16 32

KEYNOTES

1. (E) SEPTIC ACCESS
2. (E) POWER POLE
3. (E) ACCESS DRIVE
4. (E) PUBLIC SIDEWALK
5. (E) STREET LIGHT
6. (E) FENCE
7. (E) GRAVEL PARKING LOT
8. (E) PARKING BUMPER
9. (E) STRUCTURE AT ADJACENT PROPERTY
10. (E) TREE, CALIPER >6", TO REMAIN
11. (E) ELECTRICAL METER
12. (E) HVAC UNIT ON CONC PAD
13. (E) FIRE HYDRANT
14. (E) GAS METER

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860 West Park Street / Ste 300
Eugene / Oregon / 97401
p 541.344.9157
gma-arch.com

REGISTERED ARCHITECT
JOSEPH E. MOORE
EUGENE, OREGON
6033
STATE OF OREGON

NOT FOR CONSTRUCTION

REVISIONS

WILLAMETTE FORKS

91032 S WILLAMETTE ST, COBURG
SITE DESIGN REVIEW

JOB NO: 20243
ISSUE DATE: APRIL 2022

COVER

G000

THESE PLANS ARE FOR LAND USE REVIEW
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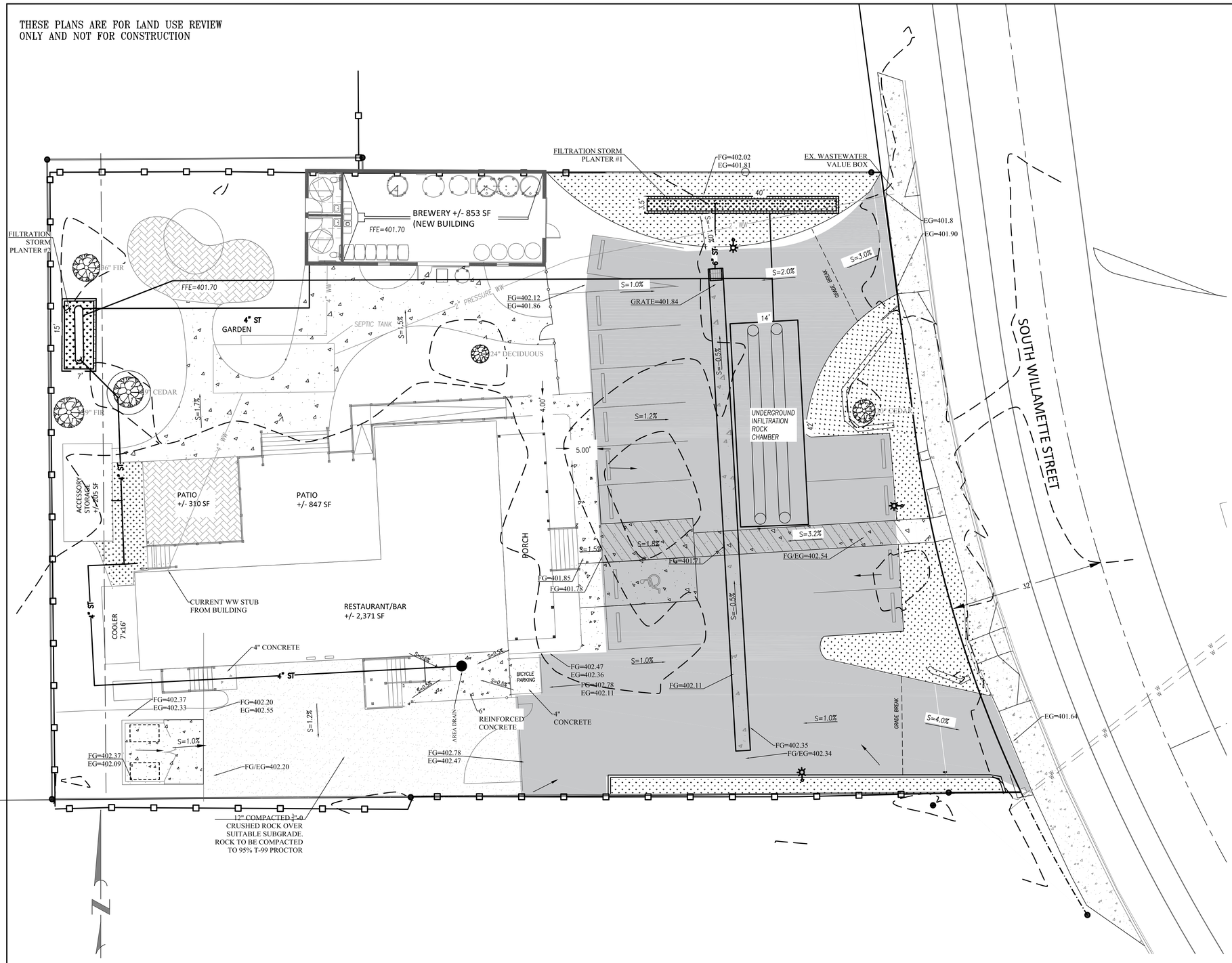

ASSESSOR'S MAP NO. 16-03-33-23 TAX LOT 4200

LEGEND

- BOUNDARY LINE
- ADJACENT LOT LINE
- 6"ST — ST — PROPOSED STORMLINE
- PROPOSED CONCRETE
- PROPOSED GRAVEL
- PROPOSED PLANTERS
- PROPOSED ASPHALT
- CONCRETE VALLEY GUTTER

STORM NOTES:

1. ALL STORM PIPING SHALL MEET REQUIREMENTS OUTLINED IN OREGON PLUMBING SPECIALTY CODE, CURRENT EDITION.
2. ALL STORM PIPING PROPOSED TO BE ABS, SOLVENT WELD.
3. FILTRATION PLANTERS DO PROVIDE POLLUTION CONTROL PRIOR TO ROUTING RUNOFF TO INFILTRATION ROCK CHAMBER UNDER PARKING LOT.
4. PLANTINGS IN FILTRATION STORM PLANTERS TO BE PER LANDSCAPE ARCHITECT PLAN.
5. ROCK CHAMBER TO BE CONSTRUCTED PER DETAIL ON SHEET C-4.0
6. FILTRATION STORM PLANTERS TO BE CONSTRUCTED PER DETAILS ON SHEET C-4.0.
7. PLANTING SCHEME FOR RAIN GARDENS SHOWN ON SHEET C-4.0 DESIGN TO BE FINALIZED DURING BUILDING PERMIT PROCESS.
8. 24" SQUARE CATCH BASIN TO BE GIBSON STEEL PER DETAIL ON SHEET C-4.0.
9. CONNECT ROOF DRAIN DOWNSPOUTS TO 4" STORM PIPE AND ROUTE TO FILTRATION STORM PLANTER #1.

PAVING/STRIPING NOTES:

1. ASPHALT TO BE CLASS 2 HMAC, 3" THICK OVER 12" CRUSHED ROCK. ASPHALT TO BE COMPACTED TO 92% RICE VALUE. CRUSHED ROCK TO BE COMPACTED TO 95% T-99 PROCTOR.
2. STRIPING TO BE 4" WIDE, WHITE PAINT
3. ADA STRIPING TO MEET ADA REQUIREMENTS
4. WHEEL STOPS TO BE PER DETAIL ON SHEET C-3.0
5. BICYCLE PARKING RACK TO BE PER DETAIL ON SHEET C-3.0
6. VALLEY GUTTER TO BE CONSTRUCTED PER DETAIL ON SHEET C-4.0
7. CONCRETE WALKS TO BE 4" CONCRETE OVER 2" COMPACTED CRUSHED ROCK
8. SEE ARCHITECTURAL PLAN PER RAMP DETAIL

TRASH ENCLOSURE NOTES:

1. TRASH ENCLOSURE PROPOSAL TO BE UNCOVERED.
2. SEE ARCHITECTURAL PLANS PER TRASH ENCLOSURE SCREENING AND DETAIL.
3. CONCRETE SLAB TO BE 6" REINFORCED CONCRETE OVER 4" COMPACTED CRUSHED ROCK (3/4"-0). REINFORCEMENT TO BE #4 BARS PLACED 12" ON CENTER IN BOTH DIRECTIONS.
4. CONCRETE SLAB TO BE SLOPED TO THE EAST. RUN-OFF DIRECTED TO GRAVEL PERVIOUS AREA.

GENERAL NOTES:

1. THESE PLANS ARE FOR LAND USE REVIEW ONLY. NOT FOR CONSTRUCTION.
2. THIS MAP IS NOT A BOUNDARY SURVEY.
3. SEE LANDSCAPE PLAN FOR DETAIL WITHIN PLANTER AREAS SHOWN.

GRADING NOTES:

1. ALL ADA WALKWAYS SHALL HAVE CROSS SLOPES LESS THAN 2.00% AND RUNNING SLOPES LESS THAN 5.00%.
2. ALL ADA RAMPS SHALL HAVE CROSS SLOPES LESS THAN 2.00% AND RUNNING SLOPES LESS THAN 8.33%.
3. ADA PARKING SPACES SHALL BE GRADED LESS THAN 2.00% IN ALL DIRECTIONS.
4. CONTOURS SHOWN ON THIS SHEET ARE EXISTING ELEVATIONS. PROPOSED GRADES ARE SHOWN AS SPOT GRADES.
5. CONTRACTOR SHALL ENSURE THAT ALL CURRENT ADA REQUIREMENTS ARE MET.

A & O Engineering L.L.C.
CIVIL ENGINEERING
& SITE DEVELOPMENT CONSULTING
380 Q STREET, SUITE 200
SPRINGFIELD, OR. 97477
PHONE: (541) 302-9790
INFO@AO-ENGR.COM

REGISTERED PROFESSIONAL ENGINEER — OREGON — 16,663 — SCOTT M. JORDAN
EXPIRES 12/14

Grading, Drainage and Paving Plan
for
Willamette Forks
Coburg Lane County Oregon

PROJECT No. 5329
DRAWN BY: KRC
REVIEWED BY: SDM, KDM
PROJECT DATES:

SHEET
C1.0

THESE PLANS ARE FOR LAND USE REVIEW
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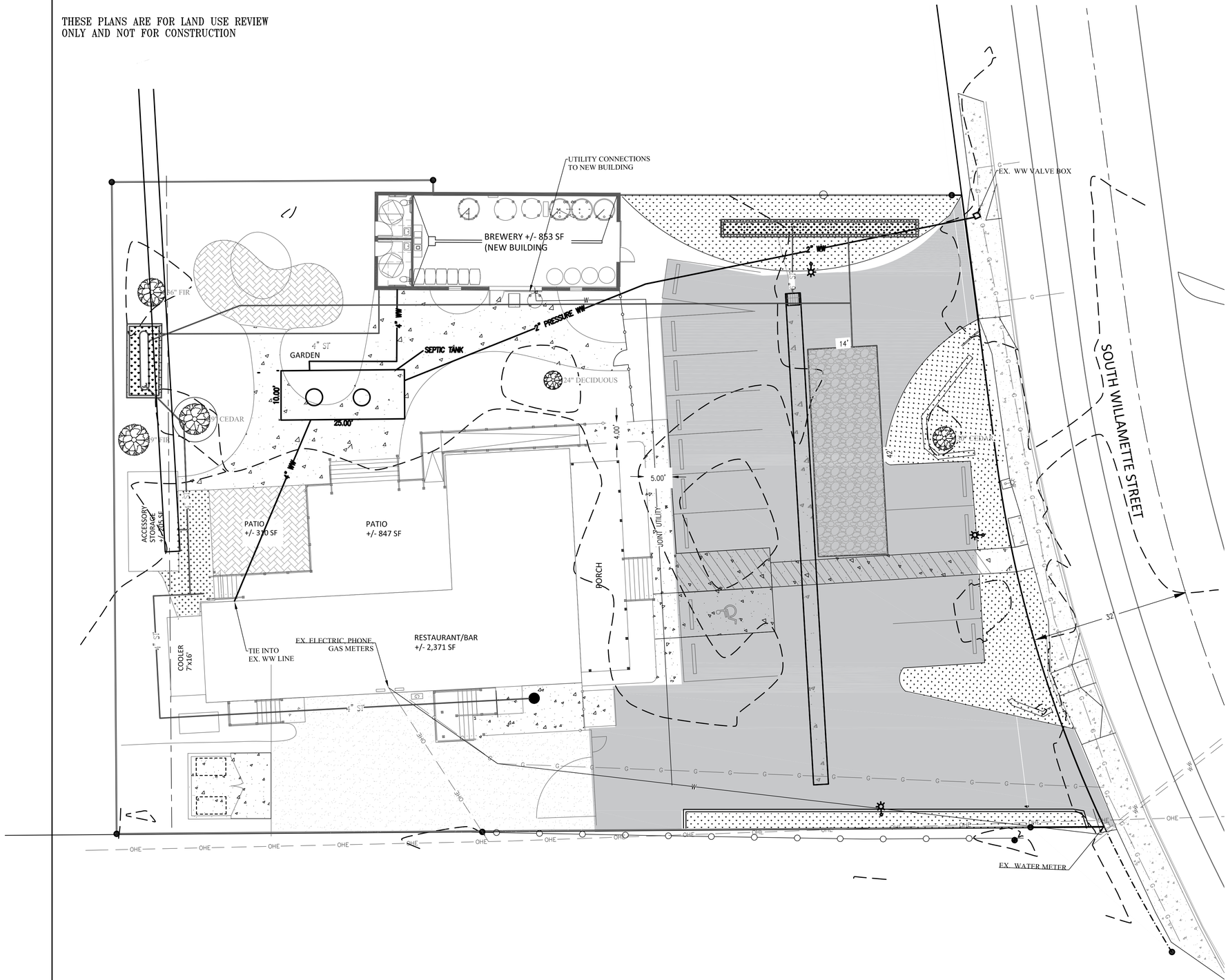

GENERAL NOTES:

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WASTEWATER NOTES:

1. CONNECT THE EXISTING BUILDING WASTEWATER SERVICE TO THE NEW SEPTIC SYSTEM WHICH WILL BE SIZED TO ACCOMMODATE BOTH BUILDINGS. TANK SIZING TO BE FINALIZED DURING BUILDING PERMIT PROCESS.

2. ALL WASTEWATER PIPING SHALL MEET REQUIREMENTS OUTLINED IN THE OREGON PLUMBING SPECIALTY CODE, CURRENT EDITION.

3. EXISTING WASTEWATER PUMP AND CONTROL SYSTEM TO BE MOVED TO NEW SEPTIC TANK AND BE RE-USED. CONTROLLER TO REMAIN ON EXISTING BUILDING AND WIRING EXTENDED TO NEW TANK LOCATION.

4. EXISTING PRESSURE LINE CONNECTION (VALVE BOX) TO PUBLIC SYSTEM TO BE UTILIZED.

5. EXISTING SEPTIC TANK TO BE REMOVED.

6. 12,000 GAL XERXES FIBERGLASS SEPTIC TANK TO MEET DEQ REQUIREMENTS. FINAL SIZING TO BE COMPLETED DURING BUILDING PERMIT PROCESS.

FRANCHISE UTILITY NOTES:

1. FRANCHISE UTILITIES WILL BE DESIGNED BY FRANCHISE UTILITY PROVIDERS DURING BUILDING PERMIT PROCESS.

2. CONTRACTOR SHALL COORDINATE WITH FRANCHISE UTILITY PROVIDERS.

3. OVERHEAD ELECTRIC LINE SERVING EXISTING BUILDING TO REMAIN.

4. OVERHEAD COMMUNICATION LINES TO REMAIN.

5. NEW UTILITY LINES TO NORTH BUILDING TO BE UNDERGROUND PREFERRED ROUTING IS SHOWN. SEE TRENCH DETAIL C-4.0.

WATER NOTES:

1. FIRE SPRINKLER SYSTEM NOT PROPOSED FOR THIS PROJECT.

2. WATER LINE AND METER SIZING TO BE COMPLETED DURING BUILDING PERMIT PROCESS.

3. ALL WATER PIPING TO MEET REQUIREMENTS OF OREGON PLUMBING SPECIALTY CODE, CURRENT EDITION.

4. IRRIGATION WILL REQUIRE A SEPARATE REVERSE PRESSURE BACKFLOW DEVICE AT CONNECTION POINT. SEE LANDSCAPE PLAN FOR LOCATION.

LIGHTING NOTES:

1. WALL PACK LIGHTING ON EAST BUILDING FACADE PROPOSED. FIXTURES TO BE LED AND SPECIFIED DURING BUILDING PERMIT PROCESS.

2. POLE LIGHTS SHOWN ARE PROPOSED TO BE CSX-1 LED LUMINAIRS MOUNTED AT 20' ABOVE PAVED SURFACE. SHIELDS WILL BE PLACED AS NECESSARY TO ELIMINATE LIGHT TRESPASS ONTO NEIGHBOR PROPERTIES.

3. LIGHT LOCATIONS TO BE FINALIZED DURING BUILDING PERMIT PROCESS.

PROPOSED POLE LIGHT LOCATIONS

SCALE: 1"=10'

10' 0 10' 20'

ASSESSOR'S MAP NO. 16-03-33-23 TAX LOT 4200

A & O Engineering L.L.C.
CIVIL ENGINEERING
& SITE DEVELOPMENT CONSULTING
380 Q STREET, SUITE 200
SPRINGFIELD, OR. 97477
PHONE: (541) 302-9790
INFO@AO-ENGR.COM

REGISTERED PROFESSIONAL ENGINEER 16,663 OREGON SCOTT M. DEAR EXPIRES 12/14

Utility Plan
for
Willamette Forks
Coburg Lane County Oregon

PROJECT No. 5329
DRAWN BY: SLM
REVIEWED BY: SDM, KDM
PROJECT DATES:

SHEET
C2.0

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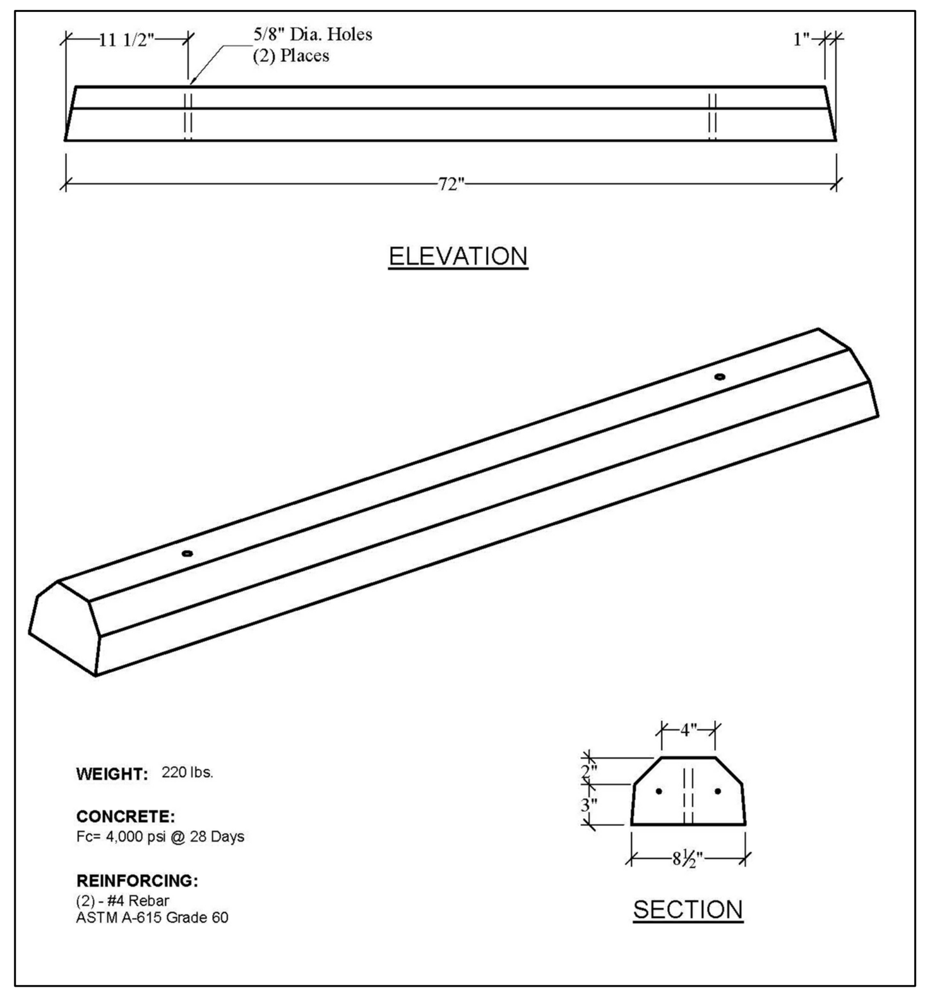
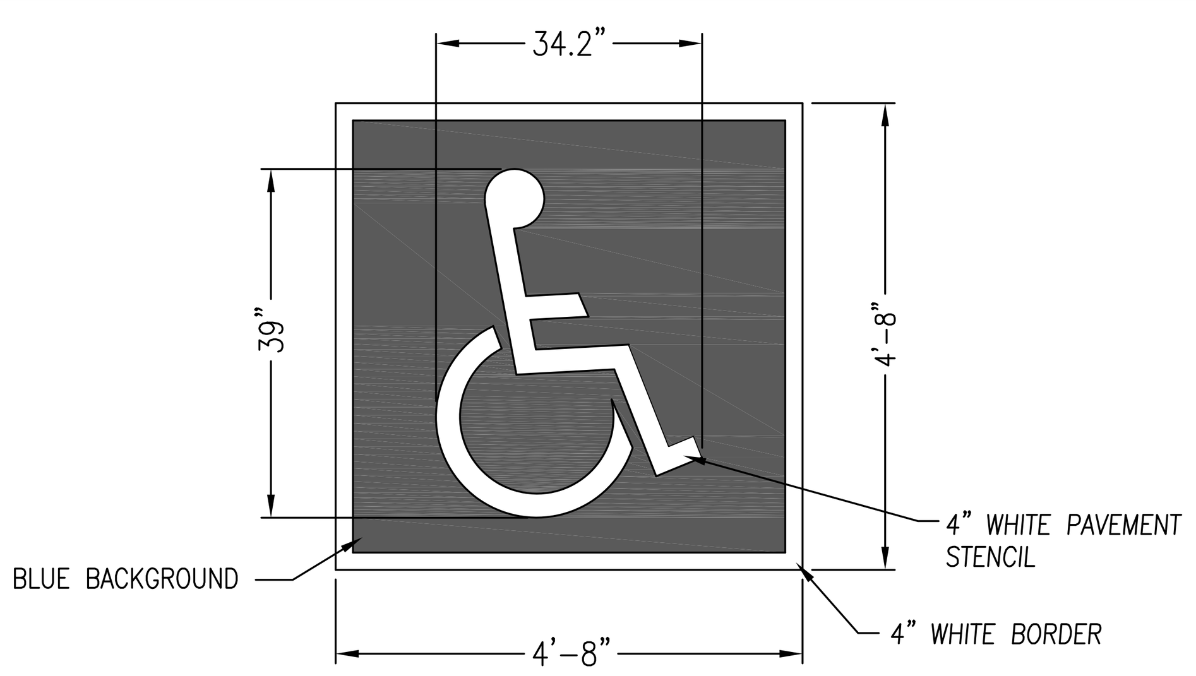
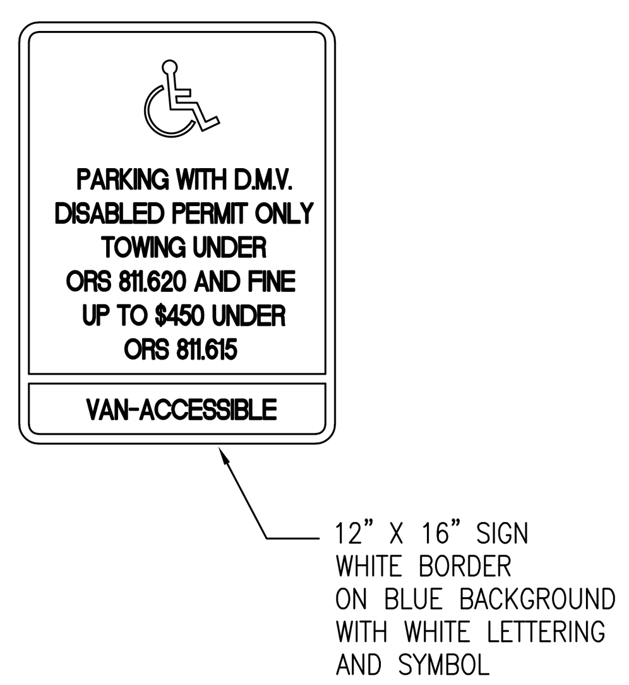


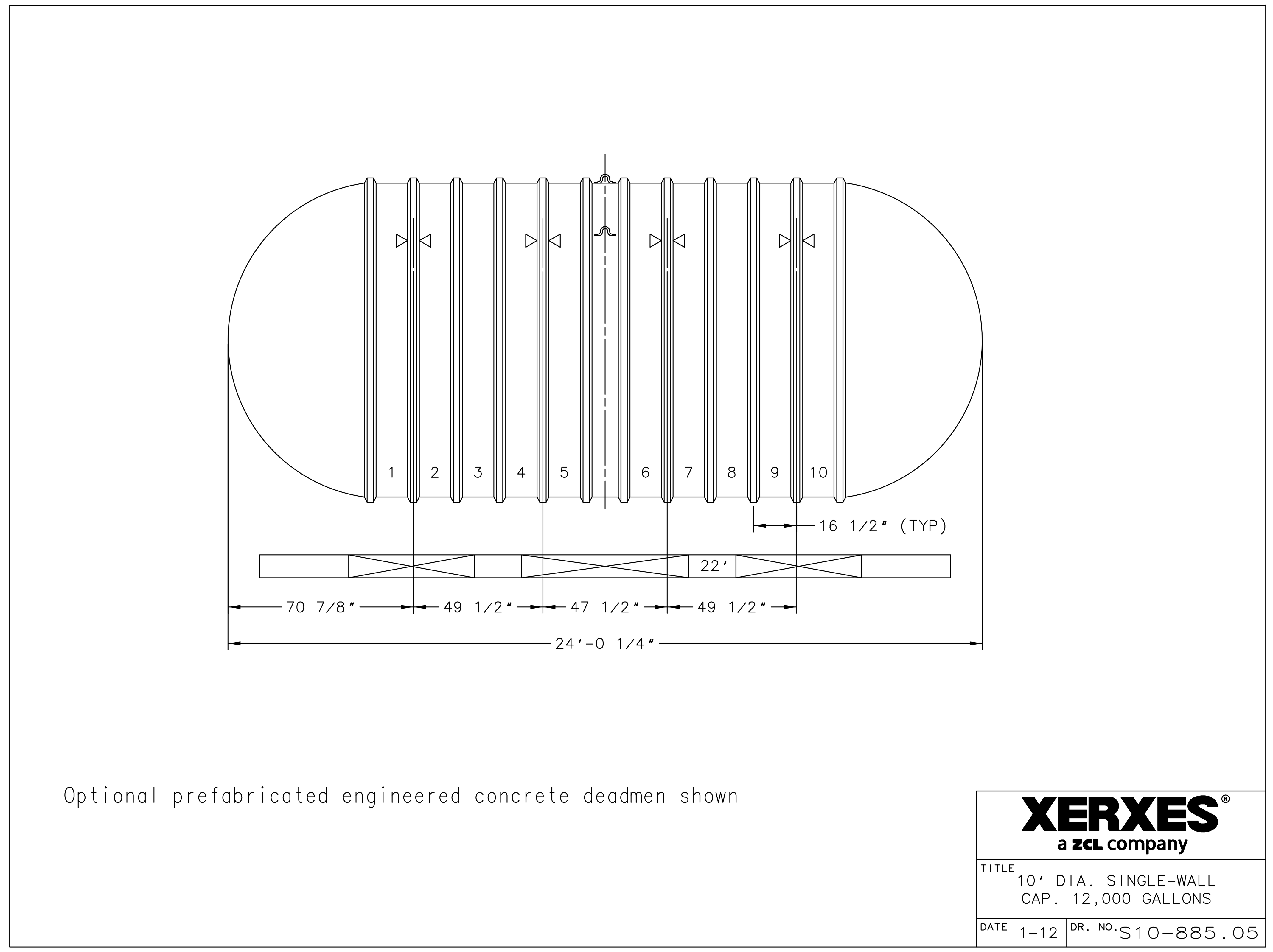
WHEEL STOP DETAIL
NTS

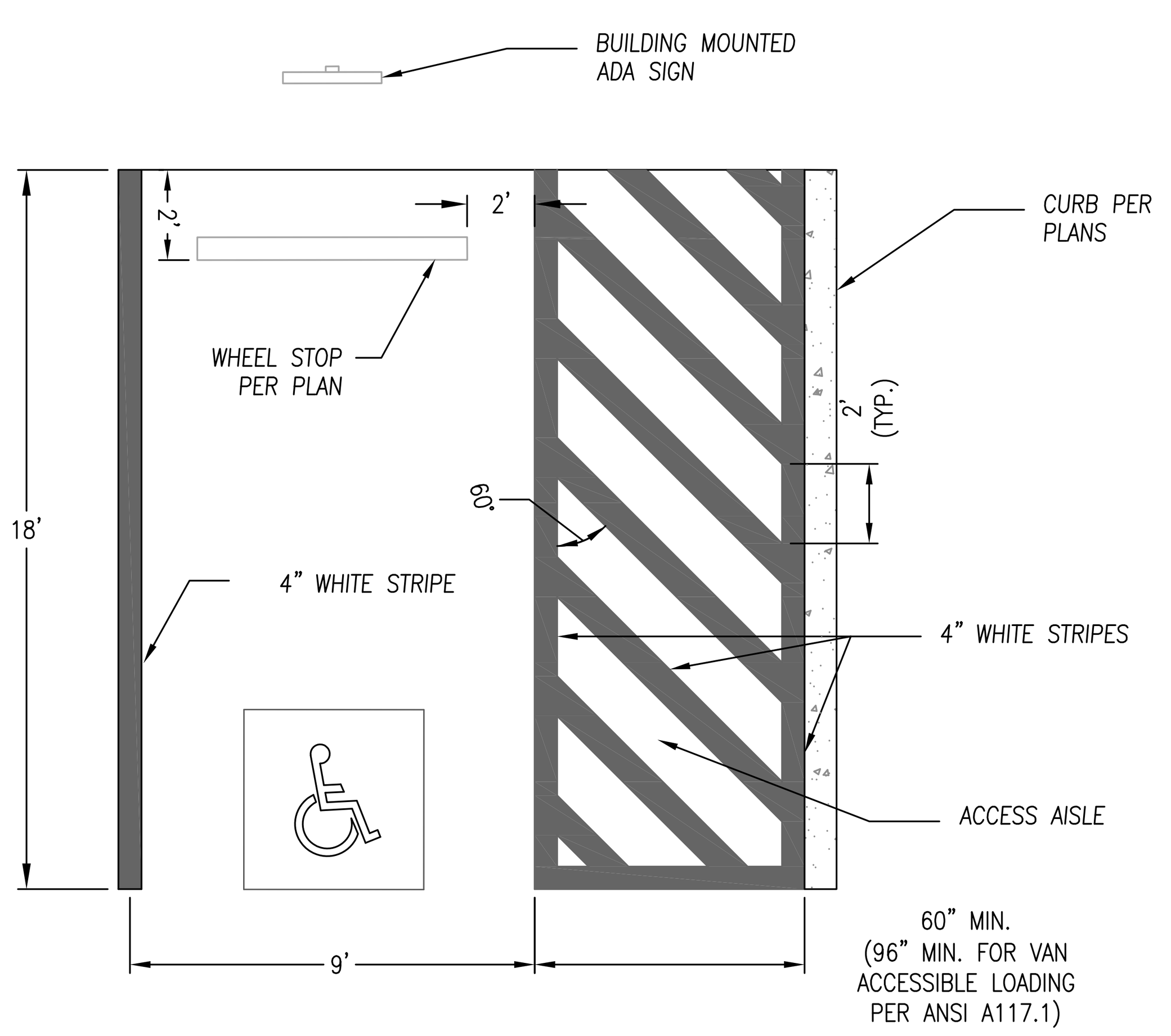


DISABLED PERSON PAVEMENT MARKING
NTS

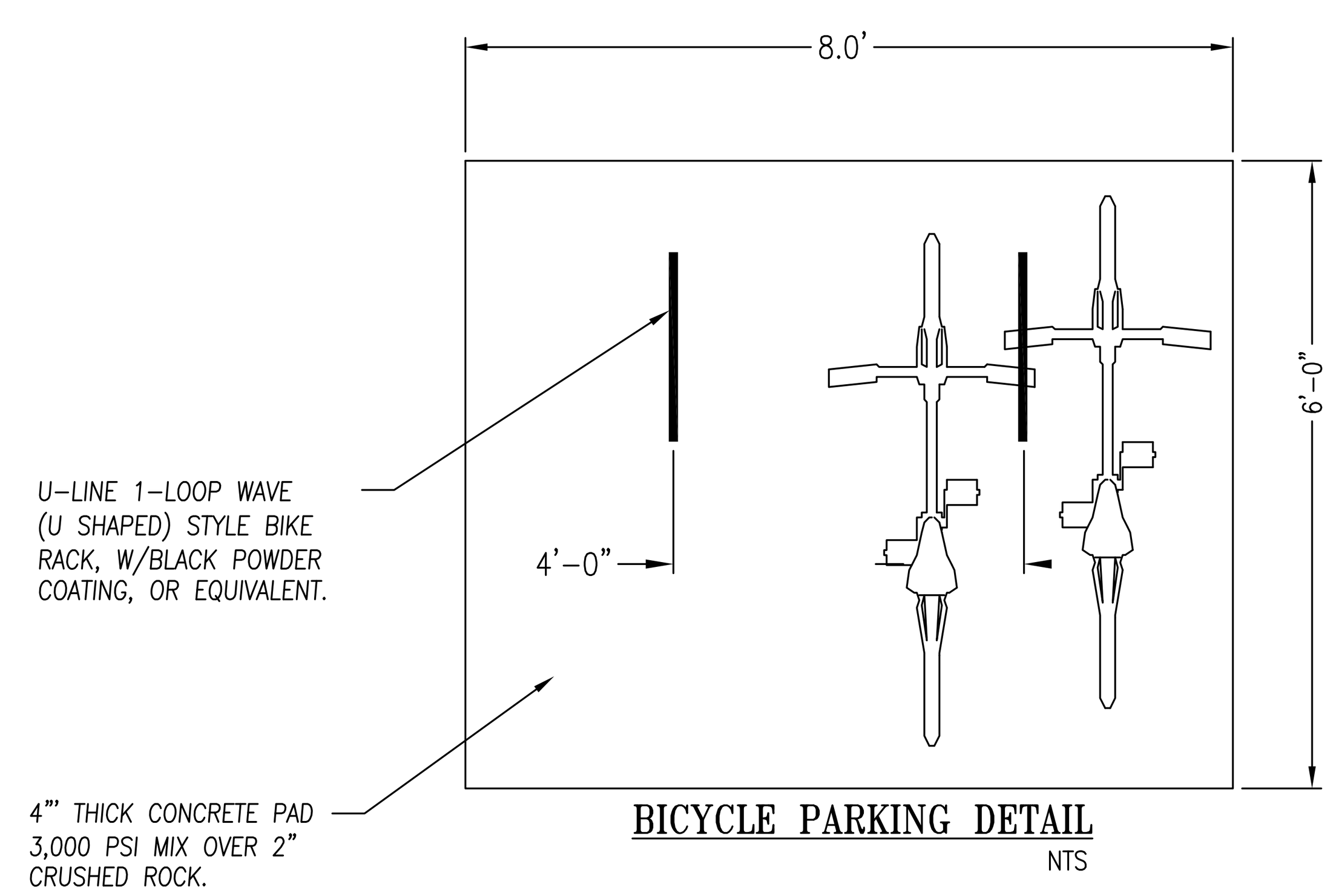


WALL MOUNTED ADA W/VAN ACCESSIBLE SIGN DETAIL
N.T.S.





DISABLED PARKING DETAIL
NTS



BICYCLE PARKING DETAIL
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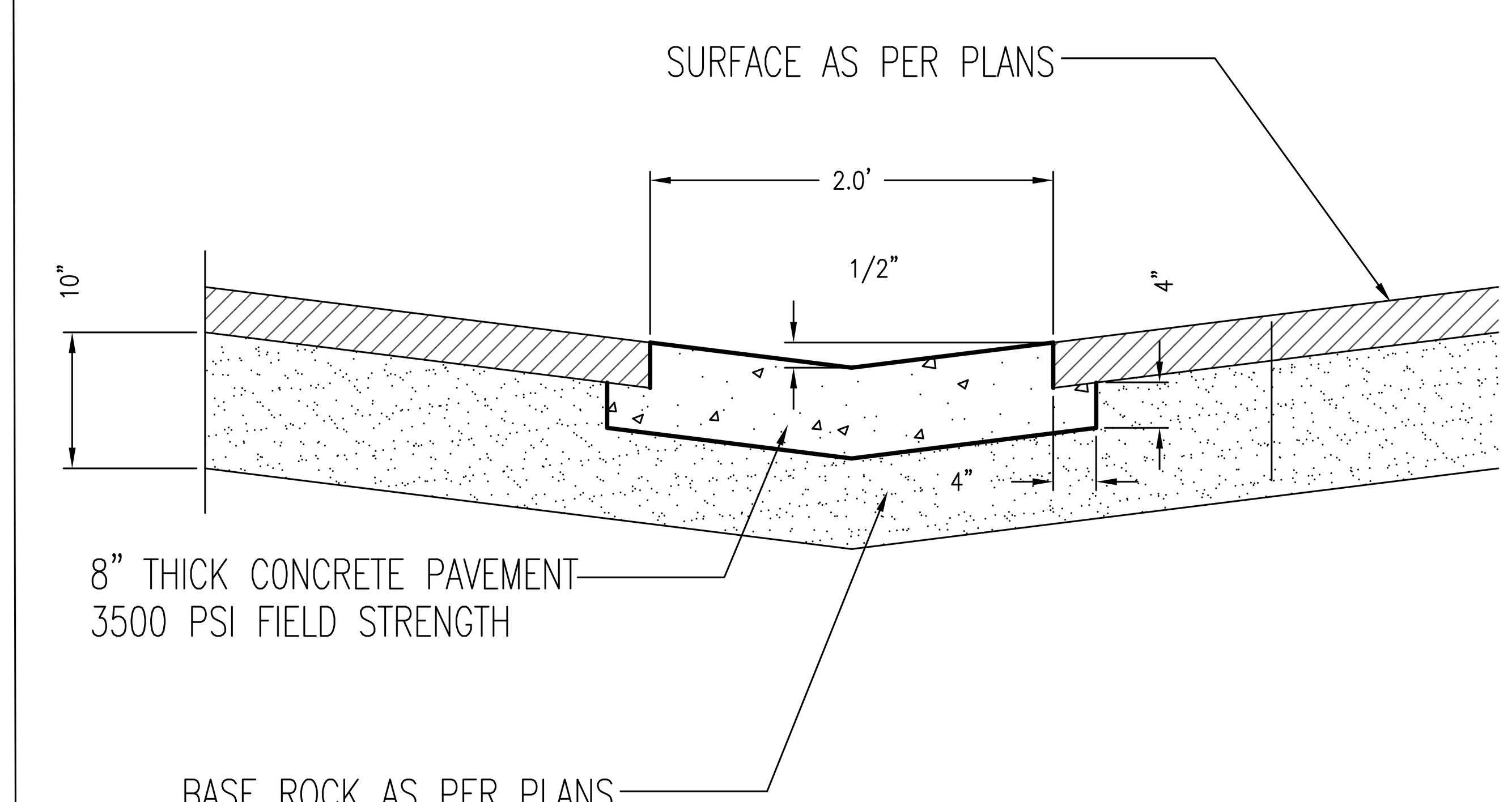

CONCRETE VALLEY GUTTER
NTS

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CIVIL ENGINEERING
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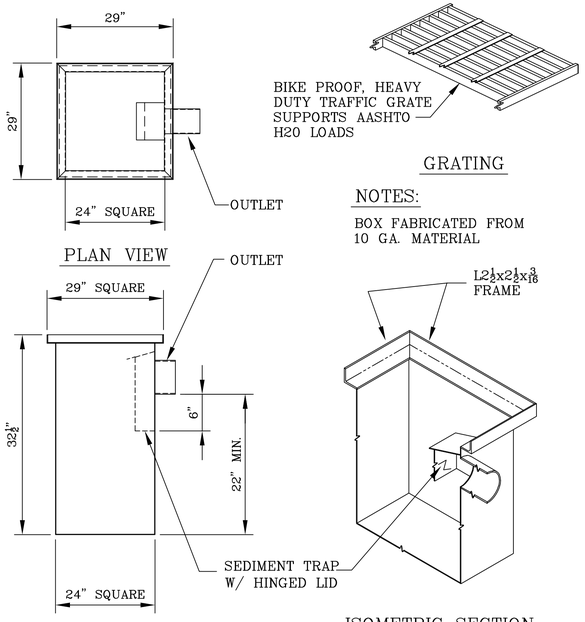
380 Q STREET, SUITE 200
SPRINGFIELD, OR. 97477
PHONE: (541) 302-9790
INFO@AO-ENGR.COM

REGISTERED PROFESSIONAL ENGINEER
16,663
OREGON
JULY 20, 1993
SCOTT DEAN MORRIS
EXPIRES 12/14

Civil Details
for
Willamette Forks
Coburg Lane County Oregon

PROJECT No. 5329
DRAWN BY: KRC
REVIEWED BY: SDM, KDM
PROJECT DATES:

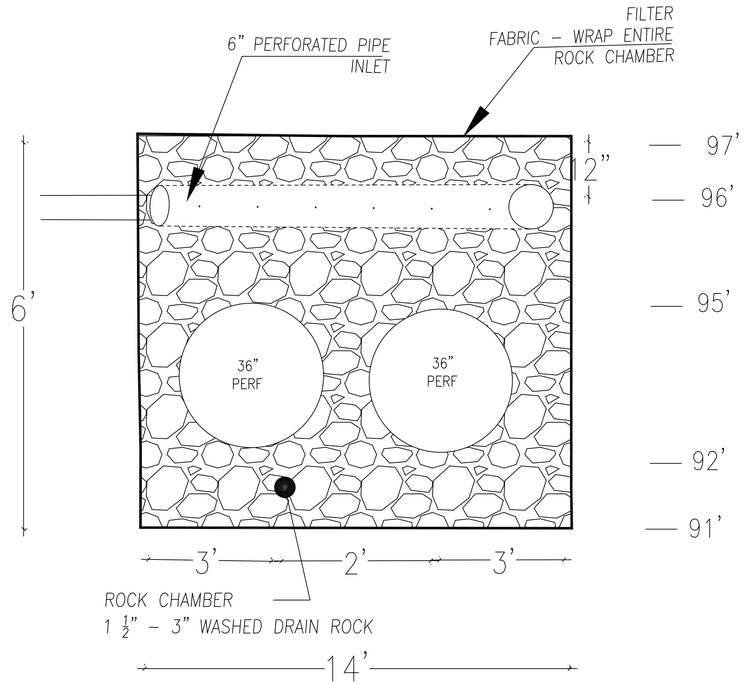
SHEET
C3.0



STATE APPROVED – ASPHALT DIPPED

24" SQUARE – 4"ø OR 6"ø OUTLET	DWG #
STORM WATER CATCH BASIN	S1
MODEL: GCB10–30HB–4&6	
DATE: 11/19/2020 SCALE: NONE	

Gibson Steel Basins, Inc.
1040 Arrowsmith St. Eugene Or. 97402
(541) 484–7200 or (800) 574–8096
Visit us at: www.gibsonsteelbasins.com
Email us at: sales@gibsonsteelbasins.com
EST. 1996 CCB 150089



ROCK CHAMBER NOTES:

1. FIELD INFILTRATION TEST REQUIRED DURING BUILDING PERMIT PROCESS. TEST PIT SHALL ALSO DETERMINE BAR RUN LAYER AND GROUNDWATER ELEVATION.
2. PERFORATED PIPES SHALL BE SOCK WRAPPED.
3. ENTIRE ROCK TRENCH TO BE ENCASED WITH FILTER FABRIC.
4. PLAN VIEW DIMENSIONS OF CHAMBER ARE 14' W X 42' L
5. 36" PERFORATED PIPES TOTAL LENGTH = 80 FEET

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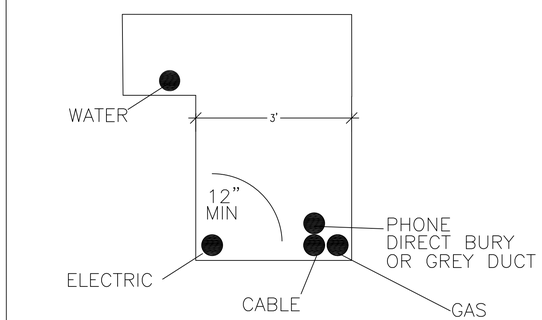
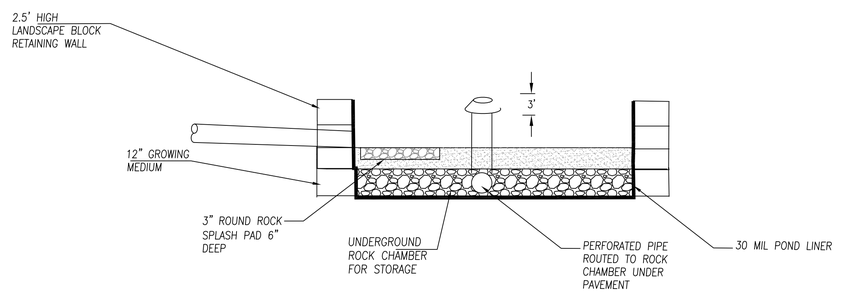


JOINT UTILITY TRENCH DETAIL

NTS



FILTRATION STORM PLANTER

DETAIL A–A NTS

FILTRATION PLANTER SIZING		
#1	DIMENSIONS	136 S.F.
#2	DIMENSIONS	106 S.F.

PLANT LIST (FOR FILTRATION PLANTER #1)

SYMBOL	QTY.	BOTANICAL NAME	SIZE	SPACING
GROUNDCOVER		COMMON NAME		
SS	68	Carex obnupta Slough sedge	1 Gal	1'
GR	68	Juncus patens Grooved Rush	1 Gal	1'

PLANT LIST (FOR FILTRATION PLANTER #2)

SYMBOL	QTY.	BOTANICAL NAME	SIZE	SPACING
GROUNDCOVER		COMMON NAME		
SS	53	Carex obnupta Slough sedge	1 Gal	1'
GR	53	Juncus patens Grooved Rush	1 Gal	1'

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REGISTERED PROFESSIONAL ENGINEER 16,663 OREGON SCOTT M. DEAN EXPIRES 12/14

Grading and Paving Plan
for
Willamette Forks
Coburg Lane County Oregon

PROJECT No. 5339
DRAWN BY: KRC
REVIEWED BY: SDM, KDM
PROJECT DATES:

SHEET
C4.0

PLANT KEY

- Acer x Fremanii -Autumn Blaze 2in cal
- Owner Provided Tree
- Alpine Hemlock 4-5 ft
- Japanese Maple 'blood good' 6-7 ft
- Emerald Green Arborvitae 6 ft
- Nandina 'gulf stream' #5 gallon
- Mexican Orange 'sundance' #5 gallon
- Karl Foerster grass #1 gallon
- Euonymus Alta Compacta #5 gallon
- Spirea 'goldmound' #3 or #5 gallon
- Acoris 'ogon' #1 gallon
- Salvia 'may night' #1 gallon
- Huchera (variety) #1 gallon

N
W E
S

LANDSCAPE NOTES

1. Irrigation system to be installed design-build. Likely will be drip irrigation.
2. Soil to be ammended for plantings as needed.
3. Existing trees to remain.
4. 1.5-2 in depth of color rich dark brown mulch in all beds.
5. Plant substitutions possible with approal to insure adequate sizing.

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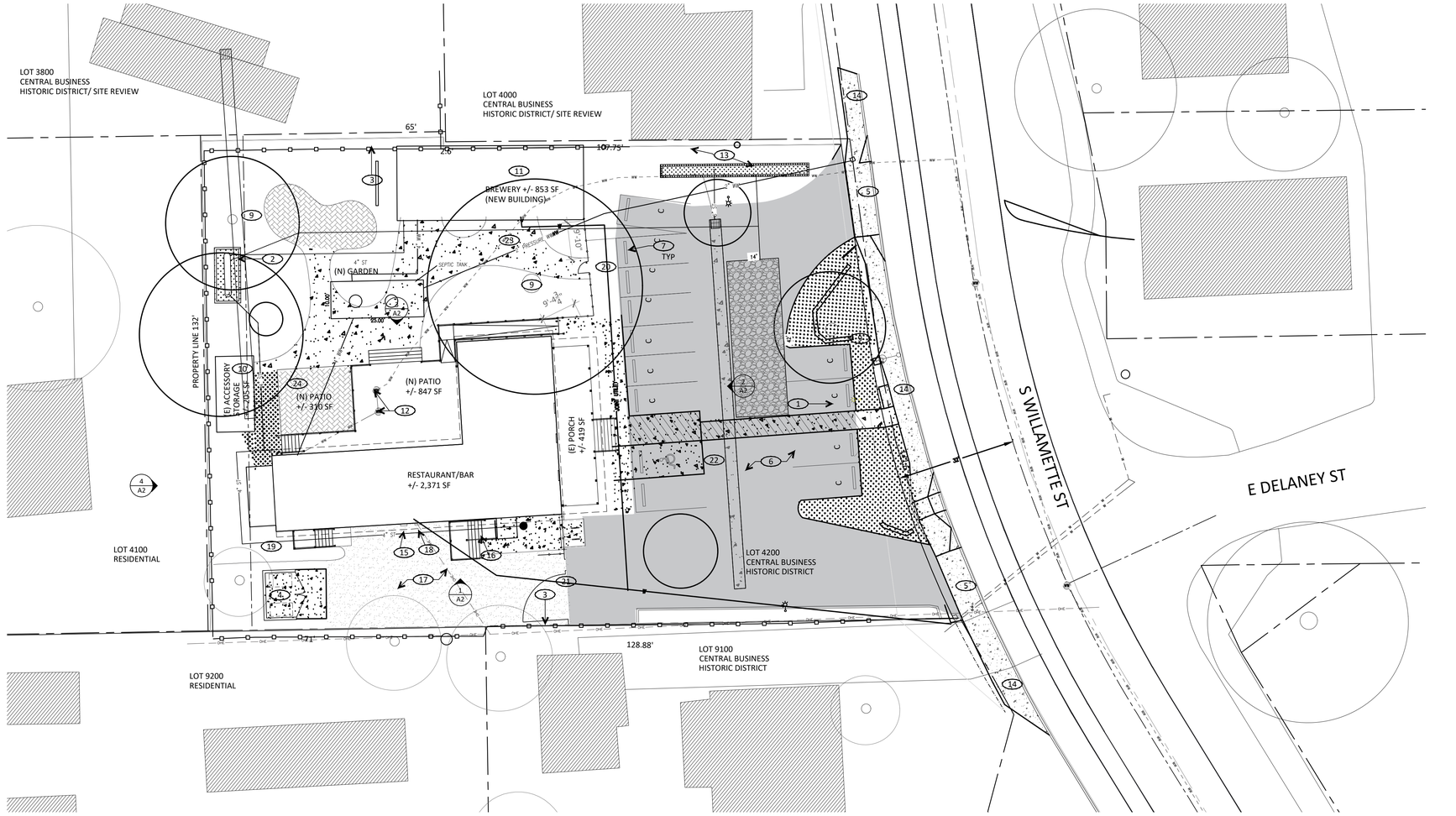


1 PROPOSED SITE PLAN

1/16" = 1'-0"

KEYNOTES

1. 15'-0" MAX BUILDING FACADE SETBACK
2. 10'-0" REAR YARD REQUIREMENT
3. NO SIDE YARD REQUIREMENT
4. 6' HIGH WD FENCE SCREEN AT (N) TRASH RECEPTACLE
5. (E) STREET ACCESS TO REMAIN
6. INDICATES EXTENT/AC PAVING
7. PARKING BUMPER
8. FEATURES PROPOSED TO BE REMOVED OR MODIFIED
9. (E) TREE, >6 CALIPER, TO REMAIN
10. EXISTING ACCESSORY SHED
11. PROPOSED PHASE 02 ACCESSORY STRUCTURE TO INTEGRATE WITH HISTORIC CHARACTER
12. DEMOLISH SEPTIC TANK
13. LANDSCAPE SCREENING THIS AREA
14. (E) PUBLIC SIDEWALK TO REMAIN
15. (E) ELECTRICAL METER TO REMAIN
16. (E) HVAC @ CONC PAD TO REMAIN
17. COMPACT CRUSHED GRAVEL DELIVERY ACCESS AND SERVICE DRIVE
18. (E) GAS METER TO REMAIN
19. CHILLER
20. APPROX. LOCATION/SEPTIC TANK W/ TRAFFIC RATED LID
21. 6' HIGH WOOD FENCE W/ VEHICLE AND PEDESTRIAN ACCESS GATES
22. INDICATES EXTENT/(N) CONCRETE
23. INDICATES EXTENT/GRAVEL PATH
24. INDICATES EXTENT CONCRETE PAVERS

GMA ARCHITECTS
860 West Park Street / Ste 300
Eugene / Oregon / 97401
p 541.344.9157
gma-arch.com

REGISTERED ARCHITECT
JOSEPH E. MOORE
EUGENE, OREGON
6033
STATE OF OREGON

NOT FOR CONSTRUCTION

REVISIONS

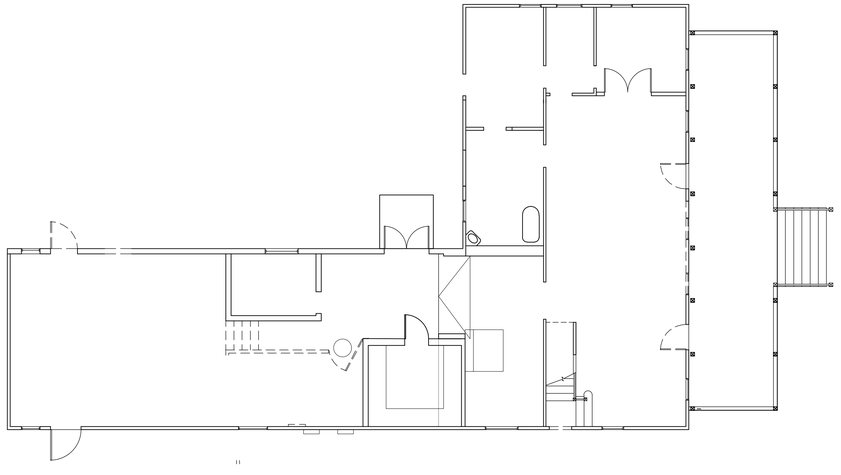
WILLAMETTE FORKS

91032 S WILLAMETTE ST, COBURG
SITE DESIGN REVIEW

JOB NO: 20243
ISSUE DATE: APRIL 2022

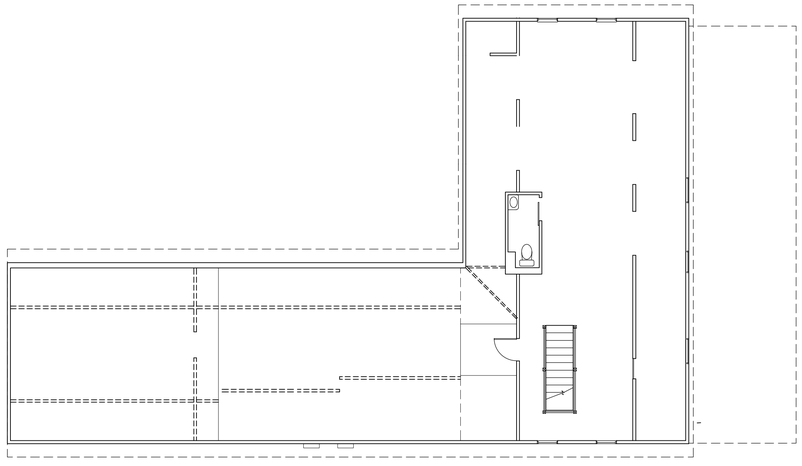
PROPOSED SITE PLAN

A110



1 DEMOLITION PLAN - GROUND FLOOR
1/8" = 1'-0"

NORTH



2 DEMOLITION PLAN - SECOND FLOOR
1/8" = 1'-0"

NORTH

GMA ARCHITECTS
860 West Park Street / Ste 300
Eugene / Oregon / 97401
p 541.344.9157
gma-arch.com

REGISTERED ARCHITECT
JOSEPH E. MOORE
EUGENE, OREGON
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SITE DESIGN REVIEW

JOB NO: 20243
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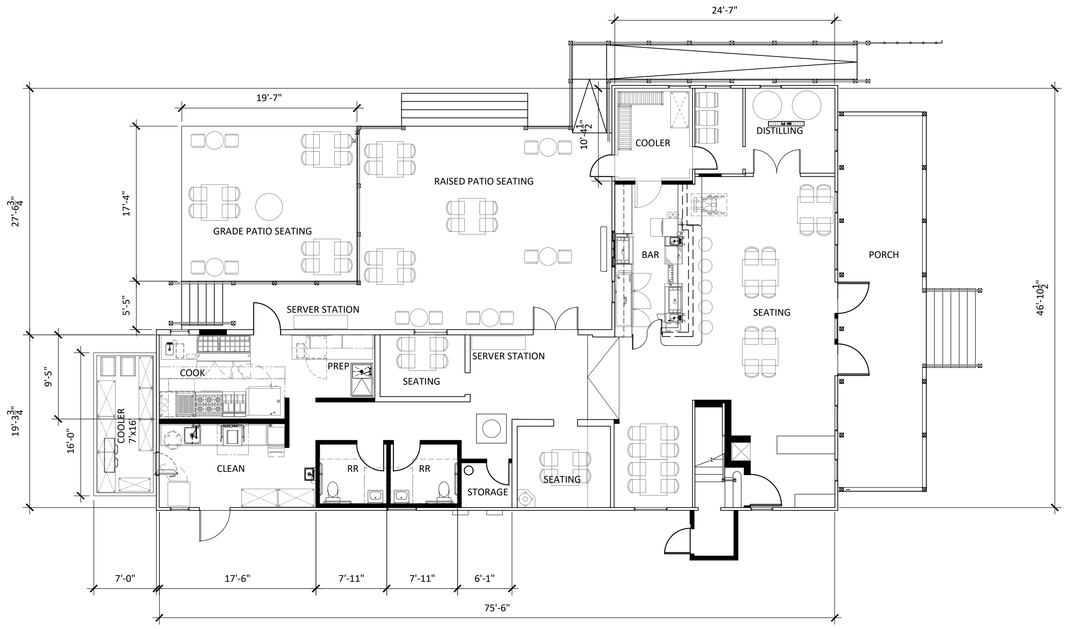
DEMOLITION PLAN - MAIN BUILDING

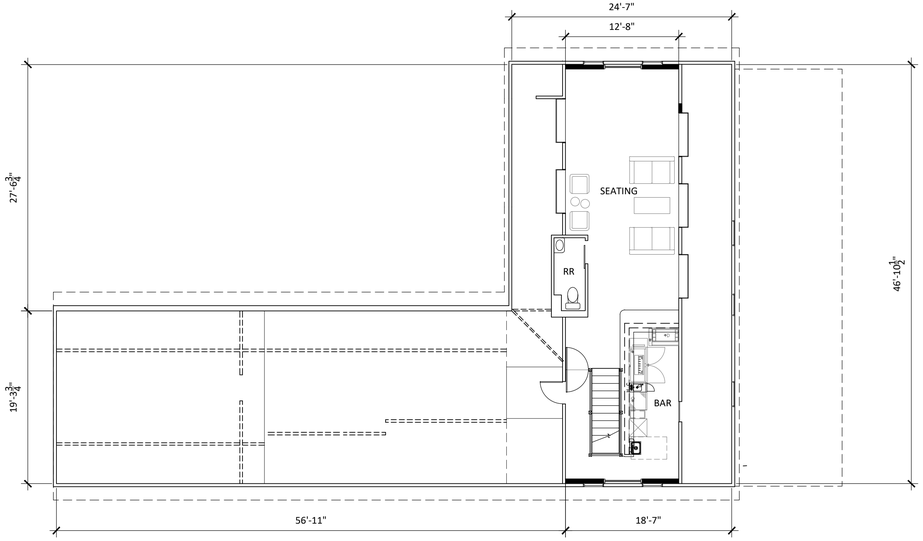
A200



1 PROPOSED GROUND FLOOR PLAN

1/8" = 1'-0"

NORTH



2 PROPOSED SECOND FLOOR PLAN

1/8" = 1'-0"

NORTH

GMA ARCHITECTS
860 West Park Street / Ste 300
Eugene / Oregon / 97401
p 541.344.9157
gma-arch.com

REGISTERED ARCHITECT
JOSEPH E. MOORE
EUGENE, OREGON
6033
STATE OF OREGON

NOT FOR CONSTRUCTION

REVISIONS

WILLAMETTE FORKS

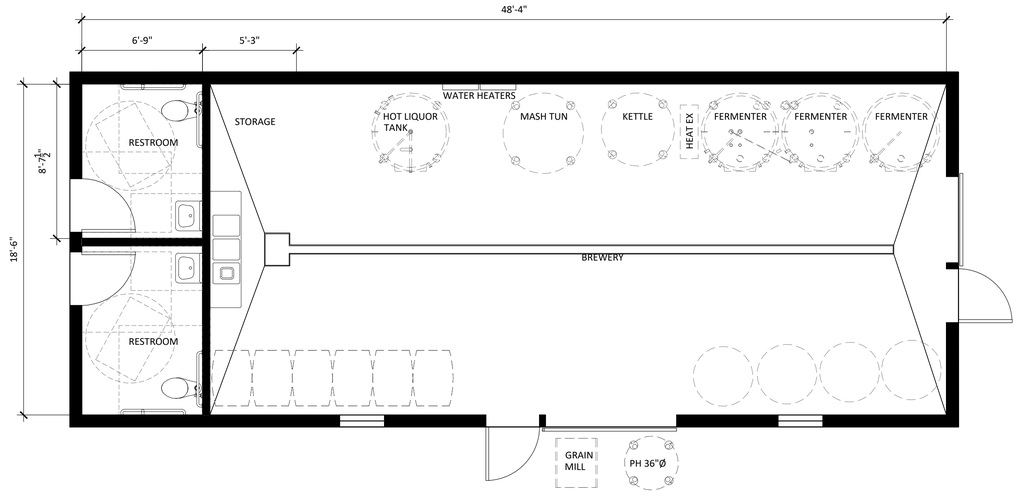
91032 S WILLAMETTE ST, COBURG
SITE DESIGN REVIEW

JOB NO: 20243

ISSUE DATE: APRIL 2022

PROPOSED PHASE 01 PLAN

A210



1 PROPOSED BREWERY FLOOR PLAN
1/8" = 1'-0"

NORTH

GMA ARCHITECTS
860 West Park Street / Ste 300
Eugene / Oregon / 97401
p 541.344.9157
gma-arch.com

REGISTERED ARCHITECT
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REVISIONS

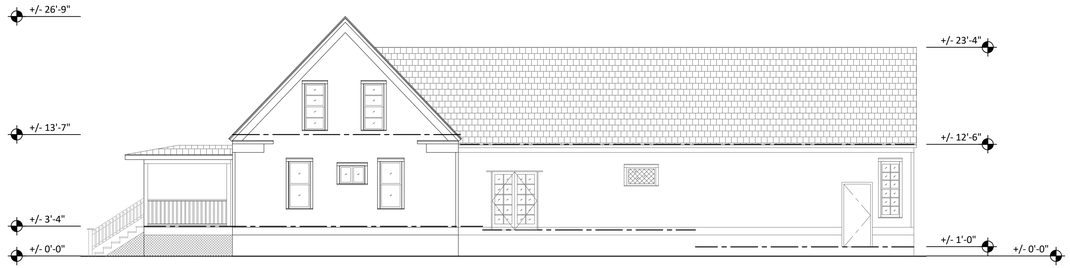
WILLAMETTE FORKS

91032 S WILLAMETTE ST, COBURG
SITE DESIGN REVIEW

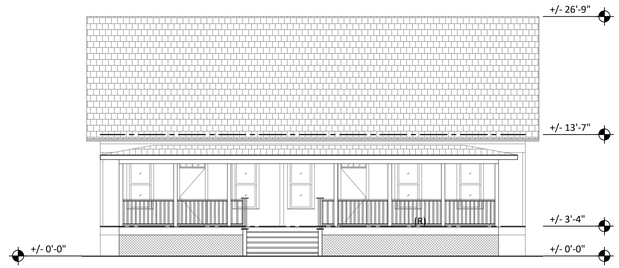
JOB NO: 20243
ISSUE DATE: APRIL 2022

PROPOSED PHASE 02 PLAN

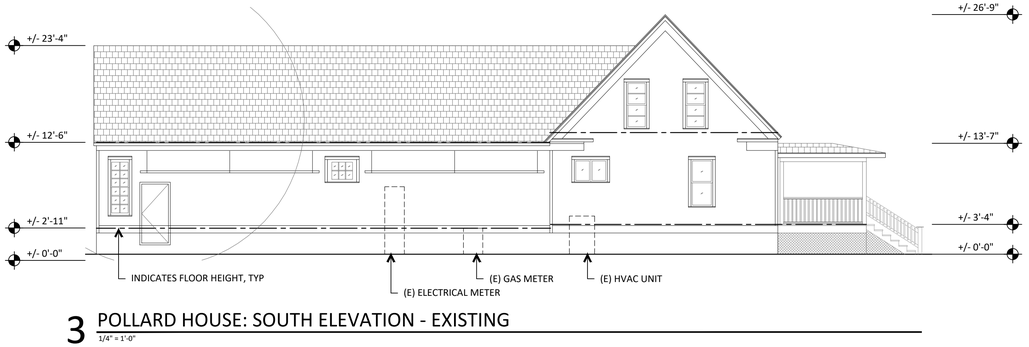
A220



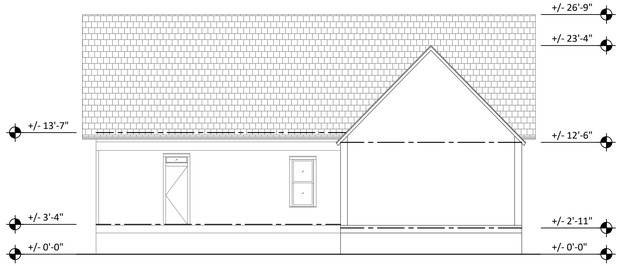
1 POLLARD HOUSE: NORTH ELEVATION - EXISTING
1/4" = 1'-0"



2 POLLARD HOUSE: EAST ELEVATION - EXISTING
1/4" = 1'-0"



3 POLLARD HOUSE: SOUTH ELEVATION - EXISTING
1/4" = 1'-0"



4 POLLARD HOUSE: WEST ELEVATION - EXISTING
1/4" = 1'-0"

GMA ARCHITECTS
860 West Park Street / Ste 300
Eugene / Oregon / 97401
p 541.344.9157
gma-arch.com

REGISTERED ARCHITECT
JOSEPH E. MOORE
EUGENE, OREGON
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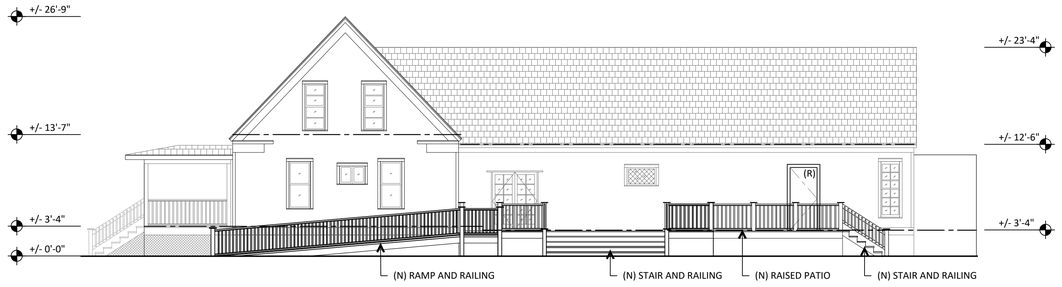
WILLAMETTE FORKS

91032 S WILLAMETTE ST, COBURG
SITE DESIGN REVIEW

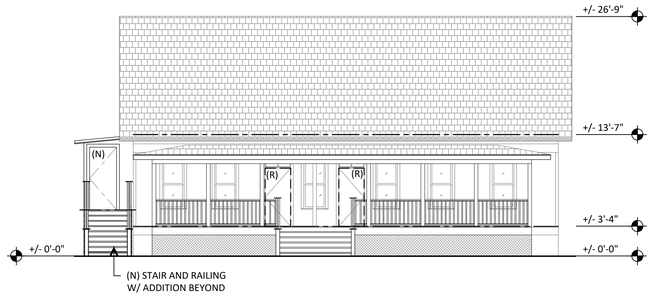
JOB NO: 20243
ISSUE DATE: APRIL 2022

EXISTING BUILDING ELEVATIONS

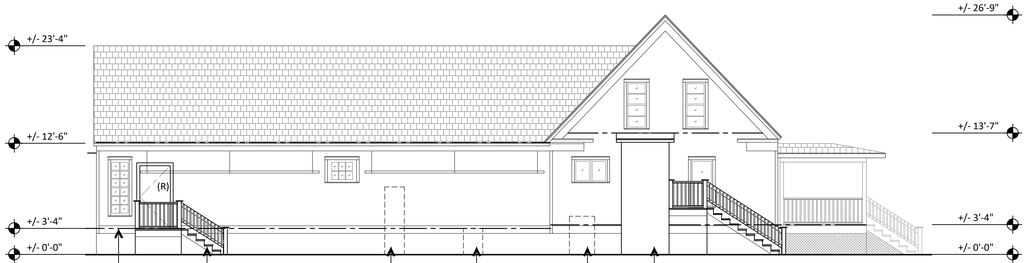
A510



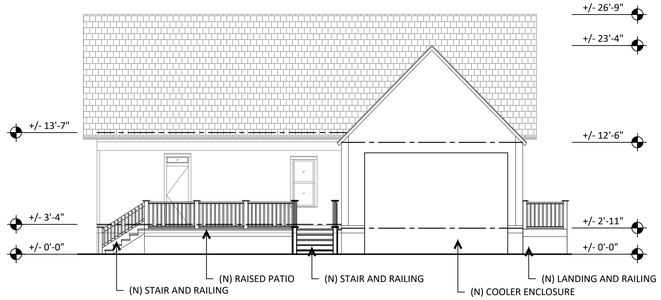
1 POLLARD HOUSE: NORTH ELEVATION - PROPOSED
1/4" = 1'-0"



2 POLLARD HOUSE: EAST ELEVATION - PROPOSED
1/4" = 1'-0"



3 POLLARD HOUSE: SOUTH ELEVATION - PROPOSED
1/4" = 1'-0"



4 POLLARD HOUSE: WEST ELEVATION - PROPOSED
1/4" = 1'-0"

GMA ARCHITECTS
860 West Park Street / Ste 300
Eugene / Oregon / 97401
p 541.344.9157
gma-arch.com

REGISTERED ARCHITECT
JOSEPH E. MOORE
EUGENE, OREGON
6033
STATE OF OREGON

NOT FOR CONSTRUCTION

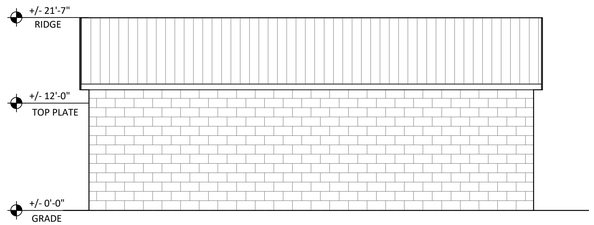
REVISIONS

WILLAMETTE FORKS
91032 S WILLAMETTE ST, COBURG
SITE DESIGN REVIEW

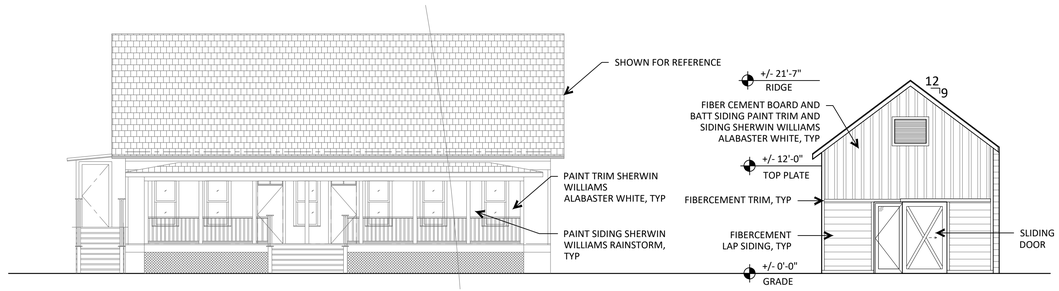
JOB NO: 20243
ISSUE DATE: APRIL 2022

PROPOSED BUILDING ELEVATIONS

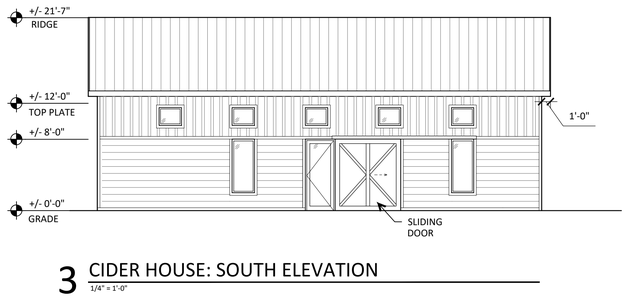
A520



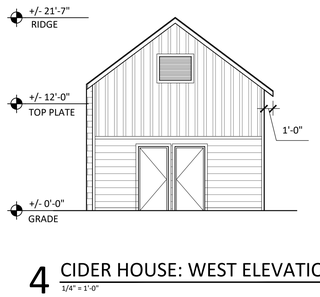
1 CIDER HOUSE: NORTH ELEVATION
1/4" = 1'-0"



2 CIDER HOUSE: EAST ELEVATION
1/4" = 1'-0"



3 CIDER HOUSE: SOUTH ELEVATION
1/4" = 1'-0"



4 CIDER HOUSE: WEST ELEVATION
1/4" = 1'-0"

GMA ARCHITECTS
860 West Park Street / Ste 300
Eugene / Oregon / 97401
p 541.344.9157
gma-arch.com

REGISTERED ARCHITECT
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REVISIONS

WILLAMETTE FORKS

91032 S WILLAMETTE ST, COBURG
SITE DESIGN REVIEW

JOB NO: 20243
ISSUE DATE: APRIL 2022

PHASE 02
BUILDING
ELEVATIONS

A530

SANDOWENGINEERING
160 MADISON STREET, SUITE A • EUGENE, OREGON 97402 • 541.513.3376

TECH MEMO

DATE: January 26, 2023

TO: Mark Devoney
Lane County Public Works

FROM: Kelly Sandow P.E.
Sandow Engineering

RE: Willamette Forks TIA- Response to Lane County Comments

The following provides a response to comments received from Mark Devoney at Lane County Public Works via an email dated January 23, 2023.

Comment #1: "The TIA still includes references and analysis which reflects two full access driveways."

Response:

The analysis was updated to reflect the north access as enter only and the south access as an exit only. (See Figures 5, 7, and 8 and analysis outputs in Appendix E). However, the executive summary text was inadvertently not updated to reflect this change in evaluation. Any revisions to the TIA will have the text updated.

Comment 2: Lane County requested additional information regarding the pedestrian crossing at Willamette Street

Response:

PEDESTRIAN CROSSING LEVELS:

Section 7.0 in the December 27, 2023 TIA provides the existing pedestrian and bicycle trips counted on a typical August day and an estimation of pedestrian trips to/from the restaurant. The TIA's estimation of pedestrian trips to/from the restaurant was based on trips from the adjacent neighborhoods (within walking distance), where the trips were entirely by walking or biking, and the trips did not use a vehicle.

The existing pedestrian trip levels during the PM peak hour were:

- 1 pedestrian crossing across Willamette Street

- 1 pedestrian crossing across Delaney Street
- 1 SB Bike on Willamette Street
- 1 NB Bike on Willamette Street

The PM peak hour pedestrian trips (not using a vehicle as part of the trip) are:

- 1 pedestrian north on the west side of Willamette Street (not crossing Willamette)
- 1 pedestrian south on the west side of Willamette Street (not crossing Willamette)
- 2 pedestrians from the east side of Willamette Street (crossing Willamette)

Additionally, Lane County has asked for an estimation of the number of patrons to the site that will be using on-street parking and walking between the on-street parking and the site. The following provides the estimation of patrons that will likely use the on-street parking.

1) The site has approximately 100 seats within the indoor and outdoor seating areas. The PM peak hour trip generation estimation is 47 vehicles, with 27 in and 20 out. The average vehicle occupancy is 2 people per vehicle. Therefore, the 47 vehicles equate to a total of 94 patrons, the additional 4 patrons walking results in 98 patrons, which is just at the max patrons of 100 seats. The following estimates assume the full capacity of the indoor and outdoor seating.
2) There are 13 parking spaces on site. There will be some turnover in parking spaces within that hour. Therefore, not all 47 vehicles need to park at the same time. However, in the event that all 47 vehicles are parking at the same time, 34 vehicles will need to use the on-street parking.
3) There is on-street parking available on both the east and west sides of Willamette Street and on Delaney Street. The on-street parking is anticipated to be utilized based on the direction of travel and filling up the closest spaces first. (i.e. a northbound vehicle to the site will likely use the closest parking stall on the east side of Willamette). Given the proximity and availability of on-street spaces, it is estimated that up to 20 vehicles will park on-street on the east side of Willamette St. The remainder will park on the west side of Willamette Street and walk
4) Based on the average occupancy of 2 people per vehicle, the number of people crossing Willamette Street will be approximately 40 people when the restaurant is at full capacity.

The total hourly pedestrian crossing when the restaurant is a full capacity (including outdoor seating) is anticipated to be up to 43 pedestrians.

PEDESTRIAN CROSSING LOCATION:

The intersection of Willamette Street at Delaney Street has curb ramps on all approaches. The applicant will be providing an ADA walkway from the building connecting to the sidewalk approximately 25 feet north of the ADA crossing on the NW corner of the intersection.

It is recommended that the existing crosswalk be maintained at its existing location. A new crosswalk or the relocation of the crosswalk to align with the location of the internal pathway to the sidewalk is not recommended. A new crosswalk (second crosswalk) is not recommended; having 2 crosswalks within 25 feet of each other is not safe as it's not standard, will be confusing to pedestrians and motorists, and will create conflicts with vehicles turning right from Delaney Street to observe a pedestrian in a ramp north of the existing curb ramp. It is not recommended to move the crosswalk to the north to align with the ADA pathway, as the crosswalk at the existing location is more beneficial to all system users (pedestrians crossing Willamette St not associated with the restaurant).

PEDESTRIAN CROSSING TREATMENT:

Given the location of the pedestrian crossing's proximity to the restaurant and the use of the on-street parking, the crosswalk should be striped with high visibility crosswalk bars and signage for the crossing location similar to the crosswalk treatments located at Willamette Street and McKenzie Street and Willamette Street at Locust Street.

STATUS OF RECORD TITLE REPORT

THE ELK HORN BREWERY
ATTN: COLLEEN SHEEHAN
91032 SOUTH WILLAMETTE STREET
COBURG, OR 97408

Date: JUNE 29, 2021
Our No: CT-0328565
Charge: $300.00

As requested, Cascade Title Co. has searched our tract indices as to the following described real property:

(A T T A C H E D)

and as of: JUNE 16, 2021 at 8:00 A.M., we find the following:

Vestee:

STEPHEN SHEEHAN AND COLLEEN SHEEHAN
as tenants by the entirety

Said property is subject to the following on record matters:

1. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2021-2022.

2. Rights of the public in streets, roads and highways.

3. Easement, including the terms and provisions thereof, granted City of Coburg, a political subdivision of the State of Oregon, by instrument recorded October 8, 2012, Reception No. 2012-051606, Lane County Deeds and Records.

4. Deed of Trust, including the terms and provisions thereof, executed by Stephen Sheehan and Colleen Sheehan, as tenants by the entirety, Grantor, to Cascade Title Company, Trustee, for the benefit of Robert N. Johnston and Janice M. Johnston, Beneficiary, dated July 20, 2020, recorded July 24, 2020, Reception No. 2020-039957, Lane County Deeds and Records, to secure payment of a note for $374,000.00.

NOTE: The property address as shown on the Assessor's Roll is:

91032 South Willamette Street
Coburg, OR 97408

NOTE: Taxes, Account No. 0044477, Assessor's Map No. 16 03 33 2 3, #4200, Code 4-59, 2020-2021, in the amount of $4,064.41, PAID IN FULL.

NOTE: As of the date hereof, there are no matters against STEPHEN SHEEHAN AND COLLEEN SHEEHAN, which would appear as exceptions in the policy to issue, except as shown herein.

This report is to be utilized for information only. This report is not to be used as a basis for transferring, encumbering or foreclosing the real property described.

The liability of Cascade Title Co. is limited to the addressee and shall not exceed the premium paid hereunder.

CASCADE TITLE CO., by:

aa/sa: Title Officer: DOUG PIERCE

PROPERTY DESCRIPTION

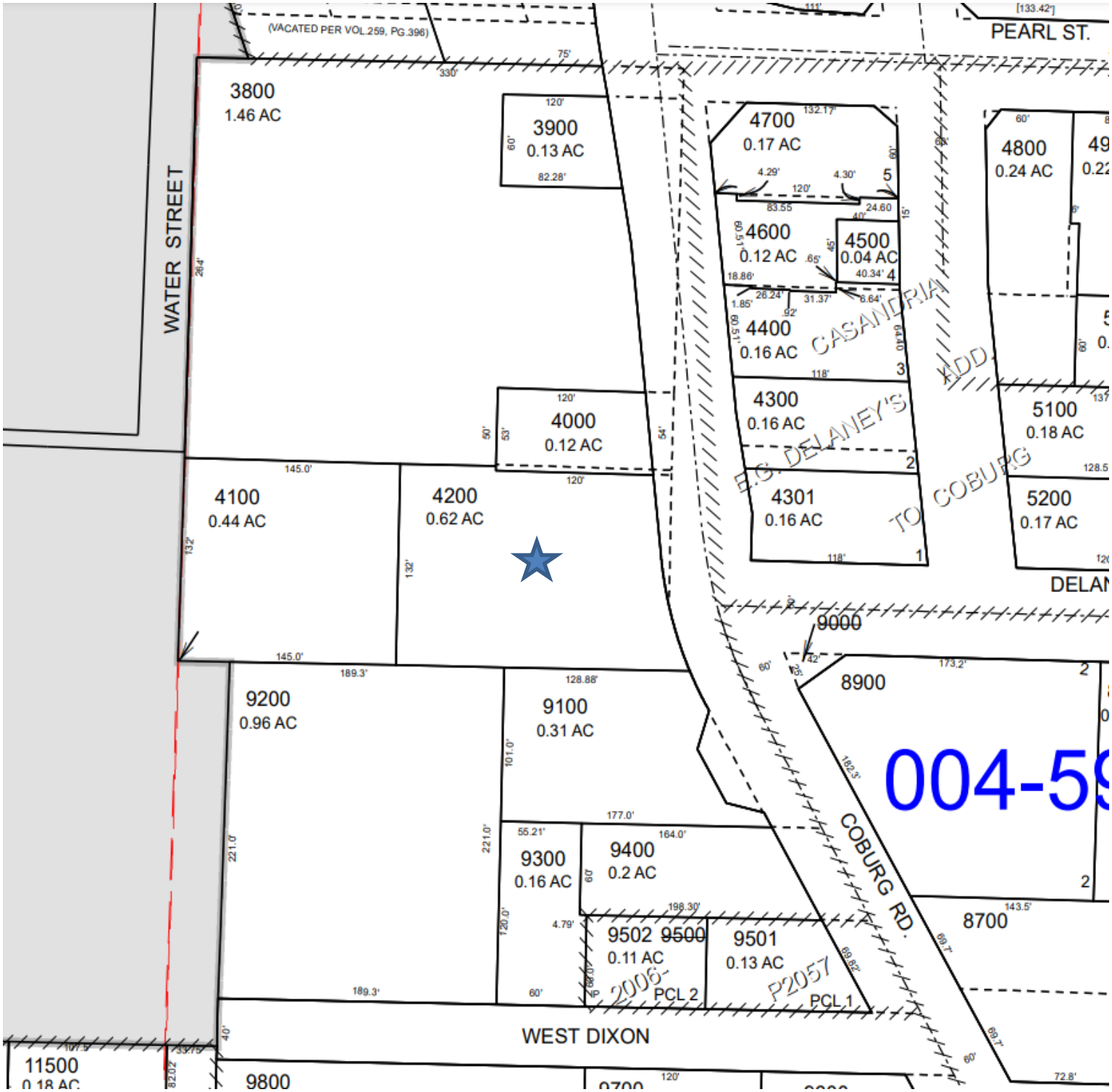
Beginning at the Southwest corner of County Survey No. 168 in the John Diamond Donation Land Claim No. 44, Township 16 South, Range 3 West of the Willamette Meridian; running thence North 2.0 chains; thence East 5.0 chains; thence South 2.0 chains; and thence West 5.0 chains to the place of beginning in Lane County, Oregon.

EXCEPTING THEREFROM the following: Beginning at a point 2 chains North from the Southeast corner of County Survey No. 168 in the John Diamond Donation Land Claim No. 44, in Section 33, Township 16 South, Range 3 West of the Willamette Meridian; running thence South 4.0 feet; thence North 89° 31' West 120.00 feet; thence North 3 feet; and thence East 120.0 feet to the place of beginning, Lane County, Oregon.

ALSO EXCEPTING THEREFROM the following: Beginning at the Southwest corner of County Survey No. 168 in the John Diamond Donation Land Claim No. 44, Township 16 South, Range 3 West of the Willamette Meridian; running thence North 132.00 feet; thence East 145.00 feet; thence South 132.00 feet; thence West 145.00 feet to the place of beginning, in Lane County, Oregon.

CASCADE TITLE CO.

MAP NO.
16-03-33-23



THIS MAP/PLAT IS BEING FURNISHED AS AN AID IN LOCATING THE HEREIN DESCRIBED LAND IN RELATION TO ADJOINING STREETS, NATURAL BOUNDARIES AND OTHER LAND, AND IS NOT A SURVEY OF THE LAND DEPICTED. EXCEPT TO THE EXTENT A POLICY OF TITLE INSURANCE IS EXPRESSLY MODIFIED BY ENDORSEMENT, IF ANY, THE COMPANY DOES NOT INSURE DIMENSIONS, DISTANCES, LOCATION OF EASEMENTS, ACREAGE OR OTHER MATTERS SHOWN THEREON.

TAX ACCT. NO. 0044477
MAP/TAX LOT NO. 16-03-33-23-04200
VP20-1258/0321058 AJB

Lane County Clerk
Lane County Deeds & Records
2020-039957
07/24/2020 11:14:00 AM
RPR-DTR Cnt=1 Stn=8 CASHIER 04 3pages
$15.00 $11.00 $10.00 $61.00
$97.00

TRUST DEED

THIS TRUST DEED, made on day 20 of July, 2020, between **STEPHEN SHEEHAN and COLLEEN SHEEHAN, as tenants by the entirety, as Grantor, CASCADE TITLE COMPANY, as Trustee, and ROBERT N. JOHNSTON AND JANICE M. JOHNSTON as Beneficiary,**

WITNESSETH:

Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property in Lane County, Oregon, described as:

Beginning at the Southwest corner of County Survey No. 168 in the John Diamond Donation Land Claim No. 44, Township 16 South, Range 3 West of the Willamette Meridian; running thence North 2.0 chains; thence East 5.0 chains; thence South 2.0 chains; and thence West 5.0 chains to the place of beginning in Lane County, Oregon.

EXCEPTING THEREFROM the following: Beginning at a point 2 chains North from the Southeast corner of County Survey No. 168 in the John Diamond Donation Land Claim No. 44, in Section 33, Township 16 South, Range 3 West of the Willamette Meridian; running thence South 4.0 feet; thence North 89° 31' West 120.00 feet; thence North 3 feet; and thence East 120.0 feet to the place of beginning, Lane County, Oregon.

ALSO EXCEPTING THEREFROM the following: Beginning at the Southwest corner of County Survey No. 168 in the John Diamond Donation Land Claim No. 44, Township 16 South, Range 3 West of the Willamette Meridian; running thence North 132.00 feet; thence East 145.00 feet; thence South 132.00 feet; thence West 145.00 feet to the place of beginning, in Lane County, Oregon.

together with all and singular the tenements, hereditaments and appurtenances and all other rights thereunto belonging or in anywise now or hereafter appurtaining, and the rents, issues and profits thereof and all fixtures now or hereafter attached to or used in connection with the property.

FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the sum of ****THREE HUNDRED SEVENTY-FOUR THOUSAND AND NO/100ths** ($374,000.00) Dollars, with interest thereon** according to the terms of a promissory note of even date herewith, payable to beneficiary or order and made payable by grantor, the final payment of principal and interest hereof, if not sooner paid, to be due and payable **July 24, 2025.**

The date of maturity of the debt secured by this instrument is the date, stated above, on which the final installment of said note becomes due and payable. In the event the within described property, or any part thereof, or any interest therein is sold, agreed to be sold, conveyed, assigned, or alienated by the grantor without first having obtained the written consent or approval of the beneficiary, then, at the beneficiary's option, all obligations secured by this instrument, irrespective of the maturity dates expressed therein or herein, shall become immediately due and payable.

To protect the security of this trust deed, grantor agrees:

1. To protect, preserve and maintain said property in good condition and repair; not to remove or demolish any building or improvement thereon; not to commit or permit any waste of said property.
2. To complete or restore promptly and in good workmanlike manner any building or improvement which may be constructed, damaged or destroyed thereon, and pay when due all costs incurred therefor.
3. To comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the property; if the beneficiary so requests, to join in executing such financing statements pursuant to the Uniform Commercial Code as the beneficiary may require and to pay for filing same in the proper public office or offices, as well as the cost of all lien searches made by filing officers or searching agencies as may be deemed desirable by the beneficiary.
4. To provide and continuously maintain insurance on the buildings now or hereafter erected on said premises against loss or damage by fire and such other hazards as the beneficiary may from time to time require, in an amount not less than the full insurable value, written in companies acceptable to the beneficiary, with loss payable to the latter; all policies of insurance shall be delivered to the beneficiary as soon as insured; if grantor shall fail for any reason to

---

NOTE: The Trust Deed Act provides that the Trustee hereunder must be either an attorney, who is an active member of the Oregon State Bar, a bank, trust company, or savings and loan association authorized to do business under the laws of Oregon or the United States, a title insurance company authorized to insure title to real property of this state, its subsidiaries, affiliates, agents or branches, the United States or any agency thereof, or an escrow agent licensed under ORS 696.505 to 696.585.

TRUST DEED

STEPHEN SHEEHAN and
COLLEEN SHEEHAN
3913 Aerial Way
Eugene, OR 97402
Grantor

ROBERT N. JOHNSTON and
JANICE M. JOHNSTON
33676 Mckenzie View
Eugene, OR 97402
Beneficiary

After recording return to
CASCADE TITLE COMPANY
811 WILLAMETTE STREET
EUGENE, OR 97401

TDDUES (AJB)

procure any such insurance and to deliver said policies to the beneficiary at least fifteen days prior to the expiration of any policy of insurance now or hereafter placed on said buildings, the beneficiary may procure same at grantor's expense. The amount collected under any fire or other insurance policy may be applied by beneficiary upon any indebtedness secured hereby and in such order as beneficiary may determine, or at option of beneficiary the entire amount so collected, or any part thereof, may be released to grantor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

5. To keep said premises free from construction liens and to pay all taxes, assessments and other charges that may be levied or assessed upon or against said property before any part of such taxes, assessments and other charges become past due or delinquent and promptly deliver receipts therefor to beneficiary; should the grantor fail to make payment of any taxes, assessments, insurance premiums, liens or other charges payable by grantor, either by direct payment or by providing beneficiary with funds with which to make such payment, beneficiary may, at its option, make payment thereof, and the amount so paid, with interest at the rate set forth in the note secured hereby, together with obligations described in paragraphs 6 and 7 of this trust deed, shall be added to and become a part of the debt secured by this trust deed, without waiver of any rights arising from breach of any of the covenants hereof and for such payments, with interest as aforesaid, the property hereinbefore described, as well as the grantor, shall be bound to the same extent that they are bound for the payment of the obligation herein described, and all such payments shall be immediately due and payable without notice, and the nonpayment thereof shall, at the option of the beneficiary, render all sums secured by this trust deed immediately due and payable and constitute a breach of this trust deed.

6. To pay all costs, fees and expenses of this trust deed including the cost of title search as well as the other costs and expenses of the trustee incurred in connection with or in enforcing this obligation and trustee's and attorney's fees actually incurred.

7. To appear in and defend any action or proceeding purporting to affect the security rights or powers of beneficiary or trustee; and in any suit, action or proceeding in which the beneficiary or trustee may appear, including any suit for the foreclosure of this deed, to pay all costs and expenses, including evidence of title and the beneficiary's or trustee's attorney's fees; the amount of attorney's fees mentioned in this paragraph 7 in all cases shall be fixed by the trial court and in the event of an appeal from any judgment or decrees of the trial court, grantor further agrees to pay such sum as the appellate court shall adjudge reasonable as the beneficiary's or trustee's attorney's fees on such appeal.

It is mutually agreed that:

8. In the event that any portion or all of said property shall be taken under the right of eminent domain or condemnation, beneficiary shall have the right, if it so elects, to require that all or any portion of the monies payable as compensation for such taking, which are in excess of the amount required to pay all reasonable costs, expenses and attorney's fees necessarily paid or incurred by grantor in such proceedings, shall be paid to beneficiary and applied by it first upon any such reasonable costs and expenses and attorney's fees, both in the trial and appellate courts, necessarily paid or incurred by beneficiary in such proceedings, and the balance applied upon the indebtedness secured hereby; and grantor agrees, at its own expense, to take such actions and execute such instruments as shall be necessary in obtaining such compensation, promptly upon beneficiary's request.

9. At any time and from time to time upon written request of beneficiary, payment of its fees and presentation of this deed and the note for endorsement (in case of full reconveyances, for cancellation), without affecting the liability of any person for the payment of the indebtedness, trustee may (a) consent to the making of any map or plat of said property; (b) join in granting any easement or creating any restriction thereon; (c) join in any subordination or other agreement affecting this deed or the lien or charge thereof; (d) reconvey, without warranty, all or any part of the property. The grantee in any reconveyance may be described as the "person or persons legally entitled thereto," and the recitals therein of any matters or facts shall be conclusive proof of the truthfulness thereof. Trustee's fees for any of the services mentioned in this paragraph shall be not less than $5.

10. Upon any default by grantor hereunder, beneficiary may at any time without notice, either in person, by agent or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in its own name sue or otherwise collect the rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees upon any indebtedness secured hereby, and in such order as beneficiary may determine.

11. The entering upon and taking possession of said property, the collection of such rents, issues and profits, or the proceeds of fire and other insurance policies or compensation or awards for any taking or damage of the property, and the application or release thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

12. Upon default by grantor in payment of any indebtedness secured hereby or in his performance of any agreement hereunder, time being of the essence with respect to such payment and/or performance, the beneficiary may declare all sums secured hereby immediately due and payable. In such an event the beneficiary at his election may proceed to foreclose this trust deed in equity as a mortgage or direct the trustee to foreclose this trust deed by advertisement and sale, or may direct the trustee to pursue any other right or remedy, either at law or in equity, which the beneficiary may have. In the event the beneficiary elects to foreclose by advertisement and sale, the beneficiary or the trustee shall execute and cause to be recorded his written notice of default and his election to sell the said described real property to satisfy the obligation secured hereby whereupon the trustee shall fix the time and place of sale, give notice thereof as then required by law and proceed to foreclose this trust deed in the manner provided in ORS 86.735 to 86.795.

13. After the trustee has commenced foreclosure by advertisement and sale, and at any time prior to 5 days before the date the trustee conducts the sale, the grantor or any other person so privileged by ORS 86.753, may cure the default or defaults. If the default consists of a failure to pay, when due, sums secured by the trust deed, the default may be cured by paying the entire amount due at the time of the cure other than such portion as would not then be due had no default occurred. Any other default that is capable of being cured may be cured by tendering the performance required under the obligation or trust deed. In any case, in addition to curing the default or defaults, the person effecting the cure shall pay to the beneficiary all costs and expenses actually incurred in enforcing the obligation of the trust deed together with trustee's and attorney's fees not exceeding the amounts provided by law.

14. Otherwise, the sale shall be held on the date and at the time and place designated in the notice of sale or the time to which said sale may be postponed as provided by law. The trustee may sell said property either in one parcel or in separate parcels and shall sell the parcel or parcels at auction to the highest bidder for cash, payable at the time of sale. Trustee shall deliver to the purchaser its deed in form as required by law conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in the deed of any matters of fact shall be conclusive proof of the truthfulness thereof. Any person, excluding the trustee, but including the grantor and beneficiary, may purchase at the sale.

15. When trustee sells pursuant to the powers provided herein, trustee shall apply the proceeds of sale to payment of (1) the expenses of sale, including the compensation of the trustee and a reasonable charge by trustee's attorney, (2) to the obligation secured by the trust deed, (3) to all persons having recorded liens subsequent to the interest of the trustee

in the trust deed as their interests may appear in the order of their priority and (4) the surplus, if any, to the grantor or to his successor in interest entitled to such surplus.

16. Beneficiary may from time to time appoint a successor or successors to any trustee named herein or to any successor trustee appointed hereunder. Upon such appointment, and without conveyance to the successor trustee, the latter shall be vested with all title, powers and duties conferred upon any trustee herein named or appointed hereunder. Each such appointment and substitution shall be made by written instrument executed by beneficiary, which, when recorded in the mortgage records of the county or counties in which the property is situated, shall be conclusive proof of proper appointment of the successor trustee.

17. Trustee accepts this trust when this deed, duly executed and acknowledged is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other deed of trust or of any action or proceeding in which grantor, beneficiary or trustee shall be a party unless such action or proceeding is brought by trustee. The grantor covenants and agrees to and with the beneficiary and the beneficiary's successor in interest that the grantor is lawfully seized in fee simple of the real property and has a valid, unencumbered title thereto and that the grantor will warrant and forever defend the same against all persons whomsoever.

WARNING: Unless grantor provides beneficiary with evidence of insurance coverage as required by the contract or loan agreement between them, beneficiary may purchase insurance at grantor's expense to protect beneficiary's interest. This insurance may, but need not, also protect grantor's interest. If the collateral becomes damaged, the coverage purchased by beneficiary may not pay any claim made by or against grantor. Grantor may later cancel the coverage by providing evidence that grantor has obtained property coverage elsewhere. Grantor is responsible for the cost of any insurance coverage purchased by beneficiary, which cost may be added to grantor's contract or loan balance. If it is so added, the interest rate on the underlying contract or loan will apply to it. The effective date of coverage may be the date grantor's prior coverage lapsed or the date grantor failed to provide proof of coverage. The coverage beneficiary purchases may be considerably more expensive than insurance grantor might otherwise obtain alone and may not satisfy any need for property damage coverage or any mandatory liability insurance requirements imposed by applicable law.

The grantor warrants that the proceeds of the loan represented by the above described note and this trust deed are: for an organization, or (even if grantor is a natural person) are for business or commercial purposes.

This trust deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, personal representatives, successors, and assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the contract secured hereby, whether or not named as a beneficiary herein.

In construing this trust deed, it is understood that the Grantor or Beneficiary may be more than one person; that if the context so requires, the singular shall be taken to mean and include the plural and that generally all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, said grantor has hereunto set his hand the day and year first above written.

STEPHEN SHEEHAN

COLLEEN SHEEHAN

State of Oregon
County of Lane

This instrument was acknowledged before me on July 21, 2020 by STEPHEN SHEEHAN and COLLEEN SHEEHAN.

(Notary Public for Oregon)
My commission expires 7.17.2023

OFFICIAL STAMP
AMANDA JO BOMARK
NOTARY PUBLIC-OREGON
COMMISSION NO. 989787
MY COMMISSION EXPIRES JULY 17, 2023

Utility Narrative Memorandum
Willamette Forks
Wastewater, Storm Drainage, and Water Service
April 12, 2022

Wastewater Service

The existing commercial size septic tank is to be abandoned. A new septic tank sized to serve the existing building and the proposed new brewery building, will be placed under the proposed plaza area just North of the existing building.

The septic tank was designed using DEQ OAR 340-071-0220 Table 2 for quantities of sewage flows. The plan is to use the existing sanitary valve and controller that meet City of Coburg Specifications.

Existing building

The existing building is being converted into a restaurant with lounge facility with 100 seat capacity.

Existing Building

Use	Unit	#	(GPD)	Calculated Flow (GPD)
Restaurant w/ lounge	Seats	100	50 (Per seat)	5,000
Total Flow =				5,000

Table 2 from OAR 340-071-0220 is attached to this memorandum for reference. Piping from the existing building will be re-routed to the new tank.

Proposed Building

The proposed building is a brewery operation to support the restaurant on the property. Given this use, the expected waste flow should be consistent with attached table. The flow is calculated to be:

New Building

Use	Unit	Range	(GPD)	Calculated Flow (GPD)
Brewing (Waste Out)	Gal.	1	600	600
Distilling (Waste Out)	Gal.	1	95	95
Total Flow =				695*

*The flow for brewing and distilling processes was provided by the restaurant owners.

Given the above calculation, the total flow to the new tank would be approximately 5,695 gallons per day. DEQ requires a factor of safety of 2 for tanks, therefore the septic tank needs to be a minimum of 11,390 gallons to provide adequate additional storage capacity. Therefore, the septic tank is designed to be 12,000 gallon capacity.

The new tank outlet will be routed to the existing sewer valve which is already tied into the public system lateral as shown on the LUR plans. The control system within the existing tank is proposed to be re-used and moved to the new tank.

Storm Drainage

The proposed storm management system consists of multiple facilities onsite to provide pollution control and then infiltration. Since this is a commercial facility, the stormwater must be treated prior to infiltration to meet DEQ requirements. To accomplish this, all run-off from roof and pavement areas will be routed to two filtration planters as shown on the drainage plan.

The Santa Barbara Unit Hydrograph method was used to design the system, utilizing HydroCAD software. Below are the key variables used in the analysis:

CN = 98 for roofs and impervious areas

Infiltration: There has been no field testing completed at this point. A rate of 3.0 in/hr was used in the modeling. Field testing for infiltration rate and groundwater elevation shall be completed during the building permit process.

Design Storms

Water Quality = 1.75" in 24 hours - Half the NOAA atlas 2 event – DEQ storm

Flood Control = 5.18" in 24 hours - 25 year event

Water Quality Analysis

There are two filtration planters as shown on the drainage plan that all impervious run-off is routed through. The water will drain into a vegetated open storage area and then filter through 12 inches of soil media. The treated water is then collected into a perforated pipe located in a hydraulically isolated rock chamber and routed to the infiltration rock chamber. This treatment process is accepted by DEQ as adequate prior to infiltration.

Both filtration planters will be lined with 30 mil. pond liner due to proximity to adjacent property lines.

Flood Control

The proposal is to install an underground rock chamber under the paved parking area that has 36 inch diameter perforated storage pipes embedded. This will provide enough storage for the 25 year storm event to allow treated stormwater to infiltrate into the soil.

This analysis assumes an infiltration rate of 3 inches/hr. As discussed above, a field infiltration test will need to be performed during the building permit process and the storage size amended as necessary. There is adequate room for a larger storage area should the infiltration rate be slower than assumed.

The HGL in the chamber during the 25 year storm event is modeled to be 0.42 feet below the top of rock, thus is completely contained within the facility.

HydroCAD analysis reports for the stormwater management facilities are attached to this memorandum for reference.

<u>Water System</u>

There is an existing water meter located in the right of way at the SouthEast corner of the property. The Owner intends to use this existing meter location to provide domestic water service to both buildings.

The proposal is to install a larger meter in the same location with an approved commercial backflow device within 10 feet. The line will then be upsized and routed to both the existing building and new building as shown on the utility plan.

Meter and line sizing will be completed during the building permit process when the project plumbing contractor supplies the water demand calculations for both buildings.

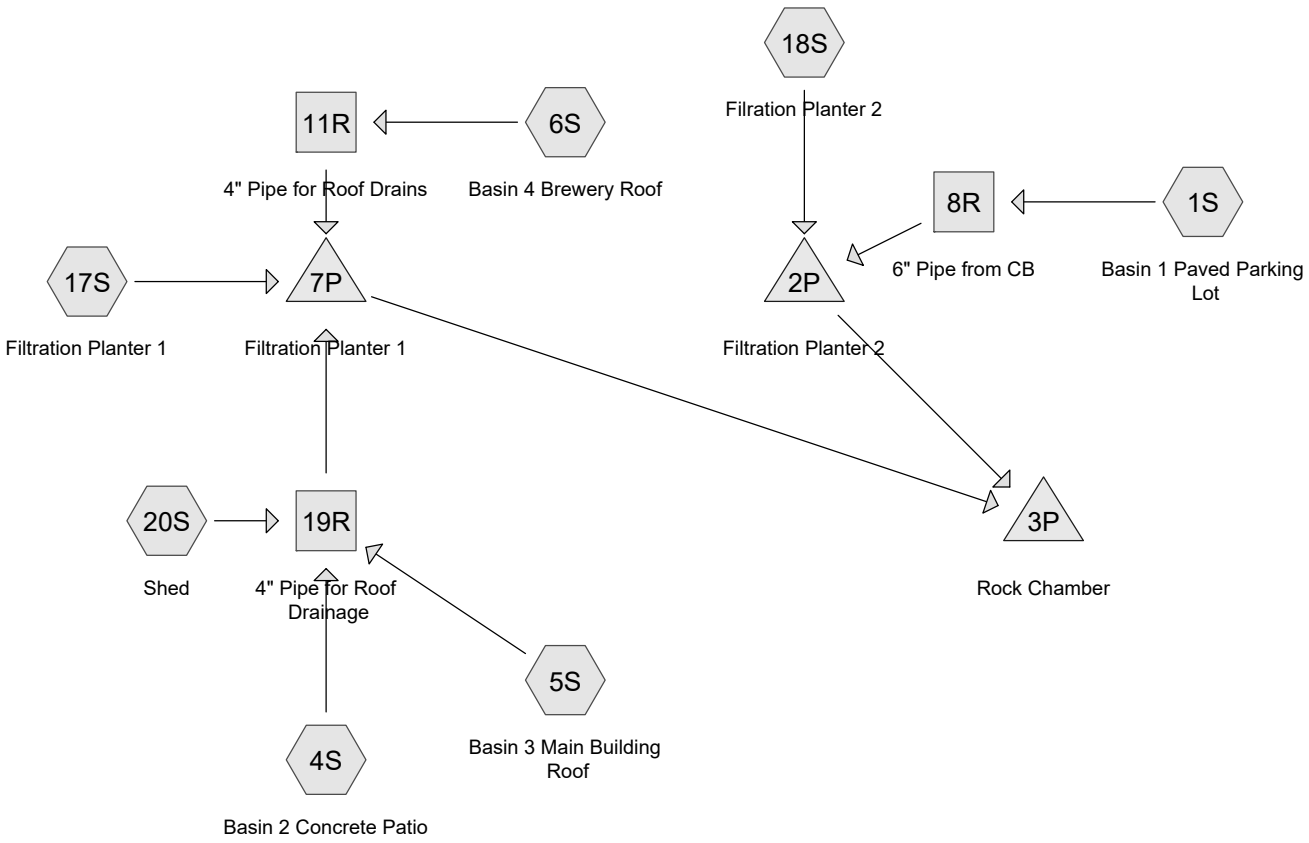
Fire sprinklers are not proposed for this development.

Irrigation will be provided to landscape areas. The landscape service will tie into the private water line (behind the meter) and will have a separate reverse pressure backflow device.

TABLE 2
OAR 340-071-0220
QUANTITIES OF SEWAGE FLOWS

Type of Establishment		Column 1 Gallons Per Day	Column 2 Minimum Gallons Per Establishment Per Day
Airports		5 (per passenger)	150
Bathhouses and swimming pools		10 (per person)	300
Camps: (4 Persons per Campsite, where Applicable)	Campground with central comfort stations	35 (per person)	700
	With flush toilets, no showers	25 (per person)	500
	Construction camps — semi-permanent	50 (per person)	1000
	Day camps — no meals served	15 (per person)	300
	Resort camps (night and day) with limited plumbing	50 (per person)	1000
	Luxury camps	100 (per person)	2000
Churches		5 (per seat)	150
Country clubs		100 (per resident member)	2000
Country clubs		25 (per non-resident member present)	—
Dwellings:	Boarding houses	150 (per bedroom)	600
	Boarding houses – additional for non-residential boarders	10 (per person)	—
	Rooming houses	80 (per person)	500
	Condominiums, Multiple family dwellings — including apartments	300 (per unit)	900
	Single family dwellings	300 (not exceeding 2 bedrooms)	450*
	Single family dwellings — with more than 2 bedrooms	75 (for third & each succeeding bedroom)	450
Factories (exclusive of industrial wastes — with shower facilities)		35 (per person per shift)	300
Factories (exclusive of industrial wastes — without shower facilities)		15 (per person per shift)	150
Hospitals		250 (per bed space)	2500
Hotels with private baths		120 (per room)	600
Hotels without private baths		100 (per room)	500
Institutions other than hospitals		125 (per bed space)	1250
Laundries — self-service		500 (per machine)	2500
Mobile home parks		250 (per space)	750
Motels — with bath, toilet, and kitchen wastes		100 (per bedroom)	500
Motels — without kitchens		80 (per bedroom)	400
Picnic Parks — toilet wastes only		5 (per picnicker)	150
Picnic Parks — with bathhouses, showers, and flush toilets		10 (per picnicker)	300
Restaurants		40 (per seat)	800
Restaurants — single-service		2 (per customer)	300
Restaurants — with bars and/or lounges		50 (per seat)	1000
Schools:	Boarding	100 (per person)	3000
	Day — without gyms, cafeterias, or showers	15 (per person)	450
	Day — with gyms, cafeterias and showers	25 (per person)	750
	Day — with cafeteria, but without gyms or showers	20 (per person)	600
Service Stations		10 (per vehicle served)	500
Swimming pools and bathhouses		10 (per person)	300
Theaters:	Movie	5 (per seat)	300
	Drive-In	20 (per car space)	1000
Travel trailer parks — without individual water and sewer hookups		50 (per space)	300
Travel trailer parks — with individual water and sewer hookups		100 (per space)	500
Workers:	Construction — as semi-permanent camps	50 (per person)	1000
	Day — at schools and offices	15 (per shift)	150

* Except as otherwise provided in these rules.



Subcat Reach Pond Link

Routing Diagram for Willamette Forks - 3-17-2022 - SDM
Prepared by A & O Engineering LLC, Printed 4/12/2022

Summary for Subcatchment 1S: Basin 1 Paved Parking Lot

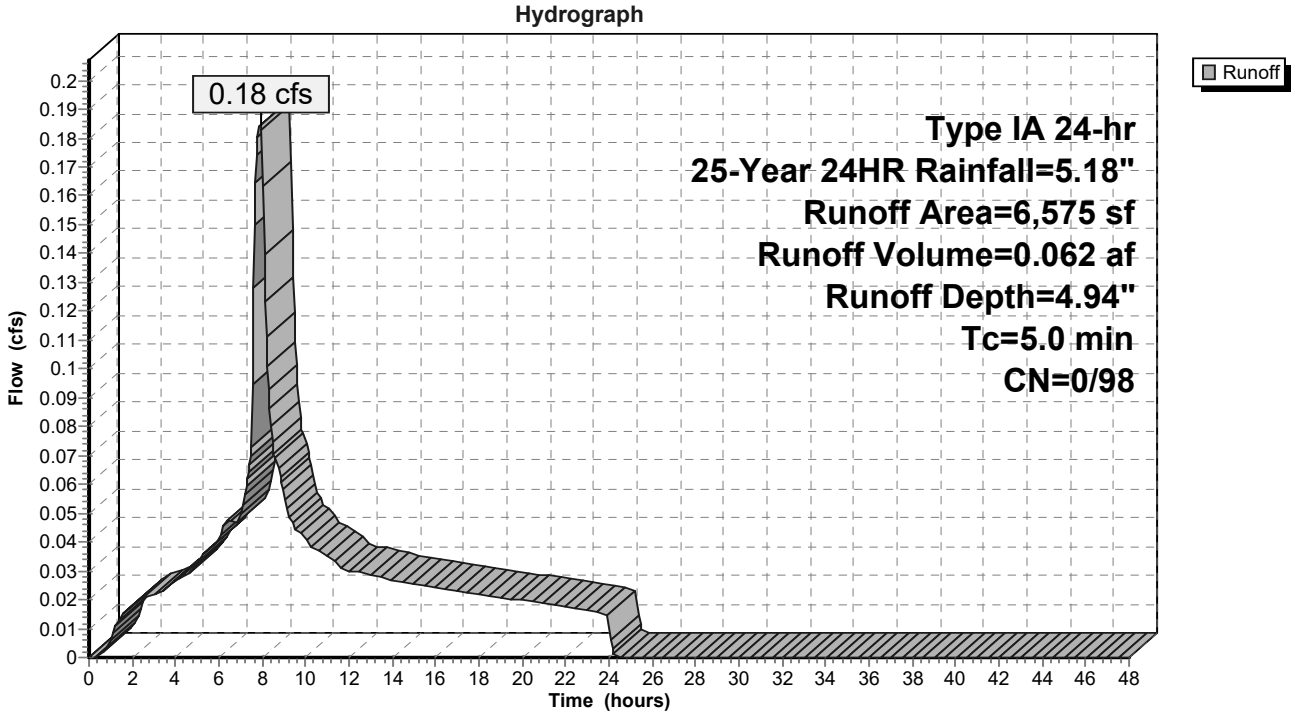
Runoff = 0.18 cfs @ 7.89 hrs, Volume= 0.062 af, Depth= 4.94"
Routed to Reach 8R : 6" Pipe from CB

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type IA 24-hr 25-Year 24HR Rainfall=5.18"

Area (sf)	CN	Description
6,575	98	Paved parking, HSG C
6,575	98	100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 1S: Basin 1 Paved Parking Lot



Summary for Subcatchment 4S: Basin 2 Concrete Patio

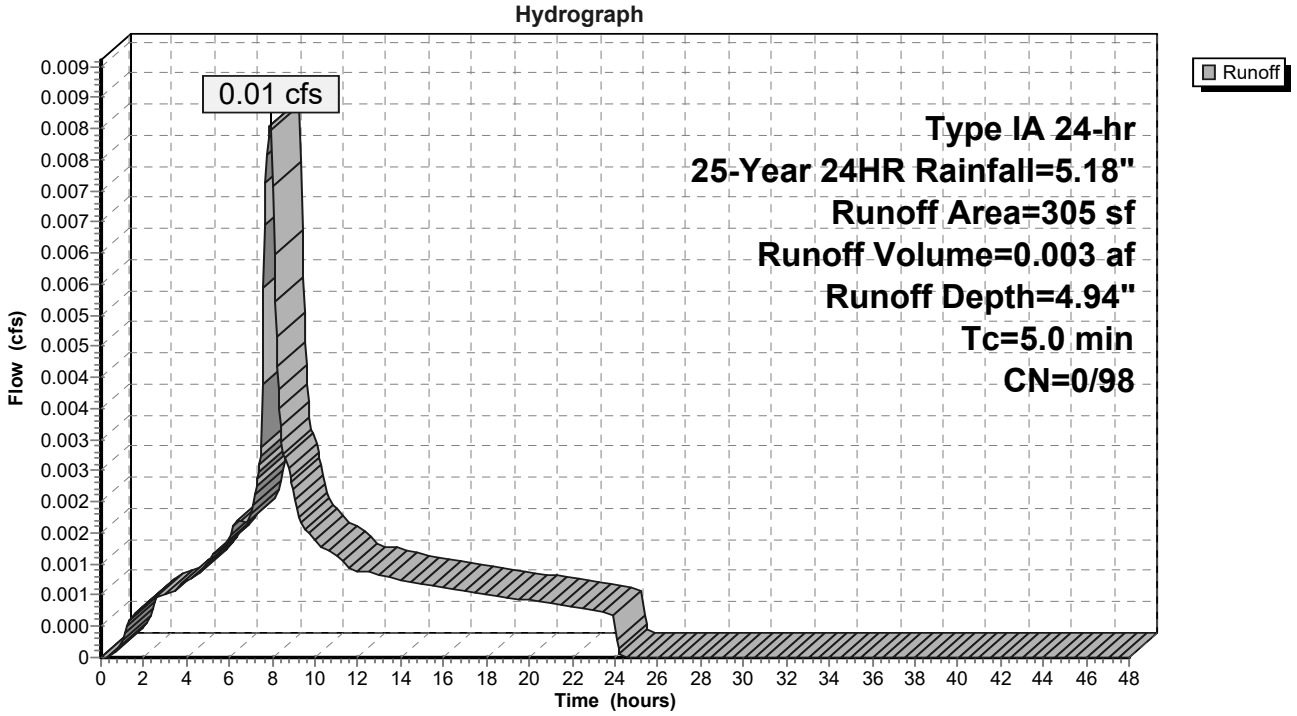
Runoff = 0.01 cfs @ 7.89 hrs, Volume= 0.003 af, Depth= 4.94"
Routed to Reach 19R : 4" Pipe for Roof Drainage

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type IA 24-hr 25-Year 24HR Rainfall=5.18"

Area (sf)	CN	Description
305	98	Unconnected pavement, HSG C
305	98	100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 4S: Basin 2 Concrete Patio



Summary for Subcatchment 5S: Basin 3 Main Building Roof

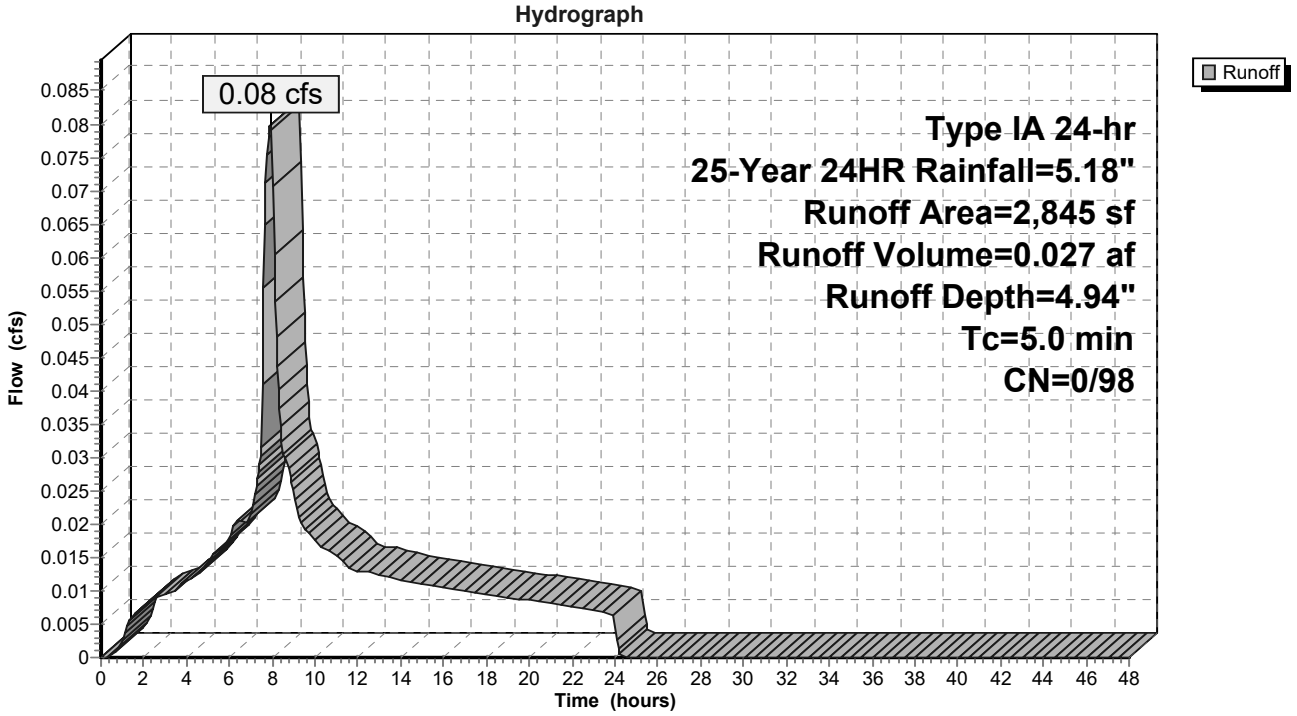
Runoff = 0.08 cfs @ 7.89 hrs, Volume= 0.027 af, Depth= 4.94"
Routed to Reach 19R : 4" Pipe for Roof Drainage

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type IA 24-hr 25-Year 24HR Rainfall=5.18"

Area (sf)	CN	Description
2,845	98	Unconnected roofs, HSG B
2,845	98	100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 5S: Basin 3 Main Building Roof



Summary for Subcatchment 6S: Basin 4 Brewery Roof

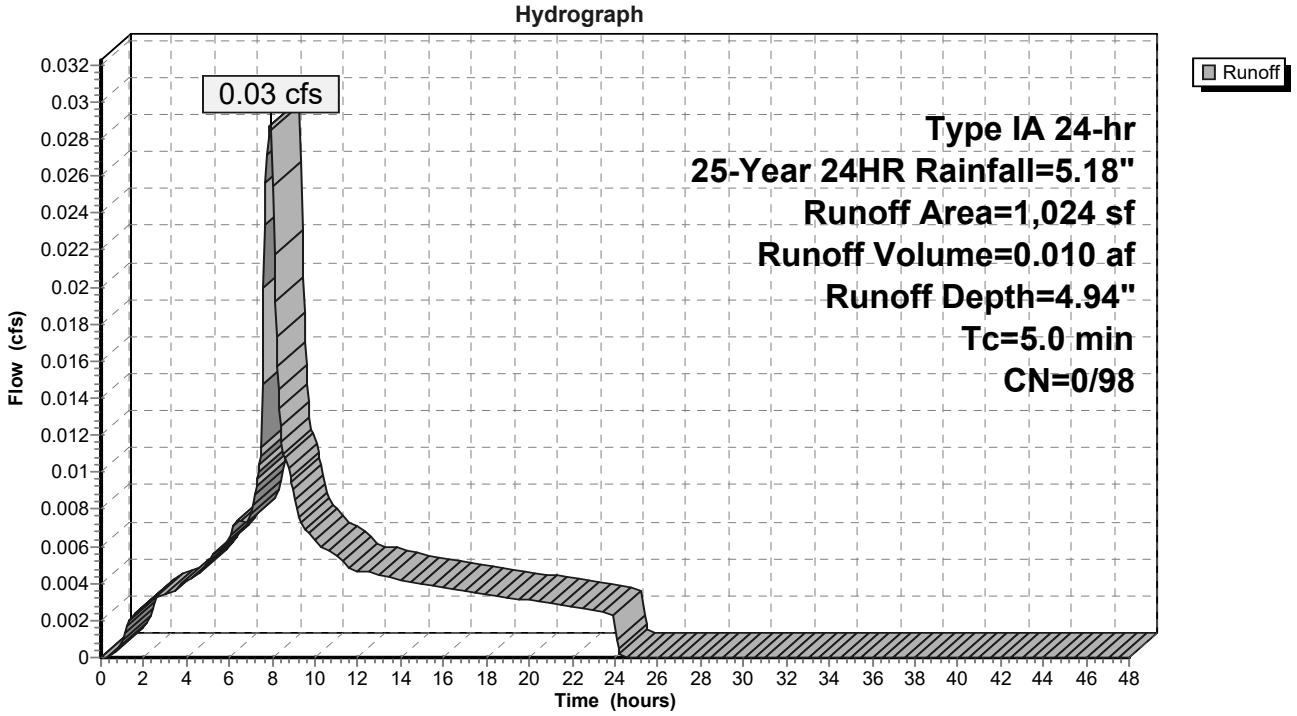
Runoff = 0.03 cfs @ 7.89 hrs, Volume= 0.010 af, Depth= 4.94"
Routed to Reach 11R : 4" Pipe for Roof Drains

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type IA 24-hr 25-Year 24HR Rainfall=5.18"

Area (sf)	CN	Description
1,024	98	Unconnected roofs, HSG B
1,024	98	100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 6S: Basin 4 Brewery Roof



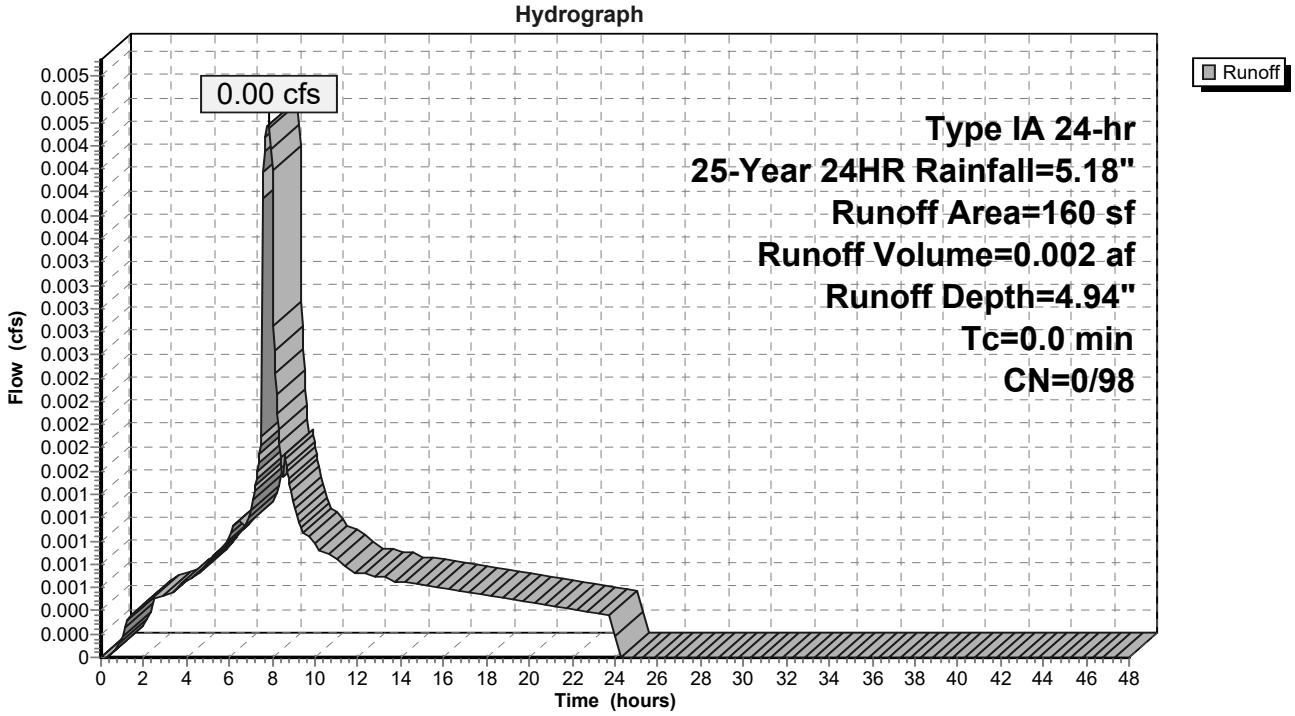
Summary for Subcatchment 17S: Filtration Planter 1

Runoff = 0.00 cfs @ 7.80 hrs, Volume= 0.002 af, Depth= 4.94"
Routed to Pond 7P : Filtration Planter 1

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type IA 24-hr 25-Year 24HR Rainfall=5.18"

Area (sf)	CN	Description
160	98	Water Surface, HSG C
160	98	100.00% Impervious Area

Subcatchment 17S: Filtration Planter 1



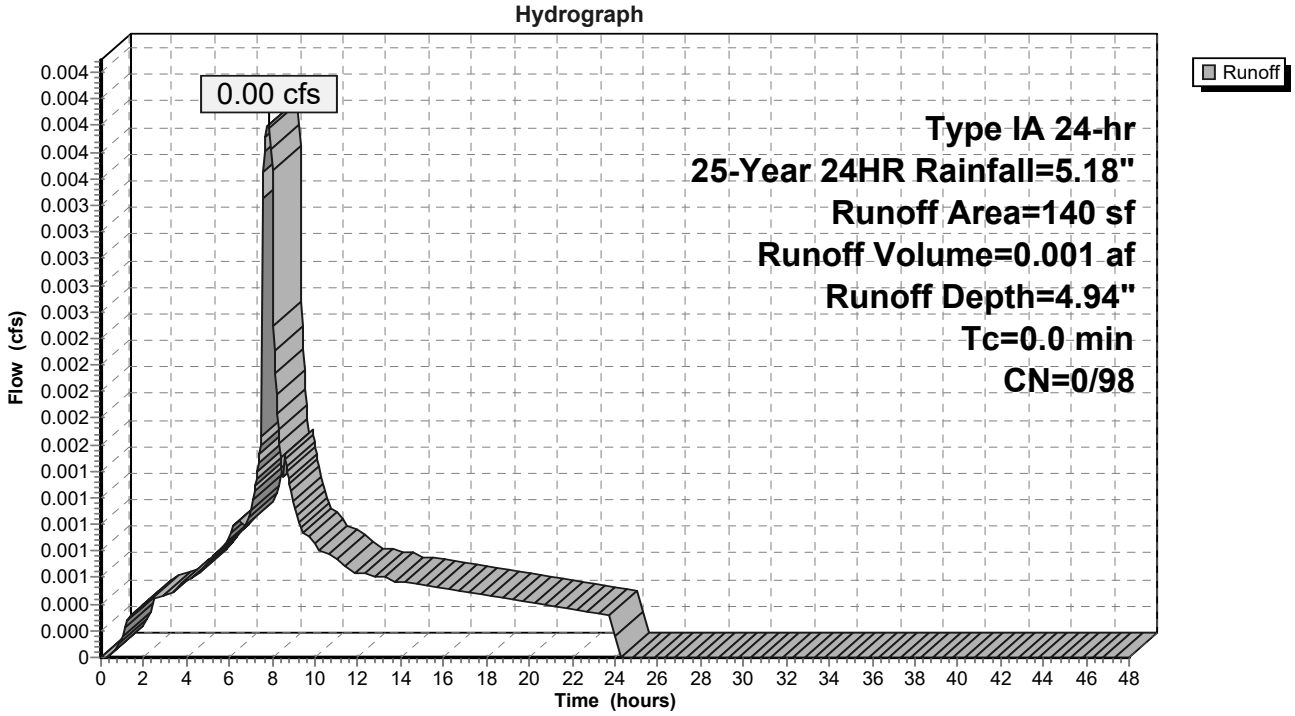
Summary for Subcatchment 18S: Filration Planter 2

Runoff = 0.00 cfs @ 7.80 hrs, Volume= 0.001 af, Depth= 4.94"
Routed to Pond 2P : Filtration Planter 2

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type IA 24-hr 25-Year 24HR Rainfall=5.18"

Area (sf)	CN	Description
140	98	Water Surface, HSG C
140	98	100.00% Impervious Area

Subcatchment 18S: Filration Planter 2



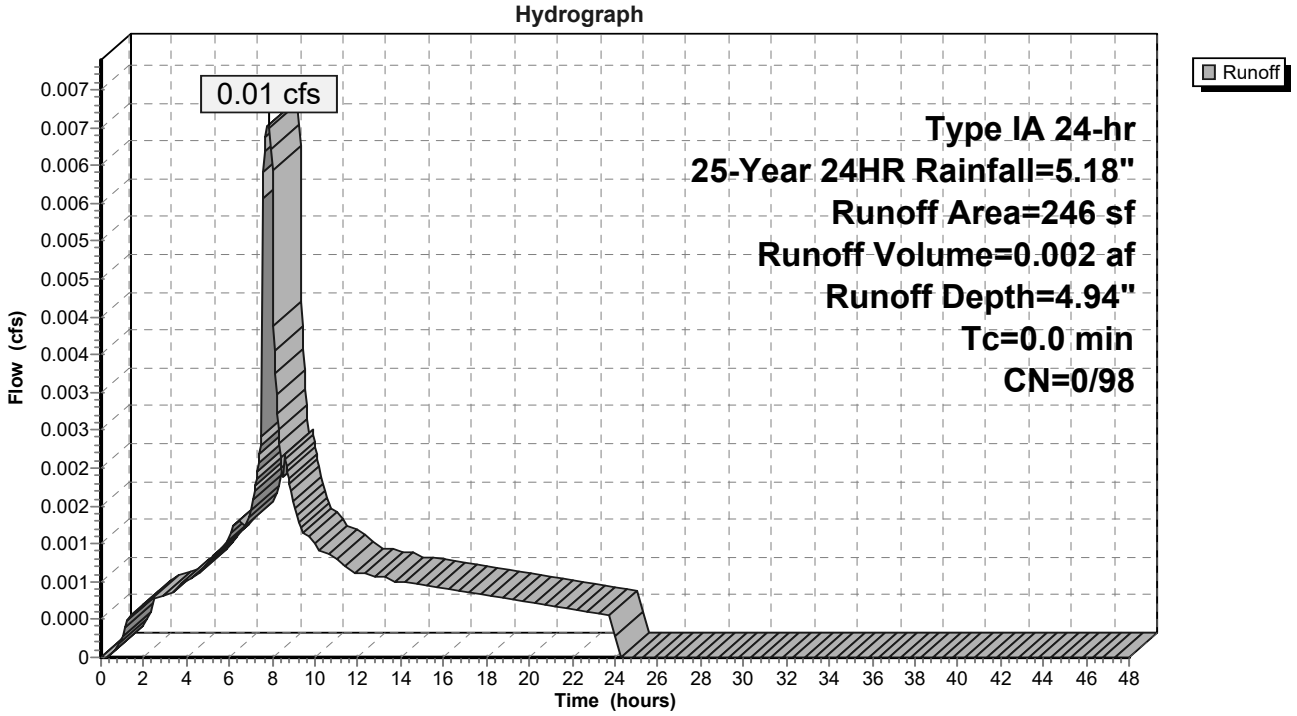
Summary for Subcatchment 20S: Shed

Runoff = 0.01 cfs @ 7.80 hrs, Volume= 0.002 af, Depth= 4.94"
Routed to Reach 19R : 4" Pipe for Roof Drainage

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type IA 24-hr 25-Year 24HR Rainfall=5.18"

Area (sf)	CN	Description
246	98	Unconnected roofs, HSG C
246	98	100.00% Impervious Area

Subcatchment 20S: Shed



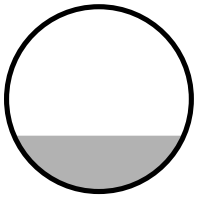
Summary for Reach 8R: 6" Pipe from CB

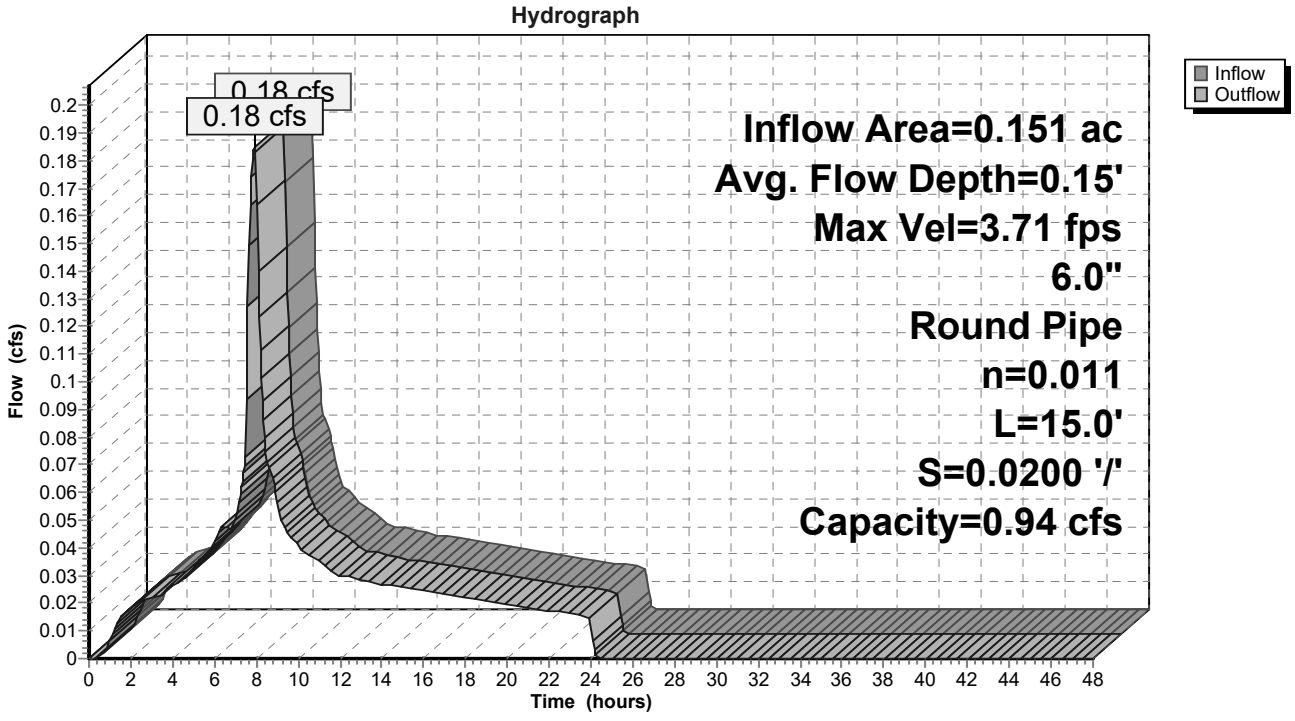
Inflow Area = 0.151 ac,100.00% Impervious, Inflow Depth = 4.94" for 25-Year 24HR event
Inflow = 0.18 cfs @ 7.89 hrs, Volume= 0.062 af
Outflow = 0.18 cfs @ 7.90 hrs, Volume= 0.062 af, Atten= 0%, Lag= 0.0 min
Routed to Pond 2P : Filtration Planter 2

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Max. Velocity= 3.71 fps, Min. Travel Time= 0.1 min
Avg. Velocity = 2.10 fps, Avg. Travel Time= 0.1 min

Peak Storage= 1 cf @ 7.90 hrs
Average Depth at Peak Storage= 0.15' , Surface Width= 0.46'
Defined Flood Depth= 100.00' Flow Area= 6.8 sf, Capacity= -782.16 cfs
Bank-Full Depth= 0.50' Flow Area= 0.2 sf, Capacity= 0.94 cfs

6.0" Round Pipe
n= 0.011
Length= 15.0' Slope= 0.0200 '/'
Inlet Invert= 98.30', Outlet Invert= 98.00'





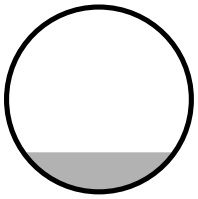
Summary for Reach 11R: 4" Pipe for Roof Drains

Inflow Area = 0.024 ac,100.00% Impervious, Inflow Depth = 4.94" for 25-Year 24HR event
Inflow = 0.03 cfs @ 7.89 hrs, Volume= 0.010 af
Outflow = 0.03 cfs @ 7.90 hrs, Volume= 0.010 af, Atten= 0%, Lag= 0.1 min
Routed to Pond 7P : Filtration Planter 1

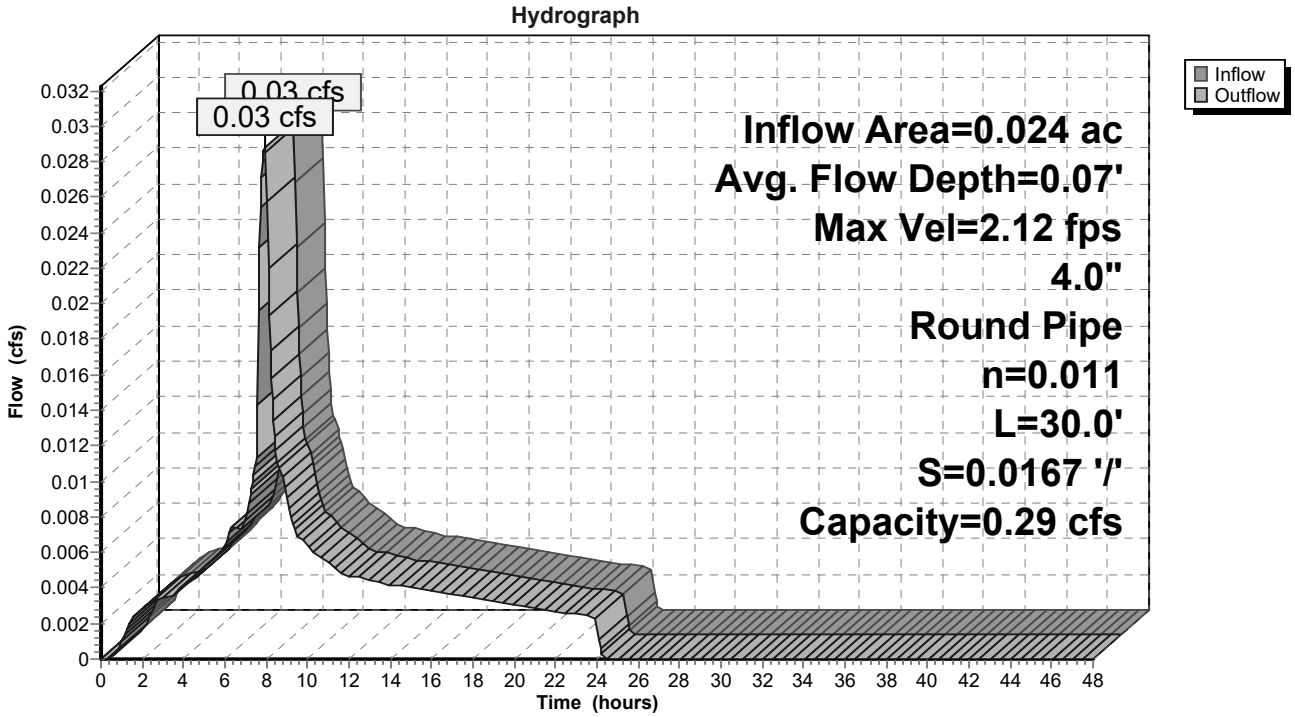
Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Max. Velocity= 2.12 fps, Min. Travel Time= 0.2 min
Avg. Velocity = 1.20 fps, Avg. Travel Time= 0.4 min

Peak Storage= 0 cf @ 7.90 hrs
Average Depth at Peak Storage= 0.07' , Surface Width= 0.27'
Bank-Full Depth= 0.33' Flow Area= 0.1 sf, Capacity= 0.29 cfs

4.0" Round Pipe
n= 0.011
Length= 30.0' Slope= 0.0167 '/'
Inlet Invert= 98.50', Outlet Invert= 98.00'



Reach 11R: 4" Pipe for Roof Drains



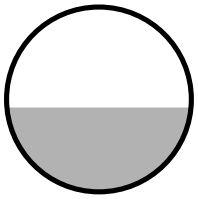
Summary for Reach 19R: 4" Pipe for Roof Drainage

Inflow Area = 0.078 ac,100.00% Impervious, Inflow Depth = 4.94" for 25-Year 24HR event
Inflow = 0.10 cfs @ 7.89 hrs, Volume= 0.032 af
Outflow = 0.10 cfs @ 7.89 hrs, Volume= 0.032 af, Atten= 0%, Lag= 0.3 min
Routed to Pond 7P : Filtration Planter 1

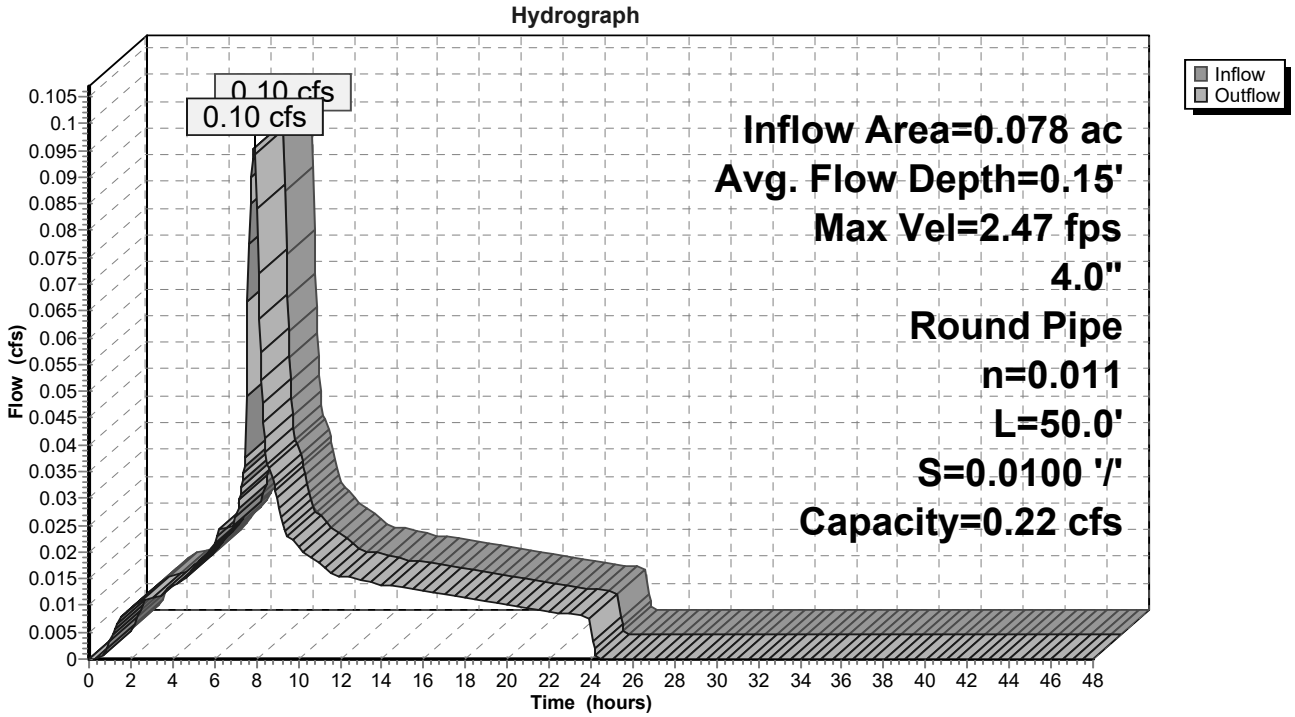
Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Max. Velocity= 2.47 fps, Min. Travel Time= 0.3 min
Avg. Velocity = 1.42 fps, Avg. Travel Time= 0.6 min

Peak Storage= 2 cf @ 7.89 hrs
Average Depth at Peak Storage= 0.15' , Surface Width= 0.33'
Bank-Full Depth= 0.33' Flow Area= 0.1 sf, Capacity= 0.22 cfs

4.0" Round Pipe
n= 0.011
Length= 50.0' Slope= 0.0100 '/'
Inlet Invert= 98.50', Outlet Invert= 98.00'



Reach 19R: 4" Pipe for Roof Drainage



Summary for Pond 2P: Filtration Planter 2

Inflow Area = 0.154 ac,100.00% Impervious, Inflow Depth = 4.94" for 25-Year 24HR event
Inflow = 0.19 cfs @ 7.89 hrs, Volume= 0.063 af
Outflow = 0.19 cfs @ 7.93 hrs, Volume= 0.063 af, Atten= 0%, Lag= 2.1 min
Primary = 0.19 cfs @ 7.93 hrs, Volume= 0.063 af
Routed to Pond 3P : Rock Chamber

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Peak Elev= 96.59' @ 16.72 hrs Surf.Area= 105 sf Storage= 22 cf
Flood Elev= 100.00' Surf.Area= 315 sf Storage= 257 cf

Plug-Flow detention time= 5.5 min calculated for 0.063 af (100% of inflow)
Center-of-Mass det. time= 5.5 min (660.8 - 655.2)

Volume	Invert	Avail.Storage	Storage Description
#1	98.00'	210 cf	**Open Storage (Irregular)** Listed below (Recalc)
#2	97.00'	11 cf	**Imported Soil (Irregular)** Listed below (Recalc) 105 cf Overall x 10.0% Voids
#3	96.00'	37 cf	**Rock Chamber (Irregular)** Listed below (Recalc) 105 cf Overall x 35.0% Voids
		257 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
98.00	105	83.0	0	0	105
99.00	105	83.0	105	105	188
100.00	105	83.0	105	210	271

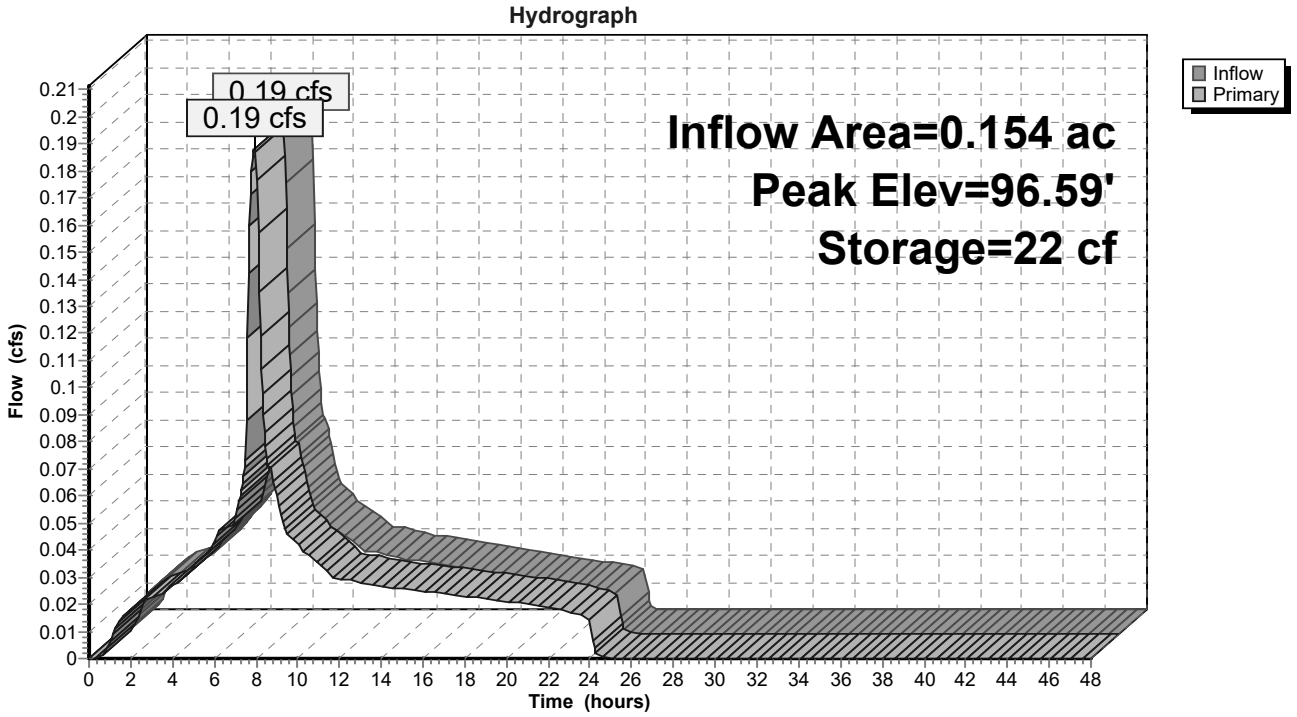
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
97.00	105	83.0	0	0	105
98.00	105	83.0	105	105	188

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
96.00	105	83.0	0	0	105
97.00	105	83.0	105	105	188

Device	Routing	Invert	Outlet Devices
#1	Primary	99.50'	**4.0" Horiz. 4" Overflow Pipe** C= 0.600 Limited to weir flow at low heads
#2	Primary	96.00'	**4.0" Round 4" Pipe to Rock Chamber** L= 15.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 96.00' / 95.25' S= 0.0500 '/' Cc= 0.900 n= 0.011, Flow Area= 0.09 sf

Primary OutFlow Max=0.19 cfs @ 7.93 hrs HW=96.49' TW=93.53' (Dynamic Tailwater)
1=4" Overflow Pipe (Controls 0.00 cfs)
2=4" Pipe to Rock Chamber (Inlet Controls 0.19 cfs @ 2.15 fps)

Pond 2P: Filtration Planter 2



Summary for Pond 3P: Rock Chamber

Inflow Area = 0.259 ac,100.00% Impervious, Inflow Depth = 4.94" for 25-Year 24HR event
Inflow = 0.32 cfs @ 7.92 hrs, Volume= 0.107 af
Outflow = 0.04 cfs @ 4.35 hrs, Volume= 0.107 af, Atten= 87%, Lag= 0.0 min
Primary = 0.04 cfs @ 4.35 hrs, Volume= 0.107 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Peak Elev= 96.58' @ 16.69 hrs Surf.Area= 585 sf Storage= 1,511 cf
Flood Elev= 97.00' Surf.Area= 585 sf Storage= 1,596 cf

Plug-Flow detention time= 385.9 min calculated for 0.107 af (100% of inflow)
Center-of-Mass det. time= 386.3 min (1,048.7 - 662.4)

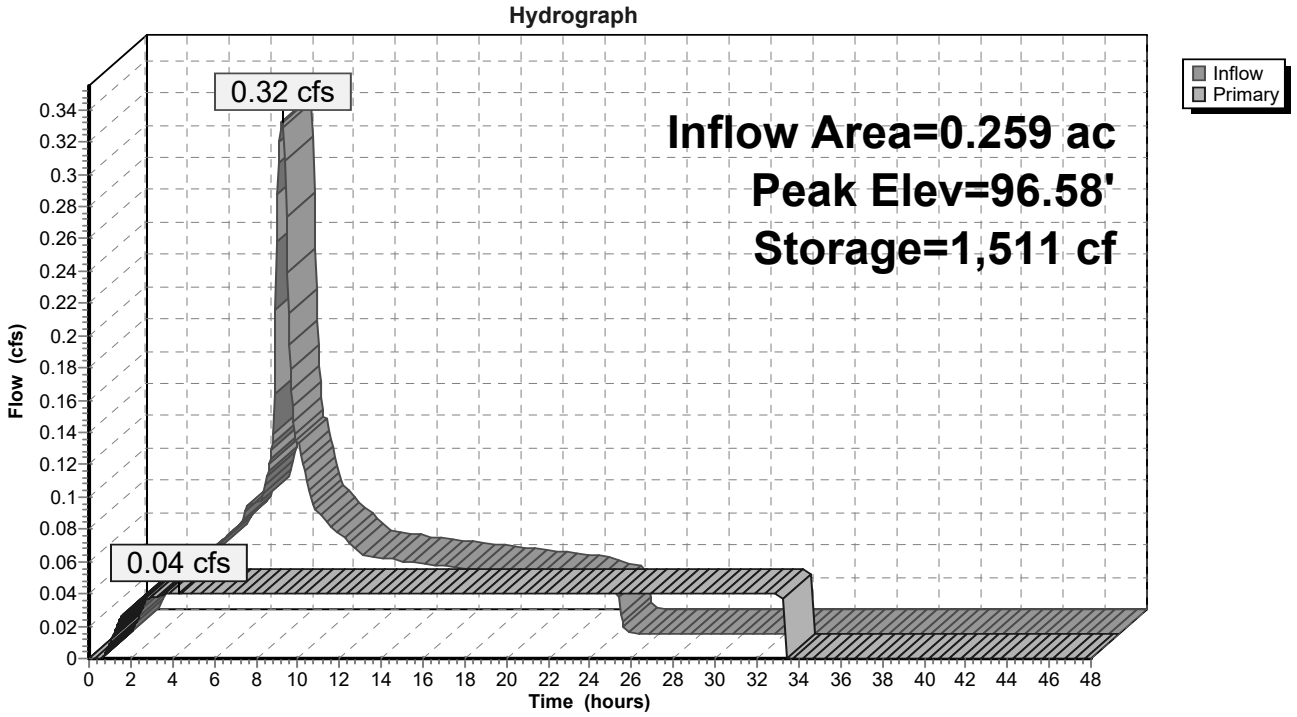
Volume	Invert	Avail.Storage	Storage Description
#1	91.00'	1,031 cf	**Rock Chamber (Prismatic)** Listed below (Recalc) 3,510 cf Overall - 565 cf Embedded = 2,945 cf x 35.0% Voids
#2	92.00'	565 cf	**36.0" Round Pipe Storage - Embedded** Inside #1 L= 80.0' S= 0.0010 '/'
		1,596 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
91.00	585	0	0
97.00	585	3,510	3,510

Device	Routing	Invert	Outlet Devices
#1	Primary	91.00'	**3.000 in/hr Exfiltration over Horizontal area**

Primary OutFlow Max=0.04 cfs @ 4.35 hrs HW=91.06' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.04 cfs)

Pond 3P: Rock Chamber



Summary for Pond 7P: Filtration Planter 1

Inflow Area = 0.105 ac,100.00% Impervious, Inflow Depth = 4.94" for 25-Year 24HR event
Inflow = 0.13 cfs @ 7.89 hrs, Volume= 0.043 af
Outflow = 0.13 cfs @ 7.91 hrs, Volume= 0.043 af, Atten= 0%, Lag= 0.8 min
Primary = 0.13 cfs @ 7.91 hrs, Volume= 0.043 af
Routed to Pond 3P : Rock Chamber

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Peak Elev= 96.58' @ 16.74 hrs Surf.Area= 133 sf Storage= 27 cf
Flood Elev= 100.00' Surf.Area= 399 sf Storage= 326 cf

Plug-Flow detention time= 9.6 min calculated for 0.043 af (100% of inflow)
Center-of-Mass det. time= 9.6 min (664.9 - 655.3)

Volume	Invert	Avail.Storage	Storage Description
#1	98.00'	266 cf	**Open Storage (Irregular)** Listed below (Recalc)
#2	97.00'	13 cf	**Imported Soil (Irregular)** Listed below (Recalc) 133 cf Overall x 10.0% Voids
#3	96.00'	47 cf	**Rock Chamber (Irregular)** Listed below (Recalc) 133 cf Overall x 35.0% Voids
		326 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
98.00	133	52.0	0	0	133
99.00	133	52.0	133	133	185
100.00	133	52.0	133	266	237

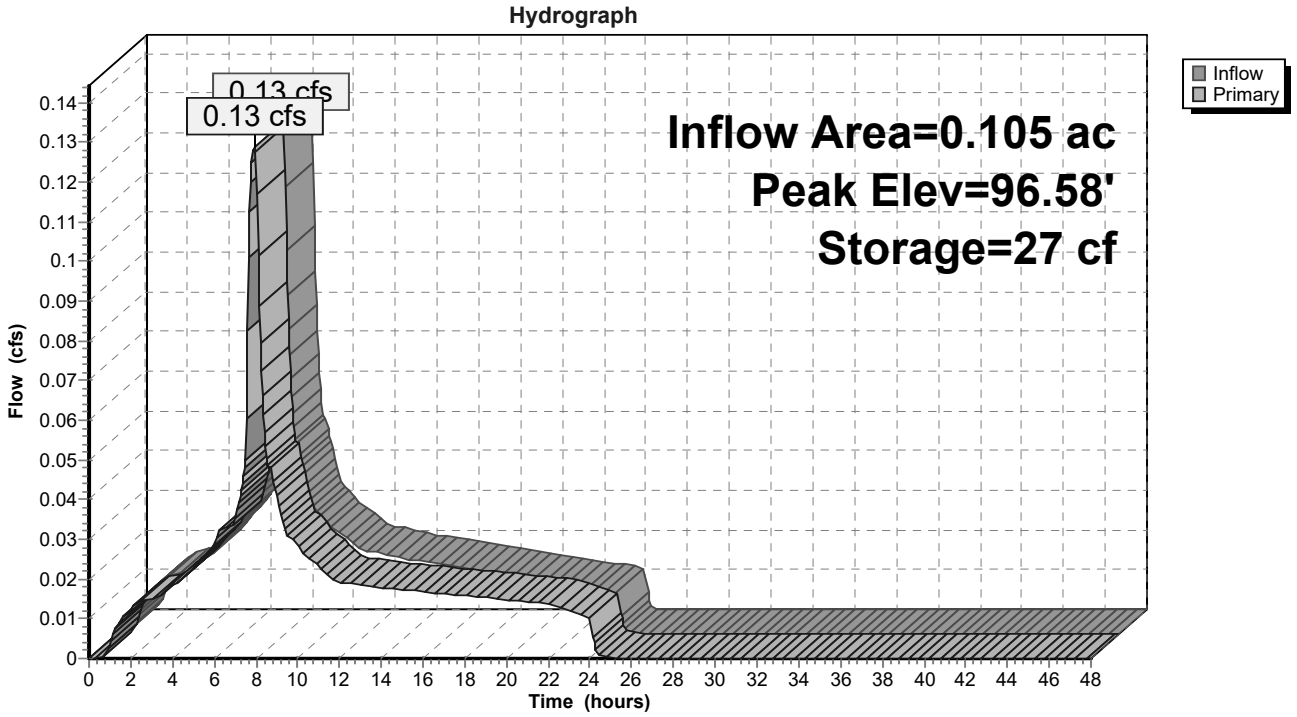
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
97.00	133	52.0	0	0	133
98.00	133	52.0	133	133	185

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
96.00	133	52.0	0	0	133
97.00	133	52.0	133	133	185

Device	Routing	Invert	Outlet Devices
#1	Primary	99.50'	**6.0" Horiz. 6" Overflow Pipe** C= 0.600 Limited to weir flow at low heads
#2	Primary	96.00'	**6.0" Round 6" Pipe to Rock Chamber** L= 150.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 96.00' / 95.25' S= 0.0050 '/' Cc= 0.900 n= 0.011, Flow Area= 0.20 sf

Primary OutFlow Max=0.13 cfs @ 7.91 hrs HW=96.25' TW=93.47' (Dynamic Tailwater)
1=6" Overflow Pipe (Controls 0.00 cfs)
2=6" Pipe to Rock Chamber (Inlet Controls 0.13 cfs @ 1.33 fps)

Pond 7P: Filtration Planter 1



Summary for Subcatchment 1S: Basin 1 Paved Parking Lot

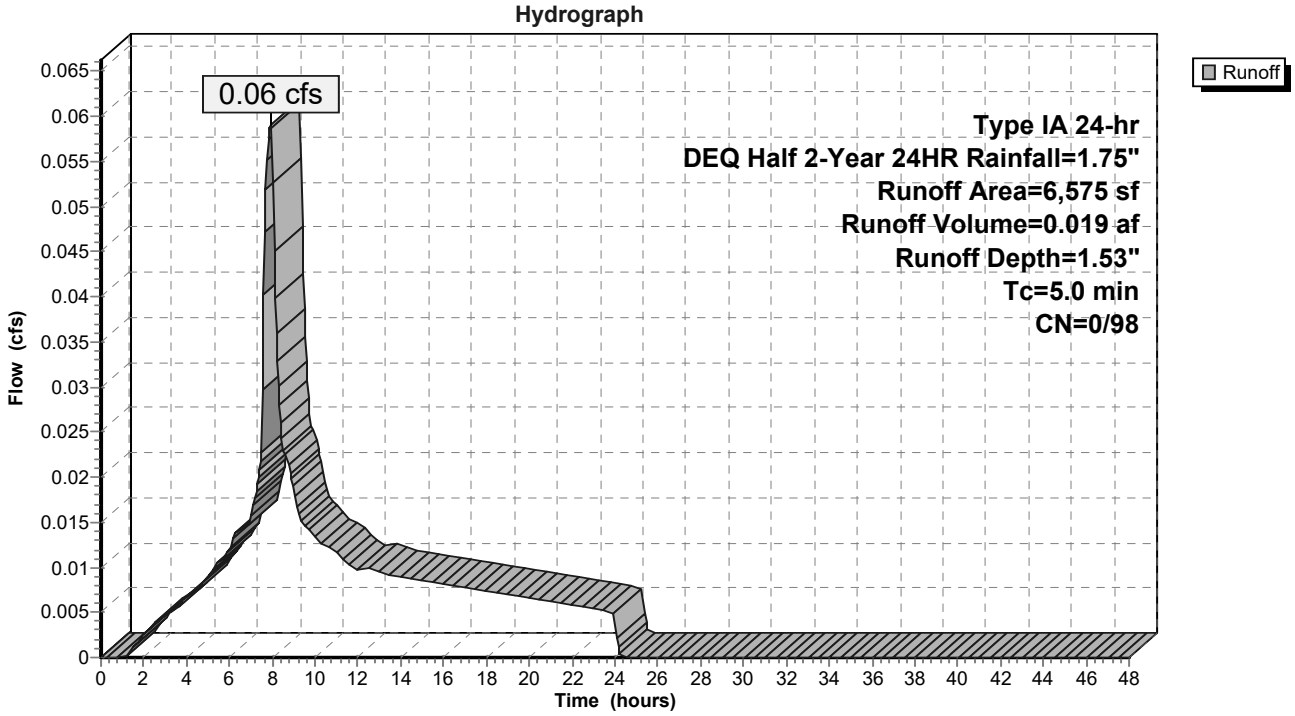
Runoff = 0.06 cfs @ 7.91 hrs, Volume= 0.019 af, Depth= 1.53"
Routed to Reach 8R : 6" Pipe from CB

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type IA 24-hr DEQ Half 2-Year 24HR Rainfall=1.75"

Area (sf)	CN	Description
6,575	98	Paved parking, HSG C
6,575	98	100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 1S: Basin 1 Paved Parking Lot



Summary for Subcatchment 4S: Basin 2 Concrete Patio

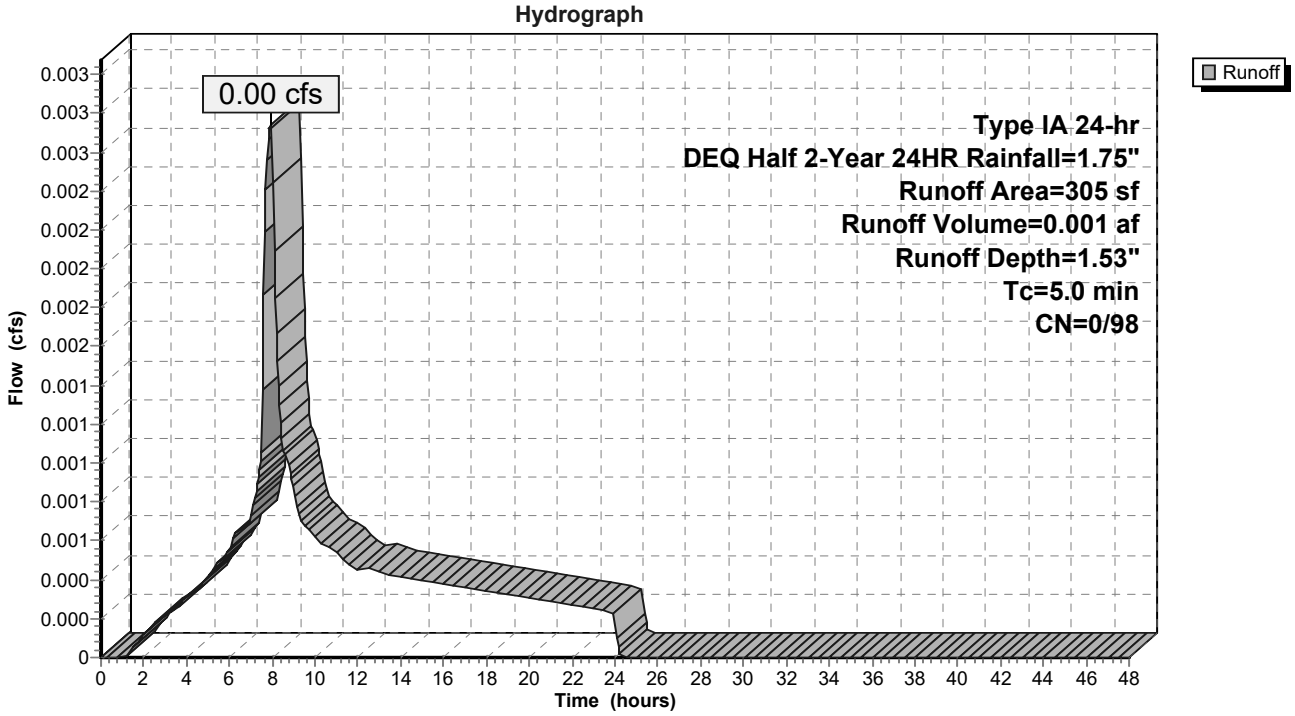
Runoff = 0.00 cfs @ 7.91 hrs, Volume= 0.001 af, Depth= 1.53"
Routed to Reach 19R : 4" Pipe for Roof Drainage

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type IA 24-hr DEQ Half 2-Year 24HR Rainfall=1.75"

Area (sf)	CN	Description
305	98	Unconnected pavement, HSG C
305	98	100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 4S: Basin 2 Concrete Patio



Summary for Subcatchment 5S: Basin 3 Main Building Roof

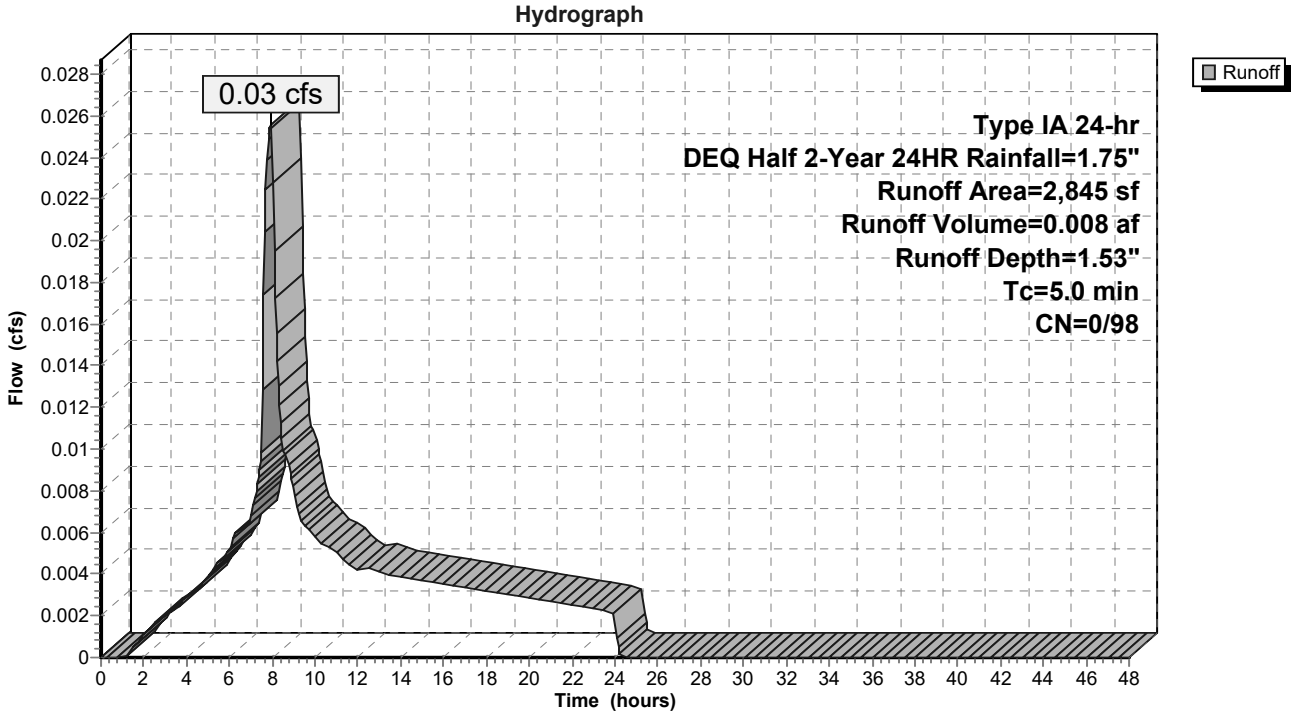
Runoff = 0.03 cfs @ 7.91 hrs, Volume= 0.008 af, Depth= 1.53"
Routed to Reach 19R : 4" Pipe for Roof Drainage

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type IA 24-hr DEQ Half 2-Year 24HR Rainfall=1.75"

Area (sf)	CN	Description
2,845	98	Unconnected roofs, HSG B
2,845	98	100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 5S: Basin 3 Main Building Roof



Summary for Subcatchment 6S: Basin 4 Brewery Roof

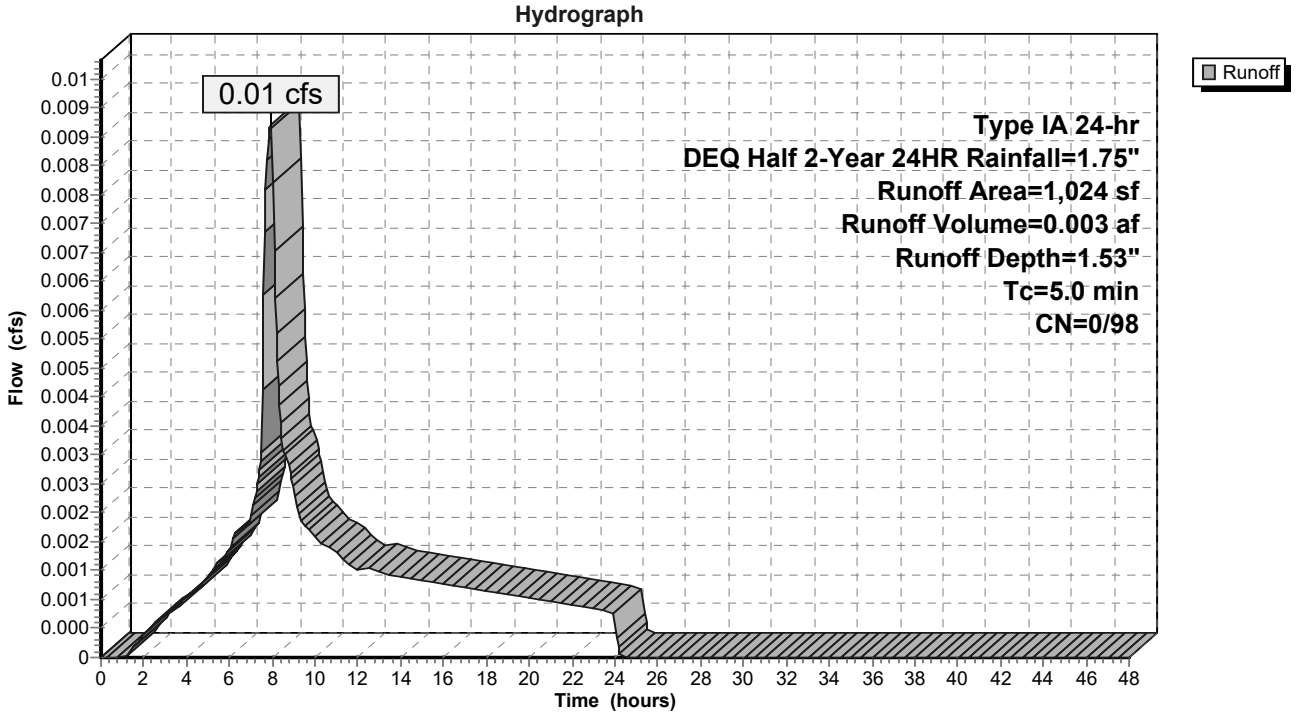
Runoff = 0.01 cfs @ 7.91 hrs, Volume= 0.003 af, Depth= 1.53"
Routed to Reach 11R : 4" Pipe for Roof Drains

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type IA 24-hr DEQ Half 2-Year 24HR Rainfall=1.75"

Area (sf)	CN	Description
1,024	98	Unconnected roofs, HSG B
1,024	98	100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 6S: Basin 4 Brewery Roof



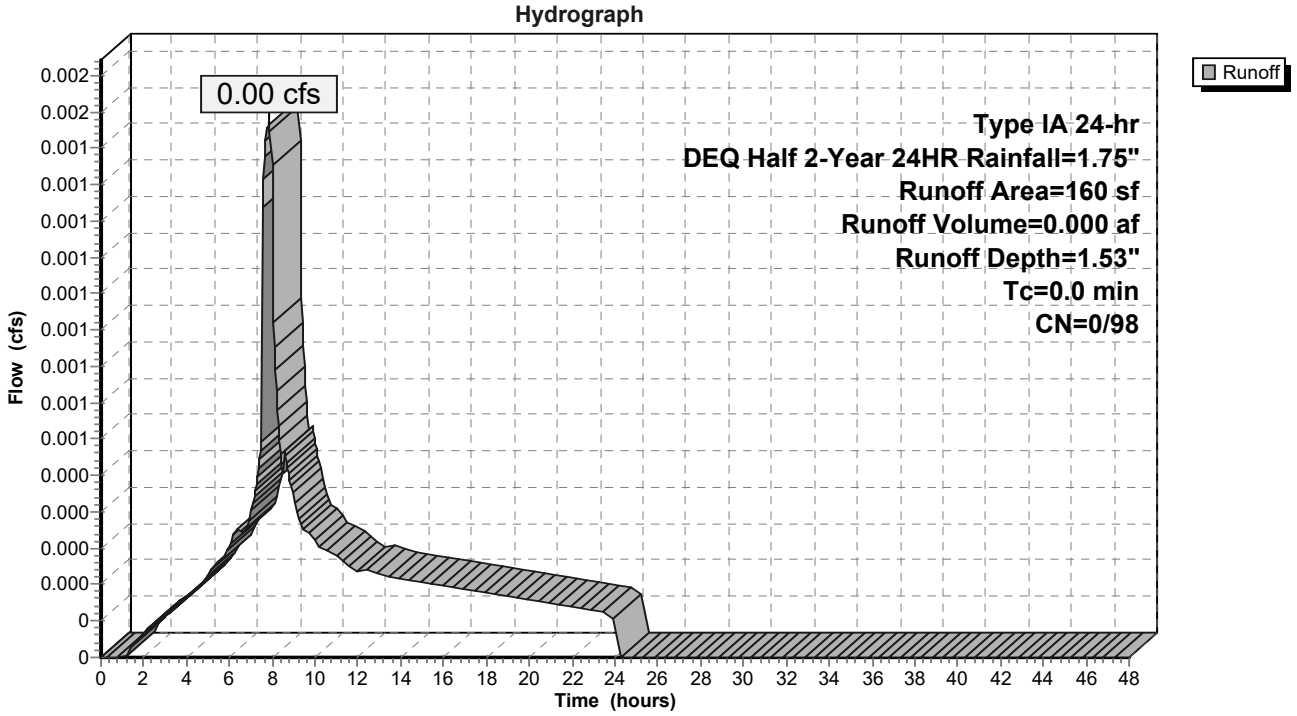
Summary for Subcatchment 17S: Filtration Planter 1

Runoff = 0.00 cfs @ 7.81 hrs, Volume= 0.000 af, Depth= 1.53"
Routed to Pond 7P : Filtration Planter 1

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type IA 24-hr DEQ Half 2-Year 24HR Rainfall=1.75"

Area (sf)	CN	Description
160	98	Water Surface, HSG C
160	98	100.00% Impervious Area

Subcatchment 17S: Filtration Planter 1



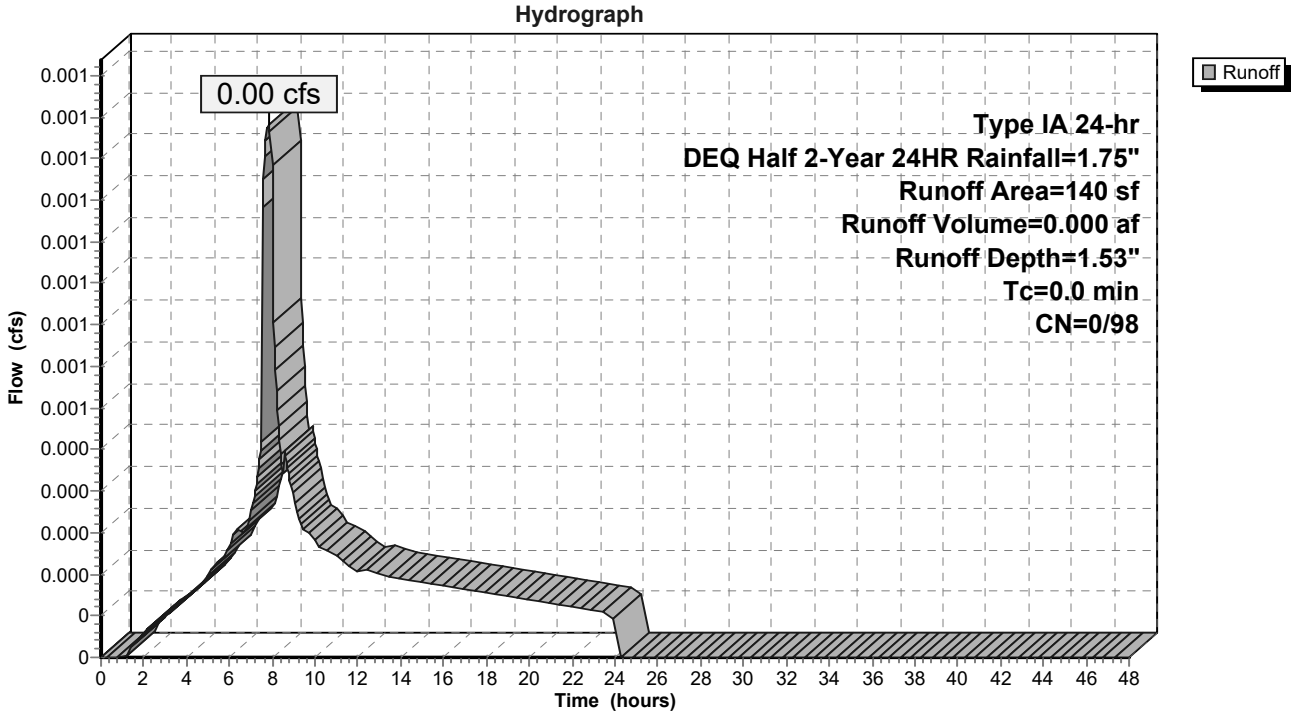
Summary for Subcatchment 18S: Filration Planter 2

Runoff = 0.00 cfs @ 7.81 hrs, Volume= 0.000 af, Depth= 1.53"
Routed to Pond 2P : Filtration Planter 2

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type IA 24-hr DEQ Half 2-Year 24HR Rainfall=1.75"

Area (sf)	CN	Description
140	98	Water Surface, HSG C
140	98	100.00% Impervious Area

Subcatchment 18S: Filration Planter 2



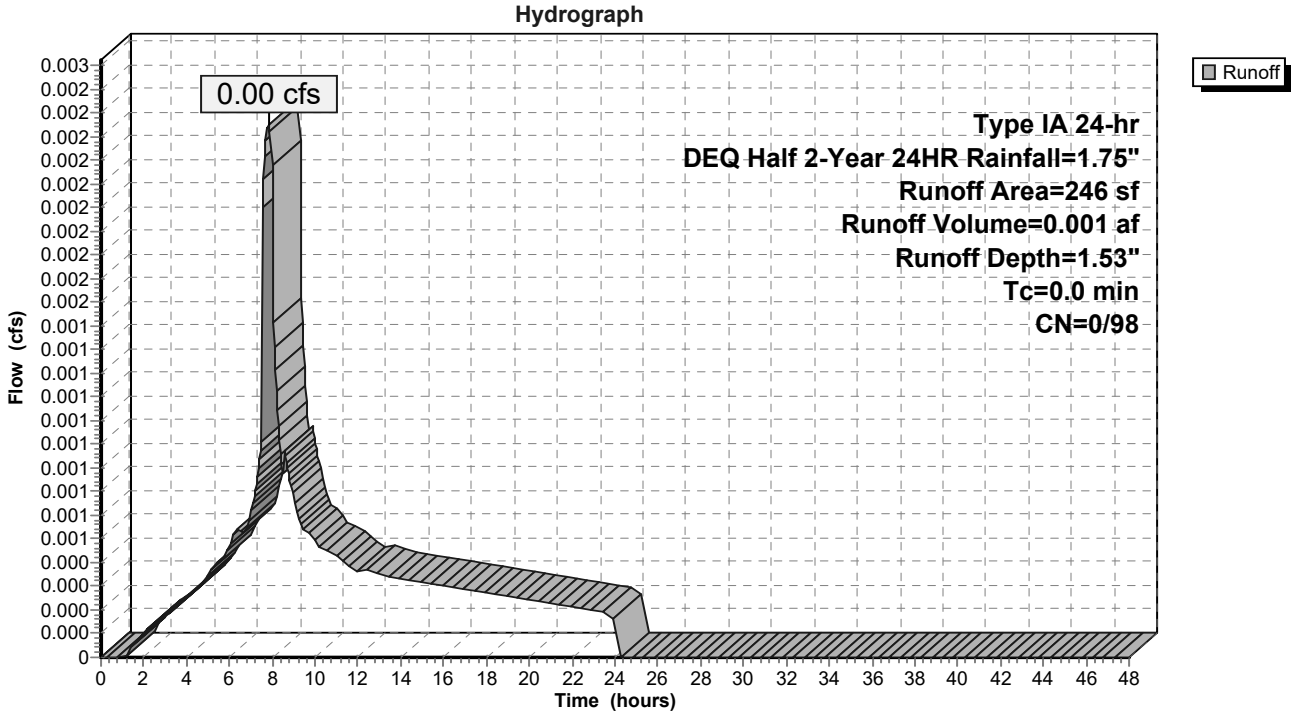
Summary for Subcatchment 20S: Shed

Runoff = 0.00 cfs @ 7.81 hrs, Volume= 0.001 af, Depth= 1.53"
Routed to Reach 19R : 4" Pipe for Roof Drainage

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type IA 24-hr DEQ Half 2-Year 24HR Rainfall=1.75"

Area (sf)	CN	Description
246	98	Unconnected roofs, HSG C
246	98	100.00% Impervious Area

Subcatchment 20S: Shed



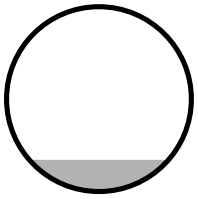
Summary for Reach 8R: 6" Pipe from CB

Inflow Area = 0.151 ac,100.00% Impervious, Inflow Depth = 1.53" for DEQ Half 2-Year 24HR event
Inflow = 0.06 cfs @ 7.91 hrs, Volume= 0.019 af
Outflow = 0.06 cfs @ 7.91 hrs, Volume= 0.019 af, Atten= 0%, Lag= 0.1 min
Routed to Pond 2P : Filtration Planter 2

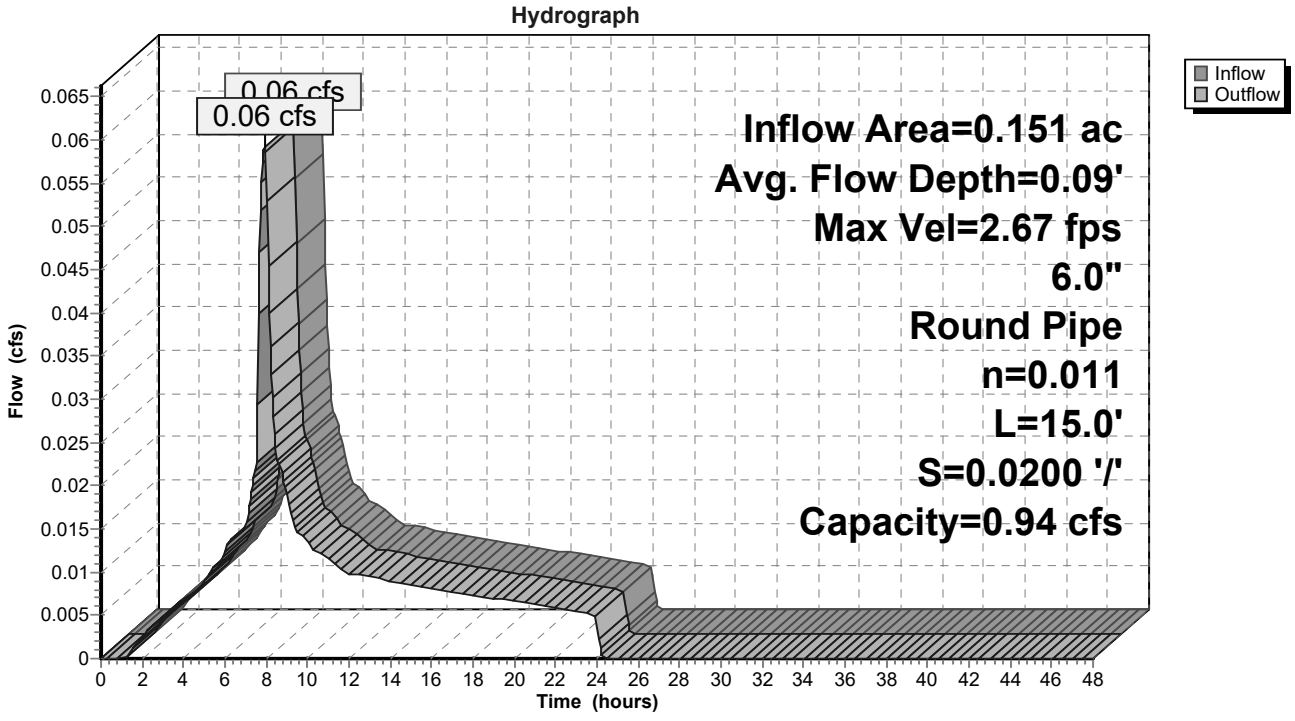
Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Max. Velocity= 2.67 fps, Min. Travel Time= 0.1 min
Avg. Velocity = 1.49 fps, Avg. Travel Time= 0.2 min

Peak Storage= 0 cf @ 7.91 hrs
Average Depth at Peak Storage= 0.09' , Surface Width= 0.38'
Defined Flood Depth= 100.00' Flow Area= 6.8 sf, Capacity= -782.16 cfs
Bank-Full Depth= 0.50' Flow Area= 0.2 sf, Capacity= 0.94 cfs

6.0" Round Pipe
n= 0.011
Length= 15.0' Slope= 0.0200 '/'
Inlet Invert= 98.30', Outlet Invert= 98.00'



Reach 8R: 6" Pipe from CB



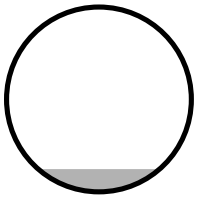
Summary for Reach 11R: 4" Pipe for Roof Drains

Inflow Area = 0.024 ac,100.00% Impervious, Inflow Depth = 1.53" for DEQ Half 2-Year 24HR event
Inflow = 0.01 cfs @ 7.91 hrs, Volume= 0.003 af
Outflow = 0.01 cfs @ 7.91 hrs, Volume= 0.003 af, Atten= 0%, Lag= 0.3 min
Routed to Pond 7P : Filtration Planter 1

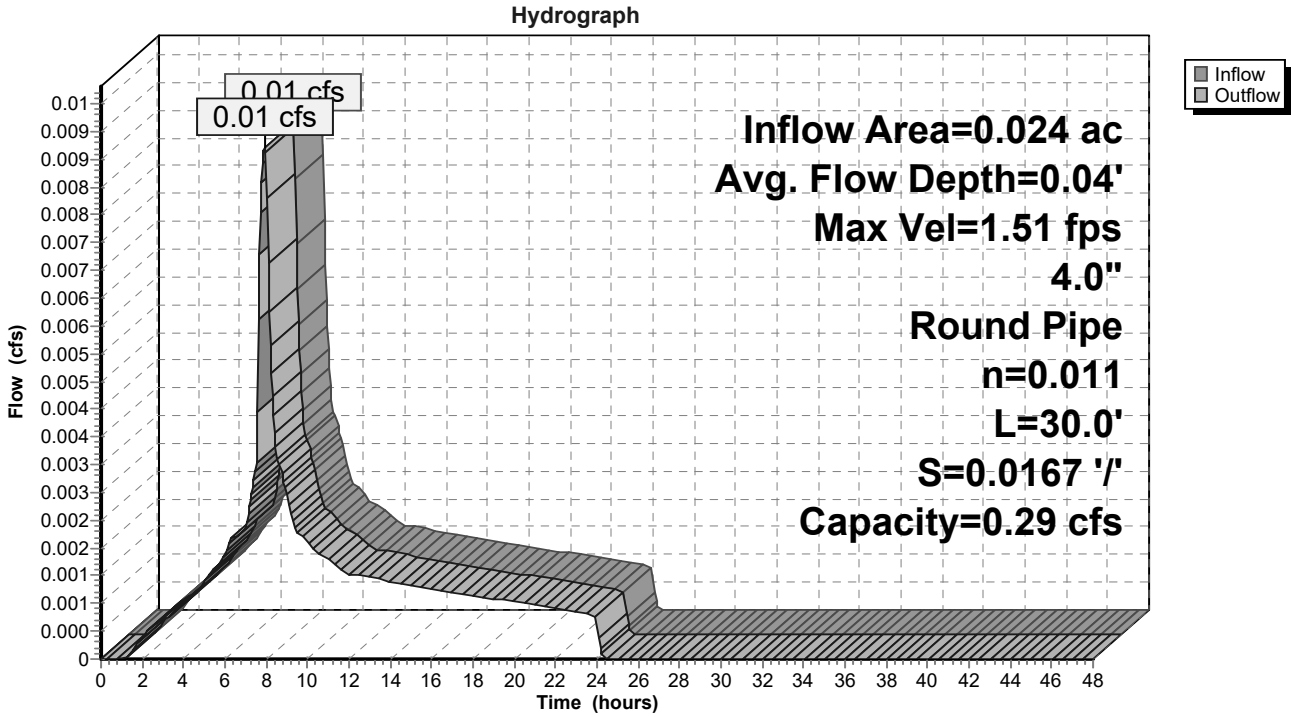
Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Max. Velocity= 1.51 fps, Min. Travel Time= 0.3 min
Avg. Velocity = 0.85 fps, Avg. Travel Time= 0.6 min

Peak Storage= 0 cf @ 7.91 hrs
Average Depth at Peak Storage= 0.04' , Surface Width= 0.22'
Bank-Full Depth= 0.33' Flow Area= 0.1 sf, Capacity= 0.29 cfs

4.0" Round Pipe
n= 0.011
Length= 30.0' Slope= 0.0167 '/'
Inlet Invert= 98.50', Outlet Invert= 98.00'



Reach 11R: 4" Pipe for Roof Drains



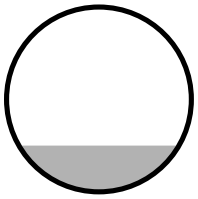
Summary for Reach 19R: 4" Pipe for Roof Drainage

Inflow Area = 0.078 ac,100.00% Impervious, Inflow Depth = 1.53" for DEQ Half 2-Year 24HR event
Inflow = 0.03 cfs @ 7.90 hrs, Volume= 0.010 af
Outflow = 0.03 cfs @ 7.90 hrs, Volume= 0.010 af, Atten= 0%, Lag= 0.3 min
Routed to Pond 7P : Filtration Planter 1

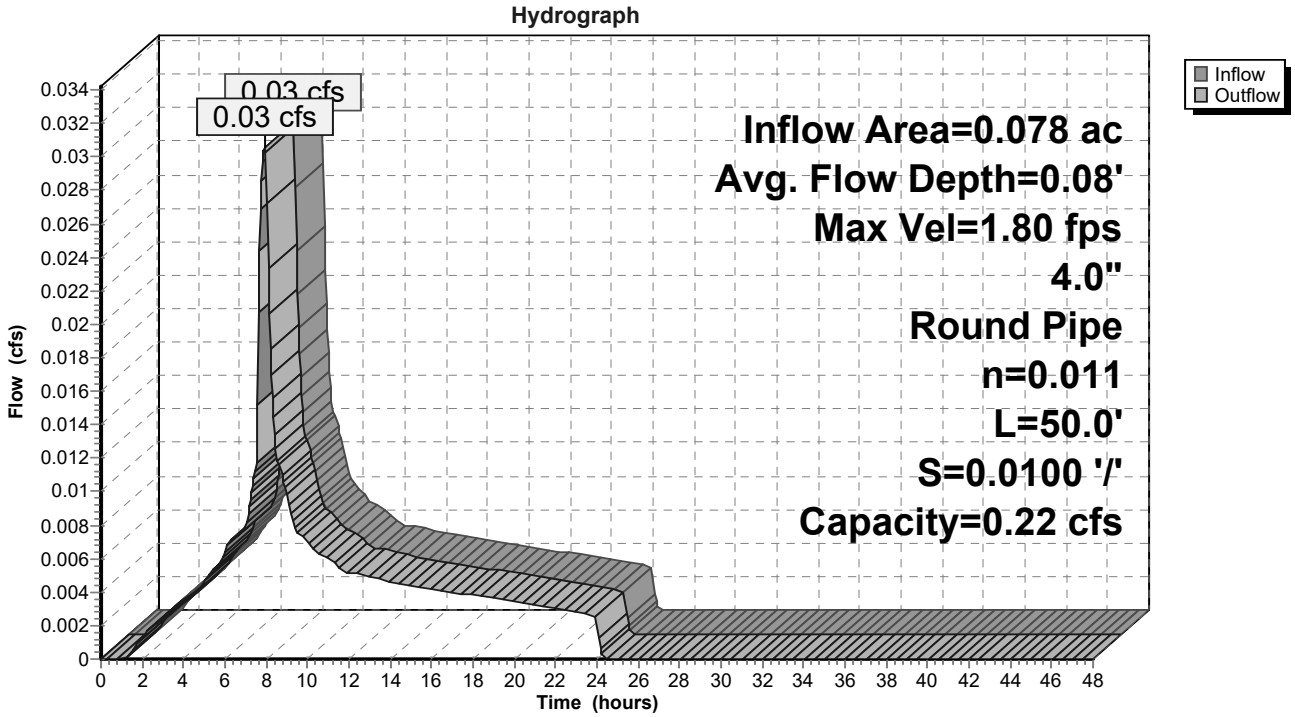
Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Max. Velocity= 1.80 fps, Min. Travel Time= 0.5 min
Avg. Velocity = 1.01 fps, Avg. Travel Time= 0.8 min

Peak Storage= 1 cf @ 7.90 hrs
Average Depth at Peak Storage= 0.08' , Surface Width= 0.29'
Bank-Full Depth= 0.33' Flow Area= 0.1 sf, Capacity= 0.22 cfs

4.0" Round Pipe
n= 0.011
Length= 50.0' Slope= 0.0100 '/'
Inlet Invert= 98.50', Outlet Invert= 98.00'



Reach 19R: 4" Pipe for Roof Drainage



Summary for Pond 2P: Filtration Planter 2

Inflow Area = 0.154 ac,100.00% Impervious, Inflow Depth = 1.53" for DEQ Half 2-Year 24HR event
Inflow = 0.06 cfs @ 7.90 hrs, Volume= 0.020 af
Outflow = 0.06 cfs @ 7.92 hrs, Volume= 0.020 af, Atten= 0%, Lag= 1.1 min
Primary = 0.06 cfs @ 7.92 hrs, Volume= 0.020 af
Routed to Pond 3P : Rock Chamber

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Peak Elev= 96.19' @ 7.92 hrs Surf.Area= 105 sf Storage= 7 cf
Flood Elev= 100.00' Surf.Area= 315 sf Storage= 257 cf

Plug-Flow detention time= 4.1 min calculated for 0.020 af (100% of inflow)
Center-of-Mass det. time= 4.2 min (691.0 - 686.9)

Volume	Invert	Avail.Storage	Storage Description
#1	98.00'	210 cf	**Open Storage (Irregular)** Listed below (Recalc)
#2	97.00'	11 cf	**Imported Soil (Irregular)** Listed below (Recalc) 105 cf Overall x 10.0% Voids
#3	96.00'	37 cf	**Rock Chamber (Irregular)** Listed below (Recalc) 105 cf Overall x 35.0% Voids
		257 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
98.00	105	83.0	0	0	105
99.00	105	83.0	105	105	188
100.00	105	83.0	105	210	271

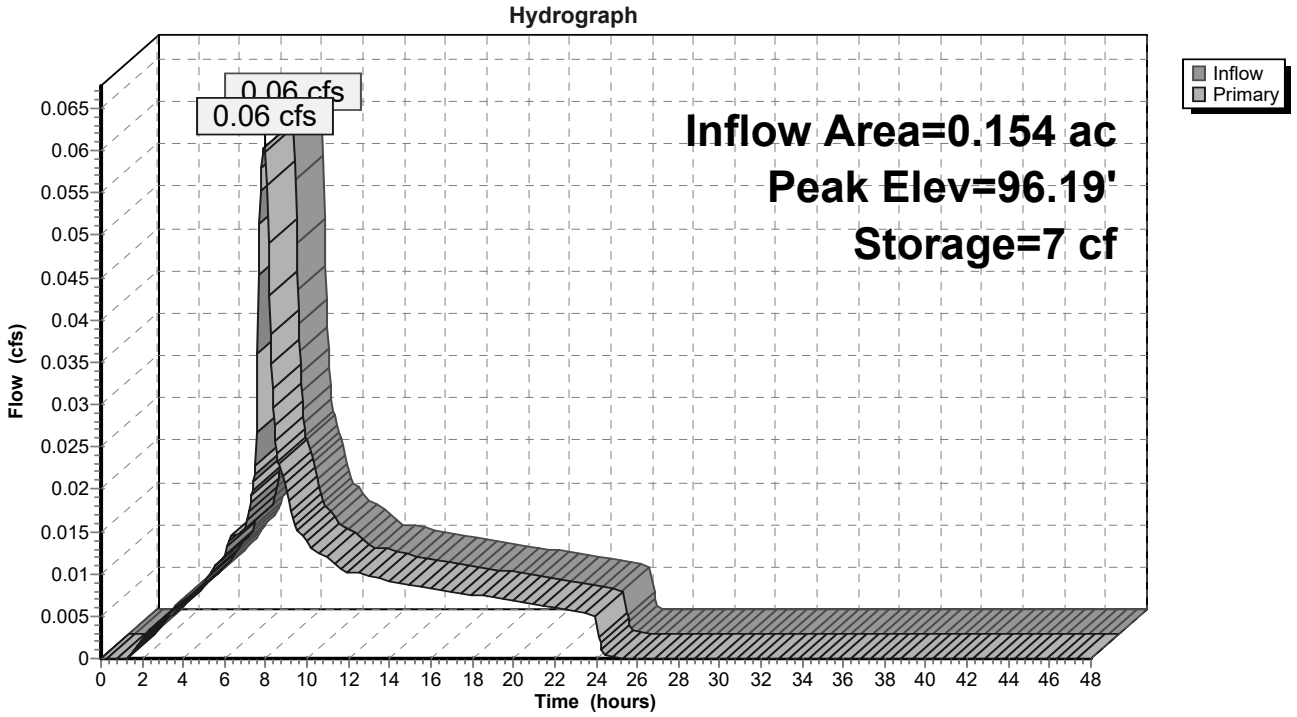
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
97.00	105	83.0	0	0	105
98.00	105	83.0	105	105	188

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
96.00	105	83.0	0	0	105
97.00	105	83.0	105	105	188

Device	Routing	Invert	Outlet Devices
#1	Primary	99.50'	**4.0" Horiz. 4" Overflow Pipe** C= 0.600 Limited to weir flow at low heads
#2	Primary	96.00'	**4.0" Round 4" Pipe to Rock Chamber** L= 15.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 96.00' / 95.25' S= 0.0500 '/' Cc= 0.900 n= 0.011, Flow Area= 0.09 sf

Primary OutFlow Max=0.06 cfs @ 7.92 hrs HW=96.19' TW=91.29' (Dynamic Tailwater)
1=4" Overflow Pipe (Controls 0.00 cfs)
2=4" Pipe to Rock Chamber (Inlet Controls 0.06 cfs @ 1.17 fps)

Pond 2P: Filtration Planter 2



Summary for Pond 3P: Rock Chamber

Inflow Area = 0.259 ac,100.00% Impervious, Inflow Depth = 1.53" for DEQ Half 2-Year 24HR event
Inflow = 0.10 cfs @ 7.92 hrs, Volume= 0.033 af
Outflow = 0.04 cfs @ 7.70 hrs, Volume= 0.033 af, Atten= 60%, Lag= 0.0 min
Primary = 0.04 cfs @ 7.70 hrs, Volume= 0.033 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Peak Elev= 91.58' @ 8.51 hrs Surf.Area= 585 sf Storage= 118 cf
Flood Elev= 97.00' Surf.Area= 585 sf Storage= 1,596 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 10.3 min (702.1 - 691.9)

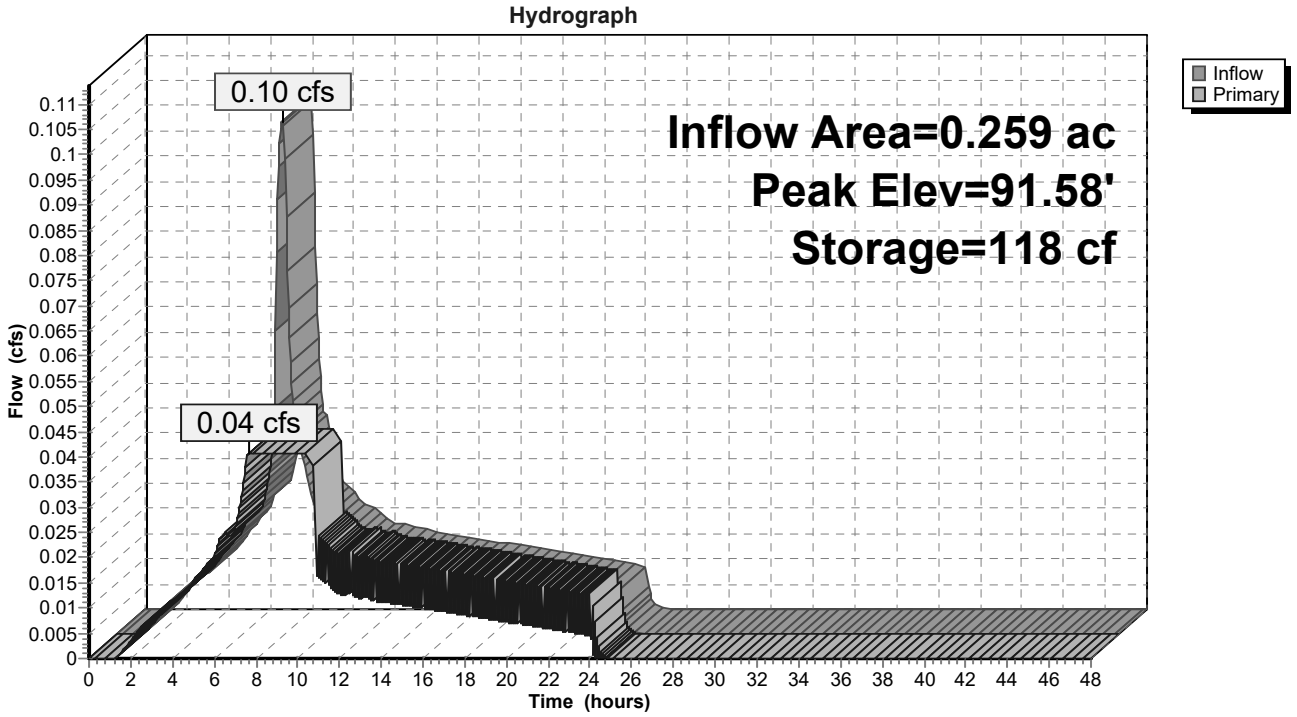
Volume	Invert	Avail.Storage	Storage Description
#1	91.00'	1,031 cf	**Rock Chamber (Prismatic)** Listed below (Recalc) 3,510 cf Overall - 565 cf Embedded = 2,945 cf x 35.0% Voids
#2	92.00'	565 cf	**36.0" Round Pipe Storage - Embedded** Inside #1 L= 80.0' S= 0.0010 '/'
		1,596 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
91.00	585	0	0
97.00	585	3,510	3,510

Device	Routing	Invert	Outlet Devices
#1	Primary	91.00'	**3.000 in/hr Exfiltration over Horizontal area**

Primary OutFlow Max=0.04 cfs @ 7.70 hrs HW=91.07' (Free Discharge)
1=Exfiltration (Exfiltration Controls 0.04 cfs)

Pond 3P: Rock Chamber



Summary for Pond 7P: Filtration Planter 1

Inflow Area = 0.105 ac,100.00% Impervious, Inflow Depth = 1.53" for DEQ Half 2-Year 24HR event
Inflow = 0.04 cfs @ 7.90 hrs, Volume= 0.013 af
Outflow = 0.04 cfs @ 7.92 hrs, Volume= 0.013 af, Atten= 0%, Lag= 1.3 min
Primary = 0.04 cfs @ 7.92 hrs, Volume= 0.013 af
Routed to Pond 3P : Rock Chamber

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Peak Elev= 96.13' @ 7.92 hrs Surf.Area= 133 sf Storage= 6 cf
Flood Elev= 100.00' Surf.Area= 399 sf Storage= 326 cf

Plug-Flow detention time= 6.7 min calculated for 0.013 af (100% of inflow)
Center-of-Mass det. time= 6.1 min (693.1 - 687.1)

Volume	Invert	Avail.Storage	Storage Description
#1	98.00'	266 cf	**Open Storage (Irregular)** Listed below (Recalc)
#2	97.00'	13 cf	**Imported Soil (Irregular)** Listed below (Recalc) 133 cf Overall x 10.0% Voids
#3	96.00'	47 cf	**Rock Chamber (Irregular)** Listed below (Recalc) 133 cf Overall x 35.0% Voids
		326 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
98.00	133	52.0	0	0	133
99.00	133	52.0	133	133	185
100.00	133	52.0	133	266	237

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
97.00	133	52.0	0	0	133
98.00	133	52.0	133	133	185

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
96.00	133	52.0	0	0	133
97.00	133	52.0	133	133	185

Device	Routing	Invert	Outlet Devices
#1	Primary	99.50'	**6.0" Horiz. 6" Overflow Pipe** C= 0.600 Limited to weir flow at low heads
#2	Primary	96.00'	**6.0" Round 6" Pipe to Rock Chamber** L= 150.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 96.00' / 95.25' S= 0.0050 '/' Cc= 0.900 n= 0.011, Flow Area= 0.20 sf

Primary OutFlow Max=0.04 cfs @ 7.92 hrs HW=96.13' TW=91.29' (Dynamic Tailwater)
1=6" Overflow Pipe (Controls 0.00 cfs)
2=6" Pipe to Rock Chamber (Barrel Controls 0.04 cfs @ 1.45 fps)

Pond 7P: Filtration Planter 1