



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

Preapplication Conference Report

Project ID: 21-001PA

This report is provided as a follow-up to the meeting that was held on 2/25/2021 at 10:00 AM

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

APPLICANT AND PROJECT INFORMATION

Applicant: Cheryl Ford	Applicant Role: Property Owner
Applicant Address: 11503 SE Wood Ave, Milwaukie, OR 97222	
Company:	
Project Name: 11503 SE Wood Ave Shop and ADU	
Project Address: 11503 SE Wood Ave	Zone: R-7
Project Description: Construct a detached shop and ADU	
Current Use: Single-unit dwelling with detached shop/garage	
Applicants Present: Cheryl Ford, Mary Tongue, Randy Ford	
Staff Present: Vera Kalias, Jennifer Backhaus, Stephanie Marcinkiewicz, Jennifer Gqrbely	

PLANNING COMMENTS

Zoning Compliance (MMC Title 19)

<input checked="" type="checkbox"/>	Use Standards (e.g., residential, commercial, accessory)	<p>ADU's are permitted by right on residential properties, per MMC 19.910. A detached accessory structure worksheet will be required with the application materials: https://www.milwaukieoregon.gov/sites/default/files/fileattachments/planning/page/41871/fillable_adu_detached_form.pdf. The proposed ADU includes an attached carport and a covered patio. The ADU is 792 sq ft plus the area of the carport and covered patio, so the total size of the ADU exceeds the maximum 800 sq ft. A Type III variance is required to allow the proposed ADU.</p> <p>Accessory structures are subject to MMC 19.502. A Type C accessory structure has the following limitations for maximum building footprint: Lesser of 75% of primary structure OR 1,500 sq ft (allowed at least 850 sq ft if lot area > 10,000 sq ft). The subject property is 38,681 sq ft in area and the proposed is 2,000 sq ft, which is greater than 1,500 sq ft for a Type C accessory structure. A Type III variance to the maximum size of an accessory structure is required.</p> <p>Design standards apply to the proposed shop:</p> <ol style="list-style-type: none"> 1. Metal siding is prohibited on structures more than 10 ft high or with a footprint greater than 200 sq ft, unless the siding replicates the siding on the primary dwelling or has the appearance of siding that is commonly used for residential structures.
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		<p>2. A minimum 4/12 roof pitch is required for an accessory structure with a height over 10 ft.</p> <p>Please confirm compliance with these standards in the land use application materials.</p>
<input checked="" type="checkbox"/>	Dimensional Standards	<p>The property is zoned R-7. Please provide a completed R-7 zoning worksheet with the land use application materials: https://www.milwaukieoregon.gov/sites/default/files/fileattachments/planning/page/43721/r-7zonews_form.pdf.</p> <p>Accessory structures are subject to the dimensional standards outlined in this worksheet, which should be included with the land use application materials: https://www.milwaukieoregon.gov/sites/default/files/fileattachments/planning/page/38351/residentialaccessorystructures_form0.pdf.</p>

Land Use Review Process

<input checked="" type="checkbox"/>	Applications Needed	<p>The proposed ADU requires a Type III Variance and Type II ADU review</p> <p>The proposed shop requires a Type III Variance.</p>
<input checked="" type="checkbox"/>	Fees	<p>Type III Variance: up to 3 requests permitted under 1 application = \$2,000</p> <p>Type II ADU review: \$750 (25% discount for concurrent applications)</p>
<input checked="" type="checkbox"/>	Review Type: Type III Review Type: Type II	<p>The proposed detached ADU exceeds 600 sq ft, so is subject to Type II ADU review.</p> <p>A Type III variance is required to allow the shop to exceed 1,500 sq ft and for the ADU to exceed 800 sq ft.</p>

Overlay Zones (MMC 19.400)

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

Site Improvements/Site Context

<input checked="" type="checkbox"/>	Landscaping Requirements	The R-7 zone requires that a minimum of 30% of the lot is vegetated.
<input type="checkbox"/>	Onsite Pedestrian/Bike Improvements (MMC 19.504, 19.606, and 19.609)	
<input type="checkbox"/>	Connectivity to surrounding properties	
<input type="checkbox"/>	Circulation	
<input type="checkbox"/>	Building Design Standards (MMC 19.505)	
<input type="checkbox"/>	Downtown Design Standards (MMC 19.508)	

Parking Standards (MMC 19.600)		
<input checked="" type="checkbox"/>	Residential Off-Street Parking Requirements	Per MMC 19.607, parking and maneuvering areas within the front yard setback must be constructed of a durable, dust-free surface. Therefore, the first 20 ft of the second driveway cannot be constructed from gravel and must be replaced with pavement, cement strips/pavers, etc. Please confirm compliance with this section in the land use application materials.
<input type="checkbox"/>	Multi-Family/Commercial Parking Requirements	
Approval Criteria (MMC 19.900)		
<input type="checkbox"/>	Community Service Use (CSU) (MMC 19.904)	
<input type="checkbox"/>	Conditional Use (MMC 19.905)	
<input type="checkbox"/>	Development Review (MMC 19.906)	
<input checked="" type="checkbox"/>	Variance (MMC 19.911)	<p>Applications for a Type III variance are subject to the approval criteria in MMC 19.911.4.B. The submitted application must provide a detailed narrative explaining how each variance request meets the approval criteria:</p> <p style="text-align: center;">Discretionary Relief Criteria</p> <p style="margin-left: 40px;">a. The applicant's alternatives analysis provides, at a minimum, an analysis of the impacts and benefits of the variance proposal as compared to the baseline code requirements.</p> <p style="margin-left: 40px;">b. The proposed variance is determined by the Planning Commission to be both reasonable and appropriate, and it meets one or more of the following criteria:</p> <p style="margin-left: 80px;">(1) The proposed variance avoids or minimizes impacts to surrounding properties.</p> <p style="margin-left: 80px;">(2) The proposed variance has desirable public benefits.</p> <p style="margin-left: 80px;">(3) The proposed variance responds to the existing built or natural environment in a creative and sensitive manner.</p> <p style="margin-left: 40px;">c. Impacts from the proposed variance will be mitigated to the extent practicable.</p> <p style="text-align: center;">http://www.qcode.us/codes/milwaukie/view.php?topic=19-19_900-19_911&frames=on</p>
Land Division (MMC Title 17)		
<input type="checkbox"/>	Design Standards	
<input type="checkbox"/>	Preliminary Plat Requirements	
<input type="checkbox"/>	Final Plat Requirements (See Engineering Section of this Report)	
Sign Code Compliance (MMC Title 14)		

<input type="checkbox"/>	Sign Requirements	
Noise (MMC Title 16)		
<input type="checkbox"/>	Noise Mitigation (MMC 16.24)	
Neighborhood District Associations		
<input checked="" type="checkbox"/>	Hector Campbell	
	Linwood	
	Choose an item.	
Other Permits/Registration		
<input type="checkbox"/>	Business Registration	
<input type="checkbox"/>	Home Occupation Compliance (MMC 19.507)	
Additional Planning Notes		
<p>The Planning Department notes that there are a number of significant trees on the subject property in the area of the proposed shop and ADU. Staff reminds the applicant that the city has a tree canopy goal of 40% and the extent to which the site plan can accommodate the preservation of the property's trees would be extremely helpful in achieving the city's goal. If some trees must be removed for the development, staff recommends that the applicant replace the trees on site. The city can provide a list of suggested canopy trees to assist which species selection.</p> <p>It's not 100% clear from the plans if the ADU is connected to the shop or if it is a covered breezeway/covered space between them. Please confirm.</p>		
ENGINEERING & PUBLIC WORKS COMMENTS		
Public Facility Improvements (MMC 19.700)		
<input checked="" type="checkbox"/>	Applicability (MMC 19.702)	<p>MMC 19.702 establishes the applicability of MMC 19.700, including to new construction and modification and/or expansion of an existing structure or a change or intensification in use that results in a new dwelling unit, any new increase in gross floor area, and/or in any projected increase in vehicle trips.</p> <p>The development proposes establishing a new detached ADU, increasing the intensity of use on the subject property. MMC 19.700 applies to the proposed development.</p>
<input checked="" type="checkbox"/>	Transportation Facilities Review (MMC 19.703)	<p>No transportation impact study is required.</p> <p>See MMC 13.32 for FILOC</p>
<input type="checkbox"/>	Transportation Impact Study (MMC 19.704)	
<input type="checkbox"/>	Agency Notification (MMC 19.707)	
<input checked="" type="checkbox"/>	Transportation Requirements (MMC 19.708)	<p>See MMC 13.32 for FILOC</p> <p>See MMC 12.16 for Access Management</p> <p>See MMC 12.24 for Clear Vision</p>

<input type="checkbox"/>	Utility Requirements (MMC 19.709)	
Flood Hazard Area (MMC 18)		
<input type="checkbox"/>	Development Permit (MMC 18.04.100)	
<input type="checkbox"/>	General Standards (MMC 18.04.150)	
<input type="checkbox"/>	Specific Standards (MMC 18.04.160)	
<input type="checkbox"/>	Floodways (MMC 18.04.170)	
Environmental Protection (MMC 16)		
<input type="checkbox"/>	Weak Foundation Soils (MMC 16.16)	
<input checked="" type="checkbox"/>	Erosion Control (MMC 16.28)	<p>An Erosion Control Permit is required for disturbed areas or exposed soils exceeding 500 square feet. This development exceeds that criteria. An Erosion Control Permit is required.</p> <p>An approved Erosion Control Permit is required prior to the issuance of grading or building permits, and prior to any placement of fill, site clearing, land disturbances (including but not limited to clearing, grubbing, excavation, etc.).</p>
<input type="checkbox"/>	Tree Cutting (MMC 16.32)	
Public Services (MMC 13)		
<input checked="" type="checkbox"/>	Water System (MMC 13.04)	<p>Per MMC 13.04, for upgrading the meter size detailed drawings must be provided to the Engineering Department. These drawings must indicate the size and location of the existing City water main, the existing and proposed City service, meter location, and size, and the private service and size. This can be provided on the building permit site plan and/or with the Right of Way Permit.</p> <p>Additional fees and SDCs are required based on upgraded meter size. The provided SDC estimate is based on an upgrade to a 1" water service and meter. Higher sizes will incur higher fees/SDCs.</p> <p>The City Water SDC is \$1,366.00. An equipment fee for the water meter is \$370.00.</p>
<input checked="" type="checkbox"/>	Sewer System (MMC 13.12)	<p>There are no sewer requirements triggered by this development. The ADU can utilize the existing sewer lateral. There will be a Milwaukie Sewer SDC of \$801.45, and a Clackamas County wastewater fee of \$6,404.00</p>
<input checked="" type="checkbox"/>	Stormwater Management (MMC 13.14)	<p>On site stormwater will be handled through construction of a drywell or other approved storm facility.</p>
<input checked="" type="checkbox"/>	System Development Charge (MMC 13.28.040)	<p>Development is subject to system development charges (SDCs). SDCs for sewer, county sewer, transportation, water, and county parks must be paid prior to permit issuance.</p>
<input checked="" type="checkbox"/>	Fee in Lieu of Construction (MMC 13.32)	<p>Per the City Engineer, the Fee in Lieu of Construction (FILOC) rate will be \$80 per Linear Foot. At a lot width of 99.62 Linear Feet, the FILOC will be \$7,969.60</p>
Public Places (MMC 12)		

<input checked="" type="checkbox"/>	Right of Way Permit (MMC 12.08.020)	A Right-of-Way Permit will be required to complete driveway improvements and upgrades to the water service. The assumed 1" water service upgrade will result in a Water Connection Service Fee of \$1,312 (long side connection).
<input checked="" type="checkbox"/>	Access Requirements (MMC 12.16.040)	Existing northern driveway does not conform to 7.5-ft distance from side property line location. The driveway will be relocated further south while maintaining a minimum of 50' separation between the north and south driveways. The new driveway approach shall meet Asphalt Driveway Approach Standards and shall be paved (or installed with other acceptable durable dust-free surface), for an additional 20-ft behind the property line to prevent tracking gravel onto the roadway. The driveway may angle as proposed but may not widen without adhering to widening requirements outlined in 19.607. The southern driveway will not be upgraded and will remain as currently constructed.
<input checked="" type="checkbox"/>	Clear Vision (MMC 12.24)	Clear vision areas must be maintained around driveway approaches. Coordinate with city staff prior to removing any vegetation in the right-of-way.

Additional Engineering & Public Works Notes

The provided SDC estimate assumes an upgraded water service size of 1". Higher service sizes will increase the SDCs and related fees.

In the meeting you had inquired about site grading being greater than 10 cubic yards and whether this was in regard to cut, fill, or both. This number is regarding a total net cut or fill, but is part of MMC 18.04 and does not apply to this development.

BUILDING COMMENTS

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

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

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

The grading plan submitted to the Engineering Department does not cover this review.

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

Additional Building Notes

As discussed during the meeting, twelve (12) inch overhangs on each building are allowed due to the close proximity to each other. For larger overhangs, you can add additional separation or attach the buildings to make one.

OTHER FEES

<input type="checkbox"/>	Construction Excise Tax Affordable Housing CET – Applies to any project with a construction value of over 100,000.	Calculation: Valuation *12% (.12)
<input type="checkbox"/>	Metro Excise Tax	Calculation: Valuation *.12% (.0012)

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

FIRE DISTRICT COMMENTS

Please see the attached memorandum for fire district comments.

COORDINATION WITH OTHER AGENCIES

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

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

MISCELLANEOUS

State or County Approvals Needed

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

Arts Tax

<input type="checkbox"/>	Neighborhood Office Permit	
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Other Right-of-Way Permits

<input type="checkbox"/>	Major:	
<input type="checkbox"/>	Minor:	
<input type="checkbox"/>	Painted Intersection Program Permits:	
	<input type="checkbox"/>	artMOB Application
	<input type="checkbox"/>	Traffic Control Plan (Engineering)

<input type="checkbox"/>	Parklet:	
	<input type="checkbox"/> Parklet Application/ Planning Approval	
	<input type="checkbox"/> Engineering Approval	
	<input type="checkbox"/> Building Approval	
<input type="checkbox"/>	Sidewalk Café:	
<input type="checkbox"/>	Tree Removal Permit:	

Infrastructure/Utilities

Applicant must communicate directly with utility providers. These may include the following:

- PGE
- NW Natural
- Clackamas River Water (CRW)
- Telecomm (Comcast, Century Link)
- Water Environmental Services (WES)
- Garbage Collection (Waste Management, Hoodview Disposal and Recycling)

Economic Development/Incentives

<input type="checkbox"/>	Enterprise Zone:	
<input type="checkbox"/>	Vertical Housing Tax Credit:	
<input type="checkbox"/>	New Market Tax Credits:	
<input type="checkbox"/>	Housing Resources:	

PLEASE SEE NOTE AND CONTACT INFORMATION ON THE FOLLOWING PAGE

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

Sincerely,

City of Milwaukie Development Review Team

BUILDING DEPARTMENT

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

ENGINEERING DEPARTMENT

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

PLANNING DEPARTMENT

Dennis Egner	Planning Director	503-786-7654
Vera Koliass	Senior Planner	503-786-7653
Brett Kolver	Associate Planner	503-786-7657
Mary Heberling	Assistant Planner	503-786-7658

COMMUNITY DEVELOPMENT DEPARTMENT

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

CLACKAMAS FIRE DISTRICT

Mike Boumann	Lieutenant Deputy Fire Marshal	503-742-2673
Izak Hamilton	Fire Inspector	503-742-2660

SIMPLIFIED APPROACH FORM

PROPOSED STORMWATER FACILITIES



PROJECT INFORMATION

Permit Number: _____ Phone: _____
 Name: _____ Email: _____
 Site Address/R Number(s): _____
 Development Description: _____

 Total New or Redeveloped Impervious Area: _____
 Signature: _____ Date: _____

SITE CHARACTERISTICS

S.1. Do slopes exceed 20% anywhere within the project area? Yes No

S.2. Are there springs, seeps, or a high groundwater table anywhere within the project area? Yes No

If answer to S.1 or S.2 is yes, then lined or partial infiltration facility with an overflow to an approvable discharge point is required.

S.3. Is there a required geotechnical report? Yes No

S.4. Required infiltration testing complete? Yes No

If using prior test results at same site, provide Land Use case/permit number: _____

Required Infiltration Testing

Date of Test: _____

Depth of Excavation (ft): _____

	TEST 1	TEST 2	TEST 3
A. Time (of day)			
B. Duration (hours) (1 hour minimum)			
C. Initial Water Depth (inches)			
D. Final Water Depth (inches)			
E. Infiltration Rate* (inches/hour)			

*Infiltration Rate = Initial Depth (in) – Final Depth (in) / Duration of Test (hours)

SIMPLIFIED INFILTRATION TESTING PROCEDURE

The Simplified Approach provides a method that a nonprofessional can use for design of simple stormwater systems on small projects. A geotechnical report or different infiltration test may be required at the discretion of the assigned City of Milwaukie plan reviewer. See Section 2.3.6 for infiltration testing requirements.

Test instructions:

1. Conduct test at or near location of proposed infiltration facility.
2. Excavate a test hole a minimum of 16" in depth, or to the bottom of the proposed infiltration system, whichever is greater. If a hard pan layer is encountered that prevents further excavation, or if noticeable moisture/water is encountered in the soil, stop and measure this depth and note it on the SIM form. If further excavation is not possible, conduct the test at this depth.
3. Fill the hole with water to a depth of at least 6" from the bottom of the hole. Record the amount of time required for the water to draw down to the bottom of the test pit. Check the water level at regular intervals to ensure accurate data collection.
4. Repeat the process two more times for a total of 3 rounds of testing. Conduct the tests in succession to accurately portray the soil's ability to infiltrate at different levels of saturation. The 3rd test provides the best measure of the infiltration rate at saturated conditions.
5. Record infiltration test data in the table at right and certify the results.

Test pit location (site plan sketch)

Key information to include: 1) Site or parcel, 2) Adjacent road(s) or cross street(s), 3) Test pit location with dimensions



Certification of Infiltration Results (required)

I acknowledge the accuracy of these infiltration testing results.

Signature of tester (required) _____

Print Name _____

Date _____

SIMPLIFIED APPROACH FORM

PROPOSED STORMWATER FACILITIES

Proposed Stormwater Facilities

Please note: Each individual taxlot is required to manage the stormwater runoff it generates from new construction or redevelopment on the same lot to the maximum extent feasible. The following table includes accepted simplified stormwater management facilities as described in Chapter 2 of the 2016 Stormwater Management Manual. Copies of the manual are available online at www.portlandoregon.gov/bes/swmm.

	STORMWATER FACILITY TYPE	TOTAL AREA MANAGED BY FACILITY TYPE (SF)	FACILITY SIZING FORMULA	FACILITY SIZE (SF)
IMPERVIOUS AREA REDUCTION TECHNIQUE	Tree Credit		Complete Tree Credit Worksheet and attach	n/a
	Ecoroof		1:1 ratio only	n/a
	Pervious Pavement		1:1 ratio only	n/a
SURFACE INFILTRATION OR FILTRATION	Downspout Extension		Area x 0.10	
	Rain Garden		Area x 0.10	
	Basin		Area x 0.09	
	Swale		Area x 0.09	
	Planter		Area x 0.06	
	Filter Strip (paved areas only)		Area x 0.20	
SUBSURFACE DISPOSAL UIC	Soakage Trench		Westside soakage trench no longer an option under the simplified approach. Only a single soakage trench sizing possible. <i>See below for sizing information.</i>	
	Drywell		Enter drywell type and quantity for facility size. <i>See below for sizing information.</i>	
TOTAL IMPERVIOUS AREA MANAGED			Total Impervious Area Managed must match Total New or Redeveloped Impervious Area. Site plans must identify stormwater facility location, drainage areas, overflows and escape routes.	

Subsurface facilities can receive overflow from impervious area reduction techniques or surface infiltration/filtration facilities or can be used independently to manage runoff. If stormwater is generated from anything other than roof area, stormwater facilities are subject to UIC requirements (see Chapter 1 for UIC requirements).

Milwaukie Drywell Sizing:

DRYWELL TYPE	AREA MANAGED
28"x5'	Up to 500 sf
3'x5'	Up to 900 sf
4'x5'	Up to 1,600 sf
4'x10'	Up to 3,200 sf

SOAKAGE TRENCH	LENGTH PER 1,000 SF OF IA	WIDTH	DEPTH	SIZING
Soakage Trench	20'	2.5'	1.5'	AREA x 0.05



Permit Record: 21-001PA

SDCs

Street Address: 11503 SE Wood Ave

Prepared By: Jennifer Backhaus

Date: 3/11/2021

SDC	Reimbursement	Improvement	Administration	Total
Parks	\$ 1,992.50	\$ -	\$ -	\$ 1,992.50
Transportation	\$ 68.25	\$ 1,357.85	\$ -	\$ 1,426.10
Storm Drainage	\$ -	\$ -	\$ -	\$ -
Water	\$ 691.00	\$ 577.00	\$ 98.00	\$ 1,366.00
Sewer	\$ 295.75	\$ 505.70	\$ -	\$ 801.45
Water Meter Set Fee	\$ 370.00	\$ -	\$ -	\$ 370.00
Review Fee	\$ -	\$ -	\$ 75.00	\$ 75.00
Wastewater Treatment	\$ 6,404.00	\$ -	\$ -	\$ 6,404.00
			Total	\$ 12,435.05

Fees subject to change until final plans and permit issuance
A 1" Water Service was assumed for this estimate.



MILWAUKIE ENGINEERING
 6101 SE Johnson Creek Blvd
 Milwaukie OR 97206
 503.786.7600
 engineering@milwaukieoregon.gov

Right-of-Way Permit Application

Date: _____

Permit #: _____

PERMIT TYPE:	<input type="checkbox"/> Construction*	<input type="checkbox"/> Tree Removal or Major Pruning	<input type="checkbox"/> Use	<input type="checkbox"/> Intersection Painting	<input type="checkbox"/> Parklet	<input type="checkbox"/> Encroachment
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Please allow 2 weeks for permit review time.

Before beginning work, **24-hour notice** must be given to the Engineering Department and emergency and transportation agencies:

- City Public Works.....(503) 786-7606
- Fire / Police Dispatch.....(503) 786-7500
- North Clackamas School District #12....(503) 353-6000
- Tri-Met.....(503) 661-8117

Permittee shall notify applicable utility companies **48 hours** prior to start of work.

Milwaukie Engineering must be notified prior to each stage of construction.

SITE INFORMATION:

Address:	
Project Name:	Map & Tax Lot(s):
Description of Work:	

RESPONSIBLE PARTIES:

PROPERTY OWNER:	
Mailing address:	State/Zip:
Phone(s):	Email:
APPLICANT: <input type="checkbox"/> Contractor <input type="checkbox"/> Representative <input type="checkbox"/> Other:	
Business Name:	
Mailing address:	State/Zip:
Phone(s):	Email:
CCB License #:	City/Metro Lic. #:
Insurance:	Policy #:

**SEE REVERSE FOR ADDITIONAL INFORMATION
 – SIGNATURE REQUIRED –**

RIGHT-OF-WAY PERMIT GENERAL PROVISIONS:

Traffic Control Requirements

1. A Traffic Control Plan is required for any work that will obstruct the normal flow of vehicular or pedestrian traffic. The plan must be submitted to the City for review and approval 48 hours before beginning work.
2. Employ traffic control signage/methods per Manual on Uniform Traffic Control Devices (MUTCD) or Oregon Temporary Traffic Control Handbook. On jobs where a specific traffic control plan is required, work shall not begin until the plan has been reviewed and approved by the City.
3. One travel lane must remain open at all times unless otherwise specified on the traffic control plan.

Hours of Work

Noise generating equipment is limited to the following hours of operation by the City's noise ordinance (MILWAUKIE MC 8.08.070I): Weekdays 7:00 a.m. to 7:00 p.m.; Saturdays 8:00 a.m. to 5:00 p.m. See front of permit for the hours the project street may be occupied.

Erosion Prevention and Sediment Control Requirements

1. See Milwaukie Municipal Code Title 16 Chapter 16.28 Erosion Control
2. Cover all stock piles with plastic.
3. Do not stock pile in the street.
4. Mud or other debris may not be washed into the City's storm or sanitary system or deposited in the right-of-way.
5. For more information, visit the Erosion Prevention and Control webpage:
www.milwaukieoregon.gov/publicworks/erosion-prevention-and-control

Other Provisions

Please see other applicable General Provisions based on the type of right-of-way permit applied for at www.milwaukieoregon.gov/engineering/right-way-permit-application.

- Construction General Provisions
***Construction permits may require a refundable deposit of \$1,500.** Deposits require completion of a Deposit Authorization Form, found at www.milwaukieoregon.gov/building/deposit-authorization-form.
- Intersection Painting General Provisions
- Parklet General Provisions

We hereby agree to replace said premises satisfactory to the City Engineer at our own expense, and to hold the City of Milwaukie harmless from any and all damages or expense caused by, or in any way connected with, the use of said property or restoring the same to its original condition. City specifications shall be met unless otherwise authorized by the City Engineer or their authorized representative. If work cannot be completed by expiration date, applicant must apply for an extension.

Applicant Name/Business

Applicant Signature

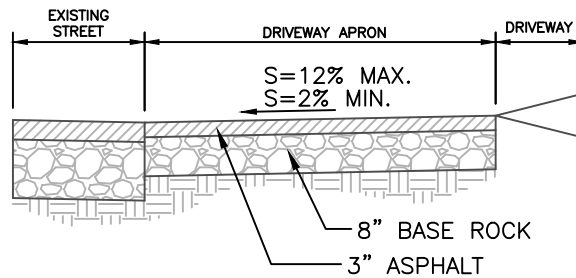
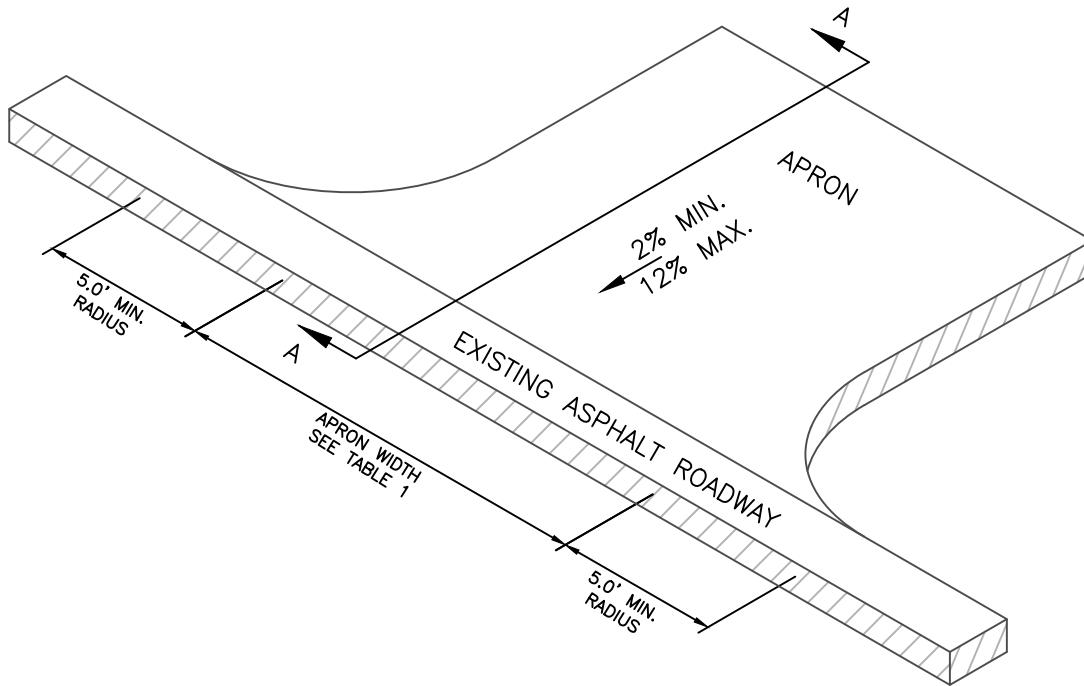
____/____/____

Date

THIS SECTION FOR OFFICE USE ONLY:

FEE TYPE	AMOUNT	
Permit Fee	\$	Date Issued:
Plan Review Fee	\$	Exp. Date:
Inspection Fee	\$	
Street Opening Deposit*	\$	<input type="checkbox"/> Deposit Authorization Form received
TOTAL AMOUNT RECEIVED:	\$	RECEIPT #:

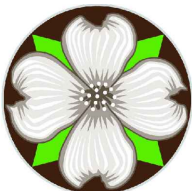
NOTES:



CROSS SECTION A-A

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

1. ALL PAVEMENT INSTALLATION TO BE HOT LEVEL 2 ASPHALT CONCRETE.
2. EXISTING ASPHALT CONCRETE IN FRONT OF THE DRIVEWAY APRON MUST BE SAW CUT ALONG A LINE PARALLEL TO THE FRONTING PROPERTY LINE TO PROVIDE A CLEAN SURFACE FOR THE DRIVEWAY APPROACH TO TIE INTO.
3. SEAL ALL JOINTS WITH A HEAT APPLIED RUBBERIZED SEALANT. SEALANT TO CONFORM TO ASTM D6690 TYPE 1, OR APPROVED EQUAL.



CITY OF MILWAUKIE, OREGON - PUBLIC WORKS DEPT.

Asphalt Driveway Approach

DRAWING NO.

522

APPROVED	<i>[Signature]</i>	NO.	REVISIONS	DATE	BY
		2	GENERAL FORMATTING	12/10	MCP
		3	CHANGED NOTE 3	12/14	AJR
CITY ENGINEER	DATE	4	RENUMBERED DRAWING, UPDATED NOTES	08/19	TAP

Pre-Application Meeting Comments:

To: Brett Kevler, City of Milwaukie

From: **Alex McGladrey**, Deputy Fire Marshal, Clackamas Fire District #1

Date: **16/02/2021**

Re: **21-001PA, Shop and ADU at 11503 SE Wood Ave Milwaukie**

This review is based upon the current version of the Oregon Fire Code (OFC), as adopted by the Oregon State Fire Marshal's Office. The scope of review is typically limited to fire apparatus access and water supply, although the applicant must comply with all applicable OFC requirements. When buildings are completely protected with an approved automatic fire sprinkler system, the requirements for fire apparatus access and water supply may be modified as approved by the Fire and Building Code Officials. The following items should be addressed by the applicant:

Fire Department Apparatus Access

- 1) Provide address numbering that is clearly visible from the street
- 2) No part of a building may be more than 150 feet from an approved fire department access road.
- 3) Fire apparatus access roads shall have an unobstructed driving surface width of not less than 20 feet (26 feet adjacent to fire hydrants) and an unobstructed vertical clearance of not less than 13 feet 6 inches.
- 4) Driveways serving up to three, single-family dwellings or duplexes may be reduced to 12 feet in width, but shall provide 20 feet of clear width.
- 5) Fire apparatus access roads must support a 75,000 lb. fire apparatus.
- 6) Provide an approved turnaround for dead end access roads exceeding 150 feet in length.
- 7) Fire Department turnarounds shall meet the dimensions found in the fire code applications guide.

Water Supply

- 1) Fire Hydrants, One and Two-Family Dwellings & Accessory Structures: Where a portion of a structure is more than 600 feet from a hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the structure(s), additional fire hydrants and mains shall be provided.
- 2) For one and two family dwellings located in areas with reliable municipal fire fighting water supply the following shall apply:
 - a. <3,600 square feet (including attached garage)
 - i. 1,100 gpm @ 20 psi with hydrant within 600 feet of furthest portion of new residential construction, (OFC Section B105.2)
 - b. >3,600 square feet (including attached garage)
 - i. Shall meet fire flow requirements specified in Appendix B of the current Oregon Fire Code, (OFC, Table B105.1)

- ii. Shall meet hydrant coverage as specified in appendix C of the current Oregon Fire Code, (OFC , Table C105.1)

Note: In lieu of the above fire flow requirements, residential fire sprinklers may be considered as an alternate when approved by the Fire Marshal.

- 3) The applicant must obtain a stamp of approval from Clackamas Fire District #1 that demonstrates fire apparatus access and water supply requirements will be satisfied.

Please see our design guide at:

<http://www.clackamasfire.com/wp-content/uploads/2020/07/2020-07-08-Fire-Code-Applications-Guide.pdf>

*Call or email with any questions. alex.mcgladrey@clackamasfire.com

Thank you,

Alex McGladrey
Deputy Fire Marshal
Clackamas Fire District #1
503-742-2662

**TABLE R302.1
EXTERIOR WALLS**

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire-resistance rated	1 hour—tested in accordance with ASTM E119 or UL 263 with exposure from both sides	< 3 feet
	Not fire-resistance rated	0 hours	≥ 3 feet
Projections	Not allowed	N/A	< 2 feet
	Fire-resistance rated	1 hour on the underside ^{a, b}	≥ 2 feet to < 3 feet
	Not fire-resistance rated	0 hours	≥ 3 feet
Openings in walls	Not allowed	N/A	< 3 feet
	Unlimited	0 hours	≥ 3 feet
Penetrations	All	Comply with Section R302.4	< 3 feet
		None required	≥ 3 feet

For SI: 1 foot = 304.8 mm.

N/A = Not Applicable.

- a. Roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave if fireblocking is provided from the wall top plate to the underside of the roof sheathing.
- b. Roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave provided that gable vent openings are not installed.