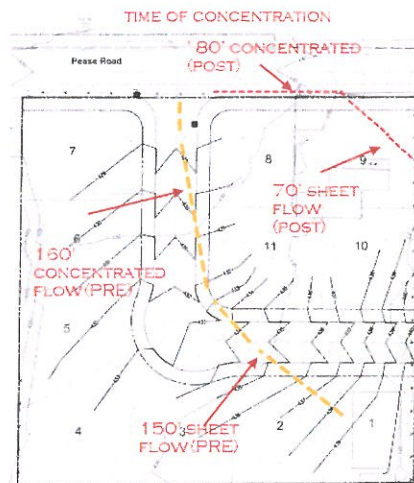


Addendum to Supplemental Storm Report dated April 18, 2013

To verify that the relationship remains approximately consistent with different storm events the results of the 2-year and 25 year events were checked.

2 year Pre-developed event	2 year Post-development event	% change from pre to post
0.95 cfs	0.26 cfs	28%
25 year Pre-developed event	25 year post-development event	
1.60 cfs	0.46 cfs	29%

Time of concentration Map



25 year calculations

KING COUNTY DEPARTMENT OF PUBLIC WORKS

Surface Water Management Division

HYDROGRAPH PROGRAMS

Version 4.21B

1 - INFO ON THIS PROGRAM

2 - SBUHYD

3 - MODIFIED SBUHYD

4 - ROUTE

5 - ROUTE2

6 - ADDHYD

7 - BASEFLOW

ENTERED INTO THE RECORD

DATE RECEIVED: 4.22.13

SUBMITTED BY: APPLICANT

SUBJECT: TP 12-04

2012-01

0512-01

- 8 - PLOTHYD
- 9 - DTATA
- 10 - REFAC
- 11 - RETURN TO DOS

ENTER OPTION:

2

SBUN/SCS METHOD FOR COMPUTING RUNOFF HYDROGRAPH

STORM OPTIONS;

1 - S.C.S. TYPE-1A

2 - 7-DAY DESING STORM

3 - STORM DATA FILE

SPECIFY STORM OPTION:

1

S.C.S. TYPE-1A RAINFALL DISTRIBUTION

ENTER: FREQ(YEAR), DURATION(HOUR), PRECIP(INCHES)

25,24,4.0

XXXXXXXXXXXXXXXXXXXX S.C.S.TYPE-1A DISTRIBUTION XX

XXXXXXXXXXXXX 25-YEAR 24-HOUR STORM xxxx 4.00" TOTAL PRECIP. XX

ENTER: A(PERV),CN(PERV),A(IMPERV),CN(IMPERV),TC FOR BASIN NO. 1

2.09,94,0.11,98,21.0

DATA PRINT OUT:

AREA(ACRES)	PERVIOUS		IMPERVIOUS		TC(MINUTES)
	A	CN	A	CN	
2.2	2.1	94	.1	98	21.0
PEAK-Q(CFS)	T-PEAK(HRS)		VOL(CU-FT)		
1.60	7.83		26624		

ENTER [d:][path]filename[.ext] FOR STORAGE OF COMPUTED HYDROGRAPH:

C:25peasepre

SPECIFY: C - CONTINUE, N - NEWSTORM, P - PRINT, S - STOP

C

ENTER: A(PERV),CN(PERV),A(IMPERV),CN(IMPERV),TC FOR BASIN NO. 1

0.40,86,0.30,98,20.0

DATA PRINT OUT:


AREA(ACRES)	PERVIOUS		IMPERVIOUS		TC(MINUTES)
	A	CN	A	CN	
.7	.4	86	.3	98	20.0
PEAK-Q(CFS)	T-PEAK(HRS)		VOL(CU-FT)		
.46	7.83		7769		

ENTER [d:][path]filename[.ext] FOR STORAGE OF COMPUTED HYDROGRAPH:

C:25preasepost

Prepared by Bruce D. Goldson, PE

April 21, 2013



ENTERED INTO THE RECORD
DATE RECEIVED: 4.22.13
SUBMITTED BY: APPLICANT
SUBJECT: TP 12-04
ZC 12-01
US 12-01



DESIGNED: R.E.G.			
DRAWN: R.E.G.			
SCALE: 1" = 60'			
DATE: July 17, 2012			
FILE: 12-ICN-100	DATE	NO	REVISION

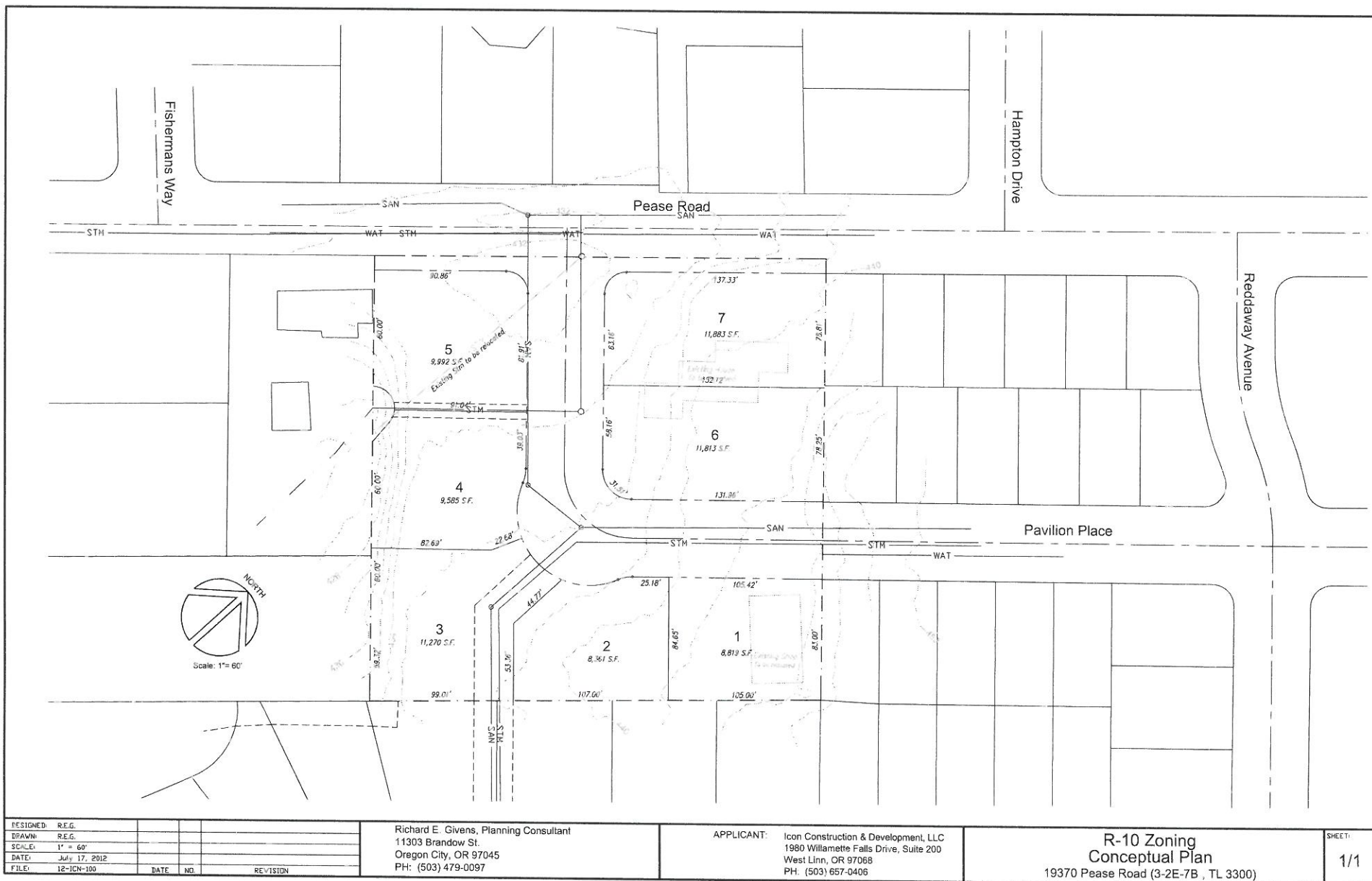
Richard E. Givens, Planning Consultant
 11303 Bradow St.
 Oregon City, OR 97045
 PH: (503) 479-0097

APPLICANT: Icon Construction & Development, LLC
 1980 Willamette Falls Drive, Suite 200
 West Linn, OR 97068
 PH: (503) 657-0406

R-8 Zoning
 Conceptual Plan
 19370 Pease Road (3-2E-7B, TL 3300)

SHEET:
 1/1

ENTERED INTO THE RECORD
 DATE RECEIVED: 4-22-13
 SUBMITTED BY: APPLICANT
 SUBJECT: TP 12-04
2L 12-01



SHEET:
1/1

ENTERED INTO THE RECORD
 DATE RECEIVED: 4.22.13
 SUBMITTED BY: APPLICANT
 SUBJECT: TP 12-04
2012-01
0617-11

Oregon City Comprehensive Plan
Policies Relating to Residential Density

Policy 2.4.4

Where environmental constraints reduce the amount of buildable land, and/or where adjacent land differs in uses or density, implement Comprehensive Plan and zoning designations that encourage compatible transitional uses.

Policy 10.1.1

Maintain the existing residential housing stock in established older neighborhoods by maintaining existing Comprehensive Plan and zoning designations where appropriate.

Policy 10.1.3

Designate residential land for a balanced variety of densities and types of housing, such as single-family attached and detached, and a range of multi-family densities and types, including mixed-use development

Policy 14.3.1

Maximize new public facilities and services by encouraging new development within the Urban Growth Boundary at maximum densities allowed by the Comprehensive Plan.

ENTERED INTO THE RECORD

DATE RECEIVED: 4-22-13

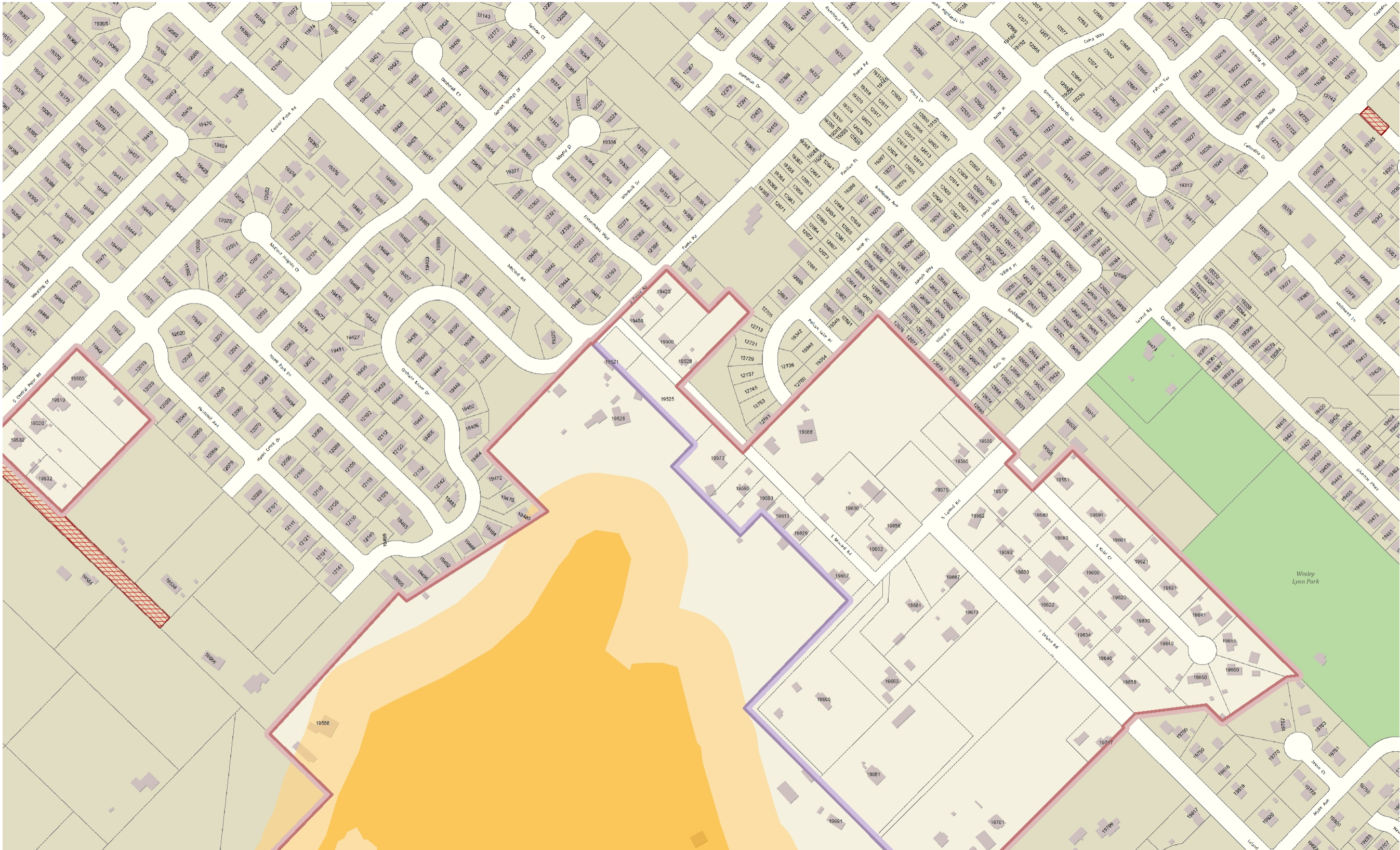
SUBMITTED BY: APPLICANT

SUBJECT: TP 12-04

2612-01

UG 12-01

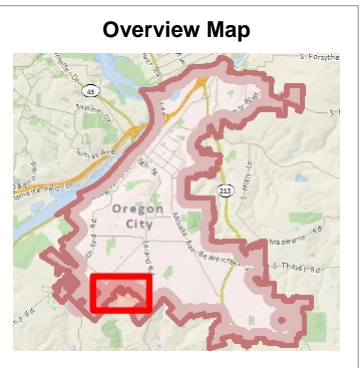
Geologic Hazards - Landslides



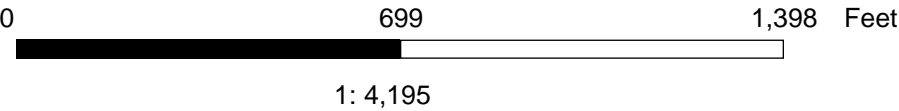
Legend

- City Limits
- UGB
- Taxlots
- Unimproved ROW
- Geologic Hazards - Landslides
 - Landslides
 - Buffered (200 ft)

Notes



The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, surveying or navigation purposes. Notification of any errors is appreciated.

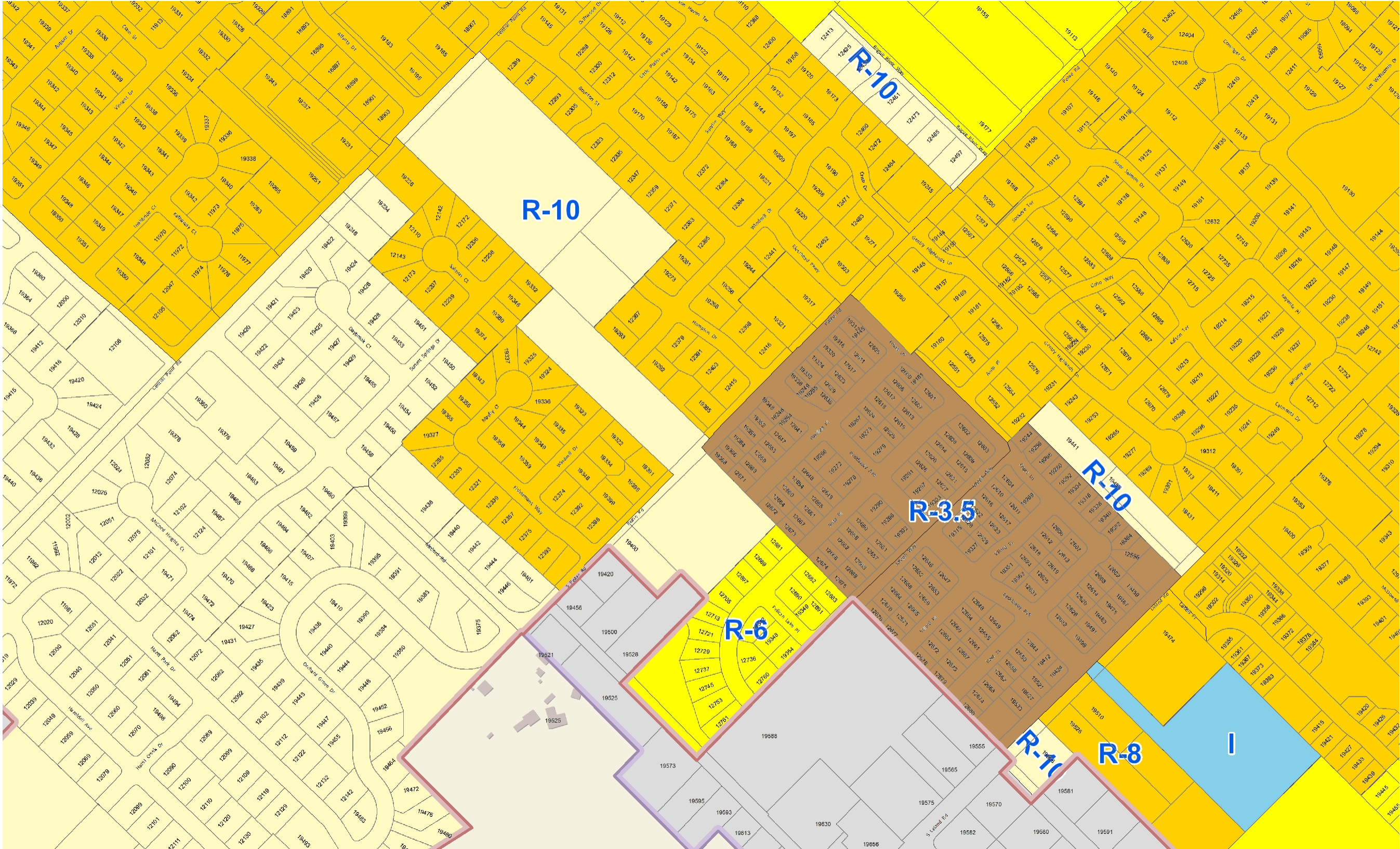


Map created 4/22/2013

City of Oregon City
PO Box 3040
625 Center St
Oregon City
OR 97045
(503) 657-0891
www.orcity.org



Zoning



City Limits

UGB

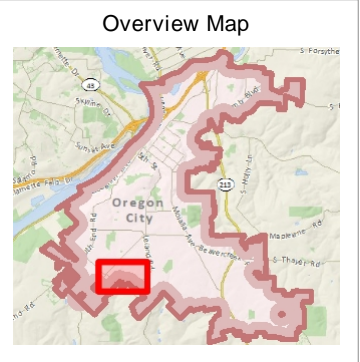
Taxlots

Unimproved ROW

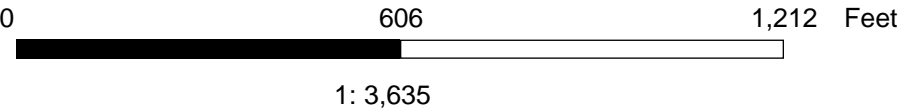
Zoning

- R-10 - Single Family Dwelling
- R-8 - Single Family Dwelling
- R-6 - Single Family Dwelling
- RC-4 - McLoughlin Conditional
- RD4-MDP - Manufactured Dwelling Pa
- R-3.5 - Medium Density Residential
- R-2 - Multi-Family Dwelling
- C - General Commercial
- MUC-2 - Mixed Use Corridor 2
- MUC-1 - Mixed Use Corridor 1
- LO - Limited Office
- NC - Neighborhood Commercial
- HC - Historic Commercial
- MUD - Mixed Use Downtown
- MUE - Mixed Use Employment
- GI - General Industrial
- CI - Campus Industrial
- I - Institutional

Notes



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