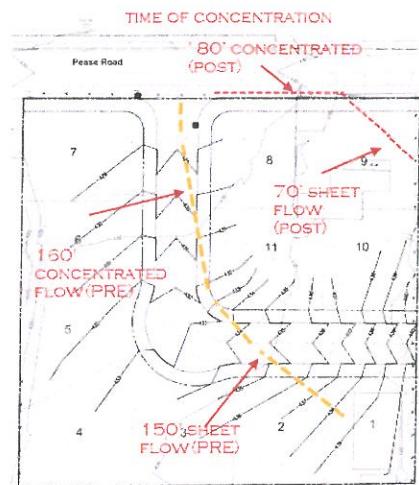


Addendum to Supplemental Storm Report dated April 18, 2013

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 - BASEFILO

ENTERED INTO THE RECORD

DATE RECEIVED: 4-22-13

SUBMITTED BY: APPLICANT

SUBJECT: TP 12-04

ZL1Z-01

US12-01

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 XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXX 25-YEAR 24-HOUR STORM xxxx 4.00" TOTAL PRECIP. XXXXXXXXXXXXXXXXXXXXXXXXX

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:25pleasepre

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:25pleasepost

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

Richard E. Givens, Planning Consultant
11303 Brandow 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: TP12-04

ZL 12-01

14-17-1



| | | | |
|-----------|---------------|------|-----|
| DESIGNED: | R.E.G. | | |
| DRAWN: | R.E.G. | | |
| SCALE: | 1' = 60' | | |
| DATE: | July 17, 2012 | | |
| FILE#: | 12-ION-100 | DATE | NO. |

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 West Linn, OR 97068
 PH: (503) 657-0406

R-10 Zoning
 Conceptual Plan
 19370 Pease Road (3-2E-7B, TL 3300)

1/1

ENTERED INTO THE RECORD
 DATE RECEIVED: 4-22-13
 SUBMITTED BY: APPLICANT
 SUBJECT: TP 12-04
2C 12-01
UC 17-11

**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

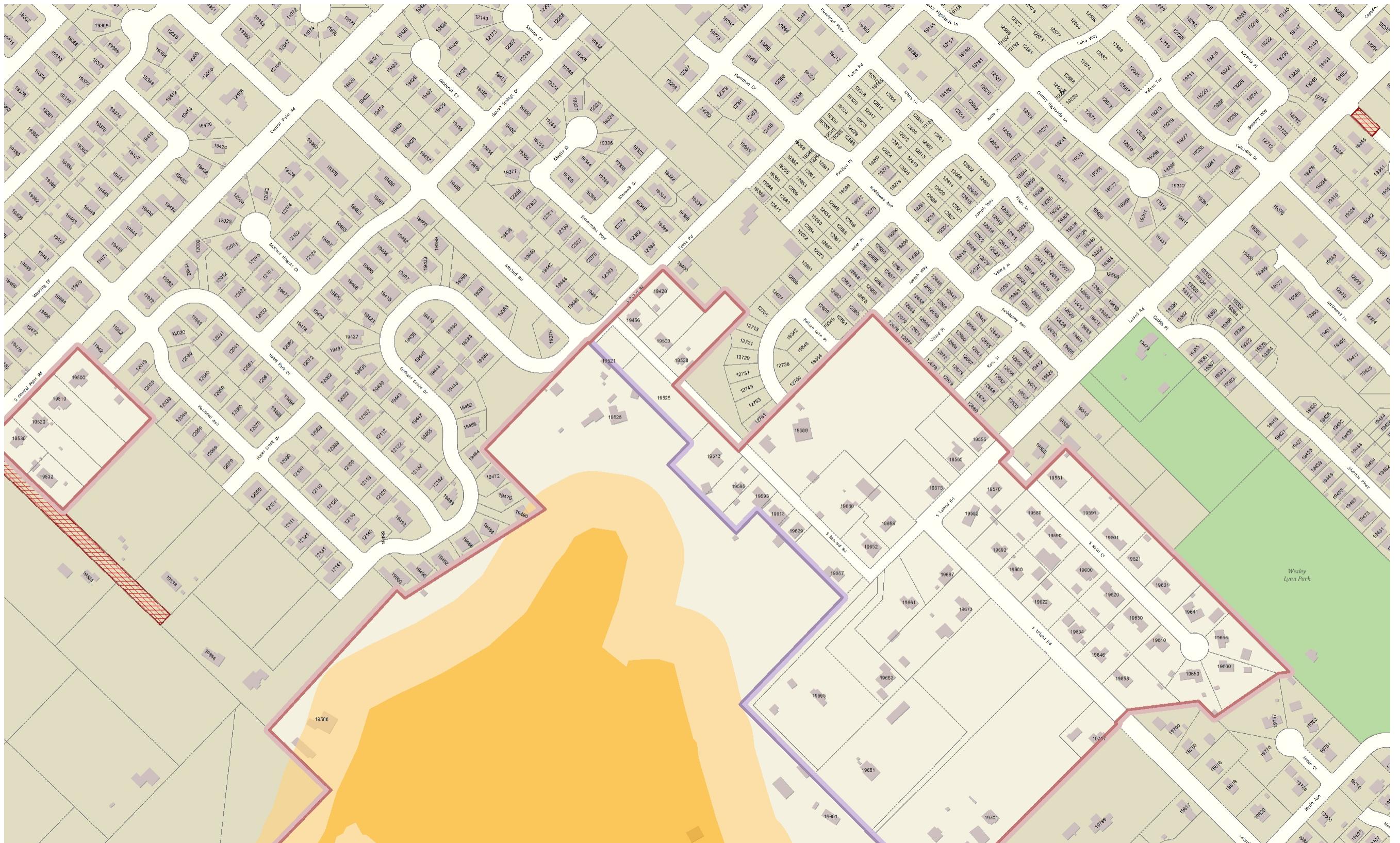
Policy 14.3.1

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
ZL 12-01
UG 12-01

Geologic Hazards - Landslides



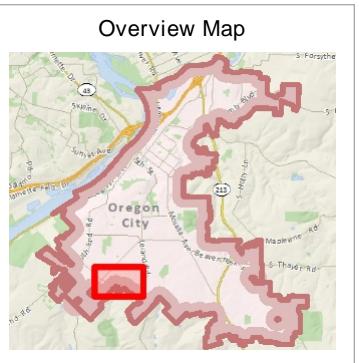
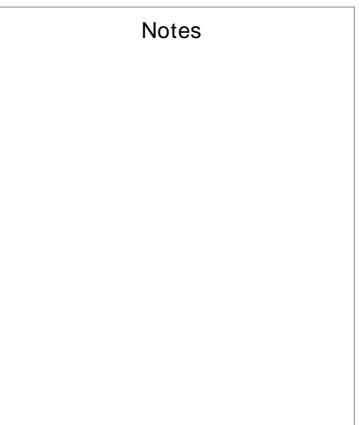
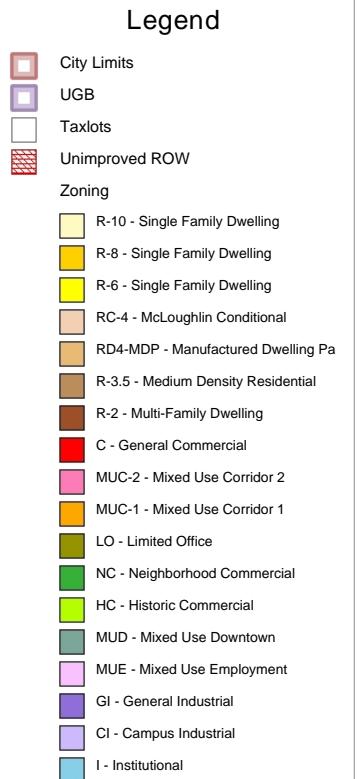
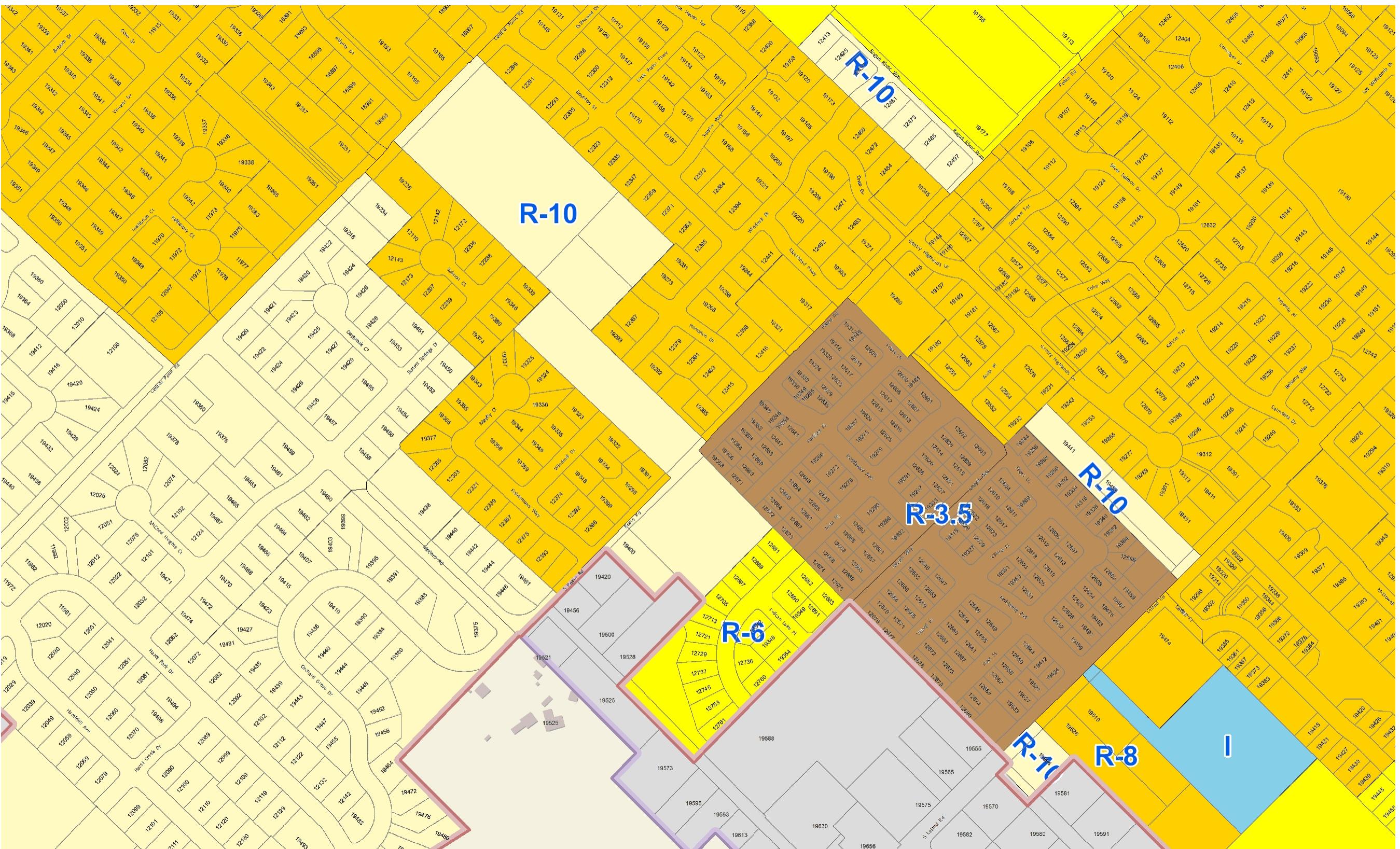
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Map created 4/22/2013

City of Oregon City
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Zoning



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Map created 4/22/2013

0 606 1,212 Feet

1: 3,635



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