

CLACKAMETTE RECREATION VEHICLE PARK  
1955 CLACKAMETTE DRIVE, OREGON CITY OREGON

GENERAL NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE APPLICABLE STANDARD SPECIFICATIONS, STANDARD SPECIFICATIONS AND DEVELOPMENT CONSTRUCTION SPECIFICATIONS.
2. A COPY OF THESE APPROVED PLANS, CITY SPECIFICATIONS, AND DETAILS SHALL BE ON-SITE DURING CONSTRUCTION.
3. ANY REVISIONS MADE TO THESE PLANS MUST BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO ANY IMPLEMENTATION IN THE FIELD.
4. THE CONTRACTOR SHALL AT ALL TIMES ABIDE BY APPLICABLE SAFETY STANDARDS AND REGULATIONS. THOSE PERTAINING TO ADEQUATE SHIELDING AND PROTECTION OF ALL UTILITIES SHALL BE SHOWN ON THE PLANS.
5. EXISTING UTILITY LOCATIONS ARE APPROXIMATE. ONLY EXACT LOCATIONS SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES NOT SHOWN ON THE PLANS AS REQUIRED TO COMPLETE THE PROJECT.
6. ALL DAMAGE CAUSED BY THE CONTRACTOR SHALL BE RESTORED TO AN "AS GOOD OR BETTER" CONDITION.
7. ATTENTION EXCAVATORS: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES REQUIRE YOU TO OBTAIN COPIES OF THESE RULES FROM THE CENTER BY CALLING (503-232-1987). IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY OBTAIN COPIES OF THESE RULES FROM THE CENTER BY CALLING (503-232-1987). IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY OBTAIN COPIES OF THESE RULES FROM THE CENTER BY CALLING (503-232-1987). IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY OBTAIN COPIES OF THESE RULES FROM THE CENTER BY CALLING (503-232-1987). IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY OBTAIN COPIES OF THESE RULES FROM THE CENTER BY CALLING (503-232-1987).
8. SAWJIT STRAIGHT MATCHES TO CREATE A BUTT JOINT BETWEEN THE EXISTING PAVEMENT AND NEW PAVEMENT. SAND SEAL ALL NEW PAVEMENT JOINTS.
9. REMOVE ALL MATERIALS EXCAVATED AND DISPOSE AT AN APPROVED LANDFILL SITE OR AS DIRECTED BY OREGON CITY'S WATER DEPARTMENT.
10. ADJUST ALL MANHOLE LIDS AND VALVE BOXES TO FINISHED SITE GRADE.

GRADING AND PAVING NOTES.

1. COMPACT SUBGRADE OF NEW PAVED AREAS TO ACHIEVE AT LEAST 95% RELATIVE COMPACTION FOR ALL AREAS TO BE PAVED. ALL EXCAVATIONS AND SUBGRADE AREAS ARE TO BE CONSTRUCTED IN 6" MAXIMUM LIFTS, WITH EACH LIFT BEING COMPACTED TO 95% RELATIVE COMPACTION. ALL EXCAVATIONS RECEIVING STRUCTURAL FILL ARE TO BE TESTED BY A QUALIFIED TESTING LAB.
2. ALL MATERIALS, INSTALLATION, TEST, AND INSPECTIONS ARE TO BE IN STRICT ACCORDANCE WITH THE CITY OF OREGON CITY'S STANDARDS.
3. EXCAVATE A MINIMUM OF 6" ORGANIC MATERIALS UNDER BUILDING LOCATIONS.
4. THE ABOVE GRADING NOTES ARE A MINIMUM ADDITIONAL MEASURES MAY BE NECESSARY.

SANITARY SEWER NOTES

1. SANITARY SEWER LINE SHALL BE CLASS 52 DUCTILE IRON PIPE.
2. CLEANOUT PIPE FITTINGS AND JOINTS SHALL BE THE SAME SPECIFICATIONS AS FOR THE PIPE.
3. GRANULAR BACKFILL IS TO BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D1557 AND NATIVE MATERIAL SHALL BE COMPACTED TO 92% OF IN-PLACE DRY DENSITY OF SURROUNDING SOIL.
4. SANITARY SEWER PIPE AND APPURTENANCES SHALL BE TESTED IN ACCORDANCE WITH THE CITY OF OREGON CITY'S BUREAU OF WATER WORKS 48 HOURS PRIOR TO BE MADE IN STRICT ACCORDANCE WITH THE 2008 OREGON PLUMBING CODE.
5. ALL MATERIALS, INSTALLATION, TESTS AND INSPECTIONS TO BE MADE IN STRICT ACCORDANCE WITH THE 2008 OREGON PLUMBING CODE.
6. ALL TRENCH BACKFILL IN AC AREAS IS TO BE 3/4" - 0 GRANULAR BACKFILL PER DETAIL ON SHEET

EROSION CONTROL

1. EROSION/SEDIMENTATION CONTROL (ESC) IS REQUIRED ON ALL EXCAVATIONS AND EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE START OF CONSTRUCTION. THE RESPONSIBILITY FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, AND REMOVAL OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. THE PERMITTEE OR ITS AGENT SHALL PROVIDE INLET PROTECTION TO DOWNSTREAM AREAS FROM THE SITE.

WATER NOTES

1. WATERLINE AND ALL RELATED FITTINGS AND DEVICES SHALL BE IN STRICT ACCORDANCE WITH THE 2008 OREGON PLUMBING SPECIFICATION CODE.
2. GRANULAR BACKFILL IS TO BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D1557 AND NATIVE MATERIAL SHALL BE COMPACTED TO 92% OF IN-PLACE DRY DENSITY OF SURROUNDING SOIL.
3. ALL MATERIALS, INSTALLATION, TESTS AND INSPECTIONS TO BE IN STRICT ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF OREGON CITY AND THE OREGON CITY'S BUREAU OF WATER WORKS 48 HOURS PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL NOTIFY THE CITY OF OREGON CITY'S BUREAU OF WATER WORKS 48 HOURS PRIOR TO CONSTRUCTION.
5. NO WATER VALVES SHALL BE CREATED WITHOUT PRIOR APPROVAL OF THE CITY OF OREGON CITY'S WATER DEPARTMENT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE PROPER SEPARATION BETWEEN SANITARY SEWER LINES AND WATER LINES. A FLOODING OF THE OREGON CITY'S WATER DEPARTMENT IS A VIOLATION OF THE OREGON CITY'S WATER DEPARTMENT'S QUALITY AND STATE DIVISION OF HEALTH.
7. PVC WATERLINES ARE TO BE ASTM D2241 CL 200

CONTRACTOR RESPONSIBLE FOR UTILITY LOCATES ON PRIVATE PROPERTY.

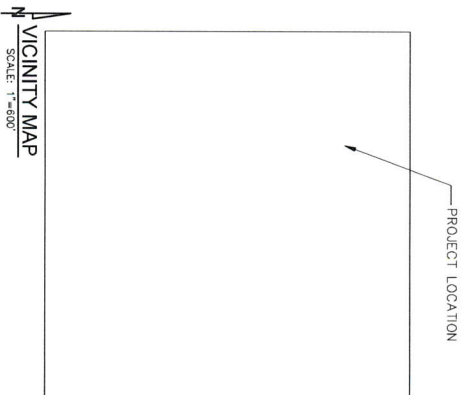
NOTICE TO EXCAVATORS:  
THE OREGON UTILITY NOTIFICATION CENTER (UTC) REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER (UTC) PRIOR TO ANY EXCAVATION. CALL (503) 232-1987 FOR MORE INFORMATION. THE OREGON UTILITY NOTIFICATION CENTER (UTC) IS THE ONLY AUTHORIZED SOURCE FOR OBTAINING THE OREGON UTILITY NOTIFICATION CENTER (UTC) RULES. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 232-1987).

POTENTIAL UNDERGROUND FACILITY OWNERS  
**Dig Safely.**  
Call the Oregon One-Call Center  
DIAL 811 or 1-800-332-2344

CIVIL DRAWING INDEX

- SHEET C1. COVER SHEET
- SHEET C2. EXISTING CONDITIONS AND DEMO PLAN
- SHEET C3. SITE, DIMENSION, AND UTILITY PLAN
- SHEET C4. GRADING AND EROSION CONTROL PLAN
- SHEET C5. DETAILS
- SHEET C6. EROSION CONTROL NOTES AND DETAILS
- SHEET C7. SPECIFICATIONS
- SHEET C8. RVI PAD NUMBERING PLAN

LANDSCAPE DRAWING INDEX



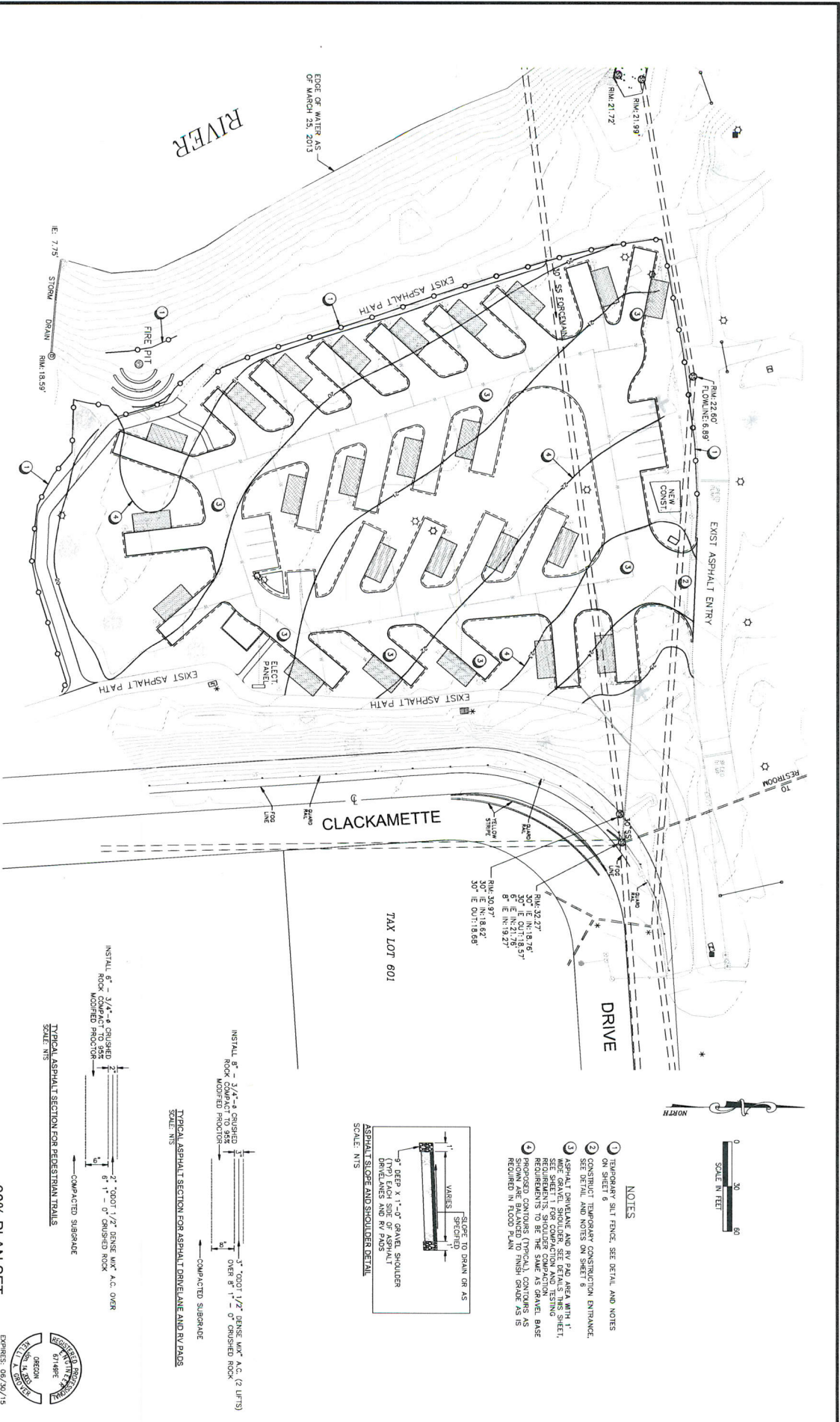
E73-007 CORR. Rev 08-14 08/12/2013		DRAWN: DESIGNED: CHECKED:		DATE: 08/12/2013	
PROJECT NO. E08-xxx		SCALE: AS SHOWN		DATE: MARCH 2008	
REVISION		DATE		NO.	
FDC		3065 PROCTOR BLVD, SUITE 104 OREGON CITY, OREGON 97055 PHONE: (503) 962-3737 FAX: (503) 962-3788		CITY OF OREGON CITY: LARRY POTTER 500 HILDA STREET, PO BOX 3040 OREGON CITY, OREGON 97045	
COVER SHEET		1955 CLACKAMETTE DRIVE OREGON CITY, OREGON 97045		60% PLAN SET	
C1		8		EXPIRES: 06/30/15 SIGNATURE: DATE:	







DATE: NO.	REVISION	DRAWN: AS SHOWN	CHECKED: DATE: MARCH 2008	PROJECT NO. 038-004	DATE: 06/12/2013
<div> <div>FDG</div> <div>           FIVEWOOD DESIGN GROUP, LLC            3000 HICKORY BLVD., SUITE 104            BAYVIEW, OREGON 97149            TEL: (503) 685-3177 FAX: (503) 685-3178         </div> </div>					
<div> <div>CITY OF OREGON CITY: LARRY POTTER</div> <div>500 HILDA STREET, PO BOX 3040</div> <div>OREGON CITY, OREGON 97045</div> </div>					
<div> <div>GRADING, PAVING, AND EROSION CONTROL PLAN</div> <div>1955 CLACKAMETTE DRIVE</div> <div>OREGON CITY, OREGON 97045</div> </div>					
<div> <div>60% PLAN SET</div> <div>DATE: 06/20/15</div> <div> </div> </div>					
<div> <div>C4</div> <div>8</div> </div>					







1. APPROVAL OF THIS EROSION, SEDIMENT AND POLLUTION CONTROL PLAN (ESPCP) DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).

2. THE APPLICANT SHALL BE RESPONSIBLE FOR MAINTAINING RECORDS OF THE CONSTRUCTION OF THE SPECIFIC FACILITIES. IT IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL FACILITIES ARE COMPLETED TO OBTAIN AND MAINTAIN RECORDS OF THE LOCATION AND VERTICAL/ANALOGGING IS ESTABLISHED.
3. THE LOCATIONS OF THE EXISTING LIMITS SHOWN ON THE PLAN SHALL BE CLEARLY PLACED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, THE EXISTING LIMITS SHALL BE CLEARLY MARKED BY CONSTRUCTION PERSONNEL TO DISBURSE PERSONS FROM THE EXISTING LIMITS. APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
4. THE SPECIFIC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONFORMANCE WITH ALL EXISTING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO NOT INTERFERE WITH THE EXISTING LIMITS. NO SIGN SHALL ENTER THE DRAINAGE SYSTEM, ROWWAYS, OR VOLATE APPLICABLE WATER STANDARDS.
5. THE SPECIFIC FACILITIES SHOWN ON THIS PLAN ARE THE UNIMPAVED PORTION OF THE FACILITIES. THE UNIMPAVED PORTION OF THE FACILITIES SHALL BE CONSTRUCTED TO THE UNIMPAVED PORTION OF THE FACILITIES. THE SPECIFIC FACILITIES SHALL BE UNIMPAVED AS NEEDED FOR UNIMPAVED TOWN EVENTS AND TO ENSURE THAT SEDIMENT AND EROSION-LODGE WHEN DO NOT LAKE THE SITE.
6. THE SPECIFIC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR. ANY VIOLATIONS SHALL BE IMMEDIATELY CORRECTED. ANY VIOLATIONS SHALL BE IMMEDIATELY CORRECTED. ANY VIOLATIONS SHALL BE IMMEDIATELY CORRECTED.

1. ALL SITES 1 ACRE AND GREATER SHALL HAVE A PERSON WITH KNOWLEDGE AND EXPERIENCE IN

- CONSTRUCTION STORAGE CONTROLS AND MANAGEMENT PRACTICES CONDUCT ALL INSPECTIONS. INSPECTIONS SHALL KEEP A WRITTEN RECORD OF EACH INSPECTION.
2. THE EROSION CONTROL INSPECTOR FOR THIS PROJECT IS (CONTRACTOR TO BE DETERMINED)
3. ACTIVE SITES: FREQUENCY OF INSPECTIONS SHALL BE DAILY.
4. INACTIVE SITES: INSPECTIONS SHALL BE REQUIRED ONCE EVERY WEEK IN THE FIRST 24 HOURS FOLLOWING A STORM EVENT, THEN DISCONTINUING ACTIVITIES AT THE SITE, ANY EXPOSED AREA SHALL BE STABILIZED TO PREVENT EROSION. STABILIZATION MAY OCCUR BY APPLYING APPROPRIATE COVER (MULCH, EROSION CONTROL BLANKET, SOIL TACKIFIER, ETC.) OR ESTABLISHING ADEQUATE VEGETATIVE COVER.

1. THE INTENT OF THE REQUIREMENT IS TO PREVENT SILTATION FROM REACHING STORM DRAIN SYSTEMS AND DRAINAGE WAYS. THE EROSION AND SEDIMENT CONTROL (ESC) FACILITY SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS.

- [illegible]



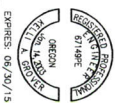
1. STABILIZED CONSTRUCTION ENTRANCE(S) SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURE MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

2. ALL VEHICLES LEAVING THE SITE SHALL ENTER BY DRIVING ACROSS THE GRAVEL CONSTRUCTION ENTRANCE(S). IF THE GRAVEL ENTRANCE BECOME FILLED WITH MUD AND IS NO LONGER FUNCTIONAL, ADDITIONAL GRAVEL SHALL BE PLACED. VEHICLE TIRES SHALL BE FREED FROM DIRT BEFORE LEAVING THE SITE.
3. IF ACCESS IS NEEDED FROM A PAVED SURFACE OVER A CLUMP TO A GRAVEL SITE ENTRANCE, A WOODEN PLANK SHALL BE BUILT FROM THREE OR MORE PLANKS OF INCREASING SIZE TO ALLOW FOR PROPER DRAINAGE. NO GRAVEL OR ROAD BASE PLANKS ALLOWED.

1. AT NO TIME SHALL SEDIMENT BE ALLOWED TO ACCUMULATE BEHIND A SEDIMENT FENCE. MORE THAN ONE-THIRD OF THE FENCE HEIGHT ABOVE GROUND. SEDIMENT SHOULD BE REMOVED OR REGRADED ON TO SLOPES, AND THE SEDIMENT FENCES REPAIRED AND REESTABLISHED AS NEEDED.

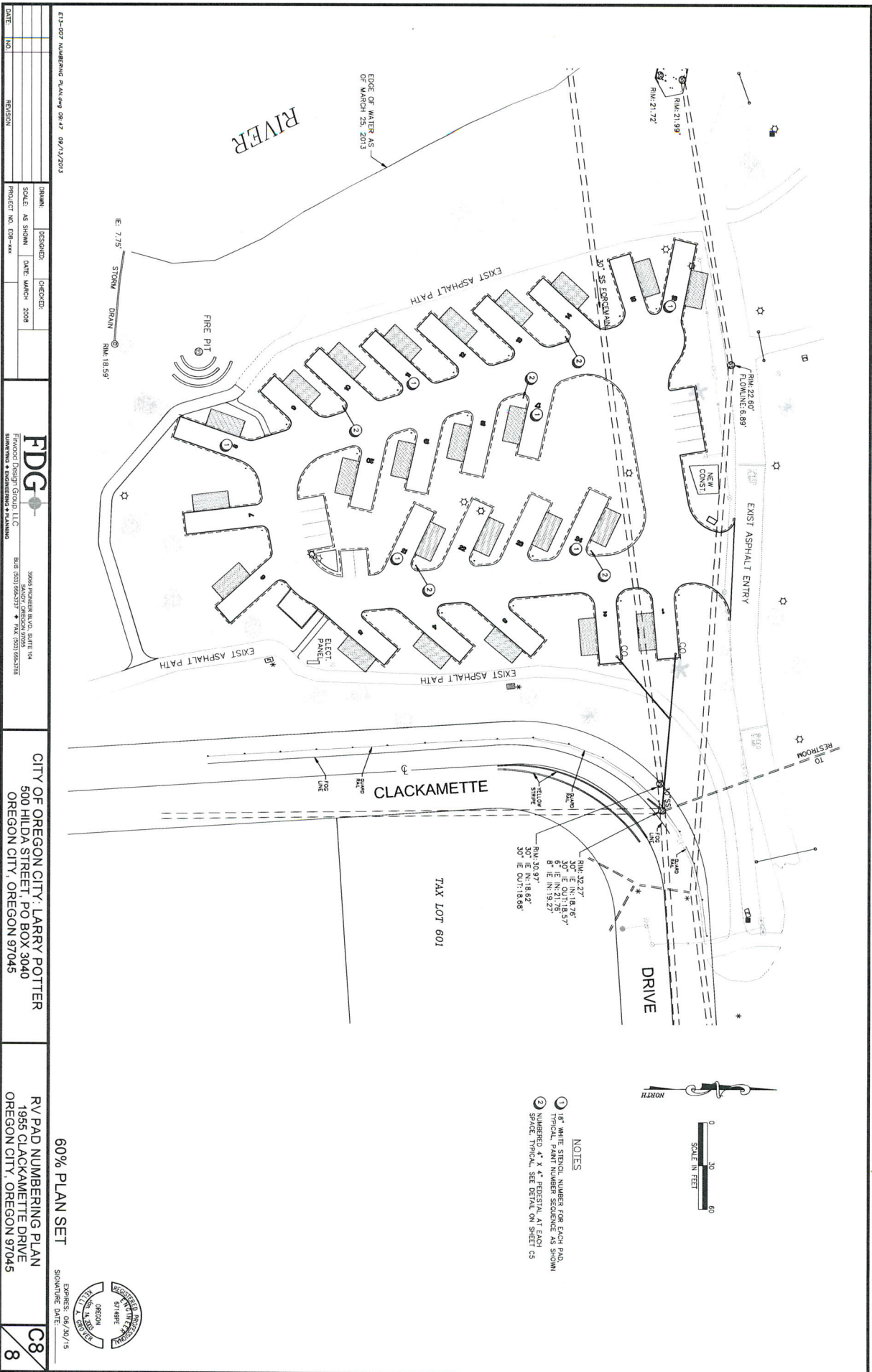
2. FENCE SHALL BE REMOVED ONLY WHEN UPSLOPE AREAS ARE PERMANENTLY STABILIZED

FDG				CITY OF OREGON CITY: LARRY POTTER 500 HILDA STREET, PO BOX 3040 OREGON CITY, OREGON 97045		EROSION CONTROL NOTES AND DETAILS 1955 CLACKAMETTE DRIVE OREGON CITY, OREGON 97045		DU 70 PLAN SET 1		SIGNATURE DATE: _____	
DATE: 09/13/2013	PROJECT NO: 059-XXX	DATE: MARCH 2008	SCALE: AS SHOWN								
DESIGNED:	CHECKED:										
DRAWN:	CHECKED:										
DATE:	DATE:										
REVISION	PROJECT NO: 059-XXX										
NO.											









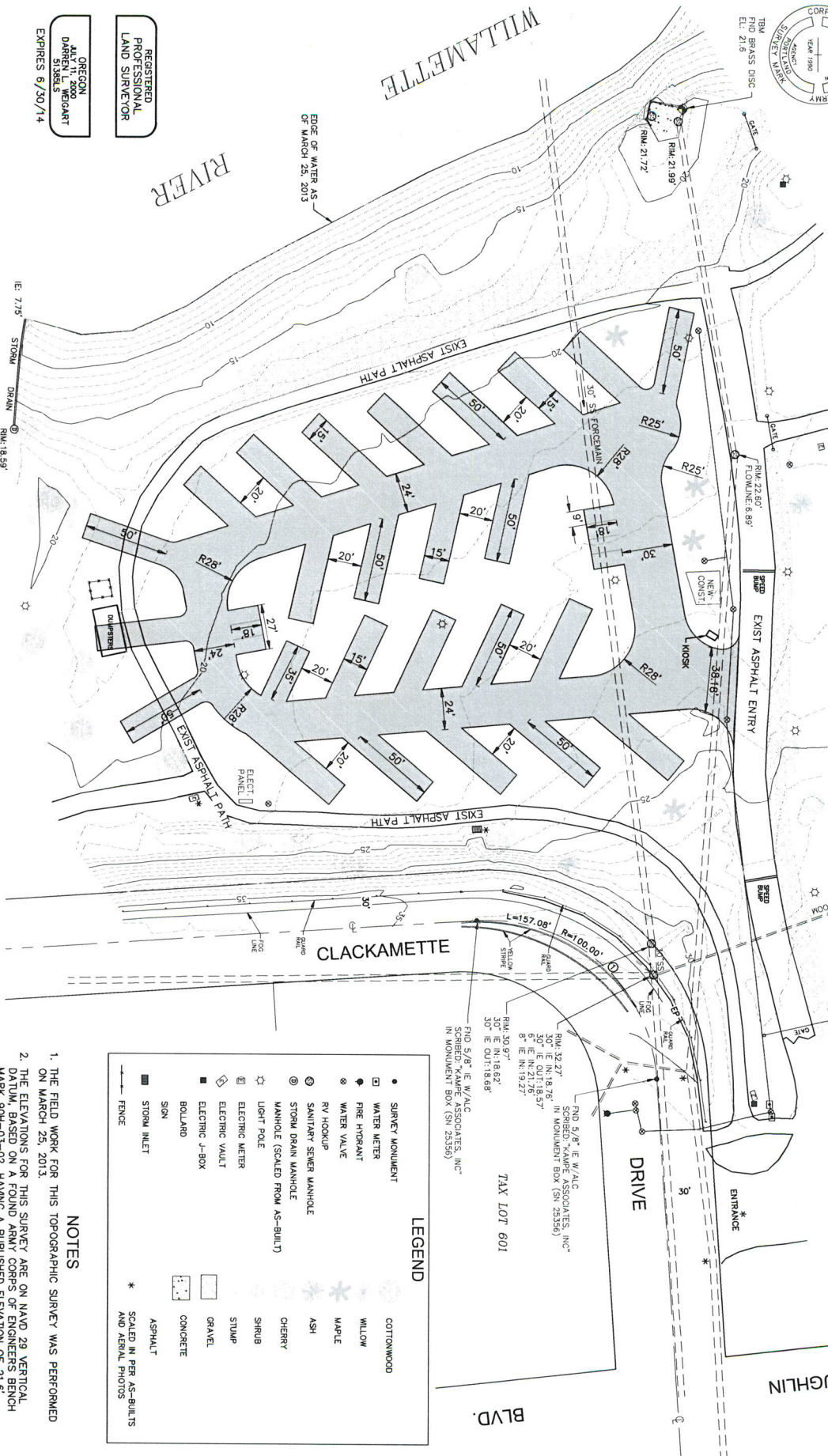
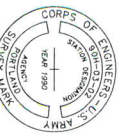
60% PLAN SET			
CITY OF OREGON CITY, LARRY POTTER			
500 HILDA STREET, PO BOX 3040			
OREGON CITY, OREGON 97045			
R/V PAD NUMBERING PLAN			
1985 CLACKAMETTE DRIVE			
OREGON CITY, OREGON 97045			
C8			
8			



CURVE DATA				
CURVE	LENGTH	RADIUS	DELTA	CHORD
1	157.08'	100.00'	90°00'00"	141.42'
				N41°10'07"E



**TOPOGRAPHY MAP**  
**CLACKAMETTE PARK - RV SECTION**  
 ASSESSORS MAP NO. 2, 2E 30 (INDEX), TAX LOT 600  
 LOCATED IN THE NORTHEAST 1/4 OF SECTION 30  
 TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN,  
 OREGON COUNTY, CLACKAMAS COUNTY, OREGON  
 SCALE: 1" = 40'  
 DATE: MARCH 28, 2013



# LEGEND

<ul style="list-style-type: none"> <li>• SURVEY MONUMENT</li> <li>□ WATER METER</li> <li>• FIRE HYDRANT</li> <li>• WATER VALVE</li> <li>• RV HOOKUP</li> <li>• SANITARY SEWER MANHOLE</li> <li>• STORM DRAIN MANHOLE</li> <li>• MANHOLE (SCALED FROM AS-BUILT)</li> <li>☆ LIGHT POLE</li> <li>• ELECTRIC METER</li> <li>• ELECTRIC VAULT</li> <li>• ELECTRIC J-BOX</li> <li>• BOLLARD</li> <li>• SIGN</li> <li>• STORM INLET</li> <li>• FENCE</li> </ul>	<ul style="list-style-type: none"> <li>○ COTTONWOOD</li> <li>○ WILLOW</li> <li>○ MAPLE</li> <li>○ ASH</li> <li>○ CHERRY</li> <li>○ SHRUB</li> <li>○ STUMP</li> <li>○ GRAVEL</li> <li>○ CONCRETE</li> <li>○ ASPHALT</li> </ul>
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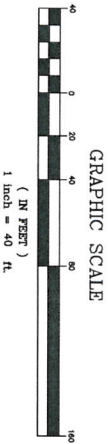
## NOTES

1. THE FIELD WORK FOR THIS TOPOGRAPHIC SURVEY WAS PERFORMED ON MARCH 25, 2013.
2. THE ELEVATIONS FOR THIS SURVEY ARE ON NAVD 29 VERTICAL DATUM, BASED ON A FOUND ARMY CORPS OF ENGINEERS BENCH MARK 904-03-02, HAVING A PUBLISHED ELEVATION OF 216.1.
3. THE SCOPE OF WORK FOR THIS SURVEY DID NOT INCLUDE LOCATING UNDERGROUND UTILITIES, EXCEPT AS SHOWN HEREON. SOME UTILITIES SHOWN WERE DETERMINED BY AS-BUILT AND AERIAL INFORMATION.



FIRWOOD Design Group, LLC  
 3605 PIONEER BLVD., SUITE 104  
 SAULTY OREGON 97055  
 BUS: (503) 595-5737 FAX: (503) 595-5788  
 SURVEYING • ENGINEERING • PLANNING

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
 OREGON  
 MAY 11, 2000  
 DARRYL L. REICHAUT  
 51368.S  
 EXPIRES 6/30/14



# CLACKAMETTE PARK - RV PARK IMPROVEMENTS

## LANDSCAPE CONCEPT

September 13, 2013



- Legend**
- Cercaria** (Tree - 30 ft. x 15 in.)
  - Riparian Trees:**  
Oregon Ash, Red Alder, Pacific Willow, Scouler Willow, Western Crabapple, Black Hawthorne
  - Upland Trees:**  
Oregon Oak, Scouler Willow, Western Crabapple
  - Conifers:**  
Grand Fir, Western Red Cedar, Western Hemlock (upland only)
  - Shrubs:**  
Blackberry, Thimbleberry, Dogwood, Red Currant, Rose, Rubus, Red-hooded Dogwood, Pacific Linnet, Indian Plum, Dry, Thimbleberry, Evergreen, Huckleberry, Red Currant, Oregon Grape, Western Serviceberry, Solid, Indian Plum, Pacific Linnet, Shrubbery (not on NPU)
  - Lower Shrubs for Riparian Edge:**  
Common Buck, Shrub Sedge, Dewey's Sedge, Valley Kid-Owl, Dogwood (not on NPU)
  - Mowed Lawn**
  - Modular Pavement**








Firwood Design Group, LLC  
SURVEYING + ENGINEERING + PLANNING

## MEMORANDUM

DATE: November 7, 2013  
RE: Clackamette RV Park Additional Scope  
TO: Larry Potter, Parks Operations Manager  
FROM: Kelli A. Grover, P.E.   
Cc: file

The memo is to outline the current status of the project and proposed addition of work to our existing contract. The additional work is related to permitting and planning application needs that are required in order for construction to occur.

Presently our project team has prepared several concept drawings that were developed and thru various meetings with City staff and the Parks Advisory Committee, the concepts have been refined to a solidified preliminary design. The preliminary grading, utility and landscape plans have been completed and at this juncture it makes sense for the City to pursue obtaining the requisite environmental permits from the Army Corps of Engineers(ACOE)/Division of State Lands (DSL) and land use permits from the City Planning department. This is an appropriate next step because should any design revisions be required during the permitting process, these can be incorporated prior to completing a final design as our firm was originally commissioned to do.

The majority of the Clackamette RV Park is situated below the known ordinary high water mark (OHWM) and after speaking with Karla Ellis at the Army Corps of Engineers and thru her conversations with the National Marine Fisheries Service(NMFS) it was clear that a full consultation with NMFS would likely be required. The process for a full consultation will require that a biological assessment (BA) is prepared for submittal to and review by NMFS. The City has two options with regard to who can prepare the BA, one option is for our firm to hire a sub-consultant to prepare the BA at an added cost. Or, the City can request for the ACOE to prepare a BA. Timing being the major issue, if ACOE prepares the BA the timing of this could be very lengthy. We will assume however at this juncture that the City will opt for the least cost alternative of having ACOE prepare the BA. At the time of preparing this memo Karla Ellis with ACOE is out of the office for two weeks, upon her return I will get additional clarification regarding what the City could anticipate in terms of length of time to complete the BA.

We have developed a scope to assist the City with the ACOE/DSL permit process and it is outlined below:

1. Coordinate and attend permit initiation meeting with the agencies. (ACOE/DSL/NMFS/ODFW). This meeting will better define the regulatory guidelines that the proposed improvements will be required to adhere to so these can all be addressed in the permit application.
2. Revise plans per initial agency input and incorporate pertinent permit information that will be used for the permit application. This would include a mitigation plan, stormwater treatment plan and supporting calculations, and flood plain functional loss/gain analysis.
3. Prepare the ACOE/DSL permit application and supporting documentation.
4. Coordinate with the agencies. This includes up to four meetings and responding to requests for additional information and/or supporting exhibits or documentation.

In conjunction with the environmental permit process the City is considering a park wide modification application with the Planning Department. The modification is required if the Parks Department desires to plant non-native vegetation within the Natural Resources Overlay District (NROD). The NROD code allows for a discretionary review process (Type III - through the planning commission) to allow modifications to any of the standards in the code, provided the modification still meets the intent of the code. Such modifications could include the use of non-native species for landscaping

The modification could also include approval of maintenance practices otherwise not encouraged or allowed within the NROD (e.g. mowing and clearing of certain areas ) but, according to a conversation with Peter Walter with the Planning Department, this is not necessarily required and the adoption of maintenance practices could also be pursued thru a policy adoption process.

Additionally, if the City intends to construct any improvements within the park that would require a land use process a site specific masterplan effort (also a Type III application) could be rolled into the modification effort. This would gain approval of site improvements over a 20-year horizon (according to Peter the time period could also be lengthened) such that the Parks Department would not be subject to the land use process for each improvement.

Therefore there are a few options and levels of effort that can be pursued to gain appropriate approvals thru the Planning Department. We recommend a meeting with the project design team, Parks staff and Planning staff to better outline all the options and optimal goals for Clackamette Park to best define the appropriate direction to take in terms of the planning application process. For the purposes of preparing our proposal we have accounted for a modification for both the non-native plantings and maintenance practices. Without knowing what the long term vision for site improvements is for Clackamette Park as a whole we have not included work related to a master plan process at this time.

The goal is that a transparent and clear set of management guidelines would help the City manage the park within the Natural Resources Overlay District, rather than the current situation where the Parks Department has to request Planning's permission whenever a particular activity is proposed. Our firm would work with the Parks Department to develop a proposed set of parks maintenance guidelines and practices along with a list of proposed non-native vegetation that would be submitted to the City Planning department as a Type III planning application. Our proposed scope to assist the City with this effort is outlined below:

1. Attend a kick-off meeting with Parks staff and the Planning Department to determine specific application requirements and allowable elements.
2. Work with City Parks staff to develop a description of maintenance practices and associated management guidelines for the areas within the NROD.



3. Prepare a proposed list of non-native vegetation for review and approval for planting within the NROD.
4. Attend and provide a presentation at up to three public meetings, Planning Commission, PRAC, and NRC, in order to facilitate the requisite public process and garner outside input.
4. Revise management plan based on outside input and prepare the planning application. This would include a narrative addressing the code criteria, the requisite site plans, and the management plan.
5. Respond to request from the Planning Department for additional information pertaining to the application.

Our general assumption in preparing the scope is that the RV Park preliminary design will not change outside of modifications in support of the environmental permits.

The fee estimate to provide the aforementioned services is attached as Exhibit "A".

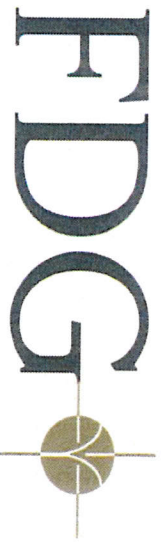




PM:

KAG

Exhibit "A"



Firwood Design Group, LLC

SURVEYING • ENGINEERING • PLANNING

TM:

Firwood Design Group, LLC									
SURVEYING • ENGINEERING • PLANNING									
TM:									
#	Tasks	6	18	77	0				
ACOE/DSL Permit									
1 - Initial Mtg		6				6	\$570		\$570
2- Revise Plans		15	40			12	67	\$5,745	\$5,745
3- Prepare Permit Application		20	10	6				\$2,980	\$2,980
4- Agency Coordination		25						\$2,375	\$2,375
Sub Total \$11,670									
Planning NROD Modification Application									
1- Kick Off Meeting		6				6	12	\$1,230	\$1,230
2- Develop Management Plan		24				10	34	\$3,380	\$3,380
3- Attend Mtgs		16				6	22	\$2,180	\$2,180
4- Revise Plan and Prepare Application		32		4			36	\$3,260	\$3,260
5- Respond to Planning Requests		8					8	\$760	\$760
Sub Total \$10,810									
Subtotal Man-hours 0 152 50 10 34 246									
Subtotal Cost \$0 \$14,440 \$3,750 \$550 \$3,740 \$22,480 \$0 \$22,480									
TOTAL FEE NOT TO EXCEED \$22,480									

