

Narrative to address Development Standards as noted from Pre-Application meeting dated 05/12/21.

Walkways:

- Connector walkways from new building to existing walkways will be 6" wide painted hash marks on existing asphalt parking lot. Walkways are noted on the plot plan.

Landscaping:

- North wall: There are partial tree canopies at both the East and West corners of the building. I would propose to plant some ornamental grasses along the North side of the curbing where we currently have bark ground cover. Note: Our new electrical service disconnect will be in the North side landscaping.
- West wall: There is a complete tree canopy along the entire wall. No new plantings should be needed.
- East wall: This is the driveway side of the building. Landscaping would encroach on the roadway access. No new planting should be needed.
- South wall: There are two exit doors with ramps on this wall and the proposed bike rack between them. No new planting should be needed.

Parking:

- We have 37 employees on our campus and are required 2 parking spaces per employee, which comes to 74 spaces required. We currently have 180 parking spaces. No new parking should be needed.

Waste and Recyclables:

- We currently have approximately 30,400sf of building floor space. Code requires 4sf of enclosure area per 1000sf =122sf currently required. Our existing enclosure is 8'x25' =200sf. Our current enclosure is adequate for the additional square footage.

Erosion Control:

- We will be disturbing less than 500 sf permeable surfaces. The building will be placed on top of the asphalt parking lot. We will only disturb approximately 200sf of permeable ground as we directional bore for the new Electrical feeder. No EC permit should be needed.

Water Quality Permit:

- Building is 896sf and does not exceed the minimum 1000sf requirement for a WQ permit. No WQ permit should be needed.

Electrical:

- I will request the permit for a new service disconnect, I am currently waiting on PGE for design plans for the new service connection to the existing transformer. We will be boring an HDPE line from the NW corner of the building to the existing transformer on the east side of the parking lot.

Fire:

- I talked with Deputy Fire Marshal Tom Mooney on 6/30/21, He said that he had already reached out to Erin at the city, to let her know he see no issues with the placement of our building.