



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
COMMUNITY DEVELOPMENT DEPARTMENT

SITE TEAM AGENDA

The information contained in this agenda is for preliminary comments/concerns only.

Thursday, January 25, 2024, 1:00 p.m.

Please note: Applicant start time is 2:00 p.m.

Meeting held via Zoom

<https://us06web.zoom.us/j/88316496257?pwd=VVdxVm5wQjRialdpOG9TdGFVeWF2QT09>

Meeting ID: **883 1649 6257** Passcode: **636603**

Dial: 1-669-900-6833 or 1-253-215-8782

I. Action Items

This item is for your review and comment. Please comment on or before the scheduled Site Team Meeting.

- A. **Keesa Garcia, Horseshoe Grove Estates** – Conditional Use Permit 211-24. Applicant is requesting approval to add six (6) long-term RV spaces, eight (8) mini storage units, and develop additional parking at the existing RV park. Property is located at 2510 W. 2nd Street and further described as 2N 13E 33 BC tax lot 500. Property is zoned CLI – Commercial/Light Industrial District.
Planner: Kaitlyn Cook
- B. **Yulia and Zach Mitchell** – Site Plan Review 542-24. Applicant is requesting approval to site and operate a 160 SF drive-thru coffee cart. Property is located at 523 E. 2nd Street and further described as 1N 13E 3 AC tax lot 700. Property is zoned CBC – Central Business Commercial District with a CBC-2 Overlay.
Planner: Frank Glover
- C. **John Pimentel, Climate GM, LLC** – Site Plan Review 543-24. Applicant is requesting approval to site and construct a 150' x 120' x 55' tall metal building with two 36' x 47' x 20' tall rooftop enclosures to house industrial direct air capture equipment. Ancillary structures will include a motor control center building [25' x 60' x 14' tall] and three aboveground water pipelines to the northern site boundary. Property is located at 4375 River Trail Way and further described as 2N 13E 21 C tax lot 2400. Property is zoned I – Industrial District.
Planner: Joshua Chandler

Next regularly scheduled Site Team meeting: Thursday, February 8, 2024.



City of The Dalles
Community Development Dept
313 Court Street
The Dalles, OR 97058
(541) 296-5481, ext. 1125
www.thedalles.org

Application #: CUP 211-24
Filing Fee: _____
Receipt #: _____
Deemed Complete: _____
Ready to Issue: _____
Date Issued: _____

Received: 01/12/2024

Conditional Use Permit Application

Applicant

Name: Keesa Garcia/Horseshoe Grove Estates
Address: 1220 Main St. Ste. 454
Vancouver, WA 98660
Phone #: (503) 320-0612
Email: Keesa@ColumbiaEquityAdvisors.com

Legal Owner (if different than Applicant)

Name: Horseshoe Grove LLC
Address: 21707 SE Stark St.
Gresham, OR 97030
Phone #: (503) 808-1111
Email: Ryan@MtHoodInsurance.com

Property Information

Address: 2510 W. 2nd St., The Dalles, OR 97058
Zone: Commercial/Light Industrial
City Limits: Yes No
Geohazard Zone: Moderate

Map and Tax Lot: 2N 13E 33 BC 500
Overlay: _____
Size of Development: less than 1 acre (full site 2.28 acres)
Flood Designation: N/A

Project Information

New Construction Expansion/Alteration Change of Use Amend Approved Plan
Current Use of Property: Long Term RV Park
Proposed Use of Property: Long Term RV Park

Briefly Explain the Project:

Remove two dilapidated buildings (12 units) and replace them with 6 long-term RV spaces, a storage facility with 8 mini storage units, and additional parking, and to generally clean up the existing RV Park.

Proposed Building(s) Footprint Size (ft²): N/A RV Parking

Total Number of Parking Spaces Proposed: 33 Total/9 New

Total Landscaping Proposed (ft²): Approximately 29,000

Parking Lot Landscaping Proposed (ft²): N/A

Percentage of Irrigated Landscaping: N/A

Project Information (continued)

Economic Development Information

Proposed Project is in the Enterprise Zone

(for questions regarding Enterprise Zones, please contact the Assistant to the City Manager’s Office at (541) 296-5481, ext. 1150)

Full Time Equivalent (FTE) jobs are currently provided: _____

FTE jobs are expected to be created by the proposed project: _____

In addition to the requirements of Article 3.010: Application Procedures, this application must be accompanied by the information required in Article 3.050 Site Plan Review, contained in Title 10 Land Use and Development of the City of The Dalles Municipal Code.

Upon submission of this application, please provide the following material:

Site Team / Pre-Application:

- Completed application
- Concept plan (PDF recommended)
- 50% application fee

Official Conditional Use Permit Review:

- Remainder of application fees
- Professional plans (PDF required)

Following an approved Site Plan Review determination, plans with all necessary changes must be submitted to City Staff for final review. Please provide the following number of copies for review:

- 1 – PDF of final plans
- 1 – 11” x 17” set of final plans
- 2 – Full size sets of construction detail plans

Following final plan review, please provide the following number of copies:

- 1 – PDF of final plans
- 2 – 11” x 17” sets of final plans
- 4 – Full size sets of construction detail plans

Signature of Applicant

DocuSigned by:
Keesa Garcia
255B3C75BA53466...

1/11/2024

Date

Signature of Property Owner

DocuSigned by:
Ryan Richter
7A5CFBC711DE478...

1/11/2024

Date

PROJECT NARRATIVE
Horseshoe Grove Estates
2510 W. 2nd Street, The Dalles, OR 97058

SUMMARY

The subject property is located in a Commercial/Light Industrial zone just East of Interstate 84 on West 2nd Street in The Dalles. It is a 2.28 acre parcel of land currently operating as a manufactured home park with 36 spaces composed of:

- 2 manufactured homes (tenant-owned and occupied)
- 22 long-term RV spaces (21 occupied)
- 12 apartment units (2 buildings with 6 units each, both of which are vacant and uninhabitable)

The community amenities include water, sewer and power hookups, along with a community garbage bin. The roads are gravel, and the RV spaces are a mix of gravel and concrete. There are several large mature trees spread out among the property, some of which appear to be dead and require removal. There is a chain link fence around three of the four sides of the property but without screening.

The current zoning technically does not allow for long-term housing on the site despite the current use, the historical use as long-term housing, and the presence of manufactured homes used as long-term housing. Current zoning/code also does not allow upgrades or modifications to the site to improve the safety and quality of life for the existing residents without risking losing the ability to provide that housing. We are requesting a conditional use permit to continue to provide affordable housing at this park with the improvements outlined below.

IMPROVEMENT PLAN

Our plan is to remove the two dilapidated buildings (12 units) and replace them with 6 long-term RV spaces, a storage facility with 8 mini storage units, and additional parking, and to generally clean up and enhance the existing park. We would like to continue to provide this much needed affordable housing to the community but with the necessary improvements to allow for a comfortable, healthy and safe home for approximately 30 households. There are two phases/areas of improvement:

(1) Center/Frontage (development area less than 1 acre on East side of parcel)

- Remove the two existing buildings, which served as 12 apartment units (6 units per building), which are currently dilapidated and uninhabitable. NOTE: This portion of the project was completed in April 2023.
- In place of the North building, add 6 spaces for long-term RV parking with utility connections and space for one additional vehicle parking per space. The RV and parking area will be compact gravel, with grass in between each space.
- In place of the South building, create a space for an 8-unit mini storage building for tenant use, garbage area enclosed by a fence, additional parking, and locking mailboxes.
- Improvements to comply with code: Install sidewalks along frontage and designate walkway within the park, connect to storm water drainage, and address access by designating one way roads through the park.

(2) Enhance Existing Spaces (no development, clean up only)

- The existing occupied spaces will remain as-is with general community clean up and enhancements, including: add pole lighting along the park road, level gravel road and repair potholes, trim and spray overgrown blackberry bushes and vines along North and South borders of the park, remove dead trees, add arborvitaes along the frontage on 2nd Street for privacy and curb appeal, replace the entrance sign, and repair and/or install fencing along the park border, excluding the frontage, for privacy and curb appeal.

The cost to complete these improvements is approximately \$250,000. This will create jobs for local vendors, generate funds for the City, eliminate current hazards in the park, and allow the park to continue to provide affordable housing where there is great need for such.

Please see the enclosed site plans and the table below for specifics of how this plan complies with code criteria and standards related to this project.

CODE CRITERIA AND STANDARDS RELATED TO PROJECT:

STANDARD	FINDINGS
<p>10.12.030 Development Standards</p>	<p>A. Laws and Regulations. All the requirements of federal, state, and local laws and regulations shall be met. Refer to Oregon Revised Statutes Section 455.680 and Oregon Administrative Rules Chapter 918, Division 650 for State of Oregon requirements for RV parks.</p> <p><i>Comment: To generally ensure compliance with federal, state, and local laws, licensed vendors and engineers have or will be used to implement the permitted and city-approved plan. Further specific details are outlined below.</i></p> <p>B. Hazards to Property and Occupants. The condition of soil, groundwater level, drainage, and topography shall not create hazards to the property or the health and safety of occupants. Park sites shall not be located in areas exposed to objectionable smoke, noise, odors, or other adverse influences. No portion of any park subject to unpredictable or sudden flooding, subsidence, or erosion shall be used for any purposes which would expose persons or property to hazards.</p> <p><i>Comment: We intend to work with city planners, utility companies, excavation contractors and engineers to confirm all drainage and groundwater levels are sufficiently directed to avoid any and all hazards. The property is not in a flood zone and no erosion is known to affect the property.</i></p> <p>C. Setbacks. Setbacks shall be the same as the setbacks required by the zone district.</p> <p><i>Comment: To ensure compliance, the front setback will be a minimum of 15 feet, and the side setback will be a minimum of 5 feet each.</i></p> <p>D. Access in Residential Zones. 1. Access to an RV park shall be from an arterial or collector street, or shall be from a street with sufficient width and ease of access to allow any RV to enter and exit without causing undue traffic problems. If the access is not from an arterial or collector street, each access shall be evaluated on a case-by-case basis to determine if access is adequate for the type of RV which is anticipated to enter into, and exit from, the RV park. The evaluation will include on-street parking allowances and the condition of the street.</p> <p><i>Comment: The access to the park is from W 2nd Street, an arterial or collector street, which provides ample width and ease at the entrance and exit of the park. The interior road, exit and entrance will have a minimum 16 feet in width and is a one-way street. The entrance and exit have a distance of 150 feet between them, and vehicles have ample space to turn around and navigate to the exit on the rear road or middle, connecting road. The park will have 34 designated parking spaces.</i></p> <p>2. In order to facilitate ease of entry and exit, the Planning Commission may authorize a wider driveway entrance than is otherwise provided for in this Title.</p> <p><i>Comment: The entry and exit driveways are planned to be a minimum of 16 feet wide each.</i></p> <p>3. Park access connections to public streets shall meet the requirements of Article 6.050: Access Management.</p> <p><i>Comment: All entry and exit driveways will meet minimum standards for driveway distance and stopping sight distances per code in industrial areas. 150 feet minimum driveway distance and 150 feet stopping sight distance is assumed. A local vendor with experience in installing code-compliant sidewalks will be used for the sidewalk installation.</i></p> <p>4. For RV parks of 10 or more spaces, at least 2 vehicular exits shall be provided in every park. Each exit shall be no closer than 75 feet (edge to edge) from any other exit.</p> <p><i>Comment: There are two driveway/exit points at the park, which are approximately 150 feet apart.</i></p>

	<p>E. Screening. Except for the access roadway into the park, the park shall be screened with vegetation on all sides abutting rights-of-way or neighboring properties per the provisions of Section 10.11.050: Park Perimeter Screening.</p> <p><i>Comment: A 6-foot high sight-obscuring screen shall be provided through the use of a fence or vegetation. Arborvitae trees will be planted along the frontage on 2nd Street, excluding the access roads. Slats will be added to the fence along the remaining three sides of the park to provide privacy screening in addition to the existing vegetation.</i></p> <p>F. Surfacing. All spaces for RVs shall be covered with crushed gravel or paved with asphalt, concrete or similar material and be designed to provide for the control of runoff or surface water. The part of the space which is not occupied by the RV, not intended as an accessway to the RV or part of an outdoor patio, need not be paved or covered with gravel provided the area is landscaped or otherwise treated to prevent dust or mud.</p> <p><i>Comment: The areas designated for RV and vehicle parking on the six new spaces will be crushed gravel. The surrounding area not designated for an RV or vehicle parking will have grass. Each of these permeable materials will provide for the control of runoff or surface water.</i></p> <p>G. Non-Recreational Vehicle Parking Requirement. In addition to the number of parking spaces required for park administration, there shall be a minimum of 0.15 and a maximum of 1 parking spaces per RV space. Parking areas shall meet all of the requirements of Article 7.030: General Design Standards for Surface Parking Lots.</p> <p><i>Comment:</i></p> <ul style="list-style-type: none"> - Each RV space shall have one designated parking space. - No parking spots will occupy setbacks. - All parking spaces will be paved with asphalt or concrete and will be properly striped.
<p>10.12.040 Landscaping</p>	<p>All areas not occupied by buildings, streets, and RV spaces shall be landscaped per the provisions of Article 6.010: Landscaping. A landscape plan is required prior to the City signing a building permit application.</p> <p><i>Comment:</i></p> <ul style="list-style-type: none"> - There are currently six healthy, mature trees which will remain on the premises. These trees will be assessed regularly by an arborist to ensure proper care and maintenance. - A decorative wall or evergreen hedge screen no more than 48 inches in height and established parallel to, and no nearer than 2 feet from, the right-of-way line. The area between the wall or hedge and the street/sidewalk line shall be landscaped. The wall or screening shall be designed to allow a free access to the site or sidewalk by pedestrians. Visual breaks, not more than 5 feet wide, shall be provided every 30 feet within evergreen hedges abutting public rights-of-way. - A minimum of 60% of all landscaped areas, including required planting strips and planting islands, shall be covered with trees, shrubs, and ground cover (grass). The remaining 40% may be dry landscaped with rocks to match the look and feel of local landscaping. - We currently meet the minimum of 1 tree per 10 parking spaces required by the CLI zoning by having a minimum of 6 trees.
<p>10.12.050 Park Maintenance and Storage</p>	<p>Each RV park shall at all times keep a neat appearance. Except for the allowed vehicles, there shall be no outside storage of materials or equipment belonging to the park or to any of the guests.</p> <p><i>Comment: Park Rules prohibit any and all storage of personal items outside of their vehicles community buildings/sheds.</i></p> <p>1. Noise impacts across the property line shall not exceed 60 decibels. Noise related to traffic impacts shall not be included in this determination. Nothing in this Article shall modify other noise ordinance standards as adopted by the City.</p>

Comment: There will be no excess of 60 decibels at the property. We have established noise limits in our park rules and quiet hours are 10pm to 8am for a minimized level of noise.

2. Lighting impacts across the property line shall not exceed 0.5 foot-candles (a foot-candle is the amount of light falling upon a 1-square-foot surface which is 1 foot away from a 1-candlepower light source.)

Comment: All street lights are "warm" lights which will not exceed the 0.5 foot candles.

3. Dust and other particulate matter shall be confined to the subject property. Asphalt roads, grass, landscaping and irrigation systems will prevent and/or eliminate any excessive dust that may originate at the property.

4. The following odors shall be completely confined to subject property:

- a. Industrial and/or chemical grade chemicals, solvents, paints, cleaners, and similar substances;
- b. Fuels; and
- c. Fertilizers, manure, or other animal waste products, other than for landscape installation and maintenance.

Comment: No production, industrial work, maintenance of equipment, painting or commercial chemical use is permitted on the premises. The only business allowed to be operated on site is the RV business itself to provide housing.

5. Vibrations shall not be felt across the property line.

Comment: This is not applicable as industrial work is not permitted at the park per the Community Rules and Regulations.

6. The transportation system is capable, or can be made capable, of supporting the additional transportation impacts generated by the use. Evaluation factors shall include, but are limited to:

- a. Street designation and capacities;
- b. On-street parking impacts;
- c. Bicycle safety and connectivity;
- d. Pedestrian safety and connectivity; and
- e. Transit capacity and efficiency.

Comment: The impact on the transportation system is minimal considering there is no change to the number of spaces, in addition to considering the size of the road, ingress and egress, and available parking.

- The roads will be designated as one-way roads as designated by the arrows in the Site Plan.

- A pedestrian walkway is provided at the entrance of the park.

Additional Comments:

- A professional management company has been hired to oversee park operations and maintenance, ensure compliance with codes and standards, and to enforce Community Rules and Regulations.

- A concrete pad shall be provided for refuse collection with a solid, concrete wall surrounding it and gate access for pickup.

PROJECT MANAGER:
 CARLOS A. GARRIDO, ME-CE, PM
 PH: 541-490-4923
 EM: CGARRIDO@HRKUS.COM

ENGINEER OF RECORD:
 JAMES T. JONES, PE
 PH: 720-933-6234
 EM: JJONES@HRKUS.COM

PROJECT ENGINEER:
 ALEX PEDROZA, CE-EIT
 PH: 541-806-3629
 EM: APEDROZA@HRKUS.COM

DESIGNER:
 LAURENT LAMICHE
 PH: 509-637-4179
 EM: LLAMICHE@HRKUS.COM

CLIENT:
 HORSESHOE GROVE LLC
 21707 SE STARK ST
 GRESHAM, OR 97030
 CONTACT: RYAN RICHTER
 PH: 503-807-8011
 EM: RYAN@MTHOODINSURANCE.COM

SITE ADDRESS:
 2510 W. 2ND STREET
 THE DALLES, OR 97058

PERMITTING JURISDICTION:
 COMMUNITY DEVELOPMENT DEPARTMENT
 CITY OF THE DALLES
 313 COURT STREET
 THE DALLES, OR 97058
 CONTACT: KAITLYN COOK (ASSOCIATE PLANNER)
 PH: 541-296-5481 X 1132
 EM: KCOOK@CI.THE-DALLES.OR.US

SANITARY:
 WASTEWATER & STORMWATER DIVISION
 1215 WEST 1ST STREET
 THE DALLES, OR 97058
 CONTACT: STEVE BYERS (MANAGER)
 PH: 541-296-5401 X 2022
 EM: SBYERS@CI.THE-DALLES.OR.US

STORMWATER:
 WASTEWATER & STORMWATER DIVISION
 1215 WEST 1ST STREET
 THE DALLES, OR 97058
 CONTACT: DALE MCCABE (CITY ENGINEER)
 PH: 800-422-4012 X 2021
 EM: DMCCABE@CI.THE-DALLES.OR.US

WATER:
 CHENOWETH WATER PUD
 2312 WEST 8TH STREET
 THE DALLES, OR 97058
 CONTACT: DARRIN ECKMAN (ENGINEER)
 PH: 541-296-9177
 EM: DECKMAN@TENNESONENG.COM

GAS:
 NW NATURAL
 1125 BARGEWAY ROAD
 THE DALLES, OR 97058
 CONTACT: TONYA BRUMLEY
 PH: 800-422-4012 X 8610
 EM: BMK@NWNATURAL.COM

POWER:
 NORTHERN WASCO COUNTY PUD
 2345 RIVER ROAD
 THE DALLES, OR 97058
 CONTACT: JOSH SMITH
 PH: 541-296-2226
 EM: JOSH-SMITH@NWASCOPOD.ORG

FIREFIGHTER AGENCY:
 MID-COLUMBIA FIRE AND RESCUE
 1400 WEST 8TH STREET
 THE DALLES, OR 97058
 CONTACT: JAY WOOD (FIRE MARSHALL)
 PH: 541-296-9445
 EM: JWOOD@MCFR.ORG

U.S. POST OFFICE:
 THE DALLES POST OFFICE
 101 WEST 2ND STREET
 THE DALLES, OR 97058
 CONTACT:
 PH: 541-296-1065
 EM:

COMMUNICATION:
 CHARTER COMMUNICATIONS/SPECTRUM
 409 UNION STREET
 THE DALLES, OR 97058
 CONTACT: ERNIE GARCIA
 PH: 541-288-6492
 EM: ERNIE.GARCIA@CHARTER.COM

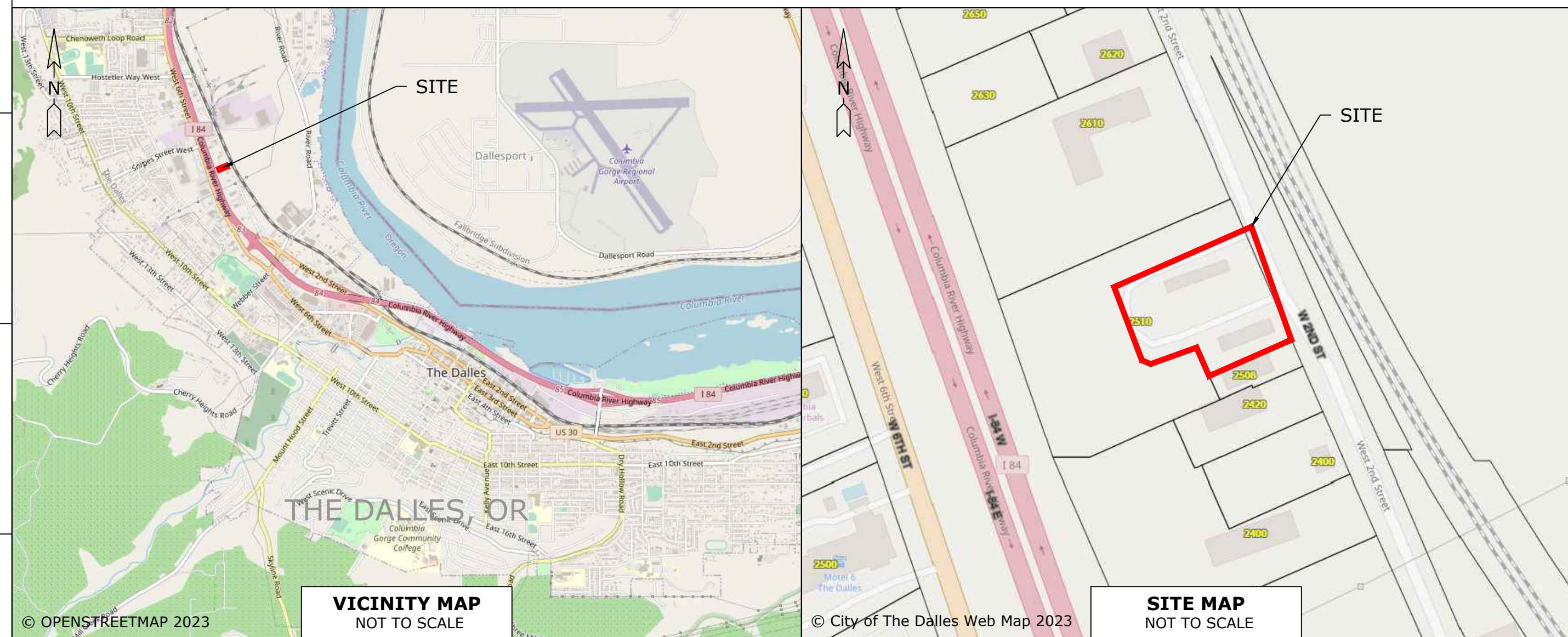
COMMUNICATION:
 QLIFE
 511 WASHINGTON ST
 THE DALLES, OR 97058
 CONTACT: JOHN AMERY
 PH: 541-340-0032
 EM: JOHN@ARISTONETWORKS.COM



SITE PLAN REVIEW DRAWINGS SET

MH - RV PARK

TAX LOT 500, NW 1/4 OF SECTION 33,
 TOWNSHIP 2 NORTH, RANGE 13 EAST, W.M.,
 CITY OF THE DALLES, OREGON



INDEX:

1	COVER SHEET
2	PLAT
3	EXISTING CONDITIONS
4	DEMOLITION
5	SITE

CLIENT

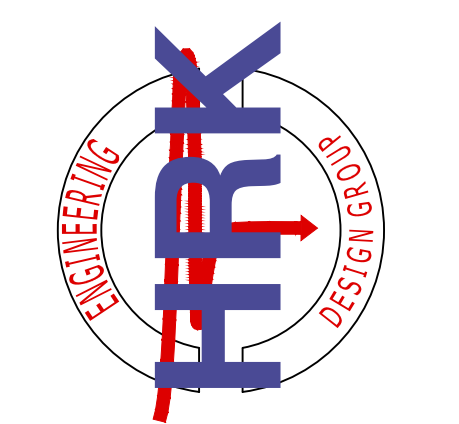
HORSESHOE GROVE LLC
 21707 SE STARK ST
 GRESHAM, OR 97030

PROJECT NAME
MH PARK

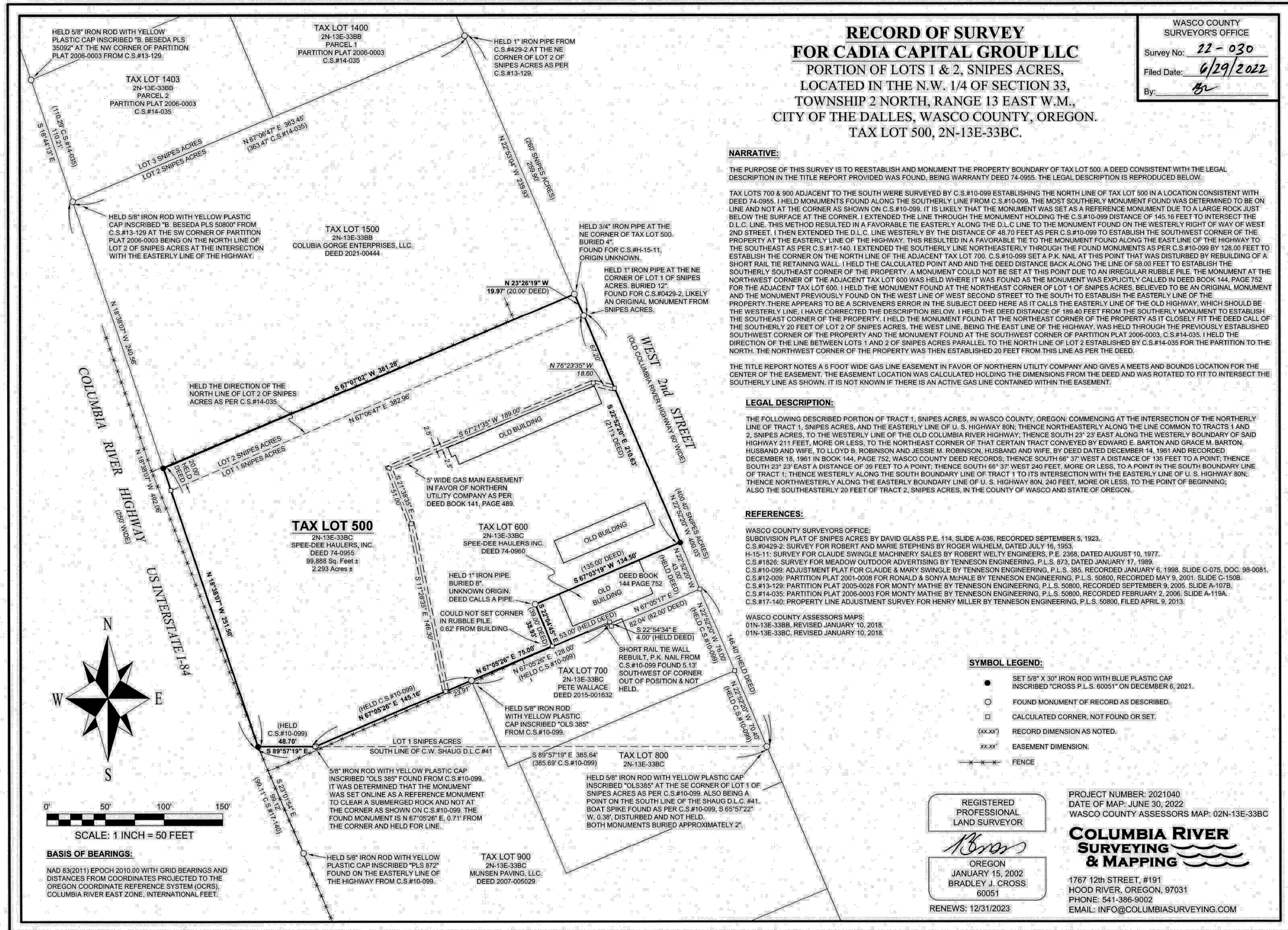
PROJECT DATE
 MARCH 31, 2023

PROJECT NO.
 23-011

PHASE
 SITE PLAN REVIEW



REVISION	NO.	DATE	DRWN	CHKD	DESCRIPTION
	1	03/21/23	LL	CG	SITE PLAN REVIEW
	2	12/01/23	CG	CG	ADDRESSING COMMENTS FROM THE CITY



**RECORD OF SURVEY
FOR CADIA CAPITAL GROUP LLC
PORTION OF LOTS 1 & 2, SNIPES ACRES,
LOCATED IN THE N.W. 1/4 OF SECTION 33,
TOWNSHIP 2 NORTH, RANGE 13 EAST W.M.,
CITY OF THE DALLES, WASCO COUNTY, OREGON.
TAX LOT 500, 2N-13E-33BC.**

WASCO COUNTY
SURVEYOR'S OFFICE
Survey No: **22-030**
Filed Date: **6/29/2022**
By: **BC**

NARRATIVE:
THE PURPOSE OF THIS SURVEY IS TO REESTABLISH AND MONUMENT THE PROPERTY BOUNDARY OF TAX LOT 500. A DEED CONSISTENT WITH THE LEGAL DESCRIPTION IN THE TITLE REPORT PROVIDED WAS FOUND, BEING WARRANTY DEED 74-0955. THE LEGAL DESCRIPTION IS REPRODUCED BELOW.
TAX LOTS 700 & 800 ADJACENT TO THE SOUTH WERE SURVEYED BY C.S.#10-099 ESTABLISHING THE NORTH LINE OF TAX LOT 500 IN A LOCATION CONSISTENT WITH DEED 74-0955. I HELD MONUMENTS FOUND ALONG THE SOUTHERLY LINE FROM C.S.#10-099. THE MOST SOUTHERLY MONUMENT FOUND WAS DETERMINED TO BE ON LINE AND NOT AT THE CORNER AS SHOWN ON C.S.#10-099. IT IS LIKELY THAT THE MONUMENT WAS SET AS A REFERENCE MONUMENT DUE TO A LARGE ROCK JUST BELOW THE SURFACE AT THE CORNER. I EXTENDED THE LINE THROUGH THE MONUMENT HOLDING THE C.S.#10-099 DISTANCE OF 145.16 FEET TO INTERSECT THE D.L.C. LINE. THIS METHOD RESULTED IN A FAVORABLE TIE EASTERLY ALONG THE D.L.C. LINE TO THE MONUMENT FOUND ON THE WESTERLY RIGHT OF WAY OF WEST 2ND STREET. I THEN EXTENDED THE D.L.C. LINE WESTERLY BY THE DISTANCE OF 48.70 FEET AS PER C.S.#10-099 TO ESTABLISH THE COMMON WEST CORNER OF THE PROPERTY AT THE EASTERLY LINE OF THE HIGHWAY. THIS RESULTED IN A FAVORABLE TIE TO THE MONUMENT FOUND ALONG THE EAST LINE OF THE HIGHWAY TO THE SOUTHEAST AS PER C.S.#14-140. I EXTENDED THE SOUTHERLY LINE NORTHEASTERLY THROUGH THE FOUND MONUMENTS AS PER C.S.#10-099 BY 128.00 FEET TO ESTABLISH THE CORNER ON THE NORTH LINE OF THE ADJACENT TAX LOT 700. C.S.#10-099 SET A P.K. NAIL AT THIS POINT THAT WAS DISTURBED BY REBUILDING OF A SHORT RAIL TIE RETAINING WALL. I HELD THE CALCULATED POINT AND THE DEED DISTANCE BACK ALONG THE LINE OF 58.00 FEET TO ESTABLISH THE SOUTHERLY SOUTHEAST CORNER OF THE PROPERTY. A MONUMENT COULD NOT BE SET AT THIS POINT DUE TO AN IRREGULAR RUBLE PILE. THE MONUMENT AT THE NORTHWEST CORNER OF THE ADJACENT TAX LOT 600 WAS HELD WHERE IT WAS FOUND AS THE MONUMENT WAS EXPLICITLY CALLED IN DEED BOOK 144, PAGE 752 FOR THE ADJACENT TAX LOT 600. I HELD THE MONUMENT FOUND AT THE NORTHEAST CORNER OF LOT 1 OF SNIPES ACRES. BELIEVED TO BE AN ORIGINAL MONUMENT AND THE MONUMENT PREVIOUSLY FOUND ON THE WEST LINE OF WEST SECOND STREET TO THE SOUTH TO ESTABLISH THE EASTERLY LINE OF THE PROPERTY. THERE APPEARS TO BE A SCRIBER'S ERROR IN THE SUBJECT DEED HERE AS IT CALLS THE EASTERLY LINE OF THE OLD HIGHWAY, WHICH SHOULD BE THE WESTERLY LINE. I HAVE CORRECTED THE DESCRIPTION BELOW. I HELD THE DEED DISTANCE OF 188.40 FEET FROM THE SOUTHERLY MONUMENT TO ESTABLISH THE SOUTHEAST CORNER OF THE PROPERTY. I HELD THE MONUMENT FOUND AT THE NORTHEAST CORNER OF THE PROPERTY AS IT CLOSELY FIT THE DEED CALL OF THE SOUTHERLY 20 FEET OF LOT 2 OF SNIPES ACRES. THE WEST LINE, BEING THE EAST LINE OF THE HIGHWAY, WAS HELD THROUGH THE PREVIOUSLY ESTABLISHED SOUTHWEST CORNER OF THE PROPERTY AND THE MONUMENT FOUND AT THE SOUTHWEST CORNER OF PARTITION PLAT 2006-0003, C.S.#14-035. I HELD THE DIRECTION OF THE LINE BETWEEN LOTS 1 AND 2 OF SNIPES ACRES PARALLEL TO THE NORTH LINE OF LOT 2 ESTABLISHED BY C.S.#14-035 FOR THE PARTITION TO THE NORTH. THE NORTHWEST CORNER OF THE PROPERTY WAS THEN ESTABLISHED 20 FEET FROM THIS LINE AS PER THE DEED.
THE TITLE REPORT NOTES A 5 FOOT WIDE GAS LINE EASEMENT IN FAVOR OF NORTHERN UTILITY COMPANY AND GIVES A MEETS AND BOUNDS LOCATION FOR THE CENTER OF THE EASEMENT. THE EASEMENT LOCATION WAS CALCULATED HOLDING THE DIMENSIONS FROM THE DEED AND WAS ROTATED TO FIT TO INTERSECT THE SOUTHERLY LINE AS SHOWN. IT IS NOT KNOWN IF THERE IS AN ACTIVE GAS LINE CONTAINED WITHIN THE EASEMENT.

LEGAL DESCRIPTION:
THE FOLLOWING DESCRIBED PORTION OF TRACT 1, SNIPES ACRES, IN WASCO COUNTY, OREGON; COMMENCING AT THE INTERSECTION OF THE NORTHERLY LINE OF TRACT 1, SNIPES ACRES, AND THE EASTERLY LINE OF U.S. HIGHWAY 80N; THENCE NORTHEASTERLY ALONG THE LINE COMMON TO TRACTS 1 AND 2, SNIPES ACRES, TO THE WESTERLY LINE OF THE OLD COLUMBIA RIVER HIGHWAY; THENCE SOUTH 23° 23' EAST ALONG THE WESTERLY BOUNDARY OF SAID HIGHWAY 211 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED BY EDWARD E. BARTON AND GRACE M. BARTON, HUSBAND AND WIFE, TO LLOYD B. ROBINSON AND JESSIE M. ROBINSON, HUSBAND AND WIFE, BY DEED DATED DECEMBER 14, 1961 AND RECORDED DECEMBER 18, 1961 IN BOOK 144, PAGE 752, WASCO COUNTY DEED RECORDS; THENCE SOUTH 66° 37' WEST A DISTANCE OF 135 FEET TO A POINT; THENCE SOUTH 23° 23' EAST A DISTANCE OF 30 FEET TO A POINT; THENCE SOUTH 89° 37' WEST 240 FEET, MORE OR LESS, TO A POINT IN THE SOUTH BOUNDARY LINE OF TRACT 1; THENCE WESTERLY ALONG THE SOUTH BOUNDARY LINE OF TRACT 1 TO ITS INTERSECTION WITH THE EASTERLY LINE OF U.S. HIGHWAY 80N; THENCE NORTHEASTERLY ALONG THE EASTERLY BOUNDARY LINE OF U.S. HIGHWAY 80N, 240 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; ALSO THE SOUTHEASTERLY 20 FEET OF TRACT 2, SNIPES ACRES, IN THE COUNTY OF WASCO AND STATE OF OREGON.

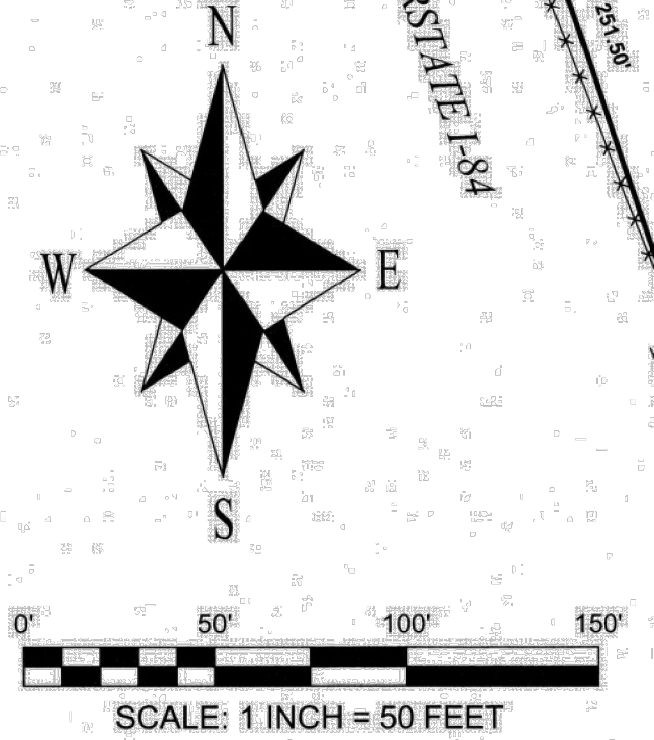
REFERENCES:
WASCO COUNTY SURVEYORS OFFICE:
SUBDIVISION PLAT OF SNIPES ACRES BY DAVID GLASS P.E. 114, SLIDE A-036, RECORDED SEPTEMBER 5, 1923.
C.S.#0429-2: SURVEY FOR ROBERT AND MARIE STEPHENS BY ROGER WILHELM, DATED JULY 16, 1953.
H-15-11: SURVEY FOR CLAUDE SWINGLE MACHINERY SALES BY ROBERT WELTY ENGINEERS, P.E. 2368, DATED AUGUST 10, 1977.
C.S.#1828: SURVEY FOR MEADOW OUTDOOR ADVERTISING BY TENNESON ENGINEERING, P.L.S. 873, DATED JANUARY 17, 1989.
C.S.#10-099: ADJUSTMENT PLAT FOR CLAUDE & MARY SWINGLE BY TENNESON ENGINEERING, P.L.S. 385, RECORDED JANUARY 6, 1998, SLIDE C-075, DOC. 98-0081.
C.S.#12-005: PARTITION PLAT 2001-0008 FOR RONALD & SONYA MCHALE BY TENNESON ENGINEERING, P.L.S. 50800, RECORDED MAY 9, 2001, SLIDE C-150B.
C.S.#13-129: PARTITION PLAT 2005-0028 FOR MONTY MATHIE BY TENNESON ENGINEERING, P.L.S. 50800, RECORDED SEPTEMBER 9, 2005, SLIDE A-107B.
C.S.#14-035: PARTITION PLAT 2006-0003 FOR MONTY MATHIE BY TENNESON ENGINEERING, P.L.S. 50800, RECORDED FEBRUARY 2, 2006, SLIDE A-119A.
C.S.#17-140: PROPERTY LINE ADJUSTMENT SURVEY FOR HENRY MILLER BY TENNESON ENGINEERING, P.L.S. 50800, FILED APRIL 9, 2013.
WASCO COUNTY ASSESSORS MAPS:
01N-13E-33BC, REVISED JANUARY 10, 2018.
01N-13E-33BC, REVISED JANUARY 10, 2018.

- SYMBOL LEGEND:**
- SET 5/8" X 30" IRON ROD WITH BLUE PLASTIC CAP INSCRIBED "CROSS P.L.S. 60051" ON DECEMBER 6, 2021.
 - FOUND MONUMENT OF RECORD AS DESCRIBED.
 - CALCULATED CORNER, NOT FOUND OR SET.
 - (xxx)' RECORD DIMENSION AS NOTED.
 - xxx' EASEMENT DIMENSION.
 - - - - - FENCE

REGISTERED PROFESSIONAL LAND SURVEYOR
Bradley J. Cross
OREGON
JANUARY 15, 2002
BRADLEY J. CROSS
60051
RENEWS: 12/31/2023

PROJECT NUMBER: 2021040
DATE OF MAP: JUNE 30, 2022
WASCO COUNTY ASSESSORS MAP: 02N-13E-33BC

COLUMBIA RIVER SURVEYING & MAPPING
1767 12th STREET, #191
HOOD RIVER, OREGON, 97031
PHONE: 541-386-9002
EMAIL: INFO@COLUMBIASURVEYING.COM



BASIS OF BEARINGS:
NAD 83(2011) EPOCH 2010.00 WITH GRID BEARINGS AND DISTANCES FROM COORDINATES PROJECTED TO THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), COLUMBIA RIVER EAST ZONE, INTERNATIONAL FEET.

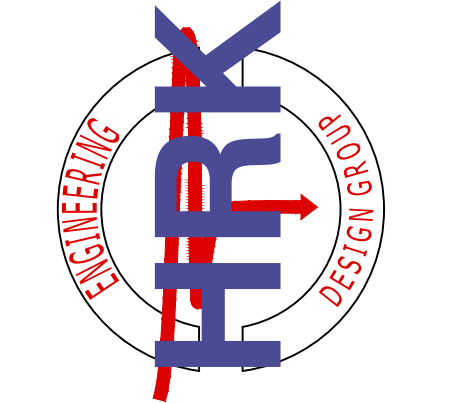
CLIENT
HORSESHOE GROVE LLC
21707 SE STARK ST
GRESHAM, OR 97030

PROJECT NAME
MH PARK

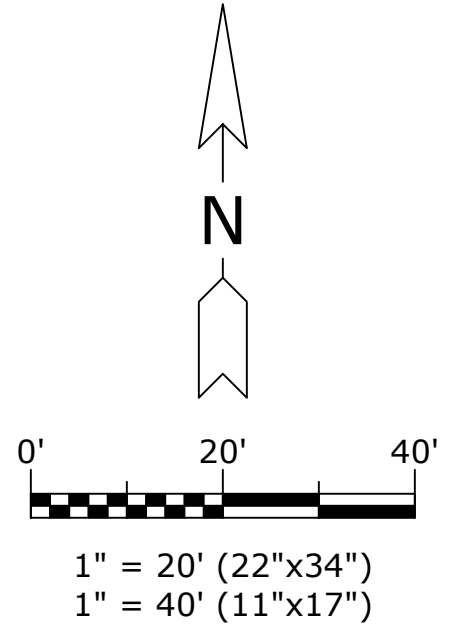
PROJECT DATE
MARCH 31, 2023

PROJECT NO.
23-011

PHASE
SITE PLAN REVIEW



REVISION	NO.	DATE	DESCRIPTION
	1	03/31/23	SITE PLAN REVIEW



TAX LOT 1500
2N-13E-33BC
COLUMBIA GORGE ENTERPRISES, LLC

TAX LOT 500
2N-13E-33BC
SPEE-DEE HAULERS, INC
99,888 SQ. FEET ±
2.293 ACRES ±

TAX LOT 600
2N-13E-33BC
SPEE-DEE HAULERS, INC

TAX LOT 900
2N-13E-33BC
MUNSEN PAVING, LLC

EXISTING STORM MH #2
RIM: 132.58'
24"Ø PVC (IN NW) IE: 126.04'
12"Ø PVC (IN NE) IE: 125.97'
30"Ø PVC (OUT SE) IE: 125.92'

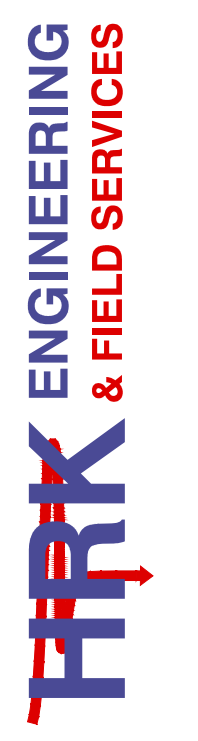
EXISTING SANITARY MH #2
RIM: 132.29'
18"Ø PVC (IN NW) IE: 126.99'
18"Ø PVC (OUT SE) IE: 126.87'

NOTE:

1. TOPOGRAPHIC SURVEY PERFORMED BY HRK ENGINEERING ON MARCH 24, 2023.
2. BASIS OF BEARINGS:
- HORIZONTAL DATUM: OREGON STATE PLANE, NORTH ZONE NAD 83/91, INTERNATIONAL FEET.
- VERTICAL DATUM: NAVD 1988.
3. CONTOURS SHOWN ARE 1' INTERVALS.

LEGEND:

- EXISTING FLOWLINE
- EXISTING STORM SEWER
- EXISTING CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING STORM DRAINAGE CLEANOUT
- EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY CLEANOUT
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING BLOW-OFF VALVE
- EXISTING WATER METER
- EXISTING IRRIGATION LINE
- EXISTING IRRIGATION VALVE
- EXISTING OVERHEAD ELECTRIC POWER LINE
- EXISTING UNDERGROUND ELECTRIC POWER LINE
- EXISTING POWER POLE
- EXISTING ELECTRIC METER
- EXISTING LIGHT POLE
- EXISTING NATURAL GAS LINE
- EXISTING GAS METER
- EXISTING GAS VALVE
- EXISTING UNDERGROUND COMMUNICATION
- EXISTING TELEPHONE RISER
- EXISTING INDEX CONTOUR LINE
- EXISTING CONTOUR LINE
- EXISTING FENCE
- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING PUBLIC UTILITY EASEMENT
- EXISTING SIGN
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EXISTING BUILDING
- PAVE ROAD
- GRAVEL ROAD



489 N 8TH STREET - SUITE 201
HOOD RIVER, OREGON 97031
541-386-6480 - WWW.HRKUS.COM

© HRK Engineering 2023 - All rights reserved.
These drawings are the property of HRK Engineering LLC and are not to be used or reproduced in any manner, without prior written permission.

CLIENT

HORSESHOE GROVE LLC
21707 SE STARK ST
GRESHAM, OR 97030

PROJECT NAME

MH PARK

PROJECT DATE

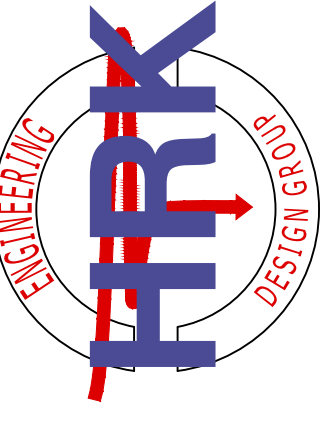
MARCH 31, 2023

PROJECT NO.

23-011

PHASE

SITE PLAN REVIEW

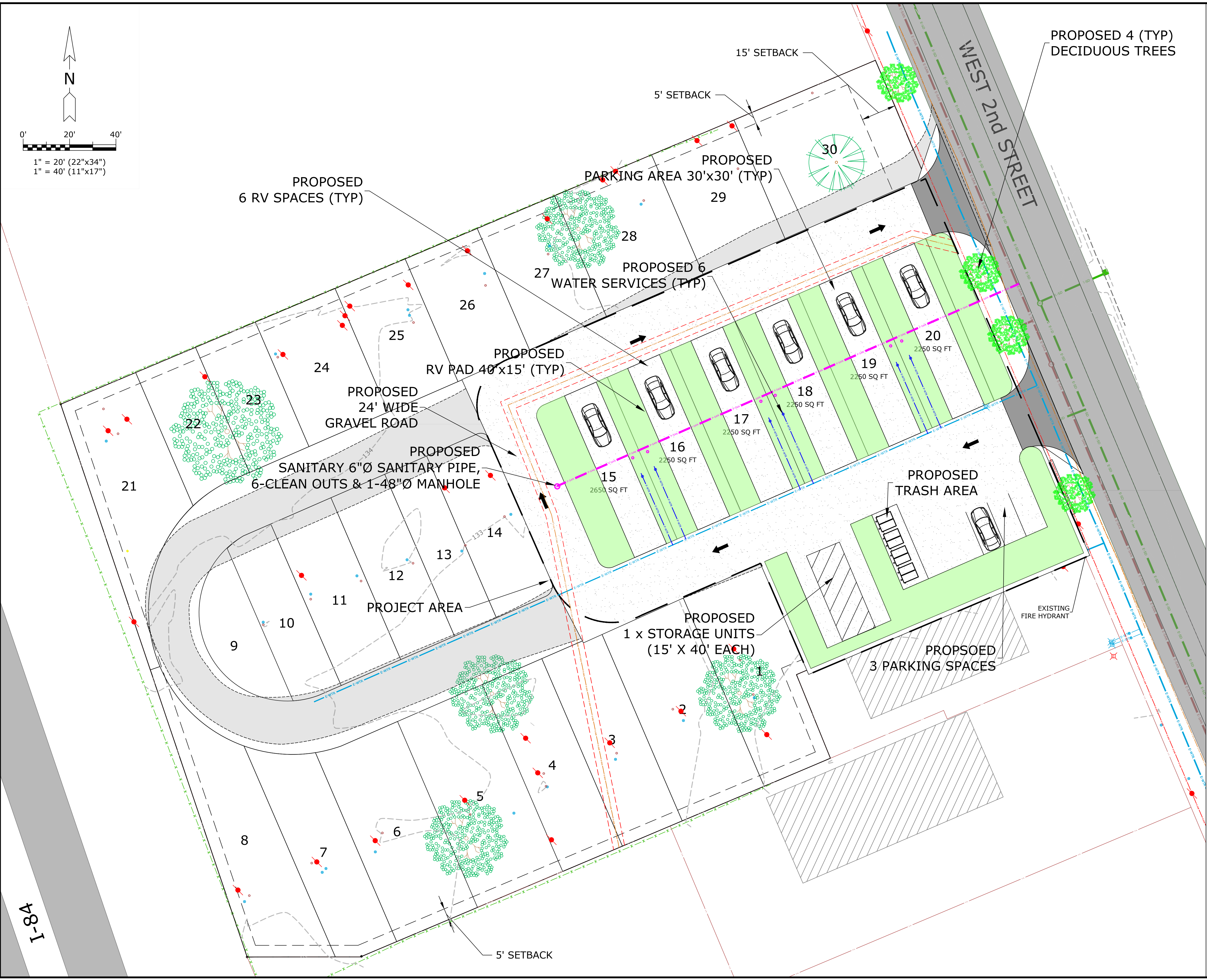
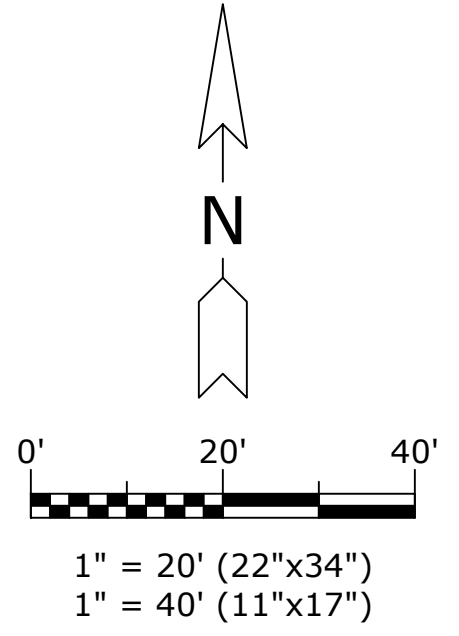


REVISION

NO.	DATE	DRWN	CHKD	DESCRIPTION
1	03/21/23	LL	CG	SITE PLAN REVIEW

SHEET NAME
EXISTING CONDITIONS

SHEET NO. OF 5



LEGEND:

- EXISTING PROPERTY LINE
- EXISTING SETBACK
- PROPOSED FENCE
- PROPOSED GREEN AREA
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- PROPOSED ASPHALT
- PROPOSED GRAVEL
- PROPOSED DECIDUOUS TREE

HRK ENGINEERING & FIELD SERVICES
 489 N 8TH STREET - SUITE 201
 HOOD RIVER, OREGON 97031
 541-386-6480 - WWW.HRKUS.COM

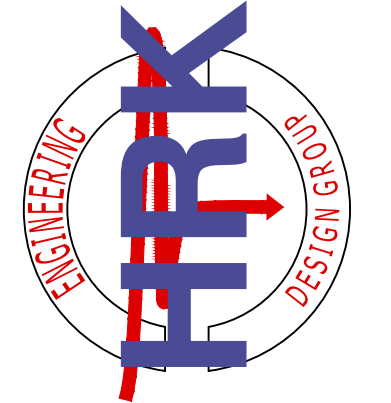
CLIENT
HORSESHOE GROVE LLC
 21707 SE STARK ST
 GRESHAM, OR 97030

PROJECT NAME
MH PARK

PROJECT DATE
 MARCH 31, 2023

PROJECT NO.
 23-011

PHASE
 SITE PLAN REVIEW



REVISION		CHKD	DESCRIPTION
NO	1	CG	SITE PLAN REVIEW
NO	2	CG	ADDRESSING COMMENTS FROM THE CITY
DATE	03/27/23	LL	
DATE	12/01/23	CG	



City of The Dalles
 Community Development Dept
 313 Court Street
 The Dalles, OR 97058
 (541) 296-5481, ext. 1125
 www.thedalles.org

Application #: SPR 542-24
 Filing Fee: \$220.00
 Receipt #: XBP 163270937
 Deemed Complete: _____
 Ready to Issue: _____
 Date Issued: _____

Received: 1/16/24

Site Plan Review Application

Applicant

Name: Yulia & Zach Mitchell
 Address: 5774 Dee Hwy
Parkdale, OR 97041
 Phone #: 503-860-0605
 Email: countrycoffeehr@gmail.com

Legal Owner (if different than Applicant)

Name: Samuel Woolsey
 Address: 751 E 18th St
The Dalles
 Phone #: 541-980-8640
 Email: samwoolseyrents@gmail.com

Property Information

Address: 523 E 2nd St
 Zone: CBC
 City Limits: Yes No
 Geohazard Zone: _____

Map and Tax Lot: 1N 13E 3 AC 700
 Overlay: _____
 Size of Development: _____
 Flood Designation: _____

Project Information

New Construction Expansion/Alteration Change of Use Amend Approved Plan

Current Use of Property: Parking lot
 Proposed Use of Property: Coffee cart

Briefly Explain the Project:
 Place and operate a coffee cart with drive-thru.

Proposed Building(s) Footprint Size (ft²): 160 SF

Total Number of Parking Spaces Proposed: _____ Parking Lot Landscaping Proposed (ft²): _____

Total Landscaping Proposed (ft²): _____ Percentage of Irrigated Landscaping: _____

Project Information (continued)

Economic Development Information

Proposed Project is in the Enterprise Zone

(for questions regarding Enterprise Zones, please contact the Assistant to the City Manager's Office at (541) 296-5481, ext. 1150)

Full Time Equivalent (FTE) jobs are currently provided: _____

FTE jobs are expected to be created by the proposed project: _____

In addition to the requirements of Article 3.010: Application Procedures, this application must be accompanied by the information required in Article 3.030 Site Plan Review, contained in Title 10 Land Use and Development of the City of The Dalles Municipal Code.

Upon submission of this application, please provide the following material:

Site Team / Pre-Application:

- Completed application
- Concept plan (PDF recommended)
- 50% application fee

Official Site Plan Review:

- Remainder of application fees
- Professional plans (PDF required)

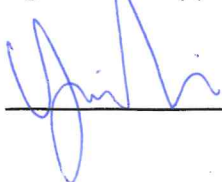
Following an approved Site Plan Review determination, plans with all necessary changes must be submitted to City Staff for final review. Please provide the following number of copies for review:

- 1 – PDF of final plans
- 1 – 11" x 17" sets of final plans
- 2 – Full size sets of construction detail plans

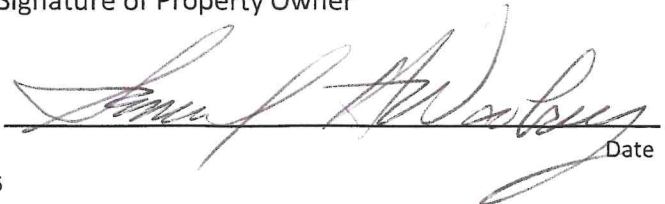
Following final plan review, please provide the following number of copies:

- 1 – PDF of final plans
- 2 – 11" x 17" sets of final plans
- 4 – Full size sets of construction detail plans

Signature of Applicant



Signature of Property Owner



Date

Date

Project Information (continued)

Economic Development Information

Proposed Project is in the Enterprise Zone

(for questions regarding Enterprise Zones, please contact the Assistant to the City Manager’s Office at (541) 296-5481, ext. 1150)

Full Time Equivalent (FTE) jobs are currently provided: _____

FTE jobs are expected to be created by the proposed project: _____

In addition to the requirements of Article 3.010: Application Procedures, this application must be accompanied by the information required in Article 3.030 Site Plan Review, contained in Title 10 Land Use and Development of the City of The Dalles Municipal Code.

Upon submission of this application, please provide the following material:

Site Team / Pre-Application:

- Completed application
- Concept plan (PDF recommended)
- 50% application fee

Official Site Plan Review:

- Remainder of application fees
- Professional plans (PDF required)

Following an approved Site Plan Review determination, plans with all necessary changes must be submitted to City Staff for final review. Please provide the following number of copies for review:

- 1 – PDF of final plans
- 1 – 11” x 17” sets of final plans
- 2 – Full size sets of construction detail plans

Following final plan review, please provide the following number of copies:

- 1 – PDF of final plans
- 2 – 11” x 17” sets of final plans
- 4 – Full size sets of construction detail plans

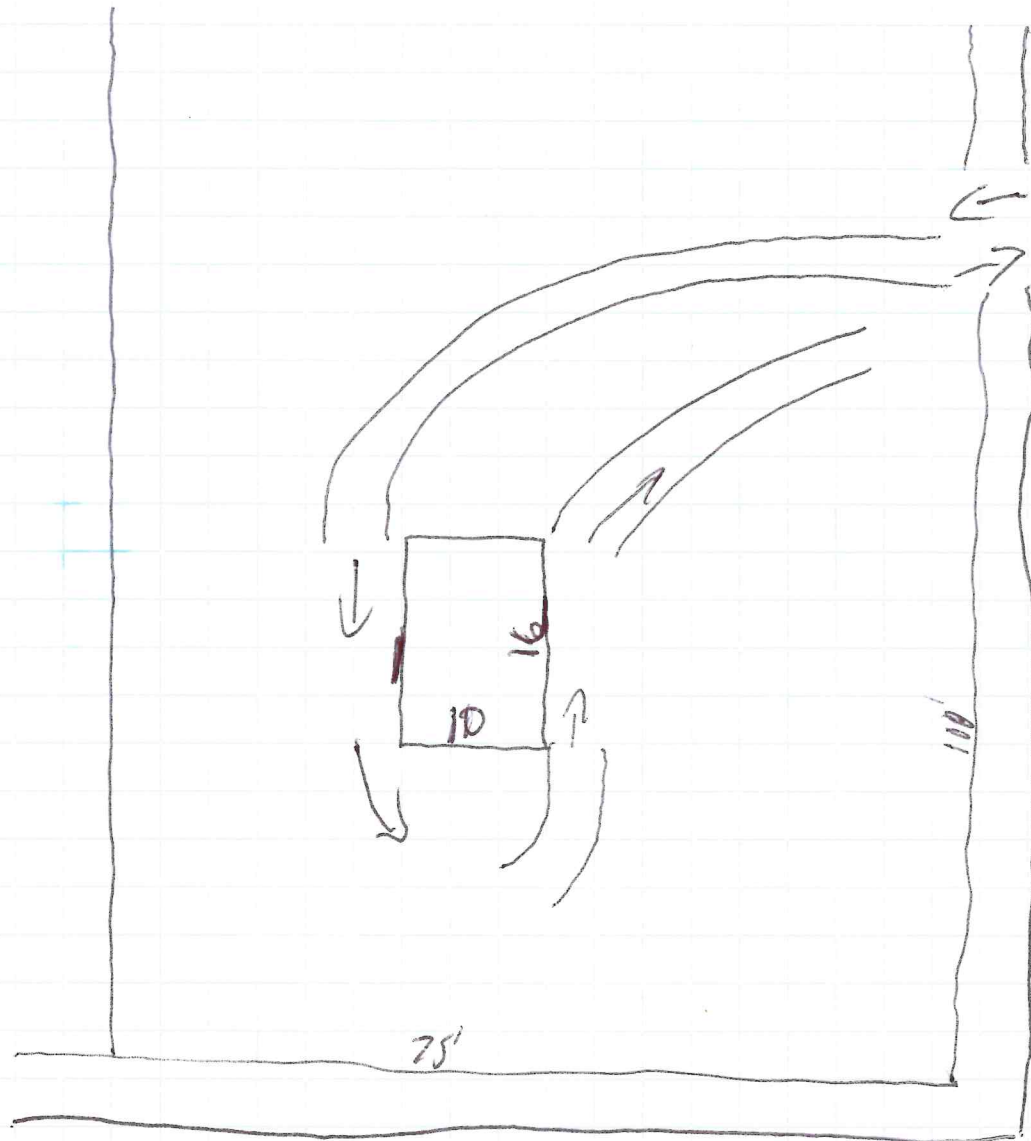
Signature of Applicant

Signature of Property Owner

1/16/24

Date

Date



2nd St

Jefferson St

Project Information (continued)

Economic Development Information

Proposed Project is in the Enterprise Zone

(for questions regarding Enterprise Zones, please contact the Assistant to the City Manager’s Office at (541) 296-5481, ext. 1150)

Full Time Equivalent (FTE) jobs are currently provided: 10

FTE jobs are expected to be created by the proposed project: 10 (0 new)

In addition to the requirements of Article 3.010: Application Procedures, this application must be accompanied by the information required in Article 3.030 Site Plan Review, contained in Title 10 Land Use and Development of the City of The Dalles Municipal Code.

Upon submission of this application, please provide the following material:

Site Team / Pre-Application:

- Completed application
- Concept plan (PDF recommended)
- 50% application fee

Official Site Plan Review:

- Remainder of application fees
- Professional plans (PDF required)

Following an approved Site Plan Review determination, plans with all necessary changes must be submitted to City Staff for final review. Please provide the following number of copies for review:

- 1 – PDF of final plans
- 1 – 11” x 17” sets of final plans
- 2 – Full size sets of construction detail plans

Following final plan review, please provide the following number of copies:

- 1 – PDF of final plans
- 2 – 11” x 17” sets of final plans
- 4 – Full size sets of construction detail plans

Signature of Applicant

Signature of Property Owner

DocuSigned by:

 F78B689FD83C4D1... _____

1/16/2024

Date

DocuSigned by:

 F78B689FD83C4D1... _____

1/16/2024

Date

Certificate Of Completion

Envelope Id: 197B78F0C1094EBFAAAF8F76B44B9153	Status: Completed
Subject: Complete with DocuSign: Gen 1 Site Plan Review Form for signature.pdf	
Source Envelope:	
Document Pages: 5	Signatures: 2
Certificate Pages: 4	Initials: 0
AutoNav: Enabled	Envelope Originator: Trent Gilfoil trent@280.earth
Envelopeld Stamping: Enabled	IP Address: 205.209.24.227
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	

Record Tracking

Status: Original 1/16/2024 2:17:18 PM	Holder: Trent Gilfoil trent@280.earth	Location: DocuSign
--	--	--------------------

Signer Events

John Pimentel
john@280.earth
SVP Business Development
280 Earth
Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

F78B689FD83C4D1...
Signature Adoption: Pre-selected Style
Using IP Address: 205.209.24.227

Timestamp

Sent: 1/16/2024 2:20:08 PM
Viewed: 1/16/2024 2:42:26 PM
Signed: 1/16/2024 2:42:39 PM

Electronic Record and Signature Disclosure:
Accepted: 4/21/2023 3:31:23 PM
ID: b634fa7a-ff84-48ac-8e06-e06469cccc005

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Hannah Darst
darst@x.team
Security Level: Email, Account Authentication (None)

COPIED

Sent: 1/16/2024 2:42:40 PM
Viewed: 1/16/2024 2:43:39 PM

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent	Hashed/Encrypted	1/16/2024 2:20:08 PM
Certified Delivered	Security Checked	1/16/2024 2:42:26 PM
Signing Complete	Security Checked	1/16/2024 2:42:39 PM
Completed	Security Checked	1/16/2024 2:42:40 PM

Payment Events

Status

Timestamps

Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, Bjorn Hovland (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact Bjorn Hovland:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: bjorn@280.earth

To advise Bjorn Hovland of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at bjorn@280.earth and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from Bjorn Hovland

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to bjorn@280.earth and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with Bjorn Hovland

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to bjorn@280.earth and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

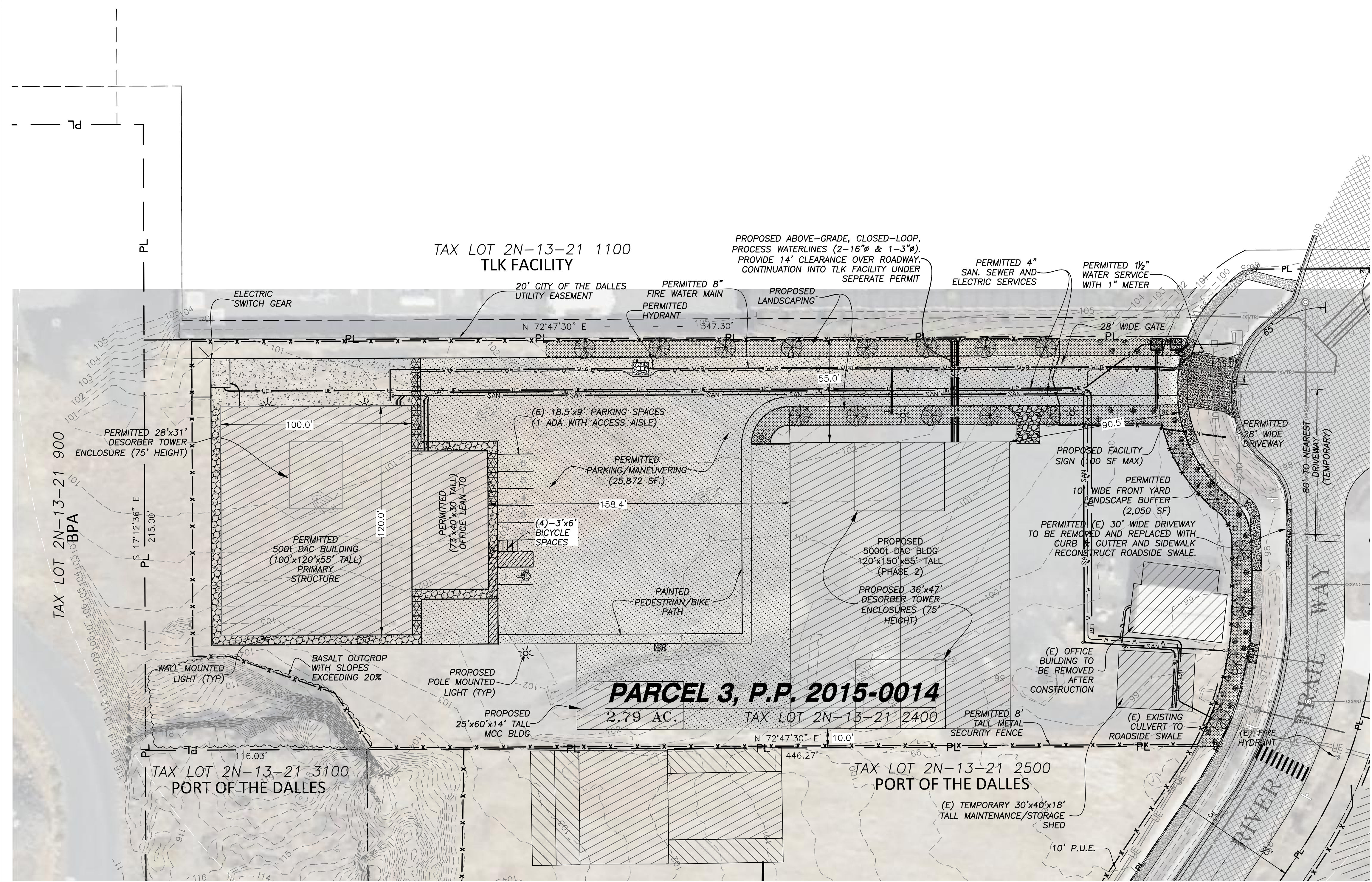
The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

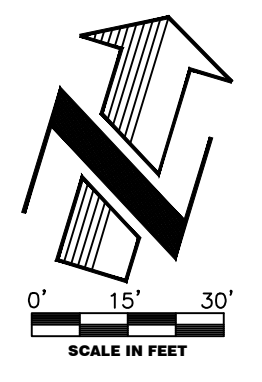
To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify Bjorn Hovland as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by Bjorn Hovland during the course of your relationship with Bjorn Hovland.



SITE PLAN
SCALE: 1" = 30'



HATCH

	PROPOSED ASPHALT		EXISTING ASPHALT		EXISTING CONCRETE
	LANDSCAPING		PROPOSED CONCRETE		EXISTING GRAVEL
	PROPOSED NATIVE RESORATION		PROPOSED BUILDING		EXISTING BUILDING
	ASPHALT TO BE REMOVED		PROPOSED GRAVEL		

PROPOSED UTILITIES

	SAN		PROPOSED SAN SEWER
	STM		PROPOSED STORM SEWER
	W-X"		PROPOSED WATER ("X"=DIA IN INCHES)
	FSW		FIRE SERVICE LINE
	UE		UNDERGROUND ELECTRIC
			HYDRANT
			WATER VALVE
			FIRE DEPARTMENT CONNECTION
			WATER METER
			CONTOUR
			INDEX CONTOUR
			FLOW DIRECTION

SITE INFO

TAX LOT:	02N-13E-21C 2400 (PARCEL 3, PP 2015-0014)
ZONING:	I - INDUSTRIAL
SITE AREA:	2.79 ACRES > 10,000 S.F. MIN.
SETBACKS:	FRONT: 90 FEET > 10 FEET MIN. SIDE: 10 FEET > 0 FEET MIN. REAR: 40 FEET > 25 FEET MIN.
LOT SIZES:	WIDTH: 215.0 FT. (AVE.) > 0 FT. (REQ'D MIN.) DEPTH: 565.3 FT. (AVE.) > 0 FT. (REQ'D MIN.) SIZE: 121,513 SF. > 10,000 S.F. (REQ'D MIN.)
BUILDING HEIGHT:	55 FEET = 55 FEET ALLOWED (HEIGHT LIMITATION EXCEPTION FOR DESORBER TOWER ENCLOSURE TO 75')

VEHICLE PARKING:	METRIC	PARKING REQ'D	# SPACES
8 EMPLOYEES		0.75 SP/EMPLOYEE	6
BICYCLE PARKING:	METRIC	PARKING REQ'D	# SPACES
PROCESSING (31,500 SF)		0.1 SP/1,000 SF	3.15
OFFICE (2,920 SF)		0.25 SP/1,000 SF	0.73
TOTAL:			3.88=4

LANDSCAPING:

FRONT YARD SETBACK LANDSCAPING ALONG RIGHT-OF-WAY: 2,050 SF (5' MIN WIDTH CITY -- 10' MIN WIDTH PORT)

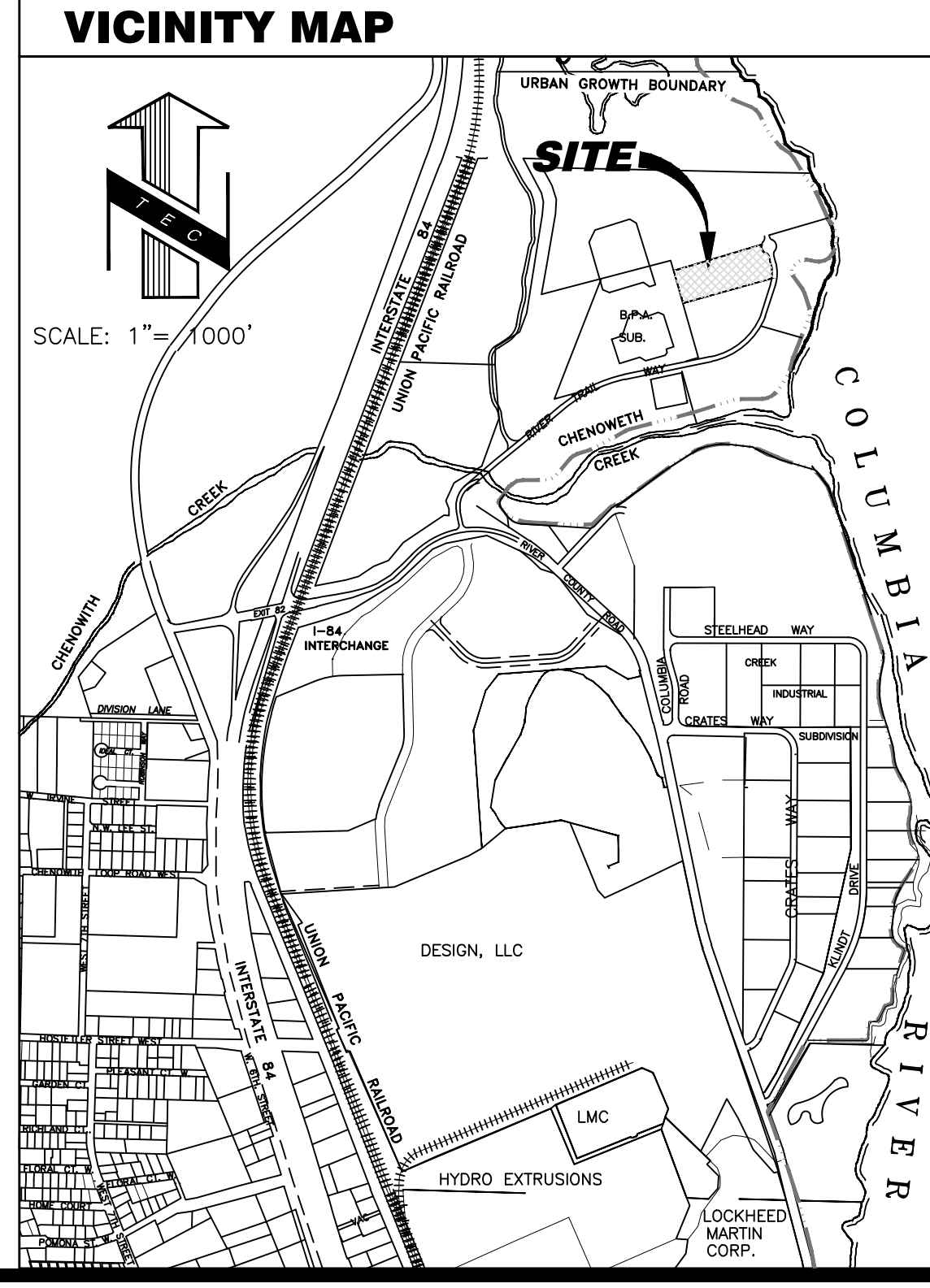
SITE LANDSCAPING ALONG DRIVEWAY: 4,964 SF (4% SITE - 4,861 SF MIN REQ'D BY PORT)

TOTAL LANDSCAPE PROVIDED: 7,014 SF (5.9% SITE)

IMPERVIOUS SURFACES:

BUILDINGS (PERMANENT)	34,430 SF (28.3% < 60%)
SITE	39,165 SF
	73,595 SF (60.5% < 85%)

- SHEET NOTES**
- AERIAL IMAGERY SHOWN ON THESE PLANS WAS OBTAINED FROM ONLINE OPEN SOURCES, INCLUDING BUT NOT LIMITED TO GOOGLE EARTH 2015.
 - CONTOUR DATA SHOW ON THESE PLANS WAS OBTAINED FROM ONLINE OPEN SOURCES, 2018-2019 USGS LIDAR: WASHINGTON FEMA QL2.
 - STORMWATER TO BE COLLECTED, CONVEYED AND DISPOSED OF IN PORT CONTROLLED ROADSIDE SWALES IN ACCORDANCE WITH THE "COLUMBIA GORGE BUSINESS PARK STORMWATER MANAGEMENT GUIDE".
 - EXTERIOR LIGHTING TO BE A COMBINATION OF WALL AND POLE MOUNTS. PROVIDE SHIELDING TO LIMIT ILLUMINATION ON ADJOINING PROPERTY.
 - UTILITY SERVICES SHOWN ARE CONCEPTUAL. FINAL SIZE AND LOCATION TO BE DETERMINED.
 - GRADING WILL BE LIMITED TO CREATING A FLAT PAD FOR THE BUILDING AND MINIMAL SLOPES ON THE IMPERVIOUS SURFACES TO PROVIDE DRAINAGE. CUTS AND FILLS ARE ANTICIPATED TO BE 4 FEET OR LESS IN NATURE.
 - PORTIONS OF THIS SITE PLAN HAVE BEEN PREVIOUSLY PERMITTED BY THE CITY (BP635-23).



TENNESON ENGINEERING CORP.
CONSULTING ENGINEERS
3775 CRATES WAY
THE DALLES, OREGON 97058
PH. 541-296-9177 FAX 541-296-6657

DAC PH 2 SITE PLAN
FOR
CLIMATE GM, LLC
4375 RIVER TRAIL WAY
THE DALLES, OR 97058
PLOT DATE: 1/16/2024

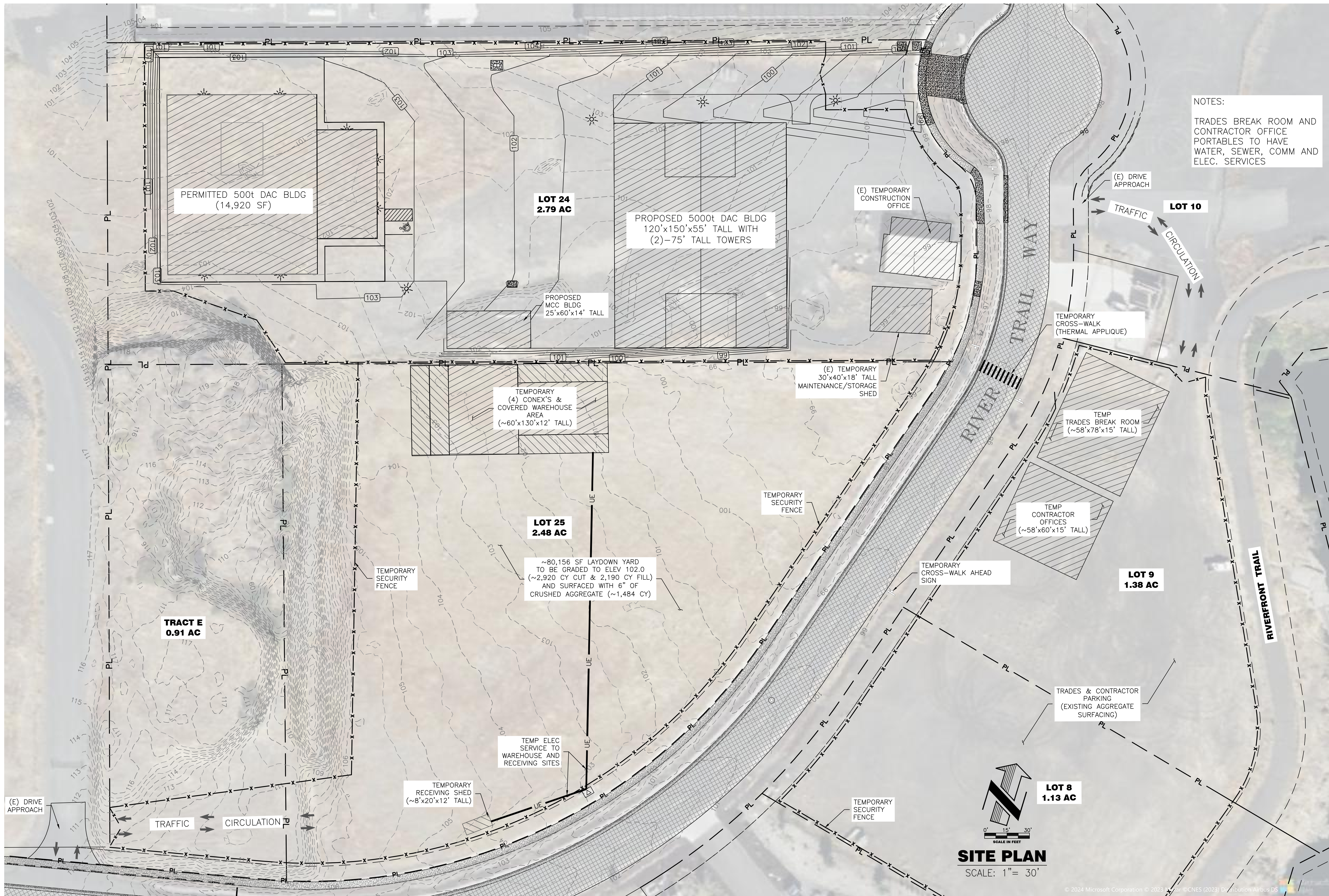
PRELIMINARY ONLY

IF THIS BAR IS NOT ONE INCH, THEN ADJUST SCALES ACCORDINGLY

REGISTERED PROFESSIONAL ENGINEER
51,430
PRELIMINARY
JULY 13, 1999
OREGON
DAKIN O. ECKMAN
RENEWAL DATE: 12/31/25

SITE SHEET C-100

Work Order No. WO #16525



NOTES:
TRADES BREAK ROOM AND CONTRACTOR OFFICE PORTABLES TO HAVE WATER, SEWER, COMM AND ELEC. SERVICES

DESIGN:	K.W.C./D.O.E.	SURVEY:	T.E.C.
DWG. FILE:	X:\EDWARDS\WORK\ORDERS\16525\ORDERS\16525.DWG	DATE:	1/16/2024
DRAWN:	K.W.C.	WORK ORDER:	16525
SCALE:	AS NOTED		

DAC PH2 TEMP FACILITIES
FOR
CLIMATE GM, LLC
4375 RIVER TRAIL WAY
THE DALLES, OREGON
PLOT DATE: 1/16/2024

TENNESON ENGINEERING CORP.
CONSULTING ENGINEERS
3775 CRATES WAY
THE DALLES, OREGON 97058
PH. 541-296-9177 FAX 541-296-6657

FOR AGENCY REVIEW

IF THIS BAR IS NOT ONE INCH, THEN ADJUST SCALES ACCORDINGLY.

REGISTERED PROFESSIONAL ENGINEER
51,430
PRELIMINARY
OREGON
JULY 13, 1999
DARRIN O. ECKMAN
RENEWAL DATE: 12/31/25

TEMP SHEET C-700

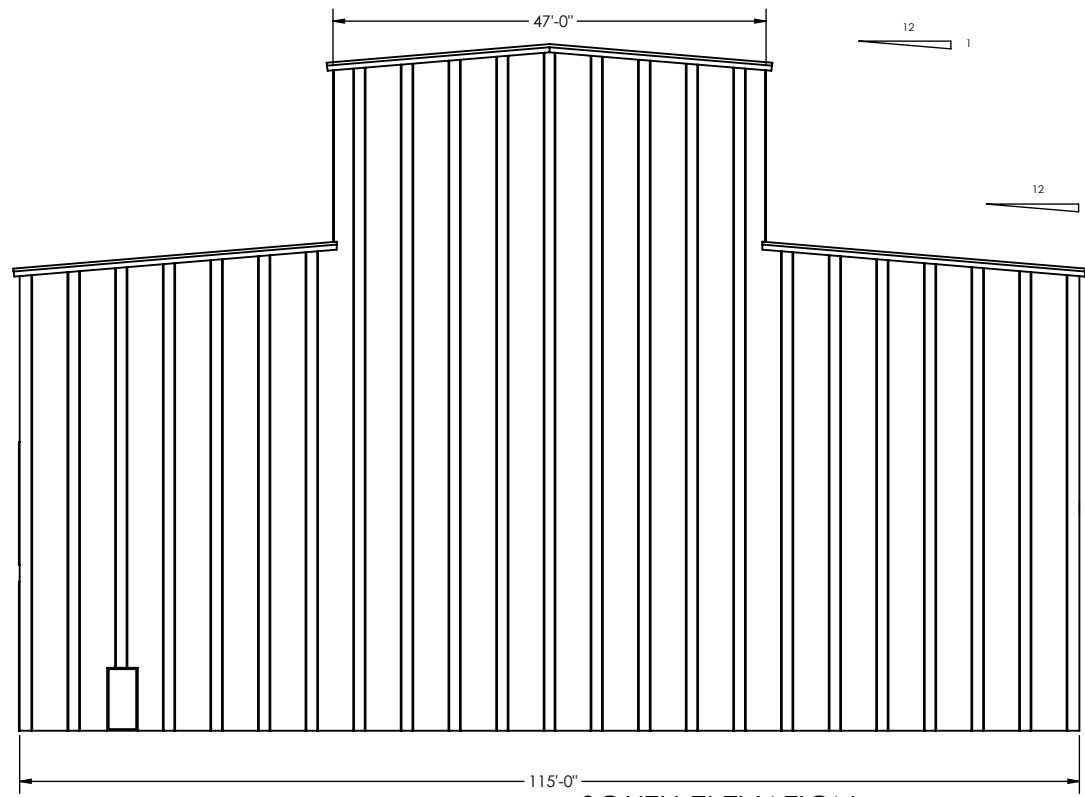
Work Order No. 16525

4

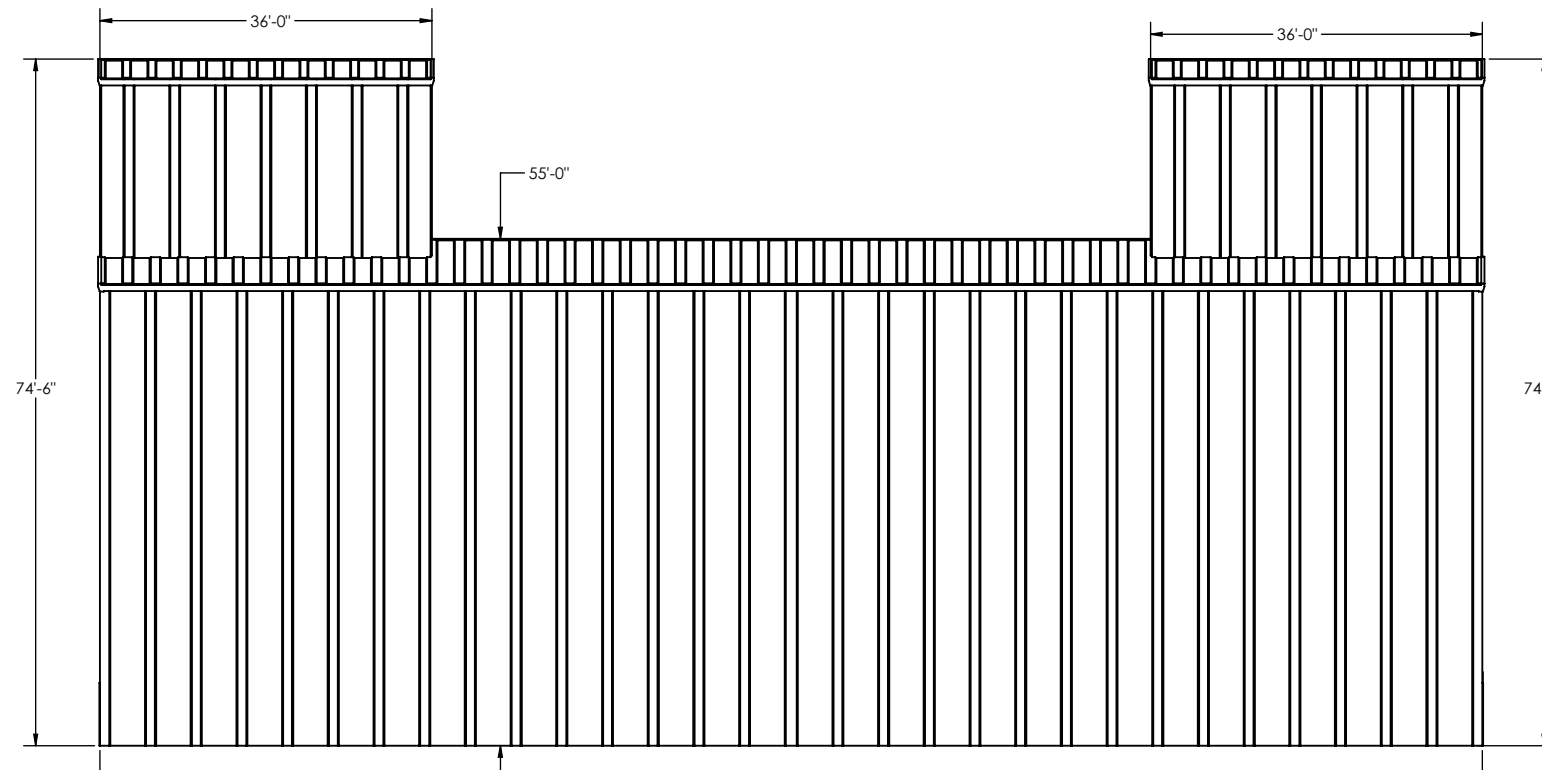
3

2

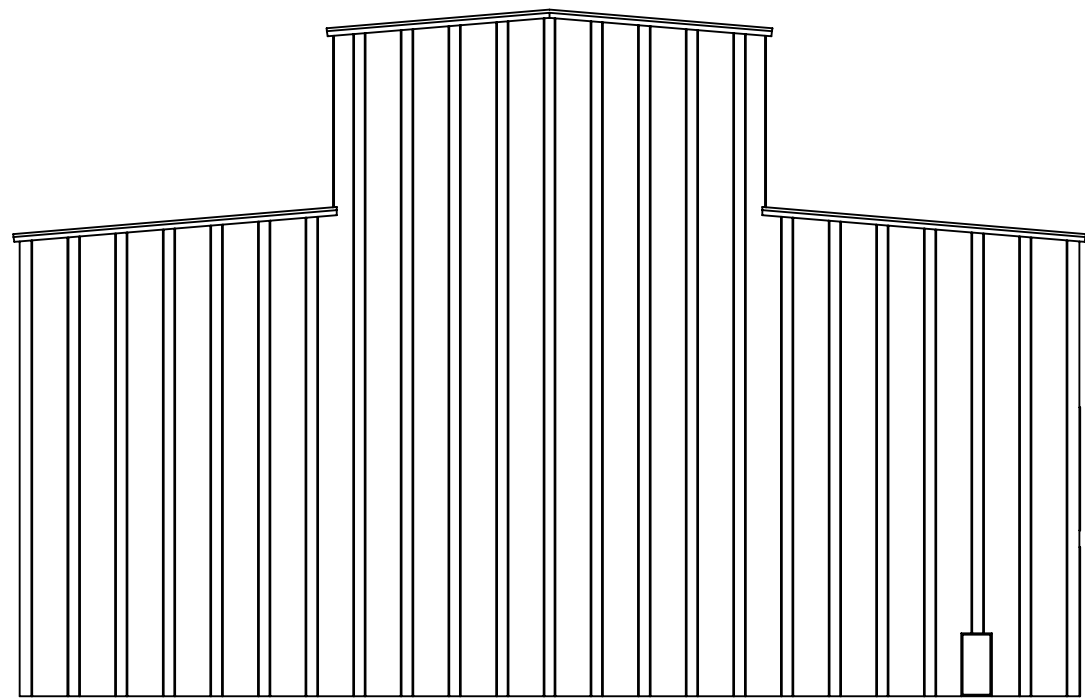
1



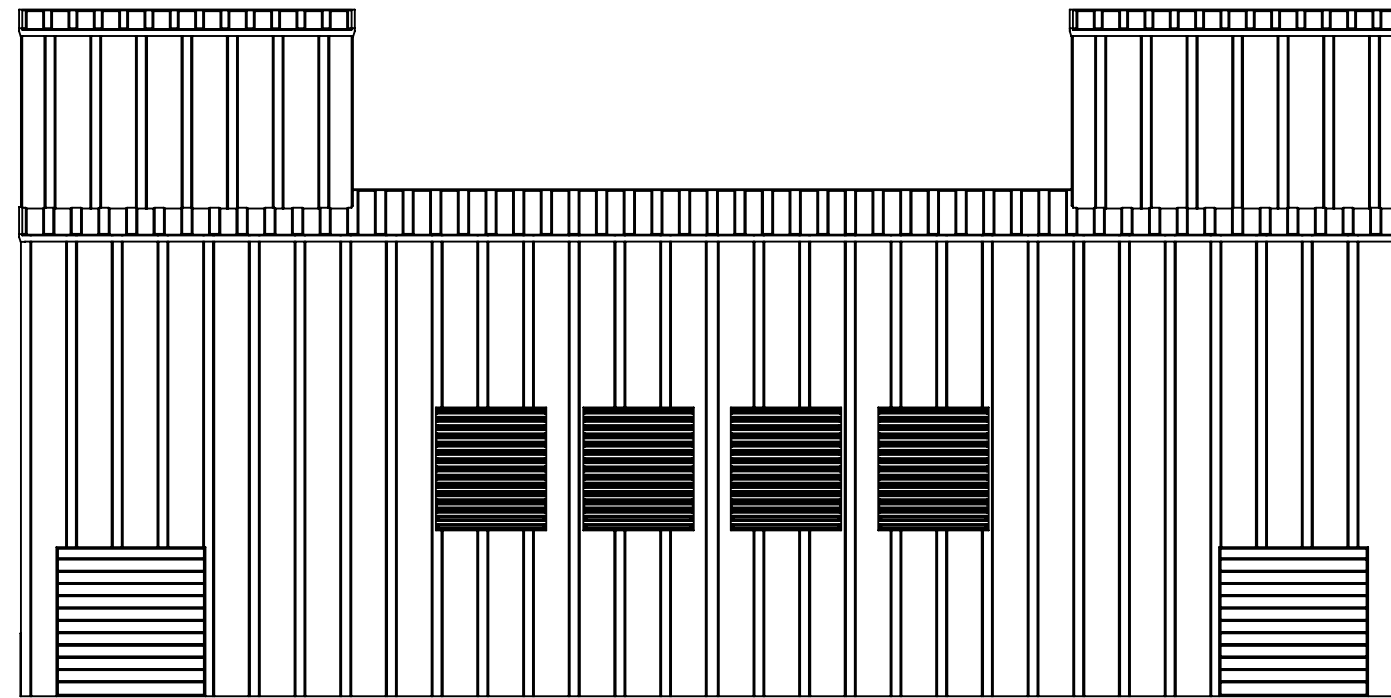
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

	NAME	DATE	Climate GM, LLC		
DRAWN		12-14-2023	TITLE: 4375 River Trail Way Symmeric equipment covers		
CHECKED					
ENG APPR.					
MFG APPR.					
Q.A.			SIZE B	DWG. NO. Gen1_Building Elevations	REV B
COMMENTS:			SCALE: 1:250		SHEET 1 OF 1

4

3

2

1

B

A

B

A