



THE DYER PARTNERSHIP
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MEMORANDUM

DATE April 13, 2022

TO City of Tangent
Joe Samaniego, City Manager

FROM Ryan Quigley, PE

SUBJECT J&H Automotive (22-01) - Site Plan and Variance Application Review

Joe,

We have reviewed the Application for Site Plan Review and Application for Variance for the J&H Automotive site and have the following comments:

1) Site Improvements

- a. Site improvements include the construction of one (1) 2,752 square foot building addition with associated parking stalls.
 - a.i. The existing building is positioned such that the south building wall is on the southern property line/north Queen Anne's Lace Dr. right-of-way line. The proposed addition will extend the building approximately 64 feet to the west, with the southern wall of the addition on or near the property line. A variance is required to eliminate the building setback from this property line. The variance is acceptable to us, provided the building does not encroach onto the public right-of-way for Queen Anne's Lace Dr.

- b. The existing building (2,064 sqft.) and paved area (1,020 sqft.) on the east side of the existing building make up the impervious area on the property. The existing total impervious area is 31% of the total site, when both 5,000 sf. tax lots are factored. The new building addition adds 2,752 sqft. of impervious area to the site, bringing the impervious area coverage to 58%.

2) Transportation

- a. Angled parking stalls that serve the existing building are provided in the Queen Anne's Lace Dr. right-of-way. The applicant proposes to continue to use these stalls with the completion of the new addition. ADA accessible stalls will be designated at the east end of the existing building.
 - a.i. All parking stalls shall be delineated to meet the requirements of the Tangent Public Works Design Standards (TPWDS). Anchored wheel stops shall be used to identify parking spaces in gravel areas, anchored wheel strips and striping paint shall be used to identify parking stalls on hard surfaces.
 - a.ii. To minimize additional impervious areas and associated increases in storm water run-off, the parking stalls shown on existing gravel surfacing are acceptable. The property owner shall maintain the gravel parking stalls in City right-of-way to keep gravel from migrating onto the travel lanes of Queen Anne's Lace Dr.
 - a.iii. Parking stalls shall not be positioned in such a way that parked cars impede the travel lanes or traffic flow on Queen Anne's Lace Dr.
 - a.iv. ADA accessible stalls shall meet the size and maximum slope requirements per the TWPDS and Oregon Structural Specialty Code. Two ADA accessible parking stalls are identified on the project plan, however; it is our understanding that only one ADA accessible stall is required.
 - a.v. At a minimum, one ADA accessible parking stall shall include an access aisle as required by the Oregon Structural Specialty code. Final plans will need to show the location of the ADA accessible parking stall along with design grades (slopes). ADA accessible stalls cannot be installed on existing asphalt that does not meet the maximum slope requirements.
 - a.vi. The City Council shall review and approve of the final parking layout within City right-of-way. This includes any ADA accessible parking stalls and access aisles planned for placement in the City right-of-way. Parking areas permitted in the Queen Anne's Lace right-of-way shall be maintained by the property owner.
 - a.vii. Clear vision area shall be maintained per the TPWDS. The clear vision area is defined in Section 2.22 of the TPWDS and includes a triangular area that is 20 feet along the north side Queen Anne's Lace Dr. right-of-

way line, starting at the ODOT right-of-way, and 20 feet along the ODOT right-of-way, starting at the north side Queen Anne's Lace Dr. right-of-way line. Parking stalls shall not be permitted within the clear vision area.

3) Sanitary Sewer

- a. The site is currently served by the City's Septic Tank Effluent Pump (STEP) sewer system. The applicant shall complete and submit the City's Sanitary Sewer Equivalent Dwelling Unit (EDU) worksheet to establish the correct EDU and confirm the tank is sized adequately to serve the existing building with the proposed addition.

4) Storm Drainage

- a. It is our understanding from the submittal material that drainage from the gutters of the proposed building addition and existing asphalt parking area will be directed to the existing ODOT drainage system located on Highway 99E. This is acceptable, provided the applicant receives approval from ODOT and meets all of ODOT's requirements.

5) General

- a. Final design plans for the proposed site work, including parking and storm drainage shall be submitted for review and approval by the City Engineer and ODOT prior to the start of construction activity.

END MEMORANDUM