



128 S Main St.
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**CITY OF CONDON
WORK SESSION AGENDA
PLANNING COMMISSION 3-16-2021
Tuesday, March 16, 2021, 5:30 PM
CONDON CITY HALL**

- 1. Zoom Link & Location**
- 2. Call the Meeting to Order & Roll Call**
- 3. Review & Approve February 16, 2021 Planning Commission Meeting Minutes**
 - 3.1. February 16, 2021 Minutes**
- 4. Public Hearing - ODOT Historic District Review - ADA Curb Project**
 - 4.1. Open Hearing**
 - 4.2. Staff Report**
 - 4.3. Proponents Testimony**
 - 4.4. Opponents Testimony**
 - 4.5. Public Agency Reports**
 - 4.6. Close Hearing**
 - 4.7. Planning Commission Decision**
- 5. Public Hearing - City & Gilliam County Comprehensive Map Amendment**
 - 5.1. Open Hearing**
 - 5.2. Hearing Disclosure Statement, Declare Conflicts of Interest, Ex Parte Contact or Personal Bias**
 - 5.3. Staff Report**
 - 5.4. Applicant's Testimony**
 - 5.5. Other Members of the Audience Who Wish to Speak on Application - Includes Written Testimony**
 - 5.6. Applicants Rebuttal**
 - 5.7. Public Agency Reports**
 - 5.8. Close Hearing**
 - 5.9. Planning Commission Decision**
- 6. Public Hearing - City of Condon Rezone Baseball Field Housing Project**
 - 6.1. Open Hearing**
 - 6.2. Hearing Disclosure Statement, Declare Conflicts of Interest, Ex Parte Contact or Personal Bias**



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- 6.3. Staff Report
- 6.4. Applicant's Testimony
- 6.5. Other Members of the Audience Who Wish to Speak on Application - Includes Written Testimony
- 6.6. Applicants Rebuttal
- 6.7. Public Agency Reports
- 6.8. Close Hearing
- 6.9. Planning Commission Decision
- 7. Other
- 8. Adjourn

Work Session agenda distributed March 9, 2021



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**CITY OF CONDON
WORK SESSION AGENDA
PLANNING COMMISSION
Tuesday, February 16, 2021, 5:30 PM
CONDON CITY HALL**

1. Zoom Link & Location

1.1. <https://us02web.zoom.us/j/86773173295?pwd=TEdtNldWUDNJSG82L1R6SDgydnPQT09>

Meeting ID: 867 7317 3295

Passcode: 080430

2. Call the Meeting to Order & Roll Call

Commissioner Vernon Grey called the meeting to order at 5:30 p.m.

Present: Planning Commissioners Vernon Grey, Rachel Weinstein, Cody Bettencourt, Haylee Potter and Derek Hiser; City Administrator Kathryn Greiner and Planning Consultant Kirk Fatland.

Absent: None

3. Election of Officers- Chairman & Vice Chair & Appoint Secretary

Motion by Commissioner Bettencourt to nominate Commissioner Grey as chairman of the City of Condon Planning Commission. The motion was seconded by Commissioner Potter and approved unanimously.

Motion by Commissioner Potter to nominate Commissioner Bettencourt as vice-chairman of the City of Condon Planning Commission. The motion was seconded by Commissioner Hiser and approved unanimously.

Chairman Grey appointed CA Greiner as the secretary of the City of Condon Planning Commission.

4. Consent Agenda

4.1. Review & Approve November 17 and December 1, 2020 Planning Commission Meeting Minutes

Motion made by Commissioner Bettencourt to approve the November 17 and December 1, 2020 Planning Commission meeting minutes. The motion was seconded by Commissioner Potter and approved unanimously.

5. PUBLIC HEARING - HERSCHEL LANTIS VARIANCE APPLICATION #604

5.1. Open Hearing

Chair Grey opened the Public Hearing to hear Herschel Lantis request for a variance on height on his proposed shop structure from the allowable 14' to 16'.

5.2. Hearing Disclosure Statement

Fatland asked if any Commissions went over the hearing disclosure statement and no Commissions had an issue.



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5.3. Declare Actual or Potential Conflicts of Interest, Ex Parte Contact or Personal Bias

All Commissioners noted that they did not have a potential conflict of interest, ex parte contact or a personal bias.

5.4. Staff Report

Fatland summarized the staff report and noted that there are two issues. One is that the height requested is 16' which is 2' higher than the allowable height of 14' for an accessory building. Also, the shop is on a separate property lot and would either have to have the tax lot re-platted or a deed restriction with the property that it would not be separated if it was sold. Fatland stated that this was not a large variance from what was required in the code.

5.5. Applicants Testimony

Herschel Lantis, 403 S. Potter Street, Condon, applicant - stated that the variance of roof height of 16' would allow him to put in larger door in the front of his shop to store his equipment. He added that it fitted in with the other buildings on his property.

5.6. Other Members of the Audience Who Wish to Speak on this Application

None

5.7. Applicants Rebuttal

None

5.8. Other Public Agency Reports

None

5.9. Close Hearing

Commissioner Potter asked if this was a prefab building, which Lantis stated that it was a a steel frame prefab building that would stand up to 114 pound snow load and with stand 140 mph winds. Commissioner Bettencourt stated that there are several shops in Condon that are this height. Chair Grey asked that if the shop was dismantled at some point in time could the lots then be sold separately. Fatland stated that the language of the deed restriction could be worded that if it the shop was no longer on that property it could be split and sold as two separate lots.

Chair Grey closed the hearing at 5:43 p.m.

5.10. Planning Commission Decision

A motion was made by Commissioner Bettencourt to approve Herschel Lantis variance of 16' on this application with a condition that Lantis will have a deed restriction of not being allowed to split lots to sell while the shop is there. The motion was seconded by Commissioner Potter and approved unanimously.

6. PUBLIC HEARING - JAY BUSE VARIANCE HEARING #605

6.1. Open Hearing

Chairman Grey opened the hearing to hear Jay Buse Variance application at 5:44 p.m.

6.2. Hearing Disclosure Statement

Fatland asked the Planning Commissioners if they had any issues with the application submitted by Buse. All Commissioners said "no."

6.3. Declare Actual or Potential Conflicts of Interest, Ex Parte Contact or Personal Bias

All Commissioners stated they did not have a potential conflict of interest, any ex parte contact and no person bias to Buse application.

6.4. Staff Report



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Fatland stated that Buse was asking for a 2' 6" variance on the height of his proposed shop which would make it 16' 6" at the peak. Due to the lot sloping down and that Buse has stated he is digging down for a lower foundation at 5' below grade, the visual will not be a large difference from the residence and the current accessory building on the lot. Fatland also noted that like Lantis this will be on another property line lot and would be required to sign a deed restriction to not separate the lots to sell while there is an accessory building on that lot.

Commissioner Bettencourt asked if there are four lots of Buse property, with Fatland stating that was correct. Commissioner Potter asked the size of the residence which is 1456 square feet, according to the application. Commissioner Hiser asked the current height of the residence with the application stating that it is 11'. Commissioner Potter stated that she had driven by the residence and due to the slope of the lot, the difference in height between the residence and proposed shop would not be noticeably.

6.5. Applicants Testimony

Jay Buse, 421 N. Oregon applicant provided a drawing of the roof slope of the three buildings that will be on the property and noted that it would not show a large difference due to the grade of the property.

6.6. Other Members of the Audience Who Wish to Speak on the Application

A letter was read from neighbor Bruce Peterson in favor of Buse variance application.

6.7. Applicants Rebuttal

None

6.8. Other Public Agency Reports

None

6.9. Close Hearing

Chairman Grey closed the hearing at 5:54 p.m.

6.10. Planning Commission Decision

A motion was made by Commissioner Potter to approve Buse variance application with the deed restrictions as noted. The motion was seconded by Commissioner Bettencourt and approved unanimously.

7. Other

Fatland asked to talk to the Planning Commission regarding what may be done for housing in Condon and Gilliam County. He asked if it might be possible to gather Pioneer Community Development (PCDC), City and County to work together and use resources to get more housing that appears to be needed. He said that he had read Gilliam County's Oregon Solutions document and didn't think that needed to be repeated but possibly going through the planning ordinances to make it easier to build in Condon. Chair Grey stated that he didn't see roadblocks in the City's ordinances, but instead the state building and energy codes are causing issues to get things accomplished. He suggested that an organization similar to Habitat for Humanity may bring volunteers and professionals together to build homes may be a solution.

Commissioner Potter stated that one problem is one person buying up the available homes and turning them into Air BnBs with no availability to rent or buy these homes for residents. Commissioner Hiser stated that coming from Hood River he recognized the problem of part time residents with multiple short term rentals and no housing for people that lived and worked in that area. He added that there are a lot of infill areas in Condon, but said that landowners did not want to part with any of the land available. Commissioner Weinstein stated that one of the biggest issues is the cost of construction.

Discussion led to having people joining their trades together for construction company and be under one license. The thought was that using local talent that was already doing jobs that would be cost prohibitive to get licensed and bonded individually. Also discussed was building kit homes such as Hi-Line and adding Accessory Dwelling Units (ADU) to the City's code. This would allow a smaller house on the same lot as a residence to be used as a rental. Also discussed was converting a second story of a garage for an apartment. Commissioner Hiser stated that there are a lot of selling points to living in Condon and suggested that they be promoted to attract people



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to the community.

Fatland suggested that he gather regulations to to Air BnBs, allowing ADUs and possibly allow duplexes as an outright use instead of having to be a Conditional Use as stated in the current code. Commissioner Weinstein stated that when she worked for Gilliam County that she did a housing/lot inventory for Condon. CA Greiner will request this from Gilliam County.

8. Adjourn

Chair Grey adjourned the meeting at 6:35 p.m.



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March 9, 2021

City Planning Commission
City of Condon
128 South Main Street
Condon, Oregon 97823

Reference: ODOT Curb Ramps
STAFF REPORT

Dear Commissioners,

The purpose of the Hearing is to consider alterations to existing sidewalk ramps and pedestrian infrastructure within the Historic Resource Combining Zone as proposed by the Oregon Department of Transportation. The proposal seeks to bring curb ramps along State highways into compliance with the American Disabilities Act.

Project Description:

Four of the eighteen sites proposed to be altered lie within the Historical Resource Combined Zone. Sites 10, 11, 12, and 13 affect the intersection Main Street with Walnut, Gilliam, Summit, and Spring Streets, respectively. Primarily the proposed alterations are modified curb ramps and new crosswalks to improve pedestrian mobility within the City's historic district. This proposal is part of a larger effort by ODOT to similarly improve access along State highways throughout Oregon.

Findings of Fact:

City of Condon Zoning Ordinance - 152.305 HISTORIC RESOURCE COMBINING ZONE

(7) EXTERIOR ALTERATIONS, ADDITIONS, AND NEW CONSTRUCTION.

2. Review Criteria for Major Alterations. The Planning Commission shall approve an application for major alterations if the proposed alteration is determined to be harmonious and compatible with the appearance and character of the historic landmark or district and shall disapprove any application if found detrimental or unsightly, grotesque, or adversely affecting the architectural significance, the integrity or historical appearance, or the educational or historical value of the resource. The following guidelines are based on the Secretary of Interior Standards for Rehabilitation and apply to exterior alterations to historic landmarks or districts:

(a) Every reasonable effort shall be made in the proposal to provide a compatible use for the property which requires a minimal alteration of the resource, or to use the property for its original intended purpose.

Finding: The proposal will improve upon existing pedestrian infrastructure to better serve its original and intended purpose.

(b) Retention of original construction features shall be preserved, so far as practicable. The removal of distinctive materials, features, finishes, and construction techniques, or



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alterations of features, spaces, and spatial relationships that characterize the historic landmark or district shall be avoided.

Finding: The proposed alterations to the historic district are limited to the sidewalk and streets and will not result in the removal of any distinctive characteristics of the district.

(c) Each historic landmark or district shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall be avoided. 2002 S-1 Zoning Regulations 65

Finding: The proposed curb ramps and pedestrian infrastructure will be consistent with the existing infrastructure within the district. The improved pedestrian access will not create a false sense of historical development.

(d) Changes to a property that have acquired historic significance in their own right shall be retained and preserved.

Finding: The property involved in this proposal functionally serves the historical district but possesses no historical significance of its own. The proposed alterations to the property will have no effect on its historical significance.

(e) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Finding: The property involved in the proposal does not contribute to the distinctive nature of the historic district and would not alter the distinctive aspects of the district.

(f) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and where possible, material. Replacement of missing features shall be substantiated by documentary and physical evidence.

Finding: The infrastructure proposed to be replaced will be upgraded to meet modern standards without compromising the historic features of the district.

(g) Chemical and physical treatment, if appropriate, shall be undertaken using the most gentle means possible. Treatment such as sandblasting or harsh chemical cleaning that cause damage to the historic material shall not be used.

Finding: The proposed alteration will not damage any historical material in the district. All alterations will be to sidewalks and adjacent streets.

(h) Archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.

Finding: ODOT is in the process of undertaking an archeological survey and review of the properties to ensure compliance with criterion (h).



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(i) Whenever possible, new additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the historic landmark and district. The new addition shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

Finding: The proposed infrastructure upgrades will not be detrimental to the character of the historic district. The proposal includes traffic calming bulb outs as well as additional crosswalks that will contribute to the accessibility and connection of landmarks within the district.

(j) New additions and adjacent or related new construction, within a district or on the same parcel as a designated historic landmark shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic landmark or district and its environment would be unimpaired.

Finding: If removed at a future date, the proposed construction would not fundamentally alter the form or integrity of the historic district.

(k) New construction. The design of new construction shall be compatible with the design of the historic landmark or district considering scale, style, height, setbacks, architectural detail, and materials. The location and orientation of the new construction shall be consistent with the typical location and orientation of similar building in the area considering setbacks, distances between building, location of entrances, and similar citing considerations.

Finding: No new construction is proposed, the alterations will have deviate minimally from the visual impact of the infrastructure currently in place.

(l) Murals. Murals shall be subject to the review criteria set forth division (A)(2) of this section and subject to the size requirements established in ' 152.410.

Finding: No murals are included as part of this proposal.

Staff Recommendation:

Based upon the above criteria, planning staff recommend approval. The proposed pedestrian infrastructure on Main Street will improve access within the historic district without negatively impacting the historic resources in the district.

Sincerely,

Kirk T. Fatland

Kirk Fatland

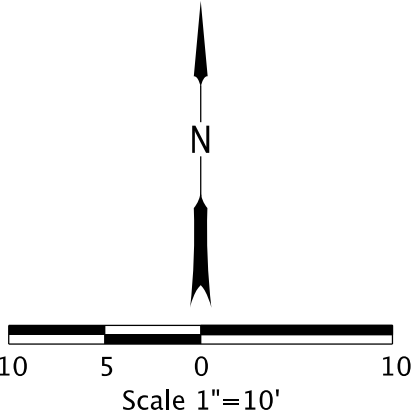
KTF

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RIGHT-OF-WAY DELAYS OR
ACCESS DELAYS (SEE 00180.65)

- Area of excess sidewalk removal
- Rock Mulch
- Sawcut Line
- Zero curb exposure

- CONSTRUCTION NOTES:
1. Max. cross slope change on ramp 0.5% per foot.
2. See BA01 for curb detail.
3. Mark R/W line prior to construction.
4. See General Construction Sheets for signing and utility conflict details.
5. See Std. Dwgs. for details not shown.



ADA CURB RAMP PILOT PROGRAM PROJECT

OR 206 AT POTTER ST. (NORTHWEST CORNER)
CONDON SITE 1 - CORNER 4

DESIGN EXCEPTION	N/A
CROSSING CLOSURE	N/A
LRM NO.	30000100
HWY: 300 M.P.: 40.48	
CORNER POSITION	4
RAMP NO.	1 & 2



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Bend, Oregon 97702
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CENTRAL OREGON CURB RAMPS - PHASE 2

VARIOUS HIGHWAYS
VARIOUS COUNTIES

Designer: Austin Zavala
Reviewer: Matthew Phillips
Drafter: J.J. Banks
Checker: Ryan Stephens

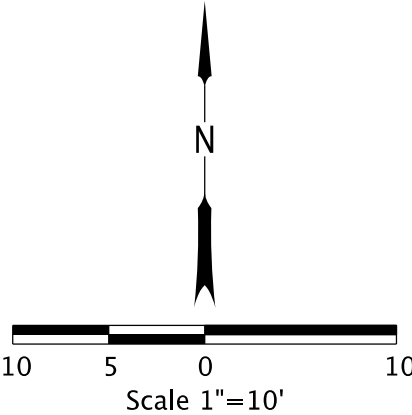
CURB RAMP DETAILS

SHEET NO.
BC402

-  Area of excess sidewalk removal
-  Rock Mulch
-  Sawcut Line
-  Zero curb exposure

- CONSTRUCTION NOTES:
1. Max. cross slope change on ramp 0.5% per foot.
 2. See BA01 for curb detail.
 3. Mark R/W line prior to construction.
 4. See General Construction Sheets for signing and utility conflict details.
 5. See Std. Dwgs. for details not shown.

RIGHT-OF-WAY DELAYS OR
ACCESS DELAYS (SEE 00180.65)



 ADA CURB RAMP PILOT PROGRAM PROJECT

OR 206 AT LINCOLN ST. (SOUTHWEST CORNER)
CONDON SITE 2 - CORNER 1

DESIGN EXCEPTION	N/A
CROSSING CLOSURE	N/A
LRM NO.	30000100
HWY: 300 M.P.: 40.53	
CORNER POSITION	1
RAMP NO.	1 & 2

REGISTERED PROFESSIONAL
ENGINEER
93763PE

OREGON
JULY 11, 2018
RYAN ARTHUR STEPHENS

EXPIRES: 06/30/2022



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CENTRAL OREGON CURB RAMPS - PHASE 2

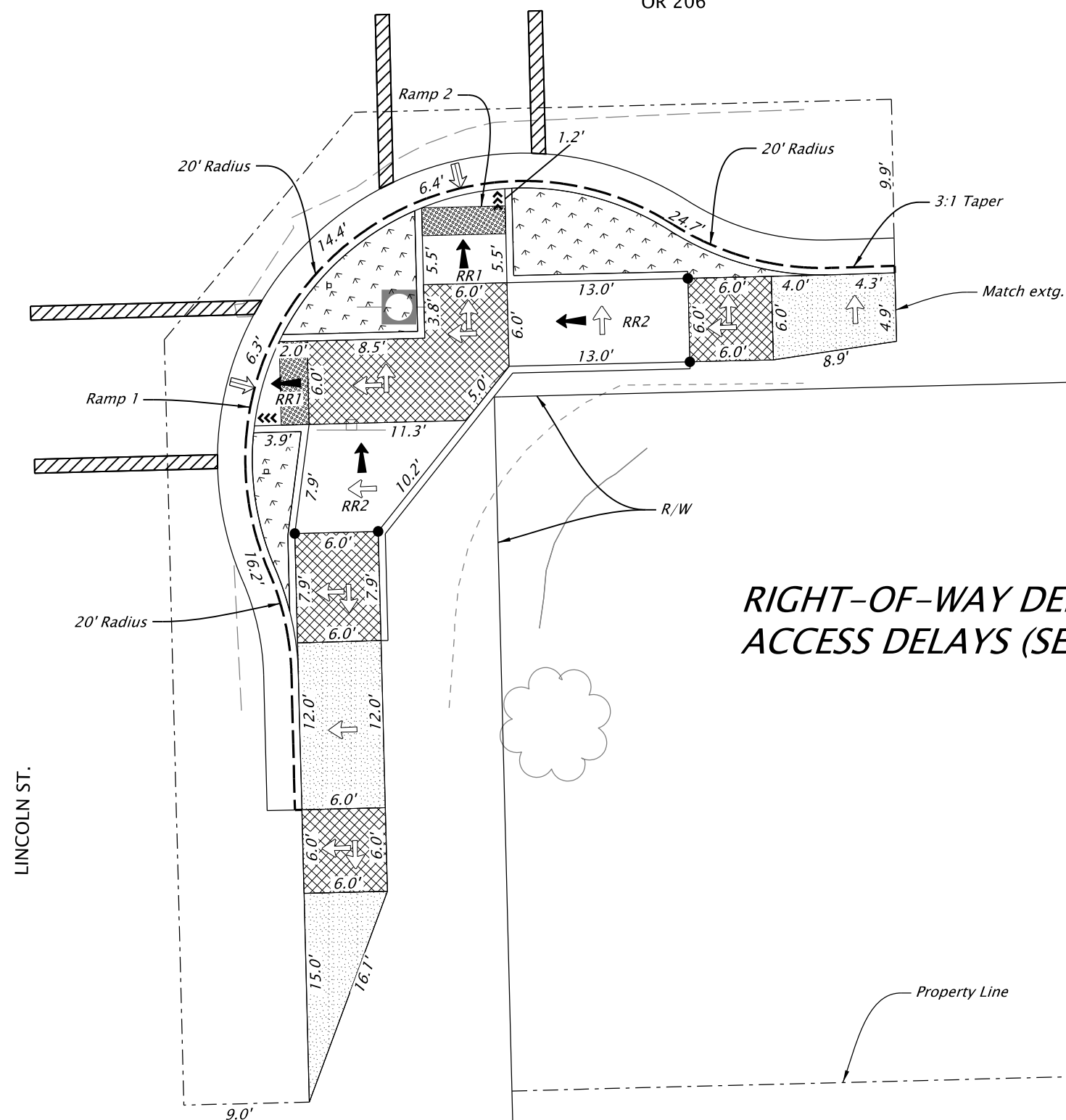
VARIOUS HIGHWAYS
VARIOUS COUNTIES

Designer: Austin Zavala Reviewer: Matthew Phillips
Drafter: J.J. Banks Checker: Ryan Stephens

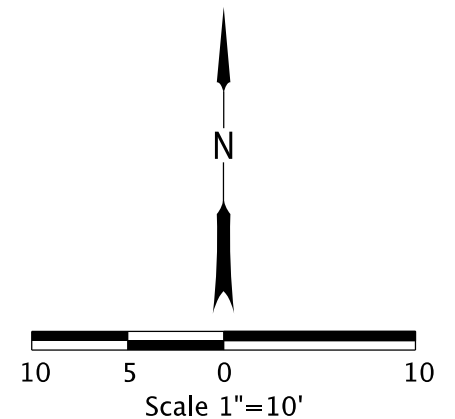
CURB RAMP DETAILS

SHEET NO.
BC403

1. *Max. cross slope change on ramp 0.5% per foot.*
2. *See BA01 for curb detail.*
3. *Mark R/W line prior to construction.*
4. *See General Construction Sheets for signing and utility conflict details.*
5. *See Std. Dwg. for details not shown.*

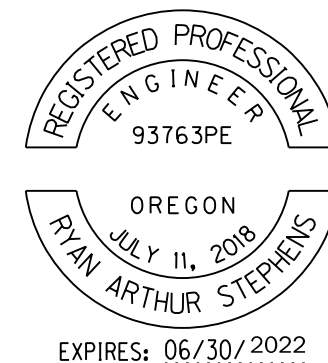


*RIGHT-OF-WAY DELAYS OR
ACCESS DELAYS (SEE 00180.65)*



ADA CURB RAMP PILOT PROGRAM PROJECT

DESIGN EXCEPTION	N/A
CROSSING CLOSURE	N/A
LRM NO.	30000100
HWY: 300 M.P.: 40.53	
CORNER POSITION	2
RAMP NO.	1 & 2




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CENTRAL OREGON CURB RAMPS - PHASE 2

VARIOUS HIGHWAYS
VARIOUS COUNTIES

Designer: Austin Zavala

Reviewer: Matthew Phillips

Drafter: J.J. Banks

Checker: Ryan Stephens

CURB RAMP DETAILS

SHEET NO.

BC404

-  Area of excess sidewalk removal
-  Rock Mulch
-  Sawcut Line
-  Zero curb exposure

- CONSTRUCTION NOTES:
1. Max. cross slope change on ramp 0.5% per foot.
 2. See BA01 for curb detail.
 3. Mark R/W line prior to construction.
 4. See General Construction Sheets for signing and utility conflict details.
 5. See Std. Dwgs. for details not shown.

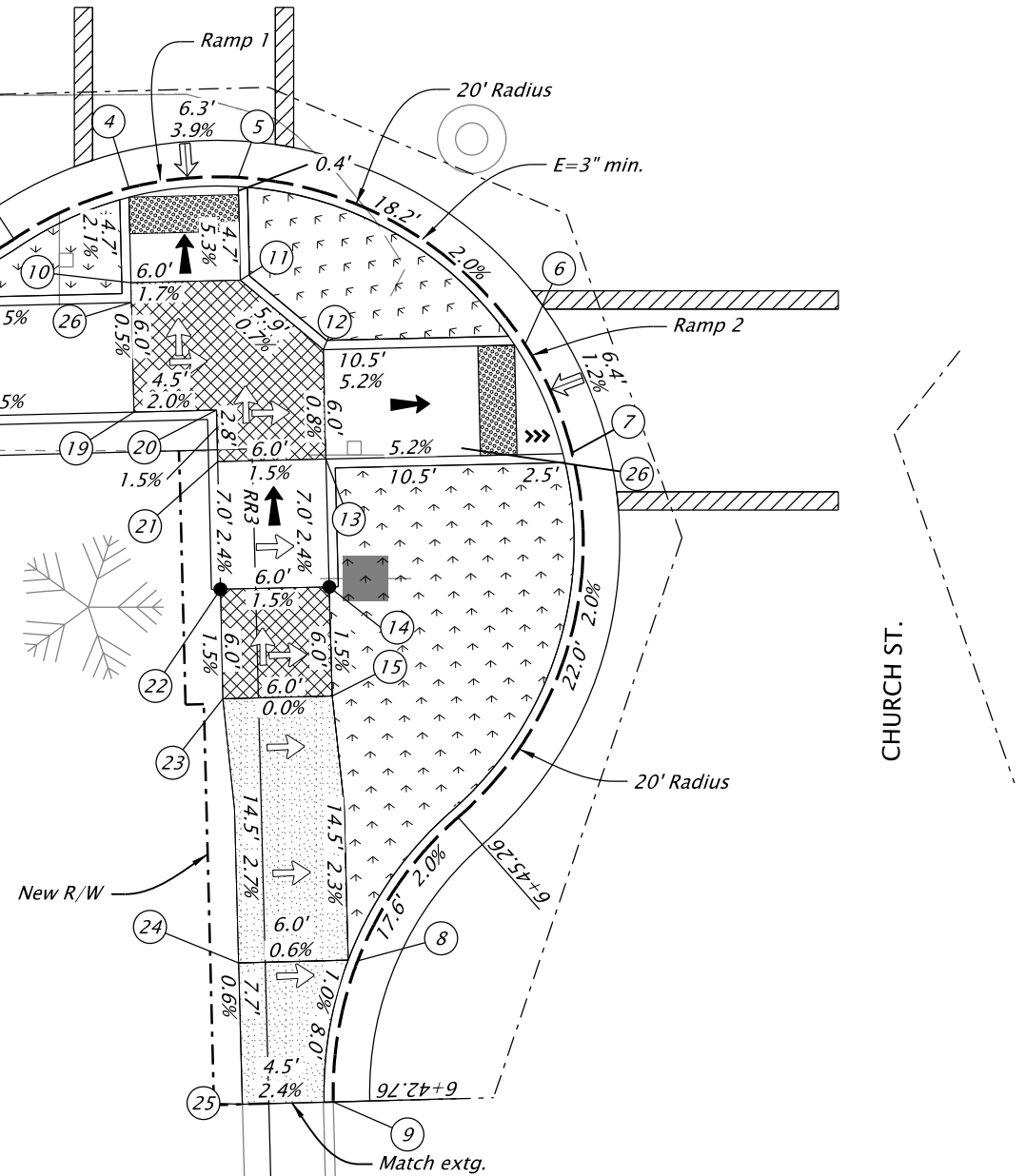
RIGHT-OF-WAY DELAYS OR
ACCESS DELAYS (SEE 00180.65)

GENERAL NOTE:

(26) DE Control No. 22122-01 -Cross Slope and Gutter Flow Slope

Corner 1 Ramp 2 - Transition the cross slope over the length of the ramp run at a maximum rate of 0.5% per foot. Construct a planar cross slope on the adjacent ramp turning space of 1.5% and a planar cross slope on the directional curb of 2.0%.

Location	Station	Gutter Elevation	Top Back of Curb	Sidewalk
(1)	5+56.97	2866.15	2866.19	2866.19
(2)	5+65.47	2865.51	2865.85	2865.73
(3)	5+70.47	2865.15	2865.65	2865.65
(4)	5+91.64	2864.05	2864.55	
(5)	5+97.68	2863.80	2864.30	
(6)	6+10.92	2863.46	2863.96	
(7)	6+23.21	2863.54	2864.04	
(8)	6+55.04	2864.16	2864.66	
(9)	6+42.76	2864.33	2864.79	
(10)	5+90.08		2864.65	2864.15
(11)	5+98.30		2864.55	2864.05
(12)	6+06.64		2864.51	2864.01
(13)	6+14.97		2864.56	2864.06
(14)	6+35.80		2864.23	2864.23
(15)	6+45.81			2864.32
(16)	5+56.97			2866.34



Location	Station	Top Back of Curb	Sidewalk
(17)	5+65.46		2865.76
(18)	5+70.46	2865.68	2865.68
(19)	5+86.27	2864.68	2864.18
(20)	5+96.35	2864.60	2864.11
(21)	5+96.53	2864.65	2864.15
(22)	5+46.08	2864.32	2864.32
(23)	6+48.47		2864.32
(24)	6+56.77		2864.70
(25)	6+62.76		2864.75
(26)	5+89.61	2864.56	2864.16

DESIGN EXCEPTION 22122-01
CROSSING CLOSURE N/A
LRM NO. 30000100
HWY: 300 M.P.: 40.58
CORNER POSITION 1
RAMP NO. 1 & 2

REGISTERED PROFESSIONAL
ENGINEER
93763PE
OREGON
JULY 11, 2018
RYAN ARTHUR STEPHENS
EXPIRES: 06/30/2022

ADA CURB RAMP PILOT PROGRAM PROJECT



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CENTRAL OREGON CURB RAMPS - PHASE 2

VARIOUS HIGHWAYS
VARIOUS COUNTIES

Designer: Austin Zavala
Drafter: J.J. Banks

Reviewer: Matthew Phillips
Checker: Ryan Stephens

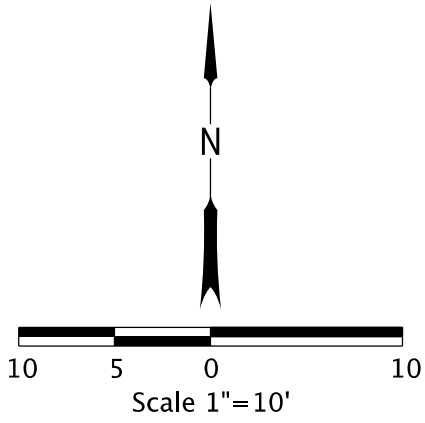
CURB RAMP DETAILS

SHEET NO.
BC406

OR 206 AT CHURCH ST. (SOUTHWEST CORNER)
CONDON SITE 3 - CORNER 1

-  Area of excess sidewalk removal
-  Rock Mulch
-  Sawcut Line
-  Zero curb exposure

- CONSTRUCTION NOTES:
1. Max. cross slope change on ramp 0.5% per foot.
 2. See BA01 for curb detail.
 3. Mark R/W line prior to construction.
 4. See General Construction Sheets for signing and utility conflict details.
 5. See Std. Dwgs. for details not shown.



 ADA CURB RAMP PILOT PROGRAM PROJECT

OR 206 AT CHURCH ST. (SOUTHEAST CORNER)
CONDON SITE 3 - CORNER 2

DESIGN EXCEPTION	N/A
CROSSING CLOSURE	N/A
LRM NO.	30000100
HWY: 300	M.P.: 40.58
CORNER POSITION	2
RAMP NO.	1 & 2

REGISTERED PROFESSIONAL
ENGINEER
93763PE

OREGON
JULY 11, 2018
RYAN ARTHUR STEPHENS

EXPIRES: 06/30/2022



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CENTRAL OREGON CURB RAMPS - PHASE 2

VARIOUS HIGHWAYS
VARIOUS COUNTIES

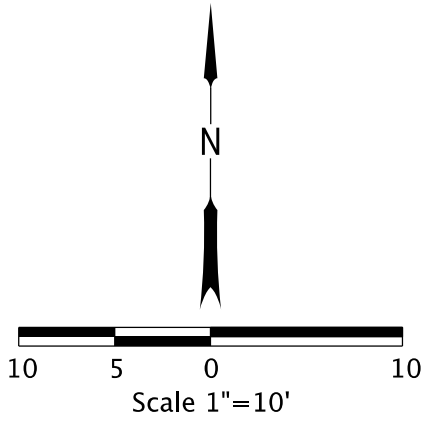
Designer: Austin Zavala Reviewer: Matthew Phillips
Drafter: J.J. Banks Checker: Ryan Stephens

CURB RAMP DETAILS

SHEET NO.
BC407

-  Area of excess sidewalk removal
-  Rock Mulch
-  Sawcut Line
-  Zero curb exposure

- CONSTRUCTION NOTES:
1. Max. cross slope change on ramp 0.5% per foot.
 2. See BA01 for curb detail.
 3. Mark R/W line prior to construction.
 4. See General Construction Sheets for signing and utility conflict details.
 5. See Std. Dwgs. for details not shown.



 ADA CURB RAMP PILOT PROGRAM PROJECT

DESIGN EXCEPTION	N/A
CROSSING CLOSURE	N/A
LRM NO.	30000100
HWY: 300	
M.P.: 40.58	
CORNER POSITION	3
RAMP NO.	1 & 2

REGISTERED PROFESSIONAL
ENGINEER
93763PE

OREGON
JULY 11, 2018
RYAN ARTHUR STEPHENS

EXPIRES: 06/30/2022



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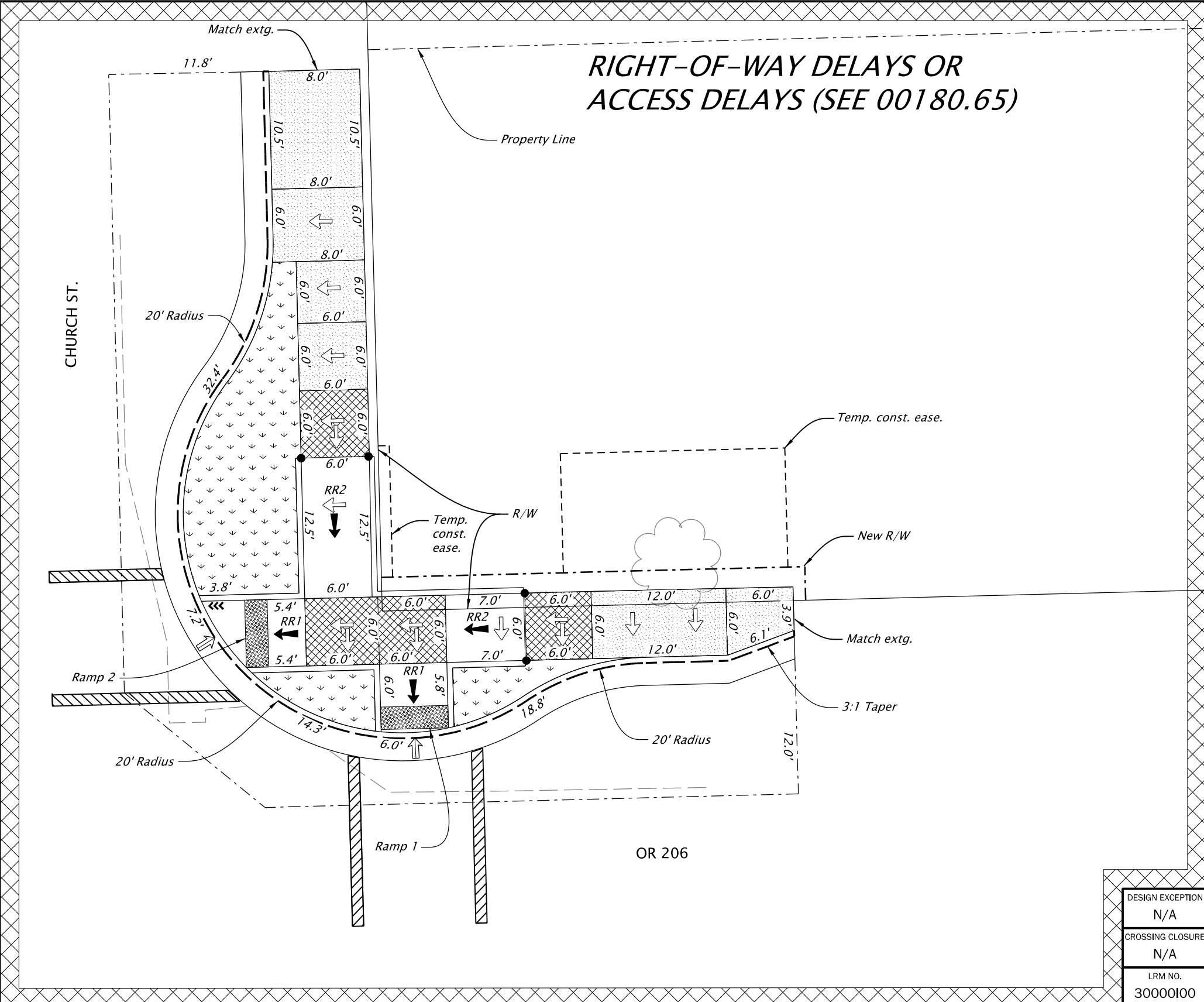
CENTRAL OREGON CURB RAMPS - PHASE 2

VARIOUS HIGHWAYS
VARIOUS COUNTIES

Designer: Austin Zavala
Reviewer: Matthew Phillips
Drafter: J.J. Banks
Checker: Ryan Stephens

CURB RAMP DETAILS

SHEET NO.
BC408



OR 206 AT CHURCH ST. (NORTHEAST CORNER)
CONDON SITE 3 - CORNER 3

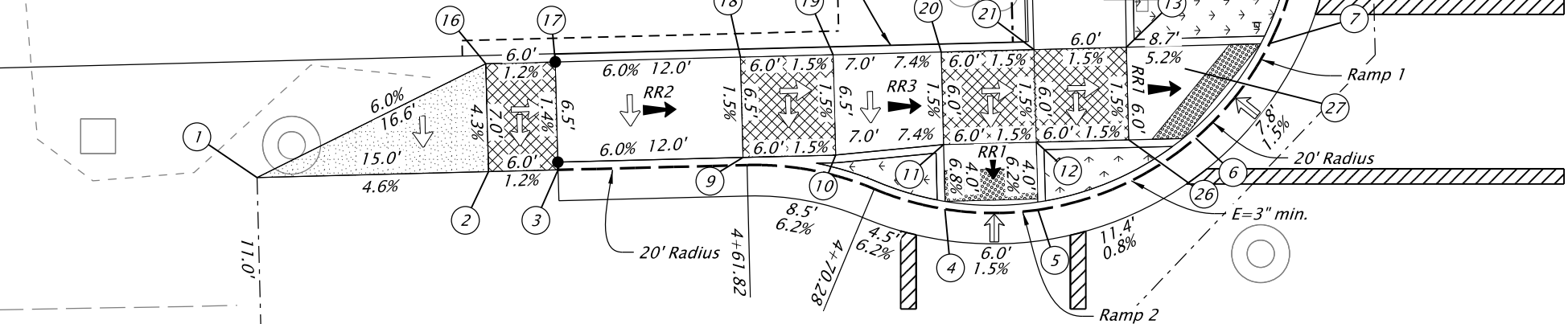
RIGHT-OF-WAY DELAYS OR
ACCESS DELAYS (SEE 00180.65)

GENERAL NOTE:

27 DE Control No. 22122-01 -Turning Space Slope and Gutter Flow Slope

Corner 4 Ramp 1 - Construct the turning space with a maximum cross slope of 1.5% along both the west and north edges. Transition the cross slope over the length of the turning space at a maximum rate of 0.5% per foot such that the south edge of the turning space slopes upward. Construct a planar cross slope on the adjacent ramp run to the north and the turning space to the east. Construct the directional curb with cross slope that transitions between the turning space and gutter at a maximum rate of 0.5% per foot and a running slope under 4.5%.

Location	Station	Gutter Elevation	Top Back of Curb	Sidewalk
1	4+30.08	2866.14	2866.14	
2	4+45.08	2865.45	2865.45	
3	4+49.58	2865.25	2865.25	
4	4+75.06	2863.65	2864.15	
5	4+81.09	2863.58	2864.08	
6	4+92.45	2863.49	2863.99	
7	5+00.27	2863.38	2863.88	
8	5+37.19	2861.55	2862.10	
9	4+61.58		2865.03	2864.53
10	4+67.17		2864.94	2864.44



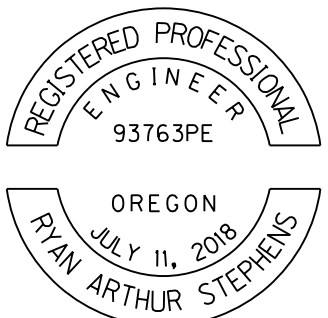
Location	Station	Top Back of Curb	Sidewalk
11	4+74.10	2864.42	2863.92
12	4+81.74	2864.33	2863.83
13	4+93.17	2864.23	2863.83
14	5+23.25	2863.13	2862.63
15	5+27.06	2863.04	2862.54

Location	Station	Top Back of Curb	Sidewalk
16	4+45.08		2865.15
17	4+49.58	2865.34	2865.34
18	4+61.58	2865.12	2864.62
19	4+66.02	2865.03	2864.53
20	4+71.37	2864.51	2864.01

Location	Station	Top Back of Curb	Sidewalk
21	4+83.59	2864.42	2863.92
22	5+25.71	2862.72	2862.72
23	5+28.94		2862.63
24	5+37.19		2862.24
25	5+37.19		2862.17
26	4+88.62	2864.24	2863.74

OR 206

DESIGN EXCEPTION 22122-01
CROSSING CLOSURE N/A
LRM NO. 30000100
HWY: 300 M.P.: 40.58
CORNER POSITION 4
RAMP NO. 1 & 2



ADA CURB RAMP PILOT PROGRAM PROJECT



963 SW Simpson, #200
Bend, Oregon 97702
541-385-4772
WWW.DOWL.COM



CENTRAL OREGON CURB RAMPS - PHASE 2

VARIOUS HIGHWAYS
VARIOUS COUNTIES

Designer: Austin Zavala

Reviewer: Matthew Phillips

Drafter: J.J. Banks

Checker: Ryan Stephens

CURB RAMP DETAILS

SHEET NO.
BC409

OR 206 AT CHURCH ST. (NORTHWEST CORNER)
CONDON SITE 3 - CORNER 4

① DE Control No. 22122-02 -Cross Slope and Gutter Flow Slope

Corner 1 Ramp 2 - Transition the cross slope over the length of the ramp run at a maximum rate of 0.5% per foot. Construct a planar cross slope on the adjacent ramp turning space of 1.5% and a planar cross slope on the directional curb of 3.6%.

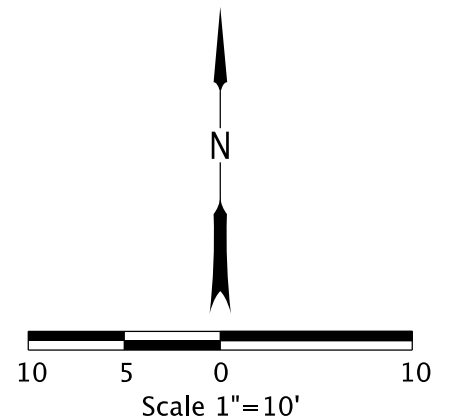
Location	Station	Gutter Elevation	Top Back of Curb	Sidewalk
2	5+14.26	2853.54	2854.04	2854.04
3	5+20.35	2853.46	2853.96	2853.96
4	5+26.35	2853.37	2853.87	2853.87
5	5+51.39	2852.19	2852.69	2852.19
6	5+57.57	2852.10	2852.60	2852.10
7	5+70.78	2852.00	2852.50	2852.00
8	5+78.38	2851.97	2852.47	2851.97
9	6+13.00	2850.12	2850.12	
10	5+41.03	2852.93	2853.43	2852.93
11	5+50.98	2852.26	2852.76	2852.26
12	5+56.83	2852.17	2852.67	2852.17
13	5+64.56	2852.09	2852.59	2852.09
14	5+69.18	2852.17	2852.67	2852.17
15	5+14.26			2854.10
16	5+19.23			2854.04
17	5+26.35	2853.95	2853.95	2853.95
18	5+49.88	2852.35	2852.85	2852.35
19	5+55.04	2852.26	2852.76	2852.26
20	6+07.00	2850.24	2850.24	2850.24
21	6+13.00			2850.15
22	6+07.00	2850.15	2850.15	2850.15
23	6+13.00			2850.06

DESIGN EX 2212
CROSSING N/
LRM

Location	Station	Gutter Elevation	Top Back of Curb	Sidewalk
(2)	5+14.26	2853.54	2854.04	2854.04
(3)	5+20.35	2853.46	2853.96	2853.96
(4)	5+26.35	2853.37	2853.87	2853.87
(5)	5+51.39	2852.19	2852.69	2852.19
(6)	5+57.57	2852.10	2852.60	2852.10
(7)	5+70.78	2852.00	2852.50	2852.00
(8)	5+78.38	2851.97	2852.47	2851.97
(9)	6+13.00	2850.12	2850.12	
(10)	5+41.03	2852.93	2853.43	2852.93
(11)	5+50.98	2852.26	2852.76	2852.26
(12)	5+56.83	2852.17	2852.67	2852.17
(13)	5+64.56	2852.09	2852.59	2852.09
(14)	5+69.18	2852.17	2852.67	2852.17
(15)	5+14.26			2854.10
(16)	5+19.23			2854.04
(17)	5+26.35	2853.95	2853.95	2853.95
(18)	5+49.88	2852.35	2852.85	2852.35
(19)	5+55.04	2852.26	2852.76	2852.26
(20)	6+07.00	2850.24	2850.24	2850.24
(21)	6+13.00			2850.15
(22)	6+07.00	2850.15	2850.15	2850.15
(23)	6+13.00			2850.06

CONSTRUCTION NOTES:

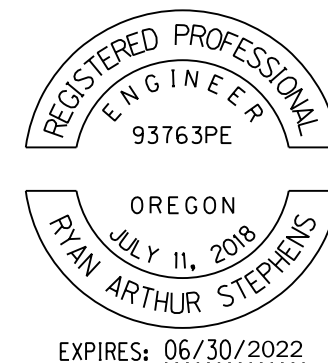
1. *Max. cross slope change on ramp 0.5% per foot.*
2. *See BA01 for curb detail.*
3. *Mark R/W line prior to construction.*
4. *See General Construction Sheets for signing and utility conflict details.*
5. *See Std. Dwg. for details not shown.*



ADA CURB RAMP PILOT PROGRAM PROJECT

OR 206 AT OREGON ST. (SOUTHWEST CORNER)
CONDON SITE 4 - CORNER 1

	DESIGN EXCEPTION 22122-02
	CROSSING CLOSURE N/A
	LRM NO. 30000100
	HWY: 300 M.P.: 40.63
	CORNER POSITION 1
	RAMP NO. 1 & 2




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 Bend, Oregon 97702
 541-385-4772
WWW.DOWL.COM


CENTRAL OREGON CURB RAMPS - PHASE 2

VARIOUS HIGHWAYS
VARIOUS COUNTIES

Designer: Austin Zavala

Reviewer: Matthew Phillips

Drafter: J.J. Banks

Checker: Ryan Stephens

CURB RAMP DETAILS

SHEET NO.

BC410

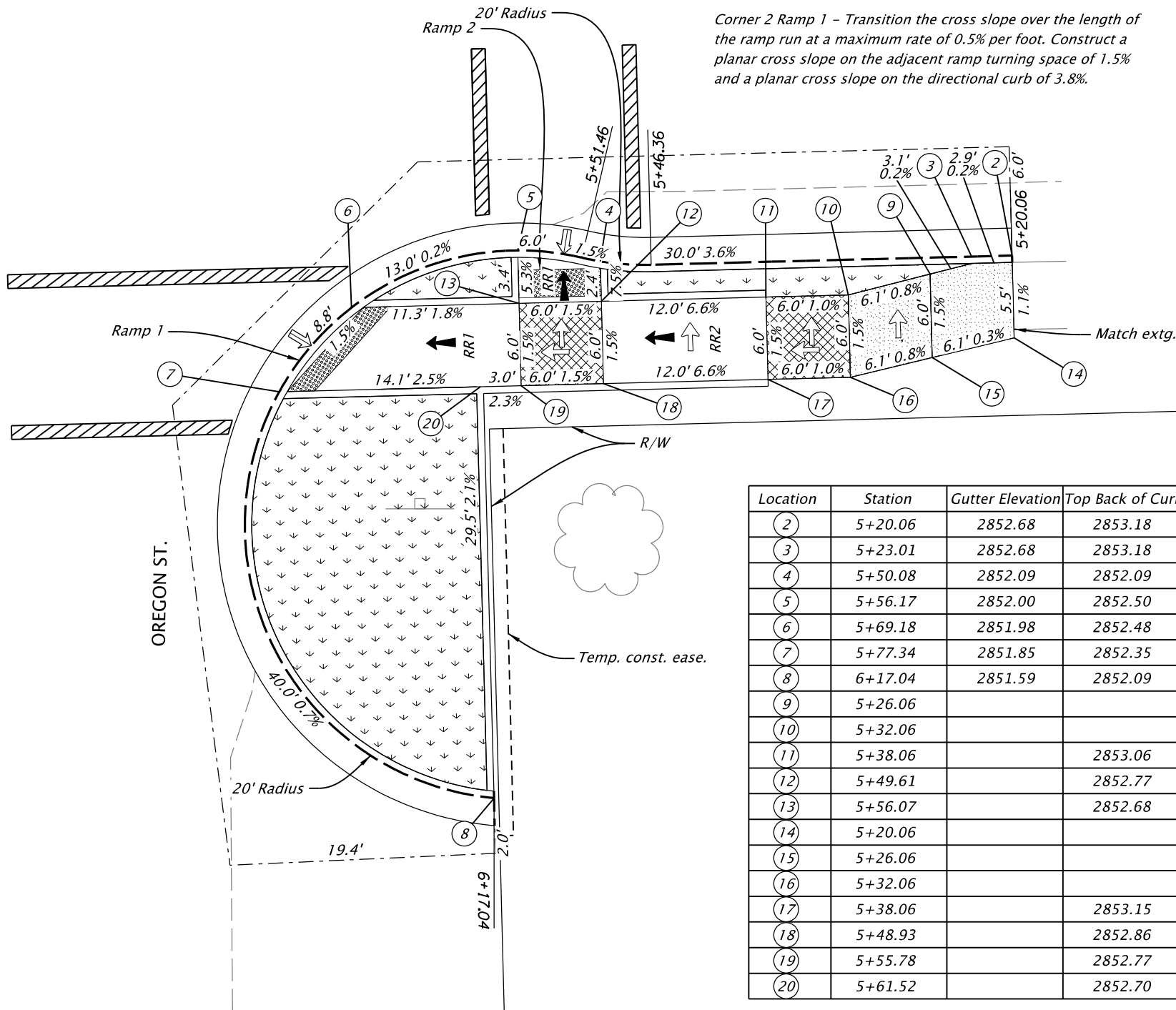
RIGHT-OF-WAY DELAYS OR
ACCESS DELAYS (SEE 00180.65)

GENERAL NOTE:

- ① DE Control No. 22122-02 - Cross Slope and Gutter Flow Slope

Corner 2 Ramp 1 - Transition the cross slope over the length of the ramp run at a maximum rate of 0.5% per foot. Construct a planar cross slope on the adjacent ramp turning space of 1.5% and a planar cross slope on the directional curb of 3.8%.

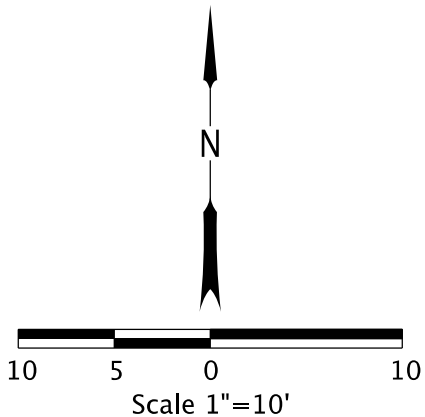
OR 206



- Area of excess sidewalk removal
- Rock Mulch
- Sawcut Line
- Zero curb exposure

CONSTRUCTION NOTES:

1. Max. cross slope change on ramp 0.5% per foot.
2. See BA01 for curb detail.
3. Mark R/W line prior to construction.
4. See General Construction Sheets for signing and utility conflict details.
5. See Std. Dwgs. for details not shown.



ADA CURB RAMP PILOT PROGRAM PROJECT

OR 206 AT OREGON ST. (SOUTH EAST CORNER)
CONDON SITE 4 - CORNER 2

DESIGN EXCEPTION
22122-02
CROSSING CLOSURE
N/A
LRM NO.
30000100
HWY: 300
M.P.: 40.63
CORNER POSITION
2
RAMP NO.
1 & 2





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CENTRAL OREGON CURB RAMPS - PHASE 2

VARIOUS HIGHWAYS
VARIOUS COUNTIES

Designer: Austin Zavala
Reviewer: Matthew Phillips
Drafter: J.J. Banks
Checker: Ryan Stephens

CURB RAMP DETAILS

SHEET NO.
BC411

RIGHT-OF-WAY DELAYS OR
ACCESS DELAYS (SEE 00180.65)

GENERAL NOTE:

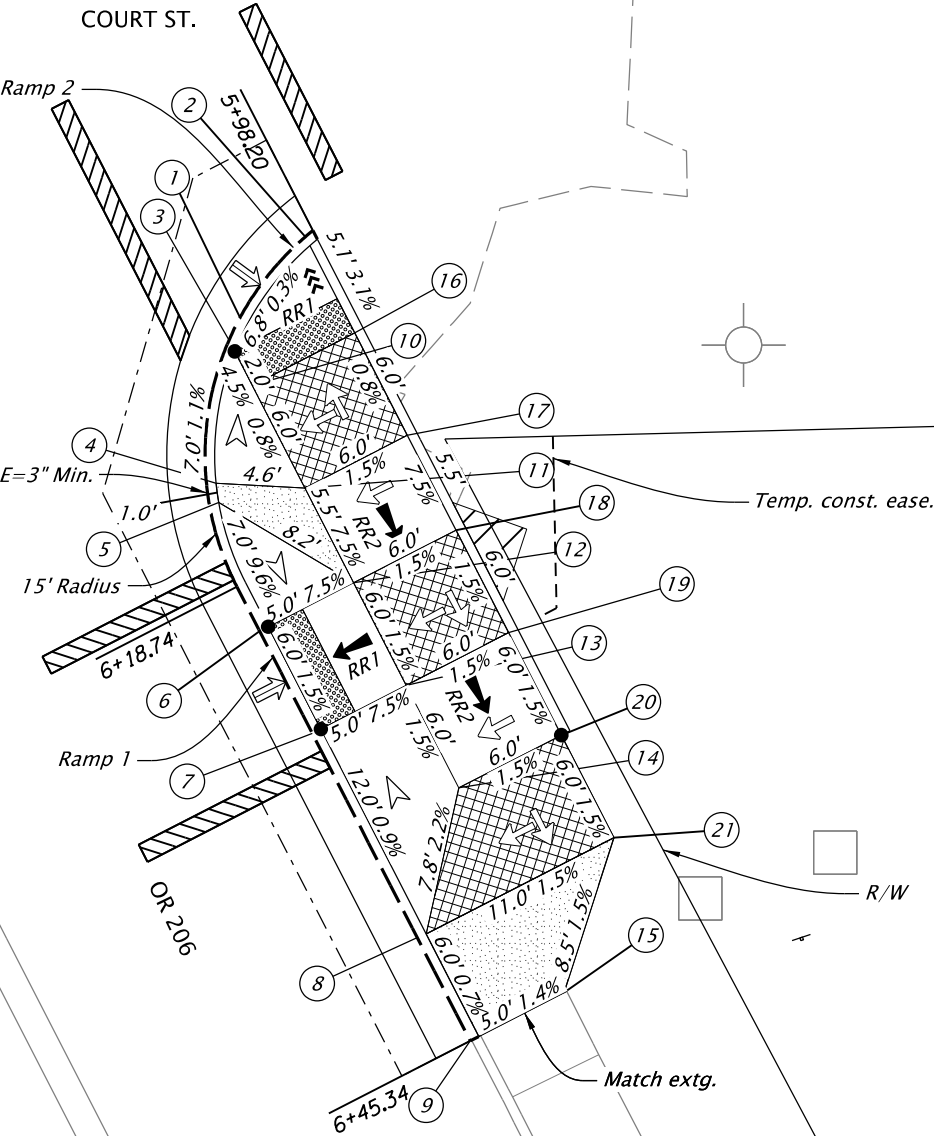
1 DE Control No. 22122-03 -Cross Slope and Gutter Flow Slope

Corner 3 Ramp 2 - Transition the cross slope over the length of the ramp run at a maximum rate of 0.5% per foot. Construct a planar cross slope on the adjacent ramp turning space of 1.5% and a planar cross slope on the directional curb of 4.0%.

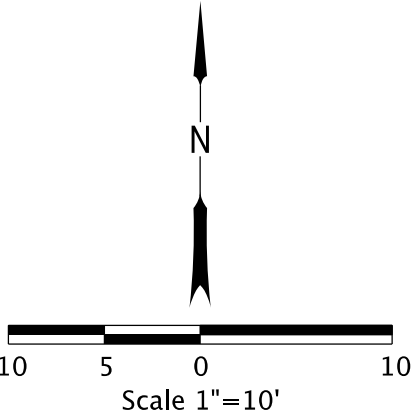
- Area of excess sidewalk removal
- Rock Mulch
- Sawcut Line
- Zero curb exposure

CONSTRUCTION NOTES:

- Max. cross slope change on ramp 0.5% per foot.
- See BA01 for curb detail.
- Mark R/W line prior to construction.
- See General Construction Sheets for signing and utility conflict details.
- See Std. Dwgs. for details not shown.



Location	Station	Gutter Elevation	Top Back of Curb	Sidewalk
2	5+98.71	2829.56	2830.06	2829.56
3	6+05.46	2829.54	2829.54	2829.54
4	6+13.13	2829.15	2829.65	2829.65
5	6+14.19	2829.07	2829.57	2829.57
6	6+21.34	2828.90	2828.90	2828.90
7	6+27.34	2828.81	2828.81	2828.81
8	6+39.34	2828.42	2828.92	2828.92
9	6+45.34	2828.38	2828.88	2828.88
10	6+07.46			2829.63
11	6+14.22			2829.72
12	6+21.34			2829.27
13	6+27.34			2829.18
14	6+33.34			2829.09
15	6+45.34			2828.95
16	6+00.77		2830.22	2829.72
17	6+08.22		2830.27	2829.77
18	6+21.34		2829.86	2829.36
19	6+27.34		2829.77	2829.27
20	6+33.34		2829.18	2829.18
21	6+39.34			2829.08



ADA CURB RAMP PILOT PROGRAM PROJECT

OR 206 AT COURT ST. (SOUTHEAST CORNER)
CONDON SITE 5 - CORNER 3

DESIGN EXCEPTION 22122-03
CROSSING CLOSURE N/A
LRM NO. 30000100
HWY: 300 M.P.: 40.98
CORNER POSITION 3
RAMP NO. 1 & 2

REGISTERED PROFESSIONAL
ENGINEER
93763PE
OREGON
JULY 11, 2018
RYAN ARTHUR STEPHENS
EXPIRES: 06/30/2022

963 SW Simpson, #200
Bend, Oregon 97702
541-385-4772
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DOWL

CENTRAL OREGON CURB RAMPS - PHASE 2

VARIOUS HIGHWAYS
VARIOUS COUNTIES

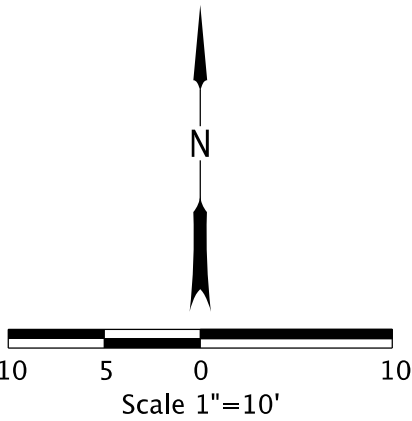
Designer: Austin Zavala
Reviewer: Matthew Phillips
Drafter: J.J. Banks
Checker: Ryan Stephens

CURB RAMP DETAILS

SHEET NO.
BC412

- Area of excess sidewalk removal
- Rock Mulch
- Sawcut Line
- Zero curb exposure

- CONSTRUCTION NOTES:
1. Max. cross slope change on ramp 0.5% per foot.
 2. See BA01 for curb detail.
 3. Mark R/W line prior to construction.
 4. See General Construction Sheets for signing and utility conflict details.
 5. See Std. Dwgs. for details not shown.



ADA CURB RAMP PILOT PROGRAM PROJECT

OR 206 AT EAST ST. (NORTHEAST CORNER)
CONDON SITE 6 - CORNER 3

DESIGN EXCEPTION	N/A
CROSSING CLOSURE	N/A
LRM NO.	30000100
HWY: 300	M.P.: 41.07
CORNER POSITION	3
RAMP NO.	1 & 2



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CENTRAL OREGON CURB RAMPS - PHASE 2

VARIOUS HIGHWAYS
VARIOUS COUNTIES

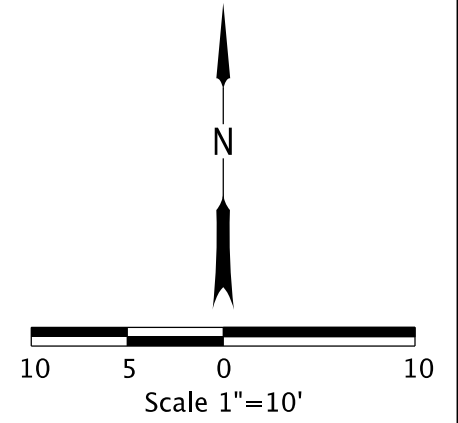
Designer: Austin Zavala
Reviewer: Matthew Phillips
Drafter: J.J. Banks
Checker: Ryan Stephens

CURB RAMP DETAILS

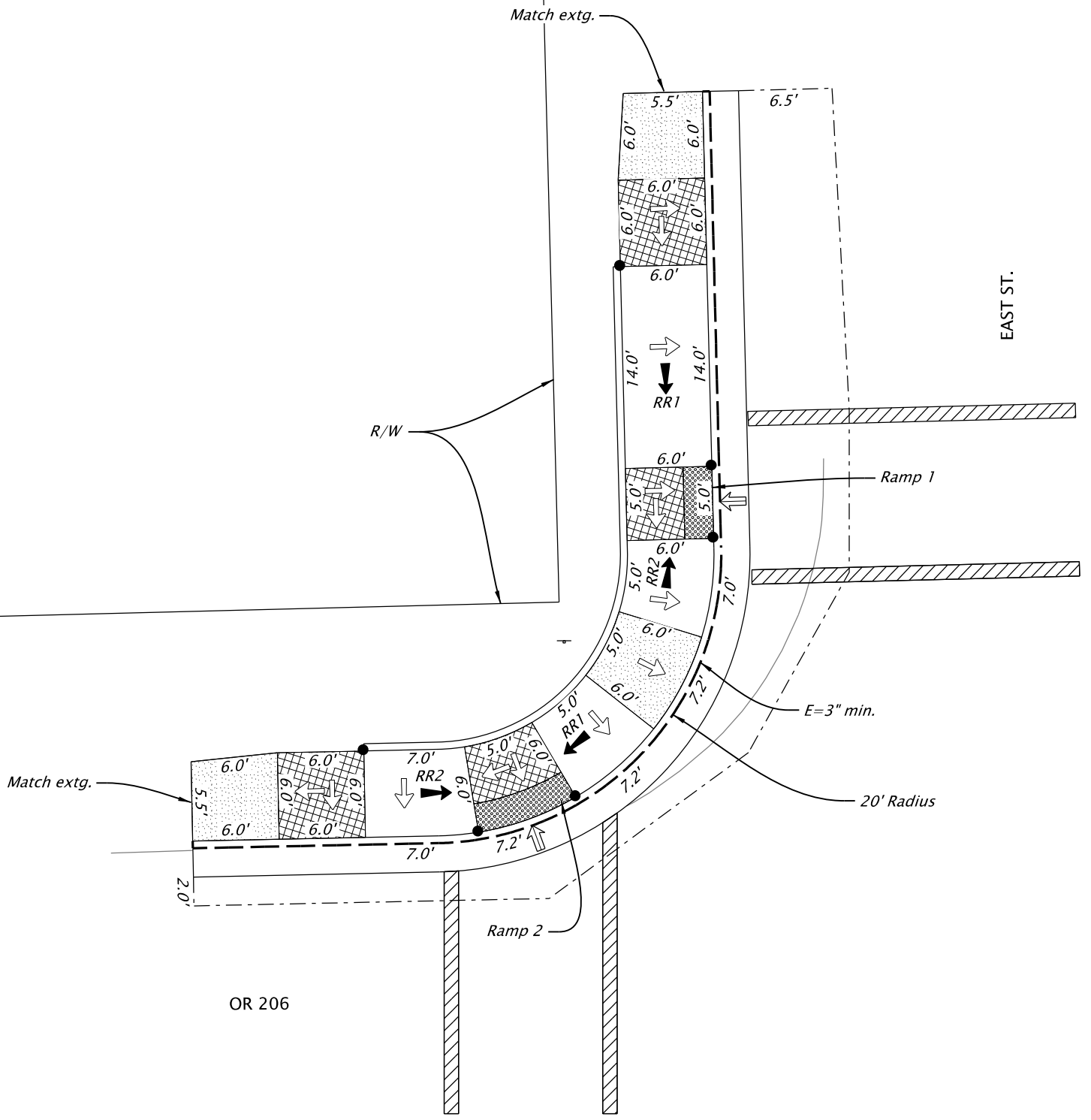
SHEET NO.
BC413

-  Area of excess sidewalk removal
-  Rock Mulch
-  Sawcut Line
-  Zero curb exposure

- CONSTRUCTION NOTES:
1. Max. cross slope change on ramp 0.5% per foot.
 2. See BA01 for curb detail.
 3. Mark R/W line prior to construction.
 4. See General Construction Sheets for signing and utility conflict details.
 5. See Std. Dwgs. for details not shown.



 ADA CURB RAMP PILOT PROGRAM PROJECT



OR 206 AT EAST ST. (NORTHWEST CORNER)

CONDON SITE 6 - CORNER 4

DESIGN EXCEPTION	N/A
CROSSING CLOSURE	N/A
LRM NO.	30000100
HWY: 300	M.P.: 41.07
CORNER POSITION	4
RAMP NO.	1 & 2

REGISTERED PROFESSIONAL
ENGINEER
93763PE

OREGON
JULY 11, 2018
RYAN ARTHUR STEPHENS

EXPIRES: 06/30/2022



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541-385-4772
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CENTRAL OREGON CURB RAMPS - PHASE 2

VARIOUS HIGHWAYS
VARIOUS COUNTIES

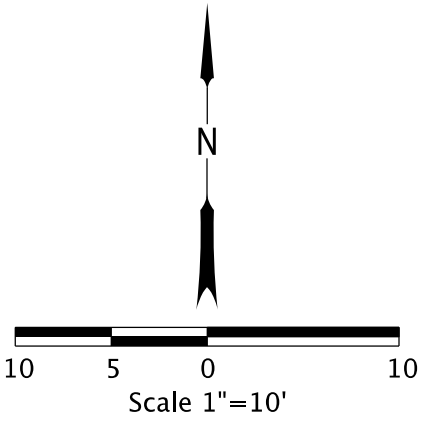
Designer: Austin Zavala
Reviewer: Matthew Phillips
Drafter: J.J. Banks
Checker: Ryan Stephens

CURB RAMP DETAILS

SHEET NO.
BC414

-  Area of excess sidewalk removal
-  Rock Mulch
-  Sawcut Line
-  Zero curb exposure

- CONSTRUCTION NOTES:
1. Max. cross slope change on ramp 0.5% per foot.
 2. See BA01 for curb detail.
 3. Mark R/W line prior to construction.
 4. See General Construction Sheets for signing and utility conflict details.
 5. See Std. Dwgs. for details not shown.



 ADA CURB RAMP PILOT PROGRAM PROJECT

**RIGHT-OF-WAY DELAYS OR
ACCESS DELAYS (SEE 00180.65)**

Property Line

R/W

WASHINGTON ST.

R/W

3:1 Taper

Match extg.

OR206

Ramp 2

Ramp 1

15' Radius

20' Radius

RR1

RR1

RR2

RR1

OR 206 AT WASHINGTON ST. (NORTHWEST CORNER)
CONDON SITE 7 - CORNER 4

DESIGN EXCEPTION	N/A
CROSSING CLOSURE	N/A
LRM NO.	30000100
HWY: 300	M.P.: 41.13
CORNER POSITION	4
RAMP NO.	1 & 2

REGISTERED PROFESSIONAL
ENGINEER
93763PE

OREGON
JULY 11, 2018
RYAN ARTHUR STEPHENS

EXPIRES: 06/30/2022



963 SW Simpson, #200
Bend, Oregon 97702
541-385-4772
WWW.DOWL.COM



CENTRAL OREGON CURB RAMPS - PHASE 2

VARIOUS HIGHWAYS
VARIOUS COUNTIES

Designer: Austin Zavala Reviewer: Matthew Phillips
Drafter: J.J. Banks Checker: Ryan Stephens

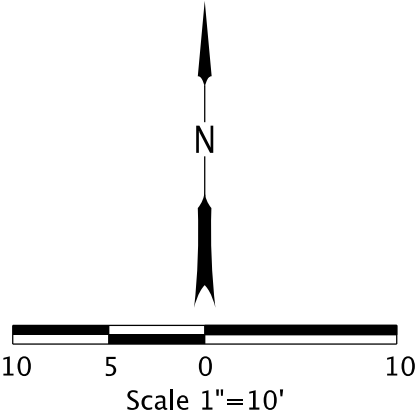
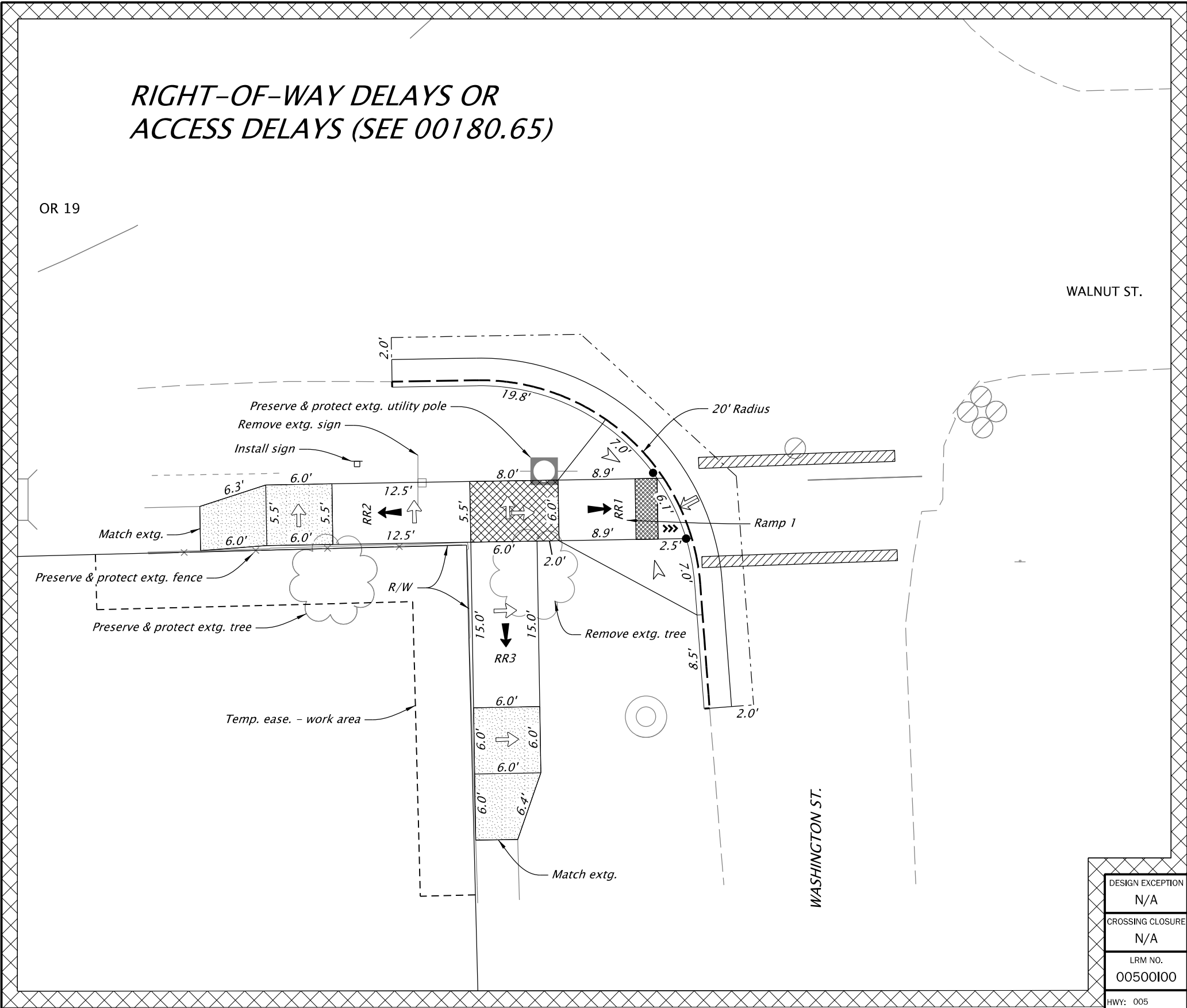
CURB RAMP DETAILS

SHEET NO.
BC415

RIGHT-OF-WAY DELAYS OR
ACCESS DELAYS (SEE 00180.65)

- Area of excess sidewalk removal
- Rock Mulch
- Sawcut Line
- Zero curb exposure

- CONSTRUCTION NOTES:
1. Max. cross slope change on ramp 0.5% per foot.
2. See BA01 for curb detail.
3. Mark R/W line prior to construction.
4. See General Construction Sheets for signing and utility conflict details.
5. See Std. Dwgs. for details not shown.



ADA CURB RAMP PILOT PROGRAM PROJECT

DESIGN EXCEPTION	N/A
CROSSING CLOSURE	N/A
LRM NO.	00500100
HWY: 005	M.P.: 37.92
CORNER POSITION	3
RAMP NO.	1

REGISTERED PROFESSIONAL
ENGINEER
86265PE

OREGON
MARCH 13, 2018
JOSE LUIS BANUELOS

EXPIRES: DECEMBER 31, 2021

HDR ENGINEERING, INC
404 SW COLUMBIA ST., SUITE 240
BEND, OR 97702

CENTRAL OREGON CURB RAMPS - PHASE 2

VARIOUS HIGHWAYS
VARIOUS COUNTIES

Designer: Justin Hornsby
Reviewer: Stephanie Serpico

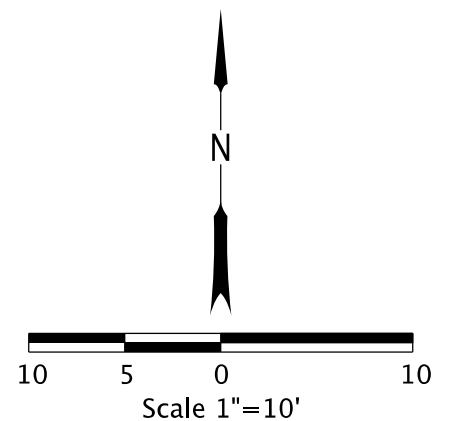
Drafter: Stephanie Teeter
Checker: Jose Banuelos

CURB RAMP DETAILS

SHEET NO.
BC417

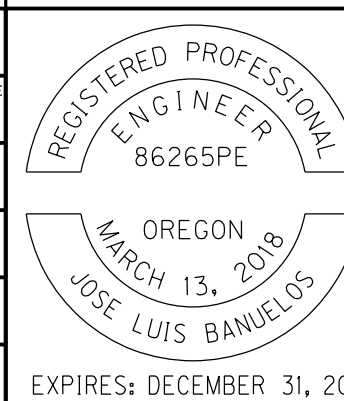
1. Max. cross slope change on ramp 0.5% per foot.
2. See BA01 for curb detail.
3. Mark R/W line prior to construction.
4. See General Construction Sheets for signing and utility conflict details.
5. See Std. Dwg. for details not shown.

Corner 4 Ramp 2 – Construct a planar slope with 1.5% in the Y direction. Construct a consistent planar slope in the X direction of 3.2%. Transition the cross slope in front of the curb ramp between the gutter pan and the saw cut in the street not more than 0.5% per foot.

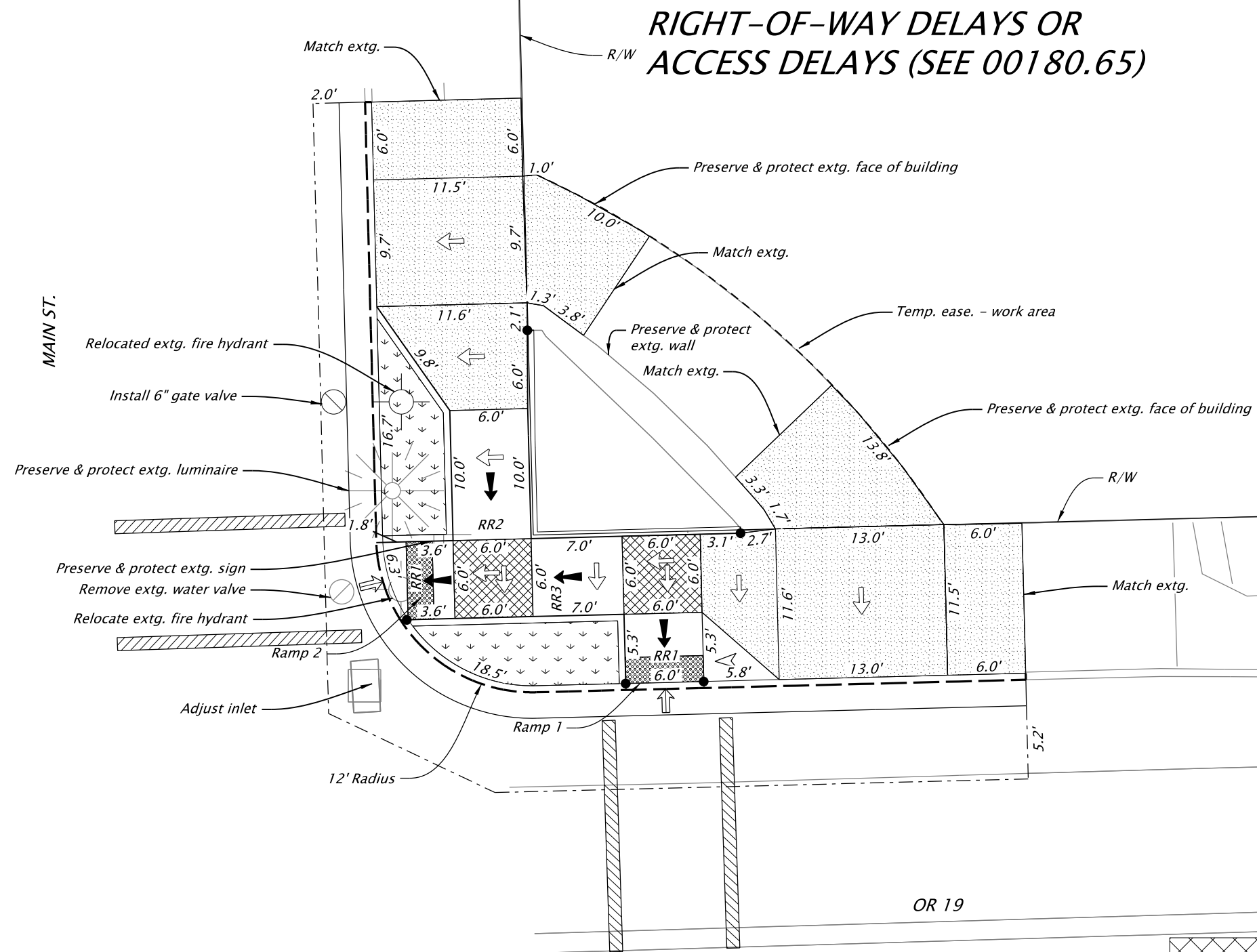


 ADA CURB RAMP PILOT PROGRAM PROJECT

DESIGN EXCEPTION	22122-24
	CROSSING CLOSURE N/A
LRM NO.	00500100
HWY: 005	M.P.: 37.97
CORNER POSITION	4
RAMP NO.	1 & 2

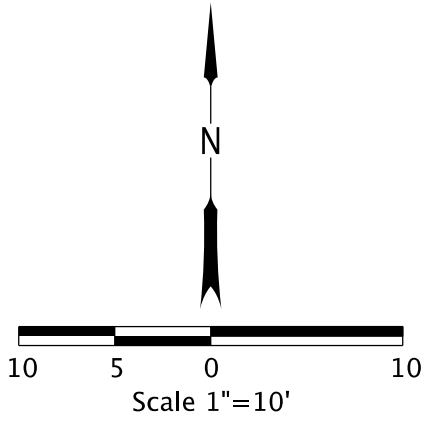


	HDR ENGINEERING, INC 404 SW COLUMBIA ST., SUITE 240 BEND, OR 97702		
	CENTRAL OREGON CURB RAMPS - PHASE 2 VARIOUS HIGHWAYS VARIOUS COUNTIES		
Designer: Justin Hornsby	Reviewer: Stephanie Serpico		SHEET NO. BC418
Drafter: Stephanie Teeter	Checker: Jose Banuelos		
CURB RAMP DETAILS			



-  Area of excess sidewalk removal
-  Rock Mulch
-  Sawcut Line
-  Zero curb exposure

- CONSTRUCTION NOTES:
1. Max. cross slope change on ramp 0.5% per foot.
 2. See BA01 for curb detail.
 3. Mark R/W line prior to construction.
 4. See General Construction Sheets for signing and utility conflict details.
 5. See Std. Dwgs. for details not shown.



 ADA CURB RAMP PILOT PROGRAM PROJECT

	HDR ENGINEERING, INC 404 SW COLUMBIA ST., SUITE 240 BEND, OR 97702		
	CENTRAL OREGON CURB RAMPS - PHASE 2		
VARIOUS HIGHWAYS VARIOUS COUNTIES			
Designer: Justin Hornsby		Reviewer: Stephanie Serpico	
Drafter: Stephanie Teeter		Checker: Jose Banuelos	
CURB RAMP DETAILS			SHEET NO. BC420

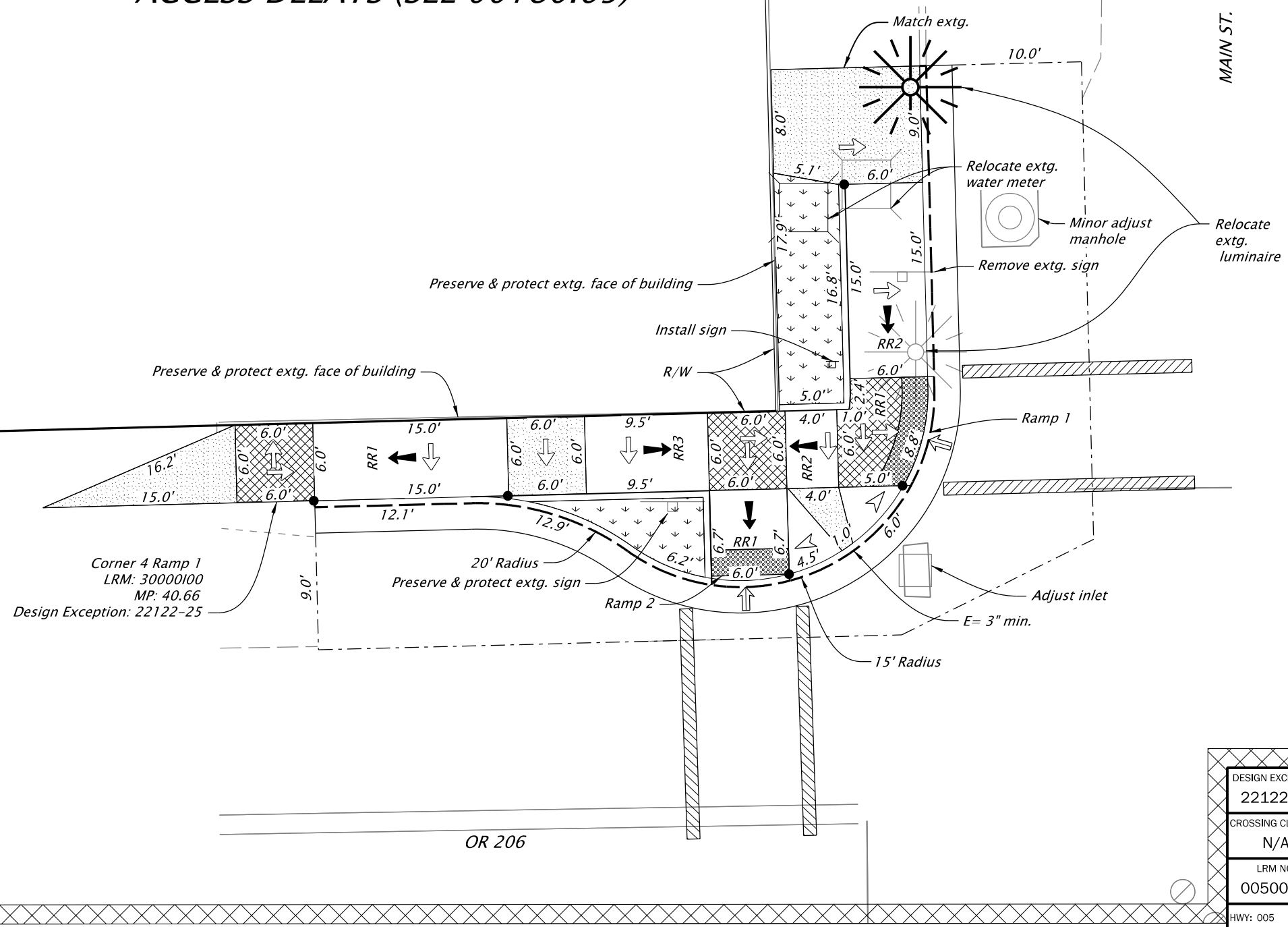
REGISTERED PROFESSIONAL
ENGINEER
86265PE

OREGON
MARCH 13, 2018
JOSE LUIS BANUELOS

EXPIRES: DECEMBER 31, 2021

DESIGN EXCEPTION	22122-20
CROSSING CLOSURE	N/A
LRM NO.	00500100
HWY: 005	M.P.: 38.07
CORNER POSITION	2
RAMP NO.	1 & 2

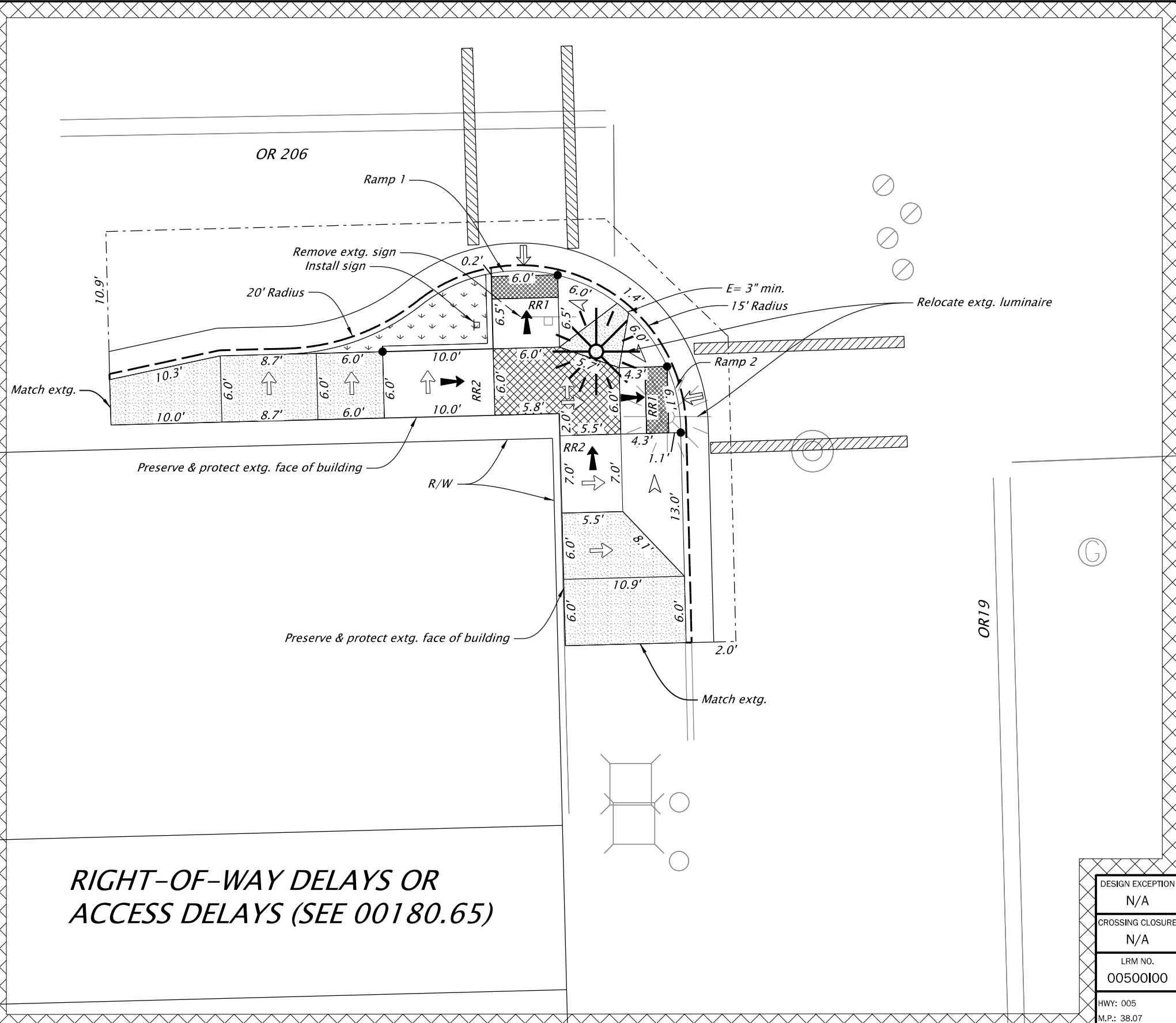
*RIGHT-OF-WAY DELAYS OR
ACCESS DELAYS (SEE 00180.65)*



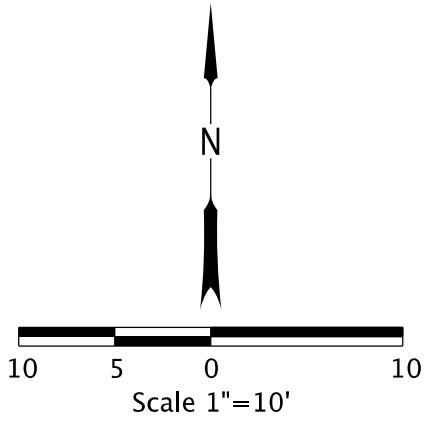
OR 206 AT MAIN ST. (NORTHWEST CORNER)
CONDON SITE 10 - CORNER 2

-  Area of excess sidewalk removal
-  Rock Mulch
-  Sawcut Line
-  Zero curb exposure

- CONSTRUCTION NOTES:
1. Max. cross slope change on ramp 0.5% per foot.
 2. See BA01 for curb detail.
 3. Mark R/W line prior to construction.
 4. See General Construction Sheets for signing and utility conflict details.
 5. See Std. Dwgs. for details not shown.



RIGHT-OF-WAY DELAYS OR
ACCESS DELAYS (SEE 00180.65)



 ADA CURB RAMP PILOT PROGRAM PROJECT

OR206 AT OR19 (SOUTHWEST CORNER)
CONDON SITE 10 - CORNER 3

DESIGN EXCEPTION	N/A
CROSSING CLOSURE	N/A
LRM NO.	00500100
HWY: 005	
M.P.: 38.07	
CORNER POSITION	3
RAMP NO.	1 & 2



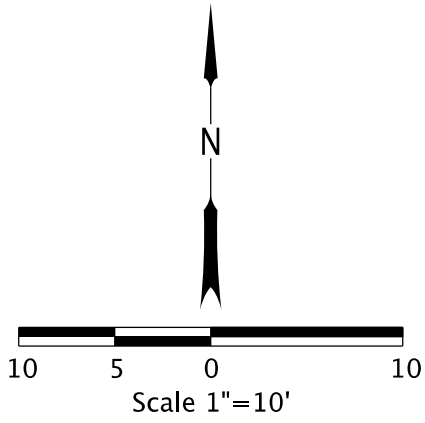
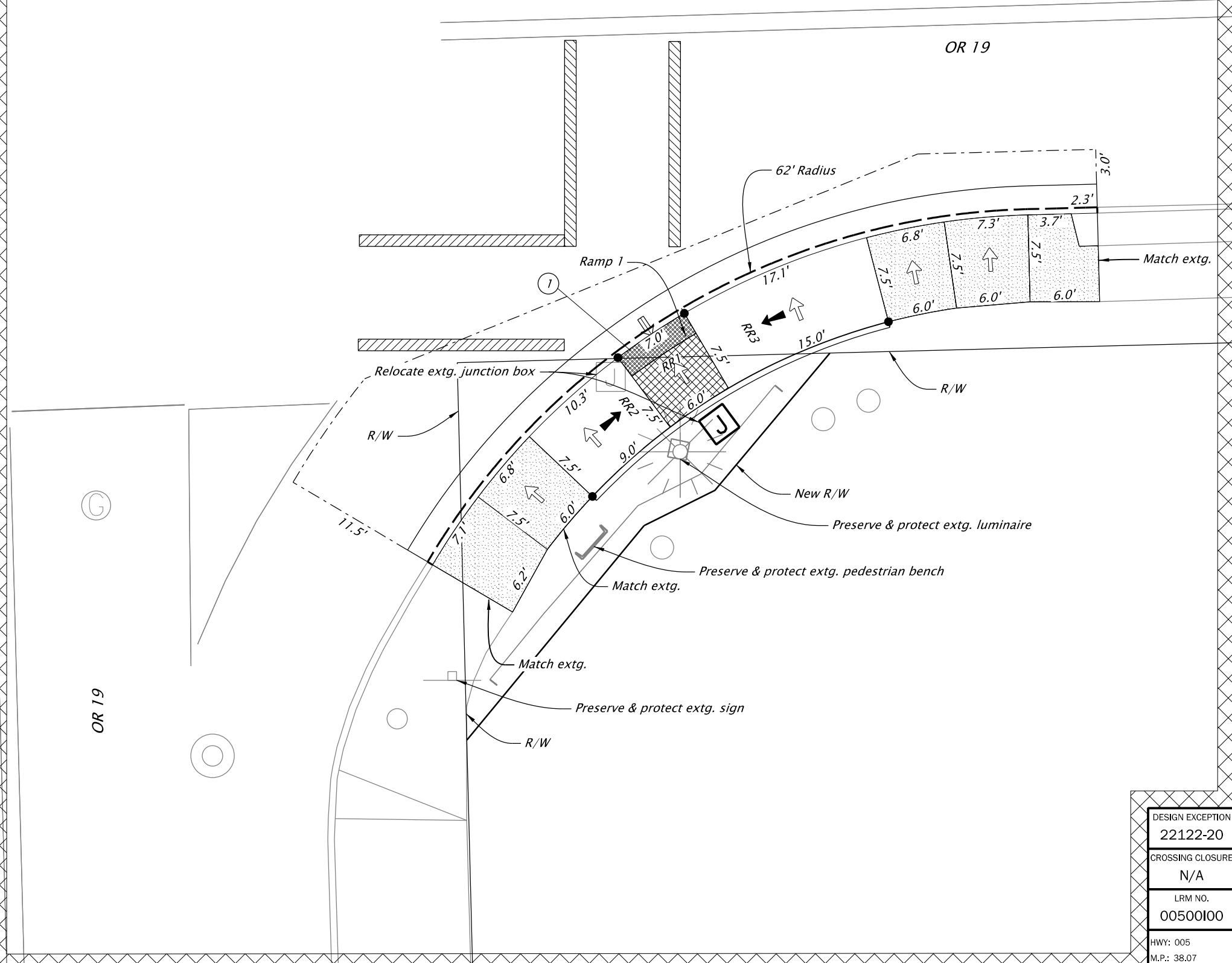
	HDR ENGINEERING, INC 404 SW COLUMBIA ST., SUITE 240 BEND, OR 97702	
	CENTRAL OREGON CURB RAMPS - PHASE 2	
VARIOUS HIGHWAYS VARIOUS COUNTIES		
Designer: Justin Hornsby		Reviewer: Stephanie Serpico
Drafter: Stephanie Teeter		Checker: Jose Banuelos
CURB RAMP DETAILS		SHEET NO. BC421

RIGHT-OF-WAY DELAYS OR
ACCESS DELAYS (SEE 00180.65)

53V-073

-  Area of excess sidewalk removal
-  Rock Mulch
-  Sawcut Line
-  Zero curb exposure

- CONSTRUCTION NOTES:
1. Max. cross slope change on ramp 0.5% per foot.
 2. See BA01 for curb detail.
 3. Mark R/W line prior to construction.
 4. See General Construction Sheets for signing and utility conflict details.
 5. See Std. Dwgs. for details not shown.



 ADA CURB RAMP PILOT PROGRAM PROJECT

OR 19 AT MAIN ST. (SOUTHEAST CORNER)
CONDON SITE 10 - CORNER 4

DESIGN EXCEPTION	22122-20
CROSSING CLOSURE	N/A
LRM NO.	00500100
HWY: 005	
M.P.: 38.07	
CORNER POSITION	4
RAMP NO.	1



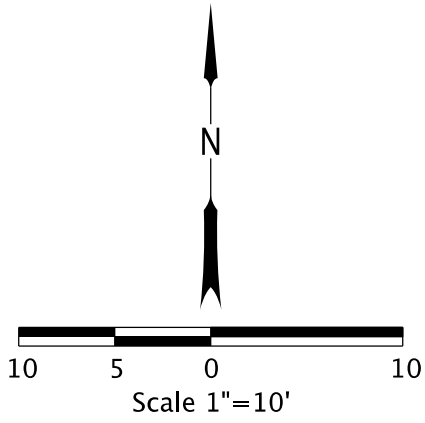
EXPIRES: DECEMBER 31, 2021

	HDR ENGINEERING, INC 404 SW COLUMBIA ST., SUITE 240 BEND, OR 97702	
CENTRAL OREGON CURB RAMPS - PHASE 2		
VARIOUS HIGHWAYS VARIOUS COUNTIES		
Designer: Justin Hornsby		Reviewer: Stephanie Serpico
Drafter: Stephanie Teeter		Checker: Jose Banuelos
CURB RAMP DETAILS		SHEET NO. BC422

RIGHT-OF-WAY DELAYS OR
ACCESS DELAYS (SEE 00180.65)

- Area of excess sidewalk removal
- Rock Mulch
- Sawcut Line
- Zero curb exposure

- CONSTRUCTION NOTES:
- 1. Max. cross slope change on ramp 0.5% per foot.
 - 2. See BA01 for curb detail.
 - 3. Mark R/W line prior to construction.
 - 4. See General Construction Sheets for signing and utility conflict details.
 - 5. See Std. Dwgs. for details not shown.



ADA CURB RAMP PILOT PROGRAM PROJECT

OR 19 AT GILLIAM ST. (NORTHWEST CORNER)
CONDON SITE 11 - CORNER 1

DESIGN EXCEPTION	N/A
CROSSING CLOSURE	N/A
LRM NO.	00500100
HWY: 005	M.P.: 38.14
CORNER POSITION	1
RAMP NO.	1 & 2





HDR ENGINEERING, INC
404 SW COLUMBIA ST., SUITE 240
BEND, OR 97702



CENTRAL OREGON CURB RAMPS - PHASE 2

VARIOUS HIGHWAYS
VARIOUS COUNTIES

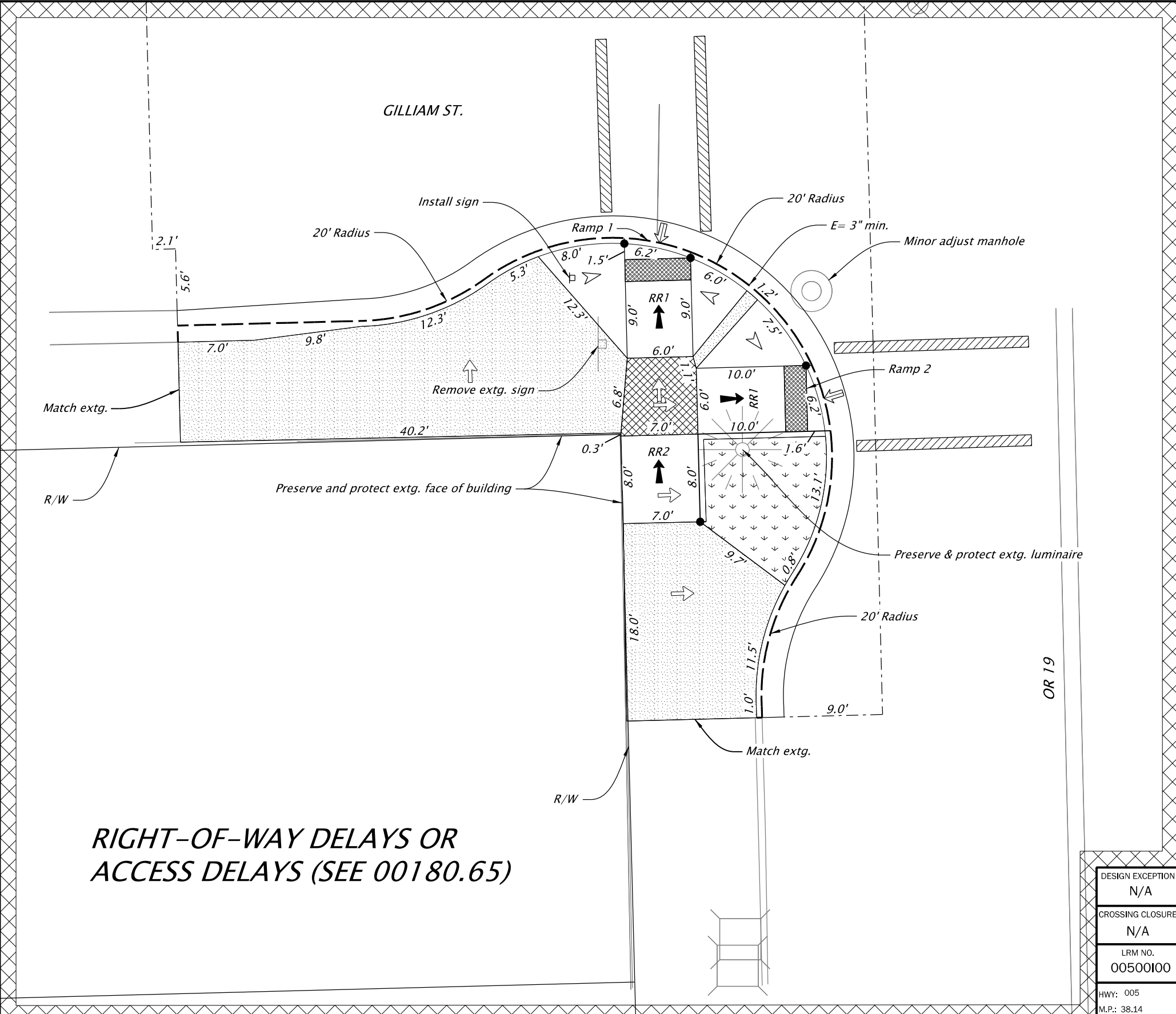
Designer: Justin Hornsby
Reviewer: Stephanie Serpico
Drafter: Stephanie Teeter
Checker: Jose Banuelos

CURB RAMP DETAILS

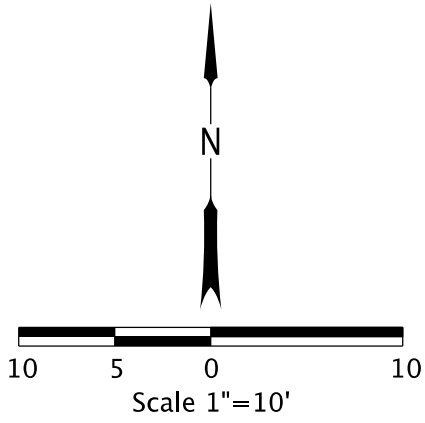
SHEET NO.
BC423

-  Area of excess sidewalk removal
-  Rock Mulch
-  Sawcut Line
-  Zero curb exposure

- CONSTRUCTION NOTES:
1. Max. cross slope change on ramp 0.5% per foot.
 2. See BA01 for curb detail.
 3. Mark R/W line prior to construction.
 4. See General Construction Sheets for signing and utility conflict details.
 5. See Std. Dwgs. for details not shown.



RIGHT-OF-WAY DELAYS OR
ACCESS DELAYS (SEE 00180.65)



 ADA CURB RAMP PILOT PROGRAM PROJECT

OR 19 AT GILLIAM ST. (SOUTHWEST CORNER)
CONDON SITE 11 - CORNER 2

DESIGN EXCEPTION	N/A
CROSSING CLOSURE	N/A
LRM NO.	00500100
HWY: 005	M.P.: 38.14
CORNER POSITION	2
RAMP NO.	1 & 2

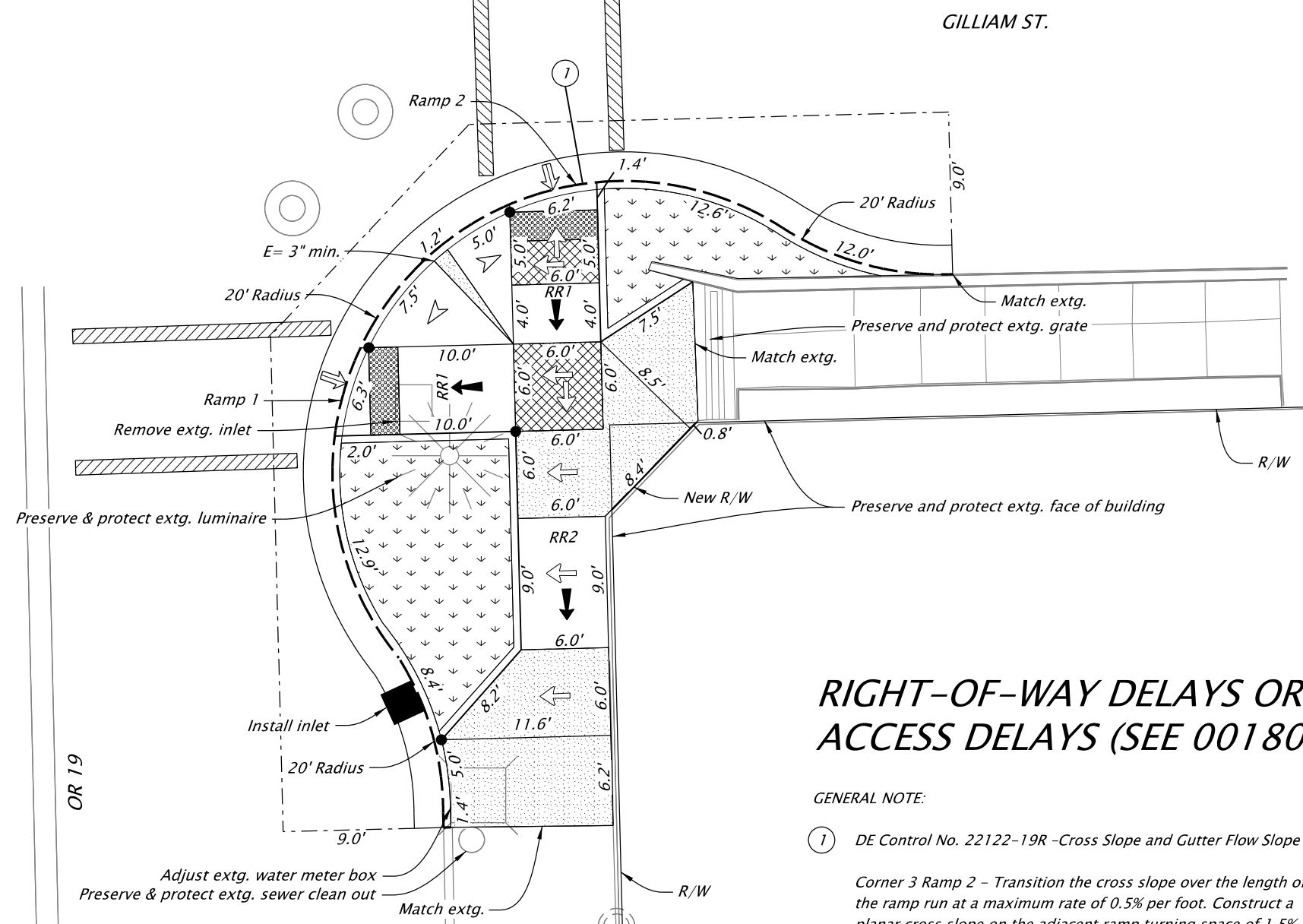


EXPIRES: DECEMBER 31, 2021

	HDR ENGINEERING, INC 404 SW COLUMBIA ST., SUITE 240 BEND, OR 97702		
	CENTRAL OREGON CURB RAMPS - PHASE 2		
VARIOUS HIGHWAYS VARIOUS COUNTIES			
Designer: Justin Hornsby		Reviewer: Stephanie Serpico	
Drafter: Stephanie Teeter		Checker: Jose Banuelos	
CURB RAMP DETAILS			SHEET NO. BC424

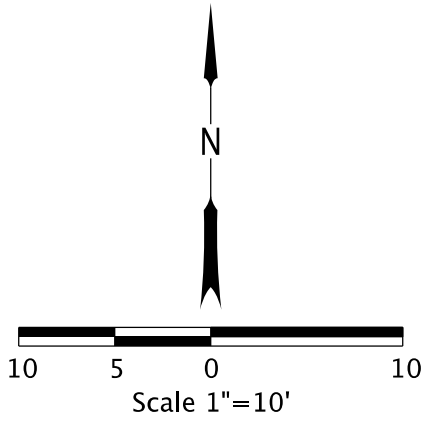
-  Area of excess sidewalk removal
-  Rock Mulch
-  Sawcut Line
-  Zero curb exposure

- CONSTRUCTION NOTES:
1. Max. cross slope change on ramp 0.5% per foot.
 2. See BA01 for curb detail.
 3. Mark R/W line prior to construction.
 4. See General Construction Sheets for signing and utility conflict details.
 5. See Std. Dwgs. for details not shown.



**RIGHT-OF-WAY DELAYS OR
ACCESS DELAYS (SEE 00180.65)**

- GENERAL NOTE:
- ① DE Control No. 22122-19R - Cross Slope and Gutter Flow Slope
- Corner 3 Ramp 2 - Transition the cross slope over the length of the ramp run at a maximum rate of 0.5% per foot. Construct a planar cross slope on the adjacent ramp turning space of 1.5% and a planar cross slope on the directional curb of 3.0%.



 ADA CURB RAMP PILOT PROGRAM PROJECT

OR 19 AT GILLIAM ST. (SOUTHEAST CORNER)
CONDON SITE 11 - CORNER 3

DESIGN EXCEPTION	22122-19R
CROSSING CLOSURE	N/A
LRM NO.	00500100
HWY: 005	M.P.: 38.14
CORNER POSITION	3
RAMP NO.	1 & 2

REGISTERED PROFESSIONAL
ENGINEER
86265PE

OREGON
MARCH 13, 2018
JOSE LUIS BANUELOS

EXPIRES: DECEMBER 31, 2021



HDR ENGINEERING, INC
404 SW COLUMBIA ST., SUITE 240
BEND, OR 97702



CENTRAL OREGON CURB RAMPS - PHASE 2

VARIOUS HIGHWAYS
VARIOUS COUNTIES

Designer: Justin Hornsby
Reviewer: Stephanie Serpico

Drafter: Stephanie Teeter
Checker: Jose Banuelos

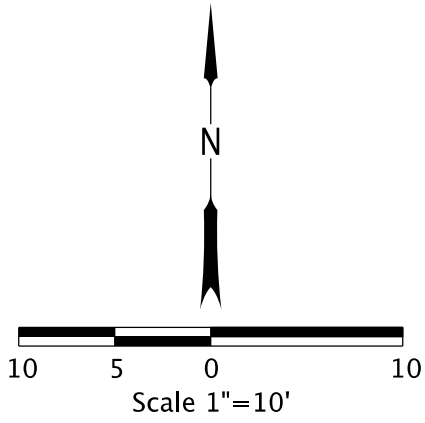
CURB RAMP DETAILS

SHEET NO.
BC425

RIGHT-OF-WAY DELAYS OR
ACCESS DELAYS (SEE 00180.65)

-  Area of excess sidewalk removal
-  Rock Mulch
-  Sawcut Line
-  Zero curb exposure

- CONSTRUCTION NOTES:
1. Max. cross slope change on ramp 0.5% per foot.
 2. See BA01 for curb detail.
 3. Mark R/W line prior to construction.
 4. See General Construction Sheets for signing and utility conflict details.
 5. See Std. Dwgs. for details not shown.



 ADA CURB RAMP PILOT PROGRAM PROJECT

OR 19 AT GILLIAM ST. (NORTHEAST CORNER)
CONDON SITE 11 - CORNER 4

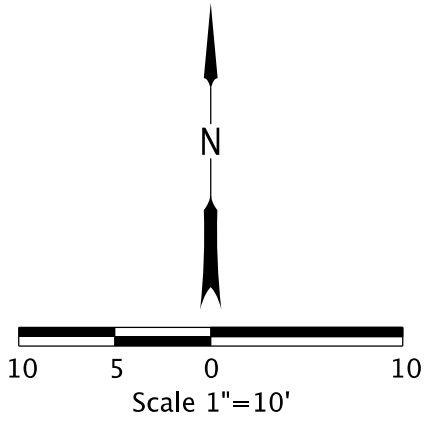
DESIGN EXCEPTION	N/A
CROSSING CLOSURE	N/A
LRM NO.	00500100
HWY: 005	M.P.: 38.14
CORNER POSITION	4
RAMP NO.	1 & 2



	HDR ENGINEERING, INC 404 SW COLUMBIA ST., SUITE 240 BEND, OR 97702	
	CENTRAL OREGON CURB RAMPS - PHASE 2	
VARIOUS HIGHWAYS VARIOUS COUNTIES		
Designer: Justin Hornsby		Reviewer: Stephanie Serpico
Drafter: Stephanie Teeter		Checker: Jose Banuelos
CURB RAMP DETAILS		SHEET NO. BC426

-  Area of excess sidewalk removal
-  Rock Mulch
-  Sawcut Line
-  Zero curb exposure

- CONSTRUCTION NOTES:
1. Max. cross slope change on ramp 0.5% per foot.
 2. See BA01 for curb detail.
 3. Mark R/W line prior to construction.
 4. See General Construction Sheets for signing and utility conflict details.
 5. See Std. Dwgs. for details not shown.



 ADA CURB RAMP PILOT PROGRAM PROJECT

**RIGHT-OF-WAY DELAYS OR
ACCESS DELAYS (SEE 00180.65)**

- GENERAL NOTE:
- ① DE Control No. 22122-23R -Ramp Turning Space Slope, Cross Slope and Gutter Flow Slope
- Corner 2 Ramp 1 - Transition the cross slope over the length of the ramp run at a maximum rate of 0.5% per foot. Construct a planar cross slope on the adjacent ramp turning space of 1.5% and a planar cross slope on the directional curb of 3.9%.

OR 19 AT SUMMIT ST. (SOUTHWEST CORNER)
CONDON SITE 12 - CORNER 2

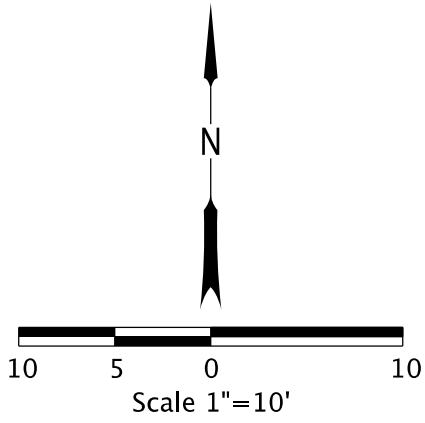
DESIGN EXCEPTION	22122-23R
CROSSING CLOSURE	N/A
LRM NO.	00500100
HWY: 005	
M.P.: 38.20	
CORNER POSITION	2
RAMP NO.	1 & 2



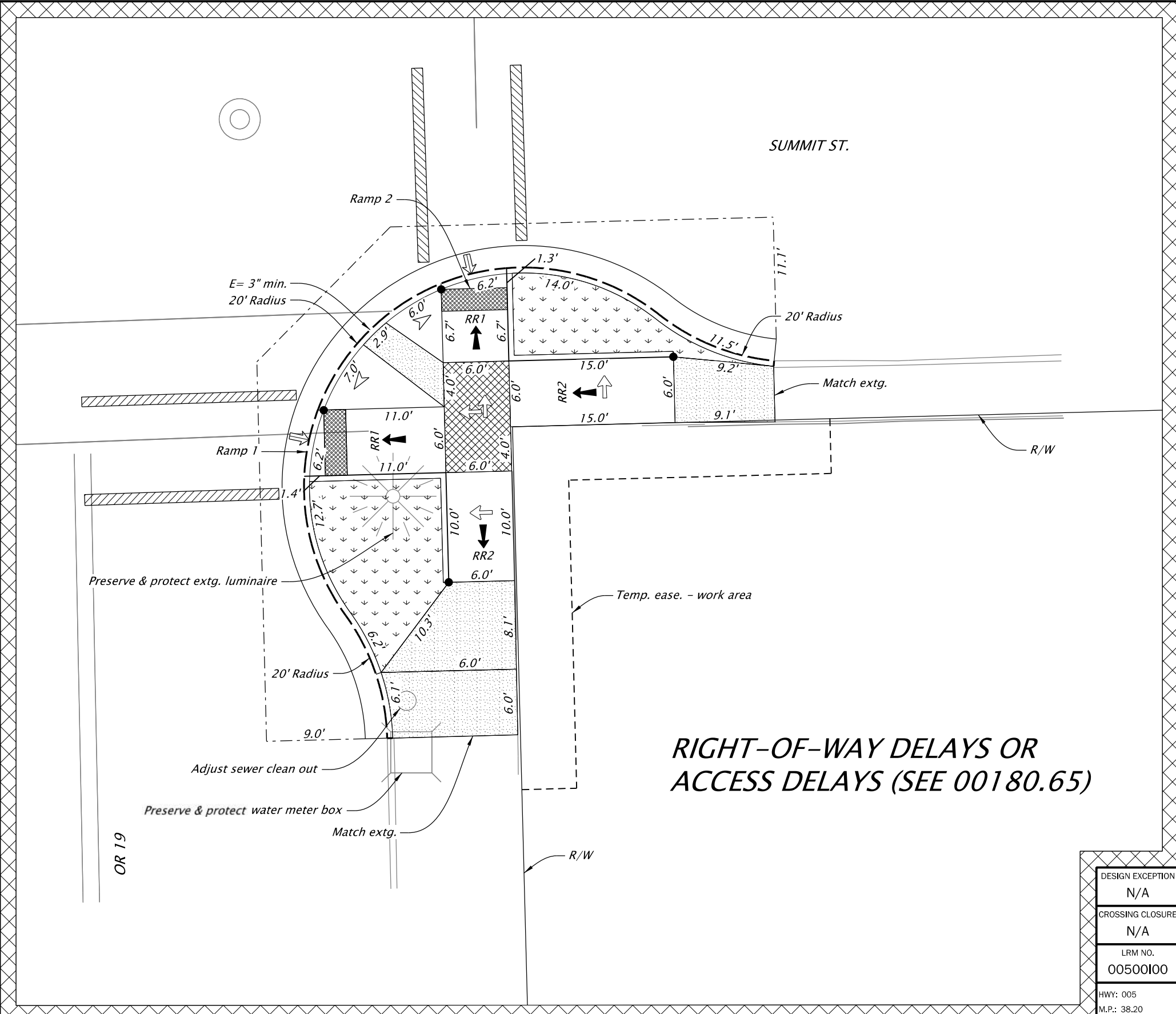
	HDR ENGINEERING, INC 404 SW COLUMBIA ST., SUITE 240 BEND, OR 97702	
CENTRAL OREGON CURB RAMPS - PHASE 2		
VARIOUS HIGHWAYS VARIOUS COUNTIES		
Designer: Justin Hornsby		Reviewer: Stephanie Serpico
Drafter: Stephanie Teeter		Checker: Jose Banuelos
CURB RAMP DETAILS		SHEET NO. BC428

-  Area of excess sidewalk removal
-  Rock Mulch
-  Sawcut Line
-  Zero curb exposure

- CONSTRUCTION NOTES:
1. Max. cross slope change on ramp 0.5% per foot.
 2. See BA01 for curb detail.
 3. Mark R/W line prior to construction.
 4. See General Construction Sheets for signing and utility conflict details.
 5. See Std. Dwgs. for details not shown.



 ADA CURB RAMP PILOT PROGRAM PROJECT



**RIGHT-OF-WAY DELAYS OR
ACCESS DELAYS (SEE 00180.65)**

OR 19 AT SUMMIT ST. (SOUTHEAST CORNER)
CONDON SITE 12 - CORNER 3

DESIGN EXCEPTION	N/A
CROSSING CLOSURE	N/A
LRM NO.	00500100
HWY: 005	
M.P.: 38.20	
CORNER POSITION	3
RAMP NO.	1 & 2

REGISTERED PROFESSIONAL
ENGINEER
86265PE

OREGON
MARCH 13, 2018
JOSE LUIS BANUELOS

EXPIRES: DECEMBER 31, 2021



HDR ENGINEERING, INC
404 SW COLUMBIA ST., SUITE 240
BEND, OR 97702



CENTRAL OREGON CURB RAMPS - PHASE 2

VARIOUS HIGHWAYS
VARIOUS COUNTIES

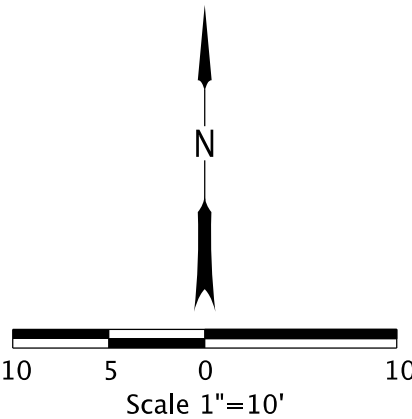
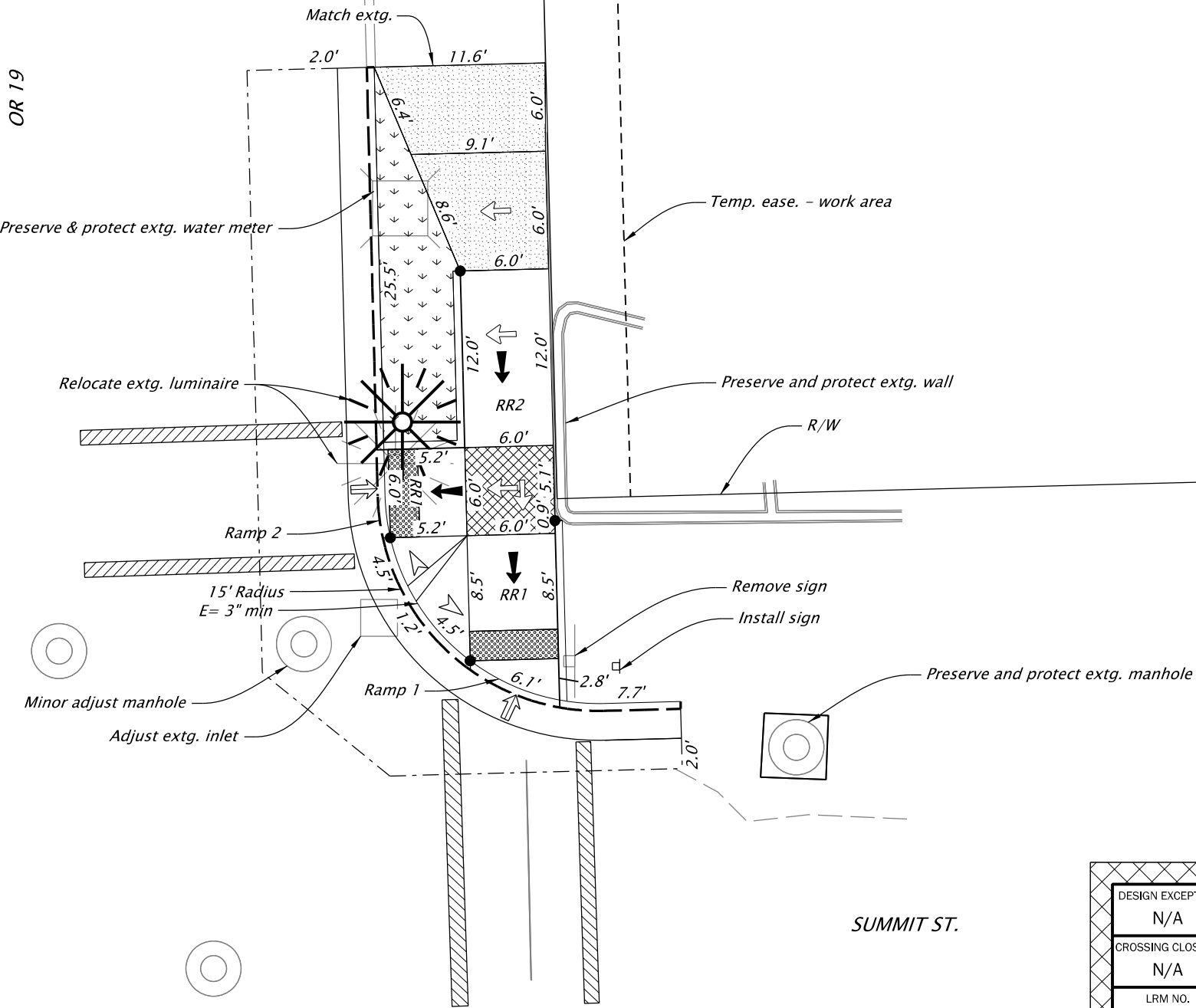
Designer: Justin Hornsby
Reviewer: Stephanie Serpico
Drafter: Stephanie Teeter
Checker: Jose Banuelos

CURB RAMP DETAILS

SHEET NO.
BC429

-  Area of excess sidewalk removal
-  Rock Mulch
-  Sawcut Line
-  Zero curb exposure

- CONSTRUCTION NOTES:
1. Max. cross slope change on ramp 0.5% per foot.
 2. See BA01 for curb detail.
 3. Mark R/W line prior to construction.
 4. See General Construction Sheets for signing and utility conflict details.
 5. See Std. Dwgs. for details not shown.



 ADA CURB RAMP PILOT PROGRAM PROJECT

OR 19 AT SUMMIT ST. (NORTHEAST CORNER)
CONDON SITE 12 - CORNER 4

DESIGN EXCEPTION	N/A
CROSSING CLOSURE	N/A
LRM NO.	00500100
HWY: 005	
M.P.: 38.20	
CORNER POSITION	4
RAMP NO.	1 & 2

REGISTERED PROFESSIONAL
ENGINEER
86265PE

OREGON
MARCH 13, 2018
JOSE LUIS BANUELOS

EXPIRES: DECEMBER 31, 2021



HDR ENGINEERING, INC
404 SW COLUMBIA ST., SUITE 240
BEND, OR 97702



CENTRAL OREGON CURB RAMPS - PHASE 2

VARIOUS HIGHWAYS
VARIOUS COUNTIES

Designer: Justin Hornsby
Reviewer: Stephanie Serpico
Drafter: Stephanie Teeter
Checker: Jose Banuelos

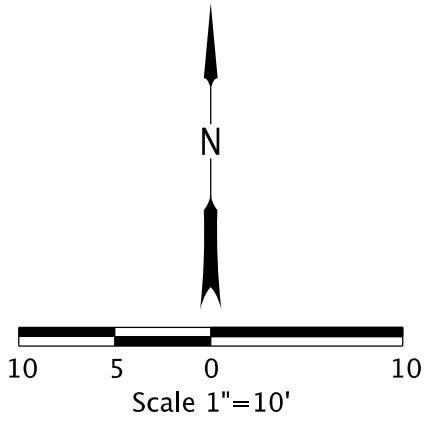
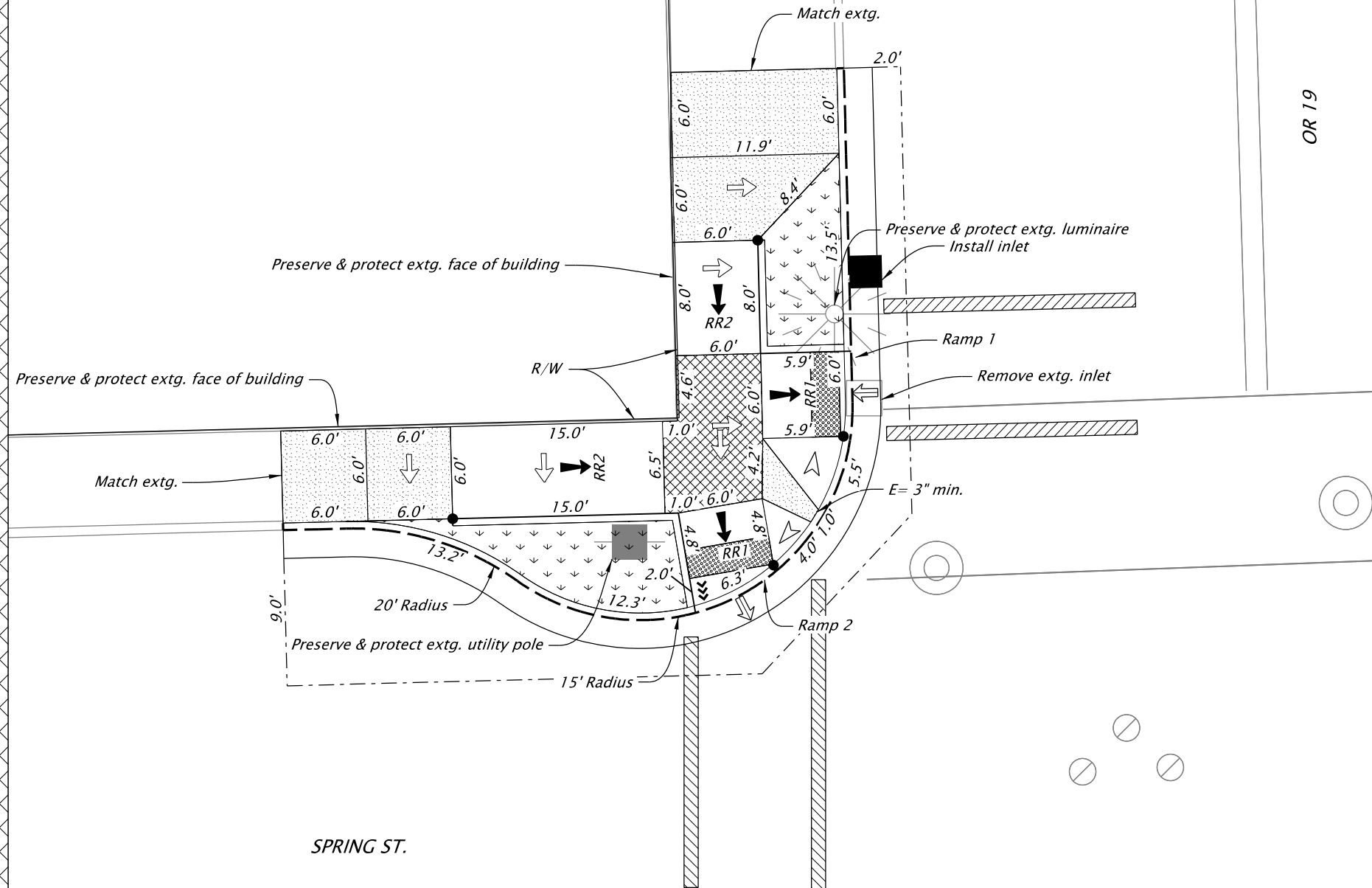
CURB RAMP DETAILS

SHEET NO.
BC430

RIGHT-OF-WAY DELAYS OR
ACCESS DELAYS (SEE 00180.65)

-  Area of excess sidewalk removal
-  Rock Mulch
-  Sawcut Line
-  Zero curb exposure

- CONSTRUCTION NOTES:
1. Max. cross slope change on ramp 0.5% per foot.
 2. See BA01 for curb detail.
 3. Mark R/W line prior to construction.
 4. See General Construction Sheets for signing and utility conflict details.
 5. See Std. Dwgs. for details not shown.



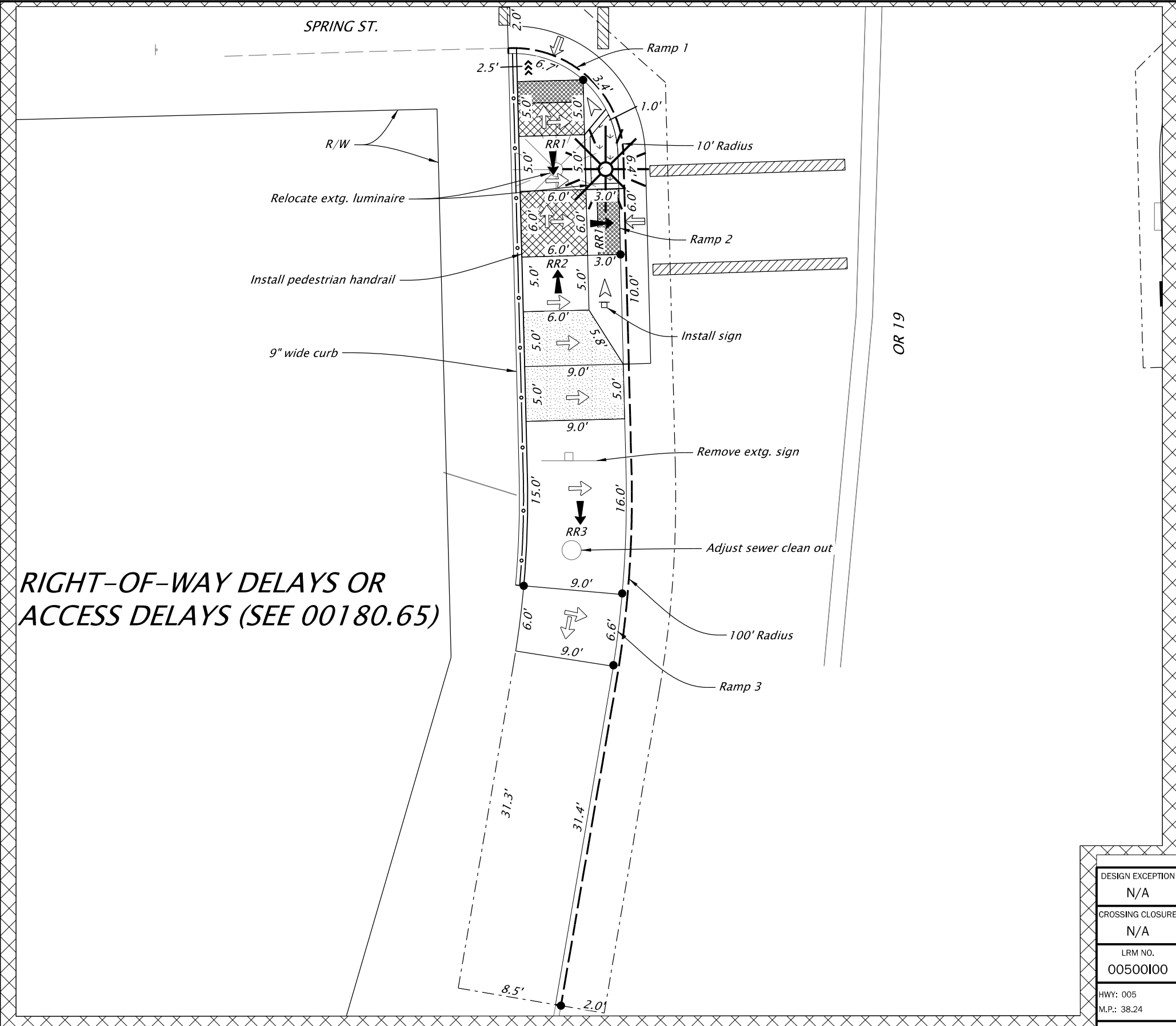
 ADA CURB RAMP PILOT PROGRAM PROJECT

OR 19 AT SPRING ST. (NORTHWEST CORNER)
CONDON SITE 13 - CORNER 1

DESIGN EXCEPTION	N/A
CROSSING CLOSURE	N/A
LRM NO.	00500100
HWY: 005	M.P.: 38.24
CORNER POSITION	1
RAMP NO.	1 & 2

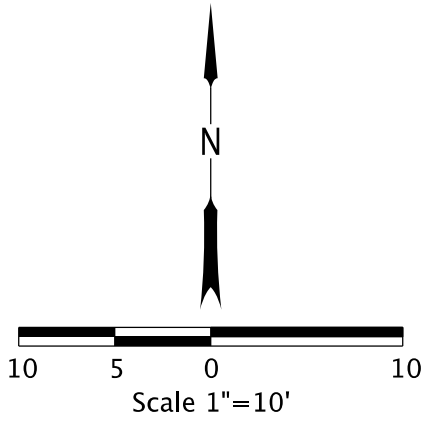


	HDR ENGINEERING, INC 404 SW COLUMBIA ST., SUITE 240 BEND, OR 97702	
CENTRAL OREGON CURB RAMPS - PHASE 2		
VARIOUS HIGHWAYS VARIOUS COUNTIES		
Designer: Justin Hornsby		Reviewer: Stephanie Serpico
Drafter: Stephanie Teeter		Checker: Jose Banuelos
CURB RAMP DETAILS		SHEET NO. BC431



- Area of excess sidewalk removal
- Rock Mulch
- Sawcut Line
- Zero curb exposure

- CONSTRUCTION NOTES:
1. Max. cross slope change on ramp 0.5% per foot.
 2. See BA01 for curb detail.
 3. Mark R/W line prior to construction.
 4. See General Construction Sheets for signing and utility conflict details.
 5. See Std. Dwgs. for details not shown.



ADA CURB RAMP PILOT PROGRAM PROJECT

OR 19 AT SPRING ST. (SOUTHWEST CORNER)
CONDON SITE 13 - CORNER 2

DESIGN EXCEPTION	N/A
CROSSING CLOSURE	N/A
LRM NO.	00500100
HWY: 005	
M.P.: 38.24	
CORNER POSITION	2
RAMP NO.	1, 2, & 3

REGISTERED PROFESSIONAL
ENGINEER
86265PE

OREGON
MARCH 13, 2018
JOSE LUIS BANUELOS

EXPIRES: DECEMBER 31, 2021

	HDR ENGINEERING, INC 404 SW COLUMBIA ST., SUITE 240 BEND, OR 97702	
CENTRAL OREGON CURB RAMPS - PHASE 2		
VARIOUS HIGHWAYS VARIOUS COUNTIES		
Designer: Justin Hornsby		Reviewer: Stephanie Serpico
Drafter: Stephanie Teeter		Checker: Jose Banuelos
CURB RAMP DETAILS		SHEET NO. BC432

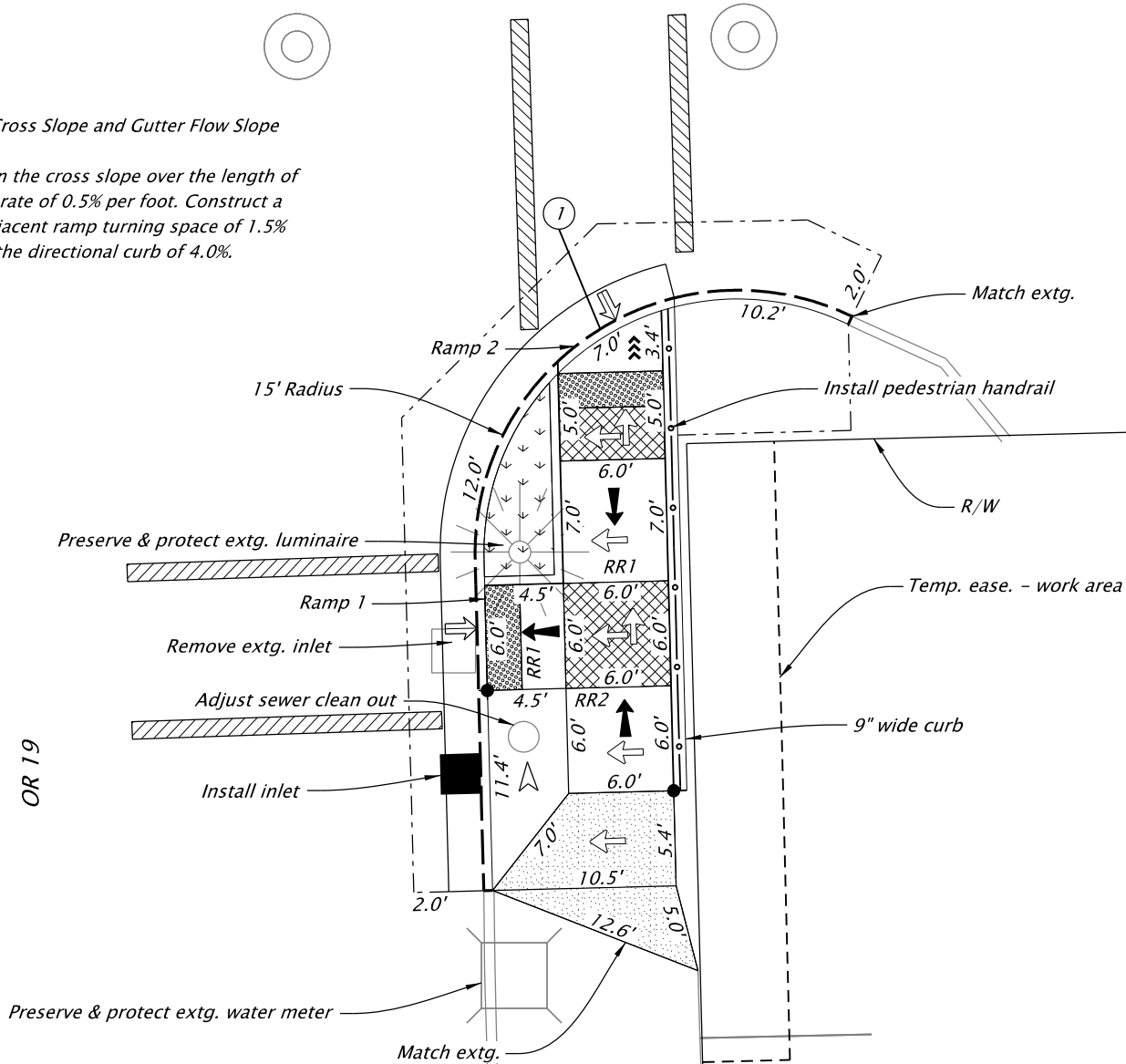
RIGHT-OF-WAY DELAYS OR
ACCESS DELAYS (SEE 00180.65)

SPRING ST.

GENERAL NOTE:

1 DE Control No. 22122-22 -Cross Slope and Gutter Flow Slope

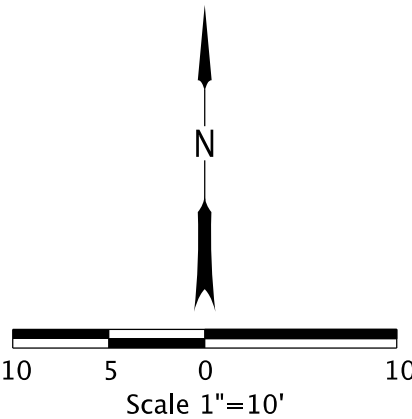
Corner 3 Ramp 2 - Transition the cross slope over the length of the ramp run at a maximum rate of 0.5% per foot. Construct a planar cross slope on the adjacent ramp turning space of 1.5% and a planar cross slope on the directional curb of 4.0%.



- Area of excess sidewalk removal
- Rock Mulch
- Sawcut Line
- Zero curb exposure

CONSTRUCTION NOTES:

1. Max. cross slope change on ramp 0.5% per foot.
2. See BA01 for curb detail.
3. Mark R/W line prior to construction.
4. See General Construction Sheets for signing and utility conflict details.
5. See Std. Dwgs. for details not shown.



ADA CURB RAMP PILOT PROGRAM PROJECT

OR 19 AT SPRING ST. (SOUTHEAST CORNER)
CONDON SITE 13 - CORNER 3

DESIGN EXCEPTION	22122-22
CROSSING CLOSURE	N/A
LRM NO.	00500100
HWY: 005	M.P.: 38.24
CORNER POSITION	3
RAMP NO.	1 & 2

REGISTERED PROFESSIONAL
ENGINEER
86265PE
OREGON
MARCH 13, 2018
JOSE LUIS BANUELOS
EXPIRES: DECEMBER 31, 2021

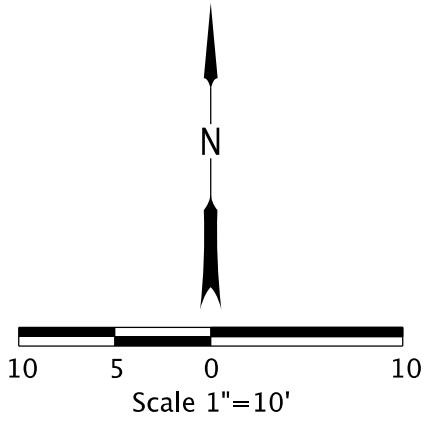
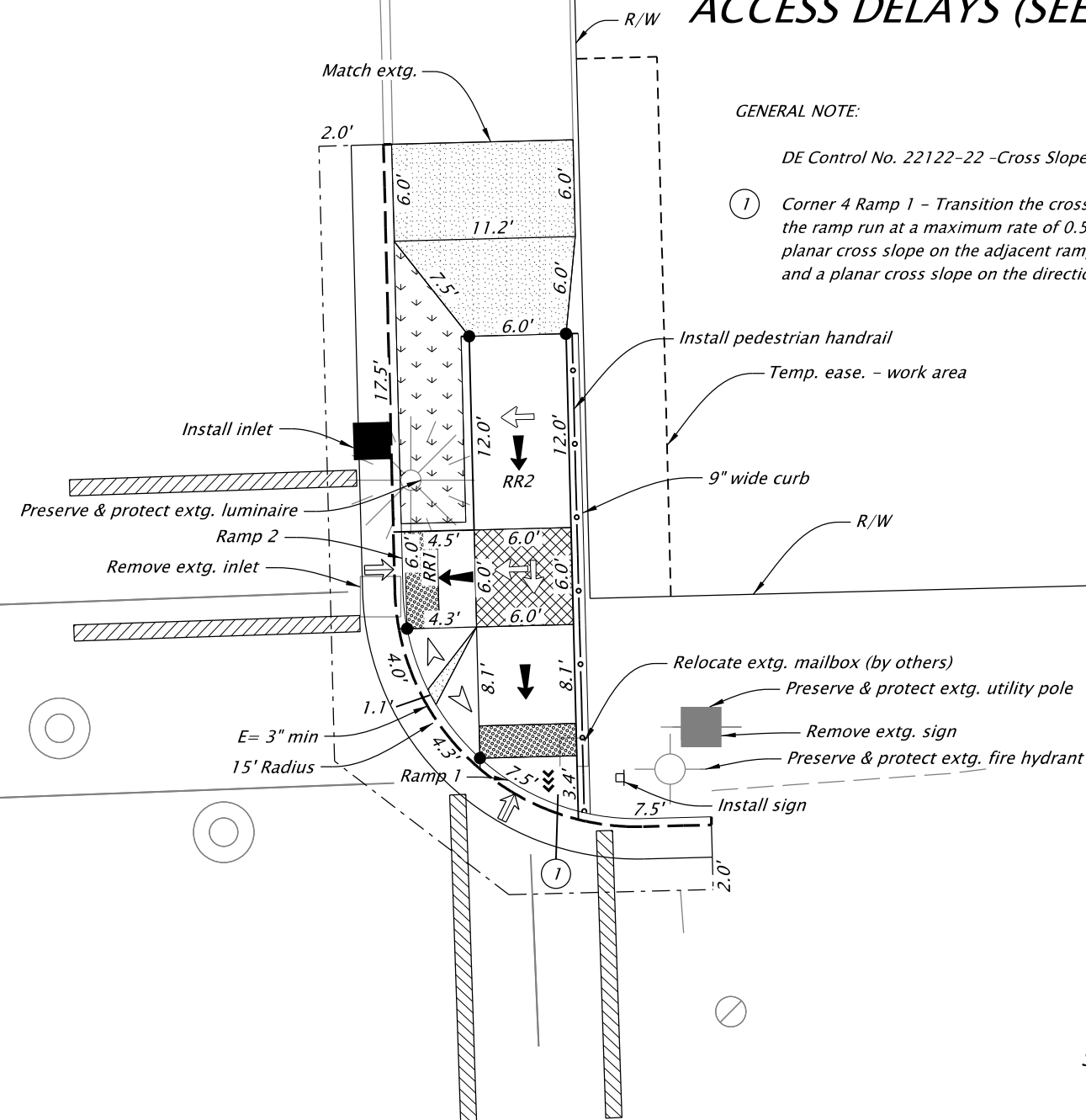
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CENTRAL OREGON CURB RAMPS - PHASE 2	
VARIOUS HIGHWAYS VARIOUS COUNTIES	
Designer: Justin Hornsby Drafter: Stephanie Teeter	Reviewer: Stephanie Serpico Checker: Jose Banuelos
CURB RAMP DETAILS	SHEET NO. BC433

RIGHT-OF-WAY DELAYS OR
ACCESS DELAYS (SEE 00180.65)

GENERAL NOTE:
DE Control No. 22122-22 - Cross Slope and Gutter Flow Slope
① Corner 4 Ramp 1 - Transition the cross slope over the length of the ramp run at a maximum rate of 0.5% per foot. Construct a planar cross slope on the adjacent ramp turning space of 1.5% and a planar cross slope on the directional curb of 4.7%.

- Area of excess sidewalk removal
- Rock Mulch
- Sawcut Line
- Zero curb exposure

- CONSTRUCTION NOTES:
- Max. cross slope change on ramp 0.5% per foot.
 - See BA01 for curb detail.
 - Mark R/W line prior to construction.
 - See General Construction Sheets for signing and utility conflict details.
 - See Std. Dwgs. for details not shown.



ADA CURB RAMP PILOT PROGRAM PROJECT

OR 19 AT SPRING ST. (NORTHEAST CORNER)
CONDON SITE 13 - CORNER 4

DESIGN EXCEPTION
22122-22
CROSSING CLOSURE
N/A
LRM NO.
00500100
HWY: 005
M.P.: 38.24
CORNER POSITION
4
RAMP NO.
1 & 2



EXPIRES: DECEMBER 31, 2021

	HDR ENGINEERING, INC 404 SW COLUMBIA ST., SUITE 240 BEND, OR 97702	
	CENTRAL OREGON CURB RAMPS - PHASE 2	
VARIOUS HIGHWAYS VARIOUS COUNTIES		
Designer: Justin Hornsby		Reviewer: Stephanie Serpico
Drafter: Stephanie Teeter		Checker: Jose Banuelos
CURB RAMP DETAILS		SHEET NO. BC434

RIGHT-OF-WAY DELAYS OR
ACCESS DELAYS (SEE 00180.65)

- Area of excess sidewalk removal
- Rock Mulch
- Sawcut Line
- Zero curb exposure

- CONSTRUCTION NOTES:
- Max. cross slope change on ramp 0.5% per foot.
 - See BA01 for curb detail.
 - Mark R/W line prior to construction.
 - See General Construction Sheets for signing and utility conflict details.
 - See Std. Dwgs. for details not shown.



COURT ST.

OR 19 AT COURT ST. (NORTHWEST CORNER)
CONDON SITE 15 - CORNER 1

DESIGN EXCEPTION	N/A
CROSSING CLOSURE	N/A
LRM NO.	00500100
HWY: 005	
M.P.: 38.34	
CORNER POSITION	1
RAMP NO.	1 & 2

REGISTERED PROFESSIONAL
ENGINEER
86265PE
OREGON
MARCH 13, 2018
JOSE LUIS BANUELOS
EXPIRES: DECEMBER 31, 2021

ADA CURB RAMP PILOT PROGRAM PROJECT



HDR ENGINEERING, INC
404 SW COLUMBIA ST., SUITE 240
BEND, OR 97702

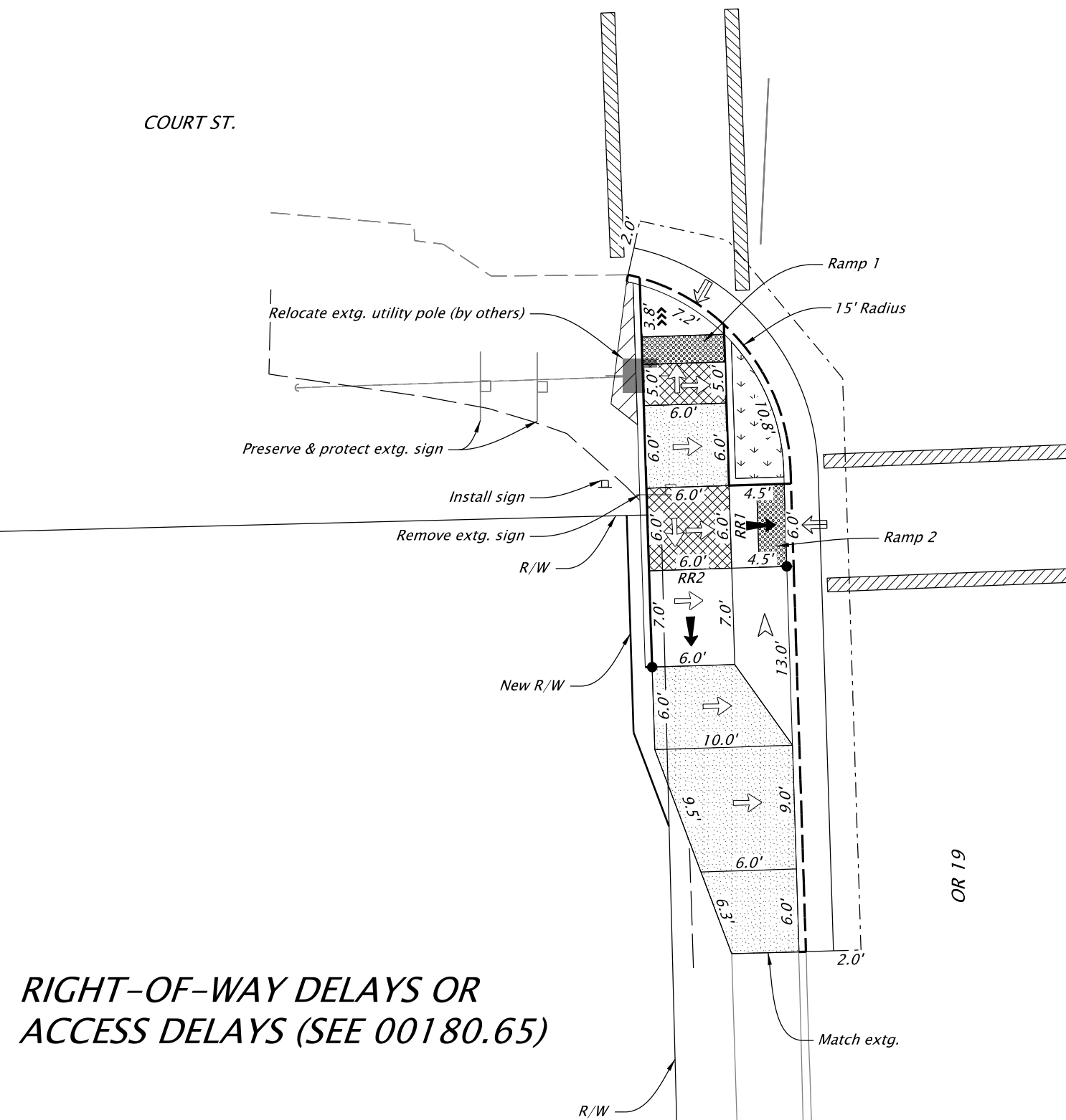
CENTRAL OREGON CURB RAMPS - PHASE 2

VARIOUS HIGHWAYS
VARIOUS COUNTIES

Designer: Justin Hornsby
Reviewer: Stephanie Serpico
Drafter: Stephanie Teeter
Checker: Jose Banuelos

CURB RAMP DETAILS

SHEET NO.
BC435



*RIGHT-OF-WAY DELAYS OR
ACCESS DELAYS (SEE 00180.65)*

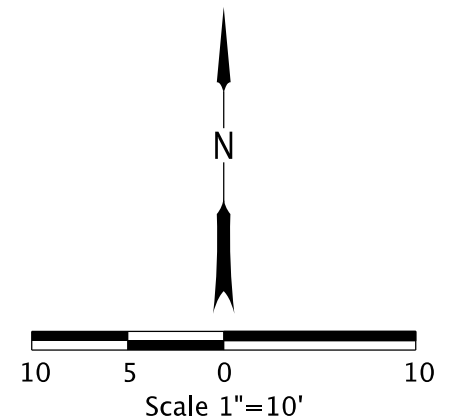
OR 19 AT COURT ST. (SOUTHWEST CORNER)

CONDON SITE 15 - CORNER 2

 *Area of excess sidewalk removal*
 *Rock Mulch*
 *Sawcut Line*
 *Zero curb exposure*

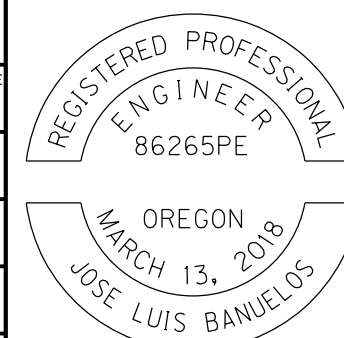
CONSTRUCTION NOTES:

1. Max. cross slope change on ramp 0.5% per foot.
2. See BA01 for curb detail.
3. Mark R/W line prior to construction.
4. See General Construction Sheets for signing and utility conflict details.
5. See Std. Dwg. for details not shown.



 ADA CURB RAMP PILOT PROGRAM PROJECT

	DESIGN EXCEPTION
	N/A
	CROSSING CLOSURE
	N/A
	LRM NO.
	00500100
	HWY: 005
	M.P.: 38.34
	CORNER POSITION
	2
	RAMP NO.
	1 & 2

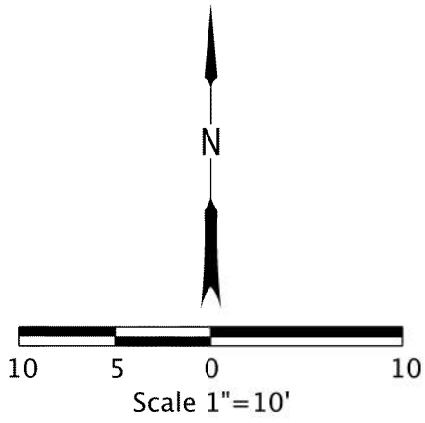


	HDR ENGINEERING, INC 404 SW COLUMBIA ST., SUITE 240 BEND, OR 97702		
	CENTRAL OREGON CURB RAMPS - PHASE 2 VARIOUS HIGHWAYS VARIOUS COUNTIES		
Designer: Justin Hornsby	Reviewer: Stephanie Serpico		SHEET NO. BC436
Drafter: Stephanie Teeter	Checker: Jose Banuelos		
CURB RAMP DETAILS			

-  Area of excess sidewalk removal
-  Rock Mulch
-  Sawcut Line
-  Zero curb exposure

- CONSTRUCTION NOTES:
1. Max. cross slope change on ramp 0.5% per foot.
 2. See BA01 for curb detail.
 3. Mark R/W line prior to construction.
 4. See General Construction Sheets for signing and utility conflict details.
 5. See Std. Dwgs. for details not shown.

RIGHT-OF-WAY DELAYS OR
ACCESS DELAYS (SEE 00180.65)



 ADA CURB RAMP PILOT PROGRAM PROJECT

OR 19 AT COURT ST. (SOUTHEAST CORNER)
CONDON SITE 15 - CORNER 3

DESIGN EXCEPTION	N/A
CROSSING CLOSURE	N/A
LRM NO.	00500100
HWY: 005	
M.P.: 38.34	
CORNER POSITION	3
RAMP NO.	1



REGISTERED PROFESSIONAL
ENGINEER
86265PE
OREGON
MARCH 13, 2018
JOSE LUIS BANUELOS

EXPIRES: DECEMBER 31, 2021



HDR ENGINEERING, INC
404 SW COLUMBIA ST., SUITE 240
BEND, OR 97702



CENTRAL OREGON CURB RAMPS - PHASE 2

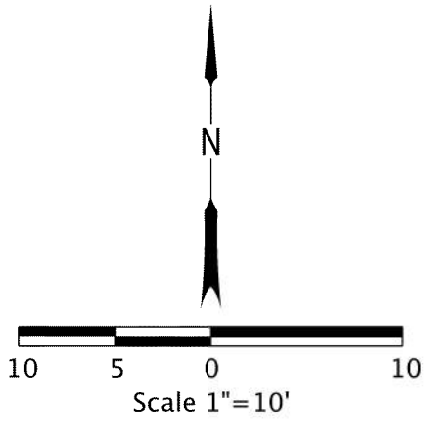
VARIOUS HIGHWAYS
VARIOUS COUNTIES

Designer: Justin Hornsby Reviewer: Stephanie Serpico
Drafter: Stephanie Teeter Checker: Jose Banuelos

CURB RAMP DETAILS SHEET NO. BC437

-  Area of excess sidewalk removal
-  Rock Mulch
-  Sawcut Line
-  Zero curb exposure

- CONSTRUCTION NOTES:
1. Max. cross slope change on ramp 0.5% per foot.
 2. See BA01 for curb detail.
 3. Mark R/W line prior to construction.
 4. See General Construction Sheets for signing and utility conflict details.
 5. See Std. Dwgs. for details not shown.



 ADA CURB RAMP PILOT PROGRAM PROJECT

**RIGHT-OF-WAY DELAYS OR
ACCESS DELAYS (SEE 00180.65)**



OR 19 AT COURT ST. (NORTHEAST CORNER)
CONDON SITE 15 - CORNER 4

DESIGN EXCEPTION	N/A
CROSSING CLOSURE	N/A
LRM NO.	00500100
HWY: 005	
M.P.: 38.34	
CORNER POSITION	4
RAMP NO.	1



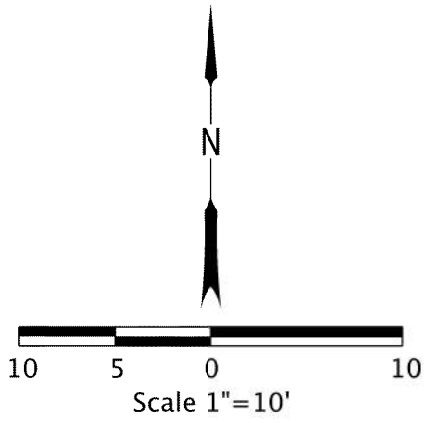
EXPIRES: DECEMBER 31, 2021

	HDR ENGINEERING, INC 404 SW COLUMBIA ST., SUITE 240 BEND, OR 97702	
CENTRAL OREGON CURB RAMPS - PHASE 2		
VARIOUS HIGHWAYS VARIOUS COUNTIES		
Designer: Justin Hornsby		Reviewer: Stephanie Serpico
Drafter: Stephanie Teeter		Checker: Jose Banuelos
CURB RAMP DETAILS		SHEET NO. BC438

RIGHT-OF-WAY DELAYS OR
ACCESS DELAYS (SEE 00180.65)

-  Area of excess sidewalk removal
-  Rock Mulch
-  Sawcut Line
-  Zero curb exposure

- CONSTRUCTION NOTES:
1. Max. cross slope change on ramp 0.5% per foot.
 2. See BA01 for curb detail.
 3. Mark R/W line prior to construction.
 4. See General Construction Sheets for signing and utility conflict details.
 5. See Std. Dwgs. for details not shown.



 ADA CURB RAMP PILOT PROGRAM PROJECT

OR 19 AT W. BAYARD ST. (SOUTHEAST CORNER)
CONDON SITE 16 - CORNER 3

DESIGN EXCEPTION	N/A
CROSSING CLOSURE	N/A
LRM NO.	00500100
HWY: 005	
M.P.: 38.38	
CORNER POSITION	3
RAMP NO.	1



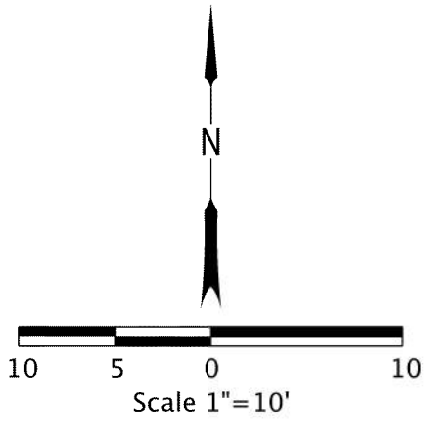
EXPIRES: DECEMBER 31, 2021

	HDR ENGINEERING, INC 404 SW COLUMBIA ST., SUITE 240 BEND, OR 97702	
	CENTRAL OREGON CURB RAMPS - PHASE 2	
VARIOUS HIGHWAYS VARIOUS COUNTIES		
Designer: Justin Hornsby		Reviewer: Stephanie Serpico
Drafter: Stephanie Teeter		Checker: Jose Banuelos
CURB RAMP DETAILS		SHEET NO. BC441

RIGHT-OF-WAY DELAYS OR
ACCESS DELAYS (SEE 00180.65)

-  Area of excess sidewalk removal
-  Rock Mulch
-  Sawcut Line
-  Zero curb exposure

- CONSTRUCTION NOTES:
1. Max. cross slope change on ramp 0.5% per foot.
 2. See BA01 for curb detail.
 3. Mark R/W line prior to construction.
 4. See General Construction Sheets for signing and utility conflict details.
 5. See Std. Dwgs. for details not shown.



 ADA CURB RAMP PILOT PROGRAM PROJECT

BAYARD ST.

OR 19 AT W. BAYARD ST. (NORTHEAST CORNER)
CONDON SITE 16 - CORNER 4

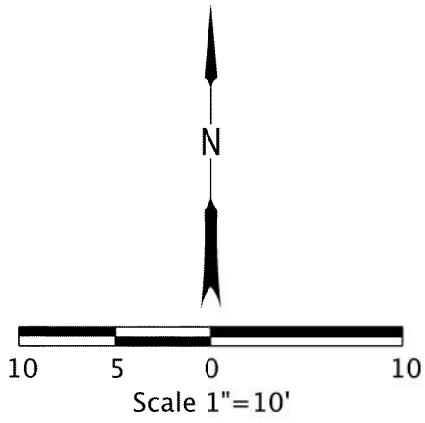
DESIGN EXCEPTION	N/A
CROSSING CLOSURE	N/A
LRM NO.	00500100
HWY: 005	
M.P.: 38.38	
CORNER POSITION	4
RAMP NO.	1



	HDR ENGINEERING, INC 404 SW COLUMBIA ST., SUITE 240 BEND, OR 97702	
	CENTRAL OREGON CURB RAMPS - PHASE 2	
VARIOUS HIGHWAYS VARIOUS COUNTIES		
Designer: Justin Hornsby		Reviewer: Stephanie Serpico
Drafter: Stephanie Teeter		Checker: Jose Banuelos
CURB RAMP DETAILS		SHEET NO. BC442

-  Area of excess sidewalk removal
-  Rock Mulch
-  Sawcut Line
-  Zero curb exposure

- CONSTRUCTION NOTES:
1. Max. cross slope change on ramp 0.5% per foot.
 2. See BA01 for curb detail.
 3. Mark R/W line prior to construction.
 4. See General Construction Sheets for signing and utility conflict details.
 5. See Std. Dwgs. for details not shown.



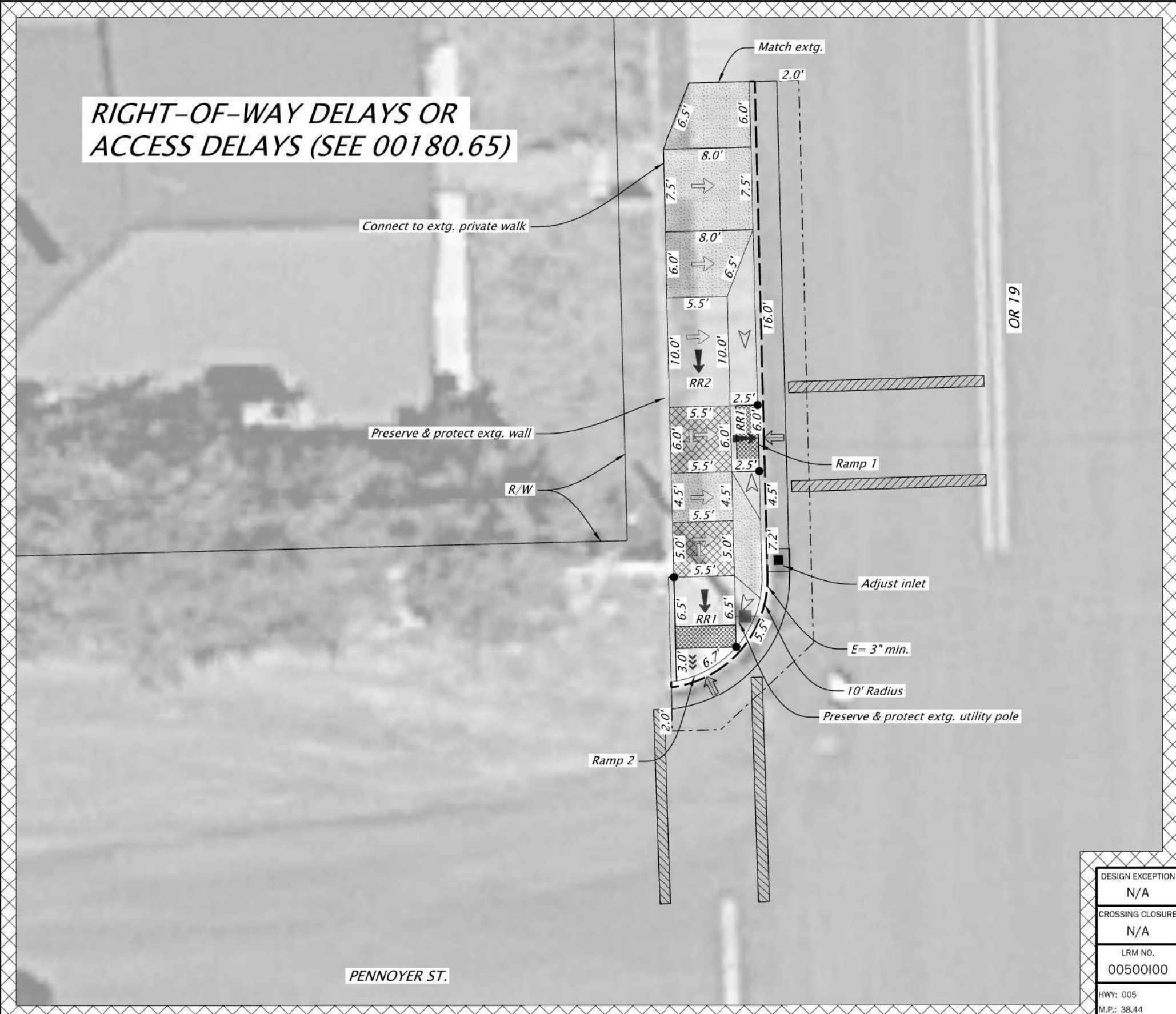
 ADA CURB RAMP PILOT PROGRAM PROJECT

DESIGN EXCEPTION	N/A
CROSSING CLOSURE	N/A
LRM NO.	00500100
HWY: 005	
M.P.: 38.44	
CORNER POSITION	1
RAMP NO.	1 & 2



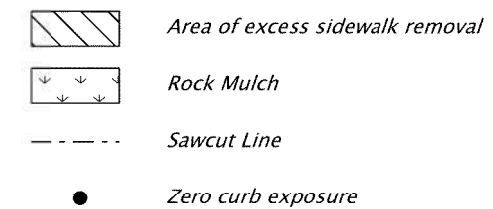
EXPIRES: DECEMBER 31, 2021

	HDR ENGINEERING, INC 404 SW COLUMBIA ST., SUITE 240 BEND, OR 97702	
	CENTRAL OREGON CURB RAMPS - PHASE 2	
VARIOUS HIGHWAYS VARIOUS COUNTIES		
Designer: Justin Hornsby		Reviewer: Stephanie Serpico
Drafter: Stephanie Teeter		Checker: Jose Banuelos
CURB RAMP DETAILS		SHEET NO. BC443



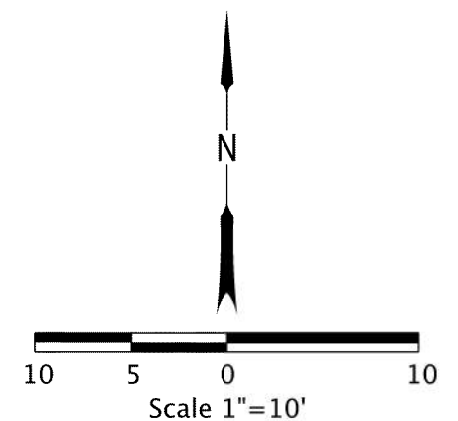
RIGHT-OF-WAY DELAYS OR
ACCESS DELAYS (SEE 00180.65)

OR 19 AT PENNOYER ST. (NORTHWEST CORNER)
CONDON SITE 17 - CORNER 1



CONSTRUCTION NOTES:

1. *Max. cross slope change on ramp 0.5% per foot.*
2. *See BA01 for curb detail.*
3. *Mark R/W line prior to construction.*
4. *See General Construction Sheets for signing and utility conflict details.*
5. *See Std. Dwg. for details not shown.*



 ADA CURB RAMP PILOT PROGRAM PROJECT



- ① DE Control No. 22122-21 -Cross Slope and Gutter Flow Slope

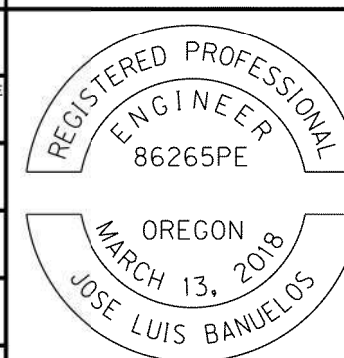
Corner 2 Ramp 1 – Transition the cross slope over the length of the ramp run at a maximum rate of 0.5% per foot. Construct a planar cross slope on the adjacent ramp turning space of 1.5% and a planar cross slope on the directional curb of 4.2%.

*RIGHT-OF-WAY DELAYS OR
ACCESS DELAYS (SEE 00180.65)*

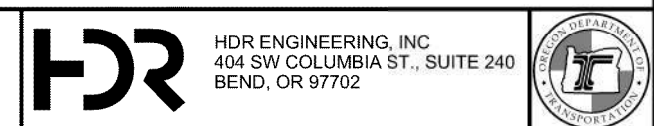
OR 19 AT PENNOYER ST. (SOUTHWEST CORNER)

CONDON SITE 17 - CORNER 2

	DESIGN EXCEPTION 22122-21
	CROSSING CLOSURE N/A
	LRM NO. 00500100
	HWY: 005 M.P.: 38.44
	CORNER POSITION 2
	RAMP NO. 1 & 2



EXPIRES: DECEMBER 31, 2021



CENTRAL OREGON CURB RAMPS - PHASE 2

VARIOUS HIGHWAYS
VARIOUS COUNTIES

Designer: Justin Hornsby

Reviewer: Stephanie Sernico

Drafter: Stephanie Teeter

Checker: Jose Banuelos

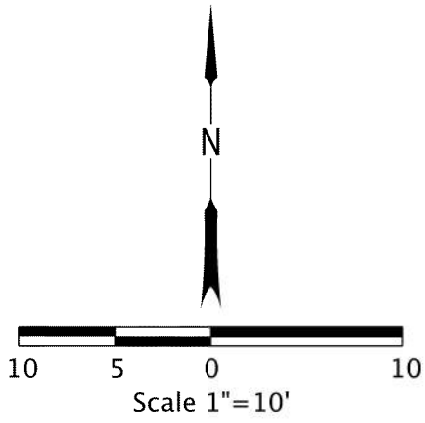
CURB RAMP DETAILS

SHEET NO.

BC444

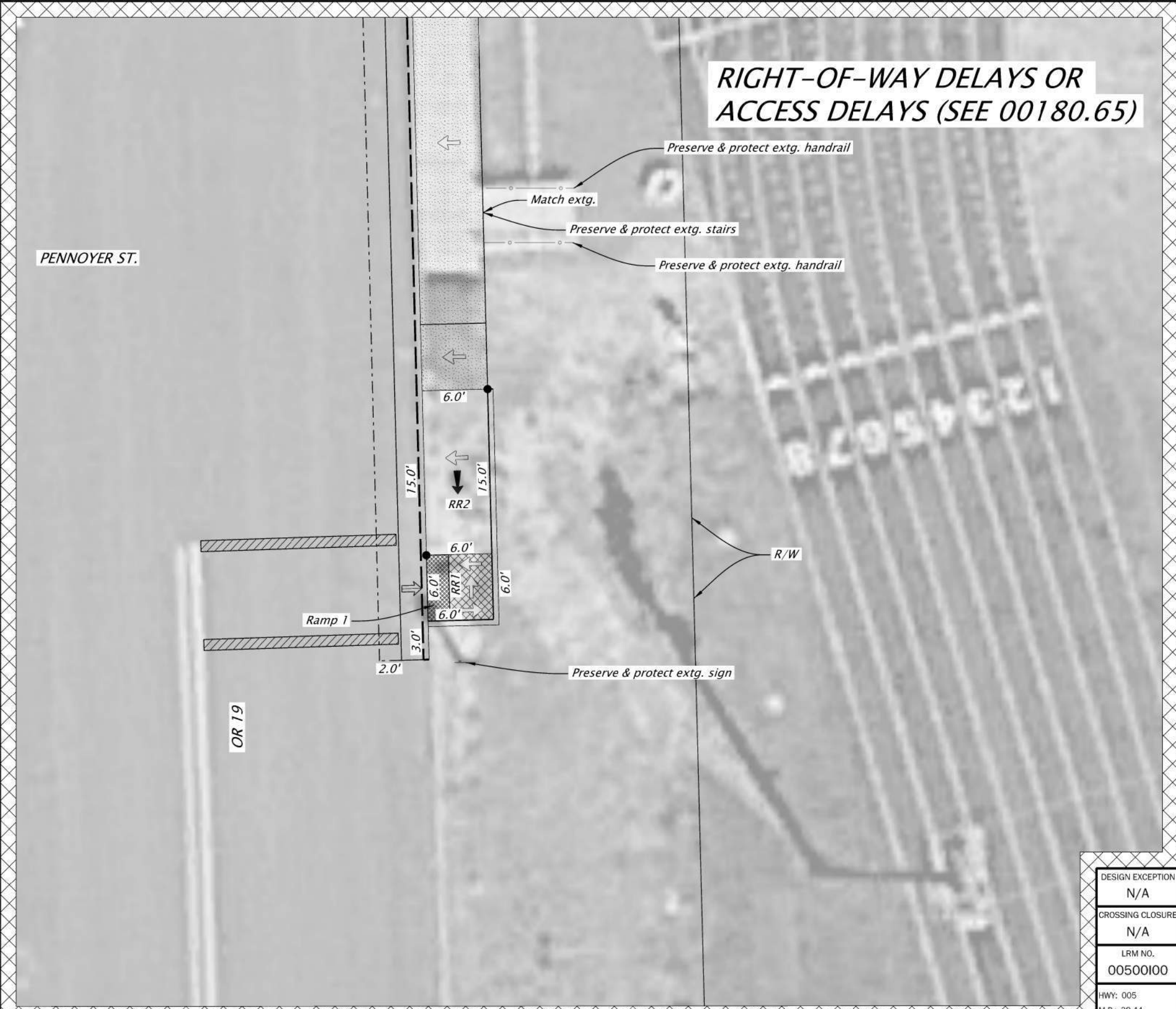
-  Area of excess sidewalk removal
-  Rock Mulch
-  Sawcut Line
-  Zero curb exposure

- CONSTRUCTION NOTES:
1. Max. cross slope change on ramp 0.5% per foot.
 2. See BA01 for curb detail.
 3. Mark R/W line prior to construction.
 4. See General Construction Sheets for signing and utility conflict details.
 5. See Std. Dwgs. for details not shown.



 ADA CURB RAMP PILOT PROGRAM PROJECT

**RIGHT-OF-WAY DELAYS OR
ACCESS DELAYS (SEE 00180.65)**



OR 19 AT PENNOYER ST. (SOUTHEAST CORNER)
CONDON SITE 17 - CORNER 3

DESIGN EXCEPTION	N/A
CROSSING CLOSURE	N/A
LRM NO.	00500100
HWY: 005	
M.P.: 38.44	
CORNER POSITION	3
RAMP NO.	1

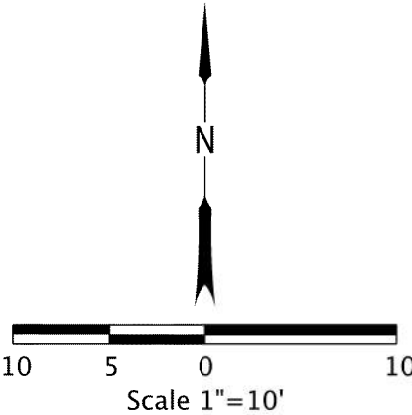


	HDR ENGINEERING, INC 404 SW COLUMBIA ST., SUITE 240 BEND, OR 97702	
	CENTRAL OREGON CURB RAMPS - PHASE 2	
VARIOUS HIGHWAYS VARIOUS COUNTIES		
Designer: Justin Hornsby		Reviewer: Stephanie Serpico
Drafter: Stephanie Teeter		Checker: Jose Banuelos
CURB RAMP DETAILS		SHEET NO. BC445

RIGHT-OF-WAY DELAYS OR
ACCESS DELAYS (SEE 00180.65)

- Area of excess sidewalk removal
- Rock Mulch
- Sawcut Line
- Zero curb exposure

- CONSTRUCTION NOTES:
- 1. Max. cross slope change on ramp 0.5% per foot.
 - 2. See BA01 for curb detail.
 - 3. Mark R/W line prior to construction.
 - 4. See General Construction Sheets for signing and utility conflict details.
 - 5. See Std. Dwgs. for details not shown.



ADA CURB RAMP PILOT PROGRAM PROJECT

PENNOYER ST.

OR 19 AT PENNOYER ST. (NORTHEAST CORNER)
CONDON SITE 17 - CORNER 4

DESIGN EXCEPTION	N/A
CROSSING CLOSURE	N/A
LRM NO.	00500100
HWY: 005	M.P.: 38.44
CORNER POSITION	4
RAMP NO.	1



EXPIRES: DECEMBER 31, 2021



HDR ENGINEERING, INC
404 SW COLUMBIA ST., SUITE 240
BEND, OR 97702



CENTRAL OREGON CURB RAMPS - PHASE 2

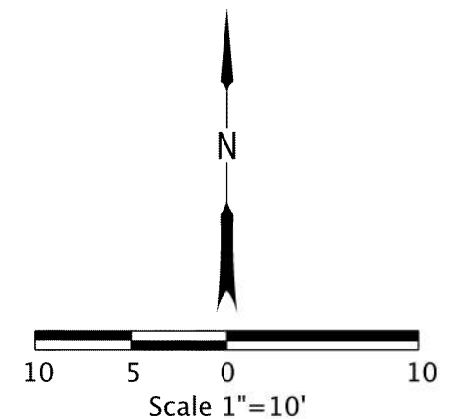
VARIOUS HIGHWAYS
VARIOUS COUNTIES

Designer: Justin Hornsby
Reviewer: Stephanie Serpico
Drafter: Stephanie Teeter
Checker: Jose Banuelos

CURB RAMP DETAILS

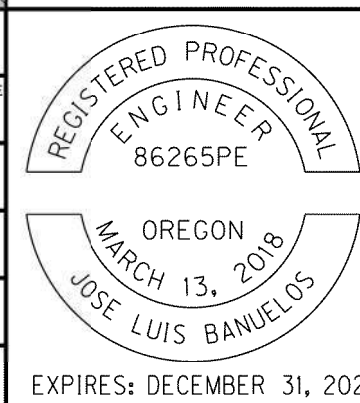
SHEET NO.
BC446

1. Max. cross slope change on ramp 0.5% per foot.
2. See BA01 for curb detail.
3. Mark R/W line prior to construction.
4. See General Construction Sheets for signing and utility conflict details.
5. See Std. Dwg. for details not shown.



 ADA CURB RAMP PILOT PROGRAM PROJECT

DESIGN EXCEPTION	N/A
CROSSING CLOSURE	N/A
LRM NO.	00500100
HWY: 005	
M.P.: 38.51	
CORNER POSITION	1
RAMP NO.	1 & 2



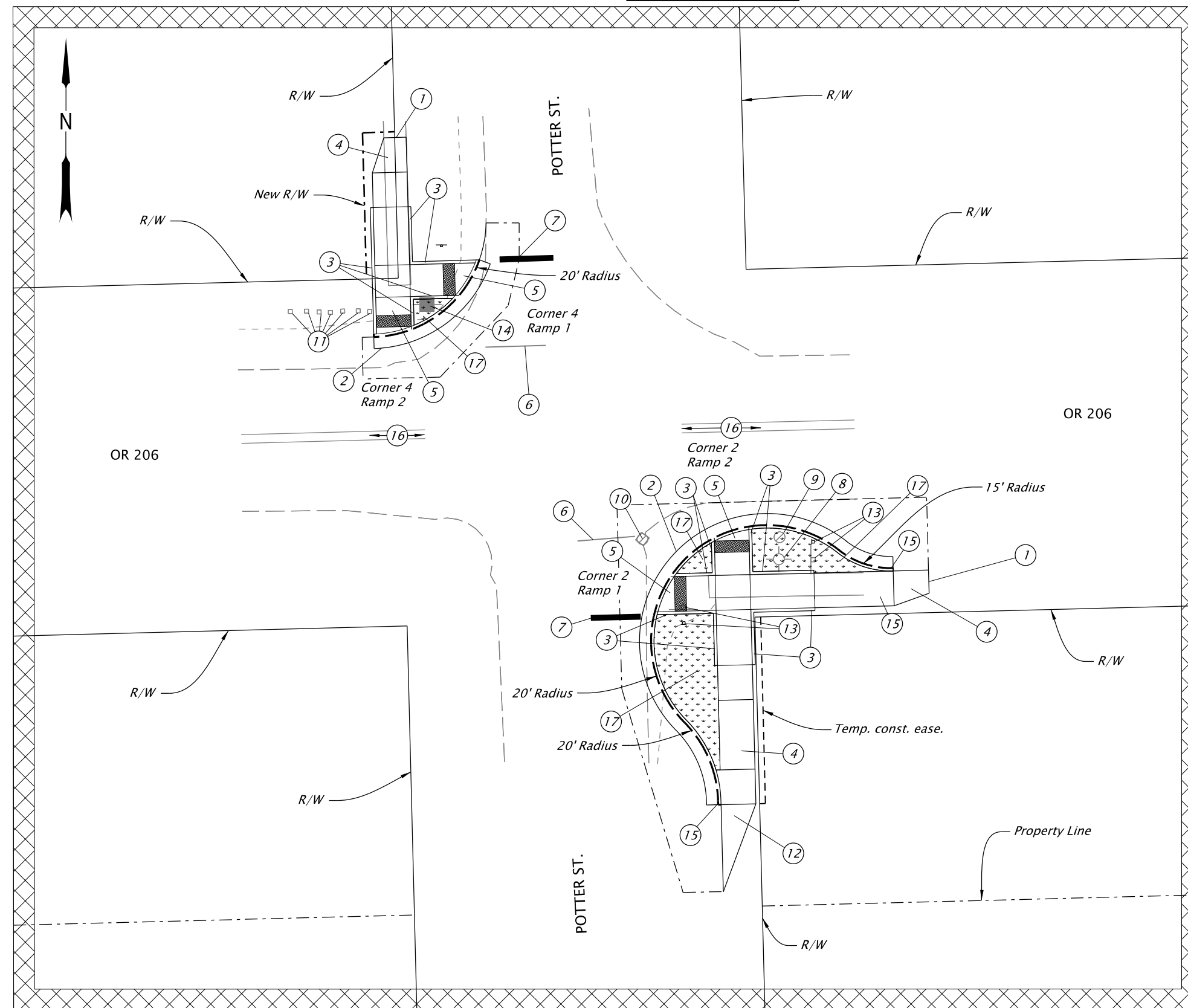
	HDR ENGINEERING, INC 404 SW COLUMBIA ST., SUITE 240 BEND, OR 97702		
	CENTRAL OREGON CURB RAMPS - PHASE 2 VARIOUS HIGHWAYS VARIOUS COUNTIES		
Designer: Justin Hornsby	Reviewer: Stephanie Serpico		SHEET NO. BC447
Drafter: Stephanie Teeter	Checker: Jose Banuelos		
CURB RAMP DETAILS			

OR 19 AT TRIMBLE ST. (NORTHWEST CORNER)

CONDON SITE 18 - CORNER 1

OR 206: POTTER ST TO WASHINGTON ST

CONDON SITE 1



- ① Connect to extg. walk
- ② Const. conc. curb and gutter
(See dwg. no. RD700)
- ③ Const. standard curb
(See dwg. no. RD700)
- ④ Const. P.C. conc. sidewalk
(See dwg. no. RD721)
- ⑤ Const. curb ramp, Combination
Inst. Safety yellow truncated
domes on New surface - 47 sq. ft.
PCC surfacing
(For details, see sht. BC401 for
corner position: 2)
(For details, see sht. BC402 for
corner position: 4)
(See dwg. no. RD930)
- ⑥ Remove extg. stop bar
- ⑦ Install stop bar
(See dwg. nos. TM503, TM530)
- ⑧ Preserve & protect extg. fire hydrant
- ⑨ Adjust extg. water valve box
(For details, see dwg. no. RD258 or sheet BA02 as applicable)
- ⑩ Preserve & protect extg. water valve
- ⑪ Preserve & protect extg. mailboxes
- ⑫ Const. curb ramp, End of Walk
PCC surfacing
(For details, see sht. BC401)
(See dwg. no. RD950, Taper Option "EW-1")
- ⑬ Remove & Reinstall signs on new PSST support
(For relocation details, see TM200)
(For support details, see TM681, TM687 and
TM688)
- ⑭ Preserve & protect extg. utility pole
- ⑮ Install Curb Ending
(For details, see dwg. no. RD700)
- ⑯ Connect to extg. private walk
(For details, see sht. BA02)
- ⑰ Remove extg. striping within intended
crossing location
- ⑱ Install rock mulch

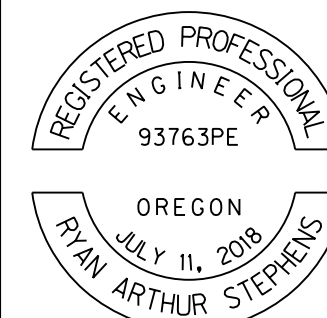
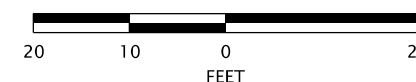
53V-073

General Note:
1. Mark R/W line prior to construction.

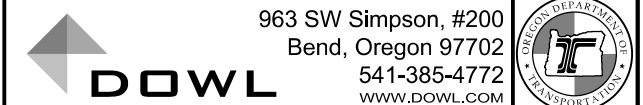


Right-of-Way delays or access delays
(See 00180.65)

ADA CURB RAMP PILOT PROGRAM PROJECT



EXPIRES: 06/30/2022



CENTRAL OREGON CURB RAMPS - PHASE 2

VARIOUS HIGHWAYS
VARIOUS COUNTIES

Designer: Austin Zavala

Reviewer: Matthew Phillips

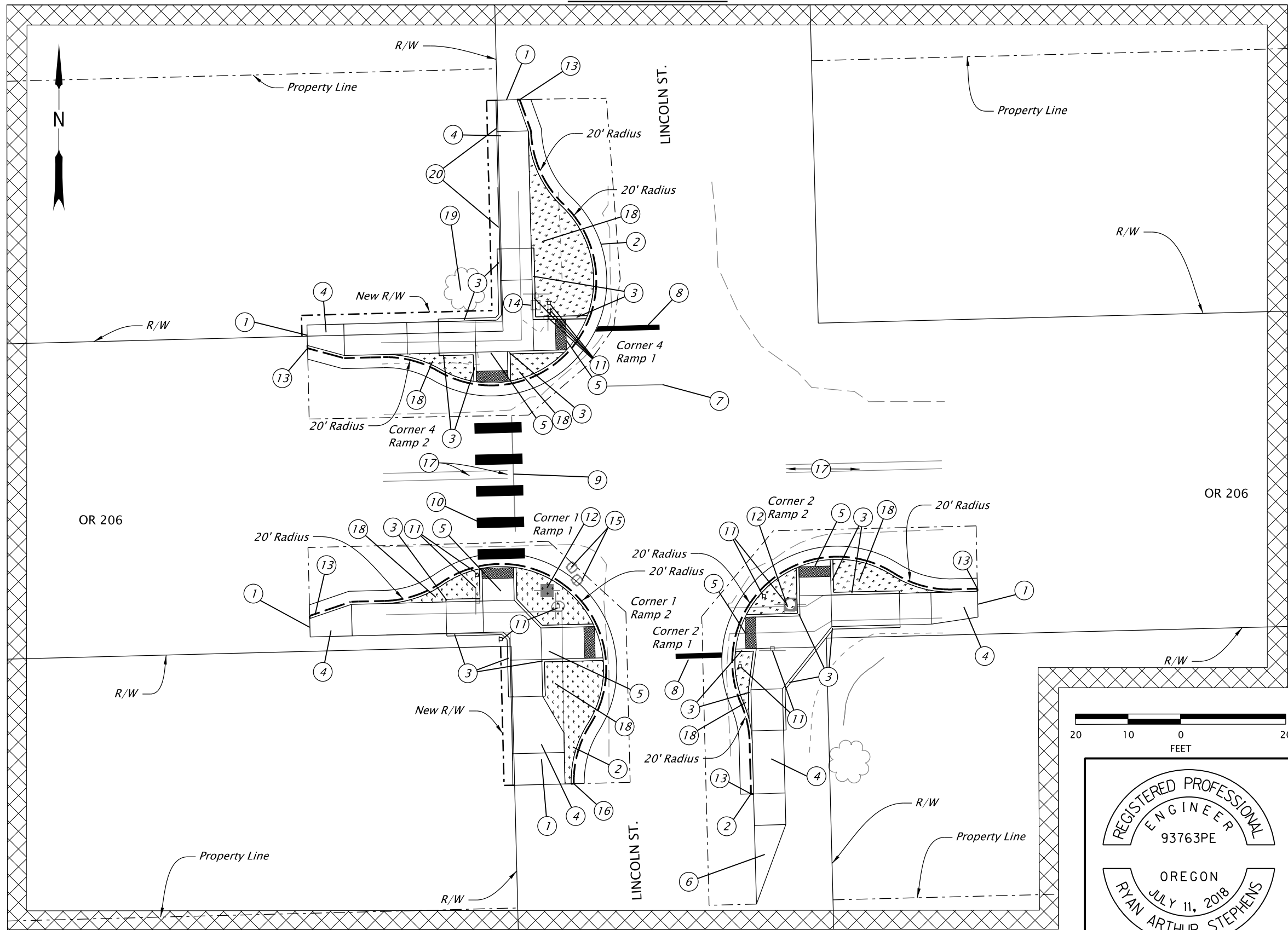
Drafter: J.J. Banks

Checker: Ryan Stephens

GENERAL CONSTRUCTION

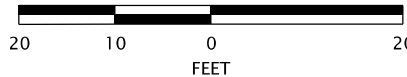
SHEET NO.
C401

CONDON SITE 2



- 1 Connect to extg. walk
- 2 Const. conc. curb and gutter
- 3 Const. standard curb
- 4 Const. P.C. conc. sidewalk
- 5 Const. curb ramp, Combination
Inst. Safety yellow truncated
domes on New surface - 72 sq. ft.
PCC surfacing
(For details, see sht. BC403 for corner position: 1)
(For details, see sht. BC404 for corner position: 2)
(For details, see sht. BC405 for corner position: 4)
- 6 Const. curb ramp, End of Walk
PCC Surfacing
(See dwg. no. RD950 Taper Option "EW-1")
(For details, see sht. BC404)
- 7 Remove extg. stop bar
- 8 Install stop bar
- 9 Remove extg. crosswalk
- 10 Install crosswalk
(See dwg. nos. TM503, TM530)
- 11 Remove & Reinstall sign(s) on new PSST support
- 12 Preserve & protect extg. utility pole
- 13 Install Curb Ending (For details, see dwg. no. RD700)
- 14 Remove extg. water utility blowoff
- 15 Adjust extg. water valve box (For details, see
dwg. no. RD258 or sheet BA02 as applicable)
- 16 Connect to existing curb
- 17 Remove extg. striping within intended crossing location
- 18 Install Rock Mulch
- 19 Preserve & protect extg. tree
- 20 Preserve & protect extg. retaining wall

General Note:
1. Mark R/W line prior to construction.



Right-of-Way delays or access delays
(See 00180.65)



963 SW Simpson, #200
Bend, Oregon 97702
541-385-4772
WWW.DOWL.COM

DOWL

REGISTERED PROFESSIONAL
ENGINEER
93763PE
OREGON
JULY 11, 2018
RYAN ARTHUR STEPHENS

CENTRAL OREGON CURB RAMPS - PHASE 2

VARIOUS HIGHWAYS
VARIOUS COUNTIES

Designer: Austin Zavala

Reviewer: Matthew Phillips

Drafter: J.J. Banks

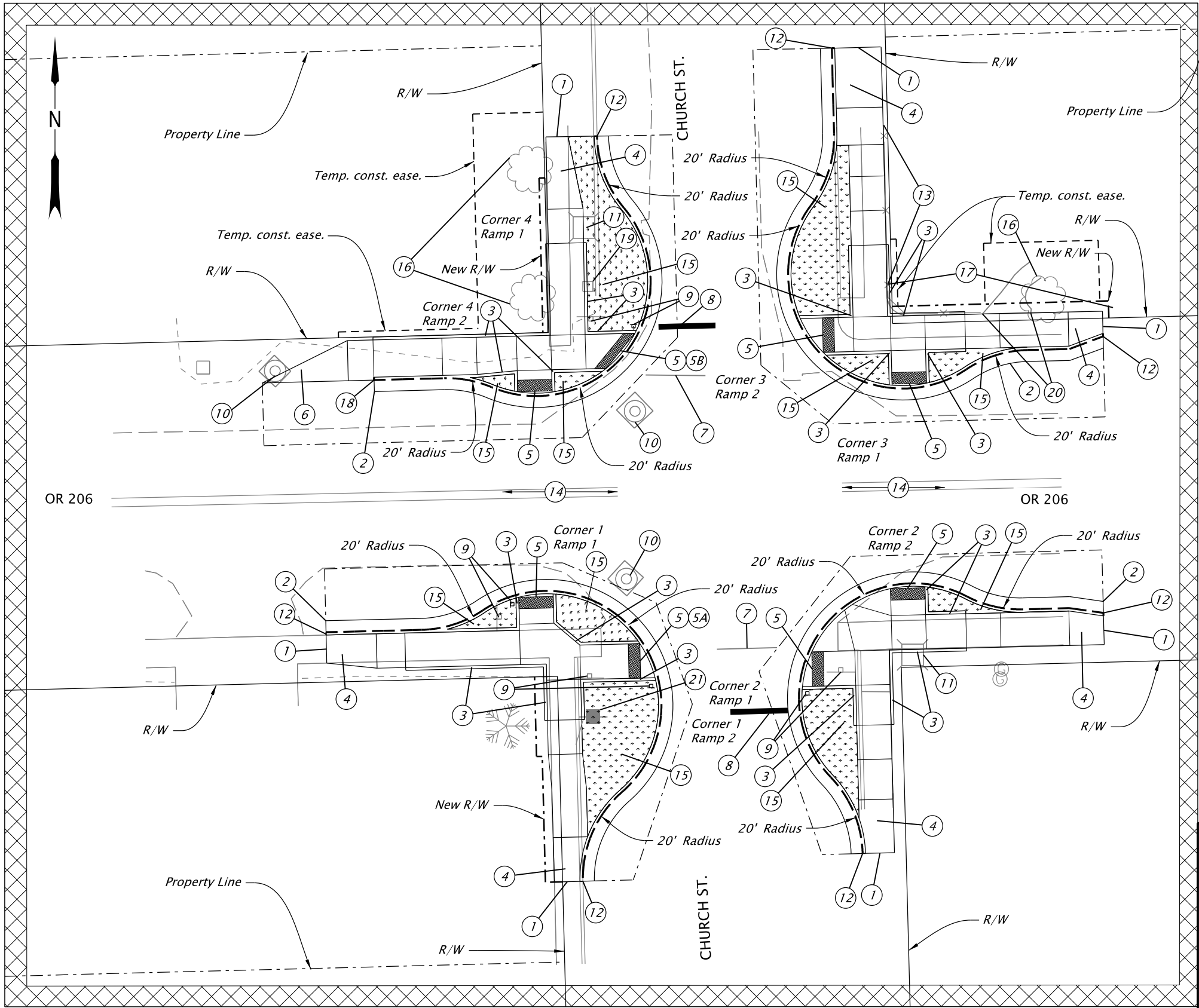
Checker: Ryan Stephens

GENERAL CONSTRUCTION

SHEET NO.
C402

ADA CURB RAMP PILOT PROGRAM PROJECT

CONDON SITE 3

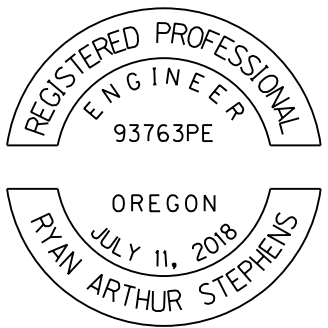
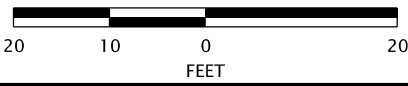


- 1 Connect to extg. walk
- 2 Const. conc. curb and gutter
- 3 Const. standard curb
- 4 Const. P.C. conc. sidewalk
- 5 Const. curb ramp, Combination Inst. Safety yellow truncated domes on New surface - 96 sq. ft. PCC surfacing (For details, see sht. BC406 for corner position: 1) (For details, see sht. BC407 for corner position: 2) (For details, see sht. BC408 for corner position: 3) (For details, see sht. BC409 for corner position: 4)
- 6 Const. curb ramp, End of Walk (Taper Option "EW-1") PCC surfacing (For details, see sht. BC409)
- 7 Remove extg. stop bar
- 8 Install stop bar
- 9 Remove & Reinstall sign(s) on new PSST support
- 10 Preserve and protect extg. MH
- 11 Adjust extg. water meter box
- 12 Connect to existing curb
- 13 Preserve and protect extg. fence
- 14 Remove extg. striping within intended crossing location
- 15 Install Rock Mulch
- 16 Remove extg. tree
- 17 Relocate extg. fence (by others)
- 18 Install Curb Ending (For details, see dwg. no. RD700)
- 19 Remove extg. water utility blowoff
- 20 Match extg. conc. sidewalk
- 21 Preserve and protect extg. utility pole

General Note:
1. Mark R/W line prior to construction.

Right-of-Way delays or access delays
(See 00180.65)

ADA CURB RAMP PILOT PROGRAM PROJECT



EXPIRES: 06/30/2022

963 SW Simpson, #200
Bend, Oregon 97702
541-385-4772
WWW.DOWL.COM

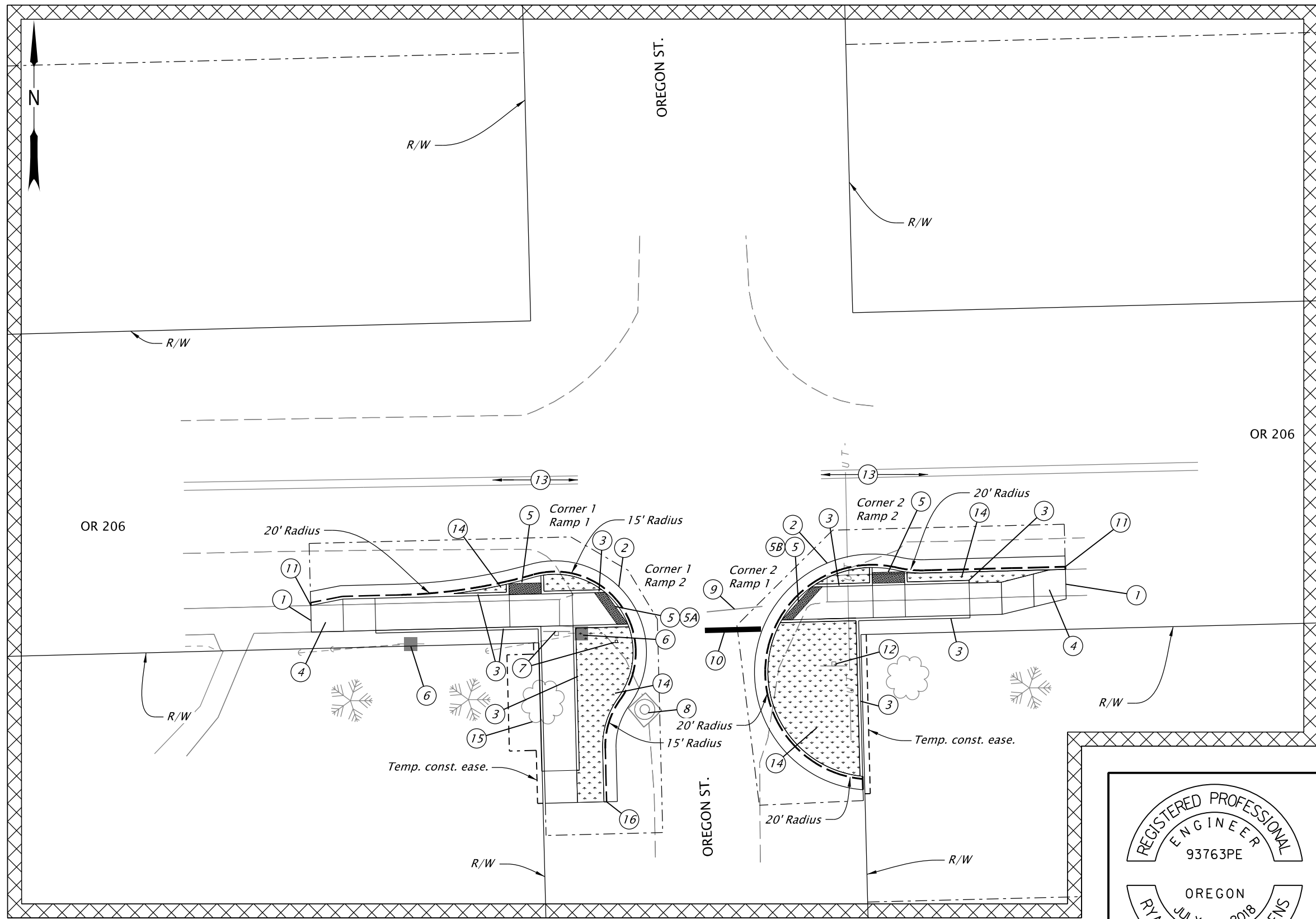
DOWL

REGISTERED PROFESSIONAL ENGINEER
93763PE

OREGON
JULY 11, 2018
RYAN ARTHUR STEPHENS

CENTRAL OREGON CURB RAMPS - PHASE 2	
VARIOUS HIGHWAYS VARIOUS COUNTIES	
Designer: Austin Zavala	Reviewer: Matthew Phillips
Drafter: J.J. Banks	Checker: Ryan Stephens
GENERAL CONSTRUCTION	
SHEET NO. C403	

CONDON SITE 4



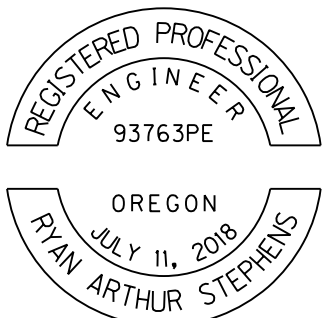
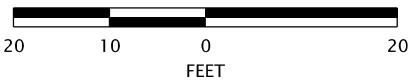
- ① Connect to extg. walk
- ② Const. conc. curb and gutter
- ③ Const. standard curb
- ④ Const. P.C. conc. sidewalk
- ⑤ Const. curb ramp, Combination
Inst. Safety yellow truncated
domes on New surface - 48 sq. ft.
PCC surfacing
(For details, see sht. BC411 for corner position: 1)
(For details, see sht. BC412 for corner position: 2)
- ⑤A DE Control No. 22122-02 - Cross
Slope and Gutter Flow Slope
Intersection Control Type - Stop
- ⑤B DE Control No. 22122-02 - Cross
Slope and Gutter Flow Slope
Intersection Control Type - Stop
- ⑥ Preserve & protect extg. utility pole
- ⑦ Remove & Reinstall sign(s) on new PSST support
(For relocation details, see TM200)
- ⑧ Preserve & protect extg. MH
- ⑨ Remove extg. stop bar
- ⑩ Install stop bar
- ⑪ Connect to extg. curb
- ⑫ Preserve & protect extg. sign
- ⑬ Remove extg. striping within intended crossing location
- ⑭ Install Rock Mulch
- ⑮ Remove and dispose of extg. tree
- ⑯ Install Curb Ending (For details, see dwg. no. RD700)

General Note:
1. Mark R/W line prior to construction.



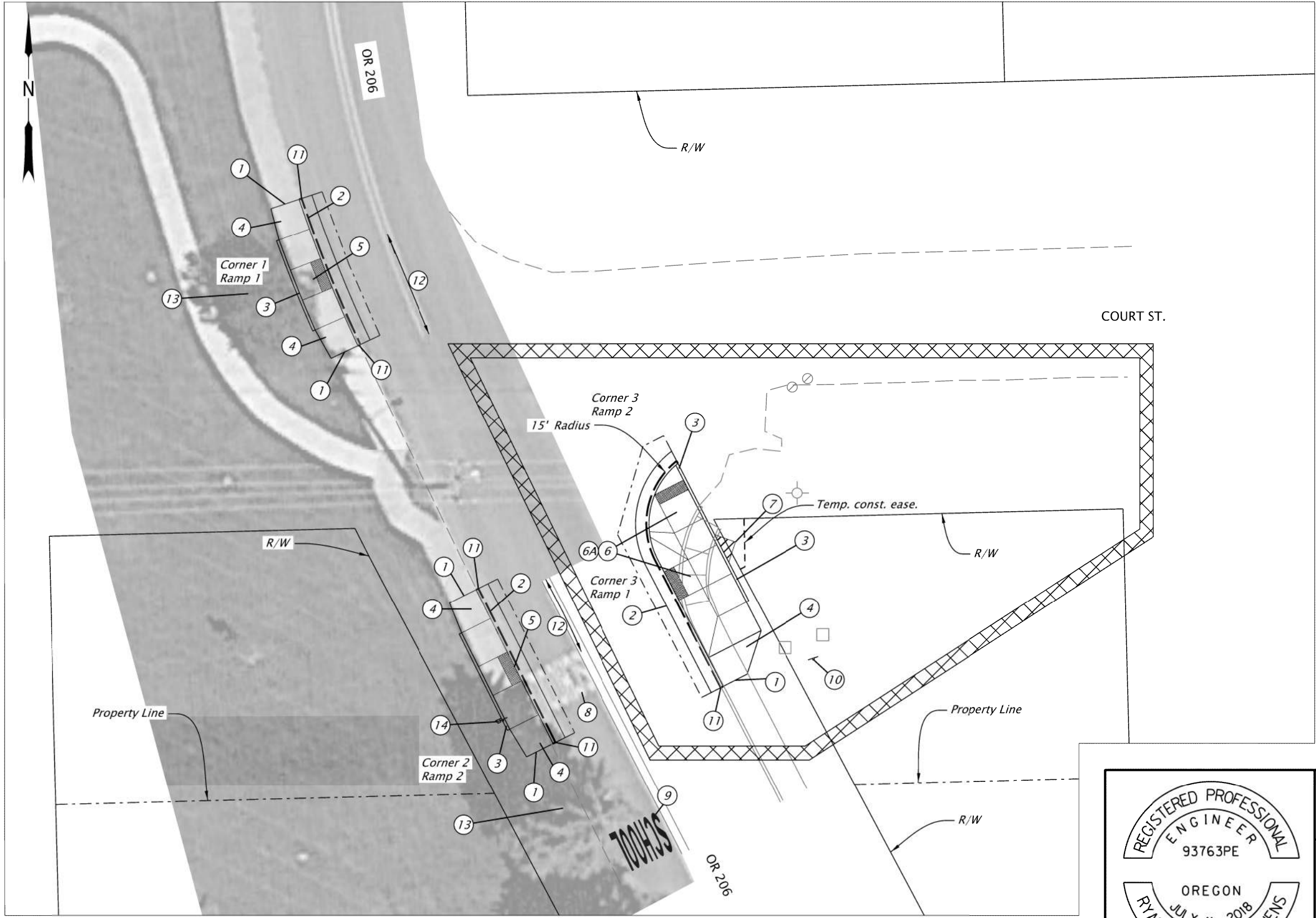
Right-of-Way delays or access delays
(See 00180.65)

ADA CURB RAMP PILOT PROGRAM PROJECT



 963 SW Simpson, #200 Bend, Oregon 97702 541-385-4772 WWW.DOWL.COM		
CENTRAL OREGON CURB RAMPS - PHASE 2		
VARIOUS HIGHWAYS VARIOUS COUNTIES		
Designer: Austin Zavala	Reviewer: Matthew Phillips	
Drafter: J.J. Banks	Checker: Ryan Stephens	
GENERAL CONSTRUCTION		SHEET NO. C404

CONDON SITE 5



- 1 Connect to extg. walk
- 2 Const. conc. curb and gutter
- 3 Const. standard curb
- 4 Const. P.C. conc. sidewalk
- 5 Const. curb ramp, Parallel
Inst. Safety yellow truncated
domes on New surface - 24 sq. ft.
PCC surfacing
(See dwg. no. RD920, Parallel Curb Ramp Detail)
- 6 Const. curb ramp, Combination
Inst. Safety yellow truncated
domes on New surface - 24 sq. ft.
PCC surfacing
(For details, see sht. BC412)
- 6A DE Control No. 22122-03 - Cross Slope
and Gutter Flow Slope
Intersection Control Type - Stop
- 7 Remove extg. walk - 8.1 sq. ft.
Install aggr. shldr. rock - 0.3 tons
- 8 Remove extg. school striping
- 9 Install School legend
(See dwg. nos. TMS03)
- 10 Preserve & protect extg. sign
- 11 Connect to existing curb
- 12 Remove extg. striping within intended crossing location
- 13 Preserve & protect extg. tree
- 14 Remove & Reinstall signs on new PSST support
(For relocation details, see TM200)

General Note:
1. Mark R/W line prior to construction.

Right-of-Way delays or access delays
(See 00180.65)

ADA CURB RAMP PILOT PROGRAM PROJECT

REGISTERED PROFESSIONAL
ENGINEER
93763PE
OREGON
JULY 11, 2018
RYAN ARTHUR STEPHENS
EXPIRES: 06/30/2022

963 SW Simpson, #200
Bend, Oregon 97702
541-385-4772
WWW.DOWL.COM

CENTRAL OREGON CURB RAMPS - PHASE 2

VARIOUS HIGHWAYS
VARIOUS COUNTIES

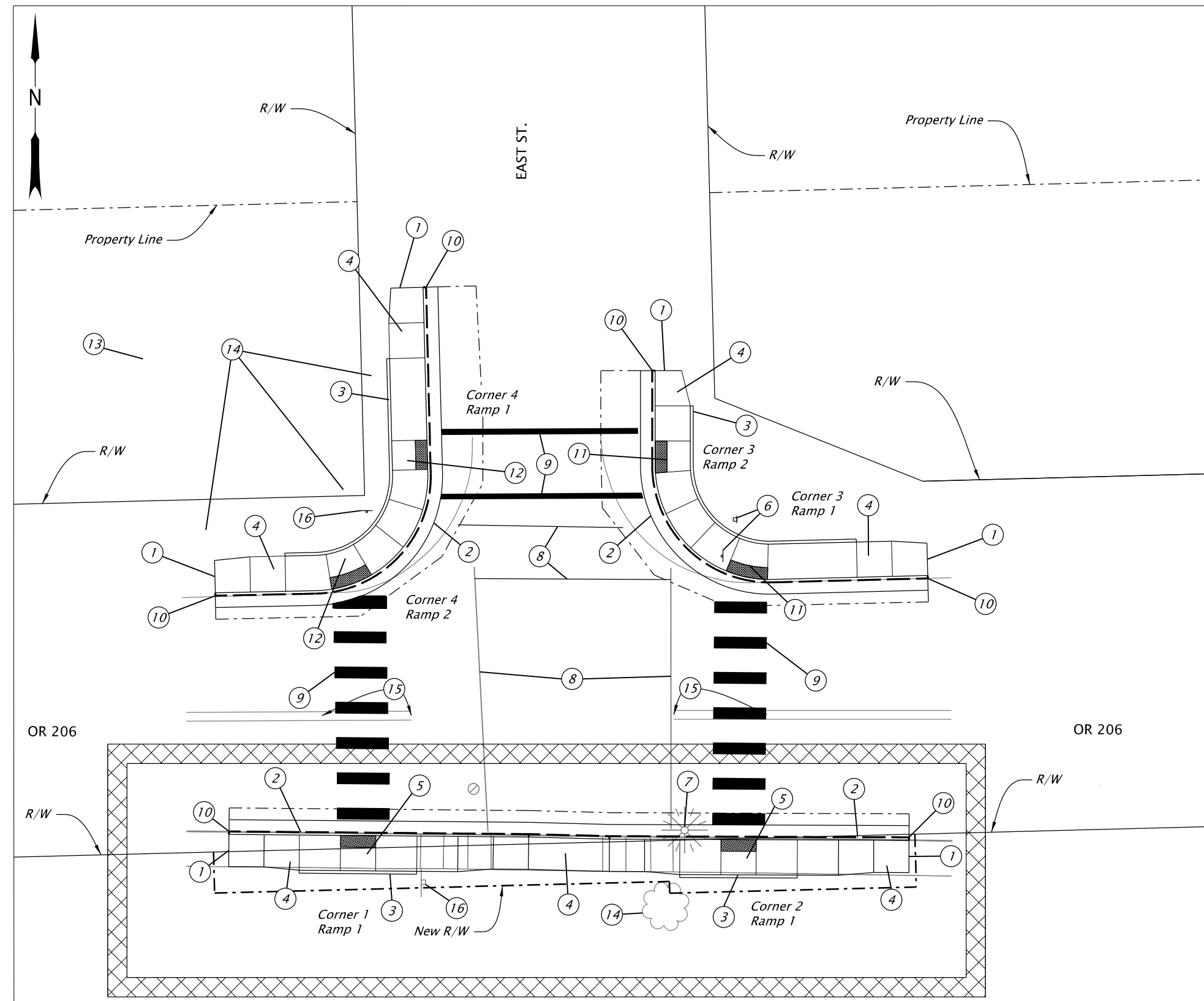
Designer: Austin Zavala
Reviewer: Matthew Phillips
Drafter: J.J. Banks
Checker: Ryan Stephens

GENERAL CONSTRUCTION

SHEET NO.
C405

OR 206: POTTER ST TO WASHINGTON ST

CONDON SITE 6



- 53V-073
- 1 Connect to extg. walk
 - 2 Const. conc. curb and gutter
 - 3 Const. standard curb
 - 4 Const. P.C. conc. walk
 - 5 Const. curb ramp, Parallel
Inst. Safety yellow truncated domes on New surface - 24.0 sq. ft. PCC surfacing (See dwg. no. RD920, Parallel Curb Ramp Detail)
 - 6 Remove & Reinstall sign(s) on new PSST support (For relocation details, see TM200)
 - 7 Relocate extg. utility pole (by others)
 - 8 Remove extg. crosswalk
 - 9 Install crosswalk
 - 10 Connect to extg. curb
 - 11 Const. curb ramp, Parallel
Inst. Safety yellow truncated domes on New surface - 24.4 sq. ft. PCC surfacing (For details, see sht. BC413)
 - 12 Const. curb ramp, Parallel
Inst. Safety yellow truncated domes on New surface - 23.7 sq. ft. PCC surfacing (For details, see sht. BC414)
 - 13 Preserve & protect building
 - 14 Preserve & protect extg. tree
 - 15 Remove extg. striping within intended crossing location
 - 16 Preserve & protect extg. sign

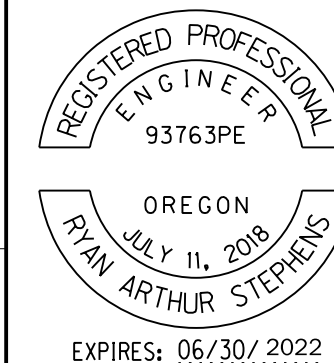
General Note:
1. Mark R/W line prior to construction.



Right-of-Way delays or access delays
(See 00180.65)

ADA CURB RAMP PILOT PROGRAM PROJECT

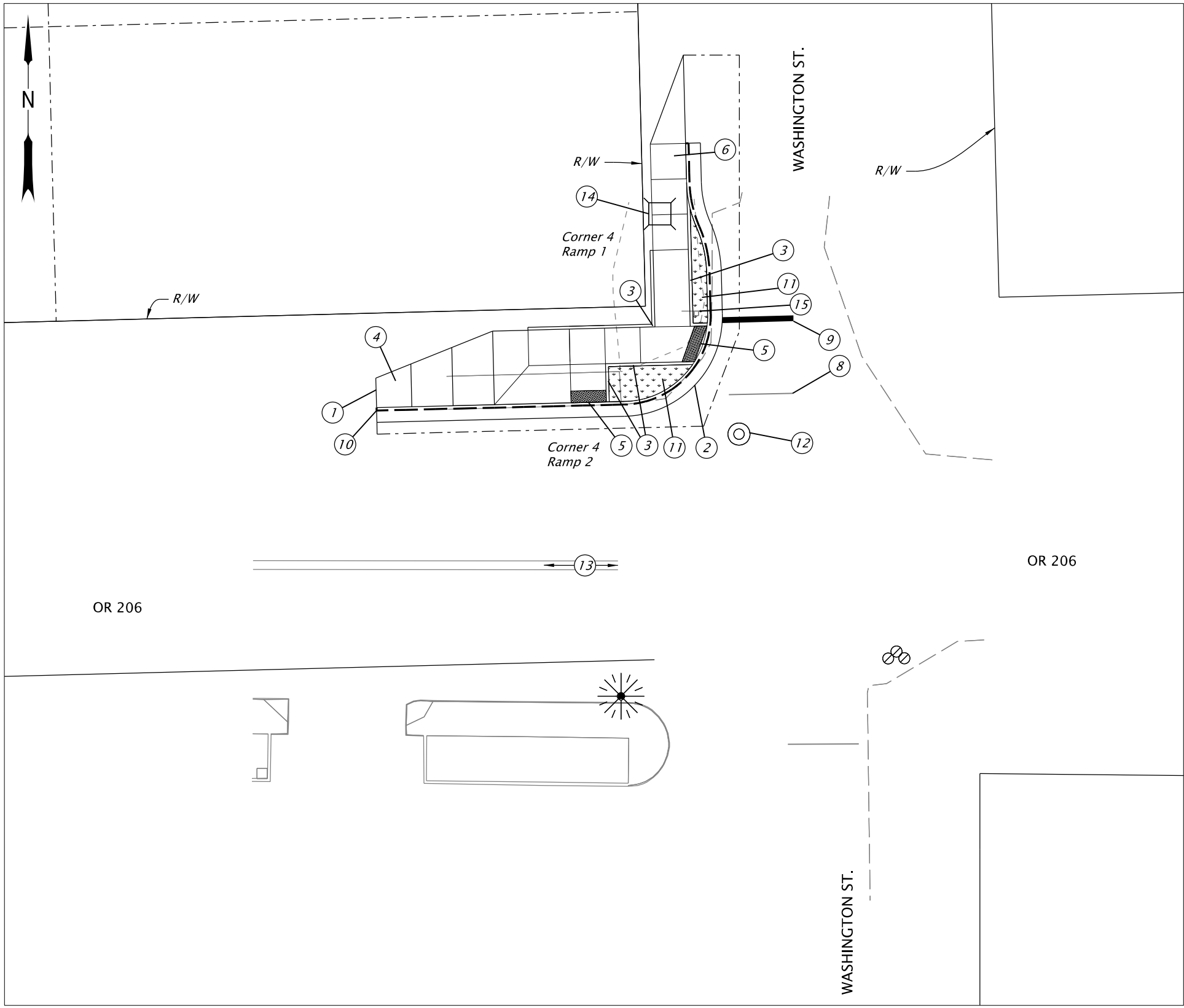
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FEET



		963 SW Simpson, #200 Bend, Oregon 97702 541-385-4772 WWW.DOWL.COM	
CENTRAL OREGON CURB RAMPS - PHASE 2			
VARIOUS HIGHWAYS VARIOUS COUNTIES			
Designer: Austin Zavala Drafter: J.J. Banks	Reviewer: Matthew Phillips Checker: Ryan Stephens		
GENERAL CONSTRUCTION			SHEET NO. C406

OR 206: POTTER ST TO WASHINGTON ST

CONDON SITE 7



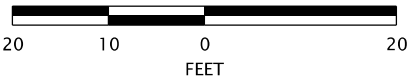
- 1 Connect to extg. walk
- 2 Const. conc. curb and gutter
- 3 Const. standard curb
- 4 Const. P.C. conc. sidewalk
- 5 Const. curb ramp, Combination
Inst. Safety yellow truncated
domes on New surface - 48 sq. ft.
(For details, see sht. BC415 for
corner position: 1)
(For details, see sht. BC416 for
corner position: 4)
(See dwg. no. RD930)
- 5A DE Control No. 22122-05 - Cross
Slope and Gutter Flow Slope
Intersection Control Type - Stop
- 6 Const. curb ramp, End of Walk (Taper Option "EW-1")
PCC surfacing
(For details, see sht. BC416)
- 7 Const. curb ramp, Perpendicular
Inst. Safety yellow truncated
domes on New surface - 12.0 sq. ft.
PCC surfacing
(For details, see sht. BC415)
(See dwg. no. RD910)
- 8 Remove extg. stop bar
- 9 Install stop bar
- 10 Connect to extg. curb
- 11 Install rock mulch
- 12 Preserve & protect extg. MH
- 13 Remove extg. striping within intended crossing
location
- 14 Adjust extg. water meter box
- 15 Preserve & protect extg. sign

53V-073

General Note:
1. Mark R/W line prior to construction.

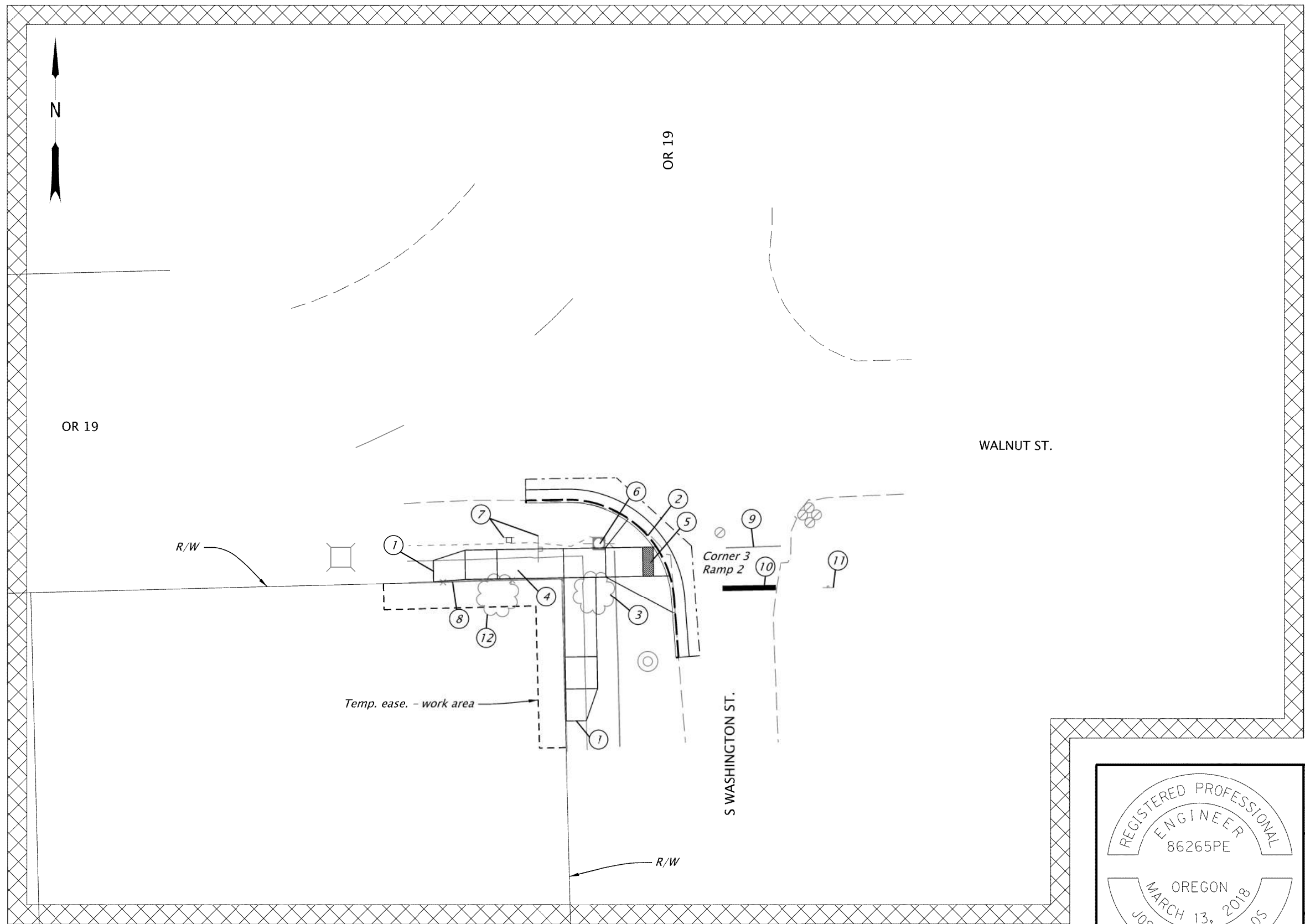
Right-of-Way delays or access delays
(See 00180.65)

ADA CURB RAMP PILOT PROGRAM PROJECT



	 963 SW Simpson, #200 Bend, Oregon 97702 541-385-4772 WWW.DOWL.COM		
	CENTRAL OREGON CURB RAMPS - PHASE 2		
	VARIOUS HIGHWAYS VARIOUS COUNTIES		
	Designer: Austin Zavala Drafter: J.J. Banks	Reviewer: Matthew Phillips Checker: Ryan Stephens	
GENERAL CONSTRUCTION		SHEET NO. C407	

CONDON SITE 8



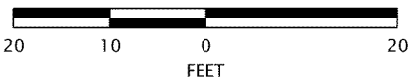
- 1 Connect to extg. walk
- 2 Const. curb and gutter
(See dwg. no. RD700)
- 3 Remove extg. tree
- 4 Const. P.C. conc. sidewalk
(See dwg. no. RD721)
- 5 Const. curb ramp, Perpendicular
Inst. safety yellow truncated domes
on new surface - 12.0 sq. ft.
PCC surfacing
(For details, see sht. BC417)
(See dwg. nos. RD900, RD902, RD910 and RD912)
- 6 Preserve & protect extg. utility pole
- 7 Remove & Reinstall sign(s) on new PSST support
(For relocation details, see TM200)
(For support details, see TM681, TM687 and TM688)
- 8 Preserve & protect extg. fence
- 9 Remove extg. stop bar
(For details, see sht. BA01)
- 10 Install stop bar
(See dwg. nos. TM503, TM530)
- 11 Preserve & protect extg. sign
- 12 Preserve & protect extg. tree

General Note:
1. Mark R/W line prior to construction.



Right-of-Way delays or access delays
(See 00180.65)

ADA CURB RAMP PILOT PROGRAM PROJECT



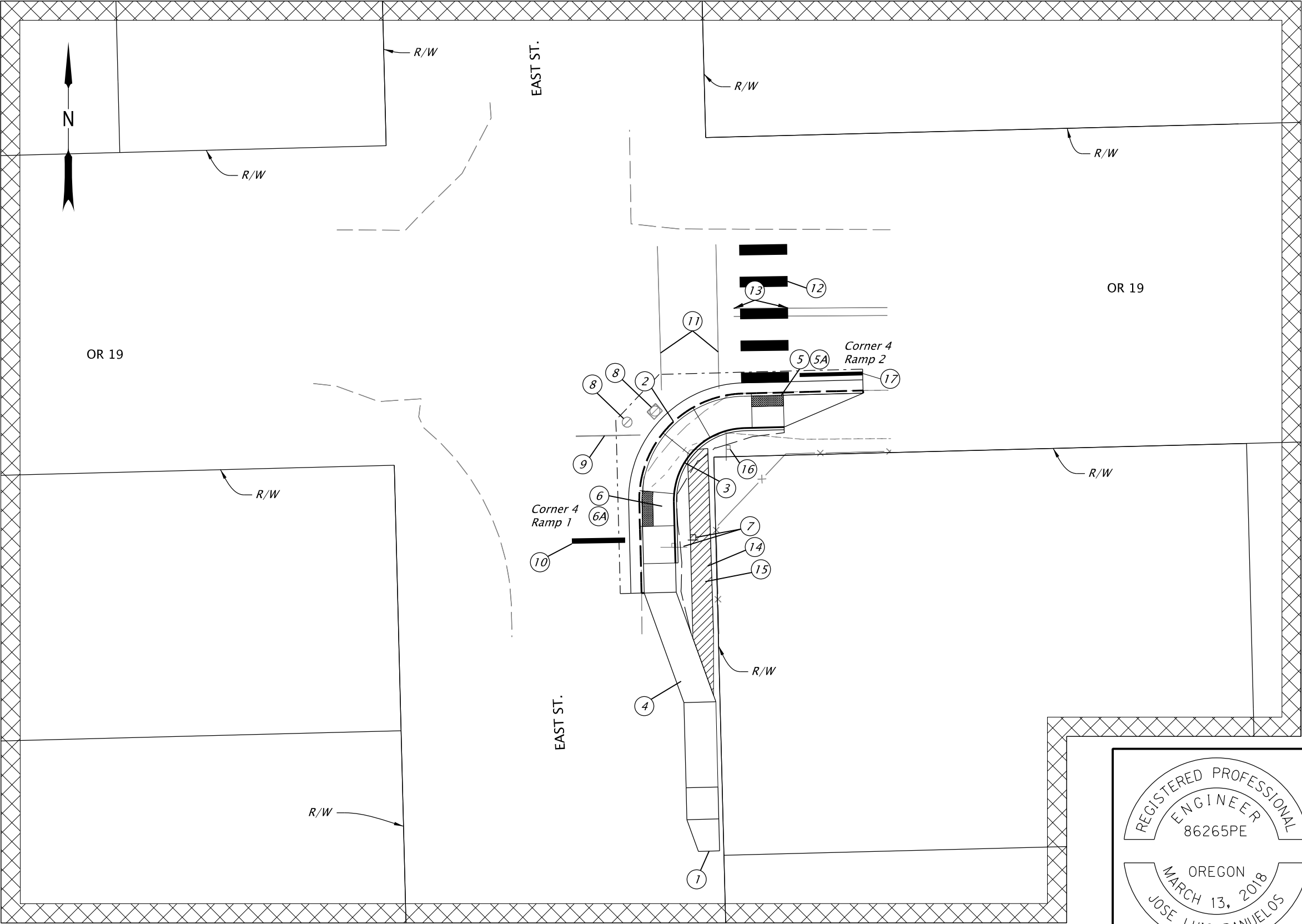
EXPIRES: DECEMBER 31, 2021

HDR HDR ENGINEERING, INC 404 SW COLUMBIA ST., SUITE 240 BEND, OR 97702		
CENTRAL OREGON CURB RAMPS - PHASE 2		
VARIOUS HIGHWAYS VARIOUS COUNTIES		
Designer: Justin Hornsby	Reviewer: Stephanie Serpico	SHEET NO. C408
Drafter: Stephanie Teeter	Checker: Jose Banuelos	
GENERAL CONSTRUCTION		

OR 19: WALNUT ST TO TRIMBLE ST

CONDON SITE 9

53V-073



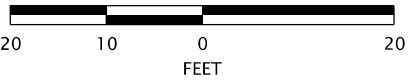
- 1 Connect to extg. walk
- 2 Const. curb and gutter
- 3 Const. standard curb
(See dwg. no. RD700)
- 4 Const. P.C. conc. sidewalk
- 5 Const. curb ramp, Parallel
Inst. safety yellow truncated domes
on new surface - 12.5 sq. ft.
PCC surfacing
(For details, see sht. BC418)
(See dwg. nos. RD900, RD902, and RD920)
- 5A DE Control No. 22122-24 - Ramp
Turning Space Slope
Intersection Control Type - Uncontrolled
- 6 Const. curb ramp, Parallel
Inst. radial safety yellow truncated domes
on new surface - 14.6 sq. ft.
PCC surfacing
(For details, see sht. BC418)
- 6A DE Control No. 22122-24 - Ramp
Turning Space Slope and Gutter Flow Slope
Intersection Control Type - Stop
- 7 Remove & Reinstall sign(s) on new PSST support
- 8 Adjust extg. water valve box
(For details, see dwg. no RD258 or
sheet BA02 as applicable)
- 9 Remove extg. stop bar
- 10 Install stop bar
- 11 Remove extg. crosswalk
(For details, see sht. BA01)
- 12 Install continental crosswalk
(See dwg. nos. TM503, TM530)
- 13 Remove extg. striping within intended crossing location
(For details, see sht. BA01)
- 14 Remove sidewalk, shown thus: 155 sq.ft.
- 15 Install aggr. shldr. rock - 5.71 tons
- 16 Preserve & protect extg. sign
- 17 Inst. 8" line
(See dwg. no. TM500)



Right-of-Way delays or access delays
(See 00180.65)

ADA CURB RAMP PILOT PROGRAM PROJECT

General Note:
1. Mark R/W line prior to construction.



EXPIRES: DECEMBER 31, 2021



HDR ENGINEERING, INC
404 SW COLUMBIA ST., SUITE 240
BEND, OR 97702



CENTRAL OREGON CURB RAMPS - PHASE 2

VARIOUS HIGHWAYS
VARIOUS COUNTIES

Designer: Justin Hornsby

Reviewer: Stephanie Serpico

Drafter: Stephanie Teeter

Checker: Jose Banuelos

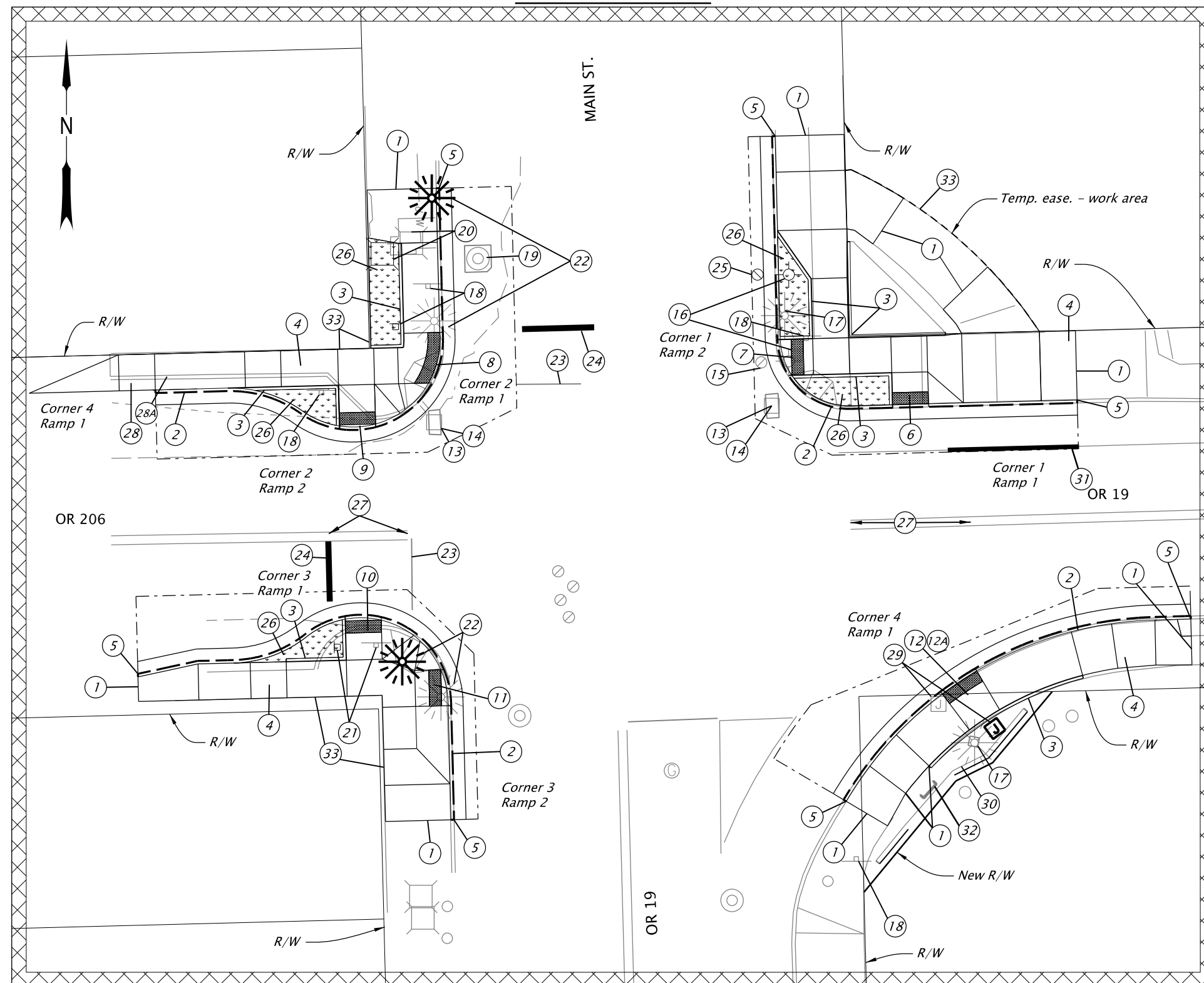
GENERAL CONSTRUCTION

SHEET NO.
C409

OR 19: WALNUT ST TO TRIMBLE ST

CONDON SITE 10

53V-073

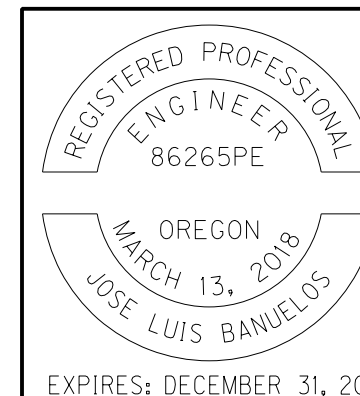


General Note:
 1. Mark R/W line prior to construction.
 2. The contractor is to coordinate with the Engineer and provide necessary data to confirm water and/or sewer utility relocations.
 3. Refurbish and reinstall extg. illumination system. Abandon extg. conduit and remove wiring. Intercept extg. conduit and install Type 1A junction box (See dwg. no. TM472). Install conduit to luminaire pole, matching extg. conduit diameter, and reinstall wiring.

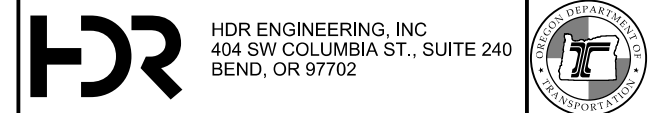
- 1 Connect to extg. walk
- 2 Const. curb and gutter
- 3 Const. standard curb
- 4 Const. P.C. conc. sidewalk
- 5 Connect to extg. curb
- 6 Const. curb ramp, Combination
Inst. safety yellow truncated domes on new surface - 12.0 sq. ft. PCC surfacing (For details, see sht. BC419) (See dwg. nos. RD900, RD902, and RD930)
- 7 Const. curb ramp, Combination
Inst. safety yellow truncated domes on new surface - 12.0 sq. ft. PCC surfacing (For details, see sht. BC419)
- 8 Const. curb ramp, Parallel
Inst. safety yellow truncated domes on new surface - 17.7 sq. ft. PCC surfacing (For details, see sht. BC420)
- 9 Const. curb ramp, Combination
Inst. safety yellow truncated domes on new surface - 12.0 sq. ft. PCC surfacing (For details, see sht. BC420)
- 10 Const. curb ramp, Combination
Inst. safety yellow truncated domes on new surface - 12.1 sq. ft. PCC surfacing (For details, see sht. BC421)
- 11 Const. curb ramp, Combination
Inst. safety yellow truncated domes on new surface - 12.0 sq. ft. PCC surfacing (For details, see sht. BC421)
- 12 Const. curb ramp, Parallel
Inst. radial safety yellow truncated domes on new surface - 13.6 sq. ft. PCC surfacing (For details, see sht. BC422)
- 12A DE Control No. 22122-20 - Separate Curb Ramp Intersection Control Type - Stop
- 13 Adjust inlet (For details, see dwg. nos. RD363, and sheet BA02)
- 14 Install inlet protection-Type 3 (For details, see dwg. no. RD1010)
- 15 Remove extg. water valve
- 16 Relocate extg. fire hydrant (See dwg. no. RD254) (See general note no. 2)
- 17 Preserve & protect extg. luminaire
- 18 Preserve & protect extg. sign
- 19 Minor adjust manhole
- 20 Relocate extg. water meter (See general note no. 2)
- 21 Remove & Reinstall sign(s) on new PSST support
- 22 Relocate extg. luminaire (See general note no. 3)
- 23 Remove extg. stop bar
- 24 Install stop bar
- 25 Install 6" gate valve (See dwg. no. RD258) (See general note no. 2)
- 26 Install rock mulch (For details, see sheet BA03)
- 27 Remove extg. striping within intended crossing location
- 28 Const. curb ramp, End of walk, Option EW-1 (For details, see sht. BC420) (See dwg. nos. RD900, RD902, and RD950)
- 28A DE Control No. 22122-25 - Ramp Running Slope Intersection Control Type - Stop
- 29 Relocate extg. junction box (See general note no. 3)
- 30 Preserve & protect extg. brick wall
- 31 Inst. 8" line
- 32 Preserve & protect extg. pedestrian bench
- 33 Preserve & protect extg. face of building

 Right-of-Way delays or access delays (See 00180.65)

 ADA CURB RAMP PILOT PROGRAM PROJECT



EXPIRES: DECEMBER 31, 2021



CENTRAL OREGON CURB RAMPS - PHASE 2

VARIOUS HIGHWAYS
VARIOUS COUNTIES

Designer: Justin Hornsby Reviewer: Stephanie Serpico
 Drafter: Stephanie Teeter Checker: Jose Banuelos

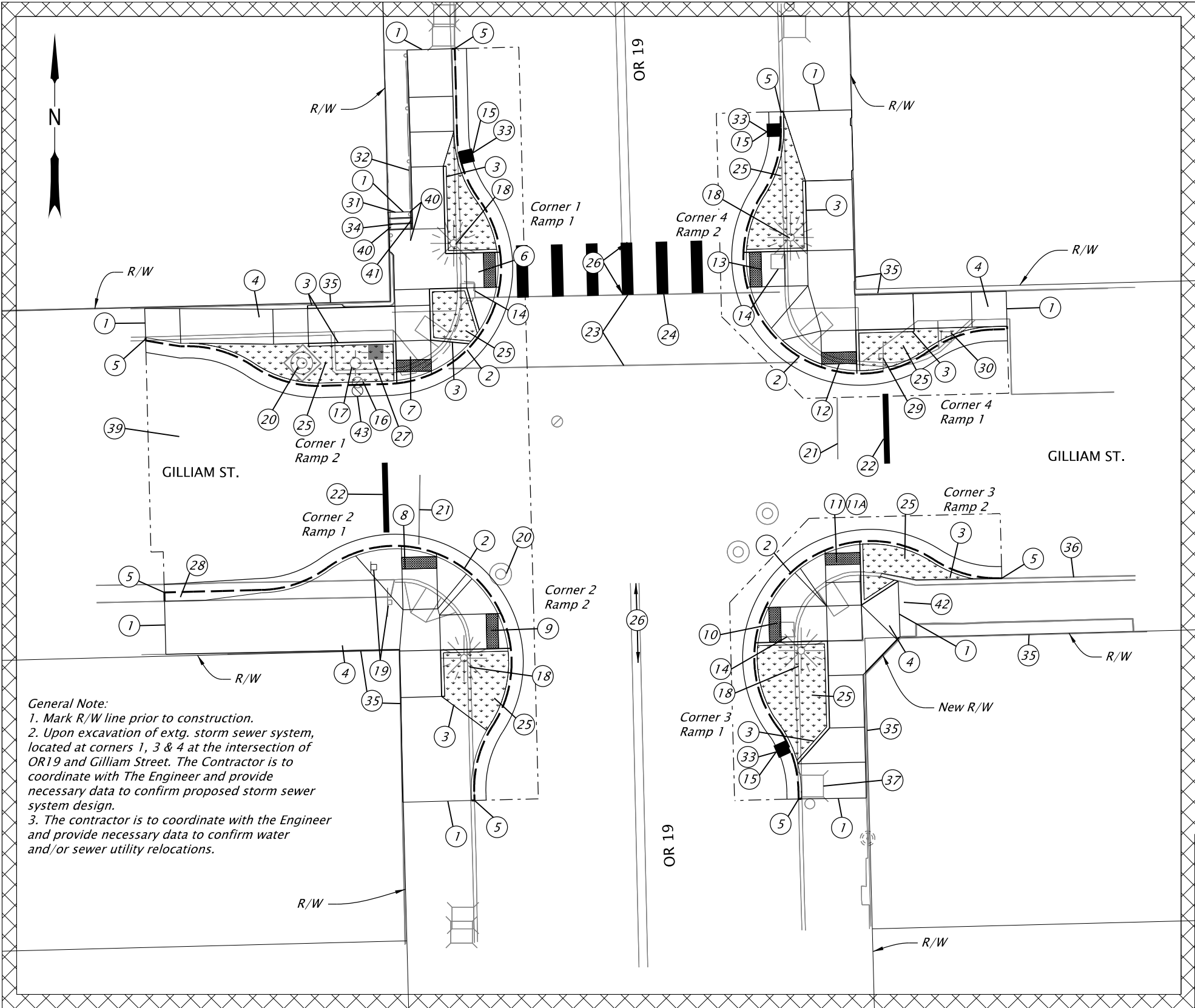
GENERAL CONSTRUCTION

SHEET NO.
C410

OR 19: WALNUT ST TO TRIMBLE ST

53V-073

CONDON SITE 11

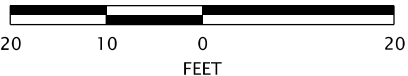


General Note:
1. Mark R/W line prior to construction.
2. Upon excavation of extg. storm sewer system, located at corners 1, 3 & 4 at the intersection of OR19 and Gilliam Street. The Contractor is to coordinate with The Engineer and provide necessary data to confirm proposed storm sewer system design.
3. The contractor is to coordinate with the Engineer and provide necessary data to confirm water and/or sewer utility relocations.

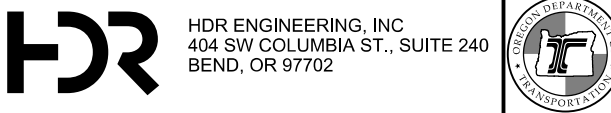
- 1 Connect to extg. walk
- 2 Const. curb and gutter
- 3 Const. standard curb
- 4 Const. P.C. conc. sidewalk
- 5 Connect to extg. curb
- 6 Const. curb ramp, Combination
Inst. safety yellow truncated domes
on new surface - 12.0 sq. ft.
PCC surfacing
(For details, see sht. BC423)
- 7 Const. curb ramp, Combination
Inst. safety yellow truncated domes
on new surface - 12.0 sq. ft.
PCC surfacing
(For details, see sht. BC423)
- 8 Const. curb ramp, Perpendicular
Inst. safety yellow truncated domes
on new surface - 12.6 sq. ft.
PCC surfacing
(For details, see sht. BC424)
- 9 Const. curb ramp, Perpendicular
Inst. safety yellow truncated domes
on new surface - 12.0 sq. ft.
PCC surfacing
(For details, see sht. BC424)
- 10 Const. curb ramp, Perpendicular
Inst. radial safety yellow truncated domes
on new surface - 12.9 sq. ft.
PCC surfacing
(For details, see sht. BC425)
- 11 Const. curb ramp, Combination
Inst. safety yellow truncated domes
on new surface - 12.0 sq. ft.
PCC surfacing
(For details, see sht. BC425)
- 11A DE Control No. 22122-19R - Cross
Slope and Gutter Flow Slope
Intersection Control Type - Stop
- 12 Const. curb ramp, Combination
Inst. radial safety yellow truncated domes
on new surface - 12.1 sq. ft.
PCC surfacing
(For details, see sht. BC426)
- 13 Const. curb ramp, Combination
Inst. safety yellow truncated domes
on new surface - 12.0 sq. ft.
PCC surfacing
(For details, see sht. BC426)
- 14 Remove extg. inlet
- 15 Install inlet protection-Type 3
- 16 Remove extg. water valve
- 17 Preserve and protect extg. fire hydrant
- 18 Preseve and protect extg. luminaire
- 19 Remove & Reinstall sign(s) on
new PSST support
- 20 Minor adjust manhole
- 21 Remove extg. stop bar
- 22 Install stop bar
- 23 Remove extg. crosswalk
- 24 Install continental crosswalk
- 25 Install rock mulch
- 26 Remove extg. striping within intended
crossing location
- 27 Relocate extg. utility pole (by others)
- 28 Const. low profile mountable curb
(See dwg. no. RD700 and BA02)
- 29 Preserve & protect extg. sign
- 30 Relocate extg. library box (by others)
- 31 Construct stairway
(see dwg. no. TM130)
- 32 Presere & protect extg. handrail
- 33 Const. type "CG-2" inlet
Inst. 15" PVC storm sew. pipe - 60'
Trench resurfacing - 15.8 sq. yd.
(See dwg. no. RD339, RD366 and RD1010)
(See general note no. 2)
- 34 Remove extg. stairs
- 35 Preserve & protect extg. face of building
- 36 Preserve & protect extg. wall
- 37 Adjust extg. water meter box
- 38 Preserve & protect extg. sewer clean out
- 39 Grind and inlay
(For details, see sheet BA01)
- 40 Remove extg. handrail
- 41 Const. pedestrian handrail, 2 Rail
(See dwg. nos. RD770 and RD771)
- 42 Preserve & protect extg. grate
- 43 Install 6" gate valve
(See general note no. 3)

ADA CURB RAMP PILOT PROGRAM PROJECT

Right-of-Way delays or access delays
(See 00180.65)



EXPIRES: DECEMBER 31, 2021



CENTRAL OREGON CURB RAMPS - PHASE 2

VARIOUS HIGHWAYS
VARIOUS COUNTIES

Designer: Justin Hornsby
Reviewer: Stephanie Serpico
Drafter: Stephanie Teeter
Checker: Jose Banuelos

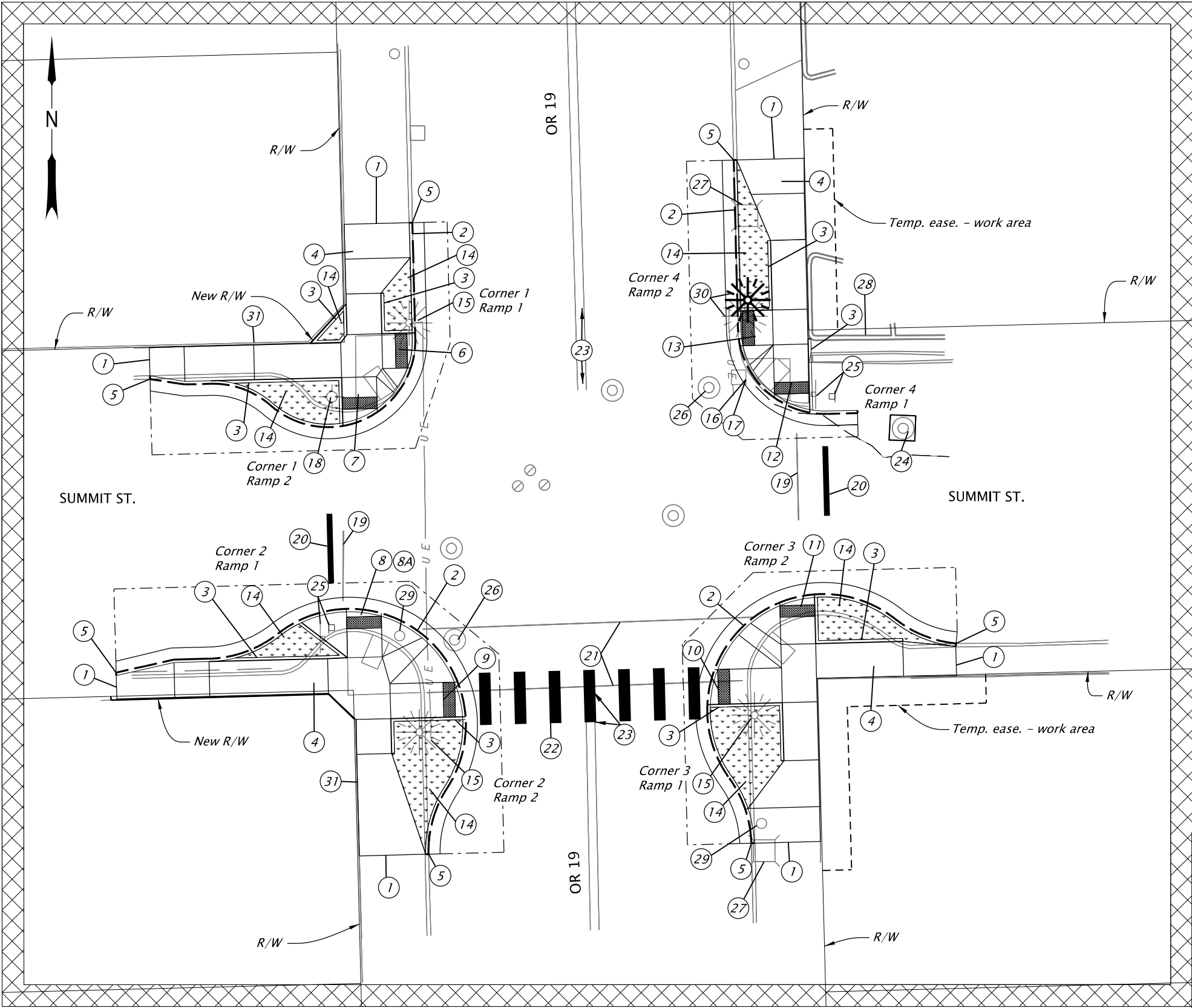
GENERAL CONSTRUCTION

SHEET NO.
C411

OR 19: WALNUT ST TO TRIMBLE ST

CONDON SITE 12

53V-073

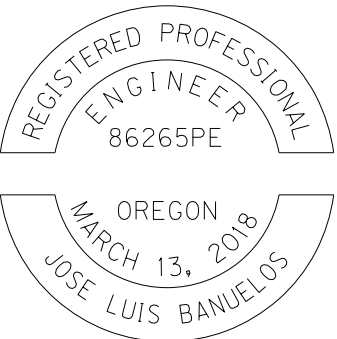
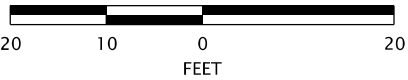


- 1 Connect to extg. walk
- 2 Const. curb and gutter
- 3 Const. standard curb
- 4 Const. P.C. conc. sidewalk
- 5 Connect to extg. curb
- 6 Const. curb ramp, Combination
Inst. safety yellow truncated domes
on new surface - 12.0 sq. ft.
PCC surfacing
(For details, see sht. BC427)
- 7 Const. curb ramp, Combination
Inst. safety yellow truncated domes
on new surface - 12.0 sq. ft.
PCC surfacing
(For details, see sht. BC427)
- 8 Const. curb ramp, Combination
Inst. safety yellow truncated domes
on new surface - 12.0 sq. ft.
PCC surfacing
(For details, see sht. BC428)
- 8A DE Control No. 22122-23R - Ramp
Turning Space Slope, Cross Slope and
Gutter Flow Slope
Intersection Control Type - Stop
- 9 Const. curb ramp, Combination
Inst. safety yellow truncated domes
on new surface - 12.0 sq. ft.
PCC surfacing
(For details, see sht. BC428)
- 10 Const. curb ramp, Combination
Inst. safety yellow truncated domes
on new surface - 12.0 sq. ft.
PCC surfacing
(For details, see sht. BC429)
- 11 Const. curb ramp, Combination
Inst. safety yellow truncated domes
on new surface - 12.0 sq. ft.
PCC surfacing
(For details, see sht. BC429)
- 12 Const. curb ramp, Perpendicular
Inst. safety yellow truncated domes
on new surface - 12.0 sq. ft.
PCC surfacing
(For details, see sht. BC430)
- 13 Const. curb ramp, Combination
Inst. safety yellow truncated domes
on new surface - 12.0 sq. ft.
PCC surfacing
(For details, see sht. BC430)
- 14 Install rock mulch
- 15 Preserve and protect extg. luminaire
- 16 Adjust inlet
- 17 Install inlet protection-Type 3
- 18 Preserve and protect extg. fire hydrant
- 19 Remove extg. stop bar
- 20 Install stop bar
- 21 Remove extg. crosswalk
- 22 Install continental crosswalk
- 23 Remove extg. striping within
intended crossing location
- 24 Preserve and protect extg. manhole
- 25 Remove & Reinstall sign(s) on new PSST support
- 26 Minor adjust manhole
- 27 Preserve and protect extg. water meter
- 28 Preserve and protect extg. wall
- 29 Adjust sewer clean out
- 30 Relocate extg. luminaire
(See general note no. 2)
- 31 Preserve & protect extg. face of building

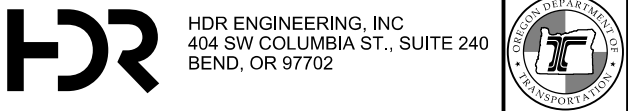
General Note:
1. Mark R/W line prior to construction.
2. Refurbish and reinstall extg. illumination system.
Abandon extg. conduit and remove wiring.
Intercept extg. conduit and install Type 1A junction
box (See dwg. no. TM472). Install conduit to luminaire
pole, matching extg. conduit diameter,
and reinstall wiring.

Right-of-Way delays or access delays
(See 00180.65)

ADA CURB RAMP PILOT PROGRAM PROJECT



EXPIRES: DECEMBER 31, 2021



CENTRAL OREGON CURB RAMPS - PHASE 2

VARIOUS HIGHWAYS
VARIOUS COUNTIES

Designer: Justin Hornsby
Reviewer: Stephanie Serpico
Drafter: Stephanie Teeter
Checker: Jose Banuelos

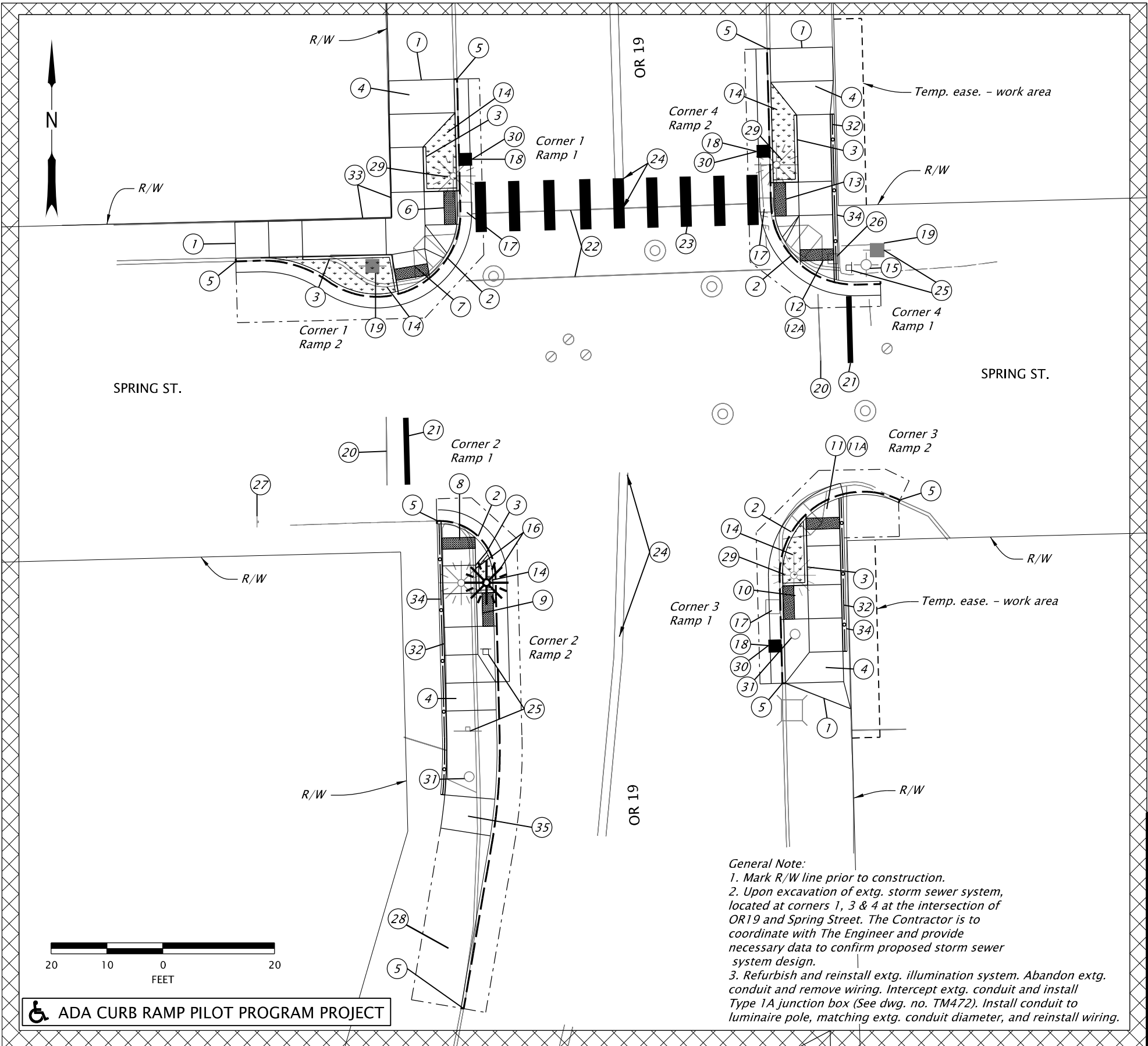
GENERAL CONSTRUCTION

SHEET NO.
C412

OR 19: WALNUT ST TO TRIMBLE ST

CONDON SITE 13

53V-073



General Note:
1. Mark R/W line prior to construction.
2. Upon excavation of extg. storm sewer system, located at corners 1, 3 & 4 at the intersection of OR19 and Spring Street. The Contractor is to coordinate with The Engineer and provide necessary data to confirm proposed storm sewer system design.
3. Refurbish and reinstall extg. illumination system. Abandon extg. conduit and remove wiring. Intercept extg. conduit and install Type 1A junction box (See dwg. no. TM472). Install conduit to luminaire pole, matching extg. conduit diameter, and reinstall wiring.

- 1 Connect to extg. walk
- 2 Const. curb and gutter
- 3 Const. standard curb
- 4 Const. P.C. conc. sidewalk
- 5 Connect to extg. curb
- 6 Const. curb ramp, Combination
Inst. safety yellow truncated domes on new surface - 12.0 sq. ft. PCC surfacing (For details, see sht. BC431)
- 7 Const. curb ramp, Combination
Inst. safety yellow truncated domes on new surface - 12.0 sq. ft. PCC surfacing (For details, see sht. BC431)
- 8 Const. curb ramp, Perpendicular
Inst. safety yellow truncated domes on new surface - 11.0 sq. ft. PCC surfacing (For details, see sht. BC432)
- 9 Const. curb ramp, Combination
Inst. safety yellow truncated domes on new surface - 12.0 sq. ft. PCC surfacing (For details, see sht. BC432)
- 10 Const. curb ramp, Combination
Inst. safety yellow truncated domes on new surface - 12.0 sq. ft. PCC surfacing (For details, see sht. BC433)
- 11 Const. curb ramp, Perpendicular
Inst. safety yellow truncated domes on new surface - 12.0 sq. ft. PCC surfacing (For details, see sht. BC433)
- 11A DE Control No. 22122-22 - Cross Slope and Gutter Flow Slope Intersection Control Type - Stop
- 12 Const. curb ramp, Perpendicular
Inst. safety yellow truncated domes on new surface - 12.0 sq. ft. PCC surfacing (For details, see sht. BC434)
- 12A DE Control No. 22122-22 - Cross Slope and Gutter Flow Slope Intersection Control Type - Stop
- 13 Const. curb ramp, Combination
Inst. safety yellow truncated domes on new surface - 12.0 sq. ft. PCC surfacing (For details, see sht. BC434)
- 14 Install rock mulch
- 15 Preserve and protect fire hydrant
- 16 Relocate extg. luminaire (See general note no. 3)
- 17 Remove extg. inlet
- 18 Install inlet protection-Type 3
- 19 Preserve & protect extg. utility pole
- 20 Remove extg. stop bar
- 21 Install stop bar
- 22 Remove extg. crosswalk
- 23 Install continental crosswalk
- 24 Remove extg. striping within intended crossing location
- 25 Remove & Reinstall sign(s) on new PSST support
- 26 Relocate extg. mailbox (by others)
- 27 Preserve & protect extg. sign
- 28 Pav. appr. (For details, see sht. BC432)
- 29 Preserve and protect luminaire
- 30 Const. type "CG-2" inlet
Inst. 15" PVC storm sew. pipe - 60' Trench resurfacing - 15.8 sq. yd. (See general note no. 2) Adjust sewer clean out
- 31 Adjust sewer clean out
- 32 Const. pedestrian handrail, 2 Rail
- 33 Preserve & protect extg. face of building
- 34 Const. 9" wide curb (For details, see sht. BA01)
- 35 Const. curb ramp, End of walk, EW-2 (For details, see sht. BC432) (See dwg. nos. RD900, RD902, and RD950)

Right-of-Way delays or access delays (See 00180.65)



HDR HDR ENGINEERING, INC 404 SW COLUMBIA ST., SUITE 240 BEND, OR 97702		
CENTRAL OREGON CURB RAMPS - PHASE 2		
VARIOUS HIGHWAYS VARIOUS COUNTIES		
Designer: Justin Hornsby	Reviewer: Stephanie Serpico	SHEET NO. C413
Drafter: Stephanie Teeter	Checker: Jose Banuelos	
GENERAL CONSTRUCTION		

CONDON SITE 14

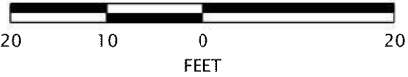
- 1 Connect to extg. walk
- 2 Const. curb and gutter
- 3 Const. standard curb
- 4 Const. P.C. conc. sidewalk
- 5 Connect to extg. curb
- 6 Const. curb ramp, End of walk, Option EW-1
- 7 Remove & Reinstall sign(s) on new PSST support



General Note:
1. Mark R/W line prior to construction.

 Right-of-Way delays or access delays
(See 00180.65)

 ADA CURB RAMP PILOT PROGRAM PROJECT



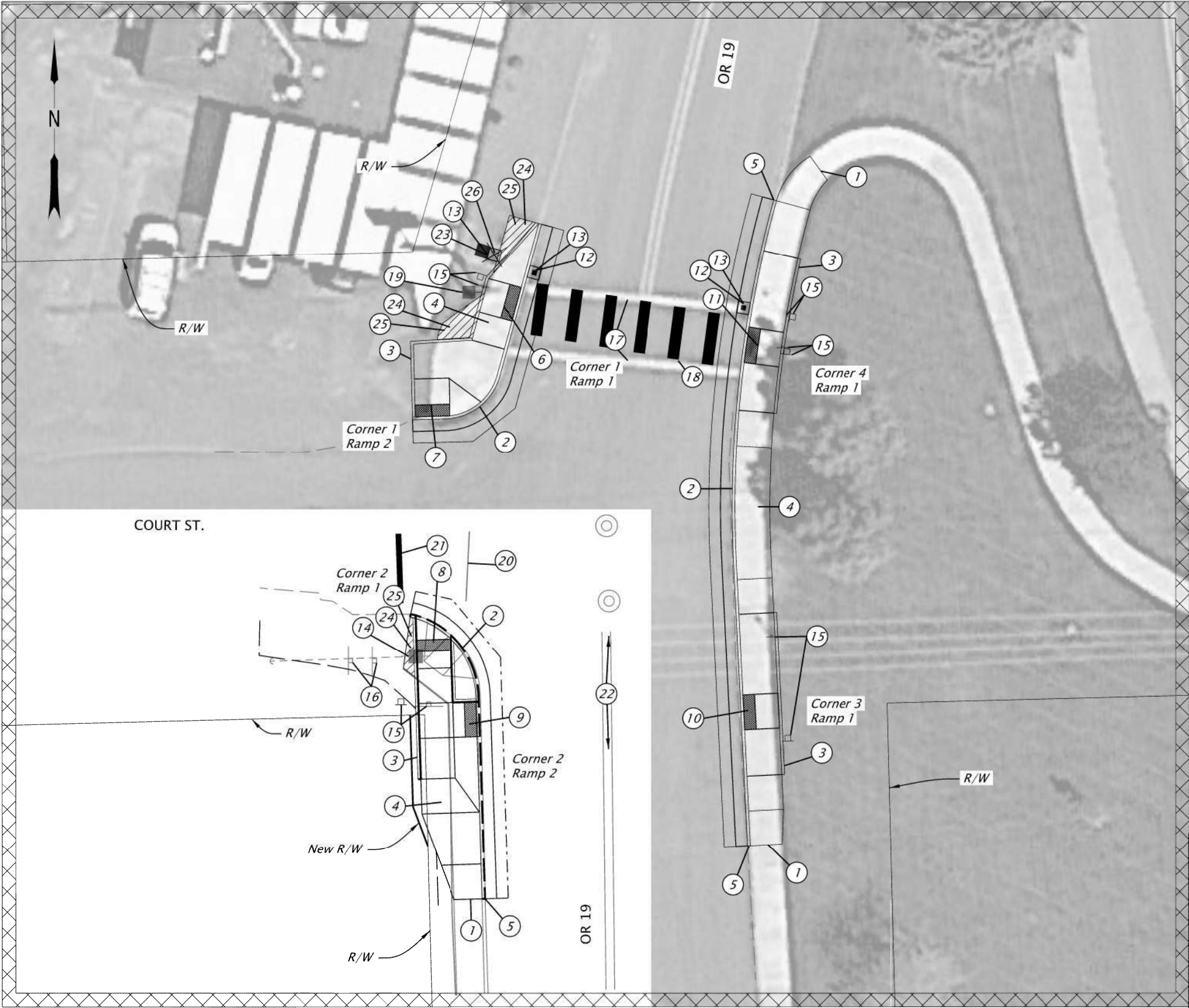
EXPIRES: DECEMBER 31, 2021

	HDR ENGINEERING, INC 404 SW COLUMBIA ST., SUITE 240 BEND, OR 97702	
CENTRAL OREGON CURB RAMPS - PHASE 2		
VARIOUS HIGHWAYS VARIOUS COUNTIES		
Designer: Justin Hornsby	Reviewer: Stephanie Serpico	
Drafter: Stephanie Teeter	Checker: Jose Banuelos	
GENERAL CONSTRUCTION		SHEET NO. C414

OR 19: WALNUT ST TO TRIMBLE ST

53V-073

CONDON SITE 15



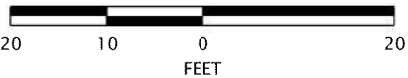
- 1 Connect to extg. walk
- 2 Const. curb and gutter
- 3 Const. standard curb
- 4 Const. P.C. conc. sidewalk
- 5 Connect to extg. curb
- 6 Const. curb ramp, Parallel
Inst. safety yellow truncated domes on new surface - 12.0 sq. ft. PCC surfacing (For details, see sht. BC435)
- 7 Const. curb ramp, Perpendicular
Inst. safety yellow truncated domes on new surface - 12.0 sq. ft. PCC surfacing (For details, see sht. BC435)
- 8 Const. curb ramp, Perpendicular
Inst. safety yellow truncated domes on new surface - 12.0 sq. ft. PCC surfacing (For details, see sht. BC436)
- 9 Const. curb ramp, Combination
Inst. safety yellow truncated domes on new surface - 12.0 sq. ft. PCC surfacing (For details, see sht. BC436)
- 10 Const. curb ramp, Parallel
Inst. safety yellow truncated domes on new surface - 12.0 sq. ft. PCC surfacing (For details, see sht. BC437)
- 11 Const. curb ramp, Parallel
Inst. radial safety yellow truncated domes on new surface - 12.3 sq. ft. PCC surfacing (For details, see sht. BC438)
- 12 Adjust inlet
- 13 Install inlet protection-Type 3
- 14 Relocate extg. utility pole (by others)
- 15 Remove & Reinstall sign(s) on new PSST support
- 16 Preserve & protect extg. sign

- 17 Remove extg. crosswalk
- 18 Install continental crosswalk
- 19 Preserve & protect extg. utility pole
- 20 Remove extg. stop bar
- 21 Install stop bar
- 22 Remove extg. striping within intended crossing location
- 23 Const. type "G-2" Inlet (See dwg. no. RD366) (See general note no. 2)
- 24 Remove sidewalk, shown thus: 77.7 sq.ft.
- 25 Install aggr. shldr. rock - 1.80 tons
- 26 Remove extg. inlet

General Note:
1. Mark R/W line prior to construction.
2. Upon excavation of extg. storm sewer system, located at corner 1 at the intersection of OR19 and Court Street. The Contractor is to coordinate with The Engineer and provide necessary data to confirm proposed storm sewer system design."

Right-of-Way delays or access delays (See 00180.65)

ADA CURB RAMP PILOT PROGRAM PROJECT



EXPIRES: DECEMBER 31, 2021

HDR ENGINEERING, INC
404 SW COLUMBIA ST., SUITE 240
BEND, OR 97702

CENTRAL OREGON CURB RAMPS - PHASE 2

VARIOUS HIGHWAYS
VARIOUS COUNTIES

Designer: Justin Hornsby
Reviewer: Stephanie Serpico
Drafter: Stephanie Teeter
Checker: Jose Banuelos

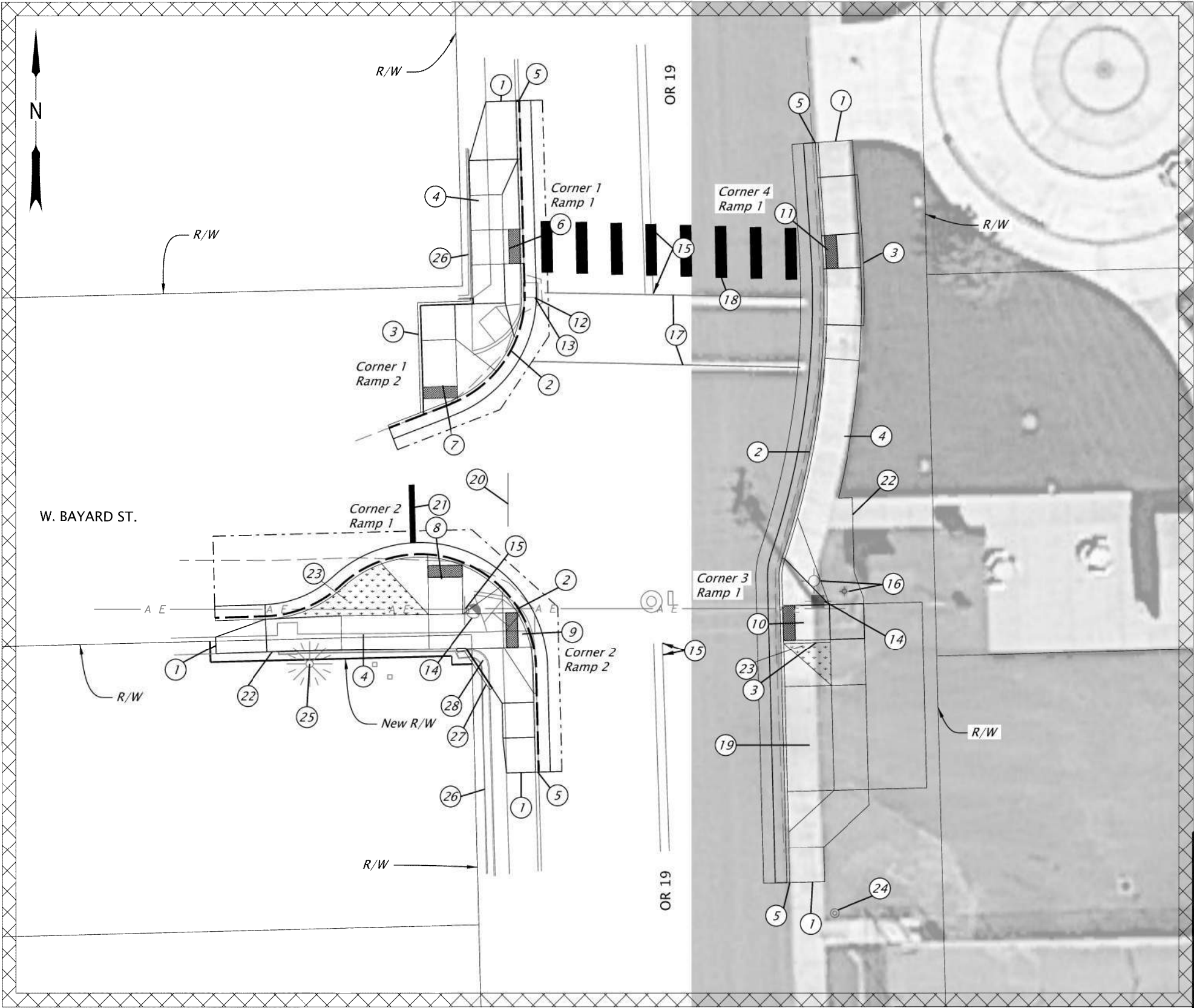
GENERAL CONSTRUCTION

SHEET NO.
C415

OR 19: WALNUT ST TO TRIMBLE ST

53V-073

CONDON SITE 16

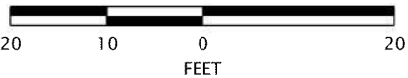


- 1 Connect to extg. walk
- 2 Const. curb and gutter
- 3 Const. standard curb
- 4 Const. P.C. conc. sidewalk
- 5 Connect to extg. curb
- 6 Const. curb ramp, Combination
Inst. safety yellow truncated domes
on new surface - 12.0 sq. ft.
PCC surfacing
(For details, see sht. BC439)
- 7 Const. curb ramp, Perpendicular
Inst. safety yellow truncated domes
on new surface - 12.8 sq. ft.
PCC surfacing
(For details, see sht. BC439)
- 8 Const. curb ramp, Combination
Inst. safety yellow truncated domes
on new surface - 12.0 sq. ft.
PCC surfacing
(For details, see sht. BC440)
- 9 Const. curb ramp, Combination
Inst. safety yellow truncated domes
on new surface - 12.0 sq. ft.
PCC surfacing
(For details, see sht. BC440)
- 10 Const. curb ramp, Perpendicular
Inst. safety yellow truncated domes
on new surface - 12.0 sq. ft.
PCC surfacing
(For details, see sht. BC441)
- 11 Const. curb ramp, Parallel
Inst. radial safety yellow truncated domes
on new surface - 12.0 sq. ft.
PCC surfacing
(For details, see sht. BC442)
- 12 Adjust inlet
- 13 Install inlet protection-Type 3
- 14 Preserve & protect extg. utility pole
- 15 Preserve & protect extg. sign
- 16 Relocate extg.
fire hydrant
(See general note no. 2)
- 17 Remove extg. crosswalk
- 18 Install continental crosswalk
- 19 Const. P.C Conc. dwy., Option E
Pave appr.
(For details, see dwg. no. RD725 and
sht. BC441)
- 20 Remove extg. stop bar
- 21 Install stop bar
- 22 Connect to extg. private walk
(for details, see sht. BA02)
- 23 Install rock mulch
- 24 Preserve & protect extg. manhole
- 25 Preserve & protect extg. luminaire
- 26 Preserve & protect extg. retaining wall
- 27 Const. conc. walk with raised edge (H=30" max)
- 28 Remove extg. retaining wall

General Note:
1. Mark R/W line prior to construction.
2. The contractor is to coordinate with the Engineer
and provide necessary data to confirm water and/or
sewer utility relocations.

Right-of-Way delays or access delays
(See 00180.65)

ADA CURB RAMP PILOT PROGRAM PROJECT



EXPIRES: DECEMBER 31, 2021

HDR ENGINEERING, INC
404 SW COLUMBIA ST., SUITE 240
BEND, OR 97702

CENTRAL OREGON CURB RAMPS - PHASE 2

VARIOUS HIGHWAYS
VARIOUS COUNTIES

Designer: Justin Hornsby Reviewer: Stephanie Serpico
Drafter: Stephanie Teeter Checker: Jose Banuelos

GENERAL CONSTRUCTION

SHEET NO.
C416

OR 19: WALNUT ST TO TRIMBLE ST

53V-073

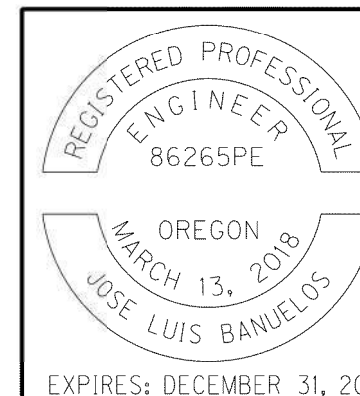
CONDON SITE 17



- ① Connect to extg. walk
 - ② Const. curb and gutter
 - ③ Const. standard curb
 - ④ Const. P.C. conc. sidewalk
 - ⑤ Connect to extg. curb
 - ⑥ Const. curb ramp, Combination
Inst. safety yellow truncated domes
on new surface - 12.0 sq. ft.
PCC surfacing
(For details, see sht. BC443)
 - ⑦ Const. curb ramp, Perpendicular
Inst. safety yellow truncated domes
on new surface - 11.0 sq. ft.
PCC surfacing
(For details, see sht. BC443)
 - ⑧ Const. curb ramp, Perpendicular
Inst. safety yellow truncated domes
on new surface - 11.0 sq. ft.
PCC surfacing
(For details, see sht. BC444)
 - ⑧A DE Control No. 22122-21 - Cross
Slope and Gutter Flow Slope
Intersection Control Type - Stop
 - ⑨ Const. curb ramp, Combination
Inst. safety yellow truncated domes
on new surface - 12.0 sq. ft.
PCC surfacing
(For details, see sht. BC444)
 - ⑩ Const. curb ramp, Unique
Inst. safety yellow truncated domes
on new surface - 12.0 sq. ft.
PCC surfacing
(See dwg. nos. RD900, RD902, and RD960)
(For details, see sht. BC445)
 - ⑪ Const. curb ramp, Parallel
Inst. safety yellow truncated domes
on new surface - 12.0 sq. ft.
PCC surfacing
(For details, see sht. BC446)
 - ⑫ Remove extg. stop bar
 - ⑬ Install stop bar
 - ⑭ Preserve & protect extg. wall
 - ⑮ Remove extg. striping within intended
crossing location
 - ⑯ Adjust inlet
 - ⑰ Install inlet protection-Type 3
 - ⑱ Preserve & protect extg. utility pole
 - ⑲ Preserve & protect extg. handrail
 - ⑳ Preserve & protect extg. sign
 - ㉑ Connect to extg. private walk
- General Note:
1. Mark R/W line prior to construction.



Right-of-Way delays or access delays
(See 00180.65)



HDR HDR ENGINEERING, INC 404 SW COLUMBIA ST., SUITE 240 BEND, OR 97702	
CENTRAL OREGON CURB RAMPS - PHASE 2	
VARIOUS HIGHWAYS VARIOUS COUNTIES	
Designer: Justin Hornsby Drafter: Stephanie Teeter	Reviewer: Stephanie Serpico Checker: Jose Banuelos
GENERAL CONSTRUCTION	SHEET NO. C417

ADA CURB RAMP PILOT PROGRAM PROJECT

CONDON SITE 18



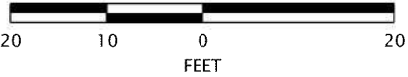
- 1 Connect to extg. walk
- 2 Const. curb and gutter
- 3 Const. standard curb
- 4 Const. P.C. conc. sidewalk
- 5 Connect to extg. curb
- 6 Const. curb ramp, Combination
Inst. safety yellow truncated domes
on new surface - 12.0 sq. ft.
PCC surfacing
(For details, see sht. BC447)
- 7 Const. curb ramp, Perpendicular
Inst. safety yellow truncated domes
on new surface - 12.0 sq. ft.
PCC surfacing
(For details, see sht. BC447)
- 8 Adjust inlet
- 9 Install inlet protection-Type 3
- 10 Remove extg. striping within intended crossing location
- 11 Preserve & protect extg. wall
- 12 Remove extg. stop bar
- 13 Install stop bar
- 14 Preserve & protect extg. sign

General Note:
1. Mark R/W line prior to construction.



Right-of-Way delays or access delays
(See 00180.65)

ADA CURB RAMP PILOT PROGRAM PROJECT



EXPIRES: DECEMBER 31, 2021



HDR ENGINEERING, INC
404 SW COLUMBIA ST., SUITE 240
BEND, OR 97702



CENTRAL OREGON CURB RAMPS - PHASE 2

VARIOUS HIGHWAYS
VARIOUS COUNTIES

Designer: Justin Hornsby

Reviewer: Stephanie Serpico

Drafter: Stephanie Teeter

Checker: Jose Banuelos

GENERAL CONSTRUCTION

SHEET NO.

C418

Condon Traffic Control Summary (Sites 1-7)

Sheet	Highway	Cross Street	Corner #	Option*	Comments
C401 C401	OR 206 OR 206	Potter St. Potter St.	2 4	B1 A2	Construct one corner at a time. Close shoulder. Requires closing bike lane for work area. Route pedestrians in front of work area.
C402 C402	OR 206 OR 206	Lincoln St Lincoln St	1,2 4	A1 B2	Construct one corner at a time. Requires closing bike lane for work area. Route pedestrians in front of work area. Construct one corner at a time. Close shoulder.
C403 C403	OR 206 OR 206	Church St Church St	1,2 3,4	A1 A2	Construct one corner at a time. Requires closing bike lane for work area. Route pedestrians in front of work area. Requires closing bike lane for work area. Route pedestrians in front of work area.
C404	OR 206	Oregon St	1,2	A1	Construct one corner at a time. Requires closing bike lane for work area. Route pedestrians in front of work area.
C405 C405	OR 206 OR 206	Court St Court st	1,2 3	A1 A2	Construct one corner at a time. Requires closing bike lane for work area. Route pedestrians in front of work area. Requires closing bike lane for work area. Route pedestrians in front of work area.
C406 C406	OR 206 OR 206	East St East St	1,2 3,4	A1 A1, C	Construct one corner at a time. Requires closing bike lane for work area. Route pedestrians in front of work area. Requires closing bike lane for work area. Route pedestrians in front of work area. Use option C to route EB and WB pedestrians across East Street.
C407	OR 206	Washington St	4	A2	Requires closing bike lane for work area. Route pedestrians in front of work area.

*Refer to TCP Detail Sheets EA01 and EA02

ADA CURB RAMP PILOT PROGRAM PROJECT

REGISTERED PROFESSIONAL
ENGINEER
93763PE
OREGON
JULY 11, 2018
RYAN ARTHUR STEPHENS
EXPIRES: 06/30/2022

DOWL

963 SW Simpson, #200
Bend, Oregon 97702
541-385-4772
WWW.DOWL.COM

OR
TRANSPORTATION

CENTRAL OREGON CURB RAMPS - PHASE 2

VARIOUS HIGHWAYS
VARIOUS COUNTIES

Designer: Austin Zavala
Reviewer: Matthew Phillips
Drafter: J.J. Banks
Checker: Ryan Stephens

TRAFFIC CONTROL DETAILS

SHEET NO.
EE01

EE01_Condon TCP :: EF100 - Condon 12/22/2020 1:16:15 AM rstephens

FINAL ELECTRONIC DOCUMENT
AVAILABLE UPON REQUEST

Rotation: 0° Scale: 1"=100'

Condon Traffic Control Summary (Sites 8 –18)

Sheet	Site #	Highway	Cross Street	Corner #	Option*	Comments
C408	Condon 8	OR 19	Walnut St.	3	A2	Requires closing shoulder to construct corner. Route pedestrians in front of work area.
C409	Condon 9	OR 19	East St.	4	A2	Requires closing shoulder to construct corner. Route pedestrians in front of work area.
C410	Condon 10	OR 206	Main St	1,2,3,4	B1, C	Construct one corner at a time. Requires closing shoulder for work area at corners 2 and 3. Requires closing bike lane for work area at corners 1 and 4. Detour pedestrians around work area. Use option C for SB traffic along Main St north of OR19.
C411	Condon 11	OR 19	Gilliam St	1,2,3,4	B1	Construct one corner at a time. Requires closing shoulder for work area. Detour pedestrians around work area.
C411	Condon 12	OR 19	Summit St	1,2,3,4	B1	Construct one corner at a time. Requires closing shoulder for work area. Detour pedestrians around work area.
C412	Condon 13	OR 19	Spring St	1,2	A1, C	Construct one corner at a time. Requires closing shoulder for work area. Detour pedestrians around work area. Use option C for EB traffic on Spring St.
C412	Condon 13	OR 19	Spring St	3,4	A1	Construct one corner at a time. Requires closing shoulder for work area. Detour pedestrians around work area.
C413	Condon 14	OR19	E Bayard St	5	A2	Construct one corner at a time. Requires closing shoulder for work area. Route pedestrians in front of work area.
C414	Condon 15	OR 19	Court St	1,2	A2	Construct one corner at a time. Requires closing shoulder for work area. Route pedestrians in front of work area.
C415	Condon 15	OR 19	Court St	3,4	A1	Construct one corner at a time. Requires closing shoulder for work area. Route pedestrians in front of work area.
C416	Condon 16	OR 19	W Bayard St	1,2	A1, C	Construct one corner at a time. Requires closing shoulder for work area. Detour pedestrians around work area. Use option C for EB traffic on W Bayard St.
C416	Condon 16	OR 19	W Bayard St	3,4	A1, C	Construct one corner at a time. Requires closing shoulder for work area. Detour pedestrians around work area. Use option C for EB traffic on W Bayard St.
C416	Condon 17	OR 19	Pennoyer St	1,2	A1	Construct one corner at a time. Requires closing shoulder for work area. Route pedestrians in front of work area.
C416	Condon 17	OR 19	Pennoyer St	3,4	A1	Construct one corner at a time. Requires closing shoulder for work area. Route pedestrians in front of work area.
C416	Condon 18	OR 19	Trimble St	1	A2	Requires closing shoulder to construct corner. Route pedestrians in front of work area.

*Refer to TCP Detail Sheets EA01 and EA02

ADA CURB RAMP PILOT PROGRAM PROJECT

REGISTERED PROFESSIONAL
ENGINEER
86265PE

OREGON
MARCH 13, 2018
JOSE LUIS BANUELOS

EXPIRES: DECEMBER 31, 2021



HDR ENGINEERING, INC
404 SW COLUMBIA ST., SUITE 240
BEND, OR 97702



CENTRAL OREGON CURB RAMPS - PHASE 2

VARIOUS HIGHWAYS
VARIOUS COUNTIES

Designer: Jose Banuelos Reviewer: Stephanie Serpico
Drafter: Tam Nguyen Checker: Matt Steigleder

TRAFFIC CONTROL DETAILS

SHEET NO.
EE02



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CONSULTING ENGINEERS • SURVEYORS • PLANNERS

3775 CRATES WAY
THE DALLES, OR 97058

PHONE (541) 296-9177
FAX (541) 296-6657

March 9, 2021

Planning Commission
City of Condon
128 South Main Street
Condon, Oregon 97823

Reference: Urban Growth Boundary
Staff Report

Dear Commissioners,

PROPOSAL SUMMARY

This proposal includes the following:

1. Comprehensive Plan/Zoning Map Amendment City of Condon Urban Growth Area
2. Draft of new Gilliam County Rural Residential II Zone – Condon Urban Growth Area

This proposal will require multiple public hearings before the City of Condon and Gilliam County in order to process these land use amendments correctly.

SUBJECT AREA

This proposal is part of a larger effort to correct longstanding zoning discrepancies in Gilliam County. This particular area is being brought before the City of Condon as it lies outside of the City of Condon city limits but within the Acknowledged Urban Growth Boundary. This area is currently Planned Industrial by the City of Condon Comprehensive Plan and zoned Gilliam County Industrial. Please see attached map.

GILLIAM COUNTY & CITY OF CONDON – GENERAL INFORMATION

North of Wheeler county and west of Morrow County, Gilliam County is bounded by the Columbia River to the north, the John Day River and Sherman County to the west. Expansive windfarms and dryland wheat fields dominate the landscape and are the primary industries of the 1,223 square mile County. Cattle ranching also remains an active tradition outside of the three incorporated cities of Arlington, Condon, and Lonerock. With a total population of 1,894 Gilliam County is the third least populous county in Oregon. Arlington, population 593 lies along the Columbia River at the North end of the county. Condon, at the southern end of the county is the most populous city with 694 residents, Lonerock, while incorporated, has a modest population of 21.

The City of Condon lies 38 miles south of the Columbia River at the intersection of State Highways 206 and 19. Originally platted in 1879, Condon was declared the county seat by way of a vote in 1890. The City's population has remained steady for the past several decades with a current population of 694. The



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City has its own wastewater collection and treatment systems as well as domestic water system. The Gilliam County Courthouse and other County activities are located within the City. It is best described as a regional farming community and is the largest city in Gilliam County. The elevation is approximately 2,900 feet at the highest point on the north end of town down to approximately 2,700 feet at the lower end of town. The City has a mayor/six council members, a full time City Administrator, a City Clerk, Public Works Superintendent and one Public Works employee.

The City's original Comprehensive Plan was prepared in 1977 and the City of Condon was one of the first jurisdictions to complete the acknowledgement process by the Department of Land Conservation and Development in the Fall of 1977. It was completed quickly but not carefully and as a result, was updated in 1987 bringing it up to more modern standards. The current Plan was adopted in 2011, the most recent City of Condon Zoning Ordinance was accepted in 2001.

In 1977 the County also adopted a new Comprehensive Plan and Zoning Ordinance. Both were amended in 1983 and 1985 and were acknowledged on November 21, 1985. The Zoning Ordinance has been amended several times since, most recently in 2011. The Zoning Ordinance contains regulations to implement Comprehensive Plan policies, state statutes and administrative rules. The adopted Zoning Map establishes the zoning designation of all land in the unincorporated area of the County. The Zoning Map provides a more specific depiction of the general land use categories identified on the Comprehensive Plan Map.

BACKGROUND INFORMATION – PRIOR LAND USE PLANNING

Gilliam County and its Cities of Condon, Arlington, and Lonerock were among the first jurisdictions to be Acknowledged for being in compliance with the Oregon State-Wide Planning Goals by the Land Conservation and Development Commission. This occurred in 1977, approximately a year after the Planning Goals became effective. The City's Plans included an Area of Mutual Concern, a forerunner to the Urban Growth Boundary concept. The Area of Mutual Concern included lands outside the corporate City Limits of Condon and Arlington but provided no specific Planning Designations other than an "R" for Residential or an "I" for Industrial. The Plan language simply indicated that the County and the appropriate City would coordinate with one-another to reach a land use decision. This carried forward for many years, until the early 2000s for Arlington and until 2001 for Condon.

In 2001, in a general Plan Update, Condon established an Urban Growth Boundary based upon the boundaries of the former Area of Mutual Concern. A Comprehensive Plan Map was prepared and provided more specific land use designations. However, there was insufficient funding available to enable Gilliam County to participate and their map remained unchanged until 2008. In 2008 a formal Urban Growth Area Management Agreement was mutually adopted by both Jurisdictions. The boundaries of the new Urban Growth Boundary followed the identical boundaries of the former Area of Mutual Concern. On November 05, 2008, the City of Condon and Gilliam County adopted Ordinance No. 08-03 eliminating the City of Condon Area of Mutual Concern, and establishing the Urban Growth Boundary, together with the adoption of an Urban Growth Boundary Area Joint Management Agreement. The underlying zoning in the UGB area is Gilliam County Industrial.

The County Planning staff have identified several ill-considered zoning areas in the County and have been



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required to deny land use applications that common sense would allow approval had the correct County Zoning had been in place. The following findings intend to address one of these zoning designations.

PLANNING & ZONING ISSUES PRESENTED

The purpose of this proposal is to apply a more appropriate zone to an area with a significant number of nonconforming uses that predate the current zoning.

This area lies outside of the City Limits but within the Urban Growth Boundary and is zoned Industrial. Located north of Cottonwood Lane, east of Brown Lane and west of State Highway 19, this area is approximately 20 total acres (see attached map.) Historically, this area has been the site of the Union Pacific Railroad discontinued in 1992, and a stockyard. This area contains six total parcels and portions of two others. There are five owners who have property in the area. Only two of the nine parcels in this area are committed to industrial uses while the remainder currently have either farm or residential uses.

Two of the parcels are currently farmland that extend outside the UGB. There are approximately 189.87 acres of industrial land immediately adjacent to the UGB to the North. Two parcels in the UGB area are currently vacant, one has several farm buildings and livestock, and one parcel has a home with outbuildings. The parcel made up of the old railroad easement is currently vacant but privately owned. The remaining two parcels are industrial, one being a warehouse and storage facility for the nearby chemical company and on the corner of Brown Lane and Cottonwood Lane, is the Mid-Columbia Electric Co-op Substation. City water is available to the properties under the condition that property owners sign an annexation agreement. None are connected to City sewer. Providing sewer services to this area would be an expensive undertaking.

The industrial zoning makes the majority of land uses in this area nonconforming, presenting challenges for the property owners. As there is little chance of the uses changing in the future, the County and the City agree that replanning and zoning this area would benefit the existing residential uses with livestock. The purpose of this land use action is to designate the subject area as Rural Residential II on the County Zoning Map. That zoning text will also allow the continuation of the established agricultural practices, specifically the keeping of livestock. Both the City and County agree on this course of action and it will resolve several local zoning issues that have plagued the County for years. The proposed zone change, with a two-acre minimum lot size would only allow for the future creation of three to five buildable lots, potentially resulting in as many new homes.

Summary Approach

The City and County propose to Redesignate the Comprehensive Plan/Zoning Map from Industrial to Residential on all properties in the area. The County has developed a new Rural Residential Zone (RR-II) which will allow the continuation of uses including the industrial uses and the keeping of horses on these properties. A copy of the new Rural Residential II Zone is attached.



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FINDINGS OF FACT

CITY OF CONDON COMPREHENSIVE PLAN

§ 152.701 FORMS OF AMENDMENTS. There are two types of amendments to this ordinance:

(2) Amendment to the Map. (Legislative Revision or Quasi-Judicial Change)

(B) *The proposed amendment involves the map, when such an amendment would have widespread and significant impact beyond the immediate area of the proposed amendment.*

FINDING: The proposal is to amend the Comprehensive Plan/Zoning map and because of the number of properties and property owners involved in each site, the process by which the Public Hearings are conducted shall be Legislative.

§ 152.707 LEGISLATIVE AMENDMENTS. Legislative amendments are broad-based amendments which impact the whole City not just a specific neighborhood or area. Most text amendments are legislative. No specific hearing procedure is required. The Planning Commission and/or City Council are acting as legislators, making new law for the City. It is suggested, in order to provide a sound format for the hearing process, that the quasi-judicial procedure be followed.

FINDING: As this amendment would impact a small area of many properties, not just a single property, this will be a Legislative revision.

(C) Approval Criteria for Amendments.

1. *The applicant must show that the proposed change conforms with the Comprehensive Plan.*

FINDING: The only criteria in the City's Comprehensive Plan is that a proposed amendment conforms to the Comprehensive Plan, which is a bit of a Catch-22. Therefore, since the Comprehensive Plan must comply with the State-wide Planning Goals, it follows that the proposed amendment should also address the State-wide Planning Goals.



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2. *A plan or land use regulation amendment significantly affects a transportation facility if it:*
 - (a) *Changes the functional classification of an existing or planned transportation facility;*
 - (b) *Changes standards implementing a functional classification system;;*
 - (c) *Allows types or levels of land use that would result in levels of travel or access what are inconsistent with the functional classification of a transportation facility; or*
 - (d) *Would reduce the level of service of the facility below the minimum acceptable level identified in the Transportation System Plan.*

FINDING: There are no State transportation facilities within the subject area. Criterion (a) through (d) do not apply. The plan and zoning amendments proposed will not have a measurable impact on the existing road network – see discussion under Goal 12 below.

STATEWIDE PLANNING GOALS – UGB AREA

Goal 1. Citizen Involvement.

FINDING: Both the City and the County have adopted Citizen Involvement Programs. Over the years both have designated their Planning Commissions as the Committee for Citizen Involvement (CCI.) Public notices are placed in the local newspaper, and notices are placed on the local public bulletin boards. In addition, both jurisdictions place the notices on their individual websites. Four public hearing will be held, allowing for citizen involvement throughout this process. The proposal complies with Goal 1.

Goal 2. Land Use Planning.

FINDING: The City and the County as the applicants are following the City and County's adopted land use regulations and procedures. The Proposal complies with Goal 2.

Goal 3. Agricultural Lands.

FINDING: The subject area is within the City's Adopted and Acknowledged Urban Growth Boundary. Goal 3 does not apply to this area.

Goal 4. Forest Lands.

FINDING: There are no forest lands within or adjacent to the subject area. Goal 4 does not apply.

Goal 5. To Conserve open space and protect natural and scenic resources.



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FINDING: There are no Goal 5 resources within the subject area. As discussed above, the land within the Adopted Urban Growth Boundary and does contain several developed properties.

Goal 6. Air, Water, and Land Resource Quality.

FINDING: The existing land uses on these properties has developed over a long period of time. The Air, Water and Land Resource Quality has not deteriorated from the existing uses and would not with any minor changes that may occur in the future.

Goal 7. Areas subject to natural hazards.

FINDING: There are no identified natural hazard areas within the subject area. The proposal complies with Goal 7.

Goal 8. Recreational needs.

FINDING: There are no recreation facilities or destination resorts within the subject area. The proposal complies with Goal 8.

Goal 9. Economic Development.

FINDING: The proposal would not change any of the economic activity in the subject area. The loss of industrially zoned land would be negligible as there are approximately 189.87 acres of County Industrial Zoned Land industrial land along Highway 19 directly to the north of the area. Further, a recent Economic Opportunities Analysis (2019) found that Condon had a surplus of Industrial Zoned Land of slightly over 20 acres in the City Limits. The proposal complies with Goal 9.

Goal 10. Housing.

FINDING: The proposal would allow a small amount of new housing in the UGB Area but would only be a location for a few new homes. The existing City Limits and other areas of the Urban Growth Boundary provide the greatest potential for new housing for the City. The City continues to work toward adding additional population within the City and is working on two different housing development plans to accommodate more residential growth. While this proposal will potentially contribute a handful of new homesites, it is not part of the City's long-range housing plans. This proposal will simply clear up some long-standing zoning issues for local owners. The proposal complies with Goal 10.

Goal 11. Public Facilities and Services.

FINDING: As Condon has a population below 2,500 it is not required to have an adopted Public Facilities plan. The City provides City Water service to the properties in the UGB Area, no other services at the present time. There are no immediate plans to add any other service to these properties, however they would be required to connect to City wastewater if those services were to be made available. The Proposal complies with Goal 11.

Goal 12. Transportation.

FINDING: The proposal is to apply a more representative zoning to the subject area; the uses will not change. This property is served by two County roads, Cottonwood Lane and Brown Lane, any additional



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access to these properties would form these two County roads. There is the possibility of additional housing development in the area that would not significantly increase traffic on Cottonwood Lane, a County owned and maintained road. The proposal complies with Goal 12.

Goal 13. Energy Conservation.

FINDING: The purpose of this land use action is to recognize the long-standing history of existing development in the subject area and provide the proper Zoning Designation. There will be no significant change in energy use. The Proposal complies with Goal 13.

Goal 14 Urbanization.

FINDING: This project is within the City's existing adopted and acknowledged Urban Growth Boundary. The City and the County both agree to recognize the existing development within this area and provide the proper zoning for that development. There are few existing ownerships that would be available for development. The proposal will have little effect on potential increase in urban density.

Sincerely,

Kirk T. Fatland

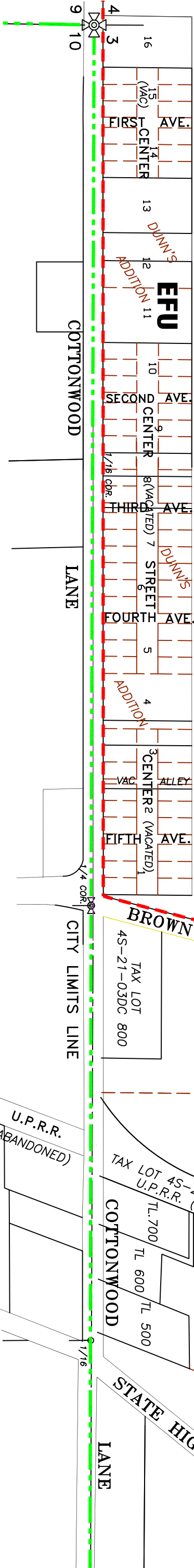
Kirk Fatland
KTF
<wo#15788>

CITY OF CONDON

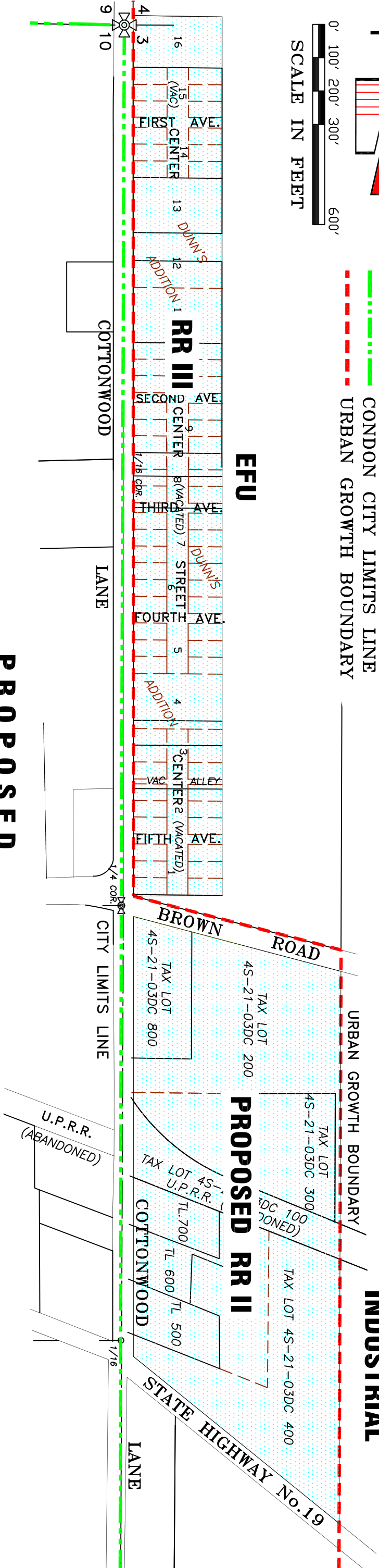
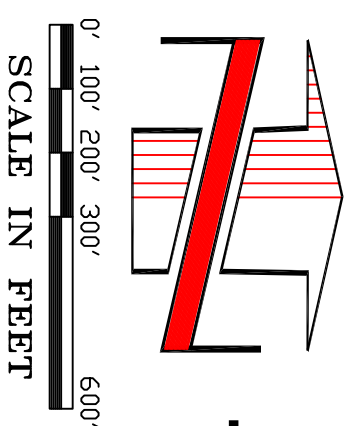
GILLIAM COUNTY, OREGON

SHEET 1 OF 2

SEE DETAIL, SHEET 2

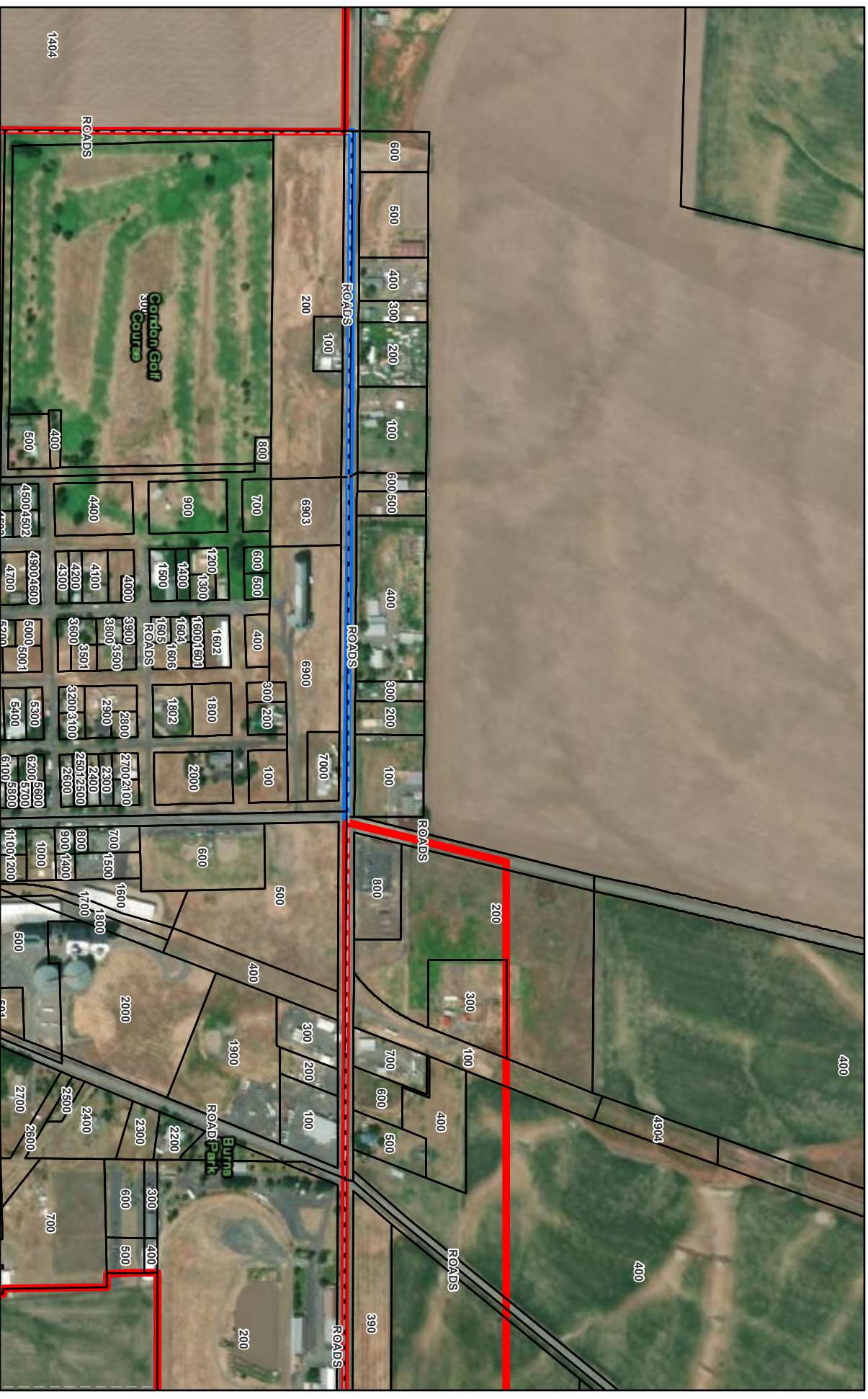


EXISTING



PROPOSED

ArcGIS Web Map



10/14/2020, 1:29:14 PM

☐ Tax Lots

☐ UGB City Limits

☐ UGB



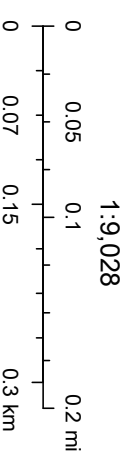
City Limits



UGB



County Boundary



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS,

SECTION 4.130 RR-II RURAL RESIDENTIAL II

In an RR-II Zone the following regulations shall apply:

A. USES PERMITTED OUTRIGHT

In a RR-II Zone, the following uses and their accessory uses are permitted when authorized by a zoning/development permit.

1. Single-family dwelling (one per lot/parcel/tract) and attached garage.
 - a. Maximum height of dwelling: 35 feet.
 - b. Manufactured homes are subject to the requirements of Section 8.120 of the Zoning Ordinance.
2. Accessory structures. In addition to a County permit being required for all accessory structures (e.g. barns, sheds, detached garages etc.) all structures in excess of 200 square feet in size also require an Oregon State building permit.
 - a. Height not to exceed 14 feet in height.
 - b. Accessory structure shall be located on same lot as primary residence.
 - c. Accessory means customarily incidental to primary structure.
3. Farm use, subject to conditions and limitations provided herein. No marijuana production, processing, and/or retail. Livestock must be properly caged, fenced or housed and proper sanitation shall be maintained. The total number of livestock allowed on a property is limited by the amount of open area (i.e. area of property excluding all structures and driveways) on the property. The same open area may not be used for two different size animals (e.g. if 10,000 square feet of open area, can only have one horse, not one horse, 8 goats, 40 chickens, and 4 bee colonies). The following are the minimum amounts of open area for various type of animals:
 - a. One horse, cow, llama, or similar large size animal per 10,000 square feet.
 - b. One goat, sheep, or similar medium sized animal per 1,250 square feet.
 - c. One chicken, fowl, rabbit, or similar small animal per 250 square feet.
 - d. One bee colony (one beehive box) per 2,500 square feet. All beehive boxes must be at least 25 feet from all property lines.
4. Normal operation maintenance, repair and preservation activities of existing transportation facilities.

5. Acquisition of right-of-way for public roads, highways and other transportation improvements.
6. Installation of culverts, pathways, medians, fencing, guardrails, lighting, and similar types of improvements with the existing right of way.
7. Utility lines for local or community public service.
8. Home occupation. Home occupations shall be operated substantially in the dwelling or other buildings normally associated with uses permitted in the zone in which the property is located. A home occupation shall be operated by a resident or employee of a resident of the property on which the business is located and shall employ on the site no more than five full-time or part-time persons, as an accessory use within dwellings or other buildings.
9. One (1) recreational vehicle per lot/parcel/tract.
 - a. Not to be lived in.
 - b. Not allowed to be dumped on site.

B. CONDITIONAL USES – TYPE II REVIEW PERMITTED

In an RR-II Zone the following uses are permitted as conditional uses.

1. Planned Unit Development.
2. Animal Boarding facility.
3. Alterations/expansions of the following nonconforming uses/structures are subject to conditional use review and not Article 6 if such uses were lawfully in existence as of X/XX/2021, the date this section was adopted, and continually maintenance since such date. Expansion is allowed on same lot/parcel/tract up to 25 percent of the size of the structure/area of the use as it existed on X/XX/2021.
 - a. Warehousing
 - b. Utility facility including but not limited to electrical substation and fiber facilities.

C. DIMENSIONAL STANDARDS

In an RR-II Zone, the following Dimensional Standards shall apply:

1. The minimum lot size shall be two (2) acres.
2. Front yard. The front yard shall be a minimum of 30 feet.
3. Side yard. A side yard shall be a minimum of 20 feet, except a lot or parcel with a side yard adjacent to land zoned exclusive farm use or industrial use shall have a minimum side yard of 50 feet.
4. Rear yard. The minimum rear yard shall be 25 feet, except a lot or parcel with a side yard adjacent to land zoned exclusive farm use or industrial use shall have a minimum side yard of 50 feet.
5. For new lots/parcels and new/expanded uses, an applicant must demonstrate feasibility of a sufficient on-site sewage disposal prior to final approval for development. Upon annexation to any Gilliam County city and at such time as that city's sewer system becomes available, all dwellings must be connected to the city's wastewater system.
6. Outdoor lighting subject to Article 8.
7. Access subject to Article 8.
 - a. Shall have a 20 feet wide paved apron from state/county/city roadway.
8. Clear vision areas subject to Article 8.
9. Sign regulations subject to Article 8.
10. Parking subject to Article 8.
11. Fences. A fence or hedge within a front yard or street side yard shall not exceed an elevation six feet above the base or ground elevation.

end of section

January 29, 2021

City Planning Commission
City of Condon
128 South Main Street
Condon, Oregon 97823

Reference: Comprehensive Plan/Zoning Map Amendment

Dear Commissioners,

The City Council has moved to amend the Comprehensive Plan/Zoning Map, changing the zoning of the old baseball field between Spring and Summit Streets from Open Space/Public Facilities to Residential-1 (R-1). The purpose of this action is to allow for housing development on the site.

Recently acquired from the Condon School District, the property contains a total of 18 platted lots, each 50 by 100 feet as well as the continuation of McKinley Street. The subject site is legally described as lots 1-12 of Block 66 of Lancaster's Addition to the City of Condon and Blocks 7-12 of Ward's Addition to the City of Condon.

Though the baseball field has served as a secondary play area for the Condon Grade School youth, it has not been used for baseball in quite some time. The fields at the north end of town have fulfilled this need for nearly two decades. With the construction of the new grade school the field will likely no longer be utilized for P.E. or recess as it has been in the past.

It is generally understood that there is an overall shortage of housing in Condon, indeed in the entire region. The Council sees this property as a unique opportunity to spur development of housing and control to some degree the cost of the homes. The Council has produced a request for proposal with the intended goal of identifying a developer for the project. A necessary step in this process is to amend the combined Comprehensive Plan/Zoning Map to designate the site as Residential.

The Comprehensive Plan states that amendments to Comprehensive Plan/Zoning Map must follow the amendment procedure set forth in the Zoning Ordinance. The relevant criteria are addressed below.

CITY OF CONDON ZONING ORDINANCE

§ 152.701 FORMS OF AMENDMENTS. *There are two types of amendments to this ordinance:*

- (1) *Amendment to the text. (Legislative Revision)*
- (2) *Amendment to the Map. (Legislative Revision or Quasi-Judicial Change)*

Finding: The proposal is an amendment to the Comprehensive Plan/Zoning Map.



§ 152.703 QUASI-JUDICIAL REVISIONS.

- (1) *A proposed amendment to this ordinance shall be deemed a quasi-judicial change if the proposed amendment involves the Zoning map and does not have widespread and significant impact beyond the immediate area of the proposed amendment.*

Finding: The proposal is to amend the zoning designation of one specific area under City ownership. This proposal will not have widespread impact beyond the area to be rezoned.

- (2) *Quasi-judicial changes may be initiated by:*
- (A) *Property owners or contract purchaser or an authorized agent; or*
 - (B) *A majority vote of the City Council; or*
 - (C) *A majority vote of the Planning Commission; or*
 - (D) *A request by the City Attorney, City Administrator, or City Planner.*

Finding: This amendment has been initiated by the City Council.

§ 152.708 QUASI-JUDICIAL HEARING REQUIREMENTS.

- (1) *The following criteria must be followed in deciding upon a quasi-judicial proceeding.*
- (A) *The burden in all land use proceedings is upon the applicant, whether a zone change, conditional use or variance is the subject of the hearing.*
 - (B) *The requested zone change or conditional use must be justified by proof that:*
 - 1. *The change is in conformance with the Comprehensive Plan and also the goals and policies of the Plan.*

Finding: Compliance with the Comprehensive plan policies and goals is demonstrated below. The proposal complies with Criterion 1.

- 2. *The showing of public need for the rezoning and whether that public need is best served by changing the zoning classification on that property under consideration.*

Finding: The City of Condon is currently lacking sufficient housing. By changing the zoning classification from Open Space/Public Facilities to R-1 the City allows for the possibility of badly needed residential development. The proposal complies with Criterion 2.

- 3. *The public need is best served by changing the classification of the subject site in question as compared with other available property.*



Finding: The subject site is ideal for residential development as it is under City ownership, near City services, and currently platted as individual lots resembling the surrounding neighborhood. The proposal complies with Criterion 3.

4. *The potential impact upon the area resulting from the change has been considered.*

Finding: The potential changes to the area have been considered. As noted above, this vacant field will cease to be useful as a secondary play area once the elementary school relocates. If zoned Residential, future development would match the existing area and have no negative impacts. The City and its residents would benefit from additional housing within the City. The proposal complies with Criterion 4.

(C) Approval Criteria for Amendments.

1. *The applicant must show that the proposed change conforms with the Comprehensive Plan.*

Finding: The relevant Comprehensive Plan Goals are addressed below. The proposal complies with Criterion 1.

Goal 1 – Citizen Involvement

Finding: The City will conduct public hearings to evaluate this proposal. All necessary notices will be published and mailed in accordance with requirements set forth in the Zoning Ordinance, which complies with the City's Citizen Involvement Program. The proposal complies with Goal 1.

Goal 2 – Land Use Planning

Finding: This proposal seeks to update the combined Comprehensive Plan/Zoning Map through the procedures required by the Zoning Ordinance. The proposal complies with Goal 2.

Goal 3 – Agricultural Lands

Finding: This is an urban site; the proposal would have no impact on agricultural lands. The proposal complies with Goal 3.

Goal 4 – Forest Lands

Finding: The proposal would not impact any forest land. The proposal complies with Goal 4.

Finding: There are no forest lands

Goal 5 – Open Space, Natural & Scenic Resources



Finding: This proposal would alter the zoning designation of the property from Open Space/Public Facilities to R-1, this change is not contrary to any policies of the Comprehensive Plan. The anticipated residential development of the site will likely lead to economic development and preservation of natural and scenic resources. The proposal complies with Goal 5.

Goal 6 – Air, Water, & Land Resources of the State

Finding: The proposal meets all environmental regulations and complies with Goal 6.

Goal 7 – Natural Disasters & Hazards

Finding: A portion of the subject area lies within a FEMA designated flood plain. The City will continue to enforce its Flood Plain Ordinance and apply it to any future development proposals. The proposal complies with Goal 7.

Goal 8 – Recreational Needs

Finding: The subject area is the site of a former little league baseball field. Two additional fields at the north end of the City have replaced this site and it is no longer used as such. It has previously been owned and managed by Condon School District 25J and has never been a City park or recreational facility. The proposal complies with Goal 7.

Goal 9 – Economics

Finding: The City of Condon recognizes the necessity of increasing its population to fuel economic development. This additional residential land would provide the opportunity for new homes and residents. The proposal complies Goal 9.

Goal 10 – Housing

Finding: By adding to the land available to residential development, this proposal increases the City's ability to meet present and future housing needs. The proposal complies with Goal 10.

Goal 11 – Public Facilities

Finding: The City will require any residential development on the subject area to connect to City services. The proposal complies with Goal 11.

Goal 12 – Transportation

Finding: The requested Comprehensive Plan/Zoning map change would not impact any existing or planned transportation systems. The proposal complies with Goal 12.

Goal 13 – Energy



Finding: The proposal would have no impact on the City's energy goals. The Request complies with Goal 13.

Goal 14 – Urbanization

Finding: This proposal increases available residential land without the need for expanding the Urban Growth Boundary. The proposal complies with Goal 14.

2. *A plan or land use regulation amendment significantly affects a transportation facility if it:*
- (a) Changes the functional classification of an existing or planned transportation facility;*
 - (b) Changes standards implementing a functional classification system;*
 - (c) Allows types or levels of land use that would result in levels of travel or access what are inconsistent with the functional classification of a transportation facility; or*
 - (d) Would reduce the level of service of the facility below the minimum acceptable level identified in the Transportation System Plan.*

Finding: The requested amendment would not significantly affect a transportation facility. The proposal complies with Criterion 2.

The proposed Comprehensive Plan/Zoning Map amendment complies with the applicable criteria of the City's Comprehensive Plan and Zoning Ordinance.

RECEIVED

MAR 15 2021

CITY OF CONDON

March 15, 2021

Rev. Robert M. Greiner
309 S. Bryan Street
P.O. Box 485
Condon, Oregon 97823

Condon Planning Commission: Rachel Weinstein, Cody Bettencourt, Vernon Grey,
Haylee Potter, Derek Hiser

Dear Members of the Condon Planning Commission:

I am writing in reference to a letter I received from Kirk Fatland, Contract Planner for the City of Condon, on Friday, March 5, 2021 in which it was indicated that the Condon Planning Commission is considering a Comprehensive Plan/Zoning Map Amendment applying to City owned property currently the site of a baseball field between Spring and Summit Streets. This property is planned and zoned Open Space/Public Facilities. The request is to amend the Comprehensive Plan/Zoning Map to designate the property as Residential.

I greatly appreciate this opportunity to voice my strong opposition to this proposed amendment.

My home, located at 309 S. Bryan Street in Condon, borders on, and looks out onto, the baseball field in question. For decades this field has served as a wonderful place for children to play, dogs and their owners to walk, and people to fly kites, among other activities. It is a beautiful open space which I adamantly feel ought to be preserved from residential development for the full enjoyment of the people of Condon now and of future generations.

It is my understanding that this parcel of land was donated by Mr. Marvin Albee as a playing field for local grade school children. I would like to suggest that we, as citizens of Condon, might be able to come up with some creative ways to use and maintain this area for the mutual benefit of all who live in our community. Perhaps we might name the open space in honor of Mr. Albee in gratitude for his generosity and let it remain and maintain it as it is.

This field, this great open space, is an extraordinarily unique asset which, if developed as a residential area, will be lost forever. It would be a terrible mistake, in my view, to miss this golden opportunity to re-imagine the ways in which this special place could be utilized.

A town or city cannot have too many wide-open spaces. This is one reason why people, myself included, I readily admit, enjoy living next to golf courses, school playgrounds and city parks. Open spaces enhance the livability of any community. I realize that I have been tremendously blessed and fortunate to live in my home adjacent to such an open area. For my part, I know that if this openness were compromised, such as in the way being proposed, it would affect my quality of life, ruining, for me, one of the main reasons I hope to someday retire in my hometown.

It may be argued that because Condon already has a beautifully re-landscaped city park, has within its borders Burns Park, a high school football field and baseball fields dedicated to Jack Fatland, a civic minded native son and man of vision, that it does not "need" another park or open space to maintain. I would like to suggest that the protection and preservation and conservation of such spaces is a supreme good in and of itself. This field under consideration,

because it is quite flat, could, I would submit, be developed for easy access to people according to ADA guidelines.

Having done a bit of traveling, I can readily attest to the fact that towns and cities which provide multiple parks, open spaces and various kinds of recreation areas, are wonderful to visit. Many small towns and urban areas support more than one type of open space. I believe that the citizens of Condon, being a community of forward thinking people, who value the conservation of farm and range land, also value the protection and conservation of the open areas in town.

The general enhancement of property values is also something to be considered when making this important decision. Homes located next to parks and golf courses, schools and their playgrounds, increase municipal revenues and attract families and retirees alike. Homeowners view parks as desirable amenities.

Parks, too, are very important venues for social and sporting events of all kinds. These open areas ought to be given a very high priority when it comes to considering the future of towns and cities, Condon included.

I acknowledge without hesitation: I, as a homeowner living on the border of this property, would greatly miss seeing people enjoying this open space. I would miss people setting up volleyball nets for a game, flying kites, walking their dogs, playing with their children, and kids simply running around and having a good time. Personally, I have found this old baseball field to be a great place to look at the stars. Granted, there is some interference from street lights, but for a place right in town, it is not bad!

The field holds a lot of fond memories for me, and, I would like to think, for a number of people who grew up in Condon: playing games on the field during recess, watching baseball games, and, when I was young, this is where we played grade-school football games.

It simply seems to me that this proposed amendment is one that needs to be very, very carefully considered from a variety of perspectives given that once houses are constructed, a fantastic resource will be lost forever. Perhaps we might think about other properties that could be rehabilitated, places around town that have been allowed to delapidate, that could be rejuvenated first before we forge ahead with a plan to re-zone an open space for residential development. I hope that we will wisely and prudently take all of the time that is necessary to study carefully this proposal and exhaust all other viable options for development before eliminating a valued and highly treasured public space.

There are many creative people in Condon who, given the chance, might welcome the opportunity to put our heads and hearts together to think about how we might conserve and maintain this special place.

Thank you very much for reading my letter and taking the time to review my reasons for opposing this proposal. I am grateful for this opportunity to share my opinion. If you would like to contact me I may be reached at: 541-384-5271 or 541-980-5660.

Sincerely,


Rev. Robert M. Greiner, pastor
Saint John Catholic Church, Condon, Oregon

Re: Baseball Field Rezone

I do believe this property should be residential. You have residential all around property.

Will this help housing shortage I believe no. Every small town is feeling impact of housing shortage. If you do not have to build schools and services growth is good. I believe our housing shortage will only stop with big correction in portland. I am looking at big pictures. We as planning commission should be looking at property is it good fit. The answer is yes it fits area of town. Thank you for considering of rezoning of property.

RECEIVED

BRUCE R PETERSON
3-11-21

MAR 12 2021

CITY OF CONDON