

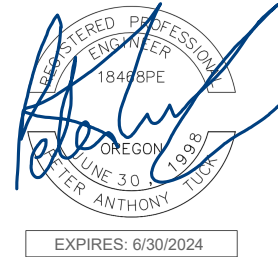
MEMORANDUM

TO: Emma Porricolo

FROM: Alex Knopp

RE: Stormwater Memo
Conversion of an existing Dairy Queen to a Chipotle Restaurant
597 SW 1st Avenue, Canby 97013

DATE: October 25, 2023



10/25/23

The proposed lot has an existing Dairy Queen fast food restaurant and drive-thru, located at 597 SW 1st Avenue, Canby 97013 on lot 00793608 at the SW Quarter of Section 33, Township 3S, Range 1 East. The lot is approximately 0.60 AC per the Clackamas County GIS survey. The site is fully developed with a fast-food restaurant, parking lot and drive-through with two entrances off Highway 99E.

The improvements planned to the existing lot includes the following:

- Building updates and refurbishment to meet Chipotle Restaurant requirements.
- Replacement of front sidewalk adjacent to building.
- Addition of a Patio for outdoor seating.
- Addition of a sidewalk will be added from building to existing to Highway 99E.
- Minor paving and curb improvements to improve parking layout.
- Recoating of existing parking lot.
- Addition of external grease interceptor.
- Replacement of existing driveway drops on Highway 99E to meet ADA and ODOT standards.

The total area of new or replaced surfaces will be as follows:

- Replacement of existing driveway drops within ODOT ROW – 840 sf.
- Replaced pavement onsite – 2,300 sf.
- New pavement onsite – 130 sf.
- New or Replaced sidewalk – 1520 sf.
- Amount of impervious surface converted to pervious surface – 420 sf.

Due to the small nature of the site, and the fact that the proposed project will decrease the area of impervious surfaces, the requirements for adding treatment or control of stormwater is not triggered and a stormwater report has not been prepared.