

July 16, 2025

MEMORANDUM

TO: Don Hardy, Planning Director Brianna Addotta, Associate Planner
Jerry Nelzen, Public Works Director Spencer Polack, Public Works Operations Supervisor

FROM: Patrick A. Sisul, P.E., Sisul Engineering

**RE: CITY OF CANBY, FILE NO. DR-25-01
DESIGN REVIEW COMMENTS for 1579 SE 3rd COURT**

We have the following comments for the project noted above:

GENERAL

1. Water system and fire protection improvements shall be constructed as required by Canby Utility and Canby Fire District.
2. Prior to beginning construction, the applicant shall submit engineered plans for review and approval by the City of Canby and other service providers. The plans shall be sealed by an engineer licensed to perform engineering in the State of Oregon. The construction plans shall be reviewed and approved by the City of Canby, Canby Fire District, Canby Utility, and other service providers, a pre-construction meeting shall be held, and appropriate fees shall be paid, prior to beginning any construction.
3. All public improvements shall be inspected by an Oregon Registered Engineer or a qualified individual under the supervision of an Oregon Registered Engineer. Public Works will not authorize work to begin on public improvements without the designation of an inspecting engineer by the developer.
4. Specifications shall be per the current ODOT/APWA Oregon Standard Specifications for Construction, latest edition except as modified by the City of Canby Public Works Design Standards dated December 2019.

STREETS

5. SE 3rd Court is an improved private street; no public street improvements will be required.
6. It appears that the existing sidewalk in front of the site is to be removed, and a new driveway approach will be installed. The new driveway approach shall be ADA compliant and should be constructed to commercial driveway standards.

GRADING & EROSION CONTROL

7. An Erosion Control Permit will be required from the City of Canby prior to any on-site ground disturbance.
8. A 1200-C Construction Stormwater Permit shall be obtained from Oregon DEQ if construction activity, materials and equipment staging, and stockpiling will disturb one or more acres of

land and will have the potential to discharge to surface waters or to a conveyance system that leads to surface waters of the State of Oregon.

9. A grading permit will be required from Clackamas County prior to any on-site disturbance unless the project is exempt from needing a Grading Permit due to minimal grading activities. A copy of the Grading Permit or verification of the exemption (such as an email from Clackamas County) shall be provided to the Public Works Department.

SANITARY SEWER

10. An existing sanitary sewer lateral is stubbed into the property from the cul-de-sac. The lateral shall be video-inspected by the developer, and a copy of the video report shall be submitted to Public Works for review. If the existing lateral is in good condition, then it can remain. If it is in poor condition, the lateral shall be repaired or replaced with a new lateral. Public Works will make the determination of the condition of the lateral. In either case, a 6-inch wye cleanout shall be placed on the sanitary lateral in or behind the sidewalk. City maintenance responsibility will end at the cleanout.
11. No public sanitary sewer improvements will be required. Onsite sanitary sewer improvements will be private and will require a permit from the Clackamas County Building Department.
12. A grease trap may be required for the coffee shop. Contact Steve Gering at the City of Canby.

STORM DRAIN

13. Private storm drainage runoff generated from lots within the subdivision shall be discharged on-site as per Section 4.112 of the City of Canby Public Works Design Standards, except as identified otherwise in the City Stormwater Master Plan. The proposed overflow connection to the private street stormwater system may be utilized as was planned with the subdivision. Private storm drainage improvements will require a permit from the Clackamas County Building Department.
14. A UIC is proposed as the means of discharging the storm runoff. A copy of the DEQ UIC approval shall be submitted to Public Works prior to construction plan approval. The proposed UIC must meet the following criteria:
 - a. A site-specific geotechnical investigation is required to define the infiltration rate of the existing soil. The geotechnical investigation shall meet the requirements of Section 4.204 of the City of Canby Public Works Design Standards.
 - b. UIC's shall meet the Drainage System Capacity requirements of Section 4.301 of the City of Canby Public Works Design Standards.
 - c. UIC structures shall meet at least one of the following two conditions in accordance with the City of Canby Stormwater Master Plan, Appendix "C", Groundwater Protectiveness Demonstration and Risk Prioritization for Underground Injection Control (UIC) Devices:
 - i. the vertical separation distance between the UIC and seasonal high groundwater shall be more than 2.5 feet or
 - ii. the horizontal separation distance between the UIC and any water well shall be a minimum of 267 feet
15. An updated storm drainage report in conformance with the requirements of Chapter 4 of the

City of Canby Public Works Design Standards dated December 2019 shall be submitted to the Public Works Department for review and approval at the time of construction plan review.

Should you have any questions or need additional information, please feel free to contact me.

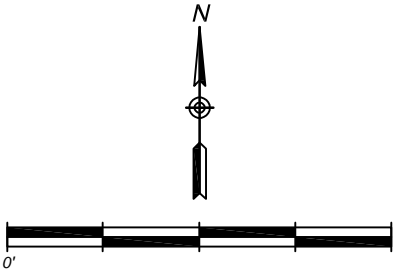
A handwritten signature in black ink, appearing to read "Patrick A. Sisul". The signature is fluid and cursive, with a large initial "P" and "S".

Patrick A. Sisul, P.E.



REV	DESCRIPTION	DATE	BY
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Comments from Jerry Benson
7/23/2025 The red lines on the attachment represent Astounds underground facilities in the area. It will be the responsibility of the owner/developer to make sure they are protected and if they need to be moved it will be at the owner/developers expense.



ROUTE DESIGN