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December 7, 2021

Scott Hazelton
Planning Director
City of Warrenton
225 S Main Ave
Warrenton, OR 97146

RE: Louisiana Kitchen - Popeyes – Site Design Review #2 (WMC 16.212.040)

Dear Mr. Hazelton,

The City of Warrenton has engaged A.M. Engineering to provide site design review support consulting services. Although additional materials have been submitted, no engineering plan review is provided at this time.

Correction of the items listed below will provide the Planning Authority a more complete and clear application with which they can base their decision on.

This letter summarizes my review comments of this information provided to me, by your office, on 9/23/21. The reviewed documents include:

- City of Warrenton Planning Department Pre-Application Notes, including comments from Public Works and the Warrenton Fire Department, dated 8/18/21
- Impact Study, PM Design Group, Inc., dated 9/13/21
- Utility Plan, JM Civil, dated 9/14/21
- Grading Plan, JM Civil, dated 9/14/21
- Commercial Site Design, Ken McCracken, Architect, Revision dated 7/29/21
- Traffic Memorandum, Lancaster Engineering, dated 11/22/19
- Traffic Memorandum, Lancaster Mobley Engineering, dated 9/29/21
- Site Plan Narrative, Ambrosia QSR, Inc., Applicant, dated 9/9/21
- Louisiana Kitchen - Popeyes – Site Design Review, Revised 10/27/21

The site is located southeast of the intersection of Highway 101 and Ensign Lane near the Walmart store.

As submitted, the development consists of one building, a drive thru and sit-down fast-food restaurant. Utility improvements include sewer, water, and stormwater. Parking, drive aisles, a refuse enclosure, and landscaping are proposed. Frontage on Ensign Lane has previously been developed.

The submitted information has been reviewed for compliance with the City of Warrenton Municipal Code Site Design Review, Section 16.212.040 and additional referenced materials.

General Notes:

- Construction Documents shall meet all requirements of federal, state, and local standards, codes, ordinances, guidelines and/or other legal requirements.
- The developer is required to follow the City of Warrenton Development Standards. These standards can be found in Title 16 of the Warrenton Municipal Code. Please provide documentation showing how this

development will meet the standards set forth in the development code.

- The developer must follow the City's Water and Sewer Regulations. These regulations are included under Title 13 of the Warrenton Municipal Code.
- The developer is required to follow the Engineering Standards & Design Criteria Manual 2020.
- Any design not meeting standards requires a design exception. Each design exception must be individually identified numerically.
- The City of Warrenton refers to ODOT details as standards. Provide applicable ODOT standard drawings and details where appropriate. Ensure the detail or drawing is modified to include any additional information referenced in the Engineering Standards & Design Criteria Manual. Where special details are provided, ensure the Engineering Standards & Design Criteria Manual is met by the detail.

Comments:

- 2 10/27/21 An easement for Walmart irrigation is mentioned in the CSD Application but is not shown on the CSD sheet.

12/7/21 The CSD includes several public utility easements and access easements. None of these easements appear to provide an easement for private irrigation to Walmart. Provide the executed easement document and label the private easement on the CSD plan sheet.

- 19 10/27/21 Provide names and addresses of all property owners on the CSD sheet.

12/7/21 The ownership reported by the Clatsop County Property Information website does not match the application materials. Please clarify.

- 21 12/7/21 The drainage system section of the Impact Study has been modified and no longer addresses the capacity of the ODOT ditch. Provide information regarding the capacity of the existing drainage system to accommodate the development drainage. Study must include the existing infrastructure from the site, through the ODOT ditch. Provide reasoning, including calculations if appropriate, to support the impact study findings. The impact study must determine, and state, that there is a definitive impact or not a definitive impact on the existing conditions or systems. General assumptions and opinions not supported by data are not acceptable.
- 22 12/7/21 The parks section of the Impact Study is not acceptable. Provide reasoning, including calculations if appropriate, to support the impact study findings. The impact study must determine, and state, that there is a definitive impact or not a definitive impact on the existing conditions or systems. General assumptions and opinions not supported by data are not acceptable.
- 23 12/7/21 The sanitary sewer system section of the Impact Study is not acceptable. Provide information regarding the impact to the pump station and the ability of the station to accommodate the additional demand. Provide reasoning, including calculations if appropriate, to support the impact study findings. The impact study must determine, and state, that there is a definitive impact or not a definitive impact on the existing conditions or systems. General assumptions and opinions not supported by data are not acceptable.



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If there are any questions, please don't hesitate to call me.

Sincerely,

Adam Dailey, P.E.
President

Enclosures: None

Cc: Client, File