

## Exhibit B

### COLUMBIA COUNTY SPECIFICATIONS FOR ACCESS APPROACH CONSTRUCTION

- I. **Access Approach Permit Fees.** Pursuant to Columbia County Ordinance No. 2006 - 4, hereinafter the Access Approach Ordinance, the fee for access approach construction permits issued by the Columbia County Road Department is \$50.00. No work on the access approach shall commence until a permit is received by the applicant.
  
- II. **Access Approach Procedures.**
  - A. **Permit Needed.** Pursuant to the Access Approach Ordinance, all applicants must first obtain an Access Approach Permit issued and signed by the Public Works Director or his/her designee prior to applying for a building permit, unless the permanent access is constructed and approved prior to applying for a building permit. An Access Approach Permit shall be in effect for two years from the date of issuance unless an extension is granted.
  
  - B. **Final Building Inspection.** The Columbia County Building Department will not approve a final inspection for occupancy or issue a Certificate of Occupancy on the effected property until the Public Works Director, or his/her designee, has notified the Land Development Services Department in writing that:
    1. the access approach construction has been approved, or
    2. a \$2000.00 security deposit has been made.
  
  - C. **Extension.** If the access approach cannot be constructed within the two-year period the applicant may request an extension of the permit period, in writing, including the reason an extension is needed, which must be received by the Road Department prior to the expiration of the Permit Period in order to be considered. The Public Works Director may approve an extension of the Permit Period for one or more additional periods, not to exceed 2 years each, upon finding that the Applicant is making progress in the development of the property for which the Access Approach is sought. The decision of the Public Works Director is final. If an extension is granted, the Public Works Director or his/her designee shall notify the applicant in writing of the new date by which the access approach must be completed. Upon expiration of the permit period, or extension thereof, the applicant must apply for a new Access Approach Permit prior to constructing the access approach.
  
  - D. **Security Deposit.** If the applicant desires to have a final inspection conducted or Certificate of Occupancy issued prior to completion of the access approach, the applicant may deposit \$2,000 to secure completion of the access approach in accordance with the Access Approach Permit. If the access approach is not constructed and approved by the Public Works Director or his/her designee, within the Permit Period or any extension thereof, the applicant shall automatically forfeit the deposit.

E. **Deposit Refunded or Forfeited.** If a security deposit is made and the access approach is constructed and approved by the Public Works Director within the Permit Period or any extension thereof, the deposit shall be returned to the Applicant, to the address supplied by the Applicant. If the access approach is not constructed and approved by the Public Works Director within the permit period or any extension thereof, the deposit will be forfeited by the applicant. Notice of forfeiture and a description of appeal procedures may be found in Sections 8(F) and 13 of the Access Approach Ordinance which is available for review and copying at the Columbia County Road Department.

III. **Permits.** There are three different types of access permits in Columbia County, as follows:

A. **Permanent.** For general use (residential, business, high usage).

B. **Temporary.** For short term use. Access approach to be removed within one year of construction.

C. **Low-Usage.** Used primarily for agricultural or other intermittent uses, where access is used less than twice per month. Not for residential uses.

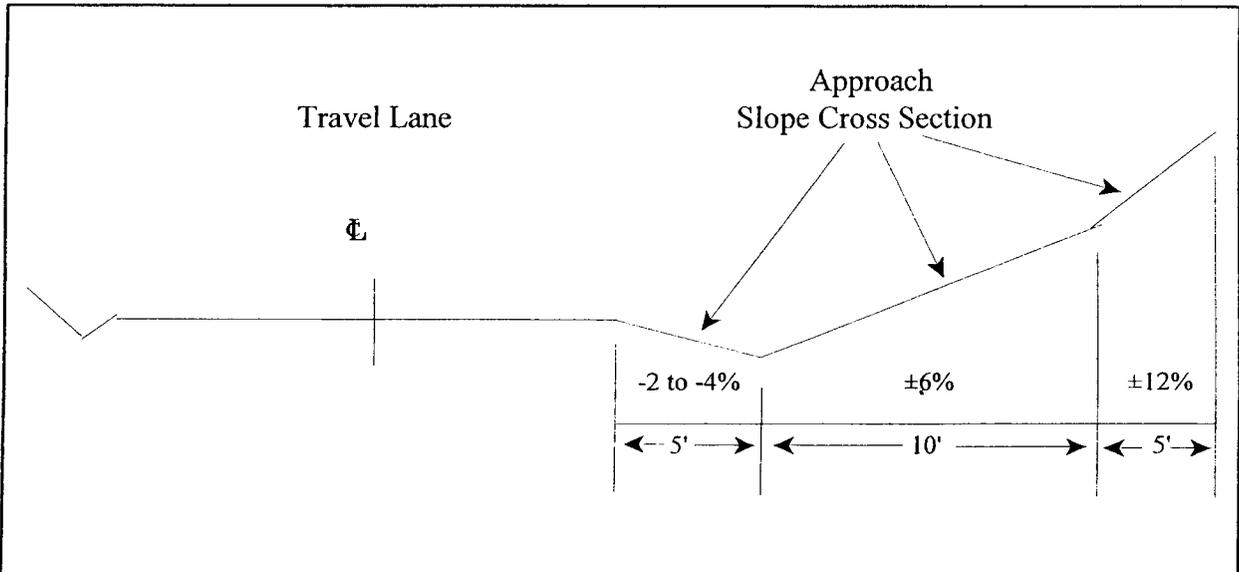
IV. **Minimum Standards For Construction or Removal of Access Approaches.** The standards for the construction or removal of access approaches shall be determined by the Columbia County Public Works Director or his/her designee subject to the minimum standards set forth as follows:

A. If the road surface is damaged by Applicant, Applicant shall replace or restore the roadway or traffic facilities to a condition satisfactory to the County, whether discovered at the time of inspection or at a later date. The County may have Applicant replace or restore the road to a satisfactory condition or may replace or restore on its own and the costs incurred shall be paid by Applicant.

B. The work area during construction or maintenance performed under the permit provisions shall be protected in accordance with the current "Manual on Uniform Traffic Control Devices for Streets and Highways" as amended or supplemented by the State Highway Commission. Necessary signs shall be furnished by Applicant unless otherwise specified in the permit.

C. The applicant may be required to submit detailed drawings of the approach and/or facilities, with respect to road improvements, right of way, and utilities.

D. The cross-section of the approach as it leaves the edge of the public road, private road or driveway will be at a -2 % to -4% slope for the first 5', not to exceed + or - 6% slope for the next 10', and not to exceed + or - 12% for the next 5' from the road edge.

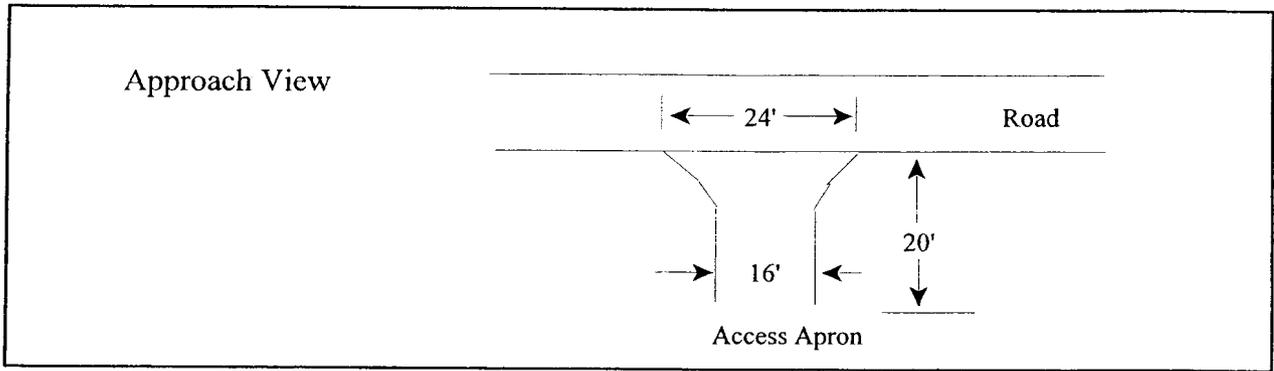


E. Drainage:

1. Culvert requirements. If there is a roadside drainage ditch, or evidence of water on the shoulder of the road, a culvert will be required. The minimum size for such a culvert is 12" diameter by 30' long. A larger diameter culvert may be required depending on the quantity of water it will need to pass. The length may be required to be longer than 30', depending on how wide the access will be.
2. Water Diversion devices. On accesses that are on a slope coming down onto a road, water must be prevented from running down the apron and onto the road surface. Some water diversion methods include installing ditches along the access on both sides, sloping the access to one side, placing water bars (small chevron speed bumps), or placing a small dip in the access at the edge of the road. One or more water diversion devices may be required to be installed during construction of the access approach.

F. Construction Requirements for Access Approaches:

1. Public road, private road or driveway is not paved (gravel): The access approach construction requirement is a 8" depth of 4" gravel covered with a 2" depth of 3/4" gravel, for a distance of 20' form the edge of the Public Road. The access must measure 24' wide at the road surface, be 20' in length, and 16' wide at the back, unless otherwise specified by the inspector on the permit.
2. Public road, private road or driveway is surfaced (paved): The access approach construction requirement is 2" gravel for a depth of 6", topped with a 2" thickness of compacted asphalt, or 4" of concrete, creating an apron measuring 24' wide at the edge of the public road pavement, 20' in length, and 16' wide at the back, unless otherwise specified by the inspector on the permit.



3. Permanent Access, public road, private road or driveway, paved: As stated above, within 2 years from permit approved date.
  4. Permanent Access, public road, private road or driveway, not paved: As stated above, within 2 years from permit approved date.
  5. Temporary Access, public road, private road or driveway, no paving allowed: must be removed by applicant at termination of operation, or within one year, whichever occurs first.
  6. Low Usage Access, public road, private road or driveway, paved: must pave as with permanent access, but only 3' instead of 20' back from the edge of the pavement, no time limit for completion.
  7. Low Usage Access, public road, private road or driveway, not paved: same as with permanent access (F.1. gravel road), but only 3' instead of 20' back from the edge of the traveled surface, no time limit for completion.
- G. **Clear Vision Areas**: At every road approach where traffic may enter or cross another lane of traffic to reach its destination, every affected property owner must develop and maintain adequate sight distance across their property to allow for the safe movement of the traffic in every direction. No fence, trees, structures, shrubs, natural earth mound or any other obstructions may block this clear vision area. Adequate sight distance is dependent on the speed of traffic (not necessarily the posted speed) at the location in question and according to the following table:

<u>REQUIRED</u>	<u>85 % of the Vehicles Traveling at Speeds of:</u>	<u>MINIMUM SIGHT DISTANCE</u>
	25 mph	250 ft
	30 mph	300 ft
	35 mph	350 ft
	40 mph	400 ft
	45 mph	450 ft
	50 mph	500 ft

The distance shall be measured from a point located 10 feet behind the face of curb or near edge of traveled roadway, 3.5 feet above the near edge of roadway,

to a point that is 4.25 feet above the center of the travel lane in both directions. The sight distance shall then be measured along the centerline of the roadway.

- H. Accesses shall intersect a public or county road at a minimum of 75° angle, preferably 90°.
- I. Where standard warning signs, such as "Look out for Log Trucks," are required, such signs shall be furnished and placed by the applicant.

V. **Rules and Regulations.** Pursuant to Sections 8, 10 and 11 of the Access Approach Ordinance, Ordinance No. 2006-4, the following rules and regulations apply to access approach permits:

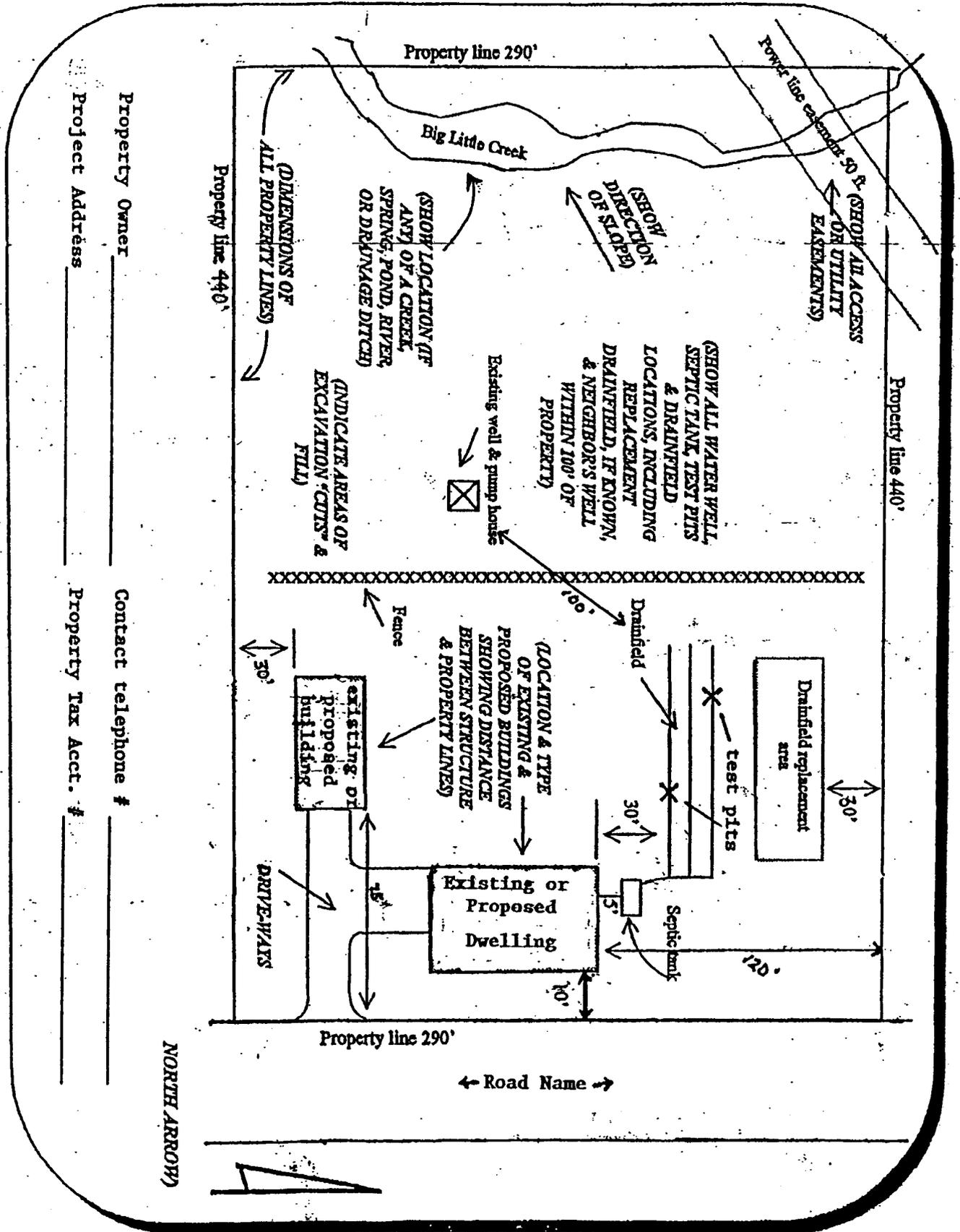
- A. The applicant shall be responsible and liable for all accidents or damage to any person or property resulting from the construction, maintenance, repair, operation or use of said access approach. The applicant shall indemnify the County its officers, agents and employees, against any claims for damage to property or injury to persons, or environmental liability, resulting from the construction, maintenance, repair, operation or use of said access approach. The Public Works Director may require the applicant to provide general comprehensive liability insurance and property damage insurance naming the County, its officers, agents and employees as additional insureds.
- B. All construction must comply with any applicable rules under Columbia County's Ordinances, including, but not limited to the Storm Water and Erosion Control Ordinance, and Zoning Ordinance. The applicant is also required to comply with all rules and regulations of the Endangered Species Act, which among other prohibitions, prohibits the applicant from "taking" (killing, harming, etc) a protected fish or protected fish habitat.
- C. Any subsequent improvement of the access approach shall be done only under authority of a construction permit issued by the Road Department.
- D. The entire expense of construction and maintenance of the access approach shall be born by the applicant. No work shall be done and no equipment shall be used by the applicant on the shoulder of the County road at any time unless the applicant has first secured approval from the Columbia County Public Works Director or his/her designee. After completion of the construction of the access approach, the access shall be maintained at the expense of the applicant and in accordance with any rules and regulations adopted by the Board of County Commissioners or stipulated in the access permit.
- E. All construction under any access permit issued by the Public Works Director, or his/her designee, shall be at the expense of the applicant, and shall be subject to the supervision of the Public Works Director, or his/her designee.
- F. Upon failure of an applicant to construct, maintain or remove an access approach in accordance with rules and regulations and the conditions of any access permit, the County may, after the expiration of 30 days following the transmittal of a written notice to the applicant, at applicant's expense, remove the access approach or reconstruct, repair or maintain the access approach in accordance with or as required by such rules and regulations and the conditions of the permit.

This expense may be recovered from the applicant by the County in any court of competent jurisdiction.

- G. If the Board of County Commissioners or the Public Works Director, or his/her designee, determines that a traffic or pedestrian hazard is created by any noncompliance which causes imminent danger, it may:
1. Order the access approach removed, repaired or maintained to eliminate the hazard, within 24 hours after delivery of written notice to the applicant, and to the owner of the property on which the non-compliance occurred.
  2. If the hazard is not eliminated within the period set under paragraph 1 of this subsection, the County may eliminate the hazard and recover the expenses of any removal, repair or maintenance from the applicant in any court of competent jurisdiction.

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11" x 17" OR 8 1/2" x 11" SHEET OF PAPER



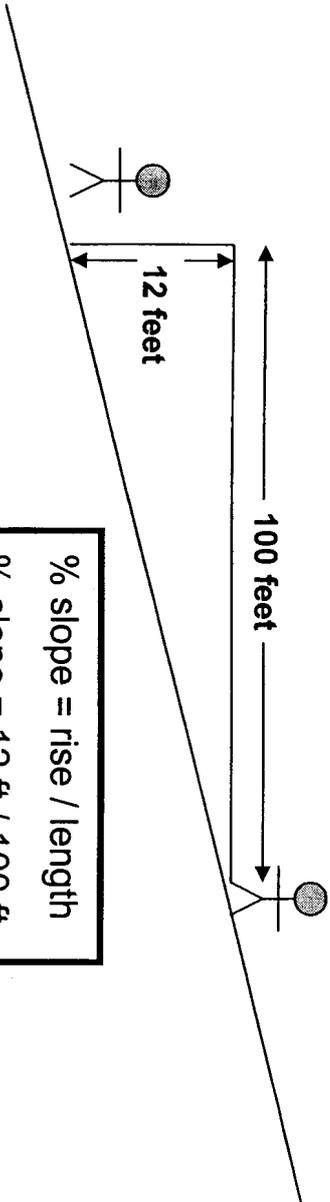
Property Owner \_\_\_\_\_  
Project Address \_\_\_\_\_

Contact telephone # \_\_\_\_\_  
Property Tax Acct. # \_\_\_\_\_

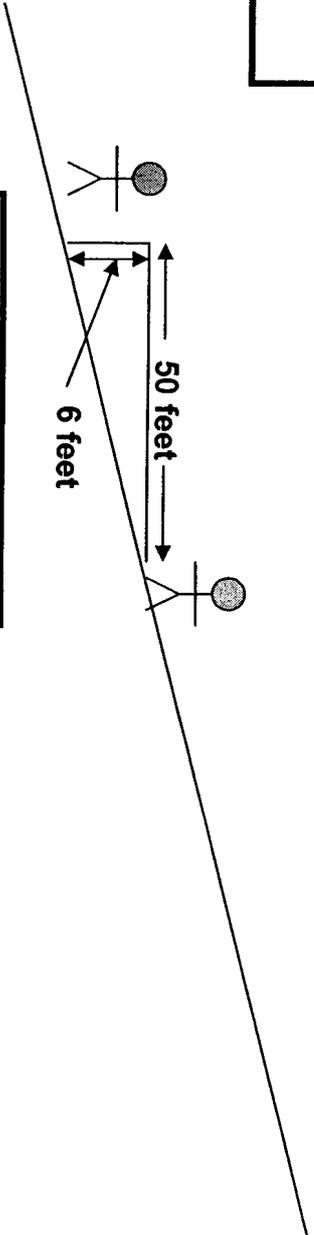
# SAMPLE PLOT PLAN

# How to measure % slope

- Equipment needed to determine % slope.**
- String
  - Bubble level (to insure string is level)
  - Tape measure to measure rise



$\% \text{ slope} = \text{rise} / \text{length}$   
 $\% \text{ slope} = 12 \text{ ft} / 100 \text{ ft}$   
 $\% \text{ slope} = .12 = 12 \%$



$\% \text{ slope} = \text{rise} / \text{length}$   
 $\% \text{ slope} = 6 \text{ ft} / 50 \text{ ft}$   
 $\% \text{ slope} = .12 = 12 \%$

## Basic Driveway Standards

The complete standards can be reviewed on line at [www.co.columbia.or.us/roads/home.htm](http://www.co.columbia.or.us/roads/home.htm) , click on the Road Standards Sign, then click on part 2, and scroll down to page 26, Driveway Standards. The following are just the basics.

- Driveway grades shall not exceed an average of 12 %, with a maximum of 15% on short distances of not more than 75 feet. Any driveway with grades of 15%, and longer than 75 feet, or steeper than 15% to a max of 17%, shall be paved.
- Driveways shall be bordered by a 4 foot clear section on each side.
- Driveways 400 feet long but less than 800 feet shall have a turnout provided at approximately  $\frac{1}{2}$  the length of the driveway. Driveways longer than 800 feet shall have turnouts not greater than 400 feet apart.

## Plot Plan

The plot plan should include the following information:

- Property dimensions
- North arrow
- Easements
- All existing and proposed structures
- Water source
- Setbacks
- Driveway length *and % slope or grade*
- Septic system location, including tank and repair area
- Fire hydrants
- Public right-of-way frontage
- Natural features
- Direction and percentage of slope
- Fire buffer zones
- Drainage plan
- Water features
- Sign location
- Parking
  
- Other \_\_\_\_\_