City of Millersburg **November 9, 2021**
STAFF REPORT:

File No: SP 21-05 & CUP 21-03 Storage Building

Proposal: The applicant is proposing to demolish a nursery building and add a 33,600 gross square foot, three (3) story self-storage facility building to an established public storage facility. The building will be without public restrooms. The building color will match the same buildings to the south of the property that belong to All Secure Mini Storage. Parking and landscaping are proposed as well.

I. BACKGROUND

A. Applicant: Albany Self Storage, LLC dba Creations NW

B. Location: 1190 NE Old Salem Road

C. Review Type: The proposed Site Development Review and Conditional Use Permit require a hearing before the Planning Commission. The Planning Commission is scheduled to hold a hearing on the application on November 16, 2021. The Planning Commission decision can be appealed to the City Council. Any appeal of the City Council's decision relating to this matter will be considered by the Oregon Land Use Board of Appeals (LUBA).

D. Public Notice and Hearing: Notice was mailed to all property owners within 200 feet of the proposed location, posted in City Hall on October 19, 2021, and posted on the City's website here - http://cityofmillersburg.org/planning-commision/

E. Review Criteria: Chapter 5.05.060 Site Development Review Criteria and 5.04.050 Conditional Use Permit Criteria.

F. Current Zoning: Commercial Office (CO) and General Industrial (GI)

G. Proposed Zoning: N/A

H. Property Size: The lot for the proposed building is 1.51 acres, though the area of disturbance is only 19,000 square feet.

I. Background: The applicant currently has a business that provides public self-storage on the property. There was a nursery building located in front of most of the storage buildings and Old Salem Road. The applicant is proposing to tear down the old nursery buildings and replace them with a three-story storage building.

However, the City changed the zoning on the property last year from General Industrial (GI) to Commercial Office (CO) as part of a City-wide re-zoning for a new development code. The zone change affected a large section of Old Salem Road, about 100 feet in on the west side. The change was not only on this property. The City wanted to have a more aesthetically appealing look along Old Salem Road, so the plan was to have businesses place good-looking office buildings in the front of the sites and industrial uses to the rear. The change in zones meant that storage uses were not permitted near Old Salem Road.

The applicant feels that they can make a three-story storage building look as good as an office building, and therefore meet the intent of the Code change. They filed an application for an official 'interpretation' of the Code that could clarify the issue. Staff agreed and approved the Interpretation in early October of 2021; the decision is attached for reference. That official determination by staff has allowed this application to proceed, because it found that the storage use could be permitted in the zone, IF the building could be designed to meet the higher standard. To clarify, the interpretation is not before the Planning Commission to decide. That determination has already been made. It *is* critical that the Planning Commission review this application for a Site Development Review with the understanding that the applicant also has to meet the requirements of the Interpretation in order to approve the project. The Interpretation approval was specific to this property and this project.

II. AFFECTED AGENCY, PUBLIC NOTICE, AND PUBLIC COMMENTS

Agencies:
The applicant's Site Development Review materials were transmitted to the following agencies/departments on October 14, 2021: City of Albany, Albany Fire Department, City of Millersburg Engineer, PacificCorp, Linn County Planning and Building Department, Linn County GIS, and Northwest Natural Gas. To date, the following comments have been received:

- Linn County Road Department email dated October 19, 2021
- Albany Fire Department letter dated October 21, 2021
- City of Millersburg Engineering comments dated October 25, 2021

Public:
Notice of the November 16, 2021 hearing was mailed to all property owners within 200 feet of the property on October 19, 2021. To date, no written comments from the public have been received by staff.

III. CRITERION

CITY OF MILLERSBURG DEVELOPMENT CODE

The applicable CUP criterion are from Code section 5.04.050; the Site Development Review criteria are from section 5.05.060. All analysis and findings below are in addition to those provided by the applicant, which are included by reference.

5.04.050 Conditional Use Decision Criteria

A conditional use shall be approved if the applicant provides supporting evidence that all the requirements of this Code relative to the proposed use are satisfied, and demonstrates that the proposed use also satisfies the following criteria:

(1) The use is listed as a conditional use in the underlying zone and complies with the development requirements of the underlying zone.

ANALYSIS: For the purposes of this staff report, while the actual area of disturbance is within two different zones, the analysis only reviews consistency with the CO Zone. Only a small corner of the structure will be in the GI Zone; almost all of the project will be in the CO Zone.

The proposed storage use is not listed specifically in the CO Zone. As previously explained, Interpretation 20-01 (attached) walked through the rational of how the proposed storage use could be consistent with the Zone. The approval of the Interpretation relied on two elements. First, the actual storage use is similar to uses permitted in the Commercial Office Zone. Second, the approval of the Interpretation was dependent on the look of the structure. Again, the intent is to assure that the structure will bring a higher level of aesthetics to the site that would be similar to that of an office building (or better). Normally, the look of a structure does not play into a determination of zoning consistency; however, the intent of the Code change on that parcel was to meet a City Council request to address the aesthetics of Old Salem Road in the southern part of the City.

Therefore, it is the responsibility of the Planning Commission to determine if this critical benchmark is met by the design of the proposed structure. Staff would argue that the threshold has been met. The structure generally resembles an office building in a number of ways.

- There are many different materials used on the façade to break up the massing of the three-story structure.
- Windows are used facing the public right-of-way.

- The structure features human scale architectural features like pedestrian walkway covers for weather protection of patrons, man doors, and windows.
- The mechanical roof equipment is screened.
- There are no features on the façade that would reveal the storage uses within, specifically there are no bay doors or roll up doors on the side that faces the public view of the building.
- The massing of the structure is up front near the right-of-way, which serves the intent of the zone change well because it screens the uses to the rear of the structure (though some can be seen through the windows).
- The project proposes landscaping in front the structure, identical to what would be required in front of an office building.
- The three-story massing is designed in a way that mirrors the massing that would be used for an office building. In other words, a three-story industrial structure may feature pipes, cooling towers, and other industrial apparatus. The proposed building looks like a structure that is intended to be occupied by people for a non-industrial use.

The proposed building will not actually have features inside that an office building would have, there are no restrooms proposed in the building (they are available in the nearby, existing leasing office). However, the key is to assure the façade resembles an office use. Staff feels this is achieved. The applicant has really gone a long way to address this issue and make the structure meet this requirement. From early design concepts to the one in this staff report, the project has really changed a lot to meet the intent of the Zone.

Regarding development standards, the CO Zone does not have front, side, or rear setbacks unless the property is adjacent to residentially zoned property, which it is not. The minimum lot size is 5,000 square feet; the proposed lot area exceeds this. The maximum height is 35 feet. The structure is 34'-10" to the top of the parapet. There is roof mounted mechanical equipment that features a parapet screen to shield it from view. With the screen the height is 37'-2"; however, the screen is allowed to exceed the height limit[1]. Therefore, the structure is compliant.

FINDING: Based on the analysis above, the project meets the required criteria.

[1] See Section 3.21.050- General Exceptions to Building Height Limitations which allows projections of non-habitable features up to 1.25 times the height limit for the zone, which would be 43 feet.

(2) The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, and location of improvements and natural features.

ANALYSIS: The property currently features an abandoned nursery business. The site is generally flat. The nursery was surrounded on two sides by the slowly expanding storage business. The proposed project will match the pattern of development to the rear in terms of the storage use. The site features all utilities that will be required. The site is outside of flood plains or any other hazard zones.

The site is within the Airport Approach Area Overlay Zone (AAO). This zone features many different areas (or zones) of potential impact, they include the Visual Approach Zone, the Transitional Zone, the Horizontal Zone, and the Conical Zone. Each has a different height requirement for structures. The project site is located within the Visual Approach Zone and the Horizontal Zone, the zones work together. See attachment D for the location of the project within the zones. The Visual Approach Zone extends 5,000 feet past the runway area, extending up 20 feet for every lineal foot from the start of the runway area. The Horizontal Zone is a flat 150 feet tall[2]. As stated before, the two zones work together because the most restrictive applies. The height limit for the Visual Approach Zone at the project site[3] would be 178 feet, but the Horizontal Zone has a height limit of 150 feet. Therefore, the Horizontal Zone height limit of 150 feet prevails.[4] The project at the tallest point is 37 feet 2 inches tall. Therefore, the proposed project is fully consistent with the AAO Zone.

FINDING: Based on the analysis above, the project meets the required criteria.

(3) The proposed development is timely, considering the adequacy of transportation systems, public facilities, and services, existing or planned for the area affected by the use.

ANALYSIS: The site is located along Old Salem Road, which is a County facility. The street was recently improved by the County with new sidewalks and driveway aprons. The street is designated as an Arterial. No additional right-of-way is required, and no street improvements are required, though the applicant will be responsible for filling in two driveway curb cuts that will no longer be used and constructing sidewalks where the driveways once were.

[2] The 150 feet is from the sea-level elevation of the runway, which is 222'.
[3] The Project site is 3,555 feet from the runway area.
[4] The project site is 210 feet above sea level, therefore, the height limit is technically 150' plus the difference between the height of the runway and the project site, 150'+(222'-210')=162'.

The project will be timely because all required services and utilities are available at the site. Old Salem Road fronting this property is a Linn County Road. Applicant shall comply with all requirements of the Linn County Road Department.

FINDING: Based on the analysis above, the project meets the required criteria.

(4) The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or precludes the use of surrounding properties for the primary uses listed in the underlying zone.

ANALYSIS: The area surrounding the site is an eclectic mix of existing uses, all in various states of maintenance and repair. To the north are various warehouses; to the south is a truck fuel and wash facility; to the west is more storage structures (owned by the applicant); and to the east is I-5. The applicant explains further:

> *The new building will be entirely on the parcel and the entrance to the site will be from an existing shared driveway to the south. By replacing the dilapidated plant nursery buildings with a new three-story self-storage building with new landscaping and architecture, local real estate commercial viability should improve as it will be a visible sign of prosperity in the area.*

Staff agrees with this analysis. The structure will not alter access for the site or neighbors, and will not have any impact on the ability of neighbors to use their property in accordance with zoning regulations. No new access will be needed from Old Salem Road; access will be taken from the existing driveway for the storage center. The proposed structure will benefit the character of the area.

FINDING: Based on the analysis above, the project meets the required criteria.

5.05.060 Site Development Review Decision Criteria

The review of the Site Development Review shall be based upon the following criteria:

(1) The proposed use is allowed in the zone and complies with the underlying zone development standards.

ANALYSIS: See the discussion above in the analysis for 5.04.050(1). The project complies.

FINDING: Based on the analysis above, the project meets the required criteria.

(2) The proposed use will not create negative impacts on the surrounding area resulting from traffic flow, noise, dust, glare, odor, potential incompatible adjacent uses such as parking lots, or other impacts identified in the public hearing process.

ANALYSIS: The project will generate less traffic than a commercial office project on the same property. Two existing driveways for the old nursery will be filled in which will also help traffic. The parking area will be paved, therefore dust will not be significant. Most of the storage units are internal to the structure and will not generate any noise. Those outside will not be located near any residential uses. No odors should result from the operation of a storage facility. The project will feature some windows which may produce glare; however, the impacts would be less than most office projects because there are fewer windows.

FINDING: Based on the analysis above, the project meets the required criteria.

(3) The City may impose conditions of approval intended to mitigate potential impacts including but not limited to:

a. Provisions for public utilities, including drainage and erosion control needs;

ANALYSIS: The site already features a host of utility connections. The street contains two water lines a 20" and a 10" water line and an 8" sewer line that serve the property. These have capacity to serve the new project. No restrooms are proposed in the structure, but landscaping irrigation and fire suppression sprinklers will be installed. Regarding stormwater and erosion control, the applicant has explained:

> *The storm drainage for the new building and new parking area will drain to the west into an existing private storm system already installed under a previous permitted use. This system drains even further to the northwest north of Building B, into an existing 25 feet by 85 feet long infiltration water quality swale. A storm drainage and erosion control plan has been submitted as well as a grading plan. A Grading permit will be required for any site preparation and excavation. After a building permit has been issued, a final grading inspection will be required prior to issuance of a certificate of occupancy. A NPDES permit will be obtained prior to Building Permit Issuance for construction activities that disturbs one or more acres of land. Storm drainage sizing calculations will be submitted with the Site Development permitting. As discussed, no flood hazards or natural channels have been identified within the site area or parcel. Catch basins will capture pollutants as*

well as will the infiltration swale. No private stormwater will be outlet into the public storm system or road right-of-way.

Conditions of approval have been added to assure all improvements match the Code requirements.

FINDING: Based on the analysis above, with conditions of approval, the project meets the required criteria.

b. Parking, traffic safety, and connectivity of internal circulation to existing and proposed streets, bikeways, and pedestrian facilities;

ANALYSIS: The applicants narrative explains:

Per Chapter 3.03 Off-Street Parking and Loading Vehicle and Bicycle Parking Space Requirements Table, using the Warehouse and storage distribution land use activity for the 13,240 SF building, 1 space per 5,000 SF is required (5 parking stalls) and one bicycle parking space is required. Six parking stalls have been provided on the south side of the building, which includes one stall for "loading space" as the building is over 10,000 SF per MDC 3.03.070. Each stall will be 9 feet wide and 20 feet in length and one stall is ADA compliant. The entrance, drive areas and parking stalls will be asphalted and striped per the City's requirements and will match the west adjacent self-storage development asphalted drive areas.

All parking is located internal to the site and designed so that there will not be any backing or maneuvering into any road right-of-way. The access aisles will be a minimum width of 20 feet to accommodate emergency vehicles. The circulation pattern is designed to facilitate traffic flow through the facility and provide maximum safety for vehicles and pedestrians. The access drive will continue along the south side of the property, past Building D, and through a gated entrance. Then vehicles will turn right past the north side of Building D and continue to the west side of the new storage building to access the ground floor units. There will be an emergency only access gate between Building D and the southwest corner of the new building. The front entrance can be seen from the adjacent self-storage office building to the south and there will be CCTV installed on the building for higher security.

Staff concurs with this analysis. The Linn County Road department has provided a letter that explains the two old driveways for the nursery center will need to filled in, new curbs created, and sidewalks constructed along the Old

Salem Road frontage. Conditions of approval have been added to assure compliance.

FINDING: Based on the analysis above, with conditions of approval, the project meets the required criteria.

CONDITIONS OF APPROVAL:

- Prior to final inspection there should be an easement between property owners to utilize the shared access unless the ownership is the same.
- The proposed fence shall be placed outside of the Linn County right-of-way.
- All irrigation and landscape maintenance for areas within the County right-of-way shall be the responsibility of the property owner for the storage use.
- The shared driveway access shall be a minimum 24' wide concrete approach with a 24' wide asphalt driveway that extends at least to the right-of-way, or signage shall be added to clarify the two existing driveways as one way in and one way out.
- Prior to final inspection the two existing accesses to tax lot 800 (1190 NE Old Salem Road) shall be removed. This will require removal of the curb, gutter, and driveway and installing curb, gutter and sidewalk.
- The proposed silt fence should be adequate for erosion control, but the inlets in Old Salem may need additional erosion control measures, if necessary.
- An access permit shall be obtained from the Linn County Road Department prior to performing work within the right-of-way.

c. Provision for adequate noise and/or visual buffering from non-compatible uses including using site and landscaping design to provide needed buffering; and

ANALYSIS: As mentioned previously, most operations will take place within the new structure, which will limit noise. There are no residential areas near the property.

FINDING: Based on the analysis above, the project meets the required criteria.

d. Protections from any potential hazards.

ANALYSIS: No hazards are anticipated on or near the property. No additional protections are needed.

FINDING: Based on the analysis above, the project meets the required criteria.

IV. STANDARDS

The proposed design complies with all the specifications and design requirements of Chapter 2, specifically the CO Zone setbacks and siting requirements, and Chapter 3 General Provisions as shown below. The following analysis is a summary of only the applicable standards or items that required additional explanation and/or additional conditions of approval to show clear consistency.

CHAPTER 3.09 LANDSCAPING STANDARDS

SECTION 3.09.030(1)b NON RESIDENTIAL LANDSCAPING

Landscaping is required in all setback areas. Standards are included in this section of the Code which explain how the landscaping is supposed to be designed. All required setbacks must be landscaped. This must include:

i. One tree at least six feet tall when planted for every 30 feet of street frontage.
ii. Five 5-gallon or eight 1-gallon shrubs, trees, or accent plants.
iii. The remaining area treated with suitable living ground cover, lawn, or decorative treatment of bark, rock, or other attractive ground cover.
iv. When the yard adjacent to a street of an industrially zoned property is across a right-of-way (excluding Old Salem Road right-of-way) from other industrially or commercially zoned property, only 30% of such setback area must be landscaped.

ANALYSIS: The site does not abut any residential property; no screening is required. The applicant provided a landscape and irrigation plan. Landscaping is proposed along the frontage with Old Salem Road. The landscape plans include a series of notes that detail how the requirements of this code section are specifically met.

FINDING: Based on the analysis above, the project meets the standards.

SECTION 3.26 COMMERCIAL DESIGN STANDARDS

Commercial Design Standards are intended to create an attractive vista, enhancing the ability to attract business investment and livability. Requirements include:

(1) Buildings with exterior walls greater than 50 feet in horizontal length shall be constructed using the installation of a combination of architectural features and a variety of building materials. Walls that can be viewed from adjacent public streets including Interstate 5 shall be designed with windows totaling a

minimum of 10 percent of the wall area and using architectural features and landscaping (abutting the building) for at least 50% of the wall length. Other walls shall incorporate architectural features and landscaping for at least 30% of the wall length.

ANALYSIS: The wall facing Old Salem is longer than 50 feet. The glass included on the façade is 15% of the wall surface according to the applicant's narrative. Landscaping will be planted along the entire street-facing façade frontage and include trellises.

FINDING: Based on the analysis above, the project meets the standards.

(2) Architectural features shall include at least three of the following: recesses, projections, wall insets, arcades, window display areas, awnings, balconies, window projections, landscape structures, or other features that complement the design intent of the structure and are approved in the Site Design Review process.

ANALYSIS: The applicant explains:

> *The glass will be highlighted with a projected metal frame and a traditional canopy below which wraps the corner. Other architectural features include landscape trellis structures on the east elevation in between each of the wood and metal sunshades (which span the length of the east side of the building) covering at least 50% of the east wall length. Windows will be installed along the CMU stone wall to lend interest on the east side. The building will be clad in glass and corrugated metal with a one-story base of tinted & textured concrete masonry. The exterior design utilizes varying textures to create a contemporary expression. The metal panels are composed with variety of rib spacing to add texture. The first story forms a base to the building and is clad in tinted concrete masonry units. The CMU will transition from a rough and irregular split face texture at the ground to a smooth semi-polished ground face block as it meets the metal panel at 11'-0". The slightly sloping roof is having a 4'-10" parapet on the low side. Exterior colors will be of low reflectance in earth tones will be selected to meet the Commercial design standards in terms of color (blue, gray, brown) as well as compliment the self-storage complex.*

As shown above the structure features many architectural elements in full compliance with the standard.

FINDING: Based on the analysis above, the project meets the standards.

(3) The predominant building materials shall be brick, wood, stone, and tinted/textured concrete masonry units, or glass products, or a combination thereof. Other materials such as smooth-faced concrete block, undecorated tilt- up concrete panels, or prefabricated steel panels shall not exceed 25% of the material used for walls adjacent to the street or 75% of any other wall. All roof types are allowed including metal roofs; however, flat roofs shall be surrounded by a vertical extension of the adjacent wall.

ANALYSIS: As explained above, the structure features several different materials on the façade. More than 25% of the façade is metal fabricated panels. However, Standard 5 in this section allows alternative design proposals with a Conditional Use Permit. See item 5 below for more detail.

FINDING: Based on the analysis above, the project meets the standards.

(4) Exterior colors shall be of low reflectance and shall be earth tone or dark shades of primary or secondary colors. The use of high intensity colors such as black, neon, metallic, or fluorescent for the facade and/or roof of the building is prohibited except as approved for building trim.

ANALYSIS: The applicant has not provided color elevations, but has provided a color guide that shows blues and grays that are earth tone and not overly bright or flashy.

FINDING: Based on the analysis above, the project meets the standards.

(5) As an alternative, an applicant who wishes to use a design that differs from these requirements may apply for a Conditional Use Permit.

ANALYSIS: The applicant is proposing the use of metal fabricated panels for a portion of the façade the exceeds the 25% requirement listed in 3 above. Staff contends that the design of the building is more modern than the Code is prescribing in the design requirements. The look is more like the approved Ti-Squared building. Though the predominance of metal surfaces is a more decidedly modern look, it blends well with the rest of the structures on the property that were all built before the design standards existed. The use of metal fabrication here is appropriate and attractive. The use of wood or concrete tilt up for this building would actually make it clash with the surrounding development. The Conditional Use Permit requirement is intended to trigger the need for additional CUP criterion. While the Site Development Review criteria generally addresses the site specifically, the CUP criteria requires a broader analysis of how well the project blends with the surrounding environment. The applicant has submitted a CUP application and addressed the additional criteria. With that, staff feels this requirement is

met and the additional percentage of steel panel usage should be supported.

FINDING: Based on the analysis above, the project meets the standards.

V. RECOMMENDATION

Based on the above findings of fact, and the conditions of approval, the proposed project satisfies the applicable criteria and standards, and staff recommends the Planning Commission approve Application No. SP 21-05 and CUP 21-03.

VI. PROPOSED MOTION

I make a motion that, based on the findings of fact in the staff report and the conditions of approval, the proposed project satisfies the applicable criteria and standards, and the Planning Commission approves Site Plan SP 21-05 and CUP 21-03 with the conditions of approval.

VII. ALTERNATIVE RECOMMENDATION

Should the Planning Commission not elect to approve the proposed development, they could continue the item for further discussion or deny the application citing the specific criteria not satisfied by the application.

VIII. CONDITIONS OF APPROVAL

General Conditions:

1. This land use approval shall substantially comply with the submitted preliminary plans included as Exhibit C (a-d), except as indicated in the following conditions. Additional development or change of use may require a new development application and approval.

2. Copies of any required federal or state permits that may be required shall be filed in the Record File of this application.

3. This approval does not negate the need to obtain permits as appropriate from other local, state, or federal agencies, even if not specifically required by this decision.

4. Applicant shall comply with all requirements of the Linn County Road Department.

5. The proposed fence shall be placed outside of the Linn County right-of-way.

6. All irrigation and landscape maintenance for areas within the County right-of-way

shall be the responsibility of the property owner for the storage use.

7. The shared driveway access shall be a minimum 24' wide concrete approach with a 24' wide asphalt driveway that extends at least to the right-of-way, or signage shall be added to clarify the two existing driveways as one way in and one way out.

8. The proposed silt fence should be adequate for erosion control, but the inlets in Old Salem may need additional erosion control measures if necessary.

9. An access permit shall be obtained from the Linn County Road Department prior to performing work within the right-of-way.

10. A Private Construction of Public Infrastructure (PCPI) is required for the new fire water connection to the City's main in Old Salem Road. The new connection shall be from the 20" ductile iron water main, not the 10" asbestos cement water main. The new 4" DDC assembly and vault shall be located at least 10 feet from the existing public sanitary sewer line.

11. Old Salem Road: Old Salem Road fronting this property is a Linn County Road. Applicant shall comply with all requirements of the Linn County Road Department.

12. Stormwater:
    a. Obtain a 1200C Erosion Control Permit and a City of Millersburg Erosion Prevention and Sediment Control Permit for all the disturbed ground, both on and off site that is in excess of one acre. The applicant shall follow the latest requirements from DEQ for NPDES 1200-C Permit submittals.
    b. Stormwater facilities shall be designed and constructed in accordance with the City of Millersburg Engineering Standards. A grading permit is required for earthwork in excess of 50 cubic yards; a storm drainage report and grading plan shall be submitted for review. A final grading and stormwater inspection will be required prior to issuance of a certificate of occupancy.

Prior to Building Permit Issuance:

13. Stormwater detention and water quality facilities shall be designed as required to meet City standards. Stormwater calculations shall be submitted to the City Engineer for review and approval. Maintenance of detention basin and water quality facilities shall be the responsibility of the City.

14. All required public improvement plans shall be approved by the City prior to beginning construction. All utilities shall remain uncovered until inspected and approved by the City. All required public improvements shall be completed and approved by the City prior to approval of the Final Plat.

15. Prior to the issuance of any building permits the applicant shall provide evidence to the City that all requirements of the Albany Fire Department letter dated October 21, 2021have been met to the satisfaction of Albany Fire.

16. All applicable System Development Charges (SDCs) will be due at the time of building permits.

Prior to Grading:

17. The applicant must obtain a City of Millersburg Erosion Control Permit and Grading Permit prior to construction.

18. Stormwater:

    - Obtain a 1200C Erosion Control Permit and a City of Millersburg Erosion Prevention and Sediment Control Permit for all the disturbed ground, both on and off site that is in excess of one acre. The applicant shall follow the latest requirements from DEQ for NPDES 1200-C Permit submittals.

    - Stormwater facilities shall be designed and constructed in accordance with the City of Millersburg Engineering Standards. A City of Millersburg Grading Permit is required for this work.

19. All required public improvement plans shall be approved by the City prior to beginning construction. All utilities shall remain uncovered until inspected and approved by the City. All required public improvements shall be completed and approved by the City prior to occupancy.

20. Prior to the issuance of any grading permits the applicant shall provide evidence to the City that all requirements of the Albany Fire Department letter dated October 21, 2021 have been met to the satisfaction of Albany Fire.

Prior to Final Inspection:

21. Prior to final inspection the applicant shall provide evidence to the City that all requirements of the Albany Fire Department letter dated October 21, 2021 have been met to the satisfaction of Albany Fire.

22. Prior to final inspection there should be an easement between property owners to utilize the shared access unless the ownership is the same.

23. Prior to final inspection the two existing accesses to tax lot 800 (1190 NE Old Salem Road) shall be removed. This will require removal of the curb, gutter, and driveway and installing curb, gutter, and sidewalk.

IX. NOTICES TO THE APPLICANT

The applicant should also be aware of the following standards and processes that are required for development. These are not part of the decision on this land use case and are provided as a courtesy to the applicant. Please contact City Hall with any questions.

1. All applicable Connection Charges will be due at the time of building permits.

2. Compliance with the Conditions of Approval is the responsibility of the developer or its successor in interest.

3. All required street signage and street lighting shall be approved by the City Engineer and installed.

4. Dust shall be controlled within the development during construction and shall not be permitted to drift onto adjacent properties.

5. The developer is responsible for all costs associated with any remaining public facility improvements and shall ensure the construction of all public streets and utilities within and adjacent to the tentative map as required by these conditions of approval to the plans, standards, and specifications of the City of Millersburg.

6. **This approval is valid for a period of one (1) year from the date of the decision notice.** Extensions may be granted by the City as afforded by the Millersburg Development Code.

7. The continual operation of the property shall comply with the applicable requirements of the Millersburg Development Code.

8. This approval does not negate the need to obtain permits, as appropriate from other local, state, or federal agencies, even if not specifically required by this decision.

9. Noise shall be kept at the minimum level possible during construction. The developer shall agree to aggressively ensure that all vehicles working in the development shall have adequate and fully functioning sound suppression devices installed and maintained at all times.

10. All construction sites shall be maintained in a clean and sanitary condition at all times. Construction debris includes food and drink waste. All waste shall be contained on-site in proper containers or construction fencing enclosures and shall leave the construction site in proper disposal containers. Failure to comply with this condition may result in a "Stop Work" order until deficiencies have been corrected to the satisfaction of the City.

X. EXHIBITS

A. Zoning Map
B. Vicinity Map
C. Applicant's:
    a. Site Plan dated June 2021
    b. Elevations dated 6/20/21
    c. Landscape Plans dated 6/20/21
    d. Color Sheet (no date)
D. Airport Influence Area Map
E. INT 21-01 Interpretation Decision
F. Linn County Road Department email dated October 19, 2021
G. Millersburg City Engineer Comments dated October 25, 2021
H. Albany Fire Department Comment Letter dated October 21, 2021
I. Public Hearing Notice

SP 21-05 & CUP 21-03

10/14/2021, 11:16:48 AM

1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

GENERAL COMMERCIAL
GENERAL INDUSTRIAL
LIMITED INDUSTRIAL
MIXED USE
PUBLIC FACILITIES
RESIDENTIAL LOW DENSITY

Railroad

Millersburg Zoning

COMMERCIAL OFFICE

City of Albany, County of Linn, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Linn County GIS, GeoTerra, 2021

ArcGIS Web AppBuilder

City of Albany, County of Linn, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA |

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Address

Tax Lots

FEMA Floodway

Roads

Highways

City Boundary

Railroad

City of Albany, County of Linn, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Linn County GIS, GeoTerra, 2021

ArcGIS Web AppBuilder

City of Albany, County of Linn, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA |

DRAWINGS FOR:

ALL SECURE MINI STORAGE (NORTHEAST)

1190 OLD SALEM ROAD NE
ALBANY, OR 97321

FOR:

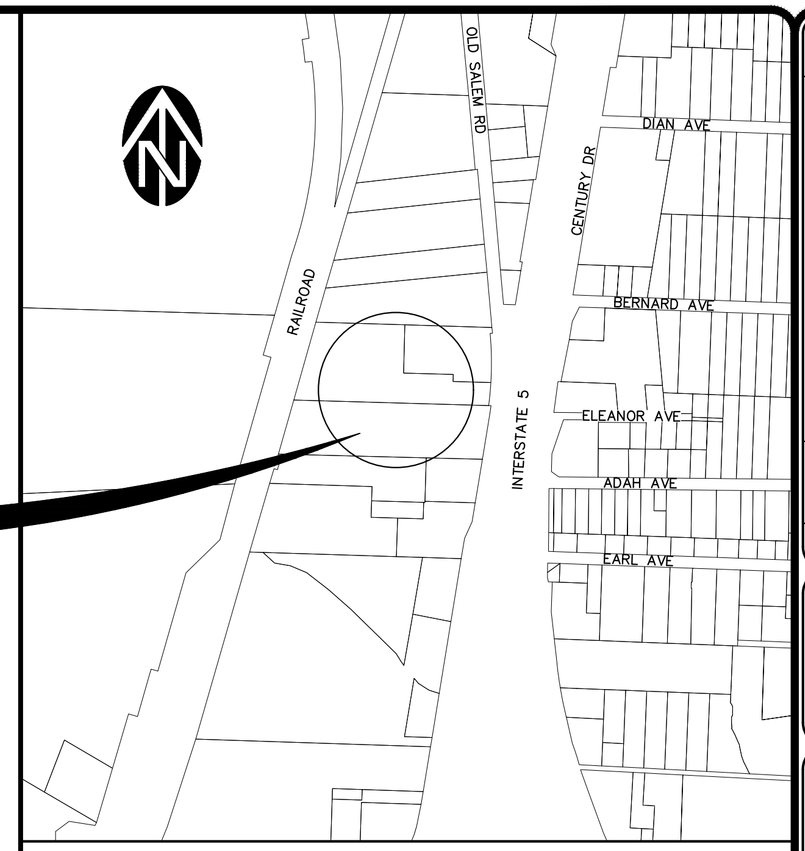
CREATIONS NORTHWEST, LLC.
14020 SE JOHNSON RD, SUITE 102
MILWAUKIE, OR 97267

DRAWING INDEX

DWG	TITLE
C0.0	COVER SHEET, VICINITY & LOCATION MAPS, DRAWING INDEX
C0.1	CONSTRUCTION NOTES
C0.2	CONSTRUCTION NOTES
C1.0	EXISTING CONDITIONS, EROSION CONTROL, & DEMOLITION PLAN
C1.1	EROSION CONTROL NOTES & DETAILS
C1.2	EROSION CONTROL NOTES & DETAILS
C2.0	OVERALL SITE PLAN
C3.0	GRADING & DRAINAGE PLAN, NE CORNER
C3.1	SURFACING PLAN
C4.0	OVERALL UTILITY PLAN
C5.0	CIVIL DETAILS

811 Know what's **below.** **Call** before you dig.

PROJECT LOCATION



VICINITY MAP

GENERAL LEGEND

ITEM	PROPOSED	EXISTING
SANITARY SEWER		SS
STORM DRAIN		SD
WATER		W
GAS		G
TELEPHONE		T
POWER		P
FENCE	X X	X X
BARRICADE		
TELEPHONE MANHOLE		T
TELEPHONE PEDESTAL		TEL
SANITARY SEWER MANHOLE	S	S
STORM DRAIN MANHOLE	D	D
CATCH BASIN		
FIRE HYDRANT AND VALVE		
WATER METER		
WATER VALVE		
POWER POLE		
POWER POLE W/ANCHOR		
POLE W/LUMINARE		
LIGHT POLE		
SIGN POST		
MAILBOX		
HEDGE OR BRUSH		
TREES		
STREET OR ALLEY RIGHT OF WAY	R/W	
PLATTED LOT LINE		
OWNERSHIP LINE		
EASEMENT OR TEMPORARY RIGHT OF WAY		
PROJECT CENTERLINE AND	2 3 4 5	

NO.	DATE	DESCRIPTION	BY
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DSN. SAW
DRN. AR
CKD. SAW
DATE: JUN 2021

REGISTERED PROFESSIONAL ENGINEER 11843 OREGON JULY 16, 1982 STEVEN A. WRAY
RENEWS: 6/30/2022

WESTECH ENGINEERING, INC.
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E-mail: westech@westech-eng.com

CREATIONS NORTHWEST LLC.

ALL SECURE STORAGE

COVER SHEET, VICINITY & LOCATION MAPS, & DRAWING INDEX

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GENERAL NOTES

1. Contractor shall procure, pay all costs for, and conform to all construction permits required by the City of Millersburg. Contractor shall coordinate and pay all fees and costs, including services and inspections by the Approving Agency. Costs shall include as applicable but not be limited to fees for connection, tapping, inspection, testing, chlorination, System Development Charges, or other similar or related costs.

2. Oregon law requires the Contractor to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952–001–0010 through OAR 952–001–0090. Obtain copies of the rules by calling the center. (Note: the telephone number for the Oregon Utility Notification Center is 503–232–1987).

3. Contractor to notify City and all utility companies a minimum of 48 business hours (2 business days) prior to start of construction, and comply with all other notification requirements of the Approving Agency with jurisdiction over the work.

4. Contractor shall provide all bonds and insurance required by public and/or private agencies having jurisdiction. Where required by public and/or private agencies having jurisdiction, the Contractor shall submit a suitable maintenance bond prior to final payment.

5. Unless otherwise approved by the Public Works Director, construction of all public facilities shall be done between 7:00 a.m. and 6:00 p.m., Monday through Saturday.

6. The Contractor shall perform all work necessary to complete the project in accordance with the approved construction drawings including such incidentals as may be necessary to meet the Approving Agencies' requirements and provide a completed project.

7. Any inspection by the City or other Approving Agency shall not, in any way, relieve the Contractor from any obligation to perform the work in strict compliance with the contract documents, applicable codes, and Approving Agency requirements.

8. Contractor shall maintain one complete set of approved drawings on the construction site at all times whereon he will record all approved deviations in construction from the approved drawings, as well as the station locations and depths of all existing utilities encountered. These field record drawings shall be kept up to date at all times and shall be available for inspection by the Approving Agency or Owner's Representative upon request. Failure to conform to this requirement may result in delay in payment and/or final acceptance of the project.

9. Upon completion of construction of all new facilities, Contractor shall submit a clean set of field record drawings containing all as–built information to the Engineer. All information shown on the Contractor's field record drawings shall be subject to verification. If significant errors or deviations are noted, an as–built survey prepared and stamped by a registered professional Land Surveyor shall be completed at the Contractor's expense.

10. Contractor shall procure and conform to DEQ stormwater permit No. 1200C for construction activities where 1 acre or more are disturbed.

11. The contractor shall retain and pay for the services of a registered Civil Engineer and/or Land Surveyor licensed in the State of Oregon to establish construction control and perform initial construction surveys to establish the lines and grades of improvements as indicated on the drawings. Staking for buildings, structures, curbs, gravity drainage pipes/structures and other critical improvements shall be completed using equipment accurate to 0.04 feet horizontally and 0.02 feet vertically, or better. Use of GPS equipment for final construction staking of these critical improvements is prohibited. The registered professional surveyor shall provide the design engineer with copies of all grade sheets for construction staking performed for the project.

TESTING AND INSPECTION:

12. For public and private improvements, the Contractor shall be responsible to ensure that all required or necessary inspections are completed by authorized inspectors prior to proceeding with subsequent work which covers or that is dependent on the work to be inspected. Failure to obtain necessary inspection(s) and approval(s) shall result in the Contractor being fully responsible for all problems and/or corrective measures arising from uninspected work.

13. Unless otherwise specified, the attached "Required Testing and Frequency" table outlines the minimum testing schedule for private improvements on the project. This testing schedule is not complete, and does not relieve the Contractor of the responsibility of obtaining all necessary inspections or observations for all work performed, regardless of who is responsible for payment. Cost for retesting shall be borne by the Contractor.

EXISTING UTILITIES & FACILITIES:

14. The location and descriptions of existing utilities shown on the drawings are compiled from available records and/or field surveys. The Engineer or utility companies do not guarantee the accuracy or the completeness of such records. Contractor shall field verify locations and sizes of all existing utilities prior to construction.

15. Contractor shall field verify location and depth of all existing utilities where new facilities cross. All utility crossings marked or shown on the drawings shall be potholed using hand tools or other non–invasive methods prior to excavating or boring. Contractor shall be responsible for exposing potential utility conflicts far enough ahead of construction to make necessary grade or alignment modifications without delaying the work. If grade or alignment modification is necessary, Contractor shall notify the Design Engineer, and the Design Engineer or the Owner's Representative shall obtain approval from the Approving Agency prior to construction.

16. The Contractor shall be responsible for locating and marking all existing survey monuments of record (including but not limited to property and street monuments) prior to construction. If any survey monuments are removed, disturbed or destroyed during construction of the project, the Contractor shall retain and pay for the services of a Registered Professional Surveyor licensed in the State of Oregon to reference and replace all such monuments prior to final payment. The monuments shall be replaced within a maximum of 90 days, and the County Surveyor shall be notified in writing as required by per ORS 209.150.

17. All facilities shall be maintained in–place by the Contractor unless otherwise shown or directed. Contractor shall take all precautions necessary to support, maintain, or otherwise protect existing utilities and other facilities at all times during construction. Contractor to leave existing facilities in an equal or better–than–original condition and to the satisfaction of the Approving Agency and Owner's Representative.

18. Utilities or interfering portions of utilities that are abandoned in place shall be removed by the Contractor to the extent necessary to accomplish the work. The Contractor shall plug the remaining exposed ends of abandoned utilities after appropriate verification procedures have taken place.

19. Contractor shall remove all existing signs, mailboxes, fences, landscaping, etc., as required to avoid damage during construction and replace them to existing or better condition.

20. The Contractor shall be responsible for managing construction activities to ensure that public streets and right–of–ways are kept clean of mud, dust or debris. Dust abatement shall be maintained by adequate watering of the site by the Contractor.

GRADING, PAVING & DRAINAGE:

21. Unless otherwise noted, all grading, rocking and paving to conform to Oregon Standard Specifications for Construction (OSSC/ODOT/APWA), 2021 edition.

22. Clear and grub within work limits all surface vegetation, trees, stumps, brush, roots, etc. Do not damage or remove trees except as approved by the Owner's Representative or as shown on the drawings. Protect all roots two inches in diameter or larger.

23. Strip work limits, removing all organic matter, which cannot be compacted into a stable mass. All trees, brush, and debris associated with clearing, stripping or grading shall be removed and disposed of off–site.

24. For public and private improvements, except as otherwise allowed by the specifications, drawing details or notes, immediately following stripping and grading operations, compact subgrade to 92% of the maximum dry density per AASHTO T–180 test method (Modified Proctor). Subgrade must be inspected and approved by the Owner's authorized representative before placing, engineered fills or fine grading for base rock.

25. Granular baserock shall conform to the requirements of OSSC (ODOT/APWA) 02630.10 (Dense Graded Base Aggregate), with no more than 10% passing the #40 sieve and no more than 5% passing the #200 sieve.

26. Compact granular baserock to 92% of the maximum dry density per AASHTO T–180 test method (Modified Proctor). Written baserock compaction test results from an independent testing laboratory must be received by the Owner's authorized representative before placing AC pavement, and a finished rock grade proof–roll (witnessed by the Owners authorized representative) must be performed.

27. A.C. pavement shall conform to OSSC (ODOT/APWA) 00745 (Hot Mixed Asphalt Concrete Pavement) for standard duty mix. Unless otherwise specified or shown on the drawings, base lifts shall be 3/4" dense graded mix, while wearing courses shall be 1/2" dense graded mix. Unless otherwise specified or shown on the drawings, A.C. pavement for parking lots and streets shall be Level 2 mix (50 blow Marshall) per OSSC (ODOT/APWA) 00744.13. A.C. Pavement shall be compacted to a minimum of 91% of maximum density as determined by the Rice standard method. Written AC pavement compaction test results from an independent testing laboratory must be received by the Owner's authorized representative before final payment.

28. Pavement surface shall be a smooth, well–sealed, tight mat without depressions or bird baths. Bony or open graded pavement surfaces shall be repaired to the satisfaction of the Owner's authorized representative, prior to final acceptance of the work.

29. HMAC mixtures shall be placed only when the surface is dry and weather conditions are such that proper handling, finishing and compaction can be accomplished. In no case shall bituminous mixtures be placed when the surface temperature is below the minimum established under 2021 OSSC (ODOT/APWA) 00744.40 (AC – Season and Temperature Limitations) or the project specifications, whichever is more stringent.

30. Contractor shall protect new pavement against traffic as required, until it has cooled sufficiently to avoid tracking.

31. Unless otherwise shown on the drawings or details, straight grades shall be run between all finish grade elevations and/or finish contour lines shown (exception: where grades are shown across sidewalks, slopes shall be adjusted to ensure that maximum allowable sidewalk cross slopes are not exceeded).

32. Finish pavement grades at transition to existing pavement shall match existing pavement grades or be feathered past joints with existing pavement as required to provide a smooth, free draining surface.

33. All existing or constructed manholes, cleanouts, monument boxes, gas valves, water valves and similar structures shall be adjusted to match finish grade of the pavement, sidewalk, landscaped area or median strip wherein they lie. Verify that all valve boxes and risers are clean and centered over the operating nut.

34. Contractor shall seed and mulch (uniformly by hand or hydroseed) all exposed slopes and disturbed areas which are not scheduled to be landscaped, including trench restoration areas. If the Contractor fails to apply seed and mulch in a timely manner during periods favorable for germination, or if the seeded areas fail to germinate, the Owner's Representative may (at his discretion) require the Contractor to install sod to cover such disturbed areas.

PIPED UTILITIES:

35. The Contractor shall have appropriate equipment on site to produce a firm, smooth, undisturbed subgrade at the trench bottom, true to grade. The bottom of the trench excavation shall be smooth, free of loose materials or tooth grooves for the entire width of the trench prior to placing the granular bedding material.

36. All pipes shall be bedded with minimum 6–inches of 3/4"–0 crushed rock bedding and backfilled with compacted 3/4"–0 crushed rock in the pipe zone (crushed rock shall extend a minimum of 12–inches over the top of the pipe in all cases). Unless CDF or other backfill is shown or noted on the drawings, crushed rock trench backfill shall be used under all improved areas, including pavement, sidewalks, foundation slabs, buildings, etc.

37. Granular trench bedding and backfill shall conform to the requirements of OSSC (ODOT/APWA) 02630.10 (Dense Graded Base Aggregate), 3/4"–0. Unless otherwise shown on the drawings, compact granular backfill to 92% of the maximum dry density per AASHTO T–180 test method (Modified Proctor).

38. Contractor shall arrange to abandon existing sewer and water services not scheduled to remain in service in accordance with approving agency requirements.

39. All piped utilities abandoned in place shall have all openings closed with concrete plugs with a minimum length equal to 2 times the diameter of the abandoned pipe.

40. The end of all utility service lines shall be marked with a 2–x–4 painted white and wired to pipe stub. The pipe depth shall be written on the post in 2" block letters.

41. All non–metallic water, sanitary and storm sewer piping shall have an electrically conductive insulated 12 gauge solid core copper tracer wire the full length of the installed pipe using blue wire for water and green wire for storm and sanitary piping. Tracer wire shall be extended up into all valve boxes, catch basins, manholes and lateral cleanout boxes. Tracer wire penetrations into manholes shall be within 18 inches of the rim elevation and adjacent to manhole steps. The tracer wire shall be tied to the top manhole step or otherwise supported to allow retrieval from the outside of the manhole. All tracer wire splices shall be made with waterproof splices or waterproof/corrosion resistant wire nuts.

42. No trenches in sidewalks, roads, or driveways shall be left in an open condition overnight. All such trenches shall be closed before the end of each workday and normal traffic and pedestrian flows restored.

43. Before mandrel testing, or final acceptance of gravity pipelines, all trench compaction shall be completed and all sewers and storm drains flushed & cleaned to remove all mud, debris & foreign material from the pipelines, manholes and/or catch basins.

44. Where future extensions are shown upstream of new manholes (sewer or storm), catch basins or junction boxes, pipe stubs (with gasketed caps) shall be installed at design grades to a point 2' minimum outside of the structure.

STORM DRAIN SYSTEM:

45. Storm sewer pipe materials shall conform to the construction drawings and Approving Agency's requirements. Unless otherwise noted or shown on the drawings, storm sewer pipe materials with watertight joints shall conform to the attached "Storm Pipe Table". Contractor shall use uniform pipe material on each pipe run between structures unless otherwise directed or approved. Jointed HDPE pipe shall not be used for slopes exceeding ten percent (10%). All materials and workmanship for all private storm drains, including storm drains located within any building envelope, shall be installed in conformance with Uniform Plumbing Code requirements.

46. Contractor shall designate the pipe material actually installed on the field record drawings and provide this information for inclusion on the as–built drawings.

47. Catch basins and junction boxes shall be set square with buildings or with the edge of the parking lot or street wherein they lie. Storm drain inlet structures and paving shall be adjusted so water flows into the structure without ponding water.

48. Unless otherwise approved by the Engineer, all storm drain connections shall be by manufactured tees or saddles.

49. Unless otherwise shown on the drawings, all storm pipe inlets & outfalls shall be beveled flush to match the slope wherein they lie.

50. Sweep (deflect) storm sewer pipe into catch basins and manholes as required. Maximum joint deflection shall not exceed 5 degrees or manufacturers recommendations, whichever is less.

51. Unless otherwise shown or directed, install storm sewer pipe in accordance with manufacturer installation guidelines.

52. After manhole channeling and prior to mandrel testing or final acceptance, flush and clean all sewers, and remove all foreign material from the mainlines, manholes and catch basins.

53. Mandrel Testing. Contractor shall conduct deflection test of flexible storm sewer pipes by pulling an approved mandrel through the completed pipeline following trench compaction. The diameter of the mandrel shall be 95% of the initial pipe diameter. Test shall be conducted not more than 30 days after the trench backfilling and compaction has been completed.

54. Prior to acceptance, the Owner's Representative may lamp storm lines upstream & downstream of structures to verify that the pipes are clean and there is no grout or concrete in the mainlines, and that there are no observable bellies in the line. When necessary, sufficient water to reveal low areas shall be discharged into the pipe by the Contractor prior to any such inspection by the Owner's Representative or the Approving Agency.

FRANCHISE & PRIVATE UTILITIES:

55. Contractor shall notify and coordinate with franchise utilities for removal or relocation of power poles, vaults, pedestals, manholes, etc. to avoid conflict with Public utility structures, fire hydrants, meters, sewer or storm laterals, etc.

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DSN. SAW
DRN. AR
CKD. SAW
DATE: JUN 2021

REGISTERED PROFESSIONAL ENGINEER
OREGON JULY 16, 1982 STEVEN A. WARD
11843
RENEWS: 6/30/2022

WESTECH ENGINEERING, INC.
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E–mail: westech@westech–eng.com

CREATIONS NORTHWEST LLC.
ALL SECURE STORAGE

CONSTRUCTION NOTES

DRAWING
C0.1

JOB NUMBER
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REQUIRED TESTING AND FREQUENCY TABLE *Contractor to notify Owner's Representative prior to all testing, to allow Owner's Representative to be present if desired.*		Party Responsible for payment		
		Contractor		Others (see note 1)
Streets, Fire Lanes, Common Driveways, Parking Lots, Pads, Fills, etc.				
Subgrade	1 Test/4000 S.F./Lift (4 min), locations acceptable to approving agency (typically alternate sides of road or access aisles)	✓	See note 2 & note 3	
Engineered Fills	1 Test/4000 S.F./Lift (4 min), locations acceptable to approving agency	✓	See note 2 & note 5	
Baserock	1 Test/4000 S.F./Lift (4 min), locations acceptable to approving agency (typically alternate sides of road or access aisles)	✓	See note 2 & note 3	
Asphalt	1 Test/6000 S.F./Lift (4 min), locations acceptable to AA (typ. alternate as above)	✓	See note 2	
Piped Utilities, All				
Trench Backfill	1 Test/200 Foot Trench/Lift (4 min)	✓	See note 2	
Trench AC Restoration	1 Test/300 Foot Trench (4 min)	✓	See note 2	
Storm				
Mandrel	95% of actual inside diameter	✓	See note 4	
TV Inspection	All. Lines must be cleaned prior to TV work	✓		
Concrete, Block, etc.				
Slump, Air & Cylinders for structural & reinforced concrete, equipment slabs, curbs, sidewalks & PCC pavements. Unless otherwise specified, one set of cylinders per 100 cubic yards (or portion thereof) of each class of concrete placed per day. Slump & air tests required on same load as cylinders.		✓	See note 2	
Building permit inspection & Special Inspection for structural concrete, reinforced masonry, epoxy anchors, etc. as required by applicable State Building Codes.		✓	See note 6	
Retaining Walls				
Building permit inspection and Special Inspection, as well as compaction testing on backfill, all in conformance with applicable State Building Code requirements		✓	See note 5 & note 6	

Note 1: "Others" refers to Owner's authorized Representative or Approving Agency as applicable. Contractor responsible for scheduling testing. All testing must be completed prior to performing subsequent work.

Note 2: Testing must be performed by an approved independent testing laboratory.

Note 3: In addition to in-place density testing, the subgrade and base rock shall be proof-rolled with a loaded 10 yard dump truck provided by the Contractor. Baserock proofroll shall take place immediately prior to (within 24 hours of) paving, and shall be witnessed by the Owner's authorized Representative or approving agency. Location and pattern of testing and proofroll to be as approved or directed by said Owner's authorized Representative or approving agency.

Note 4: To be witnessed by the Owner's Representative or approving agency. The Contractor shall perform pretests prior to scheduling witnessed waterline or sanitary sewer pressure tests, or pipeline mandrel test.

Note 5: The approved independent laboratory retained by the Contractor shall provide a certification (stamped by an engineer licensed in the State of Oregon) that the subgrade was prepared and all engineered fills were placed in accordance with the provisions of the construction drawings and the contract documents.

Note 6: Regardless of who is responsible for payment, the Contractor is responsible for scheduling and coordinating any and all required inspections and Special Inspections as required by applicable building codes or jurisdictions having authority.

Contractor to notify Owner's Representative prior to all testing, to allow Owner's Representative to be present if desired.

STORM PIPE TABLE	
Cover Depth	6" – 18" Diameter
Less than 2' Cover	Class 50 ductile iron pipe with bell and spigot joints and rubber gasket.
2' to 2–1/2' Cover	Pipe specified for lesser cover depths –or– Class 3, ASTM C–14 non–reinforced concrete pipe with bell and spigot joints & rubber gaskets, ASTM 150 Type II cement. –or– PVC pipe conforming to AWWA C900 DR 18 (6"–12") or AWWA C–905 (14"–18") with bell and spigot joints and rubber gasket
2–1/2' to 15' Cover	Pipe specified for lesser cover depths –or– PVC pipe conforming to ASTM D–3034 PVC SDR 35 (6"–15") or ASTM F–679 PVC solid wall SDR 35 (18") with bell and spigot joints and rubber gasket. –or– HDPE (high density polyethlene) pipe conforming to AASHTO M–252, (8"–10") or AASHTO M–294 (12"–18"). For slopes less than 6% the pipe shall be ADS N–12 IB ST, Hancor Sure–Lok F477, or approved equal. For slopes greater than 6% the pipe shall be ADS N–12 IB WT, Hancor Blue Seal, or approved equal with watertight pressure testable fittings, –except– jointed HDPE (high density polyethylene) pipe referenced above not permitted for depth to invert greater than 12 feet.
More than 15' Cover	See construction drawings.
Cover Depth	21" – 30" Diameter
Less than 2' Cover	Class 50 ductile iron pipe with bell and spigot joints and rubber gasket.
2' to 2–1/2' Cover	Pipe specified for lesser cover depths –or– Class IV ASTM C–76 reinforced concrete pipe with bell and spigot joints and rubber gasket, ASTM 150, Type II cement.
2–1/2' to 15' Cover (**HDPE allowed up to 60" diameter subject to max. depth limits listed)	Pipe specified for lesser cover depths –or– ASTM F–679 PVC solid wall SDR 35 pipe with bell and spigot joints and rubber gasket –or– HDPE (high density polyethlene) pipe conforming to AASHTO M–294. For slopes less than 6% the pipe shall be ADS N–12 IB ST, Hancor Sure–Lok F477. or approved equal. For slopes greater than 6% the pipe shall be ADS N–12 IB WT, Hancor Blue Seal, or approved equal with watertight pressure testable fittings, –except– (**)jointed HDPE (high density polyethylene) pipe referenced above not permitted for depth to invert greater than 12 feet.
More than 15' Cover	See construction drawings.
Greater than 30" diameter and other pipe materials: Case by case basis.	

REVISIONS			
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DSN. SAW
DRN. AR
CKD. SAW
DATE: JUN 2021

REGISTERED PROFESSIONAL ENGINEER
OREGON JULY 16, 1982 STEVEN A. WARD
11843
RENEWS: 6/30/2022

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CREATIONS NORTHWEST LLC.
ALL SECURE STORAGE

CONSTRUCTION NOTES

DRAWING
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JOB NUMBER
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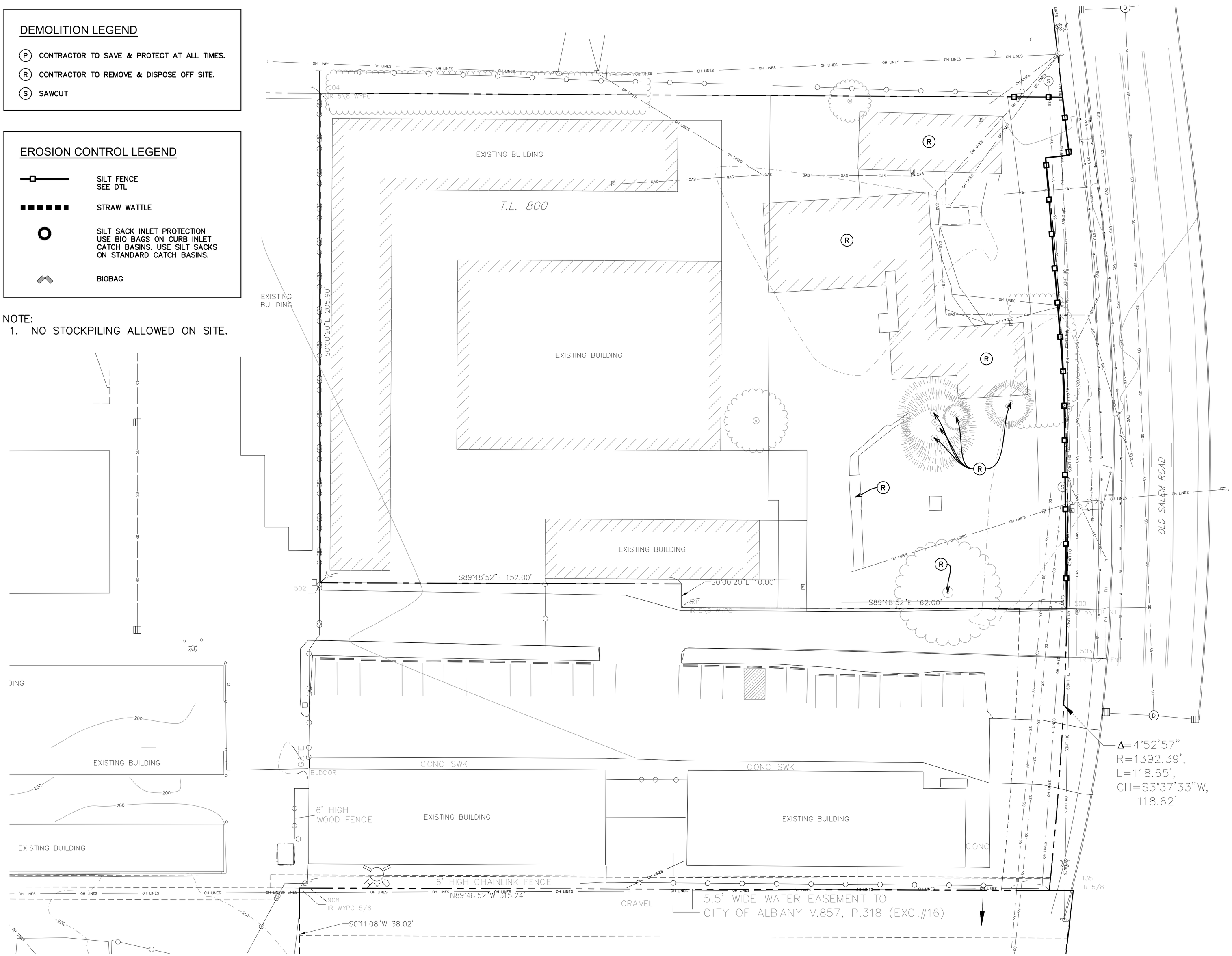
DEMOLITION LEGEND

- (P) CONTRACTOR TO SAVE & PROTECT AT ALL TIMES.
- (R) CONTRACTOR TO REMOVE & DISPOSE OFF SITE.
- (S) SAWCUT

EROSION CONTROL LEGEND

- SILT FENCE SEE DTL
- STRAW WATTLE
- SILT SACK INLET PROTECTION USE BIO BAGS ON CURB INLET CATCH BASINS. USE SILT SACKS ON STANDARD CATCH BASINS.
- BIOBAG

NOTE:
1. NO STOCKPILING ALLOWED ON SITE.



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REGISTERED PROFESSIONAL ENGINEER
OREGON JULY 16, 1982 STEVEN A. WAY
11843
RENEWS: 6/30/2022

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Phone: (503) 585-2474 Fax: (503) 585-3986
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CREATIONS NORTHWEST LLC.
ALL SECURE STORAGE

EXISTING CONDITIONS, EROSION CONTROL, & DEMOLITION PLAN

DRAWING
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DEQ EROSION CONTROL STANDARD NOTES:

1. Hold a pre–construction meeting of project construction personnel that includes the inspector to discuss erosion and sediment control measures and construction limits. (Schedule A.8.c.i.(3))
2. All inspections must be made in accordance with DEQ 1200–C permit requirements. (Schedule A.12.b and Schedule B.1)
3. Inspection logs must be kept in accordance with DEQ's 1200–C permit requirements. (Schedule B.1.c and B.2)
4. Retain a copy of the ESCP and all revisions on site and make it available on request to DEQ, Agent, or the local municipality. During inactive periods of greater than seven (7) consecutive calendar days, the above records must be retained by the permit registrant but do not need to be at the construction site. (Schedule B.2.c)
5. All permit registrants must implement the ESCP. Failure to implement any of the control measures or practices described in the ESCP is a violation of the permit. (Schedule A 8.a)
6. The ESCP must be accurate and reflect site conditions. (Schedule A.12.c.i)
7. Submission of all ESCP revisions is not required. Submittal of the ESCP revisions is only under specific conditions. Submit all necessary revision to DEQ or Agent within 10 days. (Schedule A.12.c.iv. and v)
8. Phase clearing and grading to the maximum extent practical to prevent exposed inactive areas from becoming a source of erosion. (Schedule A.7.a.iii)
9. Identify, mark, and protect (by construction fencing or other means) critical riparian areas and vegetation including important trees and associated rooting zones, and vegetation areas to be preserved. Identify vegetative buffer zones between the site and sensitive areas (e.g., wetlands), and other areas to be preserved, especially in perimeter areas. (Schedule A.8.c.i.(1) and (2))
10. Preserve existing vegetation when practical and re–vegetate open areas. Re–vegetate open areas when practicable before and after grading or construction. Identify the type of vegetative seed mix used. (Schedule A.7.a.v)
11. Maintain and delineate any existing natural buffer within the 50–feet of waters of the state. (Schedule A.7.b.i.and (2(a)(b))
12. Install perimeter sediment control, including storm drain inlet protection as well as all sediment basins, traps, and barriers prior to land disturbance. (Schedule A.8.c.i.(5))
13. Control both peak flow rates and total stormwater volume, to minimize erosion at outlets and downstream channels and streambanks. (Schedule A.7.c)
14. Control sediment as needed along the site perimeter and at all operational internal storm drain inlets at all times during construction, both internally and at the site boundary. (Schedule A.7.d.i)
15. Establish concrete truck and other concrete equipment washout areas before beginning concrete work. (Schedule A.8.c.i.(6))
16. Apply temporary and/or permanent soil stabilization measures immediately on all disturbed areas as grading progresses. Temporary or permanent stabilizations measures are not required for areas that are intended to be left unvegetated, such as dirt access roads or utility pole pads.(Schedule A.8.c.ii.(3))
17. Establish material and waste storage areas, and other non–stormwater controls. (Schedule A.8.c.i.(7))
18. Prevent tracking of sediment onto public or private roads using BMPs such as: construction entrance, graveled (or paved) exits and parking areas, gravel all unpaved roads located onsite, or use an exit tire wash. These BMPs must be in place prior to land–disturbing activities. (Schedule A 7.d.ii and A.8.c.i(4))
19. When trucking saturated soils from the site, either use water–tight trucks or drain loads on site. (Schedule A.7.d.ii.(5))
20. Control prohibited discharges from leaving the construction site, i.e., concrete wash–out, wastewater from cleanout of stucco, paint and curing compounds. (Schedule A.6)
21. Use BMPs to prevent or minimize stormwater exposure to pollutants from spills; vehicle and equipment fueling, maintenance, and storage; other cleaning and maintenance activities; and waste handling activities. These pollutants include fuel, hydraulic fluid, and other oils from vehicles and machinery, as well as debris, fertilizer, pesticides and herbicides, paints, solvents, curing compounds and adhesives from construction operations. (Schedule A.7.e.i.(2))
22. Implement the following BMPs when applicable: written spill prevention and response procedures, employee training on spill prevention and proper disposal procedures, spill kits in all vehicles, regular maintenance schedule for vehicles and machinery, material delivery and storage controls, training and signage, and covered storage areas for waste and supplies. (Schedule A. 7.e.iii.)
23. Use water, soil–binding agent or other dust control technique as needed to avoid wind–blown soil. (Schedule A 7.a.iv)
24. The application rate of fertilizers used to reestablish vegetation must follow manufacturer's recommendations to minimize nutrient releases to surface waters. Exercise caution when using time–release fertilizers within any waterway riparian zone. (Schedule A.9.b.iii)
25. If an active treatment system (for example, electro–coagulation, flocculation, filtration, etc.) for sediment or other pollutant removal is employed, submit an operation and maintenance plan (including system schematic, location of system, location of inlet, location of discharge, discharge dispersion device design, and a sampling plan and frequency) before operating the treatment system. Obtain plan approval before operating the treatment system. Operate and maintain the treatment system according to manufacturer's specifications. (Schedule A.9.d)
26. Temporarily stabilize soils at the end of the shift before holidays and weekends, if needed. The registrant is responsible for ensuring that soils are stable during rain events at all times of the year. (Schedule A 7.b)
27. As needed based on weather conditions, at the end of each workday soil stockpiles must be stabilized or covered, or other BMPs must be implemented to prevent discharges to surface waters or conveyance systems leading to surface waters. (Schedule A 7.e.ii.(2))
28. Construction activities must avoid or minimize excavation and bare ground activities during wet weather. (Schedule A.7.a.i)
29. Sediment fence: remove trapped sediment before it reaches one third of the above ground fence height and before fence removal. (Schedule A.9.c.i)
30. Other sediment barriers (such as biobags): remove sediment before it reaches two inches depth above ground height and before BMP removal. (Schedule A.9.c.i)
31. Catch basins: clean before retention capacity has been reduced by fifty percent. Sediment basins and sediment traps: remove trapped sediments before design capacity has been reduced by fifty percent and at completion of project. (Schedule A.9.c.iii& iv)
32. Within 24 hours, significant sediment that has left the construction site, must be remediated. Investigate the cause of the sediment release and implement steps to prevent a recurrence of the discharge within the same 24 hours. Any in–stream clean–up of sediment shall be performed according to the Oregon Division of State Lands required timeframe. (Schedule A.9.b.i)
33. The intentional washing of sediment into storm sewers or drainage ways must not occur. Vacuuming or dry sweeping and material pickup must be used to cleanup released sediments. (Schedule A.9.b.ii)
34. The entire site must be temporarily stabilized using vegetation or a heavy mulch layer, temporary seeding, or other method should all construction activities cease for 30 days or more. (Schedule A.7.f.i)
35. Provide temporary stabilization for that portion of the site where construction activities cease for 14 days or more with a covering of blown straw and a tackifier, loose straw, or an adequate covering of compost mulch until work resumes on that portion of the site. (Schedule A.7.f.ii)
36. Do not remove temporary sediment control practices until permanent vegetation or other cover of exposed areas is established. Once construction is complete and the site is stabilized, all temporary erosion controls and retained soils must be removed and disposed of properly, unless doing so conflicts with local requirements. (Schedule A.8.c.iii(1) and D.3.c.ii and iii)

Rev. 12/15/15 By: Krista Ratliff

YEAR: / MONTH:	'22 04	'22 05	'22 06	'22 07	'22 08	'22 09	'22 10	'22 11	'22 12	'23 01	'23 02	'23 03
CLEARING	X	X	X									
EXCAVATION												
GRADING	X	X	X	X	X							
CONSTRUCTION	X	X	X	X	X							
SEDIMENT CONTROLS:												
Silt Fencing	X	X	X	X	X							
Sediment Traps	X	X	X	X	X							
Sediment Basins												
Storm Inlet Protection												
Drainage Swales												
Check Dams												
Contour Furrows												
Terracing												
Pipe Slope Drains												
Rock Outlet Protection												
Gravel Construction Entrance	X	X	X	X	X							
Grass–lined Channel (Turf Reinforcement Mats)												
Protection of trees with construction fences												
Temporary Seeding and Planting												
Permanent Seeding and Planting												
Other:												

CONTROL MEASURE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5
Silt Fencing	X	X	X	X	
Construction Entrance	X	X			
Sediment Traps			X	X	
Storm Inlet Protection			X	X	
Concrete Washout			X	X	
Rock Outlet Protection			X	X	X
Permanent Seeding and Planting					X

Phase 1: Prior to Ground Disturbance
Phase 2: After Completion of Rough Grading
Phase 3: After Installation of Storm Facilities
Phase 4: After Paving & Construction
Phase 5: After Project Completion and Cleanup

INSPECTION FREQUENCY FOR BMP

Site Condition	Minimum Frequency
1. Active period	Daily when stormwater runoff, including runoff from snowmelt, is occurring. At least once every 14 days, regardless of whether stormwater runoff is occurring.
2. Prior to the site becoming inactive or in anticipation of site inaccessibility.	Once to ensure that erosion and sediment control measures are in working order. Any necessary maintenance and repair must be made prior to leaving the site.
3. Inactive periods greater than seven (14) consecutive calendar days	Once every month.
4. Periods during which the site is inaccessible due to inclement weather	If practical, inspections must occur daily at a relevant and accessible discharge point or downstream location.
5. Periods during which discharge is unlikely due to frozen conditions	Monthly. Resume monitoring immediately upon melt, or when weather conditions make discharge likely.

BMP Rationale

A comprehensive list of available Best Management Practices (BMP) options based on DEQ's 1200–C Permit Application and ESCP Guidance Document has been reviewed to complete this Erosion and Sediment Control Plan. Some of the above listed BMPs were not chosen because they were determined to not effectively manage erosion prevention and sediment control for this project based on specific site conditions, including soil conditions, topographic constraints, accessibility to the site, and other related conditions. As the project progresses and there is a need to revise the ESCP, an Action Plan will be submitted.

SUPPLEMENTAL WESTECH NOTES:

1. Erosion control measures shall be maintained in such a manner as to ensure that sediment and sediment–laden water does not enter the drainge system, roadways, or violate applicable water quality standards.
2. The erosion control construction, maintenance, replacement and upgrading of the erosion control facilities is the responsibility of the Contractor until all construction is completed and approved, and permanent erosion control (i.e. vegetation/landscaping) is established on all disturbed areas.
3. All recommended erosion control procedures are dependent on construction methods, staging, site conditions, weather and scheduling. During the construction period, erosion control facilities shall be upgraded as necessary due to unexpected storm events and to ensure that sediment and sediment laden water does not leave the site.
4. The Contractor is responsible for control of sediment transport within project limits. If an installed erosion control system does not adequately contain sediment on site, then the erosion control measures shall be adjusted or supplemented by the Contractor as necessary to ensure that sediment laden water does not leave the site. Additional measures shall be provided as required to ensure that all paved areas are kept clean for the duration of the project. Additional interim measures will include, at a minimum, installation of silt fences in accordance with the details shown on the drawings. These measures shall be installed along all exposed embankments and cut slopes to prevent sediment transport.
5. All existing and newly constructed storm inlets and drains shall be protected until pavement surfaces are completed and/or vegetation is established.
6. Erosion control facilities and sediment fences on active sites shall be inspected by the Contractor at least daily during any period with measurable precipitation. Any required repairs or maintenance shall be completed immediately. The erosion control facilities on inactive sites shall be inspected and maintained by the Contractor a minimum of once a month or within 24 hours following the start of a storm event.
7. All catch basins and conveyance lines shall be cleaned prior to paving. The cleaning operation shall not flush sediment–laden water into the downstream system. The Contractor shall remove all accumulated sediment from all impacted catch basins and storm pipes prior to acceptance by the Owner.
8. The Contractor is solely responsible for protection of all adjacent property and downstream facilities from erosion and siltation during project construction. Any damage resulting from such erosion and siltation shall be corrected at the sole expense of the Contractor.
9. The Contractor shall provide site watering as necessary to prevent wind erosion of fine–grained soils.
10. Unless otherwise indicated on the drawings, all temporary erosion control facilities, including sediment fences, silt sacks, bio–bags, etc. shall be removed by the Contractor within 30 days after permanent landscaping/vegetation is established.
11. Sediment fences shall be constructed of continuous filter fabric to avoid use of joints. When joints are necessary, filter cloth shall be spliced together only at a support post, with a minimum 6–inch overlap, and both ends securely fastened to a post.
12. Sediment fence shall be installed per drawing details. Sediment fences shall have adequate support to contain all silt and sediment captured.
13. The standard strength filter fabric shall be fastened securely to stitched loops installed on the upslope side of the posts, and 6 inches of the fabric shall be extended into the trench. The fabric shall not extend more than 30 inches above the original ground surface. Filter fabric shall not be stapled to existing trees.
14. Bio–filter bags shall be clean 100 percent wood product waste. Bags shall be 18–inch x 18–inch x 30–inch, weigh approximately 45 lbs., and be contained in a bag made of 1/2–inch plastic mesh.
15. Sediment barriers shall be maintained until the up–slope area has been permanently stabilized. At no time shall more than 10–inches of sediment be allowed to accumulate behind sediment fences. No more than 2 inches of sediment shall be allowed to accumulate behind bio–filter bags. Sediment shall be removed prior to reaching the above stated depths. New sediment barriers shall be installed uphill as required to control sediment transport.
16. Stabilized construction entrances shall be installed at the beginning of construction and maintained for the duration of the project. Additional measures may be required to ensure that all paved areas are kept clean for the duration of the project.
17. The Contractor shall verify that all trucks are well sealed when transporting saturated soils from the site. Water drippage from trucks transporting saturated soils must be reduced to less than 1 gallon per hour prior to leaving the site.
18. The entrance shall be maintained in a condition that will prevent tracking or flow of mud onto the public right–of–way or approved access point. The entrance may require periodic top dressing as conditions demand, and repair and/or cleanout of any structures used to trap sediment.
19. All materials spilled, dropped, washed, or tracked from vehicles onto roadways or into storm drains must be removed immediately, and the Contractor shall provide protection of downstream inlets and catch basins to ensure sediment laden water does not enter the storm drain system.
20. Temporary grass cover measures must be fully established by October 15th, or other cover measures (ie. erosion control blankets with anchors, 3–inches minimum of straw mulch, 6 mil HDPE plastic sheet, etc.) shall be in place over all disturbed soil areas until April 30th. To establish an adequate grass stand for controlling erosion by October 15th, it is recommended that seeding and mulching occur by September 1st. Straw mulch, if used, shall not leave any bare ground visible through the straw.
21. Minimum wet weather slope protection. For slopes steeper than 3H:1V but less than 2H:1V, use Tensar/North American Green Type S150 erosion control blanket. For slopes 2H:1V or steeper, use Tensar/North American Green Type SC150 erosion control blanket. Use a minimum of 2–inches straw mulch or Tensar/North American Green Type S150 for slopes flatter than 3H:1V. Slope protection shall be placed on all disturbed areas immediately after completion of each section of construction activity, until the erosion control seeding has been established. As an option during temporary or seasonal work stoppages, a 6–mil HDPE plastic sheet may be placed on exposed slopes. The plastic sheet shall be provided with an anchor trench at the top and bottom of the slope, and shall be sandbagged on the slopes as required to prevent damage or displacement by wind.
22. Permanent erosion control vegetation on all embankments and disturbed areas shall be re–established as soon as construction is completed.
23. Soil preparation. Topsoil should be prepared according to landscape plans, if available, or recommendations of grass seed supplier. It is recommended that slopes be textured before seeding by rack walking (ie. driving a crawling tractor up and down the slopes to leave a pattern of cleat imprints parallel to slope contours) or other method to provide stable areas for seeds to rest.
24. When used, hydromulch shall be applied with grass seed at a rate of 2000 lbs. per acre between April 30 and June 10, or between September 1 and October 1. On slopes steeper than 10 percent, hydroseed and mulch shall be applied with a bonding agent (tackifier). Application rate and methodology to be in accordance with seed supplier recommendations.
25. When used in lieu of hydromulch, dry, loose, weed free straw used as mulch shall be applied at a rate of 4000 lbs. per acre (double the hydromulch application requirement). Anchor straw by working in by hand or with equipment (rollers, cleat trackers, etc.). Mulch shall be spread uniformly immediately following seeding.
26. When conditions are not favorable to germination and establishment of the grass seed, the Contractor shall irrigate the seeded and mulched areas as required to establish the grass cover.
27. Seeding. Recommended erosion control grass seed mix is as follows. Dwarf grass mix (low height, low maintenance) consisting of dwarf perennial ryegrass (80 % by weight), creeping red fescue (20 % by weight). Application rate shall be 100 lbs. per acre minimum.
28. Grass seed shall be fertilized at a rate of 10 lbs. per 1000 S.F with 16– 16–16 slow release type fertilizer. Development areas within 50 feet of water bodies and wetlands must use a non–phosphorous fertilizer.
29. Prior to starting construction contractor shall acquire the services of a DEQ Certified Erosion and Sediment Control Inspector and shall submit an "Action Plan" to DEQ indentifying their names, contact information, training and experience as required in Schedule A.6.b.i–ii of the 1200–C Permit
30. Contractor shall submit "Notice of Termination" to DEQ to end the 1200–C permit coverage once all soil disturbance activities have been completed and final stabilization of exposed soils has occured.

NO.	DATE	DESCRIPTION	BY
		REVISIONS	
1			

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

DSN. SAW
DRN. AR
CKD. SAW
DATE: JUN 2021

REGISTERED PROFESSIONAL ENGINEER 11843
OREGON JULY 16, 1982 STEVEN A. WARD
RENEWS: 6/30/2022

WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585–2474 Fax: (503) 585–3986
E–mail: westech@westech–eng.com

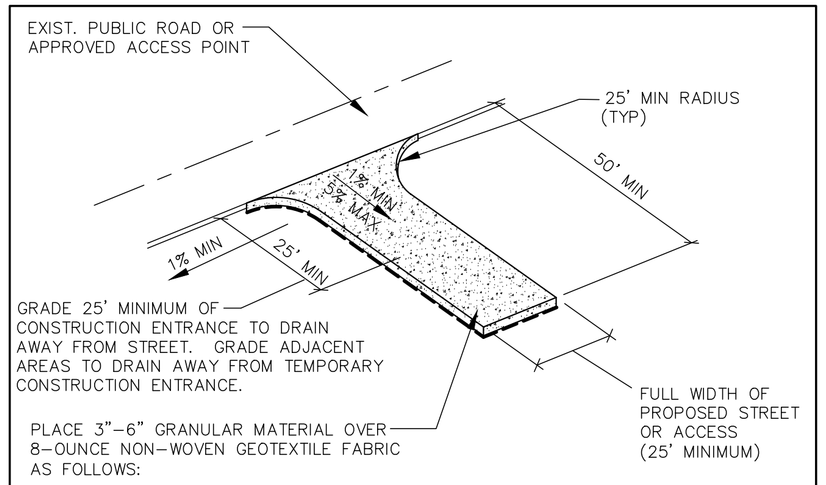
CREATIONS NORTHWEST LLC.
ALL SECURE STORAGE

EROSION CONTROL NOTES & DETAILS

DRAWING
C1.2

JOB NUMBER
3250.0000.0

10/6/2021 5:32:42 PM
R:\Dwg\Creations Northwest\All Secure Mini Storage Northeast\Civil\Plots\C1.1–2 EC Notes & Details.dwg, (C1.2 tab)



DRY WEATHER ACCESS
14–INCH MIN. DEPTH OVER COMPACTED SUBGRADE & FABRIC

WET WEATHER ACCESS
24–INCH MIN. DEPTH OVER UNDISTURBED SUBGRADE & FABRIC

CONSTRUCTION NOTES:

1. THE AREA OF THE CONSTRUCTION ENTRANCE SHALL BE STRIPPED OF ALL TOPSOIL, VEGETATION, ROOTS, AND OTHER NON–COMPACTABLE MATERIAL.
2. SUBGRADE SHALL BE COMPACTED AND PROOFROLLED PRIOR TO PLACEMENT OF GRANULAR MATERIAL. FAILURE TO PASS PROOFROLL WILL REQUIRE USE OF WET WEATHER SECTION.
3. FAILURE OR PUMPING OF THE DRY WEATHER SECTION WILL REQUIRE REMOVAL OF THE GRANULAR MATERIAL AND INSTALLATION OF THE WET WEATHER SECTION.

MAINTENANCE NOTES:

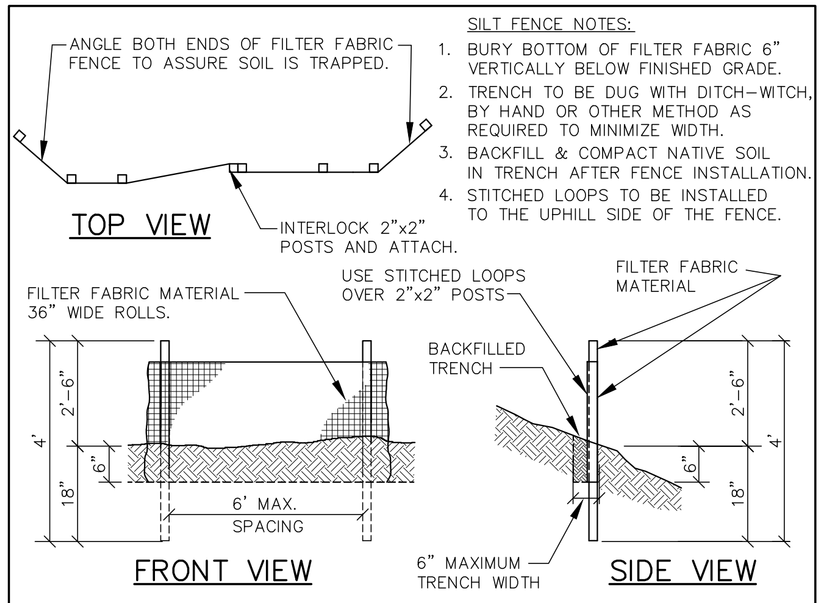
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF SEDIMENT ONTO PUBLIC RIGHT–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 3"–6" INCH STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN–OUT OF STRUCTURES USED TO TRAP SEDIMENT.
2. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
3. ALL TRUCKS TRANSPORTING SATURATED SOILS SHALL BE WELL SEALED. WATER DRIPPAGE FROM TRUCKS MUST BE REDUCED TO 1 GALLON PER HOUR PRIOR TO LEAVING THE SITE.

LAST REVISION DATE:	JO #
MAY 2013	STANDARD

TEMPORARY CONSTRUCTION ENTRANCE

(NTS)

WESTECH ENG.	DETAIL NO.
	6100



SILT FENCE NOTES:

1. BURY BOTTOM OF FILTER FABRIC 6" VERTICALLY BELOW FINISHED GRADE.
2. TRENCH TO BE DUG WITH DITCH–WITCH, BY HAND OR OTHER METHOD AS REQUIRED TO MINIMIZE WIDTH.
3. BACKFILL & COMPACT NATIVE SOIL IN TRENCH AFTER FENCE INSTALLATION.
4. STITCHED LOOPS TO BE INSTALLED TO THE UPHILL SIDE OF THE FENCE.

MAINTENANCE NOTES:

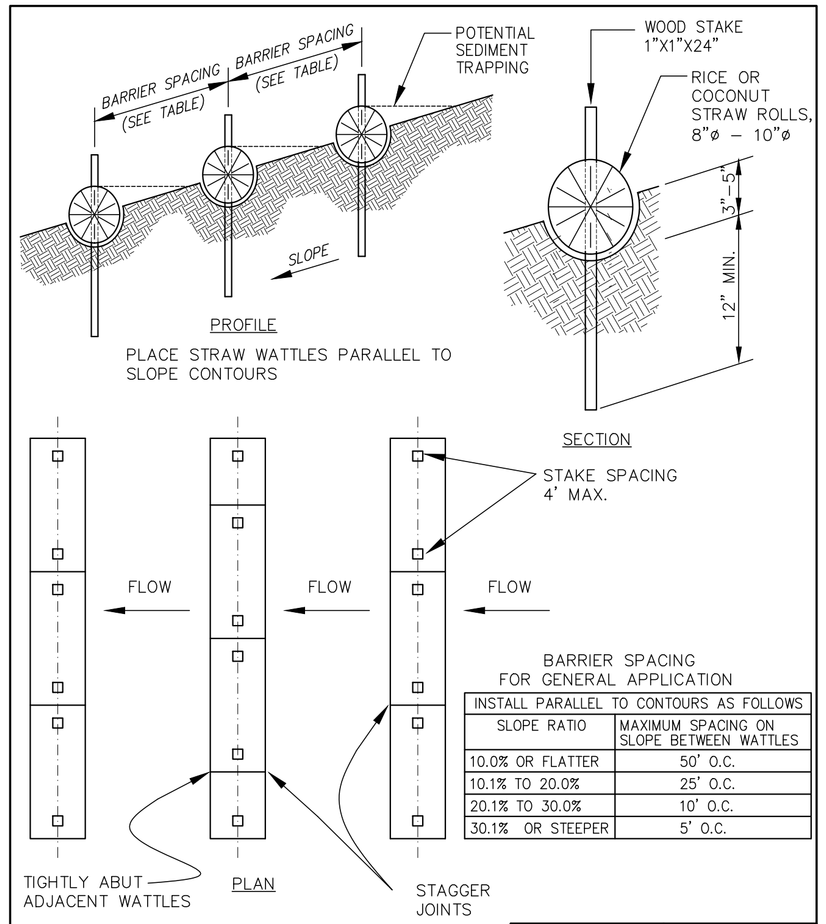
1. SEDIMENT BARRIERS SHALL BE MAINTAINED UNTIL UP–SLOPE AREA IS PERMANENTLY STABILIZED.
2. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE BEHIND SEDIMENT FENCES OR BIOFILTER BAGS.
3. NEW SEDIMENT BARRIERS SHALL BE INSTALLED UPHILL AS REQUIRED TO CONTROL SEDIMENT TRANSPORT.

LAST REVISION DATE:	JO #
APRIL 2014	STANDARD

SEDIMENT BARRIERS

(NTS)

WESTECH ENG.	DETAIL NO.
	6110



BARRIER SPACING FOR GENERAL APPLICATION

INSTALL PARALLEL TO CONTOURS AS FOLLOWS	
SLOPE RATIO	MAXIMUM SPACING ON SLOPE BETWEEN WATTLES
10.0% OR FLATTER	50' O.C.
10.1% TO 20.0%	25' O.C.
20.1% TO 30.0%	10' O.C.
30.1% OR STEEPER	5' O.C.

NOTES:

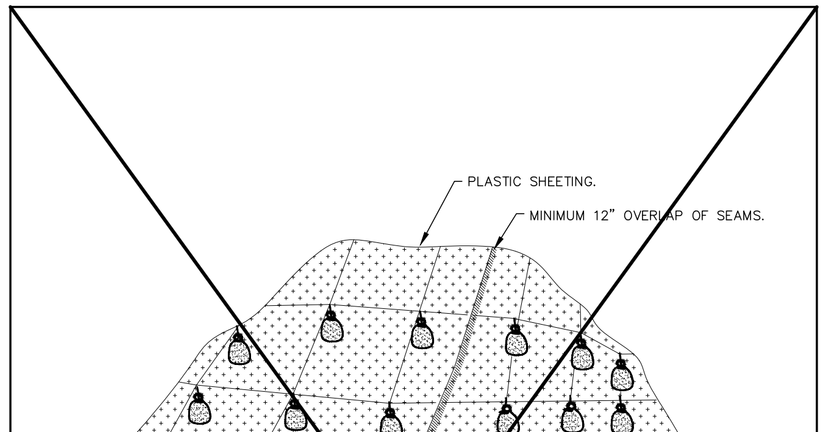
1. ALL MATERIAL SHALL CONFORM TO OSHD STANDARD SPECIFICATIONS, 1996 EDITION.
2. SEDIMENT BARRIERS SHALL BE MAINTAINED UNTIL UP–SLOPE AREA IS PERMANENTLY STABILIZED.
3. AT NO TIME SHALL SEDIMENT BE ALLOWED TO ACCUMULATE ABOVE THE TOP OF THE STRAW WATTLE.
4. NEW SEDIMENT BARRIERS SHALL BE INSTALLED UPHILL AS REQUIRED TO CONTROL SEDIMENT TRANSPORT.

LAST REVISION DATE:	JO #
DEC. 2000	STANDARD

STRAW WATTLE SEDIMENT BARRIER

(NTS)

WESTECH ENG.	DETAIL NO.
	6120



STOCKPILE DETAIL

NOTES:

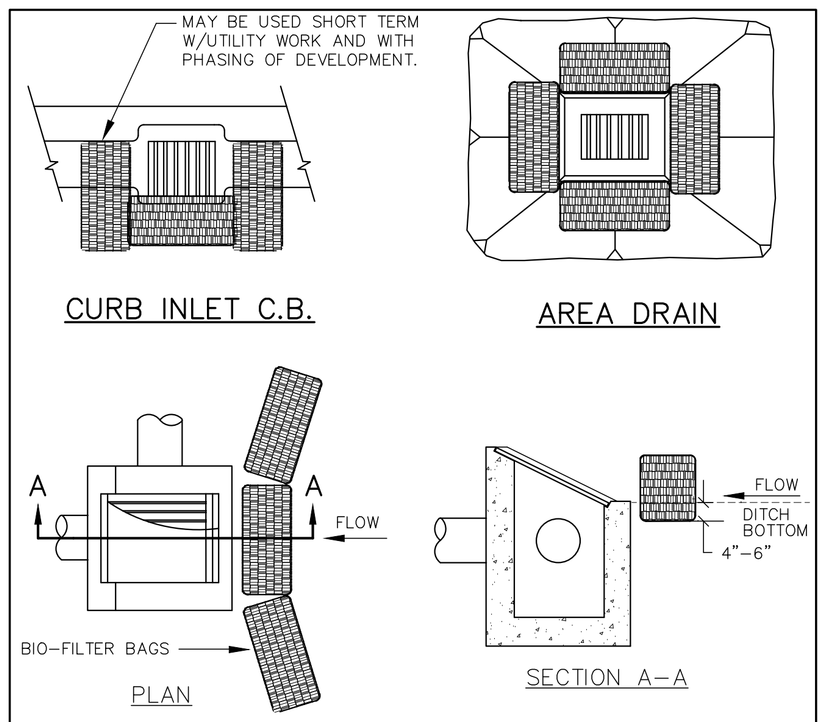
1. MINIMUM 12" OVERLAP OF ALL SEAMS REQUIRED.
2. BARRIER REQUIRED @ TOE OF STOCK PILE.
3. COVERING MAINTAINED TIGHTLY IN PLACE BY USING SANDBAGS OR TIRES ON ROPES WITH A MAXIMUM 10' GRID SPACING IN ALL DIRECTIONS.

LAST REVISION DATE:	JO #
AUG. 2015	STANDARD

STOCKPILE DETAIL

(NTS)

WESTECH ENG.	DETAIL NO.
	6170



DITCH INLET C.B.

MAINTENANCE NOTES:

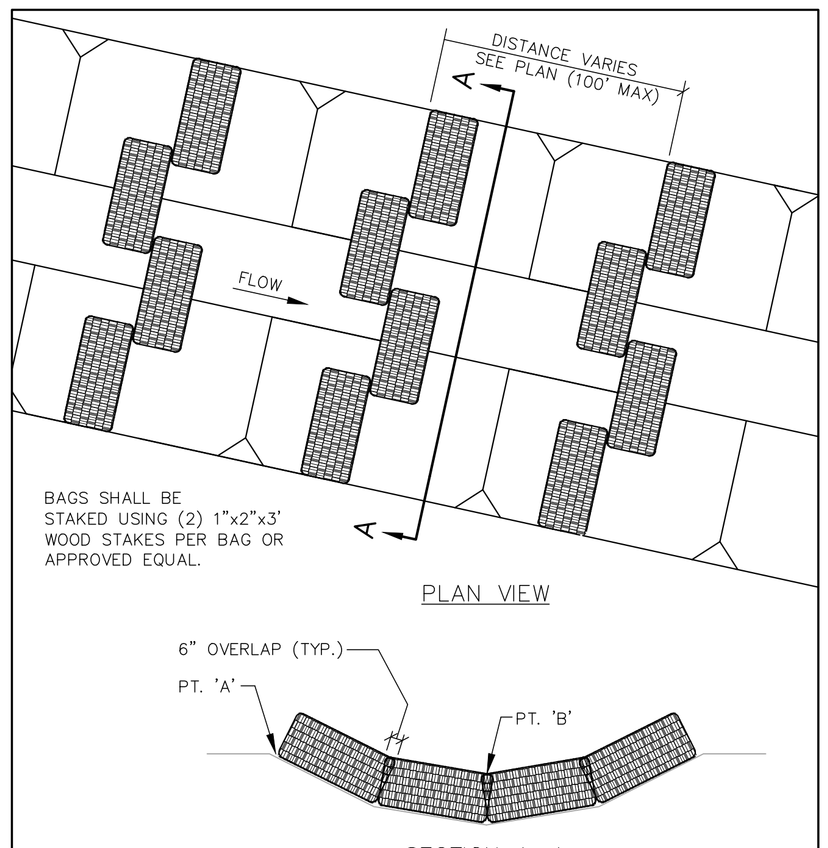
1. SEDIMENT BARRIERS SHALL BE MAINTAINED UNTIL UP–SLOPE AREA IS PERMANENTLY STABILIZED.
2. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE BEHIND SEDIMENT FENCES OR BIOFILTER BAGS.
3. NEW SEDIMENT BARRIERS SHALL BE INSTALLED UPHILL AS REQUIRED TO CONTROL SEDIMENT TRANSPORT.

LAST REVISION DATE:	JO #
APRIL 2014	STANDARD

INLET SEDIMENT CONTROL

(NTS)

WESTECH ENG.	DETAIL NO.
	6130



MAINTENANCE NOTES:

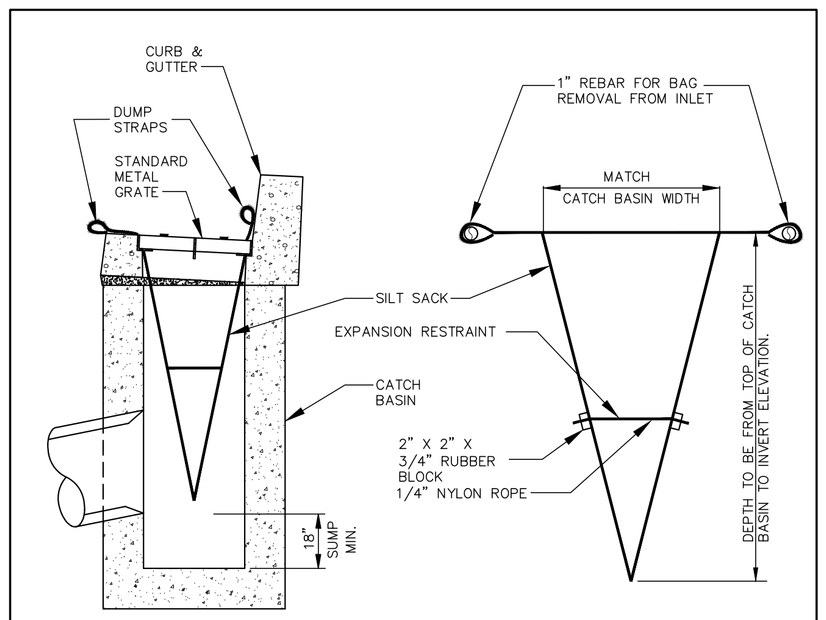
1. SEDIMENT BARRIERS SHALL BE MAINTAINED UNTIL UP–SLOPE AREA IS PERMANENTLY STABILIZED.
2. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE BEHIND BIOFILTER BAGS.
3. NEW SEDIMENT BARRIERS SHALL BE INSTALLED UPHILL AS REQUIRED TO CONTROL SEDIMENT TRANSPORT.
4. PT. 'A' SHALL BE 6" MIN. HIGHER THAN PT. 'B'.

LAST REVISION DATE:	JO #
APRIL 2014	STANDARD

DITCH AND SWALE EROSION PROTECTION

(NTS)

WESTECH ENG.	DETAIL NO.
	6140



NOTES:

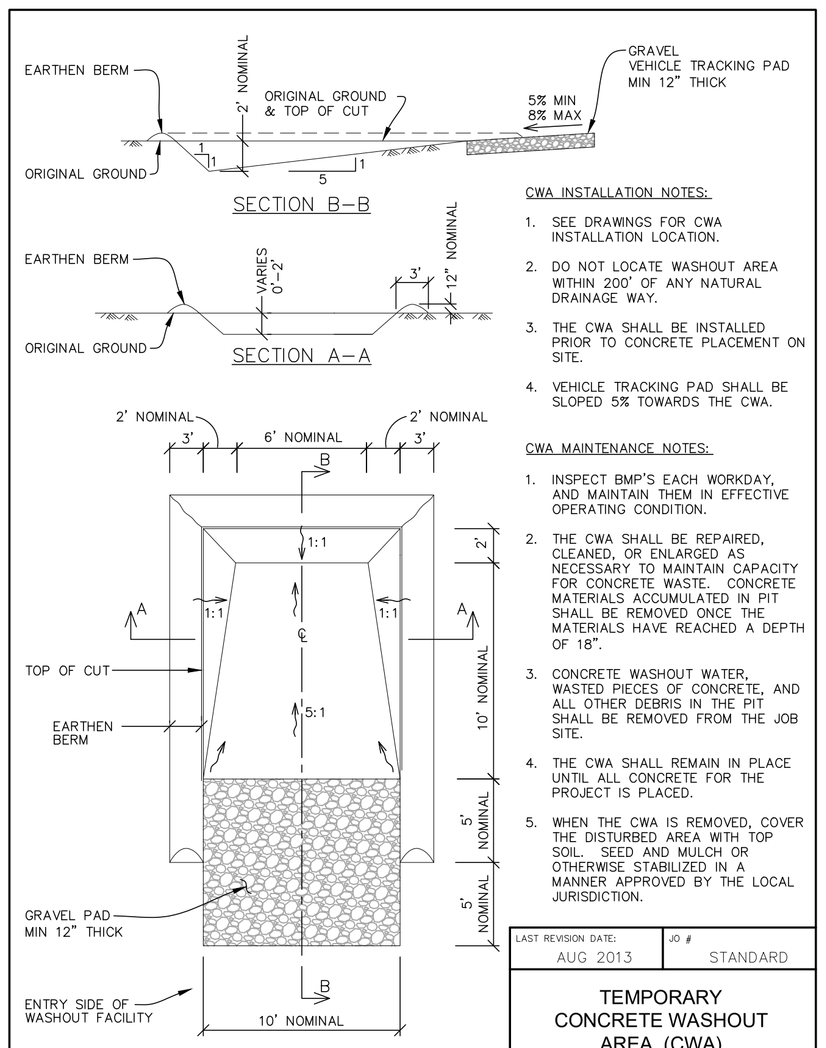
1. EMPTY SILT SACK AS NECESSARY.
2. SILTSACK SEDIMENT CONTROL DEVICE AS MANUFACTURED BY ACF ENVIRONMENTAL AND SUPPLIED BY ACF WEST (503) 771–5115 OR APPROVED EQUAL.

LAST REVISION DATE:	JO #
OCT 2002	STANDARD

SILTSACK INLET DETAIL

(NTS)

WESTECH ENG.	DETAIL NO.
	6150



CWA INSTALLATION NOTES:

1. SEE DRAWINGS FOR CWA INSTALLATION LOCATION.
2. DO NOT LOCATE WASHOUT AREA WITHIN 200' OF ANY NATURAL DRAINAGE WAY.
3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
4. VEHICLE TRACKING PAD SHALL BE SLOPED 5% TOWARDS THE CWA.

CWA MAINTENANCE NOTES:

1. INSPECT BMP'S EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION.
2. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS ACCUMULATED IN PIT SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 18".
3. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE, AND ALL OTHER DEBRIS IN THE PIT SHALL BE REMOVED FROM THE JOB SITE.
4. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
5. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

LAST REVISION DATE:	JO #
AUG 2013	STANDARD

TEMPORARY CONCRETE WASHOUT AREA (CWA)

(NTS)

WESTECH ENG.	DETAIL NO.
	WE6160

BY	DESCRIPTION	DATE	NO.
	REVISIONS		—

VERIFY SCALE
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DSN. SAW
DRN. AR
CKD. SAW
DATE: JUN 2021

REGISTERED PROFESSIONAL ENGINEER
OREGON JULY 16, 1982 STEVEN A. WAY
RENEWS: 6/30/2022

WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585–2474 Fax: (503) 585–3986
E–mail: westech@westech–eng.com

CREATIONS NORTHWEST LLC.
ALL SECURE STORAGE

EROSION CONTROL NOTES & DETAILS

DRAWING
C1.3

JOB NUMBER
3250.0000.0

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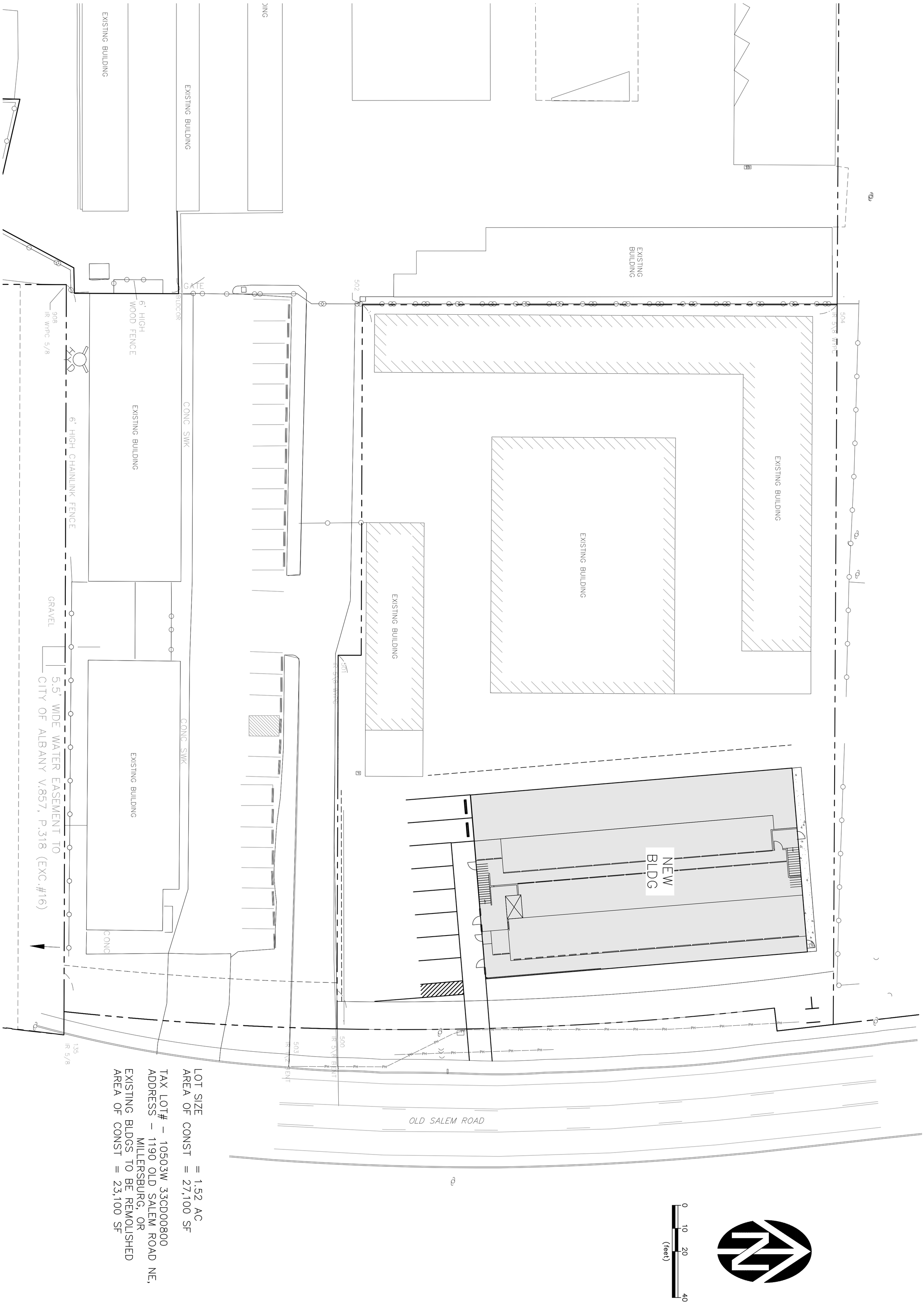

LOT SIZE = 1.52 AC
AREA OF CONST = 27,100 SF

TAX LOT# – 10503W 33CD00800
ADDRESS – 1190 OLD SALEM ROAD NE, MILLERSBURG, OR

EXISTING BLDGS TO BE REMOLISHED
AREA OF CONST = 23,100 SF

CREATIONS NORTHWEST LLC.

ALL SECURE STORAGE

OVERALL SITE PLAN

DRAWING C2.0

JOB NUMBER 3250.0000.0

WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
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REGISTERED PROFESSIONAL ENGINEER
11843
OREGON
JULY 16, 1982
STEVEN A. WARD
RENEWS: 6/30/2022

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DATE: JUN 2021

NO.	DATE	DESCRIPTION	BY
1		REVISIONS	

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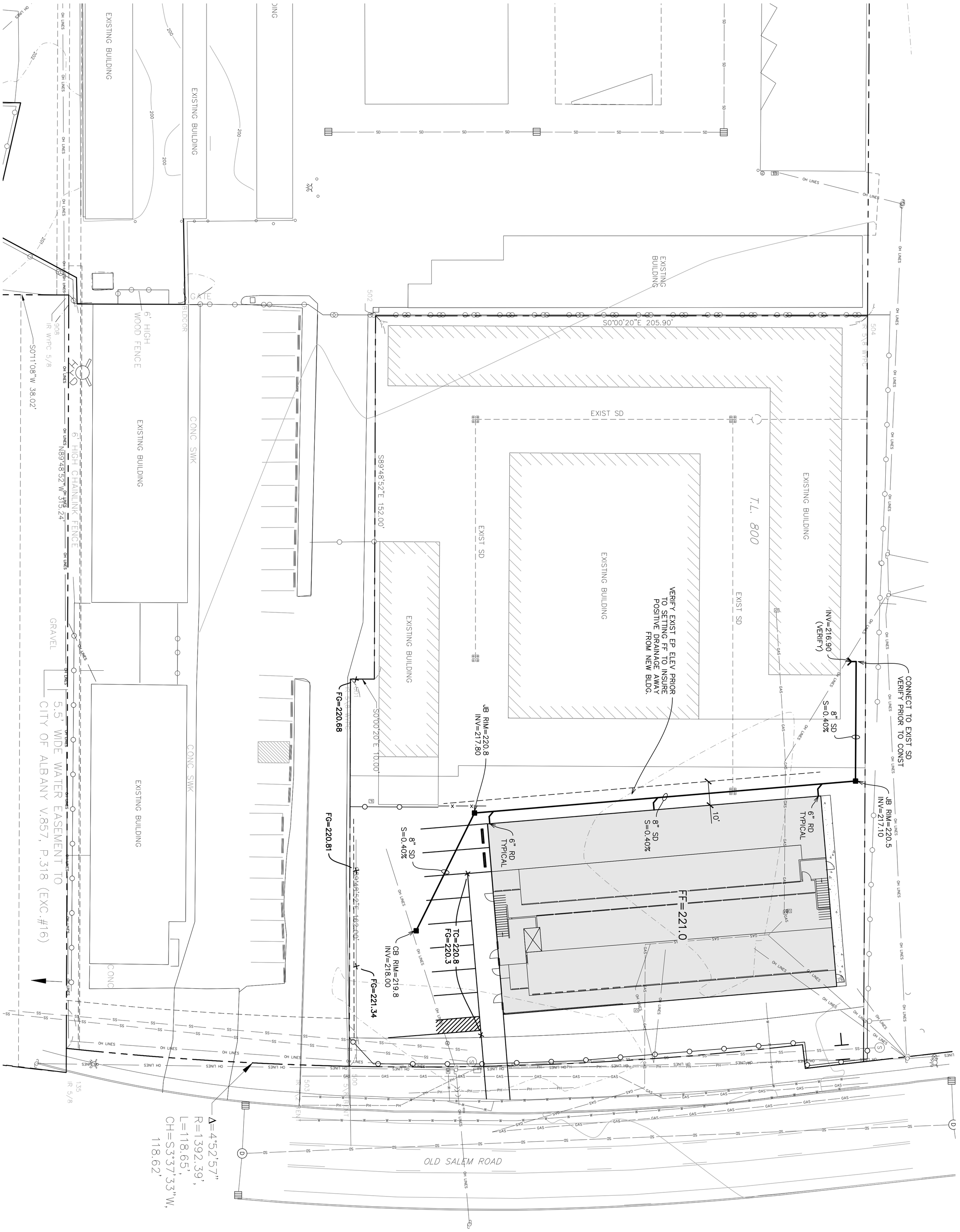

CREATIONS NORTHWEST LLC.

ALL SECURE STORAGE

GRADING & DRAINAGE PLAN

JOB NUMBER 3250.0000.0

DRAWING C3.0

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REGISTERED PROFESSIONAL ENGINEER
11843
OREGON
JULY 16, 1982
STEVEN A. WARD
RENEWS: 6/30/2022

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0 1"
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DRN. AR
CKD. SAW
DATE: JUN 2021

NO.	DATE	DESCRIPTION	BY
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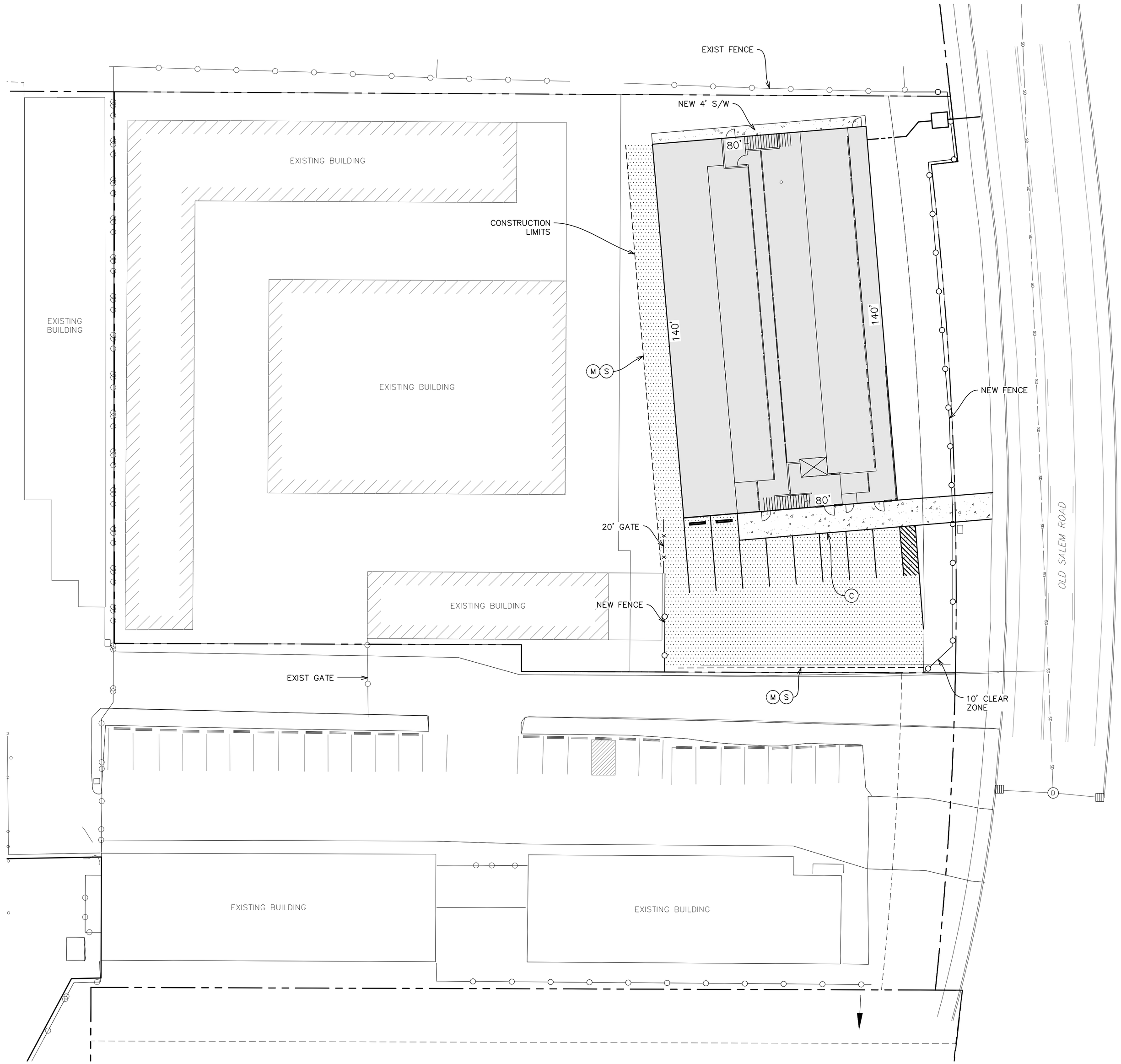
REVISIONS



0 10 20 40
(feet)

SURFACING LEGEND

A.C. PAVEMENT
2½" OF 1/2" DENSE GRADED HMAC
OVER 8" OF 3/4"-0 CR. ROCK
OVER COMPACTED SUBGRADE

4" 3300 PSI PCC OVER 2" CR BASE
OVER COMPACTED SUBGRADE.

(C) CURB

(EP) EDGE OF PAVEMENT

(M) MATCH

(S) SAWCUT

(W) WHEELSTOP

NO.	DATE	DESCRIPTION	BY
		REVISIONS	
1			

VERIFY SCALE
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0 1"
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CKD. SAW
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REGISTERED PROFESSIONAL ENGINEER
OREGON JULY 16, 1982 STEVEN A. WARD 11843
RENEWS: 6/30/2022

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CREATIONS NORTHWEST LLC.
ALL SECURE STORAGE

SURFACING PLAN

DRAWING
C3.1

JOB NUMBER
3250.0000.0

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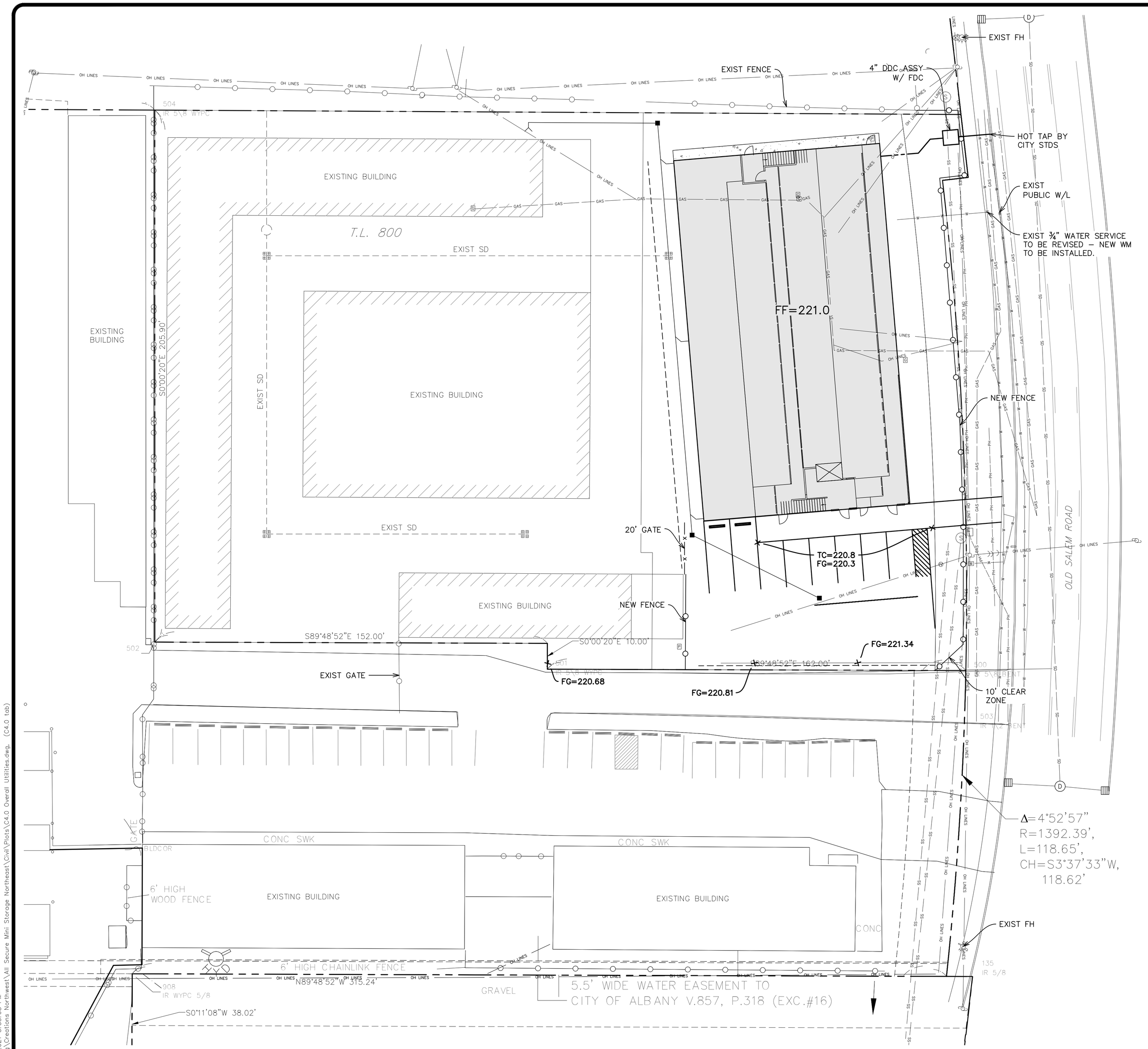

NOTES:
1. BUILDING TO BE SPRINKLED
2. NO SS TO BUILDING.

0 10 20 40
(feet)

NO.	DATE	DESCRIPTION	BY
1		REVISIONS	

VERIFY SCALE
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DATE: JUN 2021

REGISTERED PROFESSIONAL ENGINEER
11843
OREGON JULY 16, 1982 RENEWS
STEVEN A. WEBB
RENEWS: 6/30/2022

WESTECH ENGINEERING, INC.
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E-mail: westech@westech-eng.com

CREATIONS NORTHWEST LLC.
ALL SECURE STORAGE

OVERALL UTILITY PLAN

DRAWING
C4.0

JOB NUMBER
3250.0000.0

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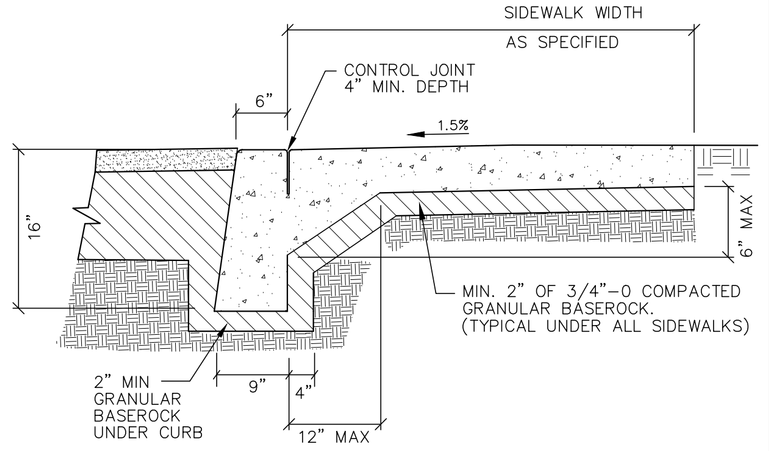


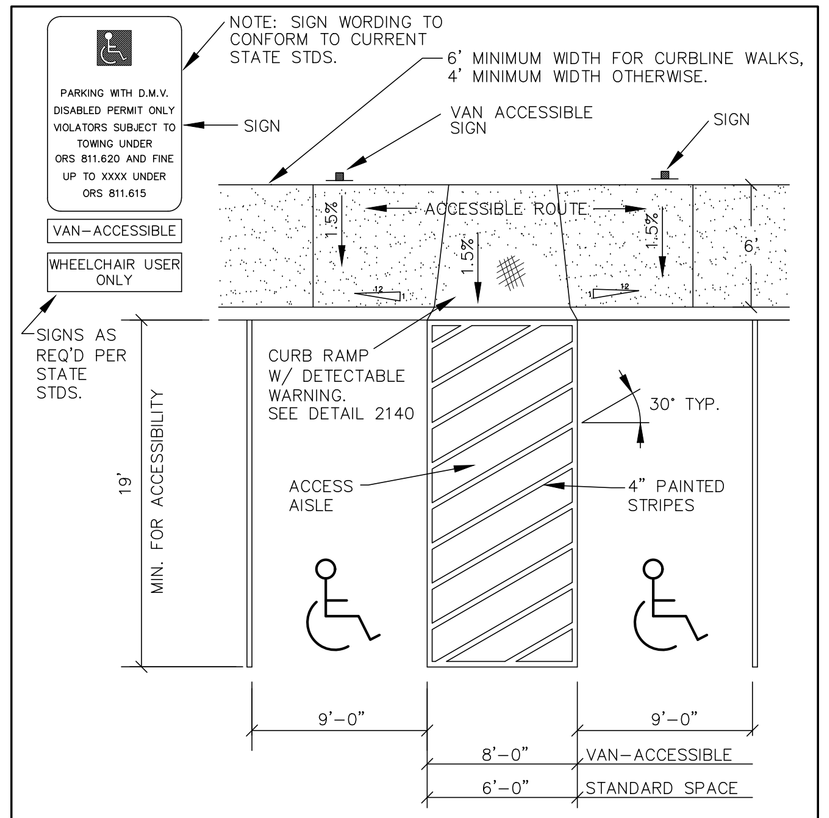
TYPICAL SECTION

NTS

NOTES:

1. CONCRETE DEPTH FOR STANDARD SIDEWALKS SHALL BE 4" MIN.
2. CONCRETE SHALL BE 3300 PSI @ 28 DAYS.
3. INSTALL TOOLED CONTRACTION JOINTS AT 5' INTERVALS. SIDEWALKS 10' & WIDER SHALL HAVE A LONGITUDINAL CONTRACTION JOINT AT 5' ON CENTER.

LAST REVISION DATE:	JO #
NOV 2013	STANDARD
MONOLITHIC CURB AND SIDEWALK	
(NTS)	
WESTECH ENG.	DETAIL NO. 2112

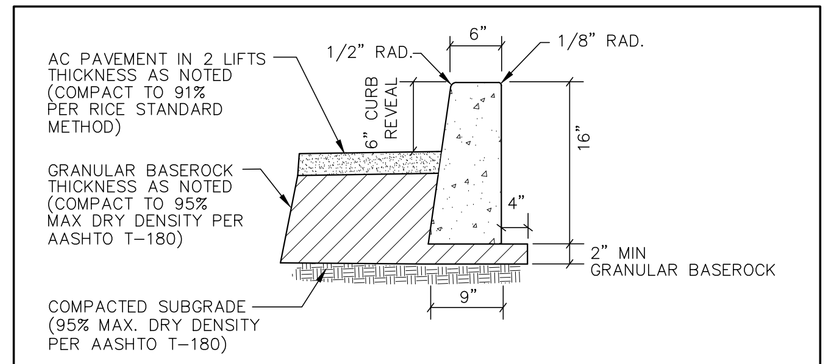


DOUBLE ACCESSIBLE PARKING SPACE

NOTES:

1. ONE ACCESSIBLE PARKING SPACE MUST BE DESIGNATED "VAN-ACCESSIBLE", THE OTHER SPACE CAN BE EITHER "VAN-ACCESSIBLE" OR STANDARD PARKING SPACE.
2. VAN-ACCESSIBLE OR WHEELCHAIR ONLY SPACES SHALL HAVE AN ADDITIONAL SIGN MOUNTED BELOW THE STANDARD PARKING SPACE PARKING SIGN.
3. VAN-ACCESSIBLE SPACE CAN BE USED BY ANY VEHICLE WITH A DMV DISABLED PERMIT.
4. MAXIMUM 2% CROSS SLOPE ALLOWED IN PARKING SPACE OR ACCESS AISLE.
5. POST MOUNTED SIGNS SHALL HAVE 7' (±3") CLEARANCE FROM SIGN BOTTOM TO GROUND.

LAST REVISION DATE:	JO #
NOV 2013	STANDARD
DOUBLE ACCESSIBLE PARKING SPACE	
(NTS)	
WESTECH ENG.	DETAIL NO. 2370



PAVEMENT & BASEROCK SECTIONS: SEE SURFACING PLAN

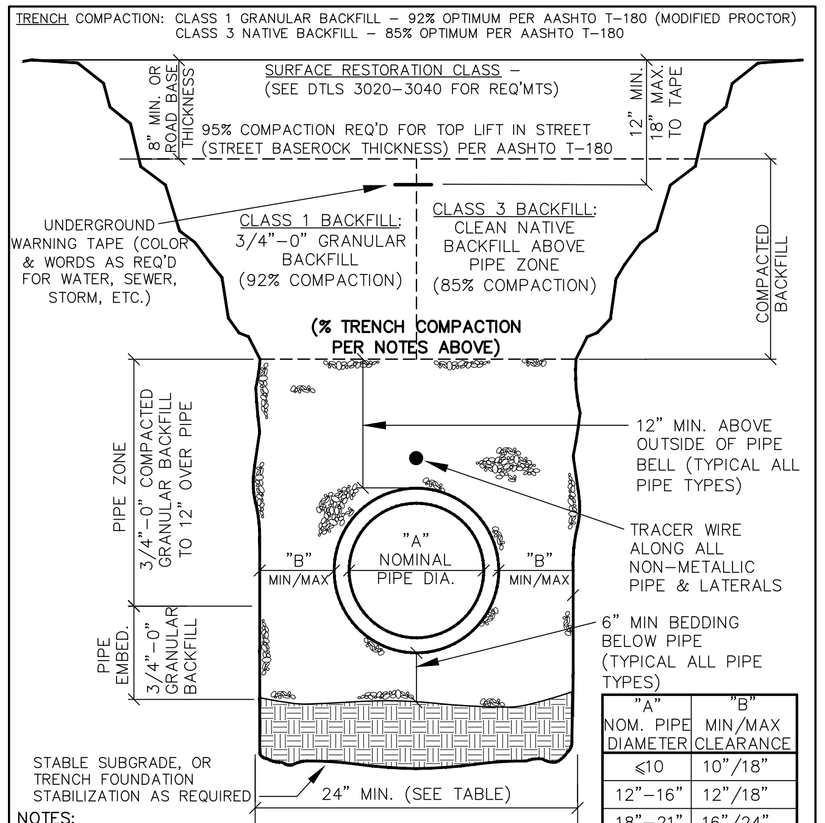
PAVEMENT/TYPE "C" CURB DETAIL

NTS

NOTES:

1. SEE SURFACING PLAN FOR LOCATION OF LIGHT AND HEAVY DUTY PAVEMENT.
2. DESIGN SUBGRADES SHALL BE COMPACTED AND PROOF-ROLLED PRIOR TO PLACEMENT OF BASEROCK. IF SUBGRADE PASSES PROOF-ROLL BUT FAILS DENSITY TESTING, MIN. 4.5 OZ NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED ON SUBGRADE PRIOR TO PLACEMENT OF BASEROCK. FAILURE OF PROOF-ROLL WILL REQUIRE OVEREXCAVATION.
3. IF SUBGRADE FAILS THE PROOF-ROLL, SUBGRADE SHALL BE OVEREXCAVATED TO UNDISTURBED SOIL AND BACKFILLED WITH BASEROCK OVER MIN. 8.0-OZ. NON-WOVEN FABRIC AS REQUIRED TO ALLOW COMPACTION OF UPPER (DESIGN) BASEROCK SECTION AND TO MAINTAIN STRUCTURAL INTEGRITY OF NATIVE SUBGRADE SOILS. TYPICAL MIN. OVEREXCAVATION REQUIRED IS 12-INCHES. NO RUBBER TIRED EQUIPMENT ALLOWED ON SUBGRADE FOLLOWING OVEREXCAVATION.
4. SUBGRADE TO BE PROOFROLLED IMMEDIATELY PRIOR TO PLACING BASEROCK. BASEROCK TO BE PROOFROLLED IMMEDIATELY PRIOR TO PAVING.
5. CONTRACTION JOINTS SHALL BE PLACED AT 15' MIN. INTERVALS AND SHALL EXTEND AT LEAST 50% THROUGH THE CURB SECTION.
6. ALL CONCRETE SHALL BE 3300 PSI @ 28 DAYS.
7. CURBS TO CURE A MINIMUM OF 7 DAYS PRIOR TO PLACING FINAL BASEROCK AND PAVING. USE TYPE 1 OR 1-D CLEAR CURING COMPOUND.

LAST REVISION DATE:	JO #
DEC 1999	X
PAVEMENT AND TYPE 'C' CURB DETAIL	
(NTS)	
WESTECH ENG.	DETAIL NO. 2390



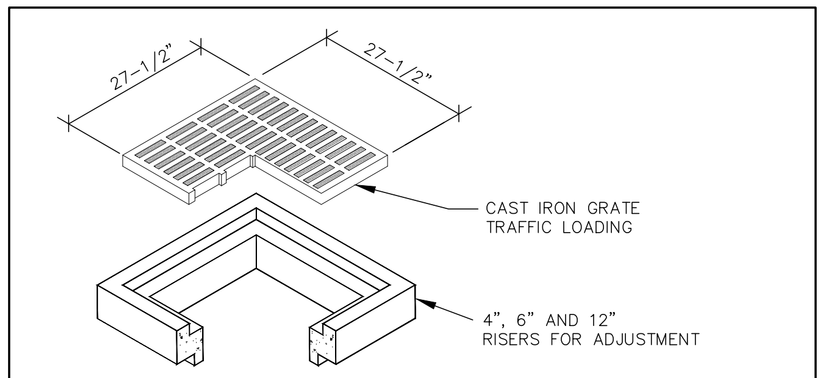
"A" NOM. PIPE DIAMETER	"B" MIN/MAX CLEARANCE
≤10	10"/18"
12"-16"	12"/18"
18"-21"	16"/24"
24"-30"	18"/30"
>30"	24"/36"

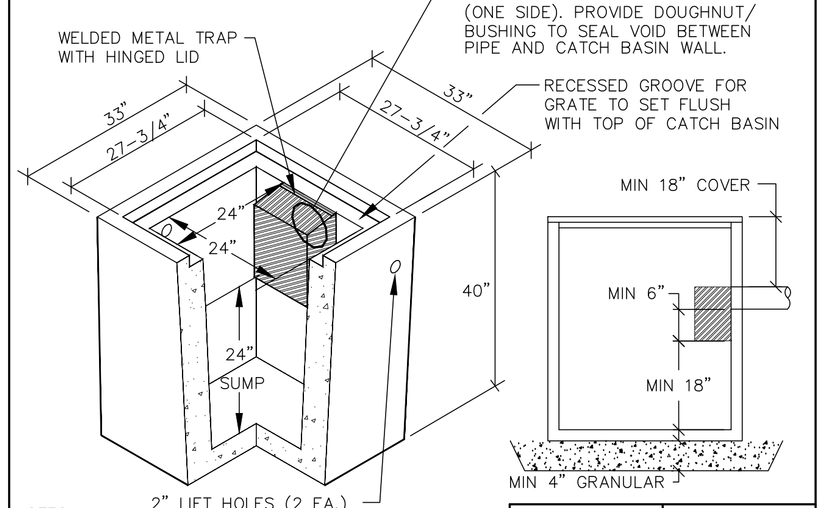
(SEE NOTE 4)

NOTES:

1. CLASS 1 REQ'D. UNDER ALL EXIST. OR FUTURE IMPROVED AREAS INCLUDING SIDEWALKS.
2. WHERE NEW PIPING IS IN SAME ALIGNMENT AS EXISTING PIPING, THE PIPE EMBEDMENT SHALL EXTEND TO A MIN. OF 6" BELOW THE NEW PIPING OR 6" BELOW EXISTING PIPING, WHICHEVER IS DEEPER.
3. FOR FLEXIBLE PIPE, BOTTOM OF TRENCH SHORING SHALL BE ABOVE PIPE SPRINGLINE PRIOR TO COMPACTING BACKFILL BELOW THE PIPE SPRINGLINE AND UNDER THE PIPE HAUNCHES.
4. MINIMUM CLEARANCES SHOWN ("B") ASSUMES STANDARD 6" WALL TRENCH BOXES SET ON TRENCH BOTTOM, AND REPRESENTS WIDTH REQUIRED TO CONSOLIDATE GRANULAR MATERIAL UNDER PIPE HAUNCHES (TO AVOID LOSS OF SIDE SUPPORT WHEN TRENCH BOX IS MOVED OR PULLED FORWARD). TRENCH WIDTH REDUCTION REQUIRES PRIOR APPROVAL BASED ON ACTUAL TRENCH SHORING PROPOSED.

LAST REVISION DATE:	JO #
JAN 2016	STANDARD
TRENCH BACKFILL, BEDDING, AND PIPE ZONE	
(NTS)	
WESTECH ENG.	DETAIL NO. 3010

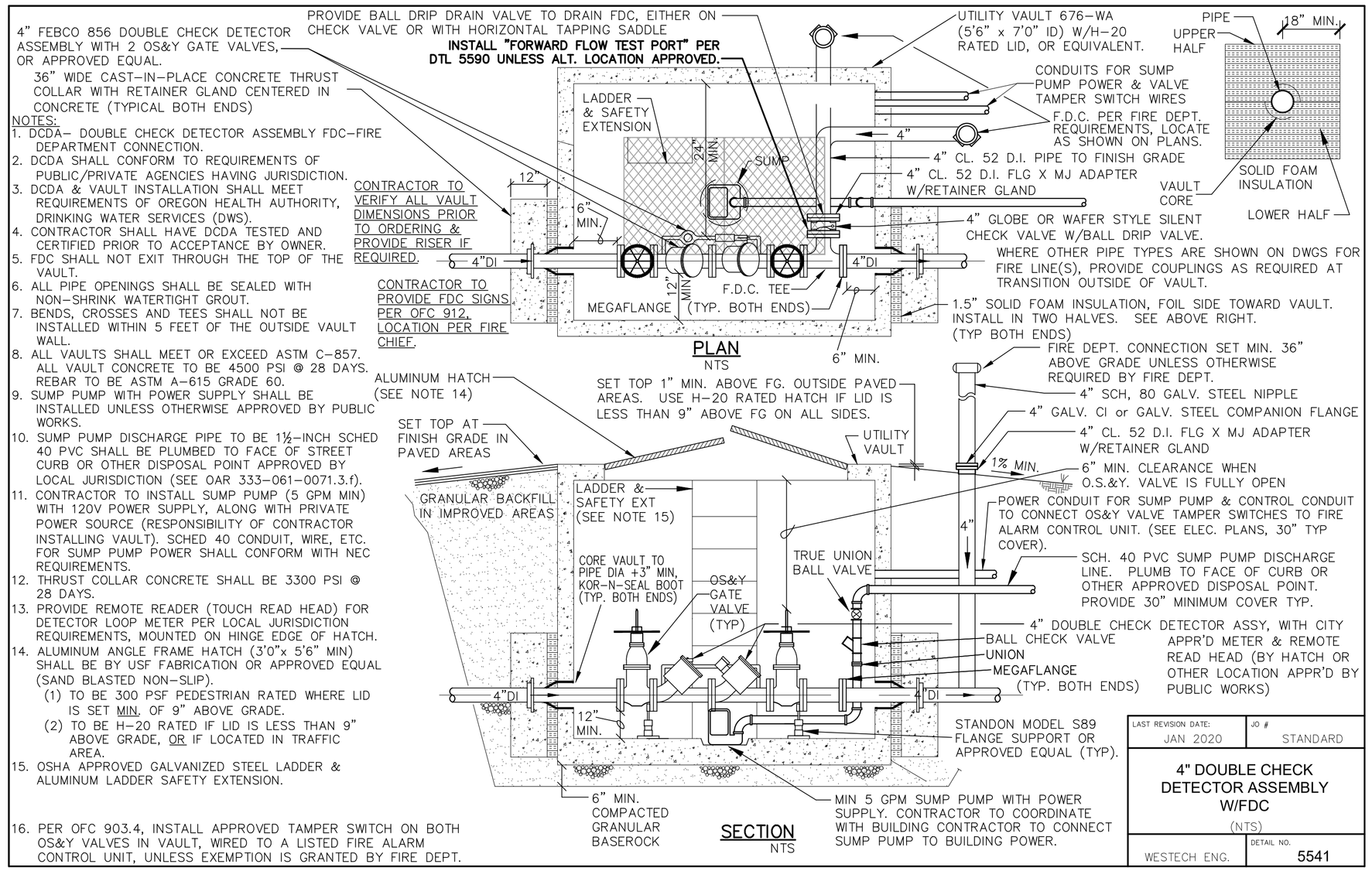




NOTES:

1. SEE CONSTRUCTION DRAWINGS FOR PIPE SIZE, LOCATION AND INVERT ELEVATION.
2. CONCRETE SHALL BE 4000 PSI @ 28 DAYS.
3. REBAR SHALL CONFORM TO ASTM A615 GRADE 60.
4. REBAR SHALL BE MIN. #4 BARS @ 6" C.C.
5. SET CB SQUARE WITH BUILDINGS OR WITH EDGE OF PARKING LOT OR DRIVEWAY WHEREIN IT LIES.
6. ADJUST PAVING SO WATER FLOWS TO CB WITH NO PONDING

LAST REVISION DATE:	JO #
NOV 2018	STANDARD
PARKING LOT CATCH BASIN (PRECAST CONCRETE)	
(NTS)	
WESTECH ENG.	DETAIL NO. 3150



16. PER OFC 903.4, INSTALL APPROVED TAMPER SWITCH ON BOTH OS&Y VALVES IN VAULT, WIRED TO A LISTED FIRE ALARM CONTROL UNIT, UNLESS EXEMPTION IS GRANTED BY FIRE DEPT.

LAST REVISION DATE:	JO #
JAN 2020	STANDARD
4" DOUBLE CHECK DETECTOR ASSEMBLY W/FDC	
(NTS)	
WESTECH ENG.	DETAIL NO. 5541

NO.	DATE	DESCRIPTION	BY
1		REVISIONS	

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DSN. SAW
DRN. AR
CKD. SAW
DATE: JUN 2021

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 16, 1982
STEVEN A. WARD
RENEWS: 6/30/2022

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CONSULTING ENGINEERS AND PLANNERS
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CREATIONS NORTHWEST LLC.

ALL SECURE STORAGE

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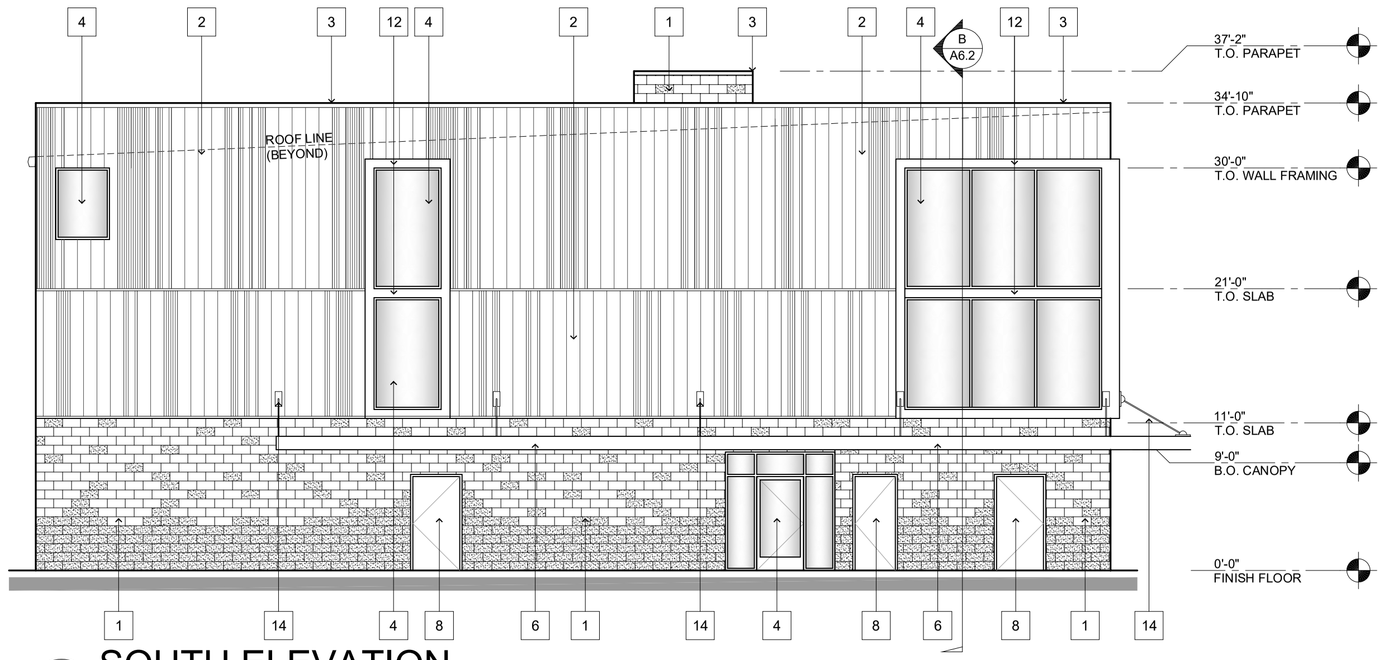
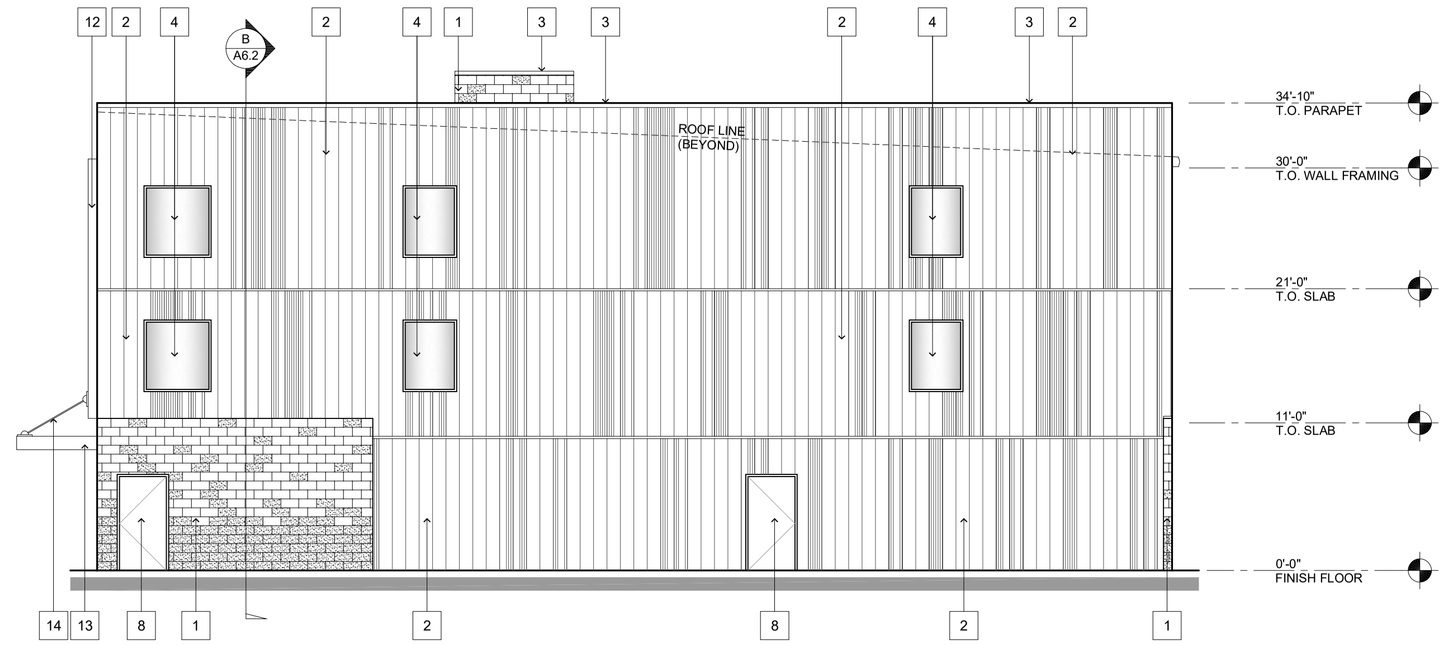


1 A6.1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

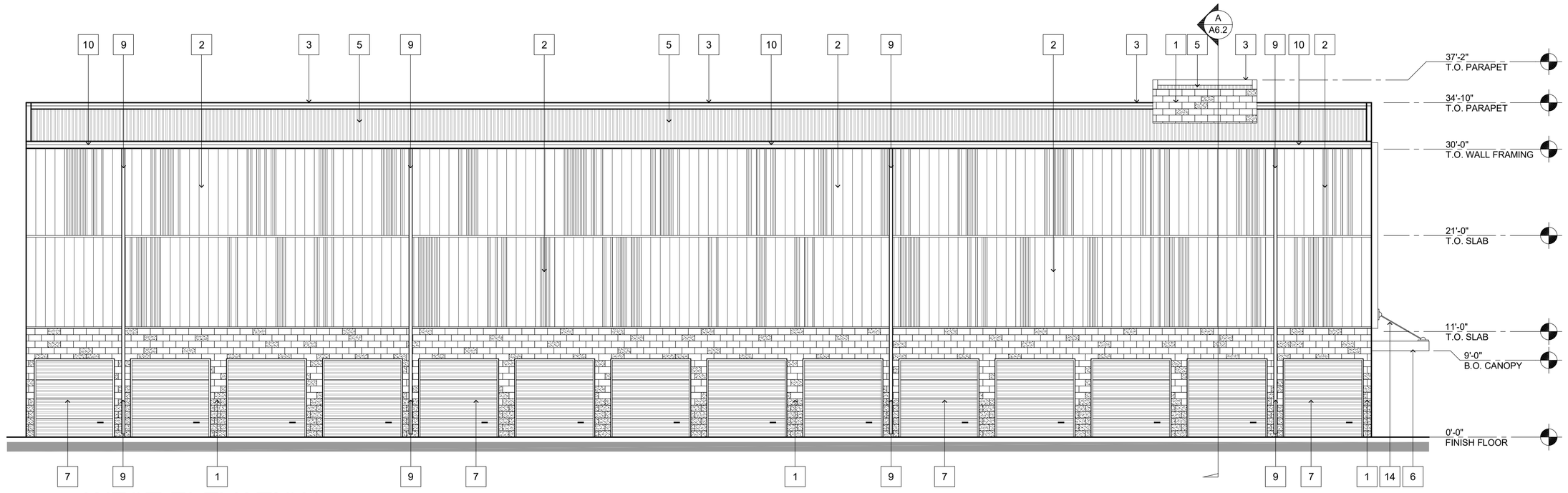


3 A6.1 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

2 A6.1 EAST ELEVATION

SCALE: 1/8" = 1'-0"



4 A6.1 WEST ELEVATION

SCALE: 1/8" = 1'-0"

KEY NOTES/ COLORS

1 SIDING	= C.M.U. 8x8x16 BLOCK COLOR: TBD - SPLIT FACE TBD - SMOOTH FACE PATTERN: RANDOM - SEE ELEVATIONS
2 SIDING	= VERTICAL METAL PANEL MFG: TBD PATTERN: RANDOM - SEE ELEVATIONS COLOR: TBD
3 PARAPET	= SHEET METAL FLASHING MFR: TBD COLOR: TBD
4 STRFRNT.	= ALUMINUM STOREFRONT COLOR: TBD GLAZING COLOR: TBD
5 ROOF	= STANDING SEAM METAL ROOFING MFR.: TBD STYLE: TBD COLOR: TBD
6 CANOPY	= METAL CANOPY COLOR: TBD
7 DOOR	= OVER-HEAD DOOR COLOR: TBD
8 DOOR	= METAL DOOR COLOR: TBD (SEE DOOR SCHEDULE AX.X)
9 D.S.	= SHT. MTL. DOWNSPOUT. COLOR TO MATCH WALL FINISH
10 GUTTER	= SHT. MTL. GUTTER. COLOR TO MATCH WALL FINISH
11 TRELLIS	= MTL. TRELLIS COLOR: TBD
12 FEATURE	= 22 GA SHT. MTL. FIN. / 8" WIDE COLOR: TBD (MATCH STOREFRONT)
13 CANOPY	= METAL CANOPY/ WOOD SCREEN MTL. COLOR: TBD WD. SPECIES: TBD WD. STAIN: TBD
14 MTL.	= MTL. TIE ROD & CLEVIS COLOR: BLACK
MJ.	= MASONRY JOINT (SEE X/AX.X)

MORIN PANEL NOTE:
SEE NUMBERED CALL-OUTS ON ELEVATIONS.

1	2	3	4	6
MATRIX 1.0	MATRIX 2.0	MATRIX 3.0	MATRIX 4.0	MATRIX 6.0

REGISTERED ARCHITECT
LEE FRANKIE GWYN
SALEM, OREGON
STATE OF OREGON

lenity architecture, inc.
3150 Kettle Court SE, Salem, Oregon 97301
P 503 399 1090 F 503 399 0585 W lenityarchitecture.com

Creations Northwest, LLC
CCB#181981
2500 Willamette Falls Drive, West Linn, Oregon
Office: 503-908-0583

NEW BUILDING
ALL SECURE MINI STORAGE
1190 OLD SALEM RD. N.E. ALBANY, OREGON

BUILDING ELEVATIONS

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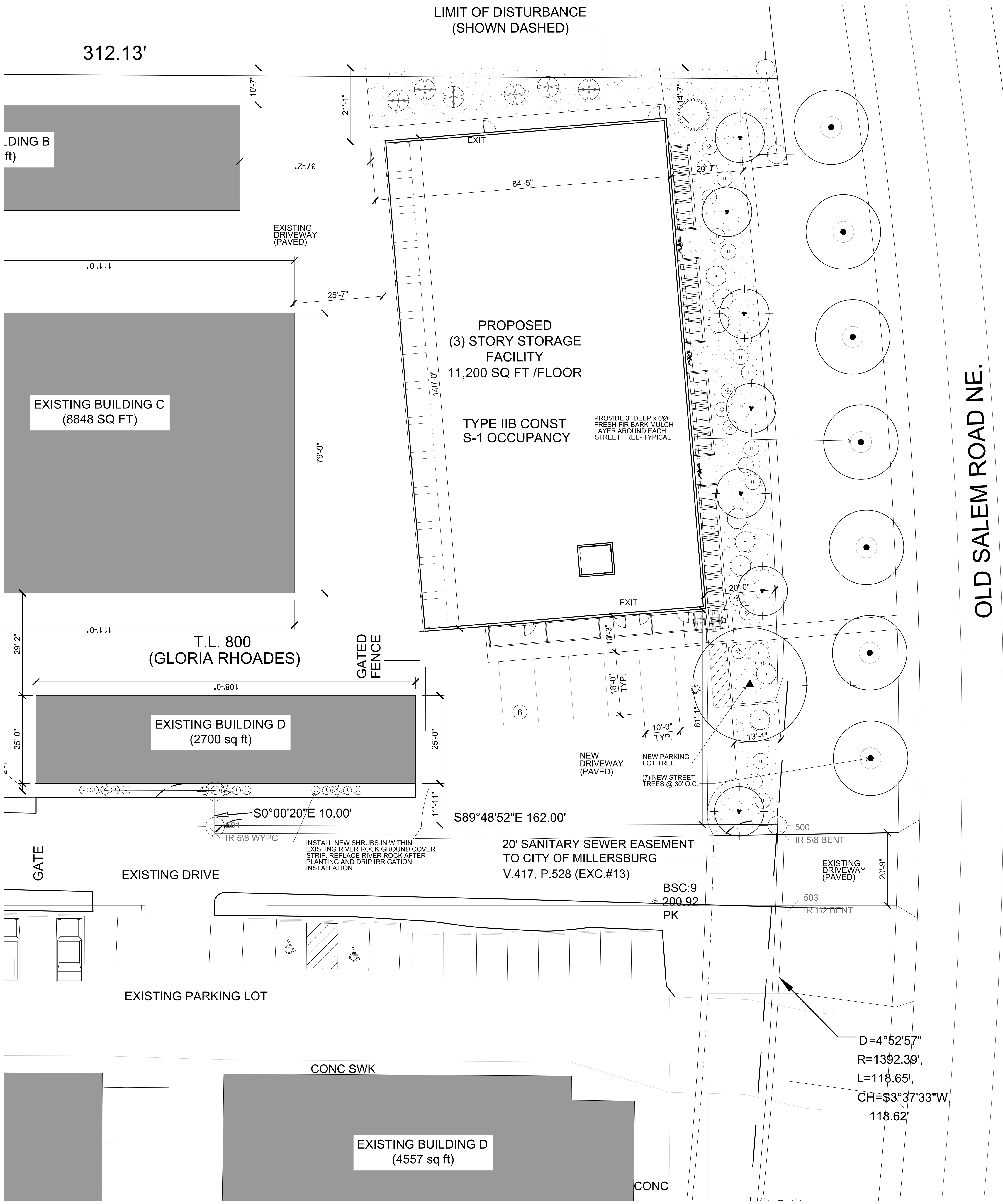
DATE
06/20/2021

REVISED DATE

SHEET
A6.1

PRELIMINARY - NOT FOR CONSTRUCTION

save:10/4/2021 7:53 AM archive plot:10/7/2021 3:02 PM archive file:q:\creations nw llc\172 old salem rd\pw\files\pw\preliminary elevation.dwg Layout1



PLANTING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	REMARKS
DECIDUOUS SHADE TREES		Note- all tree symbols are reduced in scale in Planting Schedule.				
	7	Acer griseum 'Fireburst' (Street Tree)	Fireburst Paper Bark Maple (OK- power lines)	1.50" caliper	B&B	Standard form- limbed at 7 ft.
	7	Acer circinatum	Vine Maple	6-7 ft.	B&B	Multiple-trunk / natural form
	1	Styrax japonica	Japanese Snowbell (OK- power lines)	2" cal. x 10' ht.	B&B	Standard form- limbed at 7 ft.
SHRUBS						
	12	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	1 gal.	Container	Low spreading shrub
	3	Berberis thunbergii 'Helmond Pillar'	Helmond Pillar Japanese Barberry	5 gal.	Container	Tall accent shrub
	9	Caryopteris x clandonensis 'Dark Knight'	Dark Knight Blue Mist	1 gal.	Container	Medium accent shrub
	9	Escallonia 'Newport Dwarf'	Newport Dwarf Escallonia	5 gal.	Container	Medium accent/screening shrub
	12	Euonymus japonicus 'Green Spire'	Green Spire Euonymus	5 gal.	Container	Tall accent shrub
	6	Mahonia aquifolia	Oregon Grape	5 gal.	Container	Large accent shrub
	1	Viburnum plicatum tomentosum 'Mariesii'	Doublefile Viburnum	5 gal.	Container	Large accent shrub
VINES						
	3	Trachelospermum jasminoides	Star Jasmine	5 gal.	Container	Staked- train on trellises
GROUND COVER						
		River rock or river pebble selected by Owner				100% coverage 2-3" layer

Notes-
1. An automated drip irrigation system shall be provided. Refer to Sheet L1.2 Irrigation Plan.
2. Landscape Contractor shall obtain Encroachment Permit for all work within the Public right-of-way if required.
3. Adjust plant locations as necessary where utilities, equipment or other obstructions occur, do not omit any plants.
4. Refer to Sheet L2.1 for Landscape Details.

ARTICLE III DEVELOPMENT REQUIREMENTS
Section 3.09 Landscaping Standards

3.09.030

(1) b. **Landscaping Required – Mixed-Use and Non-Residential Zones**.
All required front and interior setbacks (exclusive of access-ways and other permitted intrusions) must be landscaped or have landscaping guaranteed in accordance with this Code before an occupancy permit will be issued. Minimum landscaping acceptable for every 1,000 square feet of required setbacks in all commercial-industrial zones is as follows:

i. One tree at least six feet tall when planted for every 30 feet of street frontage.
ii. Five 5-gallon or eight 1-gallon shrubs, trees, or accent plants.
iii. The remaining area treated with suitable living ground cover, lawn, or decorative treatment of bark, rock, or other attractive ground cover.
iv. When the yard adjacent to a street of an industrially zoned property is across a right-of-way (excluding Old Salem Road right-of-way) from other industrially or commercially.

(2) **Parking Lot Landscaping**. The purpose of landscaping in parking lots is to provide shade, reduce stormwater runoff, and direct traffic. Incorporation of approved vegetated post-construction stormwater quality facilities in landscaped areas is encouraged. Parking lots must be landscaped in accordance with the following minimum standards:

a. **Planter Bays**. Parking areas shall be divided into bays of not more than 12 parking spaces. At both ends of each parking bay, there shall be curbed planters at least five feet wide, excluding the curb. Gaps in the curb may be allowed for connections to approved post-construction stormwater quality facilities. Each planter shall contain one canopy tree at least 10 feet high at time of planting and decorative ground cover containing at least two shrubs for every 100 square feet of landscape area. Neither planter bays nor their contents may impede access on required public sidewalks or paths, or handicapped-accessible parking spaces.

b. **Parking Space Buffers.** Parking areas shall be separated from the exterior wall of a structure by pedestrian walkways or loading areas or by a five-foot strip of landscaping materials.

COMPLIANCE

(1) b. **Landscaping Required – Mixed-Use and Non-Residential Zones**.
All required front and interior setbacks (exclusive of access-ways and other permitted intrusions) must be landscaped or have landscaping guaranteed in accordance with this Code before an occupancy permit will be issued. Minimum landscaping acceptable for every 1,000 square feet of required setbacks in all commercial-industrial zones is as follows:

i. 220 l.f. frontage / 30= (7) 6 ft. trees proposed. Requirement met.
ii. 5238 s.f setback landscape area:
(14) 5 gal. shrubs @ 5/1000 s.f. covers 2800 s.f.
(20) 1 gal. shrubs @ 8/1000 s.f. covers 2500 s.f.= 5300 s.f. coverage, Requirement met.
iii. The remaining area is treated with rock, or pebble ground cover. Requirement met.
iv. When the yard adjacent to a street of an industrially zoned property is across a right-of-way (excluding Old Salem Road right-of-way) from other industrially or commercially. N/A

(2) **Parking Lot Landscaping**. The purpose of landscaping in parking lots is to provide shade, reduce stormwater runoff, and direct traffic. Incorporation of approved vegetated post-construction stormwater quality facilities in landscaped areas is encouraged. Parking lots must be landscaped in accordance with the following minimum standards:

a. **Planter Bays**. A 5 ft. min. wide x 234 s.f. curbed planter is provided at the end of the 6 proposed new parking stalls with (1) 10 ft. canopy tree proposed.
3 shrubs / 250 s.f. required, (3) shrubs proposed. Requirements met.

b. **Parking Space Buffers.** Parking areas shall be separated from the exterior wall of a structure by pedestrian walkways or loading areas or by a five-foot strip of landscaping materials.
Pedestrian walkway separates building and (6) proposed parking stalls
Requirement met.

REGISTERED LANDSCAPE ARCHITECT 521 Brian D. Lind OREGON 11/08/02 9/15/2021

LANDSCAPE PLAN

SCALE: 1" = 16'
0 8 16 32 48
Date: 9/15/2021

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3150 Kettle Court SE, Salem, Oregon 97301
P 503 399 1090 F 503 399 0565 W lenityarchitecture.com

Creations Northwest, LLC
CCB#181981
2500 Willamette Falls Drive
West Linn, Oregon
Office: 503-908-0563

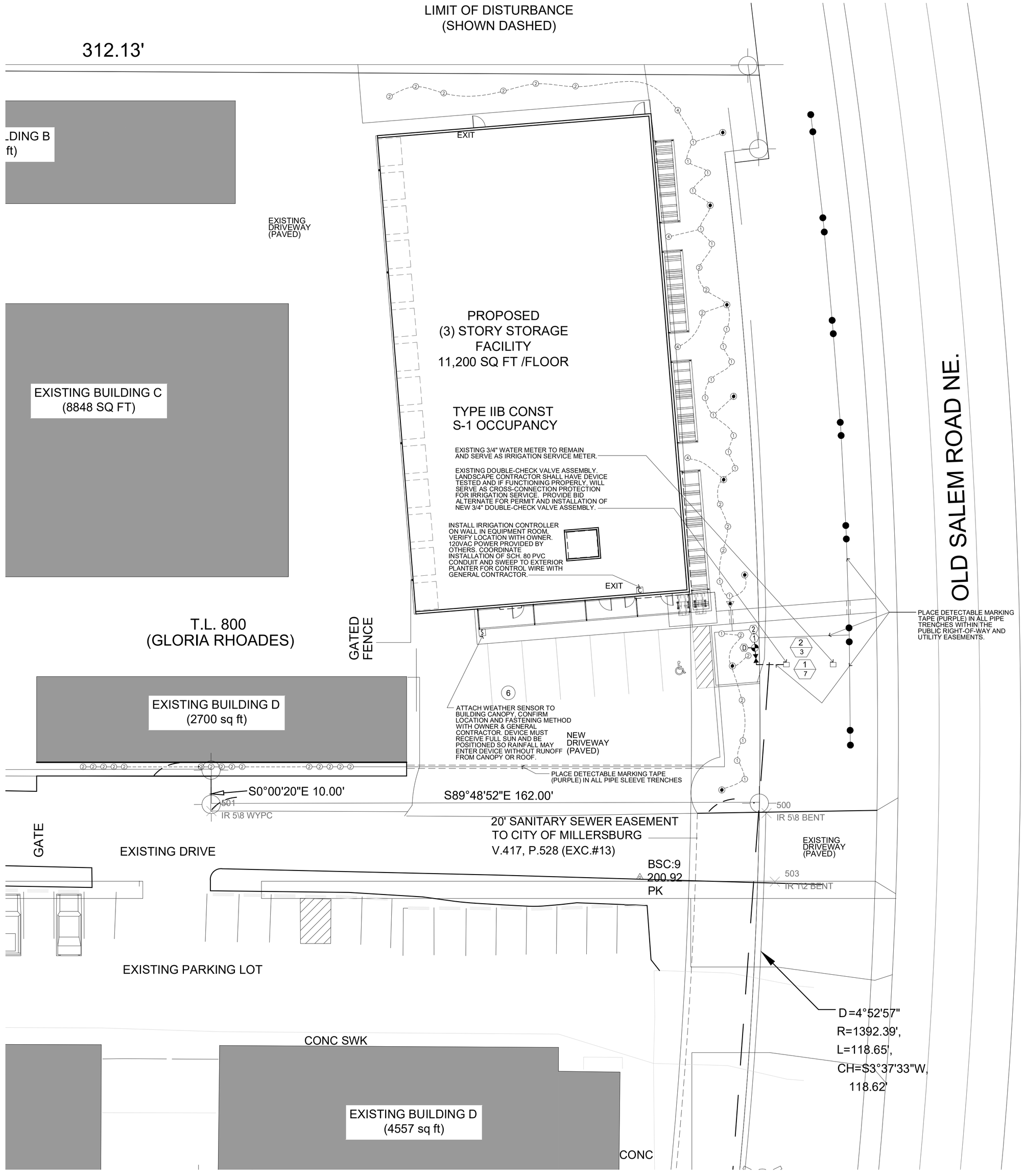
NEW BUILDING
ALL SECURE MINI STORAGE
1190 OLD SALEM RD. N.E. ALBANY, OREGON

LANDSCAPE PLAN

©2020 Lenity Architecture,Inc.

DATE	06/20/2021
REVISED DATE	

SHEET
L1.1



IRRIGATION LEGEND

SYMBOL	MANUFACTURER / MODEL	PSI	GPH	NOTES
	HUNTER HE-20-B, (5) DRIP EMITTER ASSEMBLY	PC	10	10 GPH DRIP EMITTER ASSEMBLY FOR TREES
④ ② ①	HUNTER HE-40-B, HE-20-B & HE-10-B DRIP EMITTERS	PC	4.0, 2.0 & 1.0	DRIP EMITTER
	HUNTER ECO-INDICATOR	PC	-	DRIP ZONE OPERATION INDICATOR
	HUNTER RZWS-18-50	PC	0.5 GPM	ROOT ZONE WATERING SYSTEM WITH BUBBLER

SYMBOL	MANUFACTURER / MODEL	
1	HUNTER PGV-100G	1" REMOTE CONTROL VALVE
2	HUNTER ICZ-101	1" DRIP CONTROL ZONE KIT
	HUNTER HQ-33DLRC W/ HK-33 KEY AND HS-0 HOSE SWIVEL	3/4" BRONZE QUICK-COUPLING VALVE ASSEMBLY
C	HUNTER PC-4	PRO-C 4 STATION MODULAR ELECTRONIC CONTROLLER
S	HUNTER WSS-SEN	WIRELESS WEATHER SENSOR
D	NIBCO T-311-YK	MANUAL DRAIN VALVE
	NIBCO T-580-LF SERIES	BRONZE LEAD-FREE BALL VALVE (1")
	HUNTER TWPE-700 1/2" POLYETHYLENE DRIP SUPPLY TUBING	DO NOT EXCEED 4 GPM ON ANY SINGLE LENGTH OF TUBE.
	CLASS 200 PVC DRIP LATERAL PIPE / ADAPTOR BURIED 12" MIN.	3/4" UNLESS LABELED OTHERWISE
	1" SCH. 40 PVC MAINLINE BURIED 24" MIN.	SEE TRENCHING DETAIL FOR WIRE PLACEMENT
	3" SCH. 40 PVC PIPE SLEEVE	EXTEND 12" EA. END PAST PAVING, CAP & STAKE

NOTES-
1. INSTALLER SHALL VERIFY AVAILABLE STATIC WATER PRESSURE PRIOR TO COMMENCEMENT OF IRRIGATION SYSTEM INSTALLATION. NOTIFY GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT IF STATIC WATER PRESSURE IS LESS THAN 40 P.S.I.
2. REFER TO SHEET L2.1 FOR IRRIGATION DETAILS.

VALVE LEGEND

1 — CONTROLLER- STATION (ZONE) NUMBER
3.5 — VALVE DEMAND IN GALLONS PER MINUTE

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Creations Northwest, LLC
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West Linn, Oregon
Office: 503-908-0663

NEW BUILDING
ALL SECURE MINI
STORAGE
1190 OLD SALEM RD. N.E. ALBANY, OREGON

IRRIGATION PLAN

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DATE
06/20/2021

REVISED DATE

SHEET
L1.2

REGISTERED LANDSCAPE ARCHITECT
OREGON
Brian D. Lind
521
11/08/02
9/15/2021

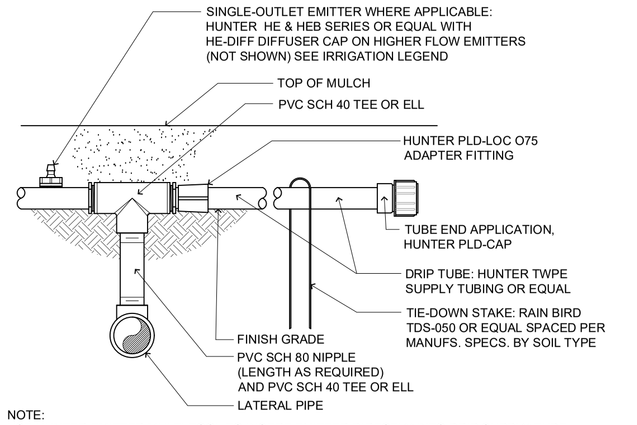
Oregon 811

IRRIGATION PLAN

SCALE: 1" = 16'
Date: 9/15/2021

0 8 16 32 48

save:9/15/2021 4:09 PM brianl plot:9/15/2021 7:17 PM brianl file:q:\creations nw lic\1172 old salem rd\prelim\preliminary landscape plan.dwg L1.2

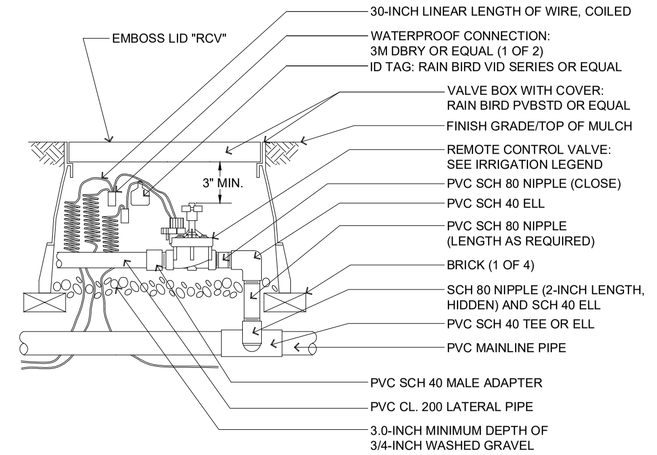


NOTE:
USE HUNTER EMITTER MULTI-TOOL TO INSERT EMITTER DIRECTLY INTO DRIP SUPPLY TUBE

15 PVC TO DRIP TUBE CONNECTION

SCALE: NOT TO SCALE

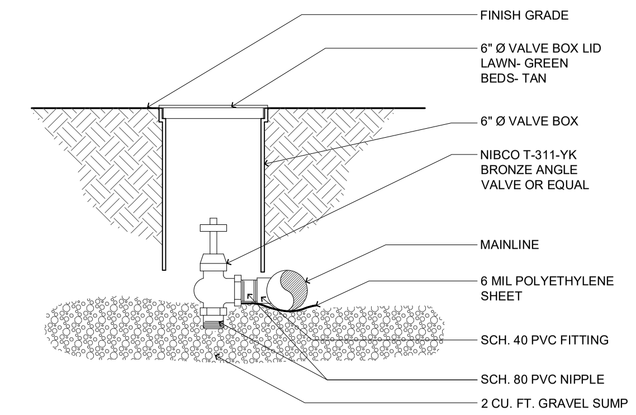
T:/02SITEWK/810IRRIG/02810128



11 ELECTRIC VALVE ASSEMBLY
(IRRIGATION DETAIL)

SCALE: NOT TO SCALE

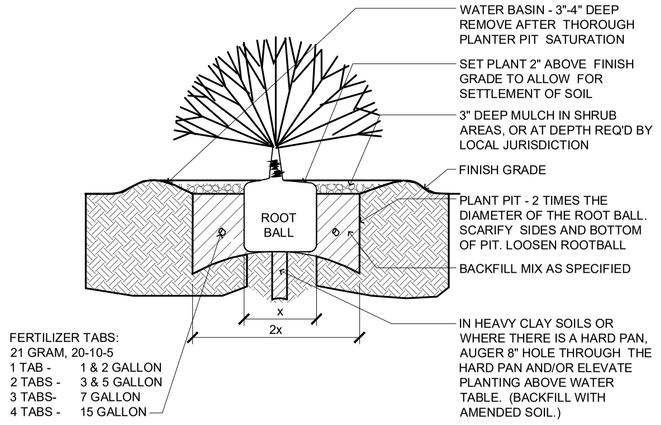
T:/02SITEWK/810IRRIG/02810003



7 MANUAL DRAIN VALVE
(IRRIGATION DETAIL)

SCALE: NOT TO SCALE

T:/02SITEWK/810IRRIG/02810007



3 SHRUB/GROUNDCOVER PLANTING
(SECTION)

SCALE: NOT TO SCALE

T:/02SITEWK/220EXCAV/02220006

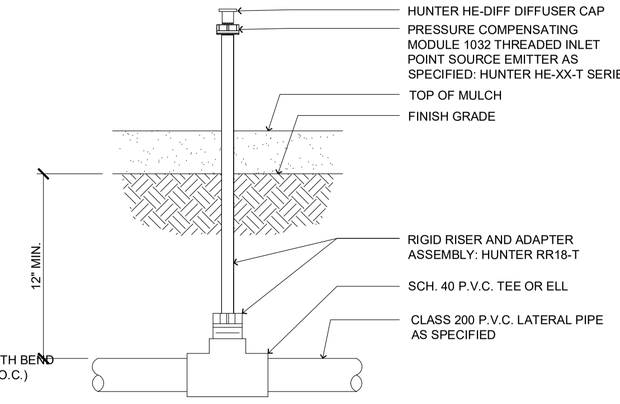
1. PVC DRIP MANIFOLD PIPE OR DRIP TUBE HEADER
2. PVC SCH 40 TEE OR EL COMPRESSION FITTING
3. POLYETHYLENE DRIP TUBING: HUNTER TWPE OR EQUAL, EMITTERS NOT SHOWN.
4. BARB TEE INSERT FITTING: HUNTER PLD-TEE OR EQUAL
5. ROOT BALL
6. TIE DOWN STAKE: RAIN BIRD TDS-050 OR EQUAL WITH BEND (PLACE AT BARB TEE AND @ 24" O.C.)

NOTE:
1. EMITTER SPACING TO BE BASED ON SOIL TYPE. ADJUST SPACING AS NECESSARY FOR LOCAL CONDITIONS. EMITTERS SHALL BE EQUALLY SPACED AROUND TRUNK (E.G. 5 EMITTERS SPACED 72°)

18 DRIP IRRIGATION- B&B TREES
(MULTIPLE EMITTER APPLICATION)

SCALE: NOT TO SCALE

DRIP FOR TREES

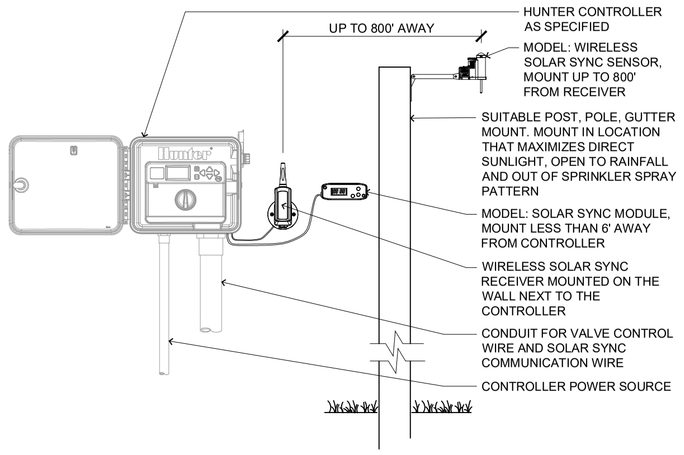


NOTES:
1. FOR EMITTER INSTALLATION DIRECTLY ONTO PVC LATERALS. USE 1032 THREADED EMITTERS WITH SAME FLOW IN PLACE OF BARBED EMITTER SPECIFIED.

14 EMITTER ON RIGID RISER
(1032 THREADED EMITTER-RIGID P.V.C. LATERAL)

SCALE: NOT TO SCALE

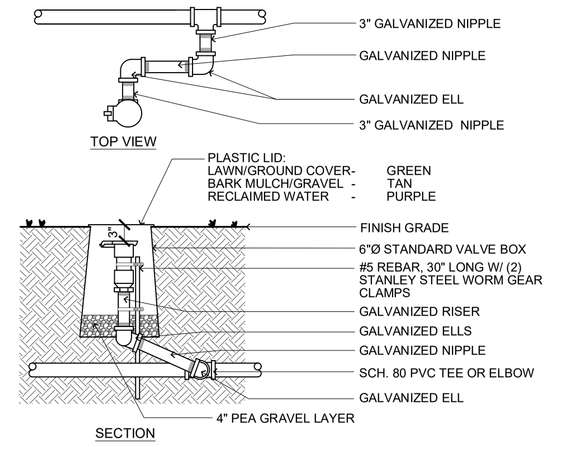
T:/02SITEWK/810IRRIG/02810132



10 WIRELESS WEATHER SENSOR
HUNTER SOLAR SYNC

SCALE: NOT TO SCALE

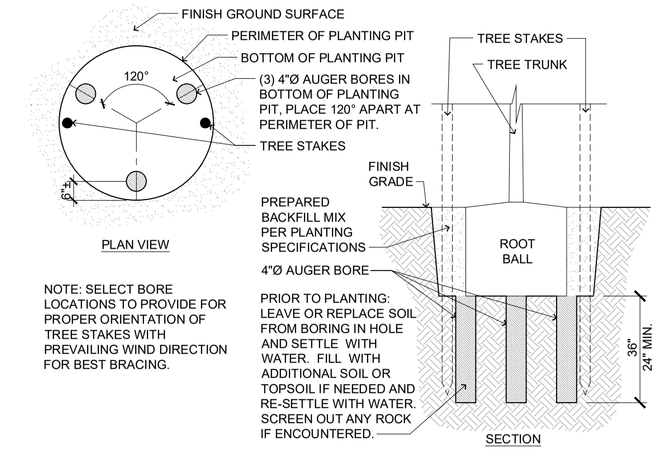
T:/02SITEWK/810IRRIG/02810056



6 QUICK COUPLER

SCALE: NOT TO SCALE

T:/02SITEWK/810IRRIG/02810013

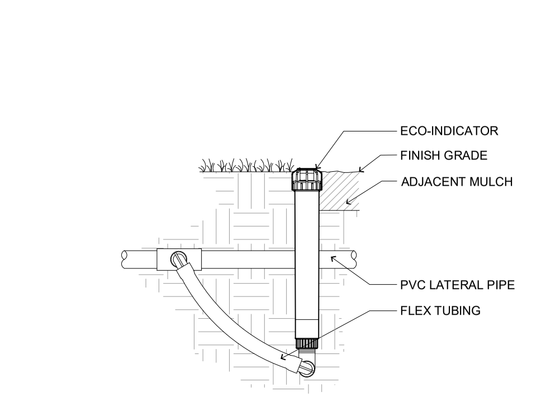


NOTE: SELECT BORE LOCATIONS TO PROVIDE FOR PROPER ORIENTATION OF TREE STAKES WITH PREVAILING WIND DIRECTION FOR BEST BRACING.

2 TREE PLANTING PIT WITH ROOT BORES
B&B TREES (TO BE IMPLEMENTED ON ALL TREES)

SCALE: NOT TO SCALE

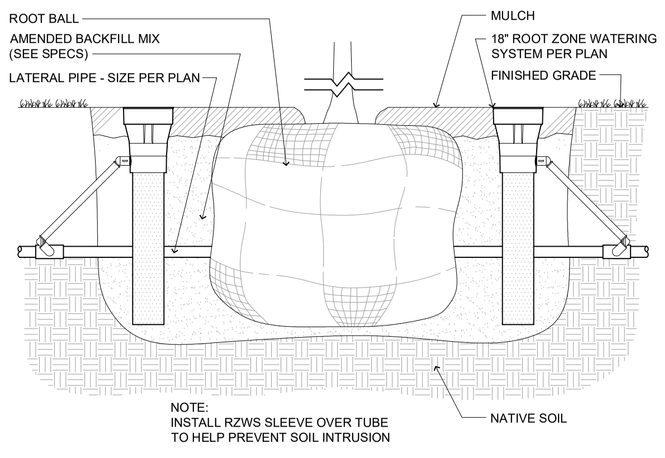
T:/02SITEWK/220EXCAV/02220031



17 ECO-INDICATOR
(FLEX TUBING)

SCALE: NOT TO SCALE

T:/02SITEWK/810IRRIG/02810091

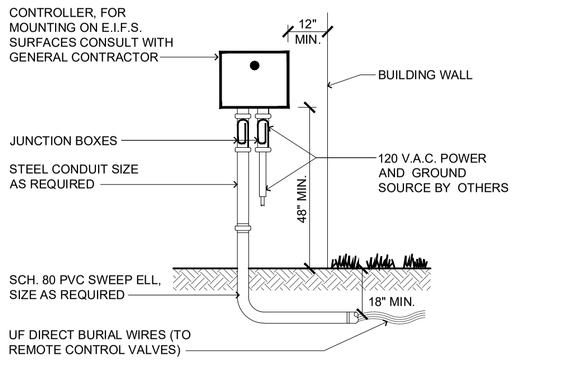


NOTE:
INSTALL RZWS SLEEVE OVER TUBE
TO HELP PREVENT SOIL INTRUSION

13 ROOT ZONE WATERING SYSTEM-18"

SCALE: NOT TO SCALE

T:/02SITEWK/810IRRIG/02810123

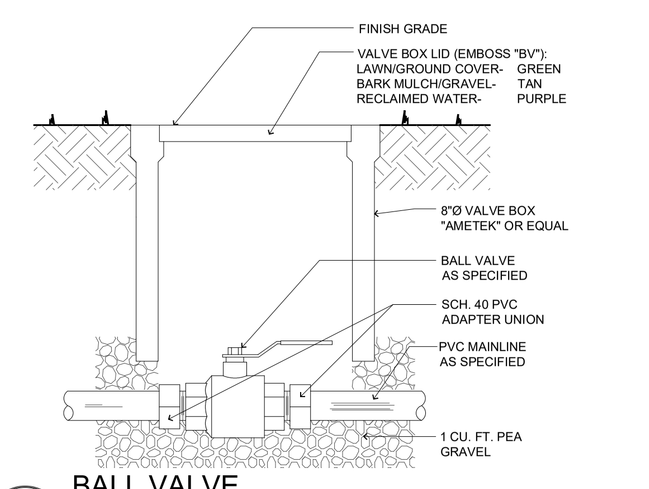


NOTES:
1. ALL WIRING TO BE INSTALLED AS PER LOCAL CODE: SEE MANUAL FOR MOUNTING INSTRUCTIONS.
2. FOR INTERIOR INSTALLATION COORDINATE INSTALLATION OF ALL CONDUIT STUBS WITH GENERAL CONTRACTOR.

9 IRRIGATION CONTROLLER
(WALL MOUNT)

SCALE: NOT TO SCALE

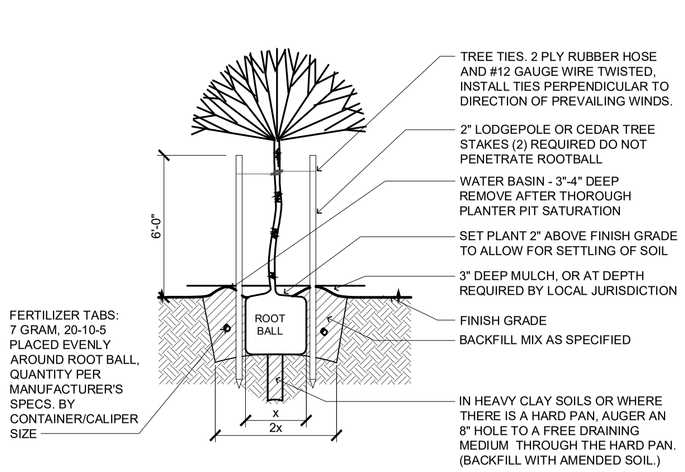
T:/02SITEWK/810IRRIG/02810020



5 BALL VALVE
BRASS OR BRONZE CONSTRUCTION

SCALE: NOT TO SCALE

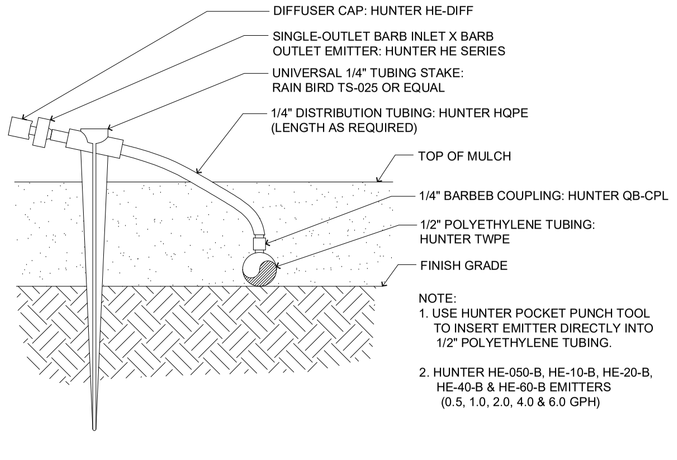
T:/02SITEWK/810IRRIG/02810008



1 TREE PLANTING
(SECTION)

SCALE: NOT TO SCALE

T:/02SITEWK/220EXCAV/02220007

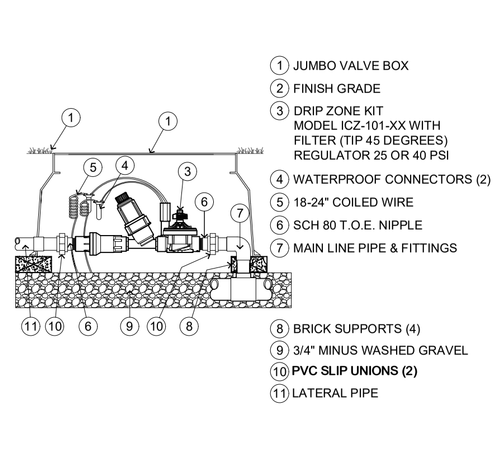


NOTE:
1. USE HUNTER POCKET PUNCH TOOL TO INSERT EMITTER DIRECTLY INTO 1/2" POLYETHYLENE TUBING.
2. HUNTER HE-050-B, HE-10-B, HE-20-B, HE-40-B & HE-60-B EMITTERS (0.5, 1.0, 2.0, 4.0 & 6.0 GPH)

16 DRIP EMITTER INTO 1/2" TUBING
WITH 1/4" TUBING, STAKE AND DIFFUSER CAP

SCALE: NOT TO SCALE

T:/02SITEWK/810IRRIG/02810135

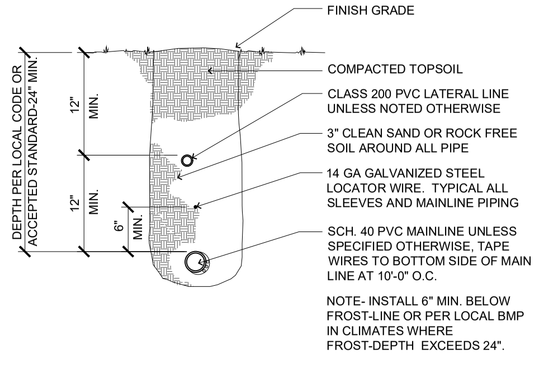


1. JUMBO VALVE BOX
2. FINISH GRADE
3. DRIP ZONE KIT
MODEL ICZ-101-XX WITH
FILTER (TIP 45 DEGREES)
REGULATOR 25 OR 40 PSI
4. WATERPROOF CONNECTORS (2)
5. 18-24" COILED WIRE
6. SCH 80 T.O.E. NIPPLE
7. MAIN LINE PIPE & FITTINGS
8. BRICK SUPPORTS (4)
9. 3/4" MINUS WASHED GRAVEL
10. **PVC SLIP UNIONS (2)**
11. LATERAL PIPE

12 DRIP CONTROL ZONE
(HUNTER ICZ-101)

SCALE: NOT TO SCALE

T:/02SITEWK/810IRRIG/02810085

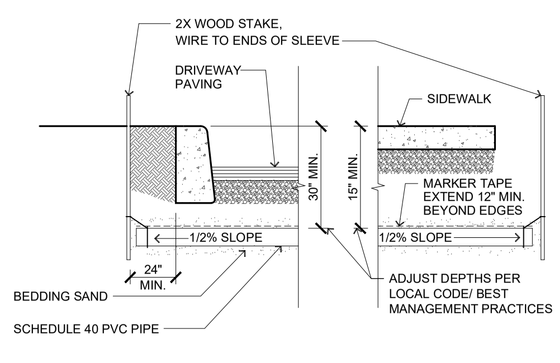


NOTE- INSTALL 6" MIN. BELOW FROST-LINE OR PER LOCAL BMP IN CLIMATES WHERE FROST-DEPTH EXCEEDS 24".

8 TRENCH SECTION
24" MAINLINE DEPTH

SCALE: NOT TO SCALE

T:/02SITEWK/220EXCAV/02220024



4 SLEEVE
(IRRIGATION DETAIL)

SCALE: NOT TO SCALE

T:/02SITEWK/810IRRIG/02810008

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NEW BUILDING
ALL SECURE MINI
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521
Brian D. Lind
OREGON
11/08/02
9/15/2021

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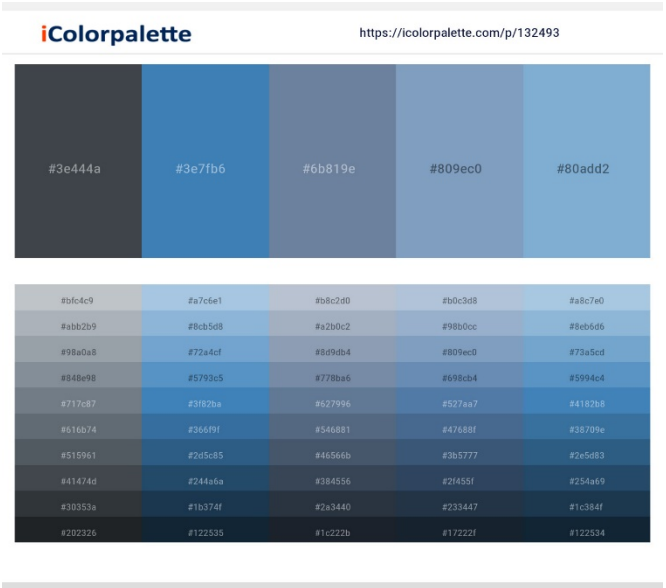
save:9/15/2021 4:09 PM brianl plot:9/15/2021 7:22 PM brianl file:q:\creations nw llc\1172 old salem rd\permit\preliminary\landscape plan.dwg L2.1

Z:\20-Development\ALB3D Self-Storage Frontage Building 2021 COLORS



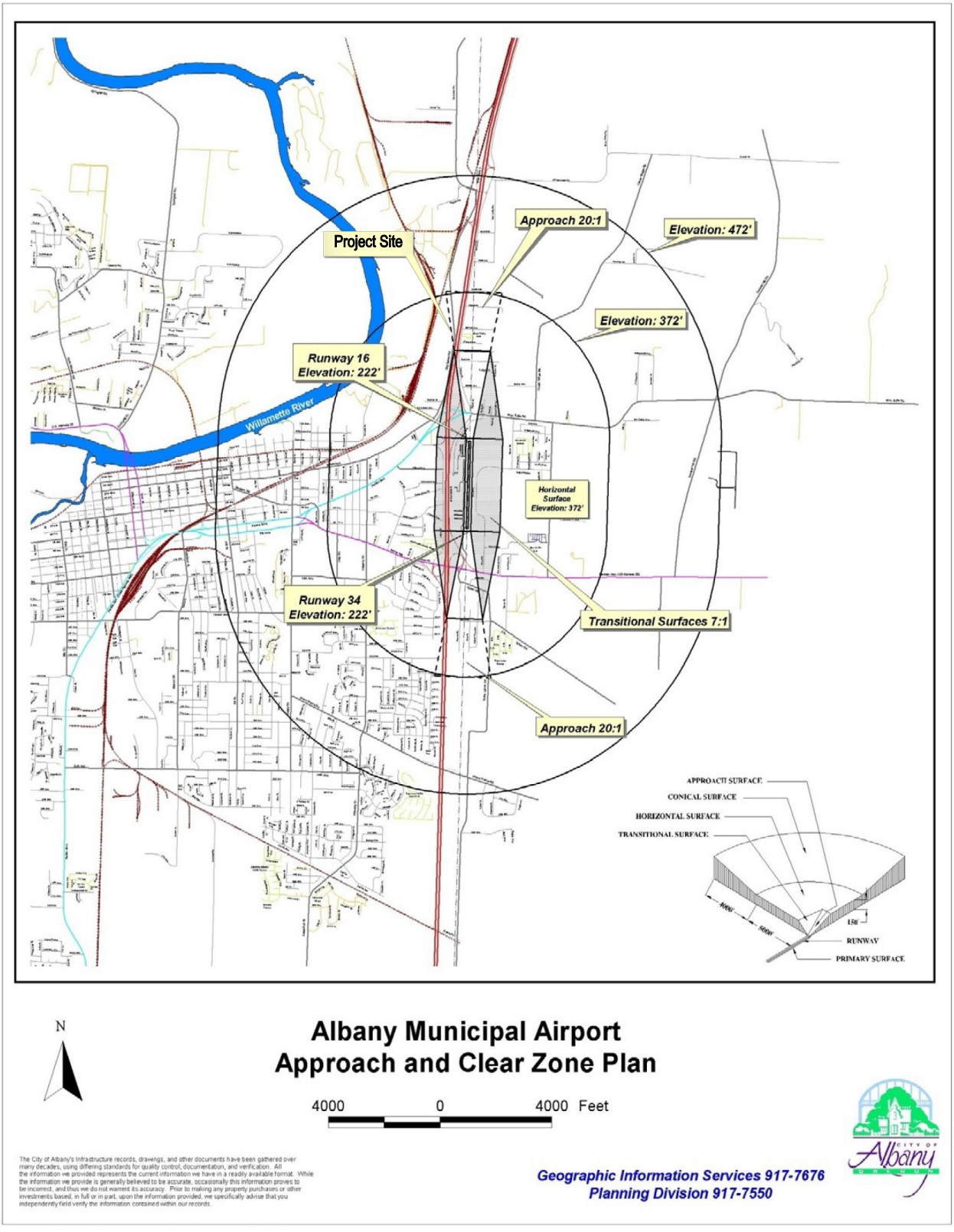


Figure 29 - Airport Approach and Clear Zones

City of Millersburg **October 15, 2021**
Final Decision

File No: INT 21-01 Storage Interpretation

Summary: The Tentative Decision was distributed for public review between September 30, 2021 and October 14, 2021. The City did not receive any comments.

Staff has approved the Interpretation, finding that all criteria and standards based on the accepted facts shown below. Staff relied on facts from the Staff Report, the applicant's materials, the City's Comprehensive Plan, State Rules and Statutes, City Codes and Ordinances provisions for the basis of the decision. This final decision can be appealed within 15 days to the Planning Commission.

Matt Straite
City Planner

Proposal: The applicant is requesting a Code Interpretation to allow storage as a use in the Commercial Office (CO) Zone for 1190 NE Old Salem Road. Storage is currently not listed in the Zone as a permitted use.

I. BACKGROUND

A. Applicant: Albany Self Storage, LLC
14020 SE Johnson Road, Suite 102
Milwaukie OR 97267

B. Project Location: 1190 NE Old Salem Road
10S 3W 33CD Tax Lot 0800

C. Review Type: Table 5.01.030 of the Millersburg Development Code explains that an interpretation requires a Type II review, which is a staff level review, with a 14-day notice provided to the neighbors.

D. Public Notice: Notice has been provided pursuant to Chapter 5.07 and 5.18 of the Millersburg Development Code. Notice was provided to all neighbors within 200 feet and all responsible agencies on September 30, 2021. The notice provided 14 days to respond.

E. Review Criteria: Chapter 5.15.040 Interpretations

F. Current Zoning: Commercial Office (CO)

G. Proposed Zoning: N/A

H. Property Size: Area of proposed storage facility- 1.46 Acres

I. Background: The City recently changed the zoning on several properties along the west side of Old Salem Road near the southern edge of the City from General Industrial (GI) to Commercial Office (CO). The zone change only revised the zoning along the frontage of the street to a depth of about 100 feet. The CO Zone was intended to address a continued request by the City Council to beautify Old Salem Road in the lower portion of the City. The intent was that any industry developing in this part of the City would place their offices up front and the industry behind. This development style matched most of the development that already existed at the time the City changed the zone.

Shortly after the zone change was adopted, the City had an applicant with an existing storage facility request to expand their use into a property that fronted Old Salem, which was now zoned CO. However, the CO Zone does not allow self-storage uses on the property. The City re-zoning created a split-zone on the applicant's parcel, allowing self-storage units only on the western portion of the parcel, in the GI Zone.

The applicant filled for a pre-application review. Staff explained at the time that three options existed: a zone change from CO to GI, a text change for CO to add storage, or an interpretation to clarify the intent of the zone. The applicant opted for the last because it was the fastest option.

II. AFFECTED AGENCY, PUBLIC NOTICE, AND PUBLIC COMMENTS

Agencies:
This interpretation was not transmitted to any agencies for review because the uses within a zone are the sole discretion of the City. The Site Development Review that will follow will be transmitted to responsible agencies.

Public:
Notice of this tentative decision was sent out to neighbors of the site on September 30, 2021. The notice was mailed to all property owners within 200 feet of the property. Any comments received will be addressed in the final decision.

III. CRITERION

CITY OF MILLERSBURG DEVELOPMENT CODE

Chapter 5

Section 5.15.040 Interpretation Decision Criteria

The following analysis is in addition to any analysis included in the applicants' narrative, which is included here by reference. Approval of an Interpretation shall be subject to the following decision criteria:

(1) The interpretation is consistent with the purpose of the Code and any appropriate purpose statement in an underlying zoning district or development requirement.

ANALYSIS: The CO Zone is administered by Chapter 2.07 of the Development Code. The criteria above is broken into two elements - the purpose of the Code and the purpose of the zone.

The purpose of the Development Code is generally to assure that uses are harmonious with the neighboring uses and the environment, and to assure prosperity for all. As stated above, the intent of the zoning code change was to promote a higher level of aesthetics along Old Salem Road. This was considered an economic development change because a better-looking stretch of road along our southern entry would make the City more appealing to residents and businesses. The applicant is proposing a self-storage use on 1190 Old Salem Road. A storage use is traditionally not a use that would achieve a higher level of aesthetics along Old Salem, in fact, most storage facilities are fairly drab and include large expanses of walls that can be un-attractive. However, the applicant for this specific location is proposing a three-story building that is clad with windows and several different kinds of building materials that will have the structure resemble an office building. Landscaping is proposed for the stretch of the structure that fronts Old Salem, and all bay doors and storage lockers will be located on the west side of the structure, leaving the east, street facing, with the appearance of an office-like façade.

Because the structure proposed by the applicant specifically for this site meets the intent of the Code change, achieving a better-looking Old Salem Road, the proposed structure meets the purpose of the Code. This staff interpretation will allow the project to move forward with the self-storage use and structure proposed, pending approval of a Site Development Review and Conditional Use Permit.

Regarding the purpose of the zone, Commercial Office, the Code explains that the zone is intended to attract professional offices with limited supporting commercial retail activities. The individual proposed storage business on this specific site will meet this intent, and is similar to other permitted uses in the zone, because storage is not a retail use and because the proposed design will mimic a professional office building in appearance. Additionally, the frequency of visitors will be similar to uses proposed in the CO Zone, which is less than retail. Because the use will meet the two intents listed in the CO Zone, they meet the criteria.

It should be noted that this is being issued for this specific proposed project and is not intended to be a City-wide interpretation. This interpretation is being made on a case-by-case basis for this specific instance.

To address this in the future staff may propose a code text change that could allow additional uses in the CO Zone along Old Salem Road south of Conser Road subject to a Conditional Use Permit review and additional standards that would achieve the intent of the CO Zone in that part of the City, specifically that the

aesthetics are far more demanding than would typically be seen in the GI Zone. More specifically a proposed code text revision could look like this:

2.07.040 CO Conditional Uses

(3) Uses permitted in the Commercial Office Zone south of Conser Road may include those uses permitted in the General Industrial Zone subject to a Conditional Use Permit review. The following additional standards apply to any such Conditional Use:

- *Any structure shall be setback at least 35 feet from the right-or-way*
- *Parking shall not be placed between the structure and the right-of-way*
- *The area between the structure and the street right-of-way shall be landscaped in accordance with Chapter 3.09*
- *The façade of any primary structure (not including guard or gate houses) facing Old Salem Road shall meet all requirements of Chapter 3.26*

FINDING: Based on the analysis above, the project meets the criterion.

(2) The resulting interpretation conforms to the applicable standards and limitations of the underlying zoning district. In approving an application for a similar use, the City may determine whether the use is prohibited or classified as permitted, special use or conditionally permitted in a specified zone.

ANALYSIS: Applicable standards come from the CO Zone. The proposed structure does appear to conform to the Code requirements. A Site Development Review will carefully review all CO standards as part of that review process.

FINDING: Based on the analysis above, the project meets the criterion.

V. FINAL ACTION

Based on the above findings of fact, the proposed interpretation satisfies the applicable criteria and staff approves Interpretation No. 21-01, with the understanding that this interpretation only applies to the proposed storage building submitted as Site Design Review SP 21-05.

VI. EXHIBITS

A. Applicant's Narrative

Matt Straite

From: Malone, Daineal <daineal.malone@co.linn.or.us>
Sent: Tuesday, October 19, 2021 3:46 PM
To: Matt Straite
Subject: RE: SP 21-05 & CUP 21-03 Additional Storage Building Review request

WARNING: This is an EXTERNAL email. Do not open attachments or click links unless you recognize the sender and know the contents are safe.

Matt,

Here are some comments regarding the All Secure Mini Storage Application:

- There should be an easement between property owners to utilize the shared access
- The proposed fence shall be placed outside of the Linn County ROW
- The irrigation and street trees are acceptable, with the understanding that the property owner will maintian this area
- The shared driveway access shall be a minimum 24' wide concrete approach with a 24' wide asphalt driveway that extends at least to the ROW
- The two existing accesses to this tax lot shall be removed. This will require removal of the curb, gutter and driveway and installing curb, gutter and sidewalk
- The proposed silt fence should be adequate for erosion control, but the inlets in Old Salem may need additional erosion control measures if necessaery
- An access permit shall be obtained from the Linn County Road Department prior to performing work within the ROW

Let me know if you have any questions.

Thanks,

Daineal Malone, P.E.
County Engineer
Linn County Road Department
3010 Ferry St, SW
Albany, OR 97321

Phone: 541-967-3919
Fax: 541-924-0202

From: Matt Straite [mailto:mstraite@cityofmillersburg.org]
Sent: Thursday, October 14, 2021 4:35 PM
To: Shelton, Sarah (SO) <sshelton@linnsheriff.org>; Sterling, Derrick <dsterling@co.linn.or.us>; Billers@nwnatural.com; d6b@nwnatural.com; Bonn, Christopher <cbonn@co.linn.or.us>; Scott.Seaton@pacificorp.com; jeff.r.lehmeyer@usps.gov; Chris.LaBelle@cityofalbany.net; Janelle Booth <jbooth@cityofmillersburg.org>; planninglist@cityofalbany.net; Lora.ratcliff@cityofalbany.net; sshortes@co.linn.or.us; or.97208amsportland@usps.gov; Barnett, Steve <sbarnett@co.linn.or.us>; Taylor, Stephanie <staylor@co.linn.or.us>; Jtim.mills@albany.k12.or.us; Knoll,

Chuck <cknoll@co.linn.or.us>; Mink, Wayne <wmink@co.linn.or.us>; Sue Forty <SForty@ocwcog.org>
Subject: SP 21-05 & CUP 21-03 Additional Storage Building Review request

Good afternoon. The City has received an application for a new-three story storage building in an existing public self-storage facility located on Old Salem Road. The address is 1190 Old Salem Road. The Project materials are located here- https://www.cityofmillersburg.org/planning/page/sp-21-05-cup-21-03-additional-storage-building-albany-storage

The project is tentatively scheduled for a hearing on November 16, 2021. Please have any comments back to me by October 28th. Let me know if you have any questions.

Matt Straite
Community Development Director
City of Millersburg
458-233-6306

TO: Matt Straite, City Planner

FROM: Janelle Booth, Millersburg City Engineer

DATE: October 25, 2021

SUBJECT: SP 21-05 - Engineering Comments

Engineering has reviewed the above project and has the following comments:

1. Copies of any required federal or state permits that may be required shall be filed in the Record File of this application.

2. All required public improvement plans shall be approved by the City prior to beginning construction. All utilities shall remain uncovered until inspected and approved by the City. All required public improvements shall be completed and approved by the City prior to occupancy of the new building.

3. A Private Construction of Public Infrastructure (PCPI) is required for the new fire water connection to the City's main in Old Salem Road. The new connection shall be from the 20" ductile iron water main, not the 10" asbestos cement water main. The new 4" DDC assembly and vault shall be located at least 10 feet from the existing public sanitary sewer line.

4. Old Salem Road: Old Salem Road fronting this property is a Linn County Road. Applicant shall comply with all requirements of the Linn County Road Department.

5. Stormwater:

    a. Obtain a 1200C Erosion Control Permit and a **City of Millersburg Erosion Prevention and Sediment Control Permit** for all the disturbed ground, both on and off site that is in excess of one acre. The applicant shall follow the latest requirements from DEQ for NPDES 1200-C Permit submittals.

    b. Stormwater facilities shall be designed and constructed in accordance with the City of Millersburg Engineering Standards. A grading permit is required for earthwork in excess of 50 cubic yards; a storm drainage report and grading plan shall be submitted for review. A final grading and stormwater inspection will be required prior to issuance of a certificate of occupancy.

6. Dust shall be controlled within the development during construction and shall not be permitted to drift onto adjacent properties.

7. Noise shall be kept at the minimum level possible during construction. The developer shall agree to aggressively ensure that all vehicles working in the development shall have adequate and fully functioning sound suppression devices installed and maintained at all times.

8. All construction sites shall be maintained in a clean and sanitary condition at all times. Construction debris, including food and drink waste, shall be restricted from leaving the construction site through proper disposal containers or construction fencing enclosures. Failure to comply with this condition may result in a "Stop Work" order until deficiencies have been corrected to the satisfaction of the City.

9. All applicable System Development Charges (SDCs) will be due at time of building permits.

TO: Matt Straite, Planner

From: Lora Ratcliff, Fire Marshal

DATE: October 21, 2021

SUBJECT: SP-21-05 –1190 Old Salem Rd NE – New 3-Story Mini Storage – Fire Department Comments

The fire department has reviewed the above project for conformance to the 2019 Oregon Fire Code (OFC) per your request and has the following comments.

**** NOTE: Addition of a private fire line will result in a quarterly Fire Line Fee***

1. Approved fire apparatus roadways must extend to within 150 feet of all exterior portions of any structure that will be built on the property as measured by an *approved* route of travel around the exterior of the structure. (OFC 503.1.1)

2. Dead-end fire apparatus roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus (OFC 503.2.5 and D103.4)

3. The fire apparatus roadways for this project are required to be provided and maintained at a minimum of 20 feet wide of improved surface. (OFC 503.2.1) Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus at a minimum unobstructed width of 26 feet wide of improved surface. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. (OFC D105)

4. This proposed project is located within a “Protected Area” as defined by Oregon Fire Code (OFC) Appendix B, Section B102 and this area is currently served by a public water system. The Fire Flow required for shall be as specified in Appendix B of the fire code. (OFC 507.3)

LAR/lar

Lora Ratcliff
Lora.ratcliff@cityofalbany.net
541.917.7728

NOTICE OF PUBLIC HEARING
November 16, 2021, 6:00 p.m.
Hearing will be in person,
by phone/computer, or both.
See Agenda for details

The **MILLERSBURG PLANNING COMMISSION** will hold a public hearing either in person, by phone and online only, or both to consider the request described below. If anyone needs any special accommodations, please let the City know in advance of the hearing. The hearing item may be heard later than the time indicated, depending on the agenda schedule. Interested parties are invited to send in written comment or may testify by phone or online during the hearing. Failure of an issue to be raised in the hearing, in person or by letter, or failure to provide sufficient specific information to allow the Commission an opportunity to respond to the issue will preclude your ability to appeal the decision to the Land Use Board of Appeals based on that issue.

The application, all documents and evidence submitted by or on behalf of the applicant, and the applicable criteria are available for inspection at no cost or copies are available for a minimal cost. Any document request can be made in person, by phone or email, or can be viewed at the following web location- https://www.cityofmillersburg.org/planning/page/current-planning-applications. A staff report relating to the applicant's proposal will be available seven days prior to the public hearing at the same web location. For further information, contact Millersburg City Hall at (458)-233-6300.

APPLICANTS:	Albany Self Storage, LLC dba Creations NW
LOCATION:	1190 NE Old Salem Road
TAX LOT:	Township 10 South; Range 3 West; Section 33CD; Tax Lot 00800
PARCEL SIZE:	1.51 acres
ZONING:	Commercial Office (CO) & General Industrial (GI)
REQUEST:	The Applicant is proposing to demolish a nusery building and add a 33,600 gross SF square foot, three (3) story self-storage facility building to an established public storage facility. The building will be without public restrooms. The building color will match the same buildings to the south of the property that belong to All Secure Mini Storage. Parking and landscaping are proposed as well.
CRITERIA:	Millersburg Development Code, Section 5.05.060 and 5.04.050.
FILE No.:	SP 21-05 & CUP 21-03

If you need any special accommodations to attend or participate in the hearing, please notify City Hall twenty-four hours before the meeting. For further information, please contact City Hall at (458)-233-6300.