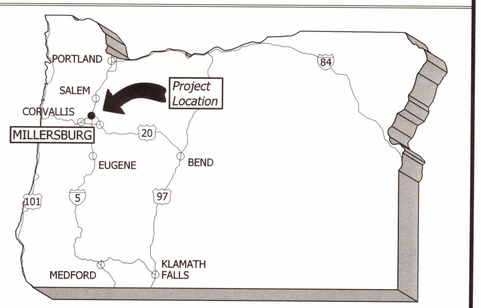
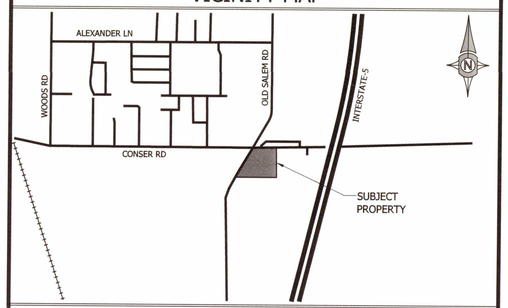
OREGON STATE MAP



VICINITY MAP



NOT TO SCALE

SHEET INDEX

C100 - COVER SHEET
C101 - EXISTING CONDITIONS/DEMO PLAN
C102 - TENTATIVE PARTITION PLAT
C200 - PRELIMINARY SITE PLAN
C300 - PRELIMINARY GRADING & DRAINAGE PLAN
C400 - PRELIMINARY UTILITY PLAN
C500 - PRELIMINARY FIRE ACCESS PLAN

SHEET REVISIONS

PROPERTY

TAX MAP: 10S-3W-21D
TAX LOT: 1200

SITE ADDRESS: 3939 OLD SALEM RD NE
ALBANY, OR 97321

DEVELOPER

TRAVIS SHEFFIELD
139 ANKENY HILL RD SE
JEFFERSON, OR 97352
(541) 936-0980
TRAVIS@PUREENERGY.GROUP

OWNER

LIM PROPERTIES LLC
3939 NE OLD SALEM ROAD
ALBANY, OR 97321

DESIGN TEAM

CIVIL ENGINEER

UDELL ENGINEERING AND LAND SURVEYING, LLC
63 E. ASH STREET
LEBANON, OREGON 97355
(541) 451-5125

SURVEYOR

UDELL ENGINEERING AND LAND SURVEYING, LLC
63 E. ASH STREET
LEBANON, OREGON 97355
(541) 451-5125

PROJECT LEGENDS

EXISTING SYMBOL LEGEND

- EXISTING CONTROL POINT
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- EXISTING 6' CYCLONE FENCE
- EXISTING 6' WOOD FENCE
- EXISTING SD LINE LOCATE
- EXISTING SS LINE LOCATE
- EXISTING WATER LINE LOCATE
- EXISTING PHONE LINE LOCATE
- EXISTING UNDERGROUND POWER LOCATE
- EXISTING OVERHEAD POWER
- EXISTING GAS LINE LOCATE
- EXISTING COMMUNICATION LINE LOCATE
- EXISTING CONTOUR ELEVATION

ABBREVIATIONS LEGEND

SS	- SANITARY SEWER
SD	- STORM DRAIN
MH	- MANHOLE
CB	- CATCH BASIN
CO	- CLEAN OUT
PP	- UTILITY POLE
IE	- INVERT ELEVATION (FLOW LINE)
FF	- FINISH FLOOR
R.O.W.	- RIGHT-OF-WAY
FD	- FOUND
CS	- COUNTY SURVEY
IR	- IRON ROD
R	- RADIUS
BO	- BLOWOFF
S.L.	- STREET LIGHT
TC	- TOP FACE OF CURB
BW	- BACK OF WALK
CL	- CENTERLINE
FH	- FIRE HYDRANT
CI	- CURB INLET
T.O.P.	- TOP OF PIPE
FL	- FLOW LINE
PUE	- PUBLIC UTILITY EASEMENT
EX OR (E)	- EXISTING
(P)	- PROPOSED
PE	- PLAIN END
FLGD OR FLG	- FLANGED
MJ	- MECHANICAL JOINT
D.I.	- DUCTILE IRON
W/L	- WATERLINE
TW	- TOP OF WALL
SDAD	- STORM DRAIN AREA DRAIN

GRADING LEGEND

S = 0.00% - SURFACE DRAIN DIRECTION

(E)P 000.00	- EXISTING TOP OF PAVEMENT ELEVATION
(E)TC 000.00	- EXISTING TOP OF CURB ELEVATION
(E)G 000.00	- EXISTING GROUND ELEVATION
P 000.00	- DESIGN TOP OF ASPHALT PAVEMENT ELEVATION
C 000.00	- DESIGN TOP OF CONCRETE PAVEMENT ELEVATION
W 000.00	- DESIGN TOP OF SIDEWALK ELEVATION
TC 000.00	- DESIGN TOP OF CURB ELEVATION
GR 000.00	- DESIGN TOP OF GRAVEL ELEVATION
GND 000.00	- DESIGN TOP OF GROUND ELEVATION
TW 000.00	- DESIGN TOP OF WALL ELEVATION

DESIGN SYMBOL LEGEND

- DESIGN WATER METER
- DESIGN CURB INLET
- DESIGN CATCH BASIN
- DESIGN DITCH INLET
- DESIGN SS MANHOLE
- DESIGN SD MANHOLE
- DESIGN WATER VALVE
- DESIGN FIRE HYDRANT

CLIENT:
TRAVIS SHEFFIELD
139 ANKENY HILL RD SE
JEFFERSON, OR 97352
(541) 936-0980
TRAVIS@PUREENERGY.GROUP

UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

COVER SHEET

PURE ENERGY GROUP
TAX LOT 1200, MAP 10S-3W-21D
MILLERSBURG, OREGON

DATE: 03/10/2023
PROJECT: 22-272 SHEFFIELD OLD SALEM RD
DRAWN BY: ATR
CHECKED BY: BSV

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.

Sheet C100

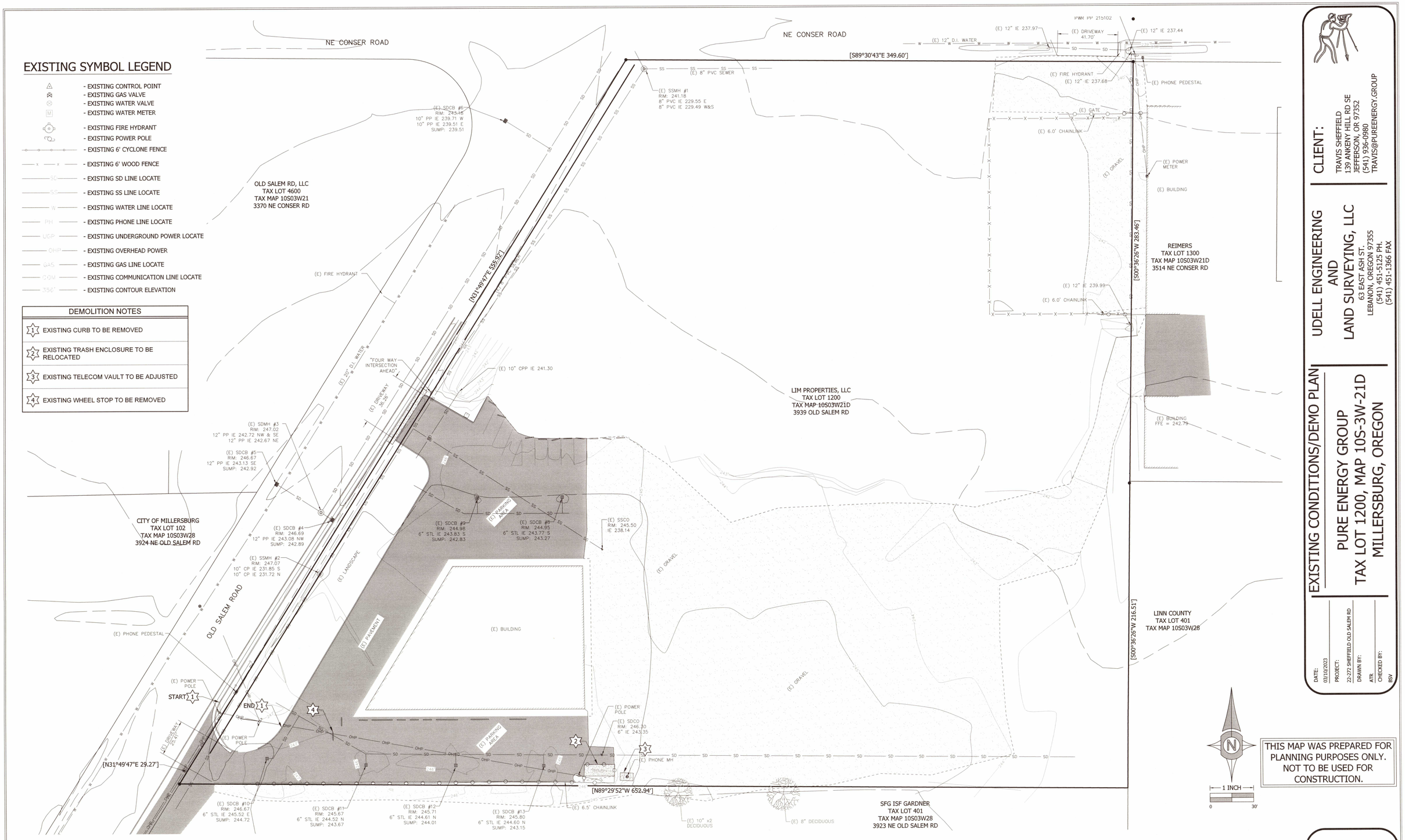
SCALE: SEE BARSCALE

EXISTING SYMBOL LEGEND

- EXISTING CONTROL POINT
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- EXISTING 6' CYCLONE FENCE
- EXISTING 6' WOOD FENCE
- EXISTING SD LINE LOCATE
- EXISTING SS LINE LOCATE
- EXISTING WATER LINE LOCATE
- EXISTING PHONE LINE LOCATE
- EXISTING UNDERGROUND POWER LOCATE
- EXISTING OVERHEAD POWER
- EXISTING GAS LINE LOCATE
- EXISTING COMMUNICATION LINE LOCATE
- EXISTING CONTOUR ELEVATION

DEMOLITION NOTES

1. EXISTING CURB TO BE REMOVED
2. EXISTING TRASH ENCLOSURE TO BE RELOCATED
3. EXISTING TELECOM VAULT TO BE ADJUSTED
4. EXISTING WHEEL STOP TO BE REMOVED



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PROJECT VERTICAL DATUM -- NGVD29

ALL ELEVATIONS ARE SHOWN ON THE VERTICAL DATUM OF NGVD29. ELEVATIONS LABELED FOR EXISTING UTILITIES AND STRUCTURES ARE BASED FROM COLLECTION OF SURVEY DATA BY UDELL ENGINEERING AND LAND SURVEYING, LLC.

CLIENT:
TRAVIS SHEFFIELD
139 ANKENY HILL RD SE
JEFFERSON, OR 97352
(541) 936-0980
TRAVIS@PUREENERGY.GROUP

UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

EXISTING CONDITIONS/DEMO PLAN

PURE ENERGY GROUP
TAX LOT 1200, MAP 10S-3W-21D
MILLERSBURG, OREGON

DATE: 03/10/2023
PROJECT: 22-272 SHEFFIELD OLD SALEM RD
DRAWN BY: ATR
CHECKED BY: BSV

Sheet C101

SCALE: SEE BARSCALE

SFPP LP & KINDER MORGAN
ENERGY PARTNERS
TAX LOT 1100
TAX MAP 10S03W21D
3791 NE CONSER RD

CONSER ROAD NE
(60' R/W)

[S89°30'43"E 349.60']

(E) 12" D.I. WATER

(E) FIRE HYDRANT

OLD SALEM RD, LLC
TAX LOT 4600
TAX MAP 10S03W21
3370 NE CONSER RD

(E) FIRE HYDRANT

OLD SALEM ROAD NE
(60' R/W)

(E) 20" D.I. WATER

[N31°49'47"E 555.92']

(P) 10.0'
RIGHT-OF-WAY
DEDICATION

562.01'

(E) BUILDING

REIMERS
TAX LOT 1300
TAX MAP 10S03W21D
3514 NE CONSER RD

(P) 10' UTILITY
EASEMENT

[S00°36'26"W 283.46']

(E) BUILDING
FFE = 242.79

(P) PARCEL 1
4.50 ACRES

LIM PROPERTIES, LLC
TAX LOT 1200
TAX MAP 10S03W21D
3939 OLD SALEM RD

200.00'

CITY OF MILLERSBURG
TAX LOT 102
TAX MAP 10S03W28
3924 NE OLD SALEM RD

(E) LANDSCAPE

(E) PAVEMENT

(E) PARKING AREA

(E) GRAVEL

(E) BUILDING

71.8'

(P) PARCEL 2
1.25 ACRES

192.00'

217.00'
[S00°36'26"W 216.51']

LINN COUNTY
TAX LOT 401
TAX MAP 10S03W28

(P) PEDESTRIAN ACCESS EASEMENT

72.5'

174.2'

[N31°49'47"E 29.27']

23.18'

51.6'

52.9'

426.06'

9.0'

(P) 25.0' STORM DRAIN
EASEMENT (PRIVATE)

RECIPROCAL
ACCESS
EASEMENT

25.0'

[N89°29'52"W 652.94']

SFG ISF GARDNER
TAX LOT 401
TAX MAP 10S03W28
3923 NE OLD SALEM RD

THIS MAP WAS PREPARED FOR
PLANNING PURPOSES ONLY.
NOT TO BE USED FOR
CONSTRUCTION.

N

1 INCH
0 30'

Sheet C102

SCALE: SEE BARSCALE

CLIENT:
TRAVIS SHEFFIELD
139 ANKENY HILL RD SE
JEFFERSON, OR 97352
(541) 936-0980
TRAVIS@PUREENERGY.GROUP

UDELL ENGINEERING
AND
LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

TENTATIVE PARTITION PLAT
PURE ENERGY GROUP
TAX LOT 1200, MAP 10S-3W-21D
MILLERSBURG, OREGON

DATE: 03/10/2023
PROJECT: 22-272 SHEFFIELD OLD SALEM RD
DRAWN BY: ATR
CHECKED BY: BSV

VEHICLE PARKING SUMMARY PER TABLE 14, SEC 3.03

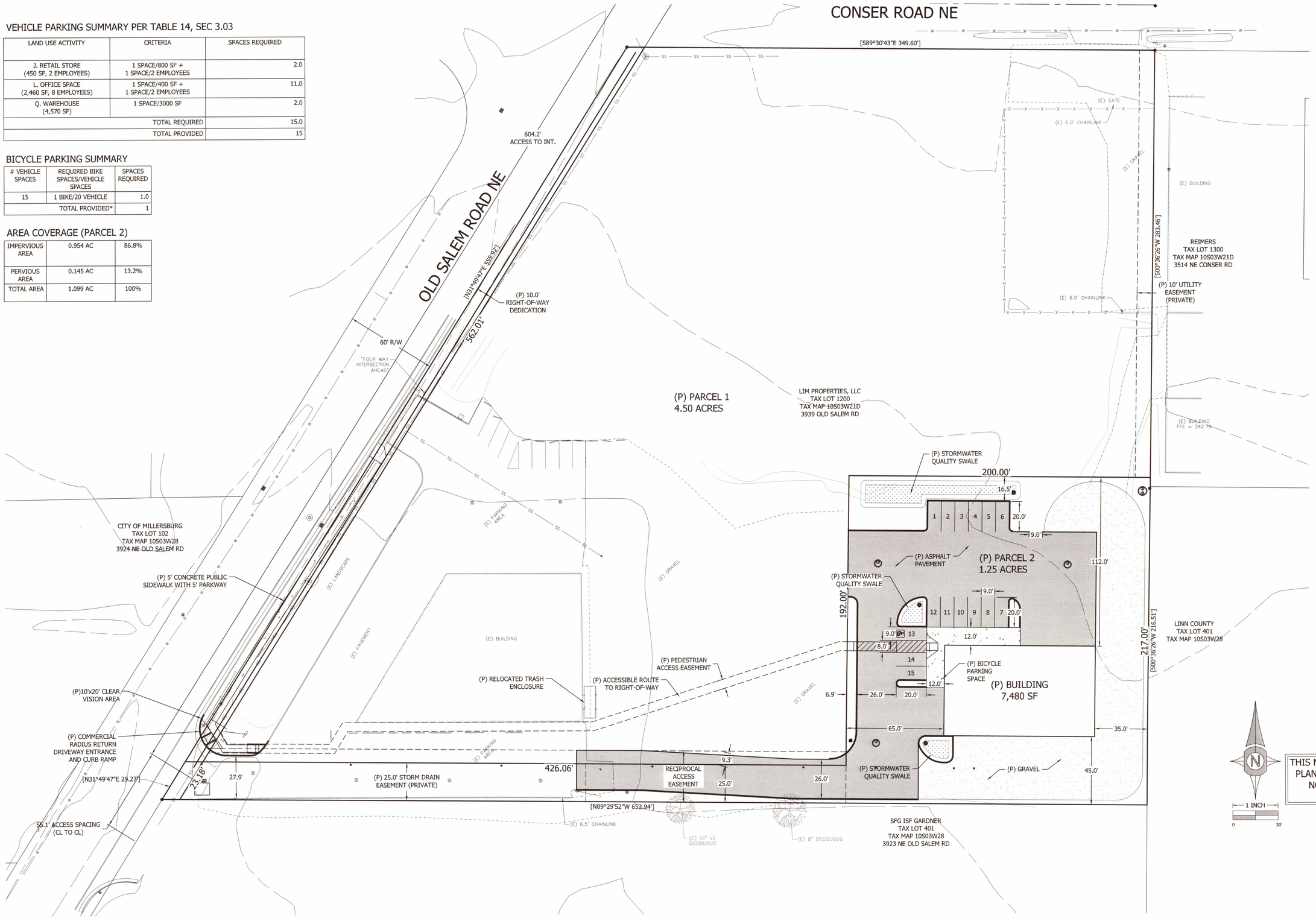
LAND USE ACTIVITY	CRITERIA	SPACES REQUIRED
J. RETAIL STORE (450 SF, 2 EMPLOYEES)	1 SPACE/800 SF + 1 SPACE/2 EMPLOYEES	2.0
L. OFFICE SPACE (2,460 SF, 8 EMPLOYEES)	1 SPACE/400 SF + 1 SPACE/2 EMPLOYEES	11.0
Q. WAREHOUSE (4,570 SF)	1 SPACE/3000 SF	2.0
	TOTAL REQUIRED	15.0
	TOTAL PROVIDED	15

BICYCLE PARKING SUMMARY

# VEHICLE SPACES	REQUIRED BIKE SPACES/VEHICLE SPACES	SPACES REQUIRED
15	1 BIKE/20 VEHICLE	1.0
	TOTAL PROVIDED*	1

AREA COVERAGE (PARCEL 2)

IMPERVIOUS AREA	0.954 AC	86.8%
PERVIOUS AREA	0.145 AC	13.2%
TOTAL AREA	1.099 AC	100%



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TRAVIS SHEFFIELD
139 ANKENY HILL RD SE
JEFFERSON, OR 97352
(541) 936-0980
TRAVIS@PUREENERGY.GROUP

UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

PRELIMINARY CIVIL SITE PLAN
PURE ENERGY GROUP
TAX LOT 1200, MAP 10S-3W-21D
MILLERSBURG, OREGON

DATE: 03/10/2023
PROJECT: 22-272 SHEFFIELD OLD SALEM RD
DRAWN BY: ATR
CHECKED BY: BSV

Sheet C200

SCALE: SEE BARSCALE

LIM PROPERTIES, LLC
TAX LOT 1200
TAX MAP 10S03W21D
3939 OLD SALEM RD

(E) 12" IE 239.99

(E) 6.0' CHAINLINK

(E) BUILDING
FFE = 242.79

800 SF

200.00'

145 SF

192.00'

165 SF

217.00'

[S00°36'36"W 216.51']

(P) BUILDING
7,480 SF

LINN COUNTY
TAX LOT 401
TAX MAP 10S03W28

(E) SSCO
RIM: 245.50
IE: 238.14

(E) GRAVEL

(E) POWER POLE

(E) SDCO
RIM: 246.30
6" IE: 243.35

(E) PHONE MH

[N89°29'52"W 652.94']

(E) 6.5' CHAINLINK

(E) 10" x2 DECIDUOUS

(E) 8" DECIDUOUS

SFG ISF GARDNER
TAX LOT 401
TAX MAP 10S03W28
3923 NE OLD SALEM RD

GRADING LEGEND

362	- EXISTING SURFACE CONTOUR ELEVATION
	- EXISTING SURFACE DRAIN DIRECTION
	- DESIGN SURFACE DRAIN DIRECTION
(E)	- EXISTING
(P)	- PROPOSED

PROPOSED STORM DRAIN NOTES

1	PROPOSED PRIVATE STORM DRAIN PIPE - SIZE TO BE DETERMINED WITH BUILDING PERMIT SUBMITTAL.
2	PROPOSED PRIVATE WATER QUALITY SWALE WITH PERFORATED UNDERDRAIN PIPE. MINIMUM BOTTOM AREA PER PLAN.
3	PROPOSED PRIVATE BEEHIVE STYLE INLET WITH LOW RIM SET 6" ABOVE SWALE BOTTOM.
4	PROPOSED PRIVATE MANHOLE.
5	PROPOSED PRIVATE FLOW-CONTROL MANHOLE.
6	PROPOSED UNDERGROUND DETENTION CHAMBERS WITH MINIMUM 4,660 CF OF TOTAL STORAGE.
7	PROPOSED PRIVATE STORM DRAIN OUTFALL TO EXISTING DITCH.

N

1 INCH
0 20'

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TRAVIS SHEFFIELD
139 ANKENY HILL RD SE
JEFFERSON, OR 97352
(541) 936-0980
TRAVIS@PUREENERGY.GROUP

UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

GRADING AND DRAINAGE PLAN

PURE ENERGY GROUP
TAX LOT 1200, MAP 10S-3W-21D
MILLERSBURG, OREGON

DATE: 03/10/2023
PROJECT: 22-272 SHEFFIELD OLD SALEM RD
DRAWN BY: ATR
CHECKED BY: BSV

Sheet C300

SCALE: SEE BARSCALE

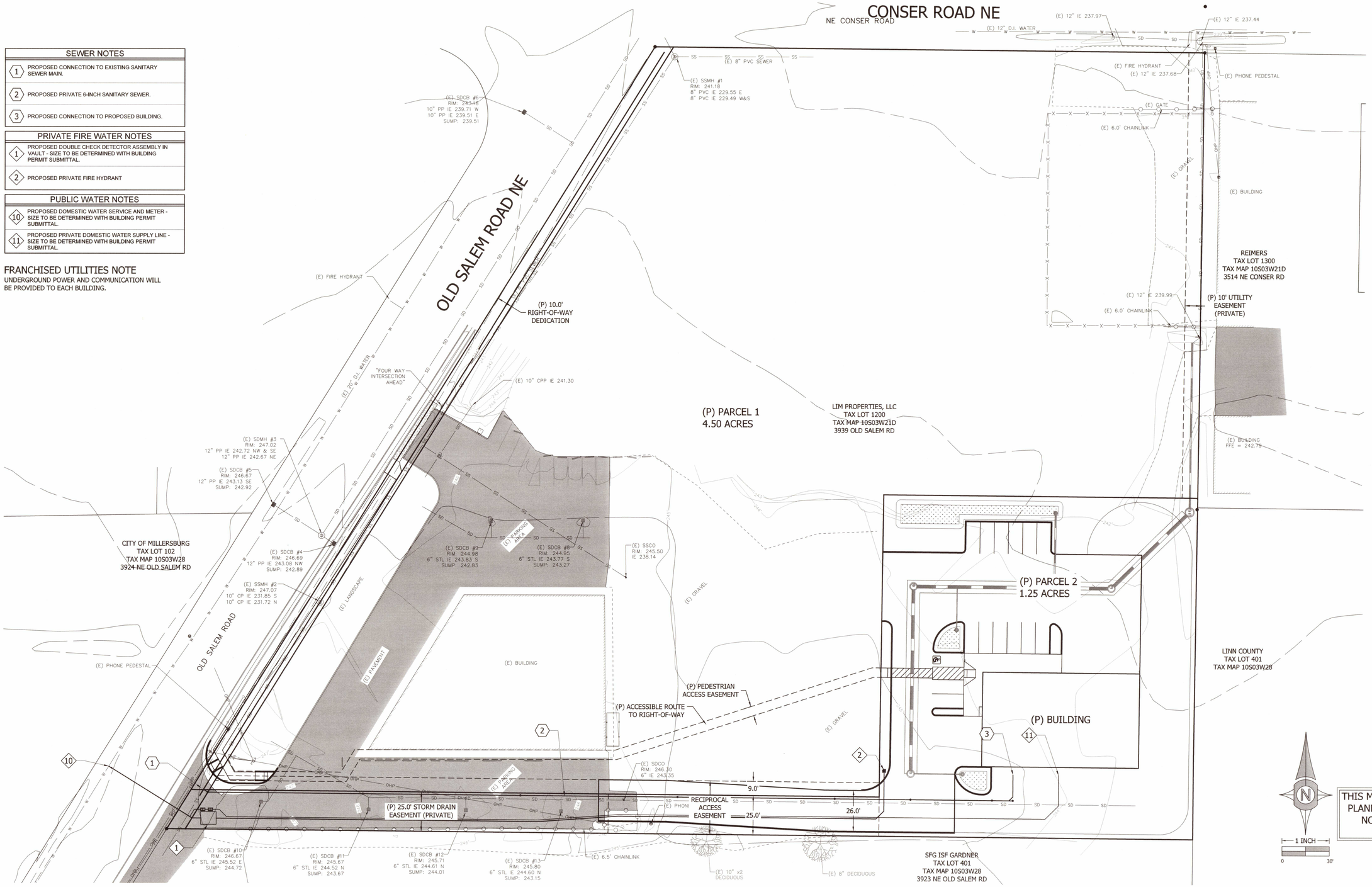
SEWER NOTES	
1	PROPOSED CONNECTION TO EXISTING SANITARY SEWER MAIN.
2	PROPOSED PRIVATE 6-INCH SANITARY SEWER.
3	PROPOSED CONNECTION TO PROPOSED BUILDING.

PRIVATE FIRE WATER NOTES	
1	PROPOSED DOUBLE CHECK DETECTOR ASSEMBLY IN VAULT - SIZE TO BE DETERMINED WITH BUILDING PERMIT SUBMITTAL.
2	PROPOSED PRIVATE FIRE HYDRANT

PUBLIC WATER NOTES	
10	PROPOSED DOMESTIC WATER SERVICE AND METER - SIZE TO BE DETERMINED WITH BUILDING PERMIT SUBMITTAL.
11	PROPOSED PRIVATE DOMESTIC WATER SUPPLY LINE - SIZE TO BE DETERMINED WITH BUILDING PERMIT SUBMITTAL.

FRANCHISED UTILITIES NOTE

UNDERGROUND POWER AND COMMUNICATION WILL BE PROVIDED TO EACH BUILDING.



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CLIENT:
TRAVIS SHEFFIELD
139 ANKENY HILL RD SE
JEFFERSON, OR 97352
(541) 936-0980
TRAVIS@PUREENERGY.GROUP

UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

UTILITY PLAN

PURE ENERGY GROUP
TAX LOT 1200, MAP 10S-3W-21D
MILLERSBURG, OREGON

DATE: 03/10/2023
PROJECT: 22-272 SHEFFIELD OLD SALEM RD
DRAWN BY: ATR
CHECKED BY: BSV

Sheet C400

SCALE: SEE BARSCALE

CONSER ROAD NE

[S89°30'43"E 349.60']

OLD SALEM ROAD NE

[N31°49'47"E 655.92']

OLD SALEM RD, LLC
TAX LOT 4600
TAX MAP 10S03W21
3370 NE CONSER RD

(E) PUBLIC FIRE HYDRANT

"FOUR WAY INTERSECTION AHEAD"

LIM PROPERTIES, LLC
TAX LOT 1200
TAX MAP 10S03W21D
3939 OLD SALEM RD

(E) PUBLIC FIRE HYDRANT

(E) PHONE PEDESTAL

(E) GATE

(E) 6.0' CHAINLINK

(E) GRAVEL

OHP

[S00°36'26"W 283.46']

REIMERS
TAX LOT 1300
TAX MAP 10S03W21D
3514 NE CONSER RD

(E) 6.0' CHAINLINK

CITY OF MILLERSBURG
TAX LOT 102
TAX MAP 10S03W28
3924 NE OLD SALEM RD

(E) LANDSCAPE

(E) PARKING AREA

(E) GRAVEL

(E) PAVEMENT

(E) BUILDING

(E) PHONE PEDESTAL

OHP

[N31°49'47"E 29.27']

27.9'

(P) 25.0' STORM DRAIN EASEMENT (PRIVATE)

RECIPROCAL ACCESS EASEMENT

[N89°29'52"W 652.94']

(E) 6.5' CHAINLINK

(E) 10" x2 DECIDUOUS

(E) 8" DECIDUOUS

SFG ISF GARDNER
TAX LOT 401
TAX MAP 10S03W28
3923 NE OLD SALEM RD

(P) PUBLIC FIRE HYDRANT

20.0'

R48.0' (TYP)

R28.0' (TYP)

(P) BUILDING
7,480 SF

[S00°36'26"W 216.51']

LINN COUNTY
TAX LOT 401
TAX MAP 10S03W28

N

1 INCH

0 30'

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JEFFERSON, OR 97352
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TRAVIS@PUREENERGY.GROUP

UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH
(541) 451-1366 FAX

FIRE ACCESS PLAN

PURE ENERGY GROUP
TAX LOT 1200, MAP 10S-3W-21D
MILLERSBURG, OREGON

DATE: 03/10/2023
PROJECT: 22-272 SHEFFIELD OLD SALEM RD
DRAWN BY: ATR
CHECKED BY: BSV

Sheet C500

SCALE: SEE BARSCALE