



**City of Millersburg
TENTATIVE DECISION**

May 23, 2025

File No: SP 25-01 Construction Equipment Storage

Proposal: The applicant is proposing to locate a construction equipment storage yard on property that already contains an office building for the construction business. The yard will be about 1.5 acres.

I. BACKGROUND

- A. Applicant: Ron Reimers
- B. Location: 3939 NE Old Salem Road
- C. Review Type: The proposed Site Development Review, pursuant to the Development Code Chapter 5.05, requires a Type II permit. A Type II permit is a staff level, quasi-judicial review, and does not require a hearing. A public 14-day notice is required to all neighbors within 100 feet of the project property.
- D. Public Notice: Notice has been provided pursuant to Chapter 5.05 and 5.18 of the Millersburg Development Code. Notice was provided to all neighbors within 100 feet on May 23, 2025 and all responsible agencies on May 21, 2025. The notice provided 14 days to respond.
- E. Review Criteria: Chapter 5.05.060 Site Development Review Criteria
- F. Current Zoning: General Commercial (GC)
- G. Proposed Zoning: N/A
- H. Property Size: 4.37 acres
- I. Background: The property was recently partitioned into two parcels (PA 23-01). The newly created parcel is planned to feature a sales office and warehouse for a solar company (SP 23-01). The parent parcel features an 11,950 sq ft office building that was approved by the City in 1998 (SP98-01). The approved plans do not show, or permit, any equipment storage. Sometime after the building was constructed the area to the east of the building was used for outdoor construction equipment storage, the City shows no records of this being a permitted use. The new solar building is now being constructed in the area that has been used for outdoor storage. The owner is now requesting that the storage be re-located onto another vacant part of the property. Because the City has no record of the use being permitted, it is being treated as an all new proposal. The Development code allows for construction equipment storage in the GC Zone, pursuant to the approval of a Site Development Review Permit, as long as specific development standards are met. These are discussed in more detail below.

II. AFFECTED AGENCY, PUBLIC NOTICE, AND PUBLIC COMMENTS

Agencies:

The project was transmitted to the following agencies/departments on May 21, 2025: City of Albany, Albany Fire Department, City of Millersburg Engineer, Pacific Power, Linn County Planning and Building Department, Northwest Natural Gas, and PacifiCorp. Any comments received will be addressed in the final decision.

Public:

Notice of this tentative decision was sent out to neighbors of the site on May 23, 2025. The notice was mailed to all property owners within 100 feet of the property. Any comments received will be addressed in the final decision.

III. CRITERION CITY OF MILLERSBURG DEVELOPMENT CODE

The applicable criterion are from Code Section 5.05.060. All analysis and findings below are in addition to those provided by the applicant, which are included by reference.

The review of a site plan shall be based upon the following criteria that are applicable to the proposed development:

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

ANALYSIS: The project is in the General Commercial Zone (GC). The permitted uses are listed in the Millersburg Development Code Section 2.08.020. A construction business is listed as permitted by number (9). The Reimers Construction business has long had an office in the existing office building. Storage yards are not specifically listed as a permitted use; however, Section 2.08.060 lists the development standards for the GC Zone. Subsection (6) specifically states that outdoor storage is permitted if the storage use is ancillary to the primary use and screened. Because Reimers Construction has an office in a building on the same parcel, the storage is a permitted use. The submitted site development review materials show that the applicant is planning to use site-obscuring chain-link fencing to screen the yard from any public view areas. With this, the use meets the standards listed for outdoor storage, and the use is thereby permitted (pursuant to this Site Development Review).

The GC Zone also includes dimensional standards. These mostly apply to setbacks for structures. The application is not proposing any structures, only outdoor storage, as such most of these standards do not apply.

FINDINGS: The proposal is listed as a permitted use and meets the standards for the Zone.

(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 application materials show that the area will be graveled prior to use. This will address any dust concerns. There are no residential areas near the site, so noise will not be a concern. The applicant has had an unpermitted storage yard on the property for several years without any of the concerns from the categories listed in this criteria. The new yard is about the same size and almost in the same location. No impacts are expected.

FINDINGS: The proposed use satisfies the criteria for the reasons listed above.

(3) Provisions shall be made to address impacts and conform to all development standards in this Code. The City may impose conditions of approval intended to mitigate potential impacts. Potential impacts include, but are not limited to:

- a. Connection to, or ability to provide, adequate utilities including water, sewer, surface water drainage, power and communications, including easements, to properly serve development on the subject property in accordance with city standards.**

ANALYSIS: The proposed storage use does not require any utilities of any kind. Fire hydrants exist near the site to provide adequate fire protection. The storage use does not require water or sewer connections. No power is needed as lighting is not proposed. The project will be required to provide drainage. Due to the nature of the use a drainage study is not required. The storage use is ancillary to the existing office structure. The project is proposing to make the 1.5-acre site impervious. As such, a condition of approval has been added to require a stormwater permit and to have all drainage route through existing basins. This may be revised once comments from the Engineering department have been received.

FINDINGS: The proposed use satisfies the criteria for the reasons listed above.

- b. Provisions have been made to provide adequate parking design, traffic safety, and connectivity of internal circulation to existing and proposed streets, neighboring projects when appropriate, connecting bikeways, and pedestrian facilities.**

ANALYSIS: The use is not open to the public, the vehicles and equipment in the yard will just be stored. There is no requirement to have these adhere to any parking requirements. The yard will be located on the same parcel as other office uses, and adjacent to the approved (soon to be constructed) Pure Energy Solar building to the south of the proposed storage yard. While connectivity is not critical for a private storage yard, the project will feature gates into the yard that are accessible from the office building Parking area,

which is also connected to the parking area for Pure Energy. The criteria specifically states that connections to sidewalks and bike paths are required when appropriate. For this project, such connections would not be appropriate. There is no public access and no staff.

FINDINGS: The proposed use satisfies the criteria for the reasons listed above.

- c. **Provision of necessary improvements to streets, including the dedication of additional rights-of-way to the city and/or the improvement of traffic facilities to accommodate access for emergency vehicles, safety, and the additional traffic load generated by the proposed development of the site.**

ANALYSIS: All required street dedications and improvements were completed as part of the recent partition. No additional dedication or improvements are required. It should be noted that the two streets fronting the site are NE Old Salem Road and NE Conser Road to the north; both are Linn County roads. The project was transmitted to the County for review and comment.

FINDINGS: The proposed use satisfies the criteria for the reasons listed above.

- d. **Provision for landscaping and/or visual buffering from non-compatible uses.**

ANALYSIS: The project is proposing a 6-foot fence with slats to be used as screening. The property is surrounded by non-residential uses, though it is in an area that has been planned as the Commercial Center for the City. Because the use is not building any permanent structures that are not compatible with the City Commercial Center concept, the use is not considered incompatible with the current conditions.

FINDINGS: The proposed use satisfies the criteria for the reasons listed above.

- e. **Provisions for protections from any potential hazards.**

ANALYSIS: The proposed use is a storage yard for construction equipment, they will not be producing anything on the property. The site is not located within or near any floodplains or faults.

FINDINGS: The proposed use satisfies the criteria for the reasons listed above.

- f. **Provisions for lighting sufficient to satisfy the intended use of the property but designed in such a manner as to not present an adverse impact (as**

measured by light trespass) upon adjacent land uses or traffic movements.

ANALYSIS: The proposed use is a storage yard, as such, no lighting is needed or required. The applicant has not shown any proposed lighting on the plans. The property is also not near any residential areas, so even if lighting were to be used, it should not present any compatibility concerns.

FINDINGS: The proposed use satisfies the criteria for the reasons listed above.

g. The application complies with all applicable Design Standards.

ANALYSIS: This Millersburg Development Code does not contain design standards for all uses, they are primarily for homes and commercial businesses. While this project is located in a commercial zone, the project proposes no structures of any kind.

FINDINGS: This criteria does not apply to this project.

IV. STANDARDS

The proposed design complies with all the specifications and design requirements of Chapter 2, specifically the GC zone setbacks and siting requirements, and Chapter 3 General Provisions. The following analysis is a summary of only applicable standards or items that required additional explanation and/or additional conditions of approval to show clear consistency. Again, these are in addition to those contained in the applicant's narrative, which is incorporated here by reference.

Section 3.01.030 Application of Public Facility Standards

- (1) Application. The standards set fourth in this article shall apply to partitions, subdivisions, developments, commercial and industrial projects, singe family dwellings, duplexes, and multi-family dwellings.**

ANALYSIS: The project is a development, though no structures are proposed. The project will not require the use of any public facilities. All facilities are present on the site because there is an existing office building on the site as well. No new or expanded public facilities are required because of the nature of the proposed project.

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

Section 3.02.040 Access Standards

ANALYSIS: The site has access and all street improvements have already been made. The site fronts two streets, existing driveways exits for the use.

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

Section 3.04 Storm Drainage and Grading

ANALYSIS: All development in the City is required to provide for storm drainage. A storage yard is considered development. The applicant did not provide details regarding drainage. A condition of approval has been added that will address how the drainage on the site will be required to operate. This project has been transmitted to the City Engineer for review. At the time the staff report was drafted no comments had been received.

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

CONDITIONS OF APPROVAL:

- Prior to beginning of construction 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. Private stormwater quality facilities require the property owner to enter into a maintenance agreement. A grading permit is required for earthwork in excess of 50 cubic yards. All drainage shall channel through the stormwater systems already located on site.

Section 3.07.040 Fencing Requirements for Commercial and Industrial Zones

- (1) **Industrial or commercial fencing installed adjacent to residential areas must be sight obscuring. Fences that do not exceed six feet in height may be located or maintained on any property line within this zone, except within the clear vision triangle area and along the frontage of presentation streets. Commercial or industrial fencing intended to be placed on Old Salem Road or Conser Road frontage is subject to design review.**
- (2) **Fences intended for security purposes may be installed to a height of eight feet on any property line within the commercial and industrial zones, except within vision triangle areas and along the frontage of presentation streets. Barbed wire may be**

used as the top section for security fences, provided the barbed wires are a minimum of 72-inches above grade and do not project over public rights-of-way.

- (3) Fencing placed along Old Salem Road or Conser Road is subject to site plan review.

ANALYSIS: The site is not located adjacent to residential areas. All fences are planned to be under 6 feet in height, as noted on the applicant's plans. The fencing will be visible from NE Old Salem Road and NE Conser Road, both of which require site plan review (aka site development review). This staff report is for a site development review, therefore the project complies with this requirement. The applicant's materials explain that the fence will be site obscuring.

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

3.07.060 Fences Required for Sight-Obscuring Purposes.

- (1) Sight obscuring fences shall be constructed of an aluminum mesh fencing with slats or other solid non-vision-type fencing of such design and material that will retain its attractiveness with nominal maintenance.
- (2) The following uses are declared to require sight obscuring fences: junkyards, wrecking yards, equipment or vehicle salvage storage yards, auction blocks, lumberyards, sanitary landfills, recycling collection stations and other uses determined to be similar in nature to the aforementioned as determined by the Planning Director or designee.

ANALYSIS: The applicant's materials did not clarify what kind of site obscuring fence would be used. Conditions of approval have been added to comply. While the uses listed here do not specifically include an outdoor storage yard, because of the Zone the project is in, a sight obscuring fence is required by the Zone.

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

CONDITION OF APPROVAL:

- All fencing shall comply with the provisions of Development Code Section 3.07.060, specifically, sight obscuring fences shall be constructed of an aluminum mesh fencing with slats or other solid non-vision-type fencing of such design and material that will retain its attractiveness with nominal maintenance.

V. ACTION

Based on the above findings of fact, and the conditions of approval, the proposed project satisfies the applicable criteria and standards, and staff **tentatively** approves Site Development Review 25-01 (SP 25-01) subject to conditions of approval. The project has been transmitted to all affected agencies and neighbors within 100 feet of the site for comments.

VI. CONDITIONS OF APPROVAL

General Conditions:

1. **This approval is valid for a period of two (2) years from the date of the decision notice.**
Extensions may be granted by the City as afforded by the Millersburg Development Code. This period addresses the life of the approval prior to construction.
2. This land use approval shall substantially comply with the submitted preliminary plans included as Exhibit A, except as indicated in the following conditions. Additional development or change of use may require a new development application and approval.
3. Copies of any required federal or state permits that may be required shall be filed in the Record File of this application.
4. 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.
5. All fencing shall comply with the provisions of Development Code Section 3.07.060, specifically, sight obscuring fences shall be constructed of an aluminum mesh fencing with slats or other solid non-vision-type fencing of such design and material that will retain its attractiveness with nominal maintenance.
6. Stormwater:
 - a. Prior to beginning of construction 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. Private stormwater quality facilities require the property owner to enter into a maintenance agreement. A grading permit is required for earthwork in excess of 50 cubic yards. All drainage shall channel through the stormwater systems already located on site.

Prior to Grading:

7. The applicant must obtain a City of Millersburg Erosion Control Permit prior to construction.

8. Stormwater:

- a. Prior to beginning of construction 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. Private stormwater quality facilities require the property owner to enter into a maintenance agreement. A grading permit is required for earthwork in excess of 50 cubic yards. All drainage shall channel through the stormwater systems already located on site.

VII. NOTICES TO THE APPLICANT

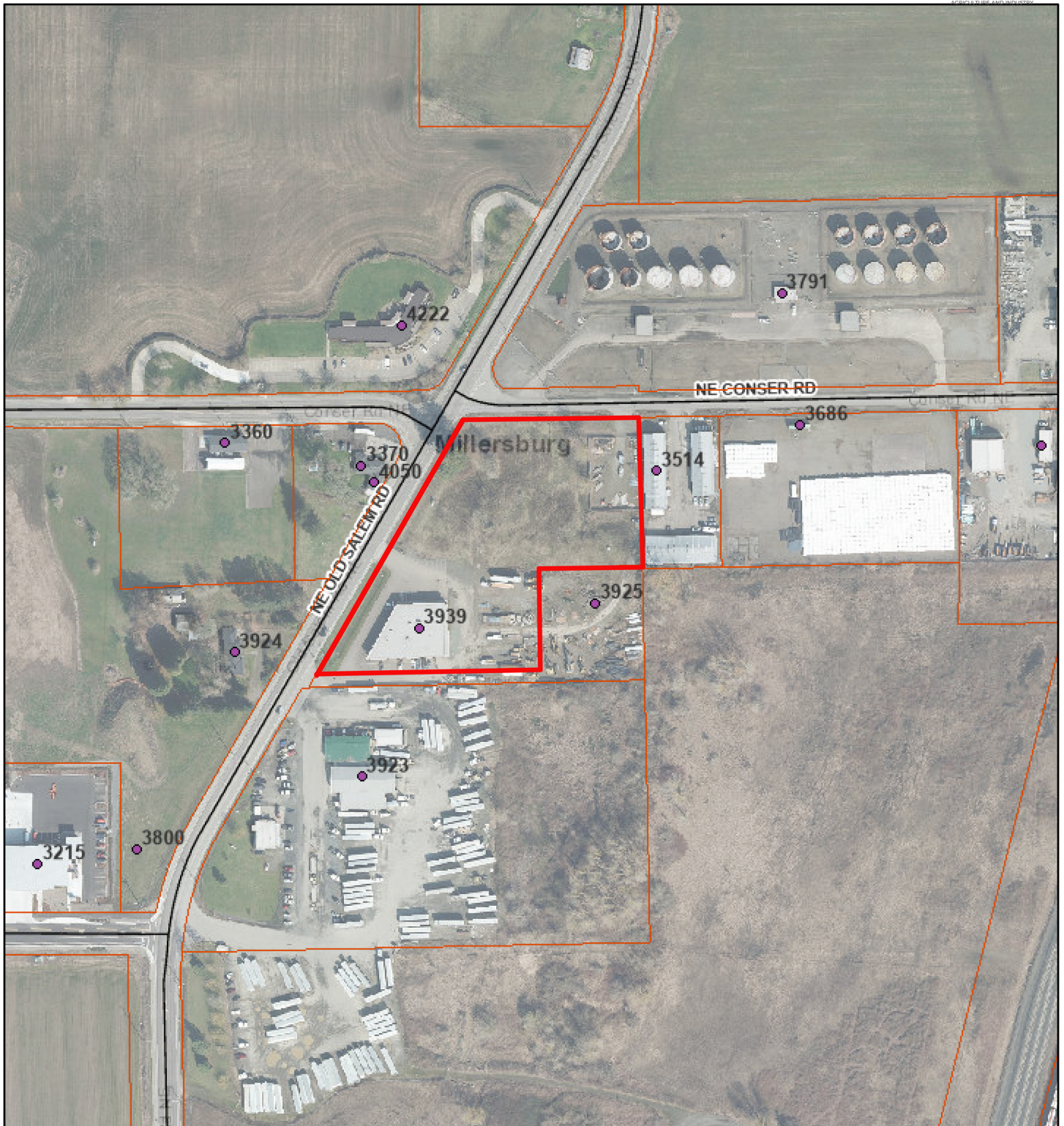
The applicant should also be aware of the following standards and processes that are required for development. These are not part of the decision on this land use case and are provided as a courtesy to the applicant. Please contact City Hall with any questions.




1. Compliance with the Conditions of Approval is the responsibility of the developer or its successor in interest.
2. Dust shall be controlled within the development during construction and shall not be permitted to drift onto adjacent properties.
3. The continual operation of the property shall comply with the applicable requirements of the Millersburg Development Code.
4. 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.
5. 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.

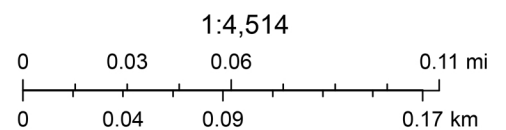
VIII. EXHIBITS

- A. Applicant's Site and development plans
- B. Vicinity Map
- C. Zoning Map

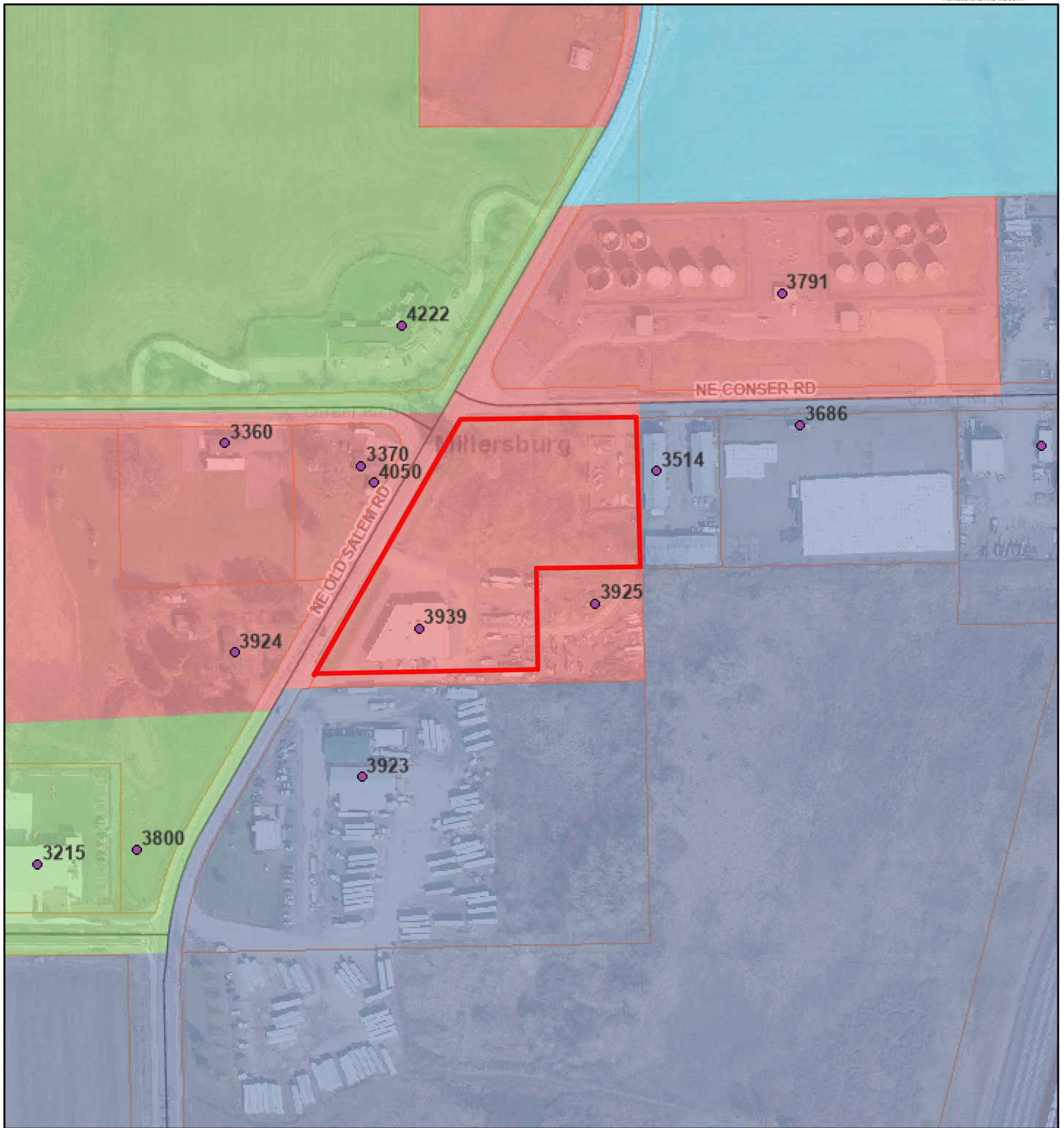
SP 25-01 Storage Yard Vicinity Map



-  Railroad
-  Tax Lots
-  Roads
-  City Limits



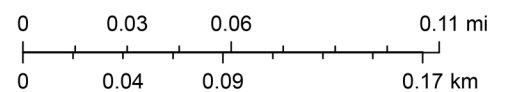
SP 25-01 Storage Yard Zoning Map



Millersburg Limiting

- | | |
|--|---|
| COMMERCIAL OFFICE | Roads |
| GENERAL COMMERCIAL | City Limits |
| GENERAL INDUSTRIAL | Tax Lots |
| PUBLIC FACILITY | Railroad |

1:4,514



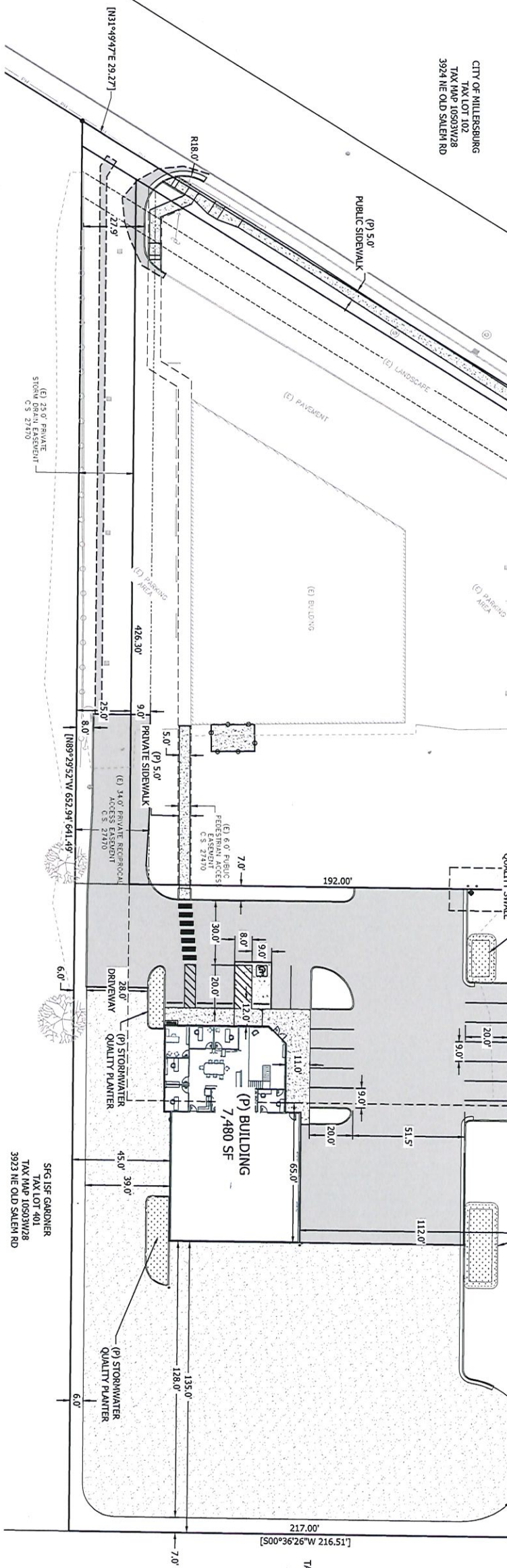
City of Linn

CONSER ROAD NE

OLD SALEM RD, LLC
TAX LOT 4600
TAX MAP 10503W21
3370 NE CONSER RD

OLD SALEM ROAD NE
[N31°49'47"E 555.92']

CITY OF MILLERSBURG
TAX LOT 102
TAX MAP 10503W28
3924 NE OLD SALEM RD



CLIENT:

PURE ENERGY GROUP
CONTACT: 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

SITE PLAN

PURE ENERGY GROUP
3925 NE OLD SALEM ROAD
MILLERSBURG, OREGON

DATE:

05/07/2024

PROJECT:

22-272 SHEFFIELD OLD SALEM RD

DRAWN BY:

ATR

CHECKED BY:

BSV

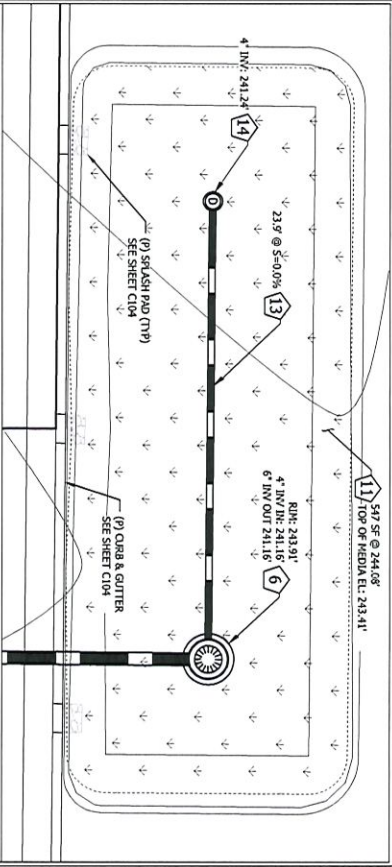
RENEWAL DEC. 31, 2026



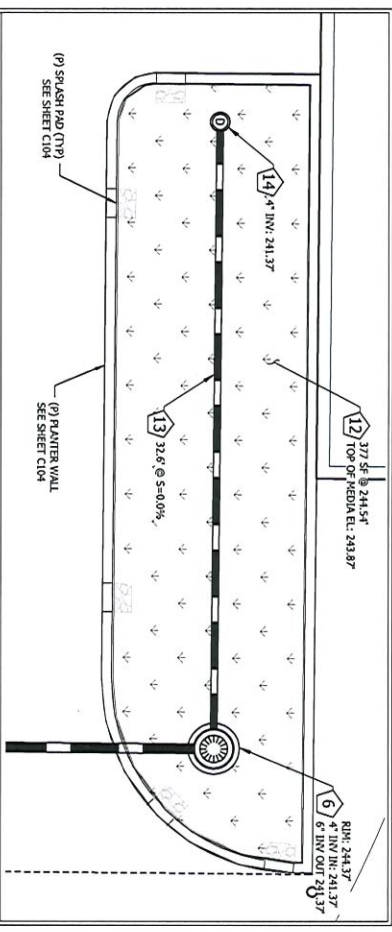
C103

SCALE: SEE BARSCALE

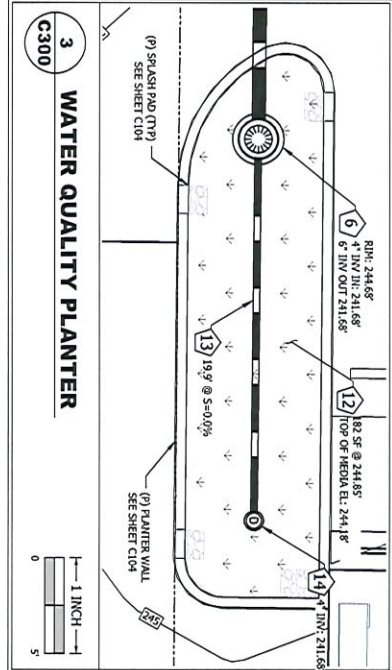
PLAN REVISIONS	
DATE	
8/8/24	CITY & FIRE COMMENTS
8/12/24	FIRE COMMENTS
1/20/25	WATERLINE REVISIONS
5/14/25	PROPERTY LINE SHIFT



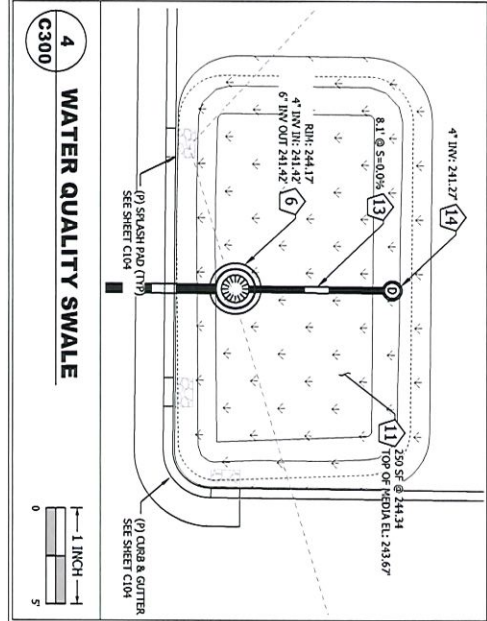
1 WATER QUALITY SWALE
C300



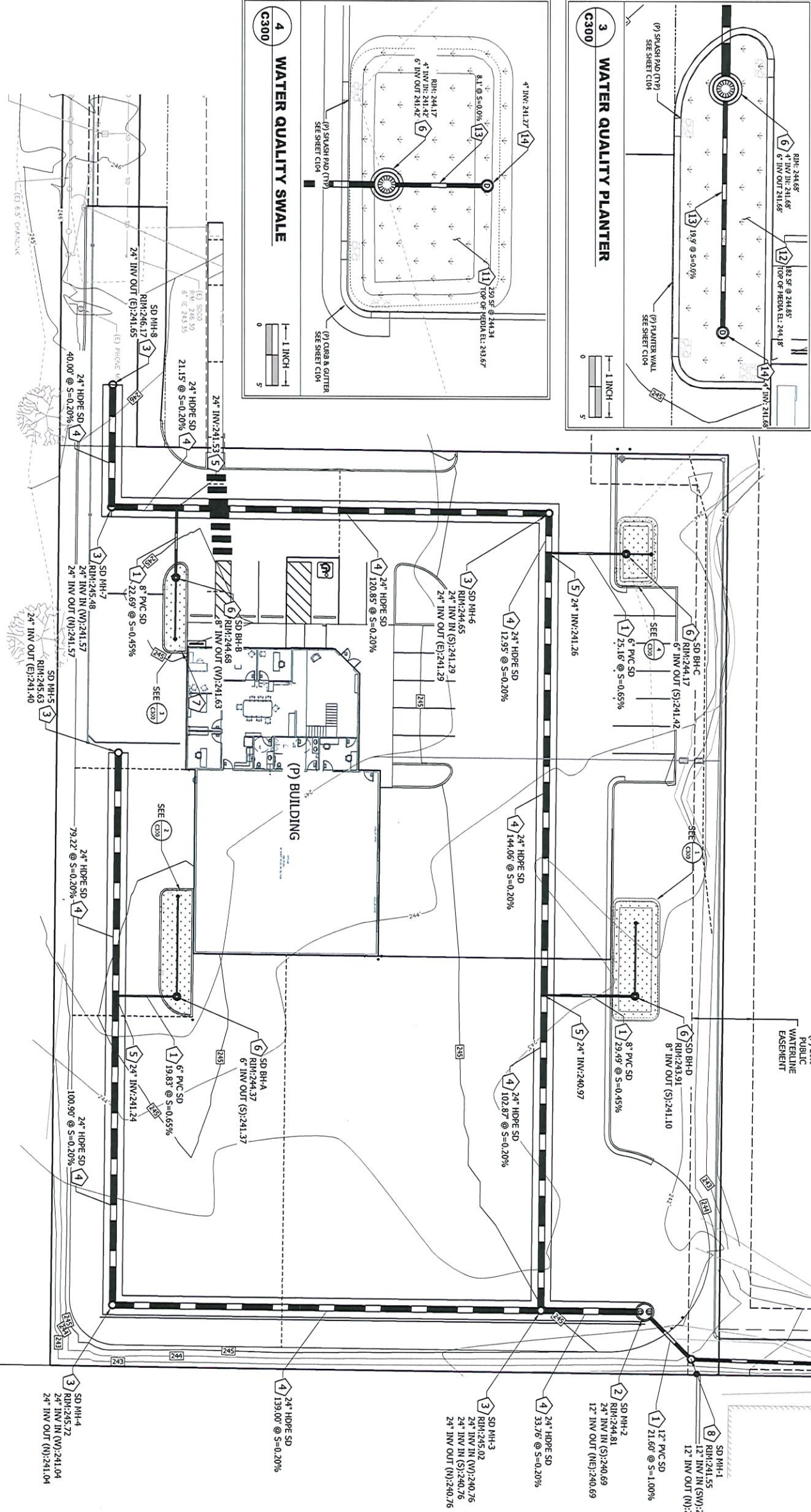
2 WATER QUALITY PLANTER
C300



3 WATER QUALITY PLANTER
C300



4 WATER QUALITY SWALE
C300



DOWNSPOUT NOTE:
CONNECT ALL ROOF DRAIN DOWNSPOUTS TO PIPED STORM DRAIN SYSTEM WITH MANUFACTURED FITTING PER CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE.

ATTENTION
CONTRACTOR SHALL POT-HOLE EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. REPORT FINDINGS TO ENGINEER.

STORM DRAIN NOTES

1. INSTALL PRIVATE PVC DRAIN, 36" DIA. STORM PIPE, SIZE PER PLAN, PER CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE.
2. MANHOLE PER DETAIL 7.
3. INSTALL PRIVATE INVERT-FAST 36" DIAMETER JUNCTION STRUCTURE WITH H-20 RATED SOLID U.D. SEE DETAIL 7.
4. INSTALL 24" PRIVATE HOPE (ADS H-12) PERFORATED, SLOPE RIGHT JOINTED PIPE PER CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE. SEE DETAIL 7.
5. INSTALL PRIVATE TEE (INSERT-TEE OR APPROVED EQUAL) MATCH THRU AND BRANCH PIPE DIAMETERS.
6. INSTALL PRIVATE BEEHIVE STYLE INLET PER DETAIL 7.
7. INSTALL ROOF DRAIN SPLASH PAD PER DETAIL 7.
8. CONNECT TO ROOF DRAIN DOWNSPOUT PER DETAIL 7.
9. INSTALL 4" TO 6" OPEN GRADED RIM AND BLANKET FOR OUTFALL PROTECTION, MIN. 48"x48" SIZE UNLESS OTHERWISE SHOWN ON PLAN.
10. INSTALL 12" DUCTILE IRON (C-50) STORM DRAIN PIPE WITH TRACER WIRE PER CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE.
11. CONSTRUCT WATER QUALITY SWALE PER DETAIL 1.
12. CONSTRUCT PLANES FOR ELEVATION AND GRADE.
13. CONSTRUCT WATER QUALITY PLANTER PER DETAIL 3.
14. CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE AND CITY OF ALBANY CONSTRUCTION SPECIFICATIONS, PER CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE.
15. CAST IRON FRAME AND COVER IN TRAFFIC AREAS.

GENERAL STORM DRAIN NOTES:

1. TRENCH BEDDING AND BACKFILL SHALL BE INSTALLED PER ALBANY STD DETAIL 205.
2. TRENCH PAVEMENT PATCHING AND RESTORATION SHALL BE PERFORMED PER ALBANY STD DETAIL 207.

IMPERVIOUS NOTE:
TOTAL PRIVATE IMPERVIOUS AREA = 54,015 SF (1,240 AC)

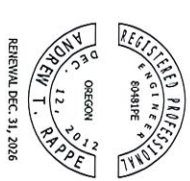


CLIENT:
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(541) 451-1366 FAX

DRAINAGE PLAN
PURE ENERGY GROUP
3925 NE OLD SALEM ROAD
MILLERSBURG, OREGON

DATE: 05/07/2024
PROJECT: 22-272 SHEFFIELD OLD SALEM RD
DRAWN BY:
ATR
CHECKED BY:
BSV



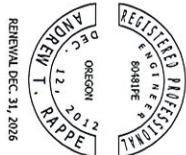
PLAN REVISIONS		DATE
CITY & FIRE COMMENTS	8/8/24	
FIRE COMMENTS	8/12/24	
WATERLINE REVISIONS	1/20/25	
PROPERTY LINE SHIFT	5/14/25	

SCALE: SEE BARSCALE



PLAN REVISIONS	DATE
CITY & FIRE COMMENTS	8/8/24
FIRE COMMENTS	8/12/24
WATERLINE REVISIONS	1/20/25
PROPERTY LINE SHIFT	5/14/25

Sheet **C103**



DATE:
05/07/2024

PROJECT:
22-272 SHEFFIELD OLD SALEM RD

DRAWN BY:

ATR

CHECKED BY:

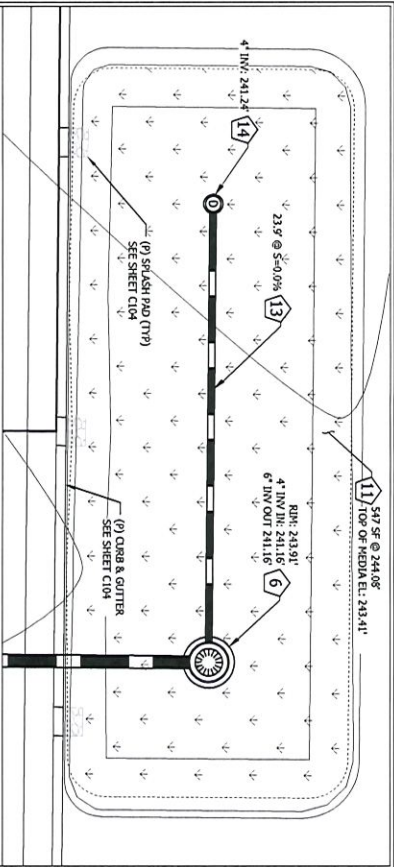
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PURE ENERGY GROUP
3925 NE OLD SALEM ROAD
MILLERSBURG, OREGON

**UDELL ENGINEERING
AND
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63 EAST ASH ST.
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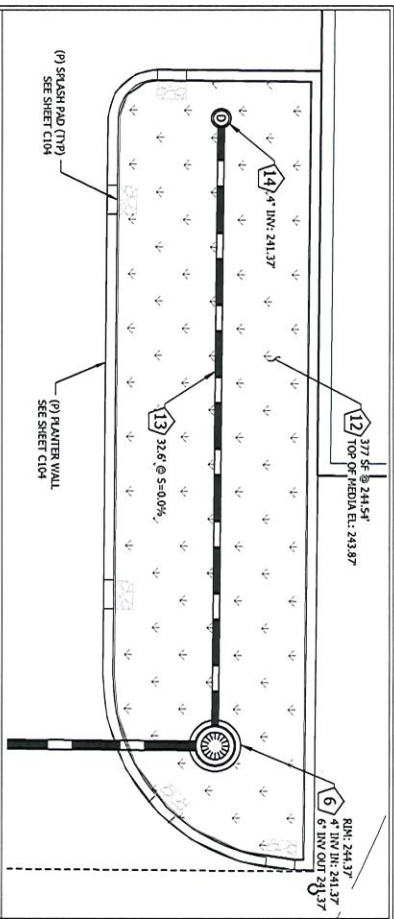
CLIENT:
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TRAVIS@PUREENERGY.GROUP





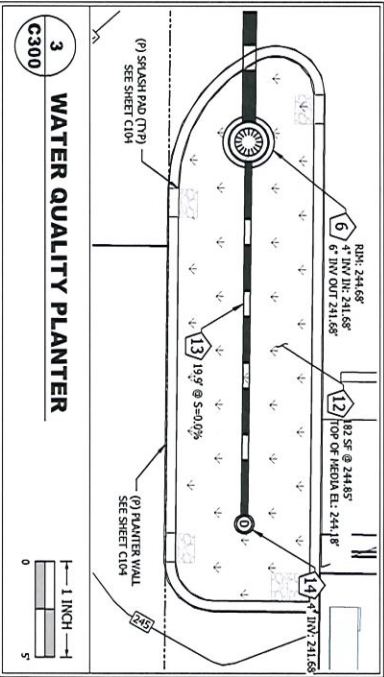
1 WATER QUALITY SWALE

C300



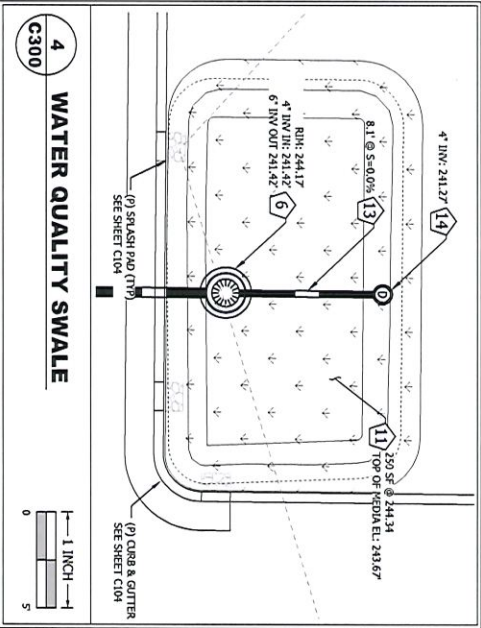
2 WATER QUALITY PLANTER

C300



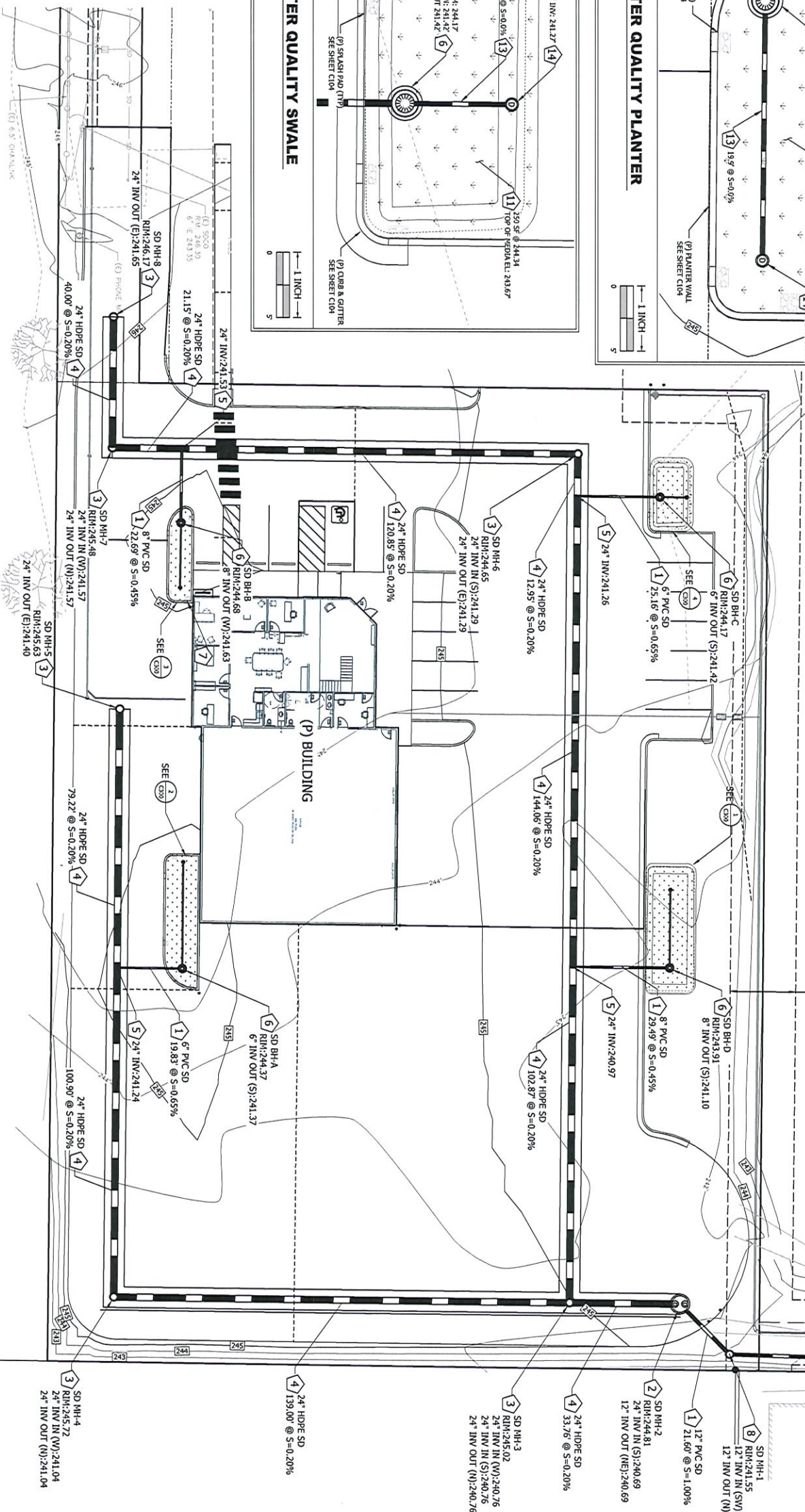
3 WATER QUALITY PLANTER

C300



4 WATER QUALITY SWALE

C300



DOWNSPOUT NOTE:
CONNECT ALL ROOF DOWNSPOUTS TO PIPED STORM DRAIN SYSTEM WITH MANUFACTURED FITTING PER CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE.

ATTENTION
CONTRACTOR SHALL POT-HOLE EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. REPORT FINDINGS TO ENGINEER.

STORM DRAIN NOTES

1. INSTALL PRIVATE PVC DRAIN, SIZE 3\"/>
2. MANHOLE PER DETAIL (609)
3. INSTALL PRIVATE INVERT 30\"/>
4. INSTALL 24\"/>
5. SOLE-NEIGH JOINTED PIPE PER CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE. SEE DETAIL (609)
6. INSTALL PRIVATE TEE INSERT-A-TEE OR APPROVED EQUAL, MATCH THRU AND BRANCH PIPE DIAMETERS.
7. INSTALL PRIVATE BEEHIVE STYLE INLET PER DETAIL (609)
8. INSTALL ROOF DRAIN SPLASH PAD PER DETAIL (609)
9. CONNECT TO ROOF DRAIN DOWNSPOUT PER DETAIL (609)
10. OTHERWISE SHOWN ON PLAN.
11. INSTALL 12\"/>
12. CONSTRUCT WATER QUALITY SWALE PER DETAIL (609)
13. CONSTRUCT TO GRADING PLANS FOR ELEVATION AND GRADE.
14. REFER TO GRADING PLANS FOR ELEVATION AND GRADE.

GENERAL STORM DRAIN NOTES:

1. TRENCH BEDDING AND BACKFILL SHALL BE INSTALLED PER ALBANY STD DETAIL 205.
2. TRENCH PAVEMENT PATCHING AND RESTORATION SHALL BE PERFORMED PER ALBANY STD DETAIL 207.

IMPERVIOUS NOTE:
TOTAL PRIVATE IMPERVIOUS AREA = 54,015 SF (1,240 AC)

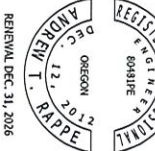


CLIENT:
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AND
LAND SURVEYING, LLC
63 EAST ASH ST.
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(541) 451-5125 PH.
(541) 451-1366 FAX

DRAINAGE PLAN
PURE ENERGY GROUP
3925 NE OLD SALEM ROAD
MILLERSBURG, OREGON

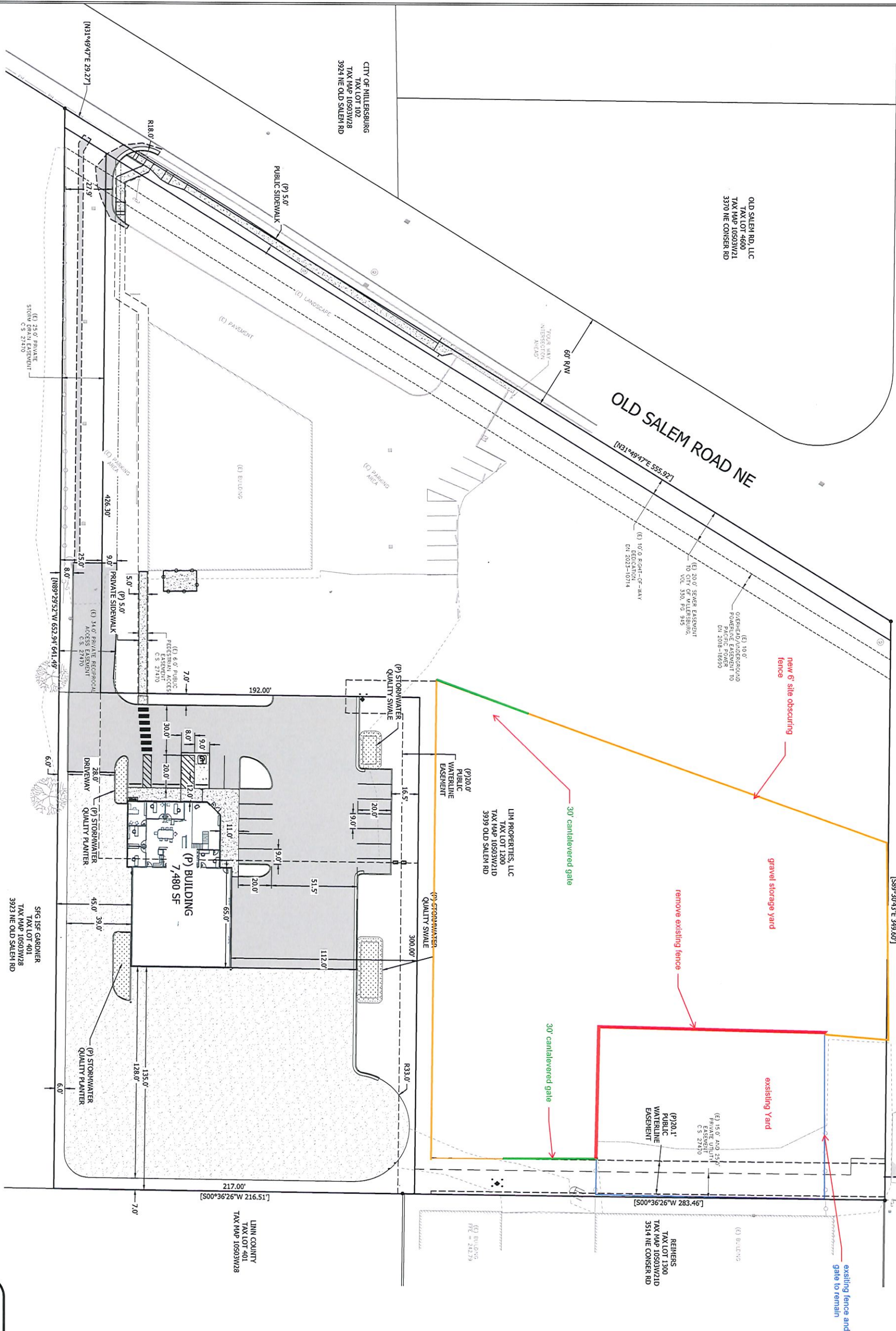
DATE:
05/07/2024
PROJECT:
22-272 SHEFFIELD OLD SALEM RD
DRAWN BY:
ATR
CHECKED BY:
BSV



PLAN REVISIONS		DATE
CITY & FIRE COMMENTS	8/8/24	
FIRE COMMENTS	8/12/24	
WATERLINE REVISIONS	1/20/25	
PROPERTY LINE SHIFT	5/14/25	

Sheet
C300
SCALE: SEE PARSCALE

CONSER ROAD NE



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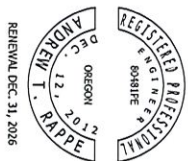
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SITE PLAN

PURE ENERGY GROUP
3925 NE OLD SALEM ROAD
MILLERSBURG, OREGON

DATE:
05/07/2024
PROJECT:
22-272 SHEFFIELD OLD SALEM RD
DRAWN BY:
ATR
CHECKED BY:
BSV



RENEWAL DEC. 31, 2026

PLAN REVISIONS		DATE
CITY & FIRE COMMENTS	8/8/24	
FIRE COMMENTS	8/12/24	
WATERLINE REVISIONS	1/20/25	
PROPERTY LINE SHIFT	5/14/25	

C103

SCALE: SEE PARSCALE

