



## **PUBLIC NOTICE**

### **AUMSVILLE PLANNING COMMISSION MEETING**

**Thursday, May 6, 2021 - 6:00 PM**

Aumsville Community Center, 555 Main Street, Aumsville, OR via ZOOM

## **AGENDA**

**CALL TO ORDER: 6:00 pm**

**VISITORS: NONE**

**PUBLIC HEARING: SDR 2021-02 995 Olney St**

1. Open Public Hearing
2. Declaration of Interests
3. Preliminary Matters
4. Opening Statement
5. Staff Report
6. Applicant Testimony
7. Proponent(s) Testimony\*
8. Opponent(s) Testimony\*
9. Governmental Agencies
10. General Testimony
11. Questions from the Public\*\*
12. Questions from the Commission
13. Applicant Summary
14. Staff Summary
15. Close or Continue the Hearing
16. Deliberation
17. Decision

### **PLANNING COMMISSION OPTIONS**

- A. Make a motion to adopt the staff report and approve the requested Site Development Review (SDR 21-02), subject to the conditions of approval as set forth in the staff report.
- B. Make a motion to adopt the staff report and approve the requested Site Development Review (SDR 21-02), with findings and conditions of approval as modified to reflect the changes made by the Planning Commission.
- C. Make a motion to deny the requested Site Development Review (SDR 21-02)
- D. Make a motion to continue the public hearing to a date and time certain and state the additional information that is needed to allow for a future decision.

**APPROVAL OF MINUTES: March 18, 2021**

**Sample Motion:** I make a motion to approve the March 18, 2021 Planning Commission Minutes as presented.

**UNFINISHED BUSINESS: NONE**

**NEW BUSINESS:**

**CORRESPONDENCE: NONE**

**OTHER BUSINESS: WORK SESSION DISCUSSION.**

**FUTURE AGENDA ITEMS: TBD**

**NEXT MEETING: to be determined.**

**ADJOURNMENT**

**\*PUBLIC COMMENT: Due to the COVID-19 Virus, Commission will Accept Public Comment by Email to [rcrowther@aumsville.us](mailto:rcrowther@aumsville.us) or drop in the City Hall payment drop box/lobby by noon on May 6, 2021.**

**\*\*VISITORS: The meeting will be conducted via video conference call. For information about how to attend the meeting, please email [rcrowther@aumsville.us](mailto:rcrowther@aumsville.us) to request instructions.**

The City of Aumsville does not, and shall not, discriminate on the basis of race, color, religion (creed), gender, gender expression, age, national origin (ancestry), disability, marital status, sexual orientation, or military status, in any of its activities or operations.

Anyone wishing to speak on an agenda item should ask to be recognized by the Chair at the beginning of that agenda item. The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities should be made at least 48 hours prior to the meeting. Please call (503)749-2030 and leave a message or Oregon Relay service for TDD at (800) 735-2900.



595 Main St. Aumsville, Oregon 97325  
 (503) 749-2030 • TTY 711 • Fax (503) 749-1852  
[www.aumsville.us](http://www.aumsville.us)

## AUMSVILLE PLANNING COMMISSION MEETING MINUTES

Thursday, March 18, 2021

The meeting was called to order at 6:18 PM via Zoom by Chair Carrie Murphy. Commissioners also present were Jennifer Molan, Matthew Curran, Chris Chytka (6:24 PM), and Tom Youmans. Commissioners absent were none. Staff present was City Administrator Ron Harding (CA Harding) and Office Assistant RYanne Crowther (OA Crowther) via Zoom. There were 0 members from the public present.

CA Harding gave an overview of recent development in the area.

### **APPROVAL OF MINUTES: January 21, 2021**

Commissioner Molan moved to approve the minutes from the January 21, 2021 meeting. Commissioner Curran seconded the motion. Voting in favor were Commissioners Murphy, Curran, Molan, Youmans, and Chytka. The motion passed unanimously.

### **PUBLIC HEARING: Aumsville Development Code - Proposed Revisions**

Staff Report: Staff report was given by CA Harding. Planning Commission and staff went through the proposed redline revisions.

After deliberation, including discussion, Commissioner Molan made a motion to recommend approval to City Council of the Development Ordinance revisions with modifications as discussed. Commissioner Chytka seconded the motion. Voting in favor were Chair Murphy and Commissioners Curran, Molan, Youmans, and Chytka. The motion passed unanimously.

**WORK SESSION:** Postponed for next meeting.

**NEXT MEETING:** TBD April 2021 – Community Center 555 Main Street, Aumsville, Oregon 97325.

**ADJOURNMENT:** 7:44 PM without objection.

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Planning Chair

## STAFF REPORT

**HEARING DATE:** May 6, 2021

**REPORT DATE:** April 29, 2021

**FILE NUMBER:** SDR 2021-02

**APPLICANT/OWNER:** Tom Youmans; 995 Olney St, Aumsville, OR 97325

**REQUEST:** Proposal is for Site Development Review approval of two additional mini-storage buildings with associated parking, landscaping, and site improvements for Aumsville Mini-Storage.

**LOCATION:** The subject property is located on the north side of Olney Street, east of Aumsville Hwy.  
Address: 995 Olney Street  
Assessor's Map: 082W25B001600

**SIZE:** 3.44 Acre

**DESIGNATION:** Comprehensive Plan Map: Industrial  
Zoning: Industrial

**ADJACENT ZONING:** North: Industrial  
South: Residential Multi-family  
East: Public  
West: Industrial

**CRITERIA:** Aumsville Development Ordinance (ADO):  
Section 08.00 Industrial  
Section 12.00 Administrative Procedures  
Section 18.00 Off-Street Parking and Loading  
Section 19.00 Signs  
Section 21.00 Site Development Review  
Section 22.00 Supplementary Zone Regulations  
Section 23.00 Landscaping Design

## I. CRITERIA AND FINDINGS – CONDITIONS OF APPROVAL

### SITE DEVELOPMENT REVIEW

Section 21.00 of the Aumsville Development Code establishes the purpose, applicability, and requirements for a Site Development Review. Specific Site Development Review decision criteria are found in Section 21.06. The review authority shall make written findings with respect to all of the following criteria when approving, approving with conditions, or denying an application:

21.05(A) The application is complete, as determined in accordance with Section 12.02 and Section 21.05.

**Findings: The applicant submitted the necessary application and the required fees. Staff finds this criterion is met.**

21.05(B) The application complies with all of the applicable provisions of the underlying land use zone, including: building and yard side and rear setbacks, lot area and dimensions, lot coverage, and other special standards as may be required for certain land uses.

**Findings:**

**Land use: The use of the site falls under Section 8.00 (Industrial-I Zone)**

(E) Other Uses

Retail and Wholesale Trade:

8. Mini-storage warehouses available to the public, including indoor or outdoor recreational vehicle storage.

**Findings: The applicant is proposing two additional storage buildings. The primary use is mini-storage with associated office and warehouse storage for company vehicles and equipment. This is a permitted use in this zone. Staff finds this criterion is met.**

8.03 Industrial Performance Standards: The discharge of solids, liquids, or gases which are detrimental to the public health, safety, and welfare causing injury to human, plant, or animal life or to property is prohibited in this industrial zone. In an I zone no land or structure shall be used or occupied unless therein continuing compliance with the following standards:

(A) Heat, glare, and light: 1. All operations and facilities producing heat, glare, or light, including exterior lighting, shall be so directed or shielded by walls, fences, evergreen plantings, that such heat, glare, or light is not reflected onto adjacent properties or streets.

**Findings: Lighting on the outside of the building will be directed at parking lots as to minimize any glare onto adjacent properties.**

(B) Noise: 1. No noise or sound in an I zone shall be of a nature which will constitute a nuisance as documented by the chief of police.

**Findings: The proposed use will not create out of the ordinary noise. This criterion is not applicable.**

(C) Sewage: 1. No categorical wastewater discharges are allowed. Adequate provisions shall be in place for the disposal of sewage and waste materials and such provisions shall meet the requirements of the city of Aumsville sewage disposal system.

**Findings: The proposed use does not have anticipated discharge. This criterion is not applicable.**

(D) Vibration: 1. No vibration other than that caused by highway vehicles and trains shall be permitted which is discernible without instruments at or beyond the property line for the use concerned.

**Findings: The proposed use will not create out of the ordinary noise. This criterion is not applicable.**

8.04 Minimum Lot Area: None.

**Findings: No minimum lot area is required in the Industrial Zone. Staff finds this criterion is met.**

8.05 Minimum Lot Width: None.

**Findings: No minimum lot area is required in the Industrial Zone. Staff finds this criterion is met.**

8.06 Maximum Lot Coverage: None.

**Findings: No minimum lot area is required in the Industrial Zone. Staff finds this criterion is met.**

8.07 Maximum Height of Structure: 70 feet.

**Findings: The elevations submitted as a part of this application indicate the proposed to be 9 feet in height from grade to base of roof line. Staff finds this criterion is met.**

8.08 Yard Requirements: None.

**Findings: No minimum lot area is required in the Industrial Zone. Staff finds this criterion is met.**

8.09 Parking and Loading: See the Parking and Loading section of this ordinance.

**Findings: Compliance with the parking provisions below**

21.06(C) Characteristics of adjoining and surrounding uses

**Findings: The subject site is located at the north side of Olney Street, east of Aumsville Hwy in the Industrial Zone. It is adjacent to Industrial use to the north and west. The property to the south is zoned Residential Multi-Family. Adjacent on the east side is Public use. The proposed use is additional mini-storage and is required screening and buffering from other uses. See below, Landscape ADO 23.05, Screening and Buffering.**

21.06(D) The application complies with the supplementary zone regulations contained in Sections 18.00, 19.00, and 22.00.

The applicable provisions in each section are noted as follows:

**Findings:** The applicable provisions in each section are noted as follows:

**Section 18.00 (Parking and Loading) Findings: Compliance with the parking provisions below.**

**Section 19.00 (Signs) Findings: The applicant is not proposing any additional signs at this time. Staff finds that this criterion is not applicable at this time.**

**Section 22.00 (Supplementary Zone Regulations) Findings: Compliance with the Supplementary Zone Regulations below.**

- 21.06(E) Conditions required as part of a land division (Section 20.00), conditional uses (Section 14.00), or other approval shall be met.  
**Findings: No other approval relevant to the subject site has been identified. Staff finds this criterion is met.**
- 21.06(F) Provision for adequate noise and/or visual buffering from non-compatible uses.  
**Findings: The proposal for an Industrial use on the subject site, located in the Industrial Zone is compatible with the surrounding uses, except for the south Multi-Family use. Public use to the east is an access road and does not require screening. Existing screening at the site on the north side of Olney meets the ADO 23.00 Landscaping Design as described below. Staff finds this criterion is met.**
- 21.06(G) Drainage and erosion control needs.  
**Findings: Any grading or improvements will require compliance with City Public Works standards regarding storm drainage. This is listed as a condition of approval. Staff finds this criterion can be met as conditioned.**
- 21.06(H) Public health factors.  
**Findings: It is not anticipated that the proposed use of the subject property will have a negative impact on the public health. Staff finds this criterion is met.**
- 21.06(I) Problems that may arise due to development within potential hazard area.  
**Findings: The subject site is not located within a potential hazard area. Staff finds this criterion is not applicable.**
- 21.06(J) Retention of existing natural features on site.  
**Findings: No natural features requiring retention have been identified on the subject site. Staff finds this criterion is not applicable.**

**Section 18.00, Off-Street Parking and Loading**

ADO 18.01 requires Off-street vehicular parking areas, off-street loading areas, and bicycle parking facilities shall be provided and maintained: (A) For any new building or structure erected.

18.03 (B) Mixed Uses. If more than one type of land use occupies a single structure or parcel of land, the total requirements for off-street automobile parking shall be the sum of the requirements for all uses, unless it can be shown that the peak parking demands are actually less (e.g., the uses operate on different days or at different times).

Section 18.05(M) Bank; office buildings; medical and dental clinic, requires 1 space per 300 sq. ft. of gross floor area, plus one space per 2 employees. Bicycle spaces required is 1.

Section 18.05(R), Warehousing and storage distribution terminals; requires 1 space per 3000 square feet plus 1 space per employee during the largest shift.

**Findings: Under 18.05 parking requirement is to accommodate the highest use of any activity or a sum of all activities in mixed use buildings. 18.05 (R) The square footage of the buildings used for storage is approximately 55,000 square feet: 1 space is required for 5000 square footage. This would require 16 spaces. 18.05 (M) Office space is**

approximately 1300 square feet, 1 space is requiring for 300 square feet plus 1 space per two employees. The applicant provided 5 employees are there during peak hours. This requires 7 spaces. The applicant has provided 12 marked parking spaces. Due to the nature of the business of mini-storage, most of the customer activity is loading/unloading on the hardscape throughout the entire site, essentially treating the entire paved surfaces as a parking/loading zone. 18.011 Bicycle parking for the office portion is applicable under 18.05(M) and 18.05 (R), requiring 5 bicycle spaces. Staff finds this criterion is to be met as conditioned below.

18.06 Off-Street Loading Requirements: Off-street loading spaces for commercial and industrial buildings shall require a minimum loading space size of 10 feet wide, 25 feet long, and 14 feet high, in the following manner:

3. Over 50,000 square feet of gross floor area 750 square feet

**Findings: The site plan provided by the applicant details adequate space for the loading zone. Staff finds this criterion is met.**

## **Section 22.00, Supplementary Zone Regulations**

22.01 Clear Vision Area:

(A) A clear vision area shall be maintained on corner lots at the intersection of public or private streets, and at the intersection of any street with an alley or driveway.

(B) A clear vision area is a triangular area, two sides of which are lot lines starting from the corner at the intersection and measured for a distance of 20 feet. In the case of driveways, the 20 feet shall be measured from the intersection of the property line with the centerline of the driveway, or the centerline for two-way drives. Where lot lines or intersections have rounded corners, the lines shall be extended in a straight line to a point of intersection (making a corner) and so measured. The third side of the triangle shall be a line connecting the non-intersecting ends of the other two lines. (See Illustrations following Section 27).

(C) Clear vision shall also include all areas adjacent to a street, 10 feet from the face of the curb, regardless of property line.

(D) A clear vision area shall contain no planting, sight-obscuring fence wall, hedge, structure, vehicle parking, or any temporary or permanent obstruction exceeding 36 inches measured from the adjacent curb elevations or established street grade if no curb exists. Trees may be located in this area, provided all branches and foliage are removed up to a height of 8 feet above the ground. The vision clearance area may be increased by the Council, Planning Commission, or Administrative Official upon finding that more sight distance is required for safety reasons. (i.e., due to traffic speeds, roadway alignment, etc.)

**Findings: The site is not on a corner lot. The preliminary site plan details adequate clear vision areas. No sight-obscuring vegetation or structure are proposed as part of this application in the clear vision area. Staff finds this criterion to be met.**

**Changes to the fence are not proposed as a part of this application. Residential accessory structures are not proposed as a part of this application. Yard exceptions are not proposed as a part of this application. The subject site is not located in a flood hazard area. The proposed**



**development is not expected to exceed the threshold of 25 or more peak-hour trips or 250 or more daily trips, and, therefore, the applicant is not required to submit a Traffic Impact Analysis.**

### **Section 23.00, Landscaping Design**

#### **23.03 Minimum Area Requirements.**

(A) The following area requirements shall be the minimum areas devoted to landscaping as listed below:

2. Industrial Developments. A minimum of 10 percent of the gross land area shall be devoted to landscaping in industrial developments.

**Findings: The site plan provided by the applicant provides only existing 1% landscaped area. Staff finds this criterion to be met as conditioned.**

#### **23.05 Screening and Buffering:**

(A) Screening shall be used to eliminate or reduce the visual impacts of the following uses and are two separate issues for the purpose of meeting the requirements:

1. Commercial and industrial uses when abutting residential uses.

**Findings: The preliminary site plan does not show an adequate landscape buffer on the street frontage of Olney Street across from Residential Multi-family use. The site plan does not adequately provide detail to meet requirements in Sections 23.05 through 23.09. Staff finds this criterion is to be met as conditioned below.**

## **II. CONDITIONS OF APPROVAL**

### **General**

1. Site development review approval shall be effective for a period of two (2) years from the date of approval.
2. Site development review approval shall be voided immediately if development on the site is a departure from the approved plan or development use.
3. If required site improvements cannot be completed before the issuance of an occupancy permit, a performance bond or other guarantee acceptable to the city attorney may be required.
4. Development shall not commence until the applicant has received all of the appropriate land use and development approvals.
5. Construction of public improvements shall not commence until the city has approved all required public improvement plans.
6. Compliance with the Conditions of Approval shall be the sole responsibility of the applicant.

### **Private Utilities**

7. In accordance with the City's Design Standards, all private utilities must be located underground.

### **Parking**

8. The developer shall provide 5 bicycle parking spaces, meeting the requirements for bicycle parking as outlined in Section 18.11 of the Aumsville Development Code.
9. Parking or storage of vehicles must meet city parking standards, including Section 18.08.

### **Landscaping**

10. Prior to the issuance of any building permit or the construction of any proposed improvements to the site, a detailed landscaping plan, showing specific species of plant, size and placement and screening and buffering requirements, following provisions in ADO Sections 23.03 through 23.09, shall be submitted to and approved by the City Administrator.

OR

Prior to the issuance of any building permit or the construction of any proposed improvements to the site, execute an in lieu of landscaping fee agreement to be paid to the city in accordance with ADO 23.01 and 23.10, as determined by the City Administrator.

### **Grading and Storm Drainage**

11. Any grading or improvements will require compliance with City Public Works standards regarding storm drainage.

## **III. PLANNING COMMISSION OPTIONS**

- A. Make a motion to adopt the staff report and approve the requested Site Development Review (SDR 21-02), subject to the conditions of approval as set forth in the staff report.
- B. Make a motion to adopt the staff report and approve the requested Site Development Review (SDR 21-02), with findings and conditions of approval as modified to reflect the changes made by the Planning Commission.

*Note: The Commissioner making the motion needs to state the reasons for the modifications and any revised conditions of approval.*

- C. Make a motion to deny the requested Site Development Review (SDR 21-02)

*Note: The Commissioner making the motion needs to state the reasons for the denial.*

- D. Make a motion to continue the public hearing to a date and time certain and state the additional information that is needed to allow for a future decision.



**RECEIVED**  
MAR 30 2021  
BY: .....

**PAID**  
MAR 30 2021  
BY: .....

595 Main St. Aumsville, Oregon 97325  
(503) 749-2030 • TTY 711 • Fax (503) 749-1852  
www.aumsville.us

*I acknowledge that if the actual cost to process and review the application by contracted or full-time staff exceeds the application fee, the applicant will be responsible for the excess charges. The fee would be considered a deposit toward the actual cost.*

FOR OFFICE USE ONLY	
Filing fee: \$1250	\$1250
Date Rec'd/Fee Pd	3/30/21
Receipt No.	10385

### SITE DEVELOPMENT REVIEW APPLICATION

#### TYPE II ACTION

Site Address/Location: 995 OLNEY ST

Applicant: TOM YOUMANS

Address: SAME

Phone: 503 580 9294 Cell: \_\_\_\_\_

Contact Email: TRYOUMANS@GMAIL.COM

Property Owner (if different than applicant): \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_

Contact Email: \_\_\_\_\_

We, the undersigned property owner(s) or authorized agent(s), request a Site Development Review to allow the construction/expansion of (short description):

2 STORAGE BUILDINGS

\_\_\_\_\_ as permitted by Section No. \_\_\_\_\_ of the **Aumsville**

**Development Ordinance** for property legally described as: SEE ATTACHED

\_\_\_\_\_

**For the following reason:** EXPANSION OF STORAGE

\_\_\_\_\_

- c) The location, size, and species of the existing and proposed plant materials (at time of planting);
- d) Existing and proposed building and pavement outlines;
- e) Specifications for soil at time of planting, irrigation if plantings are not drought tolerant (may be automatic or other approved method or irrigation) and anticipated planting schedule.

6. **Sign drawings shall be required in conformance with the city's sign ordinance (Section 19.00).**

7. **Copies of all existing and proposed restrictions and covenants.**

4. **Site Design Review – Approval Criteria:**

a) Does the application comply with all of the applicable provisions of the underlying land use zone, including: building and yard setbacks, lot area and dimensions, lot coverage, and other special standards as may be required for certain land uses?

YES  NO  **Please explain:** \_\_\_\_\_  
 \_\_\_\_\_

b) Does the proposal upgrade any existing development that does not comply with the applicable land use zone standards, in conformance with Sections 4.10 through 4.12, *Nonconforming Uses and Development*?

YES  NO  **Please explain:** \_\_\_\_\_  
 \_\_\_\_\_

c) Does the proposal match the characteristics of adjoining surrounding uses?

YES  NO  **Please explain:** \_\_\_\_\_  
 \_\_\_\_\_

d) Does the application comply with the supplementary zone regulations contained in Sections 18.00, 19.00, and 22.00?

YES  NO  **Please explain:** \_\_\_\_\_  
 \_\_\_\_\_

e) Will the application increase the parcels' or the structures' use of the public improvements facilities?

YES  NO  **Please explain:** \_\_\_\_\_  
 \_\_\_\_\_

f) Does the application address noise and/or visual buffering from non-compatible uses, drainage and erosion control needs, and public health factors?

YES  NO  **Please explain:** NOT N/A \_\_\_\_\_  
 \_\_\_\_\_

g) Does the application address problems that may arise due to development within potential hazard area and retention of existing natural features on the site?

YES  NO  **Please explain:** \_\_\_\_\_  
 \_\_\_\_\_

5. This application must be signed by the applicant and all owners of the applicable property.  
(Prepare and attach additional signatures, if necessary.)

Applicant Signature: Tom Youmans Date: 3-30-21

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Property Owner Name (please print): Tom Youmans

Property Owner Signature: Tom Youmans

Mailing Address: 995 Olney SE Amsville

Property Owner Name (please print): \_\_\_\_\_

Property Owner Signature: Tom Youmans

Mailing Address: same

**1. Current Information**

- a) Address and general location of the property: 995 Olney ST  
AUMSVILLE OH
- b) Current zoning: INDUSTRIAL
- c) Total current area (square feet): 3,23 ACRE
- d) Dimensions of the current property: 346x 465 L SHAPE
- e) Current use of the property: MINI STORAGE
- f) Number of existing structures and general description: 11
- g) Is this area served by curbs and sidewalks? **YES** **NO**
- h) Total number of employees: 5

**2. Additional Comments and Explanations**

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**3. Attachments**

- a) A certified list obtained from Marion County, or a title company, of the names of the owners of all property and their mailing addresses within 100 feet of the boundary of the subject property proposed for a site review and a page of labels. Property owned by the City of Aumsville shall not be included as part of the affected area. Please include the name and address of the applicant and property owners of the subject property. (See attached sample mailing list format)

**PLEASE SUBMIT AN ORIGINAL AND 3 COPIES OF THE APPLICATION WITH ATTACHMENTS. IN ADDITION, PLEASE SUBMIT A COPY OF ALL DOCUMENTS AS A PDF.**  
 Email: [rharding@aumsville.us](mailto:rharding@aumsville.us)

The following information shall be submitted as part of a complete application for Site Design Review:

**1. Site Analysis Map.**

- a) Containing the applicant's entire property and the surrounding property to a distance sufficient to determine the location of the development in the city, and the relationship between the proposed development site and adjacent property and development. The property boundaries, dimensions, and gross area shall be identified;
- b) Topographic contour lines at intervals determined by the city;
- c) Identification of slopes greater than 10%;
- d) Location and width of all public and private streets, drives, sidewalks, pathways, rights-of-way, and easements on site and adjoining the site;
- e) Potential natural hazard areas, including any areas identified as subject to a 100-year flood, areas subject to high water table, and areas mapped by the city, county, or state as having a potential for geologic hazards;
- f) Resource areas, including marsh and wetland areas, streams, wildlife habitat identified by the city or

- any natural resource regulatory agencies as requiring protection;
- g) Site features, including existing structures, pavement, drainage ways, and ditches;
- h) Locally or federally designated historic and cultural resources on the site and adjacent parcels or lots;
- i) The location, size and species of trees and other vegetation having a caliper (diameter) of 4 inches or greater at four feet above grade;
- j) North arrow, scale, names and addresses of all persons listed as owners on the most recently recorded deed;
- k) Name and address of project designer, engineer, surveyor, and/or planner, if applicable;
- l) Other information, as determined by the city administrator. The city may require studies or exhibits prepared by qualified professionals to address specific site features.

2. **Proposed Site Plan.** The site plan shall contain the following information, if applicable:

- a) The proposed development site, including boundaries, dimensions, and gross area;
- b) Features identified on the existing site analysis map which are proposed to remain on the site;
- c) Features identified on the existing site map, if any, which are proposed to be removed or modified by the development;
- d) The location and dimensions of all proposed public and private streets, drives, rights-of-way, and easements;
- e) The location and dimensions of all existing and proposed structures, utilities, pavement and other improvements on the site. Setback dimensions for all existing and proposed buildings shall be provided on the site plan;
- f) A calculation of the total impervious surface before development and the total effective impervious surface after development;
- g) The location and dimensions of all stormwater or water quality treatment, infiltration and/or retention facilities;
- h) The location and dimensions of entrances and exits to the site for vehicular, pedestrian, and bicycle access;
- i) The location and dimensions of all parking and vehicle circulation areas (show striping for parking stalls and wheel stops, as applicable);
- j) Pedestrian and bicycle circulation areas, including sidewalks, internal pathways, pathway connections to adjacent properties, and any bicycle lanes or trails;
- k) Loading and service areas for waste disposal, loading and delivery;
- l) Outdoor recreation spaces, common areas, plazas, outdoor seating, street furniture, and similar improvements, as applicable;
- m) Location, type, and height of outdoor lighting;
- n) Name and address of project designer, if applicable; Locations, sizes, and types of signs;
- o) Other information determined by the city administrator. The city may require studies or exhibits prepared by qualified professionals to address specific site features (e.g., traffic, noise, environmental features, natural hazards, etc.) in conformance with this code.

3. **Architectural Drawings.** Architectural drawings shall be submitted showing:

- a) Building elevations with building height and width dimensions;
- b) Building materials, color and type;
- c) The name of the architect or designer.

4. **Preliminary Grading Plan.** A preliminary grading plan prepared by a registered engineer shall be required for developments which would result in the grading (cut or fill) of 1,000 cubic yards or greater. The preliminary grading plan shall show the location and extent to which grading will take place, indicating general changes to contour lines, slope ratios, slope stabilization proposals, and location and height of retaining walls, if proposed. Surface water detention and treatment plans may also be required.

5. **Landscape Plan.** A landscape plan is required and shall show the following:

- a) The location and height of existing and proposed fences and other buffering or screening material;
- b) The location of existing and proposed terraces, retaining walls, decks, patios, shelters, and play areas;



tom youmans &lt;tryoumans@gmail.com&gt;

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**Address List Request - 995 Olney**

1 message

**OR-FNT-Salem-Customer Service Inbox** <customerservicesalem@fnf.com>

Wed, Mar 24, 2021 at 10:37 AM

To: "tryoumans@gmail.com" &lt;tryoumans@gmail.com&gt;

This message was sent securely using Zix<sup>®</sup>

Good morning,

Attached is your requested information. Please let us know if you have any questions.

Thank you!

**Justin McQuiddy**  
**Customer Service**


Fidelity National Title

500 Liberty Street SE, Suite 200 | Salem, OR 97301  
O: 503-585-7219 • F: 503-585-2238**\*\*Be aware! Online banking fraud is on the rise. If you receive an email containing WIRE TRANSFER INSTRUCTIONS call your escrow officer immediately to verify the information prior to sending funds.\*\****Any information contained in this email or attachments is considered reliable, but is not guaranteed.**Safeguarding the health and safety of our customers and employees is our top priority. We continue to follow guidelines issued by the CDC, WHO, and other state agencies related to safety protocols and virus protection. Our teams remain in service and will continue to handle our customers' transactional requests with expertise and dedication. Please note that our offices are currently open by appointment only. As circumstances continue to rapidly change, please reach out to us directly with any questions regarding your current transaction(s).***NOTICE:** The information contained in this message is proprietary and/or confidential and may be privileged. If you are not the intended recipient of this communication, you are hereby notified to: (i) delete the message and all copies; (ii) do not disclose, distribute or use the message in any manner; and (iii) notify the sender immediately.

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This message was secured by Zix<sup>®</sup> #174.

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**2 attachments** **Aerial Map - 100 Ft Radius.pdf**  
1323K



ParcelId	OwnerNmFirstB	OwnerNmLast	SiteAddr	SiteCity	SiteState	SiteZIP	OwnerAddr	OwnerCityNm	OwnerState	OwnerZIP	BadCI	BathTlCI	FinTlSdFI	LotSdFI	LandUseSdDisc
P348190	OmenNmFirstB	OmenNmLast	SiteAddr	SiteCity	SiteState	SiteZIP	OwnerAddr	OwnerCityNm	OwnerState	OwnerZIP	BadCI	BathTlCI	FinTlSdFI	LotSdFI	LandUseSdDisc
R30508	Jd Bowers Inc	8750 Aumsville F	Aumsville	OR	97317	PO Box 867	Stayton	OR	97383	0	0	0	0	173922	
R30519	Thomas	Cascade School	572 N 11th St Aumsville	OR	97325	10226 Marion Rte Turner	Aumsville	OR	97392	0	0	0	0	809780	School
R30553	Thomas	Younans	City Of Aumsville 965 Olney St Aumsville	OR	97000	995 Olney St	Aumsville	OR	97325	0	0	0	0	29062	Other
R30554	Thomas R	Younans	965 Olney St Aumsville	OR	97325	995 Olney St SE	Aumsville	OR	97325	0	0	0	0	150010	Governmental, Public
R30557	M & S Shelter LL	8820 Aumsville F	Aumsville	OR	97317	PO Box 489	Aumsville	OR	97325	0	0	0	0	32670	Warehouse, Warehouse
R30558	M & S Shelter LLC	995 Olney St SE	Aumsville	OR	97000	PO Box 489	Aumsville	OR	97325	0	0	0	0	22019	Warehouse, Storage
R30563	Sewage	City Of Aumsville	995 Olney St SE	Aumsville	OR	97325	595 Main St	Aumsville	OR	97325	0	0	0	117	Other
R30567	James & Maurae Ronald	8770 Aumsville F	Aumsville	OR	97317	720 Park Pl S	Monmouth	OR	97381	0	0	0	0	1800	Warehouse, Storage
R30581	M & S Shelter LL	8750 Aumsville F	Aumsville	OR	97317	PO Box 489	Aumsville	OR	97325	0	0	0	0	5700	Warehouse, Storage
R331782	Timothy	Singler	900 Olney St Aumsville	OR	97325	233 Cougar Ridg Port Townsend	WA	WA	98368	0	0	0	0	3968	85289 Multi Family Res (5+ Units)

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title



# DRAWINGS FOR: AUMSVILLE MINI-STORAGE UNITS

## FOR: TOM YOUMANS AUMVILLE, OREGON

**NOTES:**

- Contractor shall procure, duly charge and conform to all construction permits required by the City of Aumsville and Marion County.
- Owner to pay all project permit costs, including but not limited to utility tapping, TV, and chlorination costs. The Contractor shall coordinate with the governing jurisdiction to determine appropriate fees and provide the Owner with 48 hours notice prior to the required payment of fees or costs.
- ATTENTION:** Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 852-001-0010 through OAR 852-001-0090. You may obtain copies of the rules by calling the center. (Note: the telephone number for the Oregon Utility Notification Center is (503) 232-1987).
- Contractor to notify City, County 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 agencies with jurisdiction over the work.
- 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.
- All materials and workmanship for facilities in street right-of-way or easements shall conform to approving agencies' construction specifications wherein each has jurisdiction, including but not limited to the City, County, Oregon Health Division (OHD) and the Oregon Department of Environmental Quality (DEQ).
- 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.
- The Contractor shall perform all work necessary to complete the project in accordance with the approved construction drawings including such incidents as may be necessary to meet applicable agency requirements and provide a completed project.
- Any inspection by the City, County or other agencies 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 agency requirements.
- Contractor shall erect and maintain barricades, warning signs, traffic cones per City and County requirements in accordance with the MUTCD (including Oregon amendments). Access to driveways shall be maintained at all times. All traffic control measures shall be approved and in place prior to any construction activity.
- 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 City 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.
- 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.
- Contractor shall procure and conform to DEQ stormwater permit No. 1200C for construction activities where 1 acre or more are disturbed.
- Elevations shown on the drawings are based on City benchmark No. 5, Elevation 348.65, consisting of a Marion County Brass disk located in monument box at intersection of Aumsville Highway and Olney Road (west) Surveying for design was completed by Barker Surveying at (503) 588-8800.
- See architectural drawings for site lighting and continuation of all utilities.

**TESTING AND INSPECTION:**

- 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 arising from uninspected work.
- Unless otherwise specified, the following table outlines the minimum testing schedule for 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.

Required Testing and Frequency		Party Responsible for payment	
		Contractor	Others (see note)
<b>Streets, Parking Lots, Pads, Fills, etc.</b>			
Subgrade	1 Test/4000 SF./Lift (4 min)	✓	See note 2 & note 3
Engineered Fills	1 Test/4000 SF./Lift (4 min)	✓	See note 2 & note 3
Base/rock	1 Test/4000 SF./Lift (4 min)	✓	See note 2 & note 3
Aphalt	1 Test/6000 SF./Lift (4 min)	✓	See note 2
<b>Piped Utilities, All</b>			
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
<b>Water</b>			
Pressure	(to be witnessed by Owner's Representative or approving agency)	✓	See note 4
Bacterial Water Test	Per Oregon Health Division	✓	See note 2
Chlorine Residual Test	Per City Requirements	✓	
<b>Sanitary Sewer</b>			
Air Test	Per City or APWA Requirements, whichever is more stringent	✓	See note 4
Mandrel	95% of actual inside diameter	✓	See note 4
TV Inspection	Lines must be cleaned prior to TV work	✓	
Manhole	Vacuum test per manhole, witnessed by Owner's Representative or approving agency	✓	See note 2
<b>Storm</b>			
Mandrel	95% of actual inside diameter	✓	See note 4

**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 yrd dump truck provided by the Contractor. Borehole 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 proofroll to be as 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 manifold 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.

**EXISTING UTILITIES & FACILITIES:**

- 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.
- 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.
- Granular base/rock shall conform to the requirements of OGC (ODOT/APWA) 02830.10 (Dense Graded Base Aggregate). Compact base/rock to 95% of the maximum dry density per AASHTO T-180 test method (Modified Proctor). Written base/rock compaction test results from an independent testing laboratory must be received by the Owner's authorized representative before placing AC pavement.

- 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 protected 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 modifications without delaying the work. If grade modification is necessary, Contractor shall notify the Design Engineer and the Design Engineer or the Owner's Representative shall obtain approval from the City prior to construction.
- 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 City and Owner's Representative.
- 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.
- 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.
- Any septic tanks encountered during construction shall be pumped out. Contractor shall break bottom of tank out and backfill with pea gravel unless otherwise required by public agencies having jurisdiction. Septic tank removal to be in accordance with County sanitary requirements.
- Any wells encountered shall be abandoned per state of Oregon Water Resources Department requirements.
- Any fuel tanks encountered shall be removed and disposed of per State of Oregon DEQ requirements. Backfill with compacted granular material.
- Contractor shall coordinate and pay all costs associated with removing or abandoning any septic tanks, wells (including borehole piezometers) and fuel tanks encountered as per regulating agency requirements. When shown on the drawings, these structures shall be removed or abandoned at the Contractor's expense. The Contractor shall notify the Owner immediately upon discovery of any septic tanks, wells, or fuel tanks not shown on the drawings, and obtain concurrence from the Owner prior to proceeding with the work. The Contractor shall provide the Owner with a detailed cost breakdown of all work related to removing or abandoning said structures. The Contractor will be reimbursed on a time & materials basis or at a negotiated price as agreed by the Owner.
- 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.

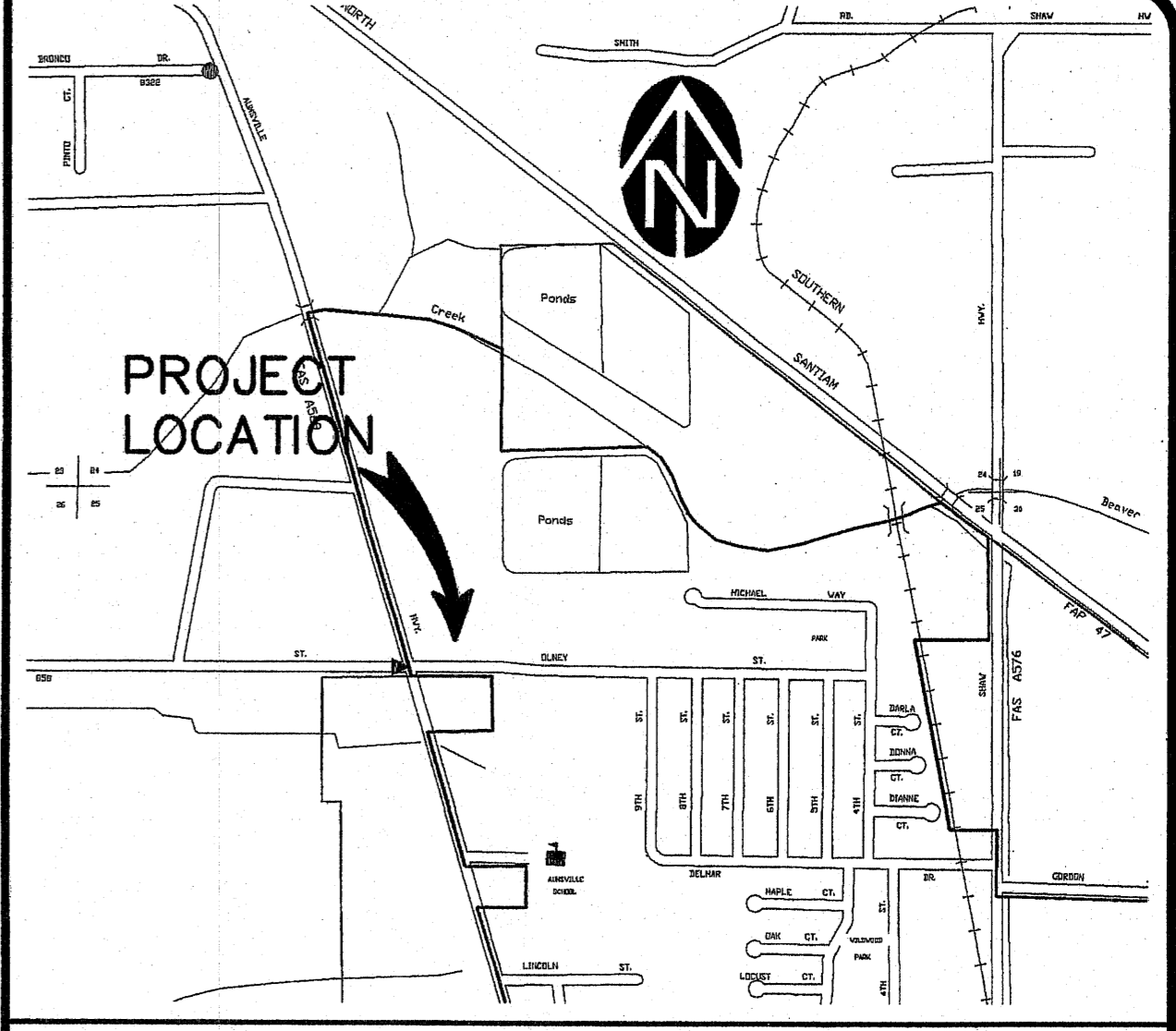
**GRADING, PAVING & DRAINAGE:**

- All materials and workmanship for compaction, fills, grading, rock and paving within the public right-of-way shall conform to City of Salem Standard Construction Specifications.
- Unless otherwise noted, all grading, rock and paving to conform to Oregon Standard Specifications for Construction (OSSC/ODOT/APWA), 2002 edition.
- 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.
- 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.
- Except as otherwise allowed by the specification, 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 embankments, engineered fills or the grading for base rock.
- All fills shall be engineered except for fills less than 18-inches in depth, which are located outside the public right-of-way, building pads, parking lots or other areas to be improved. Engineered fills shall be constructed in 8" lifts over approved subgrade. Each lift shall be compacted to 92% of the maximum dry density per AASHTO T-180 test method (Modified Proctor).
- Granular base/rock shall conform to the requirements of OGC (ODOT/APWA) 02830.10 (Dense Graded Base Aggregate). Compact base/rock to 95% of the maximum dry density per AASHTO T-180 test method (Modified Proctor). Written base/rock compaction test results from an independent testing laboratory must be received by the Owner's authorized representative before placing AC pavement.
- A.C. pavement shall conform to OSHD 00744 (Hot Mixed Asphalt Concrete Pavement) for dense graded mix. A.C. pavement for parking lots shall be Level 2 1/2-inch dense graded mix (50 blow Marshall). 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.
- For parking lots or private access drives, the final lift of AC pavement shall not be placed until after the building is fully enclosed and weatherproof, unless otherwise approved by the Owner's authorized representative.
- Unless otherwise shown on the drawings, straight grades shall be run between all finish grade elevations and/or finish contour lines shown.
- Finish pavement grades at transition to existing pavement shall match existing pavement grades or be feathered post joints with existing pavement as required to provide a smooth, free draining surface.
- 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.
- Unless otherwise shown on the drawings, no cut or fill slopes shall be constructed steeper than 2H:1V.
- All planter areas shall be backfilled with approved topsoil minimum 8" thick. Stripping materials shall not be used for planter backfill.
- Contractor shall seed and mulch all exposed slopes and disturbed areas, which are not scheduled to be landscaped.
- Grading shown on the drawings is critical to functioning of detention system and shall be strictly followed.
- Contractor shall coordinate and ensure that detention pond volumes are inspected and approved by public agencies having jurisdiction before paving and landscaping.
- CURBS & SIDEWALKS:**
- Unless otherwise shown or indicated on the drawings, 6-inches nominal curb exposure used for design of all parking lot and street grades.
- Where new curbing connects to existing curbing or is installed along existing streets or pavement, the gutter grade shall match the existing street grades so as to allow drainage from the street to the gutter and through any transitions. The Contractor shall notify the Owner's Representative in writing of any grade discrepancies or problems prior to curb placement.
- Contractor shall construct handloop access ramps at all intersections in accordance with current ADA requirements.
- Sidewalks shall be a minimum of 4-inches thick and standard driveways shall be a minimum of 6-inches thick. Commercial use driveways and alley approaches shall be minimum 8-inches thick. All curbs, sidewalks and driveways shall be constructed using 3300-psi concrete, and shall be cured with Type 1 or Type 1D clear curing compound.
- Where trench excavation requires removal of PCC curbs and/or sidewalks, the curbs and/or sidewalks shall be sawcut and removed at a toolled joint unless otherwise authorized in writing by the City. The sawcut lines shown on the drawings are schematic and not intended to show the exact alignment of such cuts.
- PIPED UTILITIES:**
- All tapping of existing municipal sanitary sewer, storm drain mains and manholes must be done by Contractor forces.
- All pipes shall be bedded with minimum 6-inches of 3/4" minus crushed rock bedding and backfilled with compacted 3/4" minus crushed rock in the pipe zone (crushed rock shall extend a minimum of 12-inches over the top of the pipe in all cases). Crushed rock trench backfill shall be used under all improved areas, including pavement, sidewalks, foundation slabs, buildings, etc.
- Granular trench bedding and backfill shall conform to the requirements of OSHD 02830.10 (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).
- Contractor shall arrange to abandon existing sewer and water services not scheduled to remain in service in accordance with approving agency requirements.
- 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.
- The end of all utility stubs shall be marked with a 2-x-4 painted white and wired to pipe stub.

- All non-metallic water, sanitary and storm sewer piping shall have an electrically conductive insulated 12 gauge copper tracer wire the full length of the installed pipe using blue wire for water and green for storm and sanitary piping. Tracer wire shall be extended up into all valve boxes, and manholes and catch basins. 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.
- 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.
- WATER SYSTEM:**
- City forces to operate all valves, including fire hydrants, on existing public mains.
- STORM DRAIN SYSTEM:**
- Storm sewer pipe materials to conform to the construction drawings and City requirements. Unless otherwise noted or shown on the drawings, storm sewer pipe materials with watertight joints shall conform to the table below. 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%).

Cover Depth	8" - 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 and rubber gaskets, ASTM 150 Type II cement--or-- PVC pipe conforming to ANMA C909 DR 18 (8"-12") or ANMA 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 SDR 35 (8"-15") or ASTM F-879 (18") with bell and spigot joints and rubber gasket. --or-- HDPE (high density polyethylene) pipe conforming to AASHTO M-252, Type S (8"-10") with gaskets conforming to ASTM F477 and ASTM D1149 or AASHTO M-294, Type S (12"-18") with watertight pressure testable fittings according to the requirements of ASTM D3212. Gaskets shall conform to the requirements of ASTM F477 and ASTM D1149 respectively.

- Contractor shall designate the pipe material actually installed on the field record drawings and provide this information for inclusion on the as-built drawings.
- 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.
- Unless otherwise approved by the Engineer, all storm drain connections shall be by manufacturer's test or facilities.
- Shoep (defect) storm sewer pipe into catch basins and manholes as required. Maximum joint deflection shall not exceed 5 degrees or manufacturers recommendations, whichever is less.
- Unless otherwise shown or directed, install storm sewer pipe in accordance with manufacturer installation guidelines.
- Before mandrel testing or final acceptance, flush and clean all storm drains, and remove all foreign material from the mainlines, manholes and catch basins.
- 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.
- FRANCHISE (PRIVATE) UTILITIES:**
- Unless otherwise shown on the drawings or approved by jurisdiction having authority, all new franchise utilities (power, cable TV, telephone & gas) shall be installed underground. Installation of franchise utilities in a common trench with public water, sanitary sewer, or storm sewer is prohibited.



VICINITY MAP

SHEET INDEX

SHT NO	DESCRIPTION
1	COVER SHEET
2	SITE PLAN
3	GRADING AND DRAINAGE PLAN
4	DETAILS

VERIFY SCALE BASED ON ORIGINAL DRAWING  
0 1" = 100' IF NOT ONE INCH ON THIS SHEET, INDUSTRY SCALE APPLIES

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DRN. - SSM  
CKD. - DBK  
DATE: JAN 05

NO. DATE DESCRIPTION REVISIONS

1

WESTTECH ENGINEERING, INC.  
CONSULTING ENGINEERS AND PLANNERS

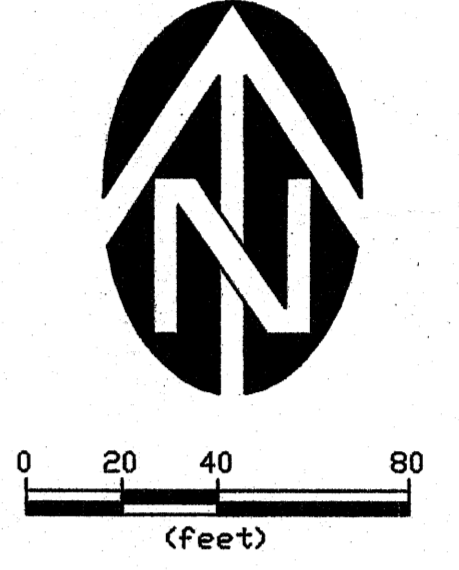
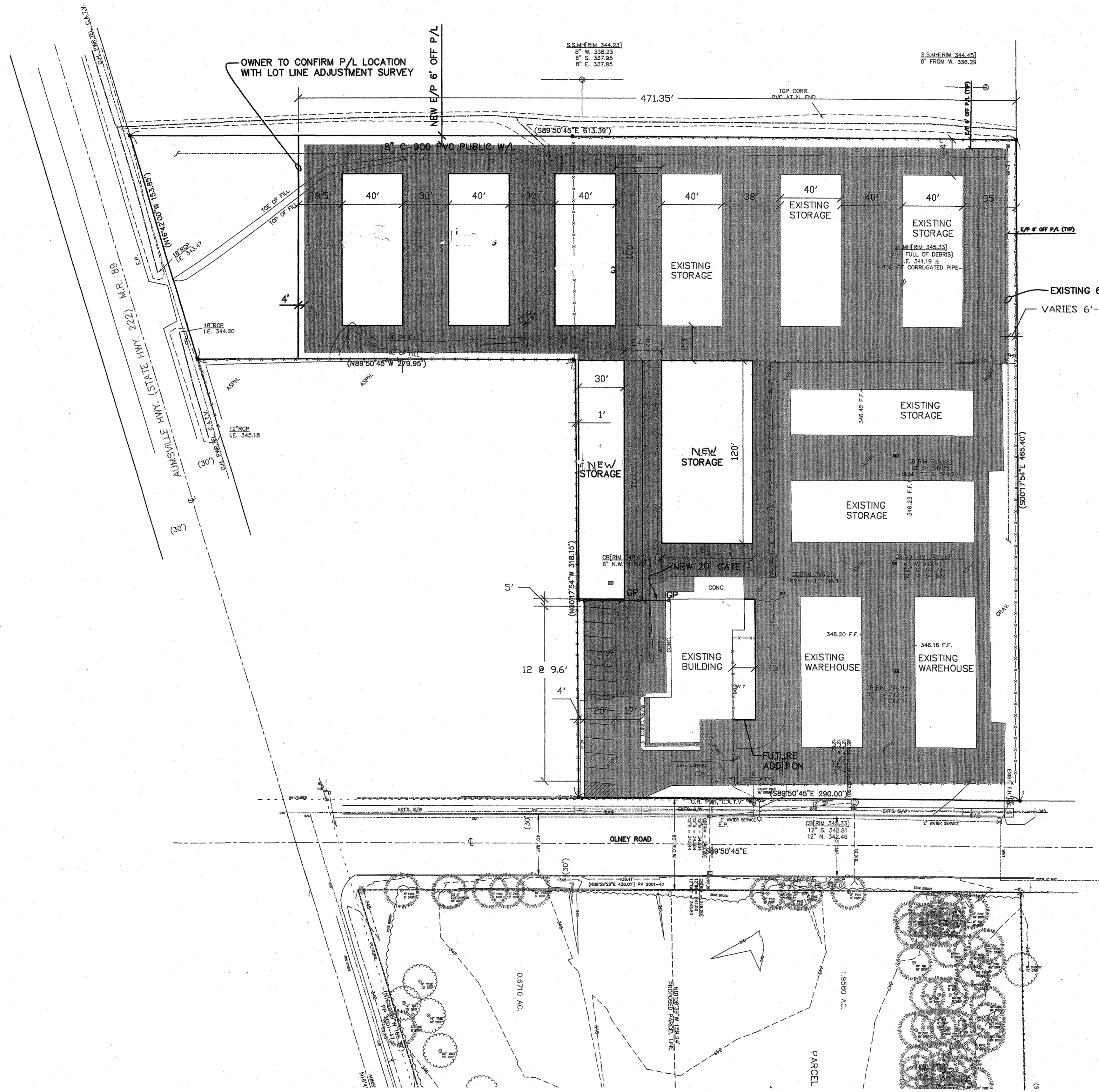
3841 Fairview Industrial Dr., S.E., Suite 100, Salem, OR 97302  
Phone: (503) 585-2474 Fax: (503) 585-3986  
E-mail: westtech@westtech-eng.com

REGISTERED PROFESSIONAL ENGINEER  
STATE OF OREGON  
NO. 10000  
DAVID B. WESTTECH

TOM YOUMANS  
AUMSVILLE, OREGON  
AUMSVILLE MINI-STORAGE UNITS EXPANSION

SHEET  
1 OF 4  
JOB NUMBER  
2019.2000.0

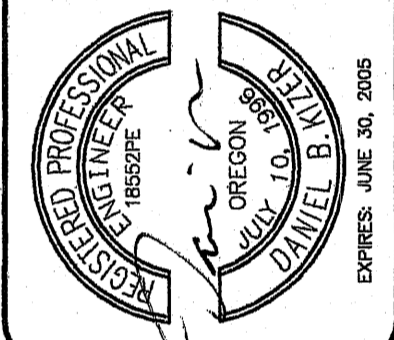
COVER SHEET



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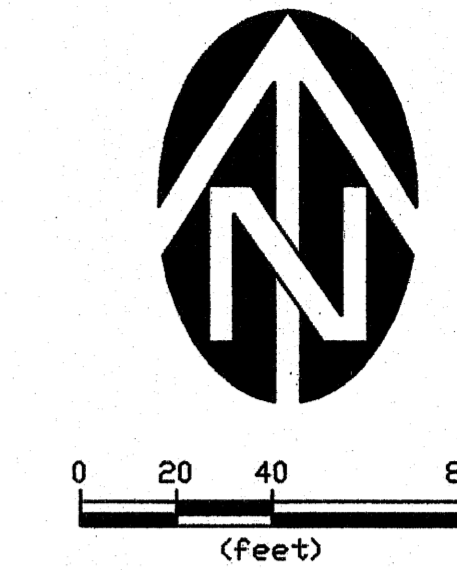
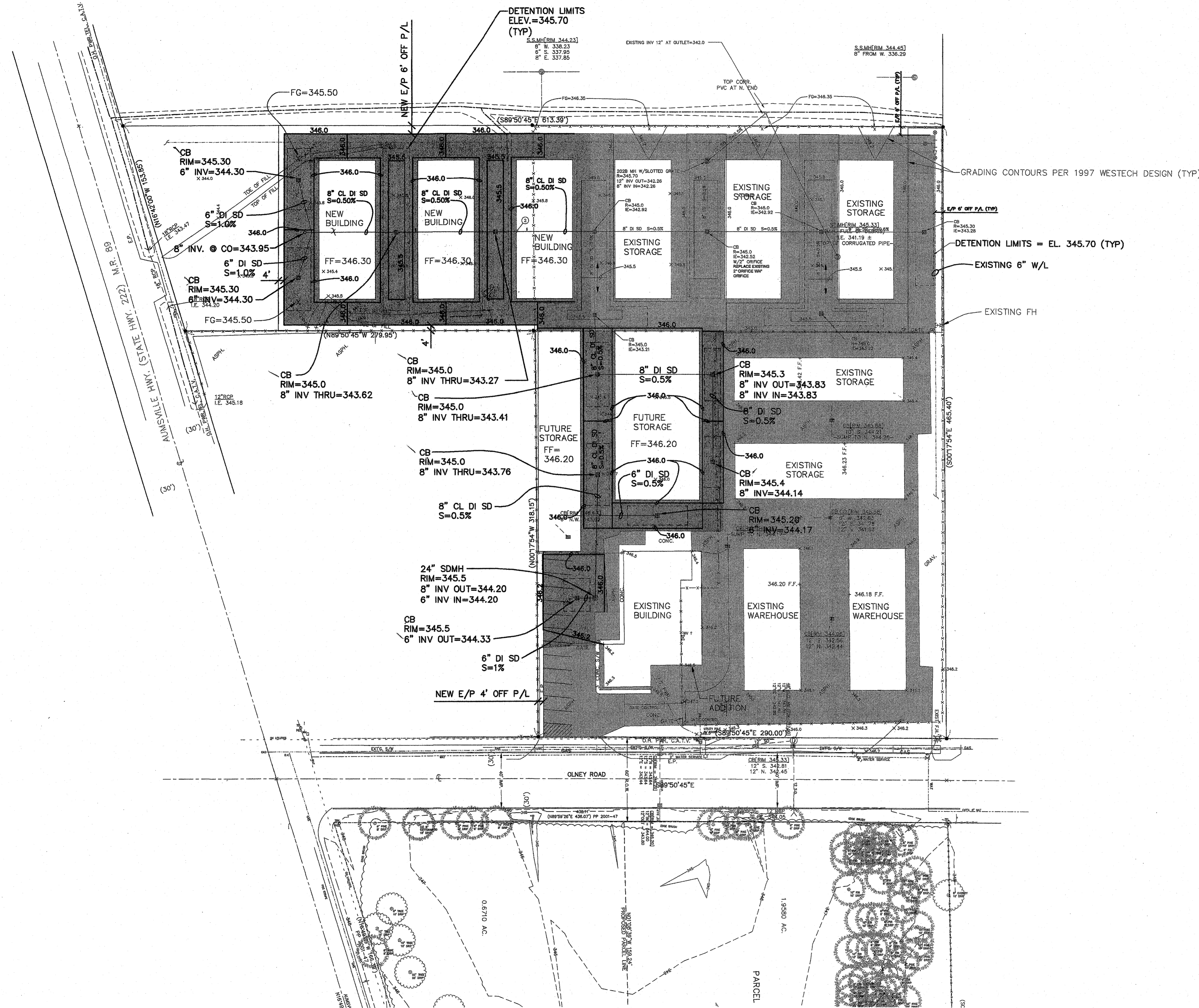


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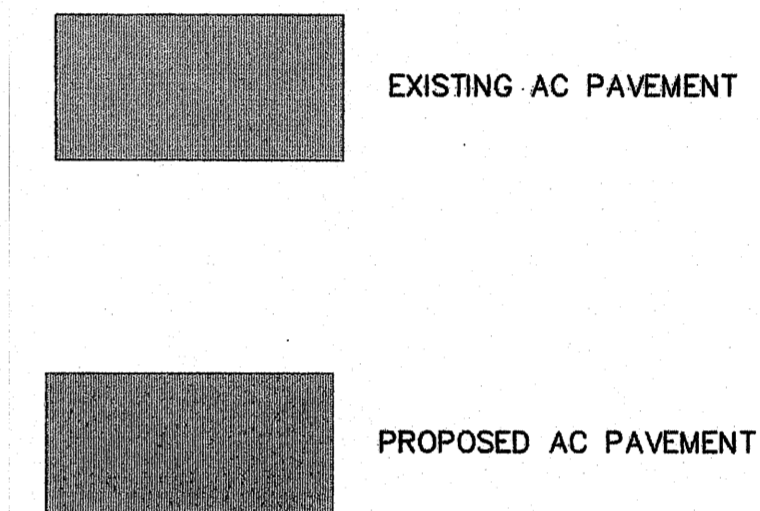
TOM YOUNG AUMSVILLE, OREGON  
 AUMSVILLE MINI-STORAGE UNITS EXPANSION

SHEET  
**2 OF 4**  
 JOB NUMBER  
 2019.2000.0



**GRADING NOTES**

- ① SAWCUT AND MATCH EXISTING AC FG
- ② COORDINATE WITH OWNER AND MINI-STORAGE DESIGNER TO MODIFY FOOTINGS AT ΔI SD CROSSING (TYP)



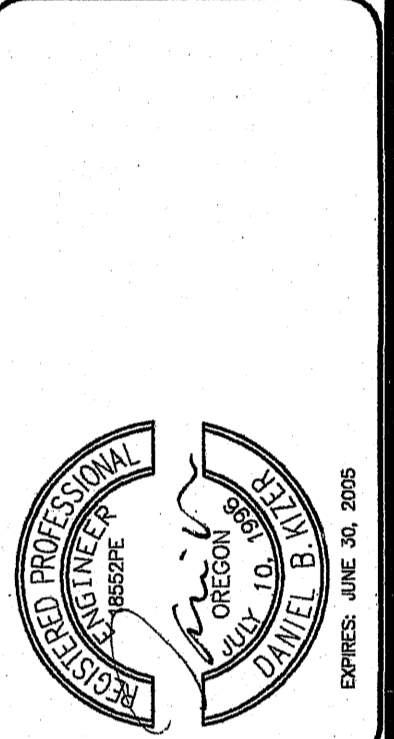
**STORM DETENTION CALC'S PER MARION COUNTY STANDARDS**

	TOTAL SITE
AREA OF IMPERVIOUS SURFACE	= 3.23 AC
DETENTION VOLUME REQ'D	= 5,076 C.F.
SURFACE DETENTION VOLUME PROVIDED	= 4,780 C.F.
PIPE DETENTION VOLUME PROVIDED	= 330 C.F.
HIGHWATER LIMITS	= ELEV. 345.70
ALLOWED DISCHARGE RATE	= 0.64 C.F.S.
HEAD OVER ORIFICE	= 3.03 FT.
ORIFICE DIAMETER	= 4.0 IN.
TOTAL SITE AREA	= 3.52 AC

NO.	DATE	DESCRIPTION	BY

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 SCALES ACCORDINGLY

DATE: JAN 05



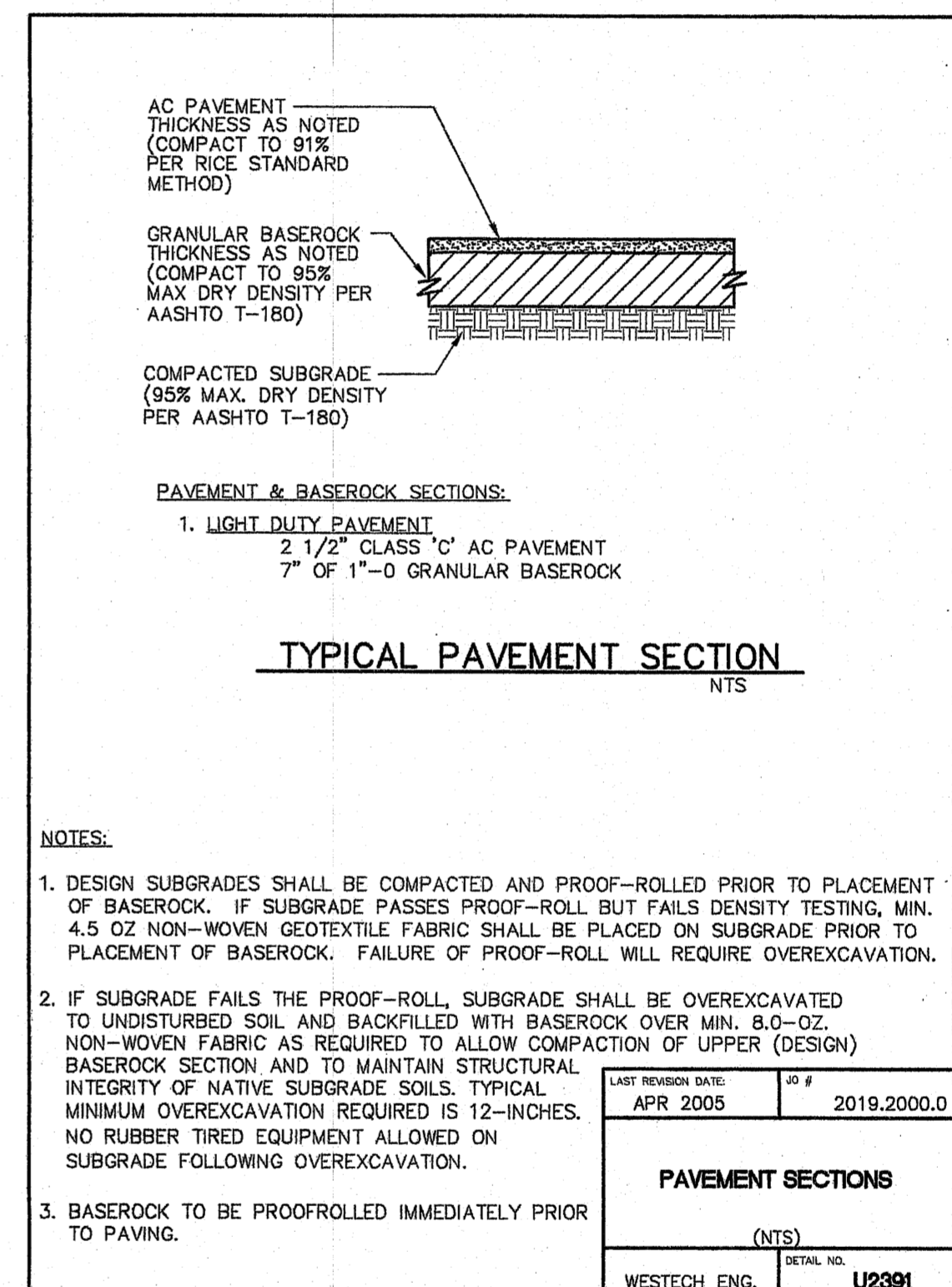
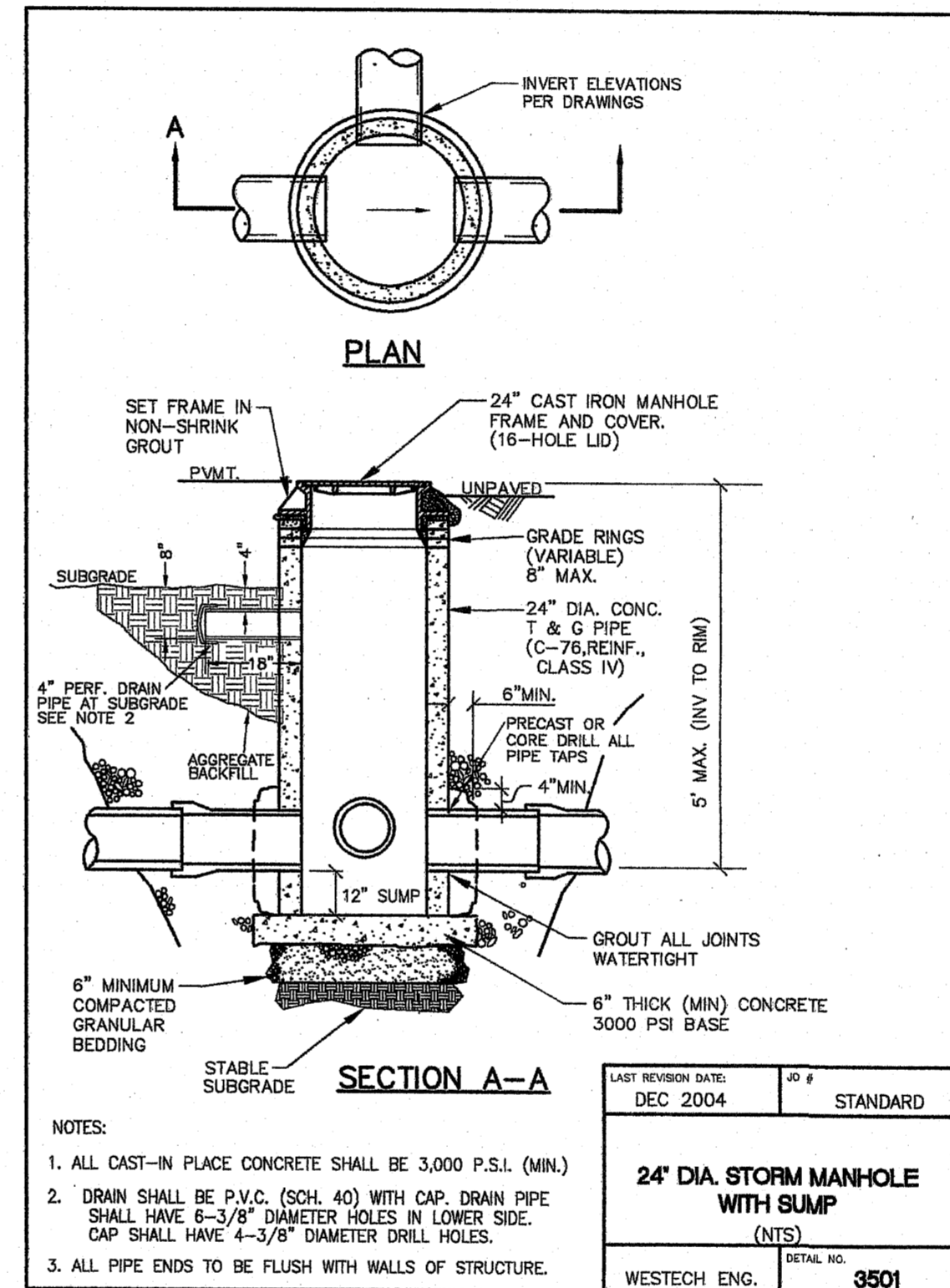
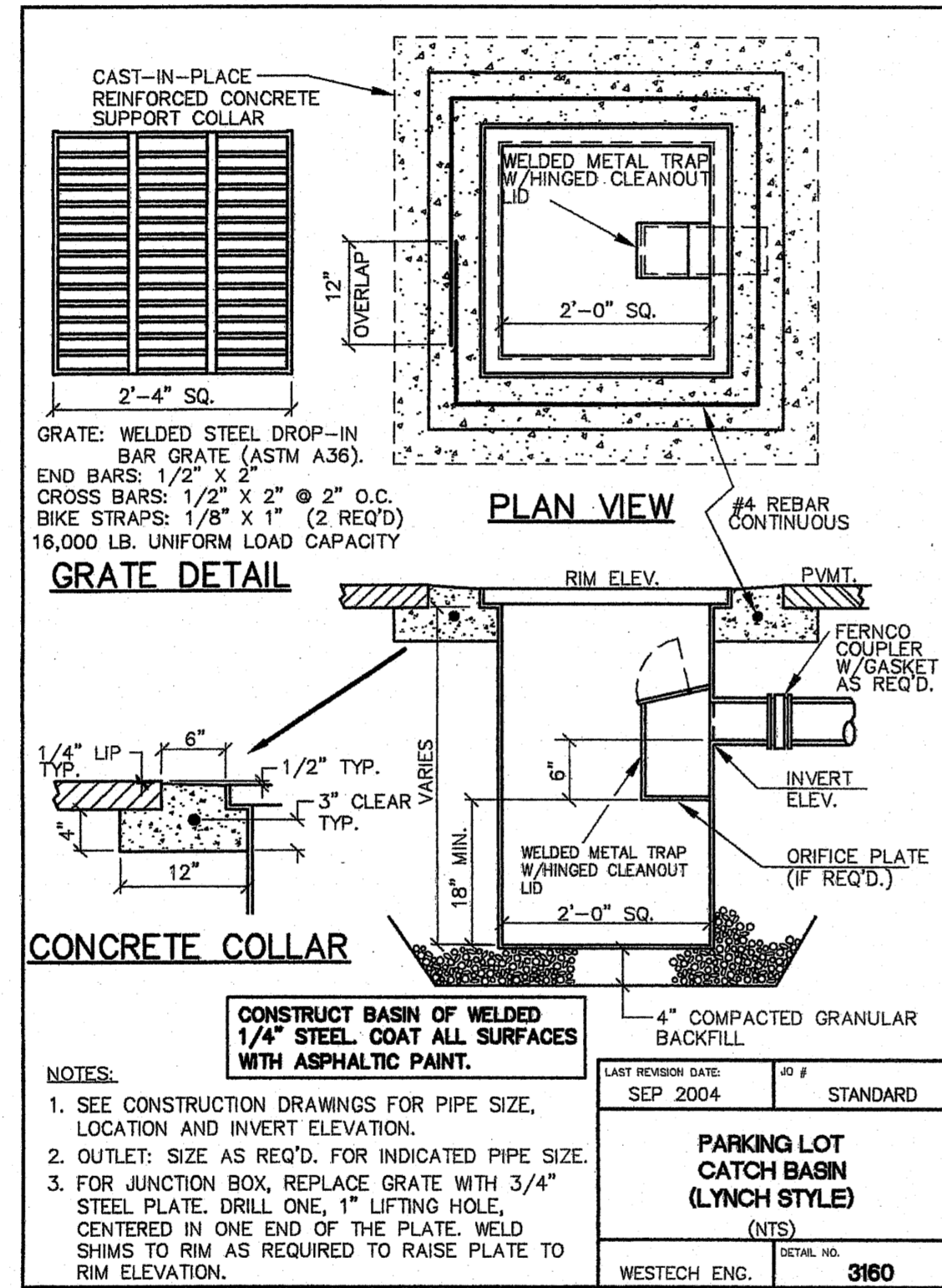
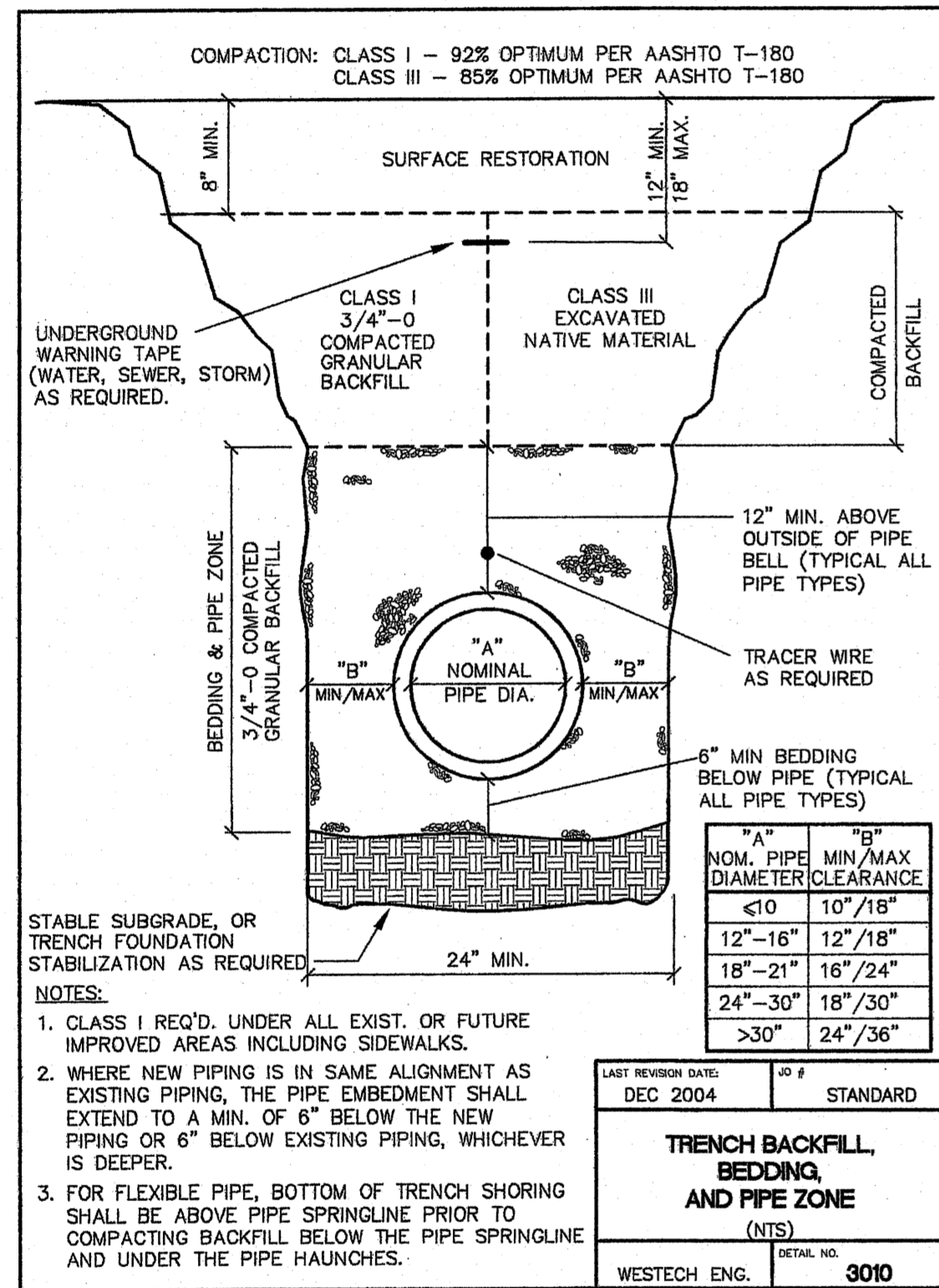
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TOM YOUNG  
 AUMSVILLE, OREGON

AUMSVILLE MINI-STORAGE UNITS EXPANSION

**GRADING AND DRAINAGE PLAN**



NO.	DATE	DESCRIPTION	BY
1	JAN 05		DBK

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0 1"

DBK  
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DATE: JAN 05

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TOM YOUMANS  
 AUMSVILLE, OREGON

AUMSVILLE MINI-STORAGE UNITS EXPANSION

DETAILS

SHEET  
 4 OF 4  
 JOB NUMBER  
 2019.2000.0