



# COMMUNITY DEVELOPMENT DEPARTMENT

333 Broadalbin Street SW, P.O. Box 490  
Albany, OR 97321

Ph: 541-917-7550  
[cd.cityofalbany.net](http://cd.cityofalbany.net)

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## NOTICE OF FILING

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DATE OF NOTICE: August 17, 2018

FILE: FP-06-18

TYPE OF APPLICATION: Fill Portions of the Subject Properties in the Special Flood Hazard Area

REVIEW BODY: Staff (Type I-L process)

PROPERTY OWNER / APPLICANT: First Church of God;  
1225 15<sup>th</sup> Ave. SW, Albany, OR 97321

ENGINEER: Dan Watson, K&D Engineering;  
276 Hickory Street NW, Albany, OR 97321

ADDRESS/LOCATION: 660 & 710 Hickory Street NW

MAP/TAX LOT: Benton County Assessor's Map No. 11S-04W-01DB Tax Lot 100 and  
11S-04W-01DA Tax Lot 300

ZONING: Mixed Use Commercial (MUC)

The City of Albany has received the application referenced above. We are mailing notice of the application to property owners within 100 feet of the development. We invite your written comments on this application to be considered when staff decides on this application. Comments must relate to the approval standards listed below. Issues which may provide the basis for an appeal to the Land Use Board of Appeals must be raised in writing and with sufficient detail to allow the City to respond. The deadline for submission of written comments is 5:00 p.m. on **August 31, 2018**, 14 days from the date the City mails the Notice of Filing.

All application materials are available at the Planning Division, and copies can be obtained for a minimal charge. Should you wish to discuss this case with a planner, please visit our office or call **Melissa Anderson, Project Planner**, at 541-704-2319, ([melissa.anderson@cityofalbany.net](mailto:melissa.anderson@cityofalbany.net)). Submit any written comments to the Planning Division, P.O. Box 490, Albany, OR 97321. Any person submitting written comments will receive a copy of the Notice of Decision.

### REVIEW CRITERIA FOR THIS REQUEST:

#### Albany Development Code (ADC)

#### GRADING, FILL, EXCAVATION, AND PAVING (ADC 6.111)

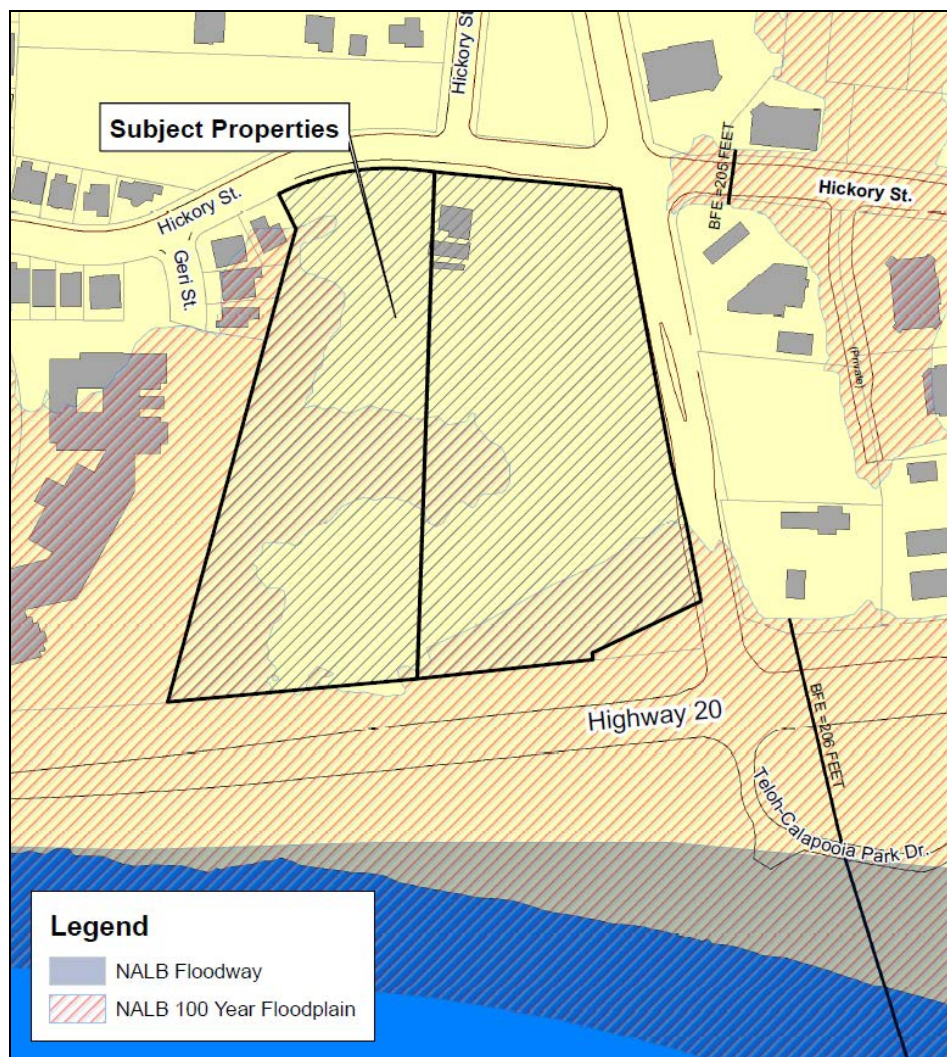
- (1) Provisions have been made to maintain adequate flood-carrying capacity of existing watercourses, including future maintenance of that capacity.
- (2) The proposal will be approved only where adequate provisions for stormwater runoff have been made that are consistent with the Public Works Engineering standards, or as otherwise approved by the City Engineer.
- (3) The proposal will not increase the existing velocity of flood flows so as to exceed the erosive velocity limits of soils in the flood area.
- (4) No grading, fill, excavation, or paving will be permitted over an existing public storm drain, sanitary sewer, or water line unless it can be demonstrated to the satisfaction of the City Engineer that the proposed grading, fill,

excavation, or paving will not be detrimental to the anticipated service life, operation and maintenance of the existing utility.

- (5) In areas where no floodway has been designated on the applicable FIRM, grading will not be permitted unless it is demonstrated by the applicant that the cumulative effect of the proposed grading, fill, excavation, or paving when combined with all other existing and planned development, will not increase the water surface elevation of the base flood more than a maximum of one foot (cumulative) at any point within the community.
- (6) The applicant shall notify the City of Albany, any adjacent community, and the Natural Hazards Mitigation Office of the Oregon Department of Land Conservation and Development of any proposed grading, fill, excavation, or paving activity that will result in alteration or relocation of a watercourse (See Section 6.101).
- (7) All drainage facilities shall be designed to carry waters to the nearest practicable watercourse approved by the designee as a safe place to deposit such waters. Erosion of ground in the area of discharge shall be prevented by installation of non-erosive down spouts and diffusers or other devices.
- (8) Building pads shall have a drainage gradient of two percent toward approved drainage facilities, unless waived by the Building Official or designee.

ADDITIONAL REVIEW STANDARDS FOR THIS LAND USE REVIEW ARE FOUND IN ALBANY DEVELOPMENT CODE ARTICLES 1, 2, 5, 6 & 12

### LOCATION MAP: 660 & 710 HICKORY STREET NW

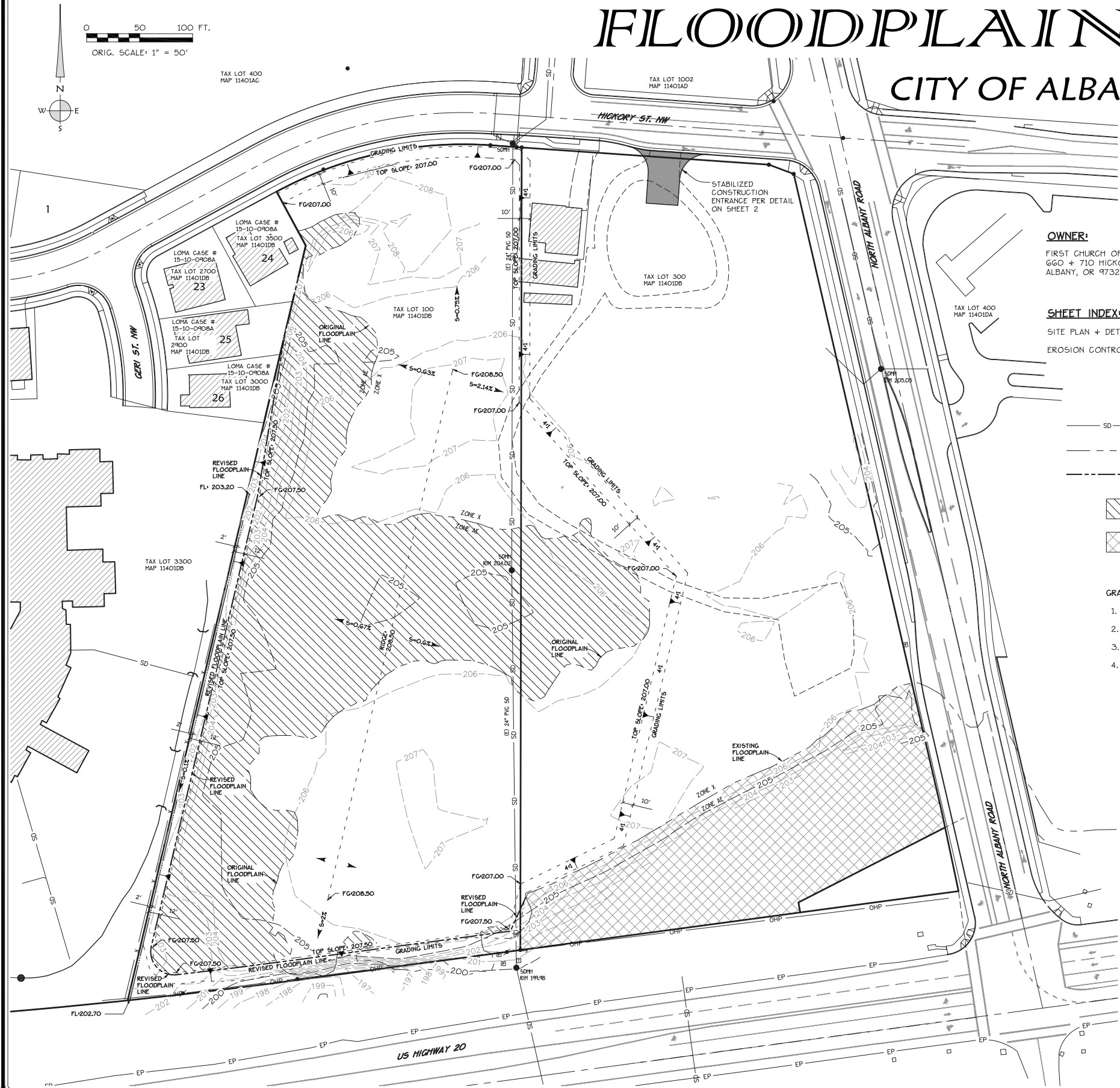




# FLOODPLAIN DEVELOPMENT

## CITY OF ALBANY, BENTON COUNTY, OREGON

MARCH 2, 2018



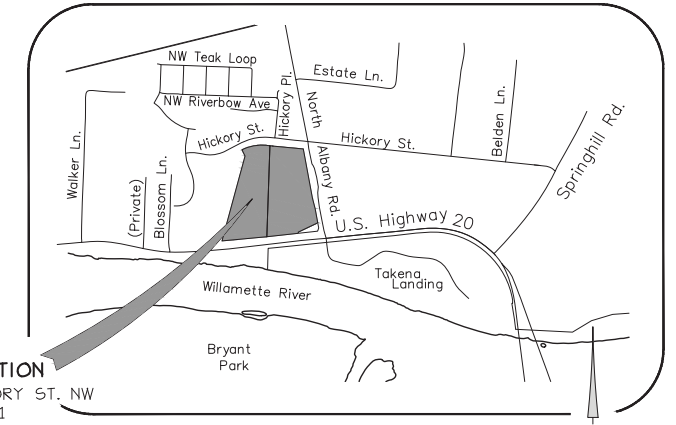
**OWNER:**  
FIRST CHURCH OF GOD  
660 + 710 HICKORY ST. NW  
ALBANY, OR 97321

**ENGINEER:**  
DANIEL K. WATSON, ENGINEER  
K+D ENGINEERING, INC.  
276 N.W. HICKORY STREET  
ALBANY, OR 97321  
(541) 928-2583

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**PROJECT LOCATION**  
660 + 710 HICKORY ST. NW  
ALBANY, OR. 97321



- SD EXISTING STORM DRAIN LINES
- ORIGINAL / EXISTING 100 YEAR FLOODPLAIN
- - - PROPOSED 100 YEAR FLOODPLAIN
- [Hatched Box] PROPERTY TO BE REMOVED FROM LOCAL FLOODPLAIN BY FILL (CLOMR-F)
- [Cross-hatched Box] AREA IN 100 YEAR FLOODPLAIN NOT REMOVED

**GRADING NOTES:**

1. CUT VOLUME: 274 CUBIC YARDS
2. FILL VOLUME: 15,813 CUBIC YARDS
3. AREA OF DISTURBANCE = 5.93 ACRES
4. AREA OF DISTURBANCE WITHIN FLOODPLAIN = 2.39 ACRES

**GENERAL NOTES:**

1. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE CURRENT OREGON SPECIALTY CODES AND THESE DRAWINGS EXCEPT AS MODIFIED BY THE CONSTRUCTION REQUIREMENTS OF THE GRADING PERMIT ISSUED BY THE CITY OF ALBANY.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE PROCUREMENT OF ALL APPLICABLE PERMITS, LICENSES AND CERTIFICATES RELATIVE TO THE TRADES TO COMPLETE THE PROJECT AND FOR THE USE OF SUCH WORK WHEN COMPLETED. COMPLIANCE SHALL BE AT ALL LEVELS, FEDERAL, STATE, COUNTY, AND LOCAL, RELATING TO THE PERFORMANCE OF WORK.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND ARRANGE FOR THE RELOCATION OF ANY IN CONFLICT WITH THE PROPOSED CONSTRUCTION. ADDITIONAL UTILITIES MAY EXIST WITHIN THE WORK AREA.
4. OREGON LAW REQUIRES THE CONTRACTOR TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. THE CONTRACTOR MAY OBTAIN COPIES OF THE RULES FROM THE CENTER BY CALLING TOLL FREE TO (877) 668-4001 OR BY ACCESSING THE INTERNET AT [WWW.CALLBEFOREYOU.DIG.ORG](http://WWW.CALLBEFOREYOU.DIG.ORG). THE CONTRACTOR MUST NOTIFY THE CENTER AT LEAST TWO (2) BUSINESS DAYS, BUT NOT MORE THAN TEN (10) BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION. CALL TOLL FREE TO (800) 332-2344.
5. THE CONTRACTOR SHALL MAKE PROVISIONS TO KEEP ALL EXISTING UTILITIES (INCLUDING NON-LOCATABLE) IN SERVICE AND PROTECT THEM DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE NOTIFICATION OF DAMAGE TO UTILITIES AND THE REPAIR OR REPLACEMENT OF DAMAGED UTILITIES USING MATERIALS AND METHODS APPROVED BY THE UTILITY OWNER. NO SERVICE INTERRUPTIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN AGREEMENT WITH THE UTILITY OWNER. NO SERVICE INTERRUPTIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN AGREEMENT WITH THE UTILITY PROVIDER.
6. THE CONTRACTOR SHALL NOTIFY PROJECT ENGINEER AND CITY OF ALBANY PUBLIC WORKS INSPECTOR FORTY-EIGHT (48) HOURS IN ADVANCE OF STARTING CONSTRUCTION AND TWENTY-FOUR (24) HOURS BEFORE RESUMING WORK AFTER SHUT DOWNS, EXCEPT FOR NORMAL RESUMPTION OF WORK FOLLOWING SATURDAYS, SUNDAYS OR HOLIDAYS.
7. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL CONSTRUCTION MATERIALS DEMOLISHED OR EXCESS. MATERIALS SHALL BE DISPOSED OF IN SUCH A MANNER AS TO MEET ALL APPLICABLE REGULATIONS.
8. ALL CONSTRUCTION VEHICLES SHALL PARK ON THE CONSTRUCTION SITE OR AT A LOCATION(S) INDICATED BY THE OWNER.
9. THE CONTRACTOR SHALL KEEP AN APPROVED SET OF PLANS ON THE PROJECT SITE AT ALL TIMES.
10. THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THIS PROJECT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS INCLUDING SUCH INCIDENTALS AS MAY BE NECESSARY TO MEET THE INTENT OF THE PROJECT CONTRACT DOCUMENTS AND APPLICABLE AGENCY REQUIREMENTS.
11. THE CONTRACTOR SHALL MAINTAIN AND COORDINATE ACCESS SATISFACTORY WITH THE NEEDS OF EMERGENCY SERVICE AGENCIES AND ALL AFFECTED PROPERTIES.
12. ANY INSPECTION BY THE CITY, COUNTY, STATE, FEDERAL AGENCY, OR PROJECT ENGINEER SHALL NOT, IN ANY WAY RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN COMPLIANCE WITH THE APPLICABLE CODES AND REGULATIONS, CITY STANDARDS, AND PROJECT DOCUMENTS.
13. THE CONTRACTOR SHALL PROVIDE THE CITY AND PROJECT ENGINEER A TWENTY-FOUR (24) HOUR CONTACT PERSON AND NUMBER.
14. THE CONTRACTOR SHALL RECORD ALL CHANGES TO THE CONSTRUCTION PLANS. CHANGES SHALL INCLUDE REFERENCE MEASUREMENTS, MATERIALS TYPES NOT PREVIOUSLY SHOWN ON THE PLANS.
15. BASE FLOOD ELEVATION = 206.50' PER FEMA FIRM MAP 41043C0213H, DATED DECEMBER 8, 2016.

Date: 5/22/2018 Time: 15:29  
Scale: 1"=100'  
File: deg\2017\17-172\17-172\_fld-dev.dwg (George)  
Xrefs: 17-172\_topo.dwg

THIS DOCUMENT, DESIGNS, & IDEAS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF K+D ENGINEERING, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF K+D ENGINEERING, INC.

DATE	REVISIONS	BY



**K & D ENGINEERING, INC.**

**K & D**

276 N. W. HICKORY STREET  
P. O. BOX 725  
ALBANY, OREGON 97321  
(541) 928-2583

FIRST CHURCH OF GOD  
FLOODPLAIN DEVELOPMENT

CITY OF ALBANY, BENTON COUNTY, OREGON

SITE PLAN & DETAILS

HORIZ. SCALE: 1" = 50'  
VERT. SCALE:  
SIGN DATE: 3-2-2018  
DSGN BY: DKW  
DRWN BY: GSG  
CHKD BY: DKW  
PROJECT No.: 17-172

SHEET No.  
1 OF 2