



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING 541-917-7553 | PLANNING 541-917-7550

Staff Report

Land Division (Tentative Subdivision Plat)

SD-07-19

February 6, 2020

Summary

This staff report evaluates a tentative plat for “Jimmy,” a six-lot, residential subdivision. The subject property is located north of Grand Prairie at the western terminus of both SE Isaac and SE Noah Avenues as shown in Linn County Tax Assessor’s Map No. 11S-03W-1600; Tax Lot 1101 (Attachment A). Access to the new lots will be provided via extension of SE Isaac Avenue.

The subject property is approximately 1.91 acres in size. Lots 1-6 range in size from 6,500 to 40,075 square feet with an average minimum lot size of roughly 12,276 square feet. Thus, the proposed subdivision meets the average minimum lot size of 6,500 square feet in the RS-6.5 (Residential Single-Family) zone district.

Land Division criteria contained in Albany Development Code (ADC or development code) 11.180 are addressed in this report for the proposed development. The criteria must be satisfied to grant approval for this application.

Application Information

Review Body:	Staff Decision (Type I-L review)
Staff Report Prepared By:	Tony Mills, project planner
Property Owner / Applicant:	Oscar Mendoza; 3171 Grand Prairie Road SE, Albany, OR 97322
Engineer / Representative:	William E. Barlow, P.E.; PO Box 43, Philomath, OR 97332
Address/Location	3171 Grand Prairie Road SE
Map/Tax Lot:	Linn County Assessor’s Map No. 11S-03W-16; Tax Lot 1101
Zoning:	RS-6.5 (Residential Single Family)
Total Land Area	1.91 acres
Existing Land Use:	Single Family Residential
Neighborhood:	Periwinkle
Surrounding Zoning:	North: Residential Single-Family (RS-5) District East: Residential Single-Family (RS-6.5) District South: Residential Single-Family (RS-6.5) District West: Residential Single-Family (RS-6.5) District

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Surrounding Uses:	North: Residential Single-Family East: Residential Single-Family South: Residential Single-Family (across Grand Prairie Road) West: Residential Single-Family
Prior History:	LA-08-04; SD-06-04: A property line adjustment from 11S-03W-16-1100 to 11S-03W-16-1101 transferring 1.35 acres to the subject property. Tax Lot 1100 was then subdivided into 36 parcels.

Notice Information

A Notice of Filing was mailed to property owners identified within 300 feet of the subject properties on December 10, 2019 in accordance with ADC 1.330. At the time the comment period ended on December 24, 2019, the Albany Planning Division received no comments from the public.

Analysis of Development Code Criteria

The ADC includes the following review criteria for a tentative plat (ADC 11.180) which must be met for this application to be approved. Development code criteria are written in **bold** followed by findings, conclusions, and conditions of approval where conditions are necessary to meet the review criteria.

Tentative Plat Review Criteria

Criterion 1

The proposal meets the development standards of the underlying zoning district and applicable lot and block standards of this section.

Findings of Fact

- 1.1 The land use application is for a tentative plat to create a six-lot, residential subdivision on 1.91 acres of land. The subject property is located north of Grand Prairie Road and west of the terminus of SE Isaac and Noah Avenues as shown on Linn County Tax Assessor's Map No. 11S-03W-16; Tax Lot 1101 (Attachment A).
- 1.2 The proposal will divide the subject property into six lots ranging in size from 40,075 to 6,500 square feet with an average minimum lot size of 12,276 square foot. All lots are proposed to have frontage on a public street.
- 1.3 The subject property is zoned RS-6.5 (Residential Single Family). The RS-6.5 zoning district is intended primarily for lower density single-family residential development. The average minimum lot size is 12,276 square feet with a minimum lot width of 51 feet and a minimum lot depth of 82 feet.

As shown on the applicant's tentative subdivision plat and noted above, all lots meet the average minimum lot size of 6,500 square feet. Likewise, all lots have dimensions that are at least 50 feet in width and 80 feet in depth. Therefore, all lots meet the minimum standards of the underlying RS-6.5 zone. This standard is met.
- 1.4 In any single-family residential land division, lots and blocks shall conform to standards listed in ADC 11.090 and other applicable provisions of the development code. Standards relevant to this proposed partition are addressed below.

- a. ADC 11.090(1) states lots must be arranged such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits to build on all proposed lots in compliance with the requirements of the development code.

As discussed under finding 1.2 and 1.3 above, the proposed parcels are in compliance with the minimum requirements of the underlying zoning. The size and dimensions of the proposed lots will allow for setbacks to be met while providing an adequate building envelope. Therefore, there will be no foreseeable difficulties in obtaining building permits for the lots within the proposed subdivision.

- b. According to ADC 11.090(2), when lots are more than double the minimum area designated by the zoning district, those lots must be arranged to allow further subdivision and the opening of future streets where it would be necessary to serve potential lots. The portion of the subject property with an existing single-family residence and accessory structure is roughly .92 acres. In accordance with ADC 11.090(2) the applicant has submitted an urban conversion plan that adequately depicts how the remaining property can be developed in the future.
- c. ADC 11.090(3) states that double frontage lots shall be avoided except when necessary to provide separation of residential developments from streets of collector and arterial street status or to overcome specific disadvantages of topography and/or orientation. None of the proposed parcels are double-frontage lots. This standard is not applicable.
- d. ADC 11.090(4) states that side yards of lots shall run at right angles to the street the property faces, except that on a curved street the side property line shall be radial to the curve. All proposed lots have frontage along Isaac Avenue with side yard lot lines that run perpendicular to the designated roadway.
- e. According to ADC 11.090(5), block dimensions shall be determined by existing street and development patterns, connectivity needs, topography, and adequate lot size. The average block length shall not exceed 600 feet unless adjacent layout or physical conditions justify a greater length. Block length is defined as the distance along a street between the centerline of two intersecting through-streets. The street plan submitted by the applicant proposes the extension of Isaac Avenue into the site. When adjoining property to the west is developed Isaac Avenue will extend to SE Lexington Street. Once Isaac Avenue is fully improved the distance between Boston and Lexington Street will be approximately 650 feet. The average block length in the immediately surrounding area is approximately 255 feet. With the addition of Isaac Avenue, the average block length in the surrounding area will increase to roughly 305 feet. The proposed development meets the requirements in ADC 11.090(5).
- f. ADC 11.090(6) states that off-street pedestrian pathways shall be connected to the street network and used to provide pedestrian and bicycle access in situations where a public street connection is not feasible. All lots will have direct access to a public street, and no off-street pedestrian pathways are proposed or required with this division. Therefore, this standard is not applicable.
- g. ADC 11.090 (7) and (8) regards standards for access to arterial streets and standards related to cul-de-sacs. Access to an arterial street is not proposed and the application does not involve a cul-de-sac. Therefore, these standards are not applicable.
- h. ADC 11.090(9) states that flag lots are discouraged and allowed only when absolutely necessary to provide adequate access to buildable sites and only where the dedication and improvement

of a public street cannot be provided. No flag lots are proposed with this tentative subdivision plat. Therefore, this standard is not applicable.

- i. ADC 11.090(10) requires street intersections to be constructed so there is not less than a twenty-foot radius along the curb line. This standard ensures all public improvements, including accessibility ramps, can be contained in the public right-of-way at the corresponding street corners. All lots will have access to a public street, and no new intersections are proposed. This standard is not applicable.

Conclusions

- 1.1 The proposal meets the standards of the underlying zoning district.
- 1.2 There are no foreseeable difficulties in securing building permits to build on the proposed lots.
- 1.3 All lots will have access to, and frontage on, a public street
- 1.4 This criterion is satisfied without conditions.

Criterion 2

Development of any remainder of property under the same ownership can be accomplished in accordance with this development code.

Findings of Fact

- 2.1 The subject property is approximately 1.91 acres in size. Lots 1-6 range in size from 6,500 to 40,075 square feet with an average minimum lot size of roughly 12,276 square feet. The proposed subdivision would leave a portion of the subject property with an existing single-family residence and accessory structure as a remaining .92-acre lot with further potential for development.
- 2.2 In accordance with ADC 11.090(2) the applicant has submitted an urban conversion plan that adequately depicts how the remaining property can be developed in accordance with the zoning designation and other standards of the development code.

Conclusions

- 2.1 The applicant has submitted a satisfactory urban conversion plan.
- 2.2 This criterion is satisfied without conditions.

Criterion 3

Adjoining land can be developed or is provided access that will allow its development in accordance with this development code.

Findings of Fact

- 3.1 This review criterion has been interpreted by the City Council to require only that adjoining land either have access, or be provided access, to public streets.
- 3.2 ADC 12.060 requires that development must have frontage on, or approved access to, a public street currently open to traffic.

- 3.3 The property currently has access to Grand Prairie Drive to the south. Both SE Isaac and Noah Avenues terminate along the eastern property line. The street plan submitted by the applicant proposes the extension of Isaac Avenue to provide access to proposed parcels.
- 3.4 ADC 12.110 states that new streets may be required to be located where the City Engineer determines that additional access is needed to relieve or avoid access deficiencies on adjacent or nearby properties.
- a. Properties to the north: Roughly four properties abutting 3171 Grand Prairie to the north are developed with a single-family dwellings and gain access from SE 30th Avenue.
 - b. Properties to the northeast: Two properties (3165 and 3160 Isaac Avenue) bordering the northeast portion of 3171 Grand Prairie are developed with a single-family dwelling and gain access from Isaac Avenue.
 - c. Property to the east: Two properties (3116 and 3159 SE Noah Avenue) abutting 3171 Grand Prairie to the east are developed with a single-family residence and gains access from SE Noah Avenue. 3116 Noah Avenue also has frontage along Freedom Court.
 - d. Property to the southeast: The property (3274 Freedom Court) abutting the southeast portion of 3171 Grand Prairie is developed with a single-family residence and gains access to Noah Avenue via Freedom Court. 3274 Freedom Court also has frontage along Grand Prairie Drive.
 - e. Property to the west: The property (3149 Grand Prairie SE) abutting 3171 Grand Prairie to the west gains access from Grand Prairie Drive and has frontage along Lexington Street.
- 3.5 The proposed subdivision will not impact existing access for adjoining properties, nor will it impact the ability of adjoining land to develop.

Conclusions

- 3.1 All the new lots in the proposed subdivision will have frontage and access to public streets.
- 3.2 Adjoining lands currently have direct access to public streets, and the proposed subdivision will not impact that access.
- 3.3 The proposed subdivision will not impact the ability to develop adjoining land.
- 3.4 This criterion is met without conditions.

Criterion 4

The proposed street plan affords the best economic, safe, and efficient circulation of traffic possible under the circumstances.

- 4.1 The project is a subdivision that will result in six residential single-family lots. Lots 1 through 5 will be vacant. Lot 6 will be a 0.92-acre parcel; is developed with a single-family home; and has the potential to be further subdivided in the future.
- 4.2 The development is located on the north side of Grand Prairie Road and the west end of Isaac Avenue.
- 4.3 ADC 12.060 requires that all streets adjacent and interior to new development be improved to City standards.
- 4.4 Grand Prairie Road is classified as a minor arterial street and is constructed to City standards. Improvements include curb, gutter, and sidewalk; a vehicle travel lane in each direction; a two-way center left turn lane; and on street bike lanes.
- 4.5 Isaac Avenue is classified as local street and is improved to City standards. Improvements include curb,

- gutter, and sidewalk; a vehicle travel lane in each direction; and on-street parking. The existing curb to curb width is 30 feet.
- 4.6 Based upon the Institute of Transportation Engineers trip generation rates, single family homes generate 9.44 vehicle trips per day and 0.99 trips during the peak PM traffic hour. The development will create five new vacant lots, each of which could be developed with a single-family home. Construction of five homes would add about 47 new vehicle trips per day to the public street system. About five of those trips would occur during the peak p.m. traffic hour.
- 4.7 The development will not generate enough trips to require submittal of a Trip Generation Analysis or Traffic Impact Analysis (TIA). The threshold for requiring submittal of a Trip Generation Analysis is 50 peak hour trips. The threshold for submittal of a TIA is 100 peak hour trips.
- 4.8 The street plan submitted by the applicant proposes the extension of Isaac Avenue into the site to provide access to Lots 1 through 5. The proposed right of way width is 54 feet and the curb to curb width would be 30 feet. That design complies with the local street design standards contained in ADC 12.122. The existing home on Lot 6 would continue to use an existing driveway approach to Grand Prairie Road. Albany's Transportation System Plan (TSP) does not identify any capacity or safety issues occurring along the street frontages of this development.

Conclusions

- 4.1 The proposed development will generate about 47 vehicle trips per day. About five of those trips will occur during the p.m. peak traffic hour.
- 4.2 The development is not projected to generate enough trips to require submittal of a traffic impact analysis.
- 4.3 The development will improve all public streets interior to the development in accordance with ADC 12.122.
- 4.4 Albany's TSP does not identify any capacity or safety issues occurring along the frontage of this site.

Conditions

- Condition 1* Right of way dedication for Isaac Avenue shall occur prior to or with recordation of the final plat map. Right of way width shall be 54 feet as shown on the approved tentative plat map.
- Condition 2* Prior to recordation of the final plat map the applicant shall construct, or financially assure the construction of, street improvements as shown on the tentative plat map. Improvements shall include a 30-foot curb-to-curb width street, 54-foot right-of-way width, and a five-foot-wide setback sidewalk along both sides.

Criterion 5

The location and design allow development to be conveniently served by various public utilities.

Findings of Fact

Sanitary Sewer

- 5.1 City utility maps show eight-inch public sanitary sewer mains in Isaac Avenue and Noah Avenue which terminate at the east boundary of the subject property. The existing home on the subject property is not connected to the City sewer system but is served by a private septic system.

- 5.2 AMC 10.01.010 (1) states that the objective of the Albany Municipal Code requirements pertaining to public sanitary sewers is to facilitate the orderly development and extension of the wastewater collection and treatment system, and to allow the use of fees and charges to recover the costs of construction, operation, maintenance, and administration of the wastewater collection and treatment system.
- 5.3 ADC 12.470 requires all new development to extend and/or connect to the public sanitary sewer system if the property is within 300 feet of a public sewer line.
- 5.4 ORS 92.090 states that no subdivision plat shall be approved unless sanitary sewer service from an approved sewage disposal system is available to the lot line of each and every lot depicted in the proposed subdivision plat.
- 5.5 AMC 15.30.010 states that a connection charge shall be due and payable when accessing the City's sanitary sewers from, or for the benefit of, any real property against which no assessment has previously been levied or for which the cost of constructing the sanitary sewer has not been paid by the property owner or predecessor thereof.
- 5.6 The applicant's preliminary utility plan shows the extension of an eight-inch public sanitary sewer main in the required Isaac Avenue street extension. This public sewer main must be extended to the subject property's west boundary in Isaac Avenue, and service laterals installed to each of the proposed lots.
- 5.7 The existing house on the property (3171 Grand Prairie Road SE) must be connected to the public sewer system before the final plat will be signed by the City. This will require decommissioning the existing private septic system (in accordance with State and County regulations) and constructing a service lateral from the public main in Noah Avenue. All applicable system development charges and connection charges must be paid at the time of this connection.

Water

- 5.8 City utility maps show eight-inch public water mains in Isaac Avenue and Noah Avenue and a 16-inch main in Grand Prairie Road. The existing house on the subject property is not connected to the City water system but is served by a private well.
- 5.9 ADC 12.410 requires all new development to extend and/or connect to the public water system if the property is within 150 feet of an adequate public main.
- 5.10 AMC 11.01.120 (2)(e) states that all required public water main extensions must extend to the furthest property line(s) of the development or parcel. Main extensions may be required through the interior of a property to be developed where the City Engineer determines that the extension is needed to provide current or future looping of water mains, or to provide current or future service to adjacent properties. When the owner of a property is required to connect to the public water system, the water main must be extended across the property's entire frontage and/or through the interior of the property. Extension of the water across the property's frontage and through the interior of the property makes the system available to adjacent properties. Then, when the adjoining property connects, that property owner must extend the water mains in a similar manner, making the water available to the next properties. In this way, each property owner shares proportionately in the cost of extending water mains.
- 5.11 ORS 92.090 states that no subdivision plat shall be approved unless water service from an approved water supply system is available to the lot line of each and every lot depicted in the proposed subdivision plat.

- 5.12 AMC 11.01.120 (2)(h) states that all public main extensions must include fire hydrants and other appurtenances in a manner consistent with the recommendations of the water system facility plan, the Standard Construction Specifications, and/or the fire marshal.
- 5.13 AMC 15.30.010 states that a connection charge shall be due and payable when any person, corporation, or legal entity, connects to or accesses the City's water distribution facilities from, or for the benefit of, any real property against which no assessment has previously been levied, or for which the cost of constructing the sanitary sewer, water distribution facility, storm drain, and/or improved street, has not been paid by the property owner or predecessor thereof.
- 5.14 AMC 15.30.020 states that if the water distribution facility is to be utilized pursuant to any activity involving a land division, the amount of the applicable connection charge shall be paid in full prior to the signing of the final plat. In all other cases, the connection charge shall be assessed and paid, in full, prior to the issuance of any building permit or encroachment permit authorizing construction on real property which will utilize or connect to any of the City facilities in AMC 15.30.010. (Ord. 5565 § 4, 2003).
- 5.15 The applicant's preliminary utility plan shows the extension of an eight-inch public water main in the required Isaac Avenue street extension. This public water main must be extended to the subject property's west boundary in Isaac Avenue and services installed to each of the proposed lots.

Storm Drainage

- 5.16 City utility maps show a 12-inch public storm drainage main in Isaac Avenue approximately 120 feet east of the subject property. Grand Prairie Road is improved to City standards with curb and gutter, sidewalks, and storm drainage improvements.
- 5.17 It is the property owner's responsibility to ensure that any proposed grading, fill, excavation, or other site work does not negatively impact drainage patterns to or from adjacent properties. In some situations, the applicant may propose private drainage systems to address potential negative impacts to surrounding properties. Private drainage systems that include piping will require the applicant to obtain a plumbing permit from the Building Division prior to construction. Private drainage systems crossing multiple lots will require reciprocal use and maintenance easements and must be shown on the final plat. In addition, any proposed drainage systems must be shown on the construction drawings. The type of private drainage system, as well as the location and method of connection to the public system must be reviewed and approved by the City of Albany's Engineering Division.
- 5.18 ADC 12.530 states that a development will be approved only where adequate provisions for storm and flood water run-off have been made, as determined by the City Engineer. Roof drains shall be discharged to a collection system approved by the City Engineer and/or the building official. Also, no stormwater may be discharged to the public sanitary sewer system.
- 5.19 The applicant is responsible for making provisions to control and/or convey storm drainage runoff originating from, and/or draining to, any proposed development in accordance with all City standards and policies as described in the City's Engineering Standards.
- 5.20 ADC 12.580 states that all new development within the City must, where appropriate, provide for the extension of existing storm sewer lines or drainageways serving surrounding areas. Extensions may be required along all frontages and/or through the interior of a property to be developed where the City Engineer determines that the extension is needed to provide service to upstream properties. In cases where the City Engineer determines that public storm drainage improvements are not timely, the applicant may sign a petition for improvements and waiver of remonstrance in lieu of constructing the required improvements.

- 5.21 ADC 12.550 states that any public drainage facility proposed for a development must be designed large enough to accommodate the maximum potential run-off from its entire upstream drainage area, whether inside or outside of the development, as specified in the City's storm drainage facility plan or separate storm drainage studies.
- 5.22 The applicant's preliminary utility plan shows the extension of the public storm drainage main from the existing main in Isaac Avenue to collect stormwater runoff from the proposed street extension and adjacent lots. The plan appears to be generally acceptable, but final design details will be reviewed in conjunction with the required site improvement permit for public improvements.
- 5.23 AMC 15.30.010 states that a connection charge shall be due and payable when accessing the City's storm drains from, or for the benefit of, any real property against which no assessment has previously been levied or for which the cost of constructing the storm drains has not been paid by the property owner or predecessor thereof. Before the City will sign the final plat, the applicant must pay a connection charge for the existing public storm drainage improvements in Grand Prairie Road.
- 5.24 AMC 12.45.030 requires that a post-construction stormwater quality permit shall be obtained for all new development and/or redevelopment projects on a parcel(s) equal to or greater than one acre, including all phases of the development. (Ord. 5841 § 3, 2014).
- 5.25 AMC 12.45.080 requires that applicants for a post-construction stormwater quality permit shall submit as a part of their permit application a post-construction stormwater quality plan. Each plan shall comply with the minimum standards outlined in the engineering standards, construction standards, and the provisions of this chapter. Each post-construction stormwater quality plan shall be reviewed, approved, and stamped by a professional licensed in Oregon as a civil or environmental engineer or landscape architect. (Ord. 5841 § 3, 2014).
- 5.26 Section E 3.03 (C)(1) of the City's Engineering Standards: Sizing of stormwater quality facilities is based on the amount of impervious area draining to the facility. The impervious area requiring treatment is calculated by subtracting impervious area reduction credits from the gross impervious area. For single-family residential development, the gross impervious area shall be determined by multiplying the number of single-family residential lots (all phases and parcels) by 2,700 square feet and adding it to the measured actual impervious area of streets and sidewalks from engineering site plans.
- 5.27 The applicant's preliminary stormwater quality plan indicates that vegetated stormwater quality facilities will be placed in the street landscape strips in conjunction with the required extension of Isaac Avenue. The area needed for treatment will be based on the number of lots proposed and the actual area of impervious surfaces associated with the street construction. Final design details will be reviewed in conjunction with the required stormwater quality permit and/or site improvement permit.

Conclusions

- 5.1 Public sanitary sewer, water, and storm drainage facilities are available in Isaac Avenue. These public utilities must be extended through the site in the required Isaac Avenue extension to provide access to the adjacent parcel to the west, and for future extension to the west.
- 5.2 The tentative plat does not propose a fire apparatus turn around and the applicant has not submitted proof that an Emergency Vehicle Access Easement has been recorded.
- 5.3 The applicant's preliminary utility plans show the extension of sanitary sewer, water, and storm drainage in Isaac Avenue. The final design of these public utility extensions will be reviewed in conjunction with the required site improvement permit.

- 5.4 The existing house on the property (3171 Grand Prairie Road SE) must be connected to the public sewer system before the final plat will be signed by the City. This will require decommissioning the existing private septic system (in accordance with state and county regulations) and constructing a service lateral from the public main in Noah Avenue. All applicable system development charges and connection charges must be paid at the time of this connection.
- 5.5 Connection charges for the existing public sanitary sewer, water, and storm drainage facilities in Grand Prairie Road, and for sanitary sewer in Noah Avenue, will be due before the City will sign the final subdivision plat.
- 5.6 The applicant must provide stormwater quality facilities for the proposed development in accordance with City codes and standards. The final design details will be reviewed in conjunction with the required stormwater quality permit and/or site improvement permit.

Conditions

Condition 3 Before the final plat will be approved by the City, the applicant must construct public sanitary sewer, water, and storm drainage facilities to serve the proposed subdivision, generally as shown on the preliminary utility plans. A Permit for Private Construction of Public Improvements must be obtained through the City's Public Works Department before beginning work.

Condition 4 Before the final plat will be approved by the City, the applicant must construct stormwater quality facilities to serve the proposed subdivision. A post-construction stormwater quality permit must be obtained through the City's Public Works Department before beginning work. If it is determined by the City Engineer that post-construction stormwater facilities are not feasible due to site constraints or other issues, the City Engineer may allow the applicant to pay a post-construction stormwater quality fee in lieu of actual construction of the facilities.

Condition 5 As an alternative, the applicant may provide financial assurances for the required public infrastructure work in order to receive subdivision plat approval prior to actual infrastructure construction.

Criterion 6

Activities and developments within special purpose districts must comply with the regulations described in Articles 4 (Airport Approach), 6 (Natural Resources), and 7 (Historic), as applicable.

Findings of Fact

- 6.1 Article 4: Airport Approach district. According to Figure 4-1 of the development code, the subject property is located within the Conical Area within the Airport Approach Overlay zone.
- 6.2 ADC 4.420 Height Restrictions. No structure, mast, antenna, or wire shall be erected, altered, or maintained, and no tree shall be allowed to grow to a height in excess of the height limit established.
- 6.3 The Conical Area is described as an area that slopes 20 feet outward for each foot upward beginning at the periphery of the horizontal zone and at 150 feet above the airport elevation and extending to a height of 350 feet above the airport elevation.
- 6.4 The subject property is located within the RS 6.5 zoning designation. The maximum allowed building height within this zoning designation is 30 feet.

- 6.5 Article 6: Steep Slopes. *Comprehensive Plan Plate 7:* does not show any steep slopes in the area of the proposed land division.
- 6.6 Article 6: Floodplains. *Comprehensive Plan Plate 5:* The applicable Flood Insurance Rate Map (FIRM) for the subject site is map no. 41043C0213H, dated September 29, 2010. Based on this FIRM, the subject property is located out of the Special Flood Hazard Area (SFHA), otherwise known as the 100-year floodplain.
- 6.7 Article 6 Wetlands. *Comprehensive Plan Plate 6:* The U.S. Department of Interior, Fish and Wildlife Service, National Wetland Inventory Map, does not show wetlands on the property. The property is included in the North Albany Local Wetland Inventory boundary and does not show any wetlands on the property.
- 6.8 Article 7: Historic Districts. *Comprehensive Plan Plate 9:* The subject site is not located in a historic district. There are no known archaeological sites on the property.

Conclusions

- 6.1 Height restrictions associated with the Conical Area of the Airport Approach District apply to the subject property.
- 6.2 Any development in this proposed subdivision will not penetrate the 150-foot elevation of the conical zone.
- 6.3 There are no other special features of this site to be considered.
- 6.4 This proposal meets the criterion without conditions.

Overall Conclusion – Conditions of Approval

As proposed and conditioned, the application for tentative plat for a six-lot residential subdivision satisfies all applicable review criteria as outlined in this report.

Condition of Approval

TRANSPORTATION

Condition 1 Right of way dedication for Isaac Avenue shall occur prior to, or with recordation of, the final plat map. Right of way width shall be 54 feet as shown on the approved tentative plat map.

Condition 2 Prior to recordation of the final plat map the applicant shall construct, or financially assure the construction of, street improvements as shown on the tentative plat map. Improvements shall include a 30-foot curb-to-curb width street, 54-foot right-of-way width, and a five-foot-wide setback sidewalk along both sides.

PUBLIC UTILITIES

Condition 3 Before the final plat will be approved by the City, the applicant must construct public sanitary sewer, water and storm drainage facilities to serve the proposed subdivision, generally as shown on the preliminary utility plans. A Permit for Private Construction of Public Improvements must be obtained through the City's Public Works Department before beginning work.

Condition 4 Before the final plat will be approved by the City, the applicant must construct stormwater quality facilities to serve the proposed subdivision. A post-construction stormwater quality permit must be obtained through the City's Public Works Department before beginning work. If it is determined by the City Engineer that post-construction stormwater facilities are not feasible due to site constraints or other issues, the City Engineer may allow the applicant to pay a post-construction stormwater quality fee in lieu of actual construction of the facilities.

Condition 5 As an alternative, the applicant may provide financial assurances for the required public infrastructure work in order to receive subdivision plat approval prior to actual infrastructure construction.

Attachments

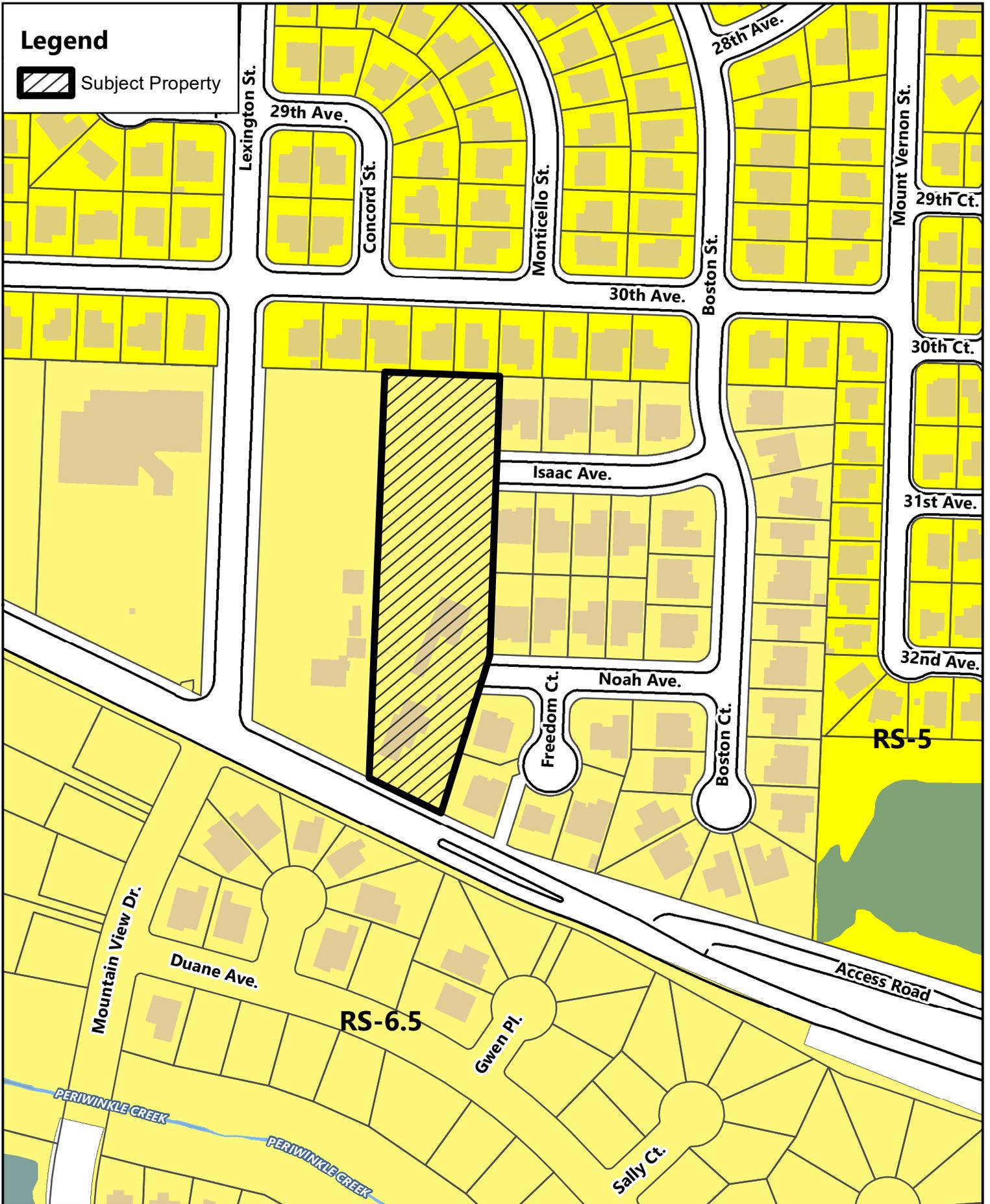
- A. Location Map
- B. Applicant's Plan Set
 - 1. Cover Sheet, C-1
 - 2. Tentative Plat, C-3.0
 - 3. Isaac Avenue Street Extension Plan C-4.0
 - 4. Stormwater Preliminary Plan, C-5.1, C-5.2
 - 5. Preliminary Sewer, C-7.0
 - 6. Urban Conversion Plan, C-9.0

Acronyms

ADC	Albany Development Code
FIRM	Flood Insurance Rate Map
RS-5	Residential Single-Family District 5,000 square feet
RS-6.5	Residential Single-Family District 6,500 square feet
SFHA	Special Flood Hazard Area
TIA	Traffic Impact Analysis
TSP	Transportation System Plan

Legend

 Subject Property



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Date: 9/13/2019 Map Source: City of Albany

3171 Grand Prairie RD SE

Location / Zoning Map

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A NEW 6 LOT SUBDIVISION FOR OSCAR MENDOZA 3171 GRAND PRAIRIE RD., SE ALBANY, OR 97322

PROJECT LOCATION
3171 GRAND PRAIRIE RD., SE
ALBANY, OR 97322



VICINITY PLAN

SCALE: NTS

SCOPE OF PROPOSED PROJECT

THE PROPOSED PROJECT IS TO SUBDIVIDE THE EXISTING SITE INTO SIX (6) LOTS, THE FIVE (5) NORTHERLY CREATED LOTS AND ONE (1) NEWLY CREATED LOT. THE EXISTING SINGLE-FAMILY HOUSES, THE SOUTHERLY LOT HAS AN EXISTING SINGLE-FAMILY HOUSE WITH EXISTING BARN AND SHED WITH NO PROPOSED CHANGE, EXTEND ISAAC STREET.

UTILITIES NOTE

CONTRACTOR SHALL ARRANGE FOR NEW SERVICE FOR:
TELEPHONE
CATV
GAS
ELECTRICITY
SEE DETAIL 201 SHEET 08.0 FOR UTILITY TRENCH LOCATION

PROJECT DESIGN

PROJECT ENGINEER: WILLIAM E. BARLOW, P.E.
CIVIL ENGINEERING DESIGN
P.O. BOX 43
PHILOMATH, OR 97370 541-604-8777

OWNER AND PROJECT MANAGER: OSCAR MENDOZA
3171 PRAIRIE ROAD SE
ALBANY, OR 97322 541-225-8403

SITE LOCATION

TAX MAP: I1503N1600 TAX LOT: 01101
3171 GRAND PRAIRIE RD., SE
ALBANY, OR 97322
LINN COUNTY, OREGON
GPS COORDINATES:
LATITUDE: 44.612474000
LONGITUDE: -123.066273400

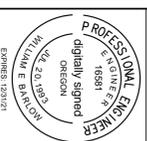
INDEX TO DRAWINGS

T1.0	TITLE SHEET
C1.0	EXISTING CONDITIONS PLAN
C2.0	EROSION
C2.1	EROSION/SED CTRL
C3.0	DEVEL. SITE
C4.0	STREET
C5.0	STORM
C5.1	PRE-DEVELOPMENT STORMWATER SITE PLAN
C5.2	POST-DEVELOPMENT STORMWATER SITE PLAN
C6.0	SANITARY
C7.0	WATER
C8.0	DETAILS
C8.1	DETAILS
C8.2	DETAILS
C8.3	DETAILS
C8.4	DETAILS
C9.0	CONVERSION PLAN

REVISIONS

NO.	DATE	BY	DESCRIPTION

A NEW 6 LOT SUBDIVISION
3171 GRAND PRAIRIE RD., SE
ALBANY, OR
TITLE SHEET



CIVIL ENGINEERING DESIGN
Design for the Human Environment
WILLIAM E. BARLOW, P.E.
P.O. BOX 43
PHILOMATH, OR 97370
541-609-8777
www.civilengdesign.com

DATE: 1.28.20
SCALE: AS SHOWN
DRAWN: WEB

SHEET
T1.0

APPLICANT/REPRESENTATIVES

OWNER: OSCAR MENDOZA- 3171 GRAND PRAIRIE RD. ALBANY, OR 97322
 ENGINEER: BILL BARLOW- PO BOX 43, PHILOMATH, OR 97332
 SURVEYOR: DAVID SCHLOSSER- 720 NW 4TH ST. CORVALLIS OR, 97330

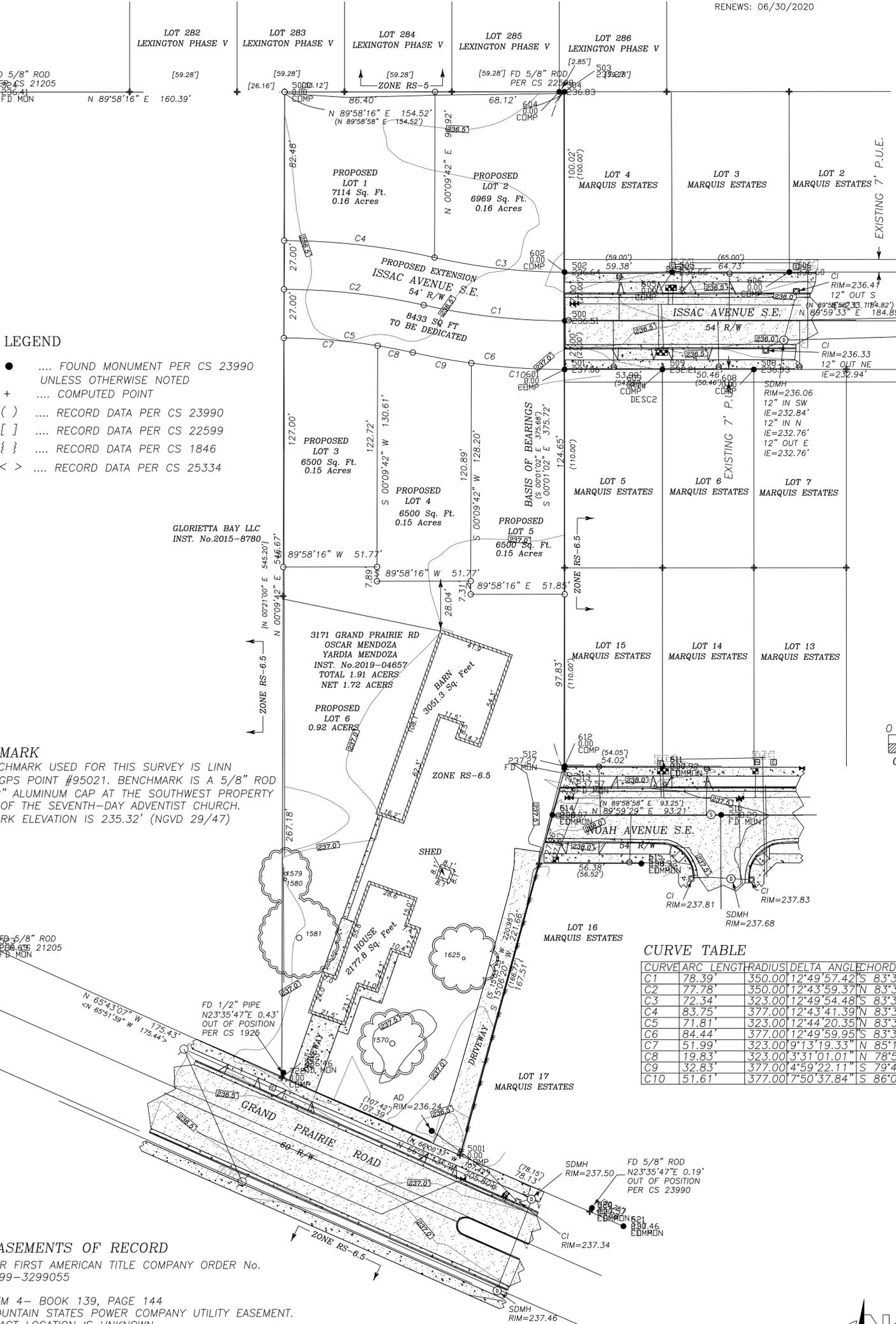
REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 JUNE 10, 2014
 DAVID LEE SCHLOSSER JR.
 72617

TENTATIVE PLAT
 for
 OSCAR MENDOZA
 in the
 SW 1/4 OF SECTION 29
 T 11 S, R 3 W, W.M.
 LINN COUNTY, OREGON

RENEWS: 06/30/2020

AUGUST 13, 2019

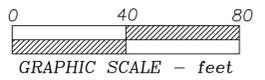


LEGEND

- FOUND MONUMENT PER CS 23990 UNLESS OTHERWISE NOTED
- + COMPUTED POINT
- () RECORD DATA PER CS 23990
- [] RECORD DATA PER CS 22599
- { } RECORD DATA PER CS 1846
- < > RECORD DATA PER CS 25334

BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY IS LINN COUNTY GPS POINT #95021. BENCHMARK IS A 5/8" ROD WITH A 2" ALUMINUM CAP AT THE SOUTHWEST PROPERTY CORNER OF THE SEVENTH-DAY ADVENTIST CHURCH. BENCHMARK ELEVATION IS 235.32' (NGVD 29/47)



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	78.39'	350.00'	12°49'57.42"	S 83°35'28" E	78.23'
C2	77.78'	350.00'	12°43'59.37"	N 83°32'29" W	77.62'
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EASEMENTS OF RECORD

PER FIRST AMERICAN TITLE COMPANY ORDER No. 7099-3299055

ITEM 4- BOOK 139, PAGE 144
 MOUNTAIN STATES POWER COMPANY UTILITY EASEMENT.
 EXACT LOCATION IS UNKNOWN

ITEM 5- BOOK 139, PAGE 654
 MOUNTAIN STATES POWER COMPANY UTILITY EASEMENT.
 EXACT LOCATION IS UNKNOWN

EXISTING CONDITIONS SURVEY

SCALE: 1" = 40'

Northstar SURVEYING
 720 NW 4TH STREET, CORVALLIS, OR 97330
 (541) 757-9050 FAX (541) 757-7578
 www.northstarsurveying.com

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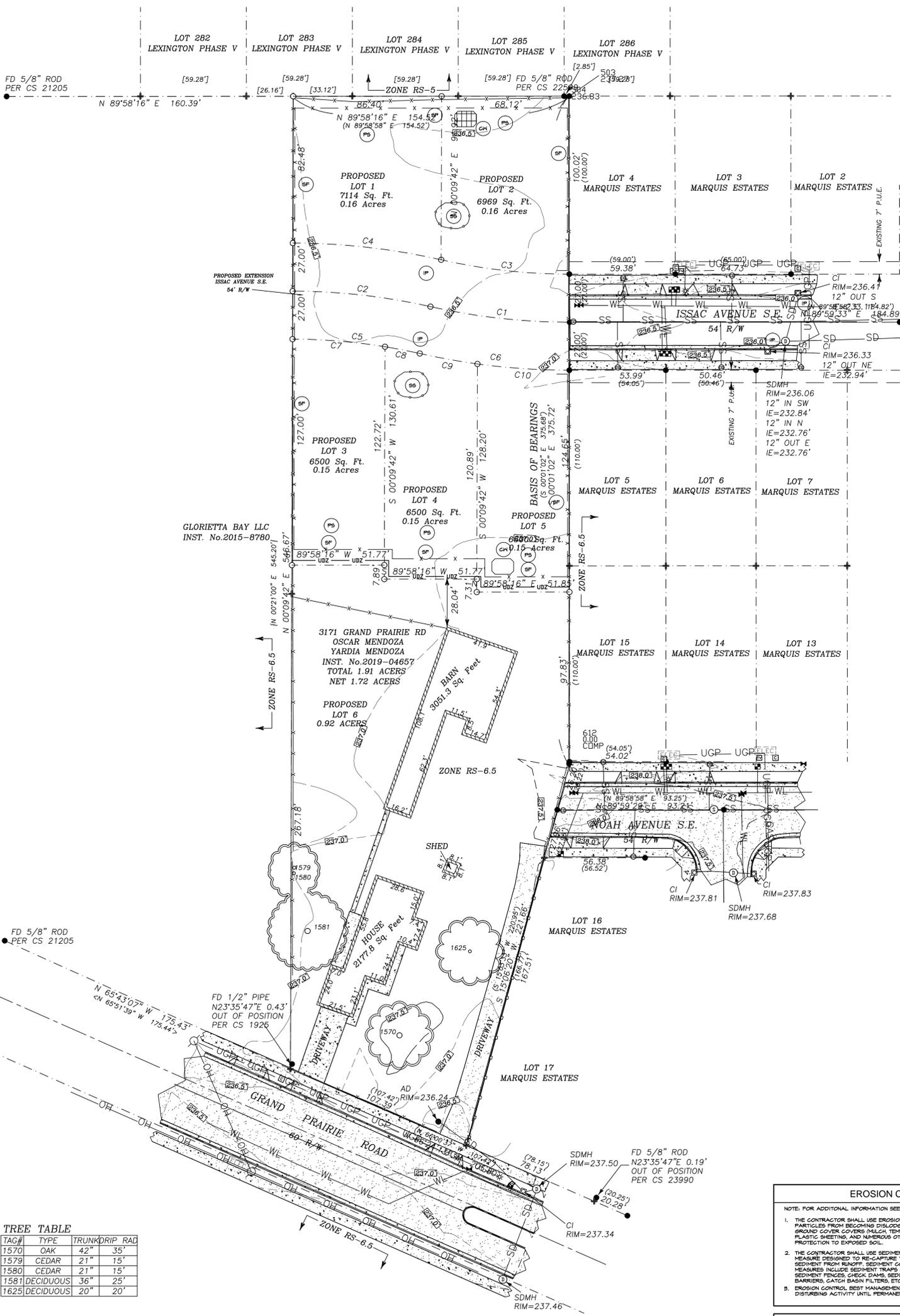
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 OREGON
 JUNE 10, 2014
 DAVID LEE SCHLOSSER JR.
 72617
 RENEWS: 06/30/2020

PROJECT LOCATION
SECTION 16
T 11 S, R 3 W, W. M.
LINN COUNTY, OREGON
 PREPARED FOR:
OSCAR MENDOZA

A NEW 6 LOT SUBDIVISION
3171 GRAND PRAIRIE RD., SE
ALBANY, OR
EXISTING CONDITIONS SURVEY

NO.	DATE	REVISIONS

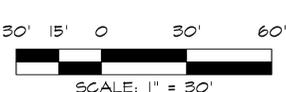


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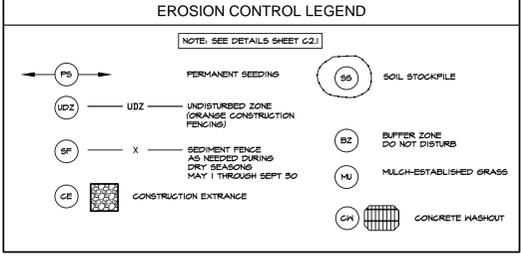


EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 30'

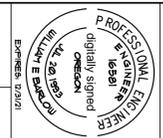
- NOTES**
- FOR ASSISTANCE CALL PUBLIC WORKS DEPARTMENT 541-411-1616
 - DISTURBED AREA = 0.44 ACRES
 - MINOR LAND DISTURBANCE
 - CONSTRUCTION SCHEDULE PER CONTRACTOR
 - INSTALLATION DATE FOR EPCG MEASURES PER CONTRACTOR
 - COMMENCEMENT DATE FOR LAND DISTURBING ACTIVITIES PER CONTRACTOR
 - SITE STABILIZATION DATE PER CONTRACTOR
 - 1. A STABILIZED GRAVEL CONSTRUCTION ENTRANCE SHALL BE INSTALLED AS FIRST SITE ACTIVITY
 - 2. EROSION CONTROL MEASURES SHALL BE INSPECTED DAILY AND MAINTAINED AS NECESSARY TO ENSURE THEIR FUNCTION
 - 3. EROSION CONTROL MEASURES SHALL BE KEPT IN PLACE UNTIL PERMANENT GROUND COVER IS ESTABLISHED
 - 4. WET WEATHER SEASON EXTENDS FROM OCTOBER 1 - APRIL 30
 - 4.1 SCHEDULE CLEARING AND GRADING TO AVOID OR MINIMIZE WORK DURING THE WET WEATHER SEASON
 - 4.2 SEED EXPOSED SOIL IN INACTIVE AREAS BY SEPTEMBER 1 FOR PROPER GERMINATION AND GROWTH (REVEGETATION IS ONE OF THE MOST EFFECTIVE EROSION CONTROL MEASURES)
 - 4.3 STABILIZE SOILS EXPOSED DURING THE WET SEASON WITH A 2-INCH LAYER OF MULCH, BARK, HOOD CHIPS, OR STRAW PLASTIC SHEETING IS ALSO AN OPTION, BUT IT REQUIRES MORE MAINTENANCE
 - 4.4 AVOID SITE GRADING DURING OR IMMEDIATELY PRIOR TO FORECASTED SIGNIFICANT RAIN EVENTS (3 INCHES OR GREATER IN 24 HOURS)
 - 4.5 MAINTAIN CLEAN ROCK IN CONSTRUCTION ENTRANCES TO MINIMIZE OFF-SITE TRACKING AND EXPENSIVE CLEANUP
 - 4.6 SHEEP AND REMOVE ANY OFF-SITE TRACKING OF DIRT AND GRAVEL BY 5:00 PM DAILY, OR MORE REGULARLY IF IN HIGH TRAFFIC AREAS (STREET FLUSHING IS PROHIBITED)
 - 4.7 IMMEDIATELY CLEAN UP ANY PAINT, FUEL, CONCRETE, OR OTHER HAZARDOUS MATERIAL SPILLS
 - 4.8 PERFORM A DAILY CLEAN UP OF LOOSE LITTER AND DEBRIS THAT MAY BE CARRIED OFF-SITE BY WIND OR RAIN
 - 4.9 SOIL EXPOSED FOR MORE THAN TWO DAYS SHALL BE COVERED WITH PLASTIC SHEETING, MATTING OR A THIN LAYER OF MULCH, BARK, HOOD CHIPS, SAND/ST, OR STRAW TO MINIMIZE EROSION POTENTIAL
 - 4.10 EXPOSED SOILS SHALL BE SEEDDED NO LATER THAN SEPTEMBER 1 TO ALLOW TIME FOR PROPER GERMINATION AND GROWTH BEFORE THE WET WEATHER SEASON

- EROSION CONTROL GENERAL NOTES**
- NOTE: FOR ADDITIONAL INFORMATION SEE SHT. C11, CONSTRUCTION NOTES & SEEDBED PREPARATION
- THE CONTRACTOR SHALL USE EROSION PREVENTION MEASURES DESIGNED TO PREVENT EXPOSED SOIL PARTICLES FROM BECOMING DISLOBBED BY RAIN OR WIND. SUCH MEASURES INCLUDE TEMPORARY GROUND COVER, MULCH, TEMPORARY GRASSES, STRAW MULCH AND TACKIFIERS, ETC., MATTING, PLASTIC SHEETING, AND NUMEROUS OTHER PRODUCTS DESIGNED TO PROVIDE MECHANICAL OR PHYSICAL PROTECTION TO EXPOSED SOIL.
 - THE CONTRACTOR SHALL USE SEDIMENT CONTROL MEASURES DESIGNED TO REGULATE TRANSPORTED SEDIMENT FROM RUNOFF. SEDIMENT CONTROL MEASURES INCLUDE SEDIMENT TRAPS AND BASINS, SEDIMENT FENCES, CHECK DAMS, SEDIMENT BARRIERS, CATCH BASIN FILTERS, ETC.
 - EROSION CONTROL BEST MANAGEMENT PRACTICES ARE REQUIRED DURING ALL GROUND DISTURBING ACTIVITY UNTIL PERMANENT SITE GROUND COVERS ARE IN PLACE.



C2.0

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A NEW 6 LOT SUBDIVISION
 3171 GRAND PRAIRIE RD., SE
 ALBANY, OR
EROSION & SEDIMENT CONTROL PLAN

REVISIONS

CONSTRUCTION NOTES

- OWNER OR DESIGNATED PERSON SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL (ESC) MEASURES IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
- THE IMPLEMENTATION OF THESE ESC PLANS AND CONSTRUCTION MAINTENANCE REPLACEMENT AND UPGRADE OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED BY BENTON COUNTY. ALL CONSTRUCTION LANDSCAPING IS ESTABLISHED.
- THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE MARKINGS SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
- THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LOADED MATTER DOES NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS. NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL APPLICABLE EROSION CONTROL MEASURES HAVE BEEN INSTALLED AND INSPECTED AND APPROVED BY BENTON COUNTY.
- THE ESC FACILITIES SHOWN ON THIS PLAN ARE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING CONSTRUCTION PERIODS THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND THE SURETY THAT SEDIMENT AND SEDIMENT LOADED WATER DOES NOT LEAVE THE SITE.
- THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
- AT NO TIME SHALL SEDIMENT BE ALLOWED TO ACCUMULATE MORE THAN TO THE BARRIER HEIGHT. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATIONS SHALL NOT FLUSH SEDIMENT-LOADED WATER INTO THE DOWNSPREAM SYSTEM.
- STABILIZED GRAVEL ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL YEARS MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- STORM DRAIN INLETS, BASIN AND AREA DRAINS SHALL BE PROTECTED UNTIL PAVEMENT SURFACES ARE COMPLETED AND/OR VEGETATION IS RE-ESTABLISHED.
- PAVEMENT SUB-BASEE VEGETATION AND/OR GROUND COVER SHALL BE PLACED WITHIN 14 DAYS OF FINAL GRADING FOR ALL EXPOSED AREAS SHOULD CONSTRUCTION OF PAVED AREAS BE COMPLETED. ALL EXPOSED AREAS SHALL BE SEEDING OR GROUND COVERED AS SPECIFIED.
- SEEDING SHALL BE PERFORMED NO LATER THAN SEPTEMBER 1 FOR EACH PHASE OF CONSTRUCTION.
- IF THERE ARE EXPOSED SOILS OR SOILS NOT FULLY ESTABLISHED FROM OCTOBER 1ST THROUGH APRIL 30TH, THE NET WEATHER EROSION PREVENTION MEASURES WILL BE IN EFFECT. SEE THE BENTON COUNTY EROSION PREVENTION AND SEDIMENT CONTROL MANUAL (CHAPTER 5) FOR REQUIREMENTS.
- THE DEVELOPER SHALL REMOVE ESC MEASURES ONLY AFTER VEGETATION IS FULLY ESTABLISHED.
- IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR RAINFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.

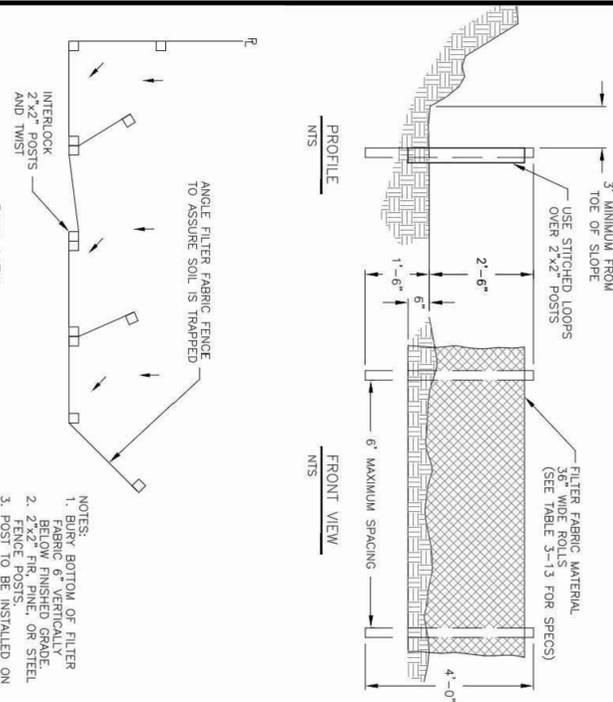


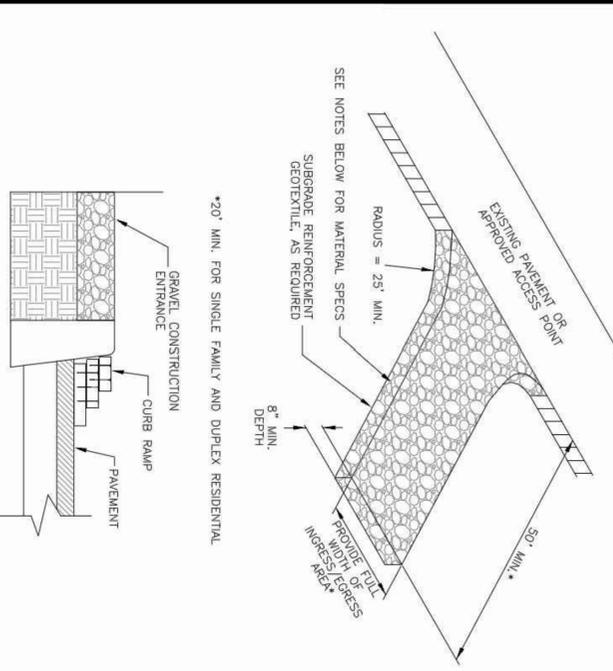
TABLE 3-13 WOVEN POLYPROPYLENE SEDIMENT FENCE FABRIC SPECIFICATIONS

PROPERTY	TEST PROCEDURE	MINIMUM FABRIC VALUE
Grab tensile strength	ASTM D-4833	190 lbs.
Impact strength	ASTM D-4833	70 lbs.
Impacted tear	ASTM D-4833	70 lbs.
Water burst	ASTM D-5786	300 psi
Puncture	ASTM D-4833	80 lbs.
Permeability	ASTM D-4491	0.01 sec ⁻¹
UV Resistance (1000 hrs)	ASTM D-4451	50% min. strength
UV Resistance (500 hrs)	ASTM D-4451	90%

TABLE 3-14 BARRIER SPACING FOR GENERAL APPLICABLE SITUATIONS

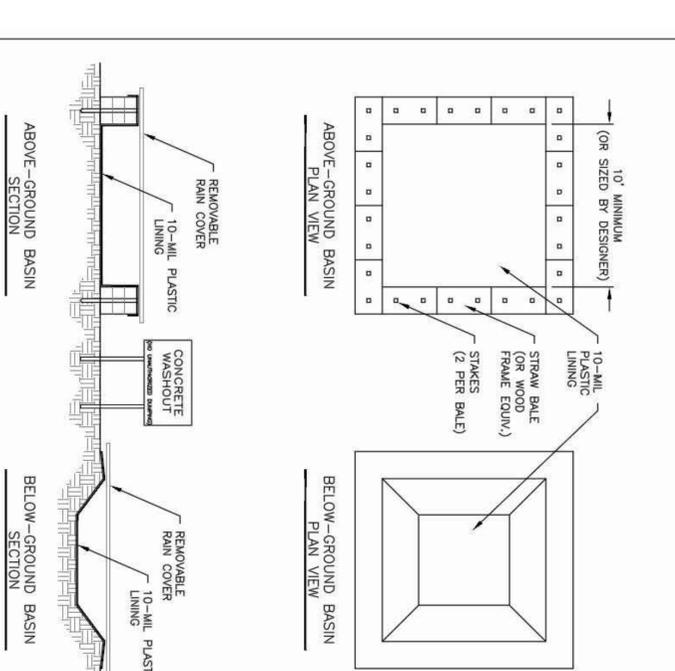
% SLOPE	ON SLOPE	MAX SPACING
<10%	<10%	300 ft.
10-15%	10:1 to 7.5:1	150 ft.
15-20%	7.5:1 to 5:1	100 ft.
20-30%	5:1 to 3:1	50 ft.
30-50%	3:1 to 2:1	25 ft.

SEDIMENT FENCE Detail Drawing 3.3.1



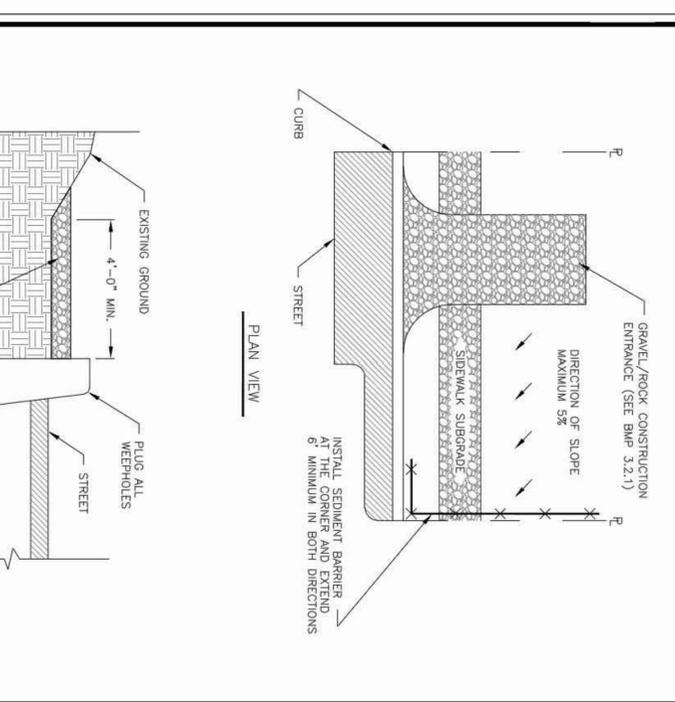
- NOTES:
- ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 - WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE.
 - THAT PRINGS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN SITE VIA THE CONSTRUCTION ENTRANCE. OTHER MEASURES SHALL BE IMPLEMENTED TO DIVERT RUNOFF THROUGH AN APPROVED FILTERING SYSTEM.
 - DIMENSIONS: SINGLE FAMILY AND DUPLEX RESIDENTIAL: 20' WIDE, 8' DEEP OR 3/4" MINUS CLEAN ROCK. COMMERCIAL: 50' LONG BY 20' WIDE, 3-6" DEEP CLEAN ROCK. GOVERNING AUTHORITY MAY REQUIRE GEOTEXTILE FABRIC TO PREVENT SUB-SOIL PUMPING.

CONSTRUCTION ENTRANCE Detail Drawing 3.2.1



- NOTES:
- ACTUAL LAYOUT DETERMINED IN THE FIELD.
 - "CONCRETE WASHOUT" SIGN TO BE LOCATED ADJACENT TO WASHOUT.
 - REMOVABLE RAIN COVER REQUIRED DURING WET WEATHER SEASON.

CONCRETE WASHOUT Detail Drawing 4.2.10



SIDEWALK SUBGRADE GRAVEL BARRIER Detail Drawing 3.3.6

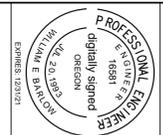
NOTE

- REPAIR ALL DAMAGED LAWN DUE TO CONSTRUCTION (IF ANY).

SEEDBED PREPARATION

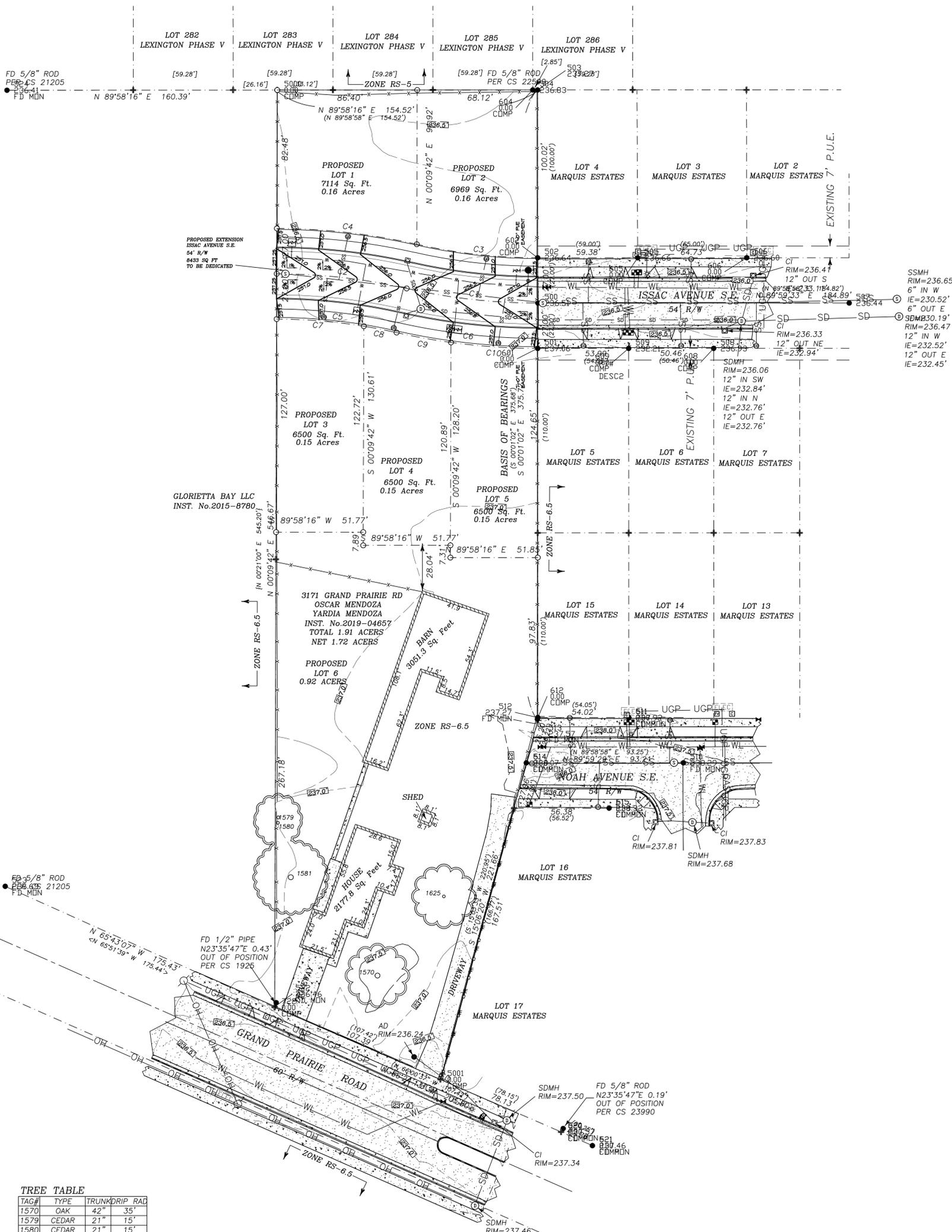
- CHISEL COMPACTED AREAS AND SPREAD TOPSOIL 3 INCHES DEEP OVER ADVERSE SOIL CONDITIONS.
- RIP THE ENTIRE AREA TO 6 INCHES DEPTH.
- REMOVE ALL LOOSE ROCK ROOTS AND OTHER CONSTRUCTIONS LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM.
- APPLY AGRICULTURAL LINE FERTILIZER AND SUPERPHOSPHATE UNIFORMLY AND MIX WITH SOIL (SEE BELOW).
- CONTINUE TILLAGE UNTIL A WELL-PLIALIZED FIRM REASONABLY UNIFORM SEEDBED IS PREPARED 4 TO 6 INCHES DEEP.
- SEED ON A FRESHLY PREPARED SEEDBED AND COVER SEED LIGHTLY WITH SEEDING EQUIPMENT OR CULTIPACK AFTER SEEDING.
- MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH.
- INSPECT ALL SEEDBED AREAS AND MAKE NECESSARY REPAIRS OF RESEEDINGS WITHIN THE PLANTING SEASON IF POSSIBLE. IF STAND SHOULD BE OVER 60% DAMAGED, REESTABLISH FOLLING ORIGINAL LINE FERTILIZER AND SEEDING RATES.
- CONSULT CONSERVATION INSPECTOR ON MAINTENANCE TREATMENT AND FERTILIZATION AFTER PERMANENT COVER IS ESTABLISHED.

- APPLY:
- AGRICULTURAL LIMESTONE - 2 TONS/ACRE
 - FERTILIZER - 100 LBS/ACRE - 10-10-10
 - MULCH - 2 TONS/ACRE - GRASSHAY
 - ANCHOR - ASPHALT EMULSION - 500 GALS/ACRE
- TEMPORARY SEEDING MIXTURE (IF REQUIRED), SEE LAYOUT ON SHEET L10
- TO LBS/ACRE:
- 50% TALL FESCUE
 - 50% BERMA LEPREDEZA
 - 20% RYE GRASS



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 SHEET: C2.1

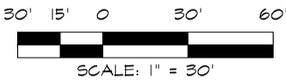


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DEVELOPED SITE PLAN

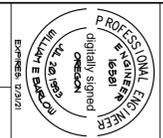
SCALE: 1" = 40'

- NOTES**
1. DRIVEWAY LOCATIONS MAY CHANGE LOCATION.
 2. RESIDENTIAL DWELLINGS SHALL BE SPRINKLERED IN LIEU OF FIRE TRUCK TURN-AROUND.

C3.0

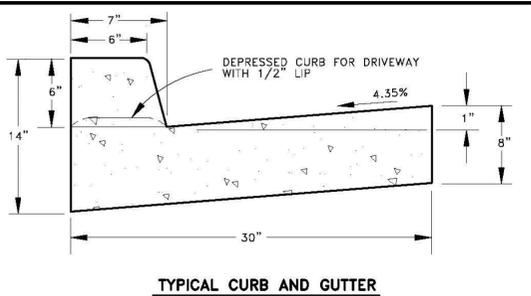
DATE: 1/28/20
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 SHEET: 1/1

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A NEW 6 LOT SUBDIVISION
 3171 GRAND PRAIRIE RD., SE
 ALBANY, OR
 DEVELOPED SITE

NO.	DATE	REVISIONS	BY



TYPICAL CURB AND GUTTER

- NOTES
1. STRAIGHT CURB AND ROLLED CURB SHALL NOT BE CONSTRUCTED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE EXCEPTION BEING ROLLED CURB SHALL BE USED FOR CUL-DE-SACS. REFER TO DETAIL 303.
 2. CONTRACTION JOINTS SHALL BE PLACED AT 10' INTERVALS AND SHALL EXTEND AT LEAST 50% THROUGH THE CURB AND GUTTER. JOINTS SHALL MATCH SIDEWALK JOINTS FOR CURBSIDE SIDEWALK.
 3. CONCRETE SHALL HAVE A MINIMUM 4,000 PSI 28-DAY COMPRESSIVE STRENGTH.
 4. ALL RADI SHALL BE 3/4" UNLESS OTHERWISE NOTED. THE STREET STRUCTURAL SECTION SHALL EXTEND TO A MINIMUM 6" BEHIND CURB.
 5. WHEN CONSTRUCTING CURB ON EXISTING ASPHALT STREETS, A MINIMUM 24" WIDTH OF PAVEMENT SHALL BE SAWCUT AND REMOVED ALONG THE ENTIRE LENGTH OF NEW CURB. EXISTING ASPHALT SHALL BE REPLACED IN ACCORDANCE WITH DETAIL DWG. NO. 206 (A OR B AS APPLICABLE). CURB AND GUTTER SHALL BE CONSTRUCTED INDEPENDENTLY, AND SEPARATED BY A COLD JOINT FROM ALL ADJACENT CONCRETE CONSTRUCTION, INCLUDING SIDEWALKS, DRIVEWAY RAMPS, CURB RAMPS, AND ETC.

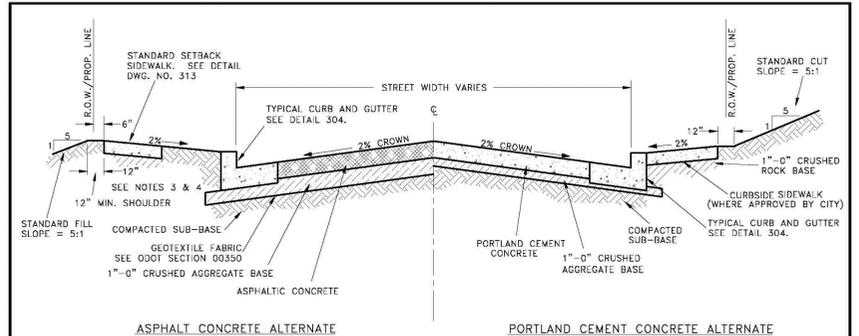
T SURFACE

CITY OF ALBANY, OREGON
PUBLIC WORKS DEPARTMENT

DETAILS FOR
TYPICAL CURB AND GUTTER
CONFIGURATIONS

ENGINEER)

NO SCALE	JANUARY 2018	NO. 304
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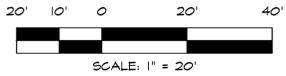
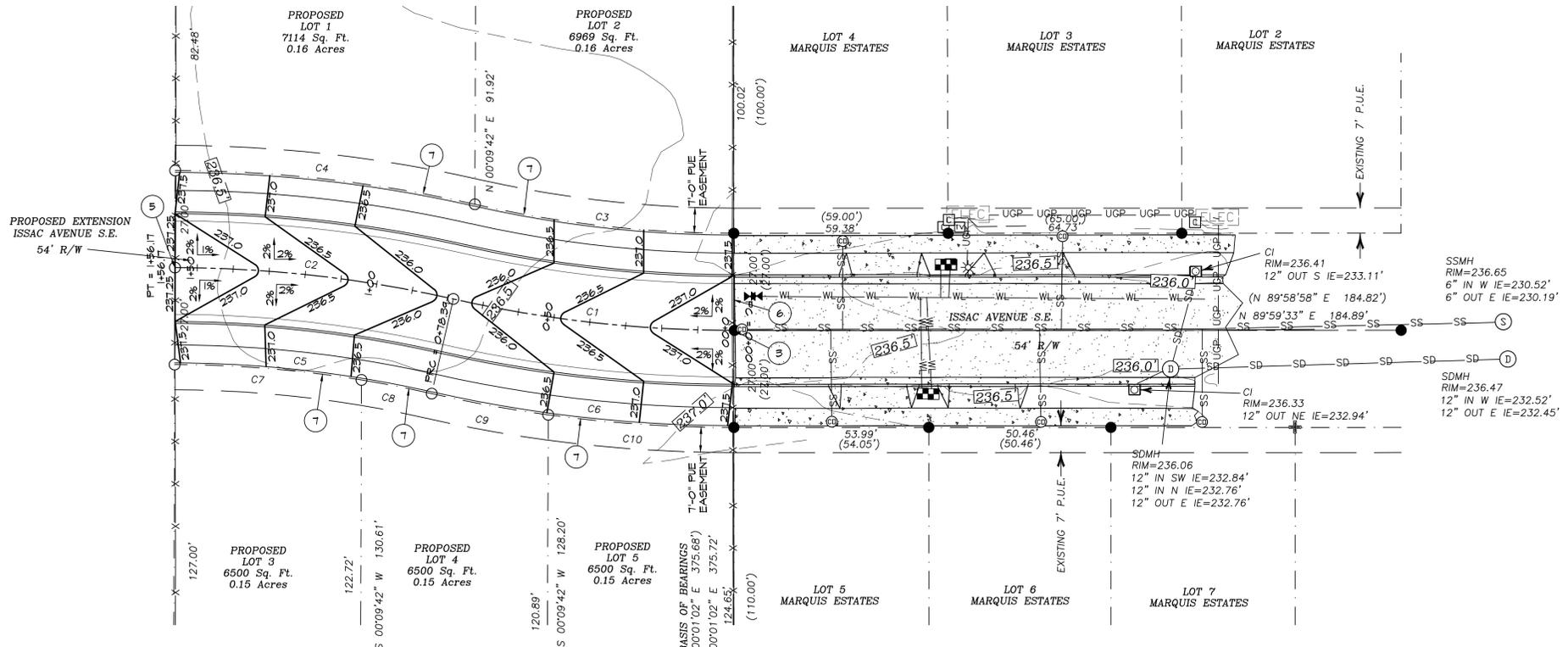


- NOTES
1. THE TYPICAL SECTION FOR RESIDENTIAL STREETS SHALL BE AS FOLLOWS:
 - a. ASPHALT CONCRETE: 5" OF ASPHALT CONCRETE (2" OF "C" MIX OVER 3" OF "B" MIX) AND 12" OF COMPACTED 1" - 0 CRUSHED AGGREGATE BASE OVER GEOTEXTILE FABRIC.
 - b. PORTLAND CEMENT CONCRETE: 8" OF PORTLAND CEMENT CONCRETE AT 4,000 P.S.I., OVER 2" OF COMPACTED 1" - 0 CRUSHED AGGREGATE.
 2. THE STRUCTURAL SECTION FOR ALL OTHER STREETS SHALL BE DESIGNED FOR 50 YEAR TRAFFIC EQUIVALENT AXLE LOADING USING PROCEDURES APPROVED BY THE CITY ENGINEER.
 3. AGGREGATE BASE MATERIAL SHALL EXTEND TO ONE FOOT BEYOND THE FACE OF CURB, MINIMUM.
 4. PLANTER STRIPS SHALL, AT A MINIMUM, BE COMPOSED OF SILTY CLAY LOAMS NATIVE TO THE AREA. IN LOCATIONS THAT ARE COMPOSED OF GRANULAR, AGGREGATE, OR OTHER IMPORTED MATERIALS, THE CONTRACTOR SHALL REMOVE AND REPLACE THE PLANTER STRIP NO LESS THAN 4' DEEP BY 4' WIDE USING NATIVE SOILS MORE CONDUCTIVE TO TREE SURVIVABILITY THROUGH THE LENGTH OF THE PLANTER STRIP.

CITY OF ALBANY, OREGON
PUBLIC WORKS DEPARTMENT

TYPICAL STREET SECTION

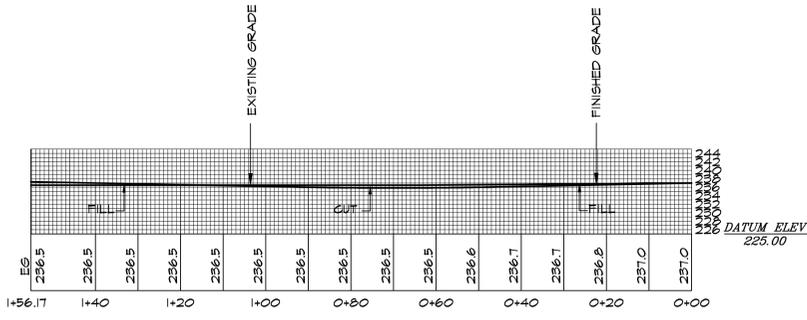
NO SCALE	JANUARY 2015	NO. 301
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STA: 0+00.00 TO STA: 1+56.17
ASPHALT CONCRETE ALTERNATE
ISSAC STREET
EXTENSION PLAN

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	78.39	350.00	12°49'57.42"S	83°35'29"	W78.23'
C2	77.78	350.00	12°43'59.37"N	83°32'29"	W77.62'
C3	72.34	323.00	12°49'54.48"S	83°35'27"	E72.19'
C4	83.75	377.00	12°43'41.39"N	83°32'20"	W83.58'
C5	71.81	323.00	12°44'20.35"N	83°32'40"	W71.67'
C6	84.44	377.00	12°49'59.95"S	83°35'29"	E84.27'
C7	51.99	323.00	9°13'19.33"N	85°18'10"	W51.93'
C8	19.83	323.00	3°31'01.01"N	78°56'00"	W19.82'
C9	32.83	377.00	4°59'22.11"S	79°40'10"	E32.82'
C10	51.61	377.00	7°50'37.84"S	86°05'10"	E51.57'



STA: 0+00.00 TO STA: 1+56.17
ASPHALT CONCRETE ALTERNATE
ISSAC STREET
EXTENSION PROFILE

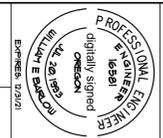
SCALE:
VERTICAL: 1" = 1'
HORIZONTAL: 1" = 1'

SPECIFICATIONS SUMMARY

FOR INFORMATION NOT PROVIDED SEE CITY OF ALBANY
CONSTRUCTION SPECIFICATIONS DIVISION 3
DESIGN STANDARDS D

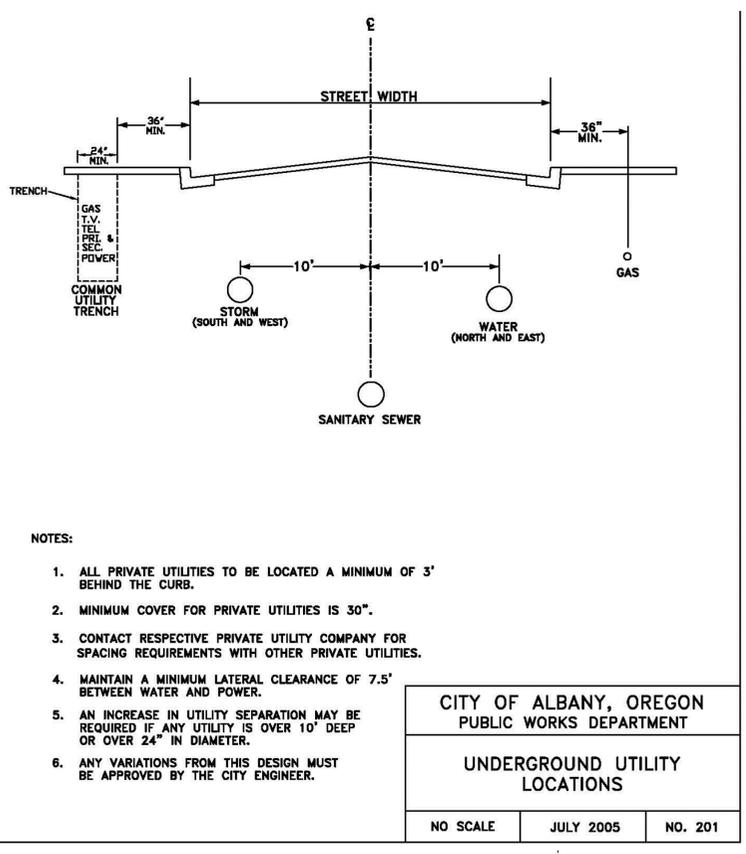
- KEY NOTES
1. STA: 0+78.94
OFFSET: 15.00 R
CURB INLET: 235.43
 2. STA: 0+78.15
OFFSET: 15.00 L
CURB INLET: 235.44
 3. REMOVE (E) BARRICADE AND (E) FENCE
 4. LOW POINT SEE PROFILE
STA: 0+41.96 ELEV: 235.43
 5. INSTALL (N) BARRICADE SEE STANDARD BARRICADE DETAIL AND SIGN ON SHEET SB.3
 6. MATCH NEW PAVEMENT WITH EXISTING PAVEMENT SAW CUT EXISTING ASPHALT APPLY PRIME AND SAMI PAVEFIX OR EQUAL TO EXISTING PAVEMENT
 7. FOR DRIVEWAY LOCATIONS COORDINATE WITH HOME DESIGNER SEE DETAIL 308 SHEET CB.3

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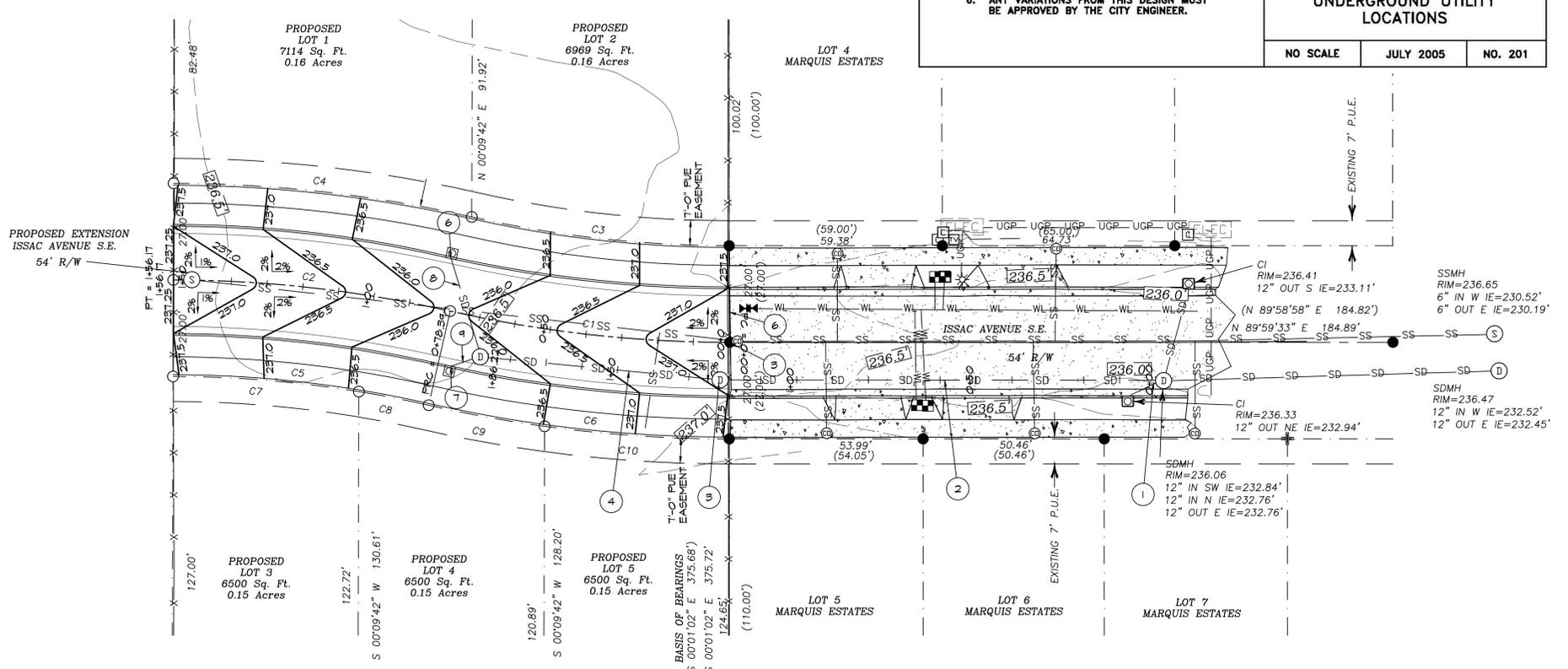
A NEW 6 LOT SUBDIVISION
3171 GRAND PRAIRIE RD., SE
ALBANY, OR
STREET

NO.	DATE	REVISIONS



- NOTES:**
1. ALL PRIVATE UTILITIES TO BE LOCATED A MINIMUM OF 3' BEHIND THE CURB.
 2. MINIMUM COVER FOR PRIVATE UTILITIES IS 30".
 3. CONTACT RESPECTIVE PRIVATE UTILITY COMPANY FOR SPACING REQUIREMENTS WITH OTHER PRIVATE UTILITIES.
 4. MAINTAIN A MINIMUM LATERAL CLEARANCE OF 7.5' BETWEEN WATER AND POWER.
 5. AN INCREASE IN UTILITY SEPARATION MAY BE REQUIRED IF ANY UTILITY IS OVER 10" DEEP OR OVER 24" IN DIAMETER.
 6. ANY VARIATIONS FROM THIS DESIGN MUST BE APPROVED BY THE CITY ENGINEER.

CITY OF ALBANY, OREGON PUBLIC WORKS DEPARTMENT		
UNDERGROUND UTILITY LOCATIONS		
NO SCALE	JULY 2005	NO. 201



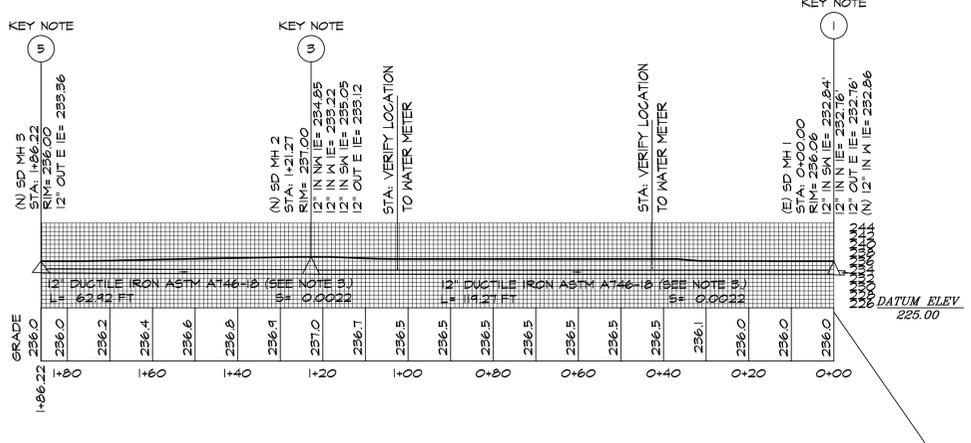
CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	78.39	350.00	12°43'59.37"	S 83°32'29" W 77.62'	77.78'
C2	77.78	350.00	12°43'59.37"	S 83°32'29" W 77.62'	77.78'
C3	72.34	323.00	12°49'54.48"	S 83°35'27" W 72.19'	72.34'
C4	83.75	377.00	12°43'41.39"	S 83°32'20" W 83.58'	83.75'
C5	71.81	323.00	12°44'20.55"	S 83°39'40" W 71.82'	71.81'
C6	84.44	377.00	12°49'59.98"	S 83°35'29" W 84.27'	84.44'
C7	51.99	323.00	9°13'19.33"	N 85°18'10" W 51.93'	51.99'
C8	19.83	323.00	3°31'01.01"	N 78°56'00" W 19.82'	19.83'
C9	32.83	377.00	4°59'22.11"	S 79°40'10" W 32.82'	32.83'
C10	51.61	377.00	7°50'37.84"	S 86°09'10" W 51.57'	51.61'

**STA: 0+00.00 TO STA: 1+86.22
STORM DRAIN LINE
ISSAC STREET
EXTENSION PLAN**

- SPECIFICATIONS SUMMARY**
1. NON-PRESSURE PVC STORM SEWER PIPE ASTM D 3034 D35
 2. PVC FITTINGS SHALL CONFORM TO NON-PRESSURE PVC STORM SEWER PIPE
 3. DUCTILE IRON PIPE SHALL BE ASTM A746-18. USE TYPE 4 STANDARD LAYING CONDITION: PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO DEPTH OF 1/8 PIPE DIAMETER, 4-INCH MINIMUM. BACKFILL COMPACTED TO TOP OF PIPE. (APPROXIMATE 80% STANDARD PROCTOR, AASHTO T-99)
 4. MECHANICAL ADAPTERS SHALL BE CALDER OR FERRO, INC. BRAND
 5. FOR CONNECTION TO EXISTING STRUCTURES SEE CITY OF ALBANY CONSTRUCTIONS SPECIFICATIONS DIVISION 4, 403.02.03
 6. TESTING STORM DRAINS AIR TESTING SHALL BE IN ACCORDANCE WITH DIVISION 4, 101.02.13 THE PROJECT ENGINEER SHALL BE NOTIFIED IN ADVANCE OF TESTING TO ARRANGE FOR THE PROJECT ENGINEER TO WITNESS TESTING ALSO CONTACT CITY ENGINEER TO DETERMINE HEIGHT OF WATER TABLE AT TIME OF TESTING.
 7. TELEVISED INSPECTION OF STORM SEWER UPON SUCCESSFUL COMPLETION OF REQUIRED TESTING AND CLEANING. A VIDEO RECORDING WILL BE SUBMITTED TO CITY ENGINEER IN DIGITAL DVD FORMAT.
 8. FOR TYPICAL CURB DRAIN SEE DETAIL 306 SHEET C8.0
- FOR INFORMATION NOT PROVIDED SEE CITY OF ALBANY CONSTRUCTION SPECIFICATIONS DIVISION 4

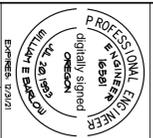
- KEY NOTES**
1. BEGIN CONSTRUCTION AT EXISTING MANHOLE STA: 0+00.00 RIM=236.06 (E) 12" IN SW IE=232.84' (E) 12" IN N IE=232.76' (E) 12" OUT E IE=232.76' (N) 12" IN W IE=232.26' FOR NEW PIPE TO MANHOLE ADAPTER SEE SHEET C8.3 TYPICAL
 2. 12" DUCTILE IRON ASTM A746-18 L=114.27 S=0.0044 (N) SD MH 2 STA: 1+21.27 RIM=237.00 (E) 12" IN SW IE=233.12 (E) 12" IN N IE=233.22 (E) 12" IN SW IE=233.05 (E) 12" OUT E IE=233.12 SEE DETAIL 402 SHEET C8.1
 3. 12" DUCTILE IRON ASTM A746-18 L=62.92 FT S=0.0044 (N) SD MH 3 STA: 1+86.22 RIM=236.00 (E) 12" OUT E IE=233.36 SEE DETAIL 402 SHEET C8.1
 4. STA: 0+81.28 CENTER LINE ALIGNMENT OFFSET: 14.36 R RIM TOP SIDEWALK: 235.61 GUTTER INLET: 235.11 (E) 12" OUT NE IE=232.11 FOR CATCH BASIN AND COVER SEE DETAILS 412 & 413 SHEET S8.2
 5. STA: 0+74.90 CENTER LINE ALIGNMENT OFFSET: 15.00 L RIM TOP SIDEWALK: 235.61 GUTTER INLET: 235.11 (E) 12" OUT NE IE=232.11 FOR CATCH BASIN AND COVER SEE DETAILS 412 & 413 SHEET S8.2
 6. 12" DUCTILE IRON ASTM A746-18 L=26.38 S=0.01
 7. 12" DUCTILE IRON ASTM A746-18 L=6.30 S=0.01



**STA: 0+00.00 TO STA: 1+86.22
STORM DRAIN LINE
ISSAC STREET
EXTENSION PROFILE**

SCALE:
VERTICAL: 1" = 1'
HORIZONTAL: 1" = 1'

CIVIL ENGINEERING DESIGN
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A NEW 6 LOT SUBDIVISION
3171 GRAND PRAIRIE RD., SE
ALBANY, OR
STORM

NO.	DATE	DESCRIPTION

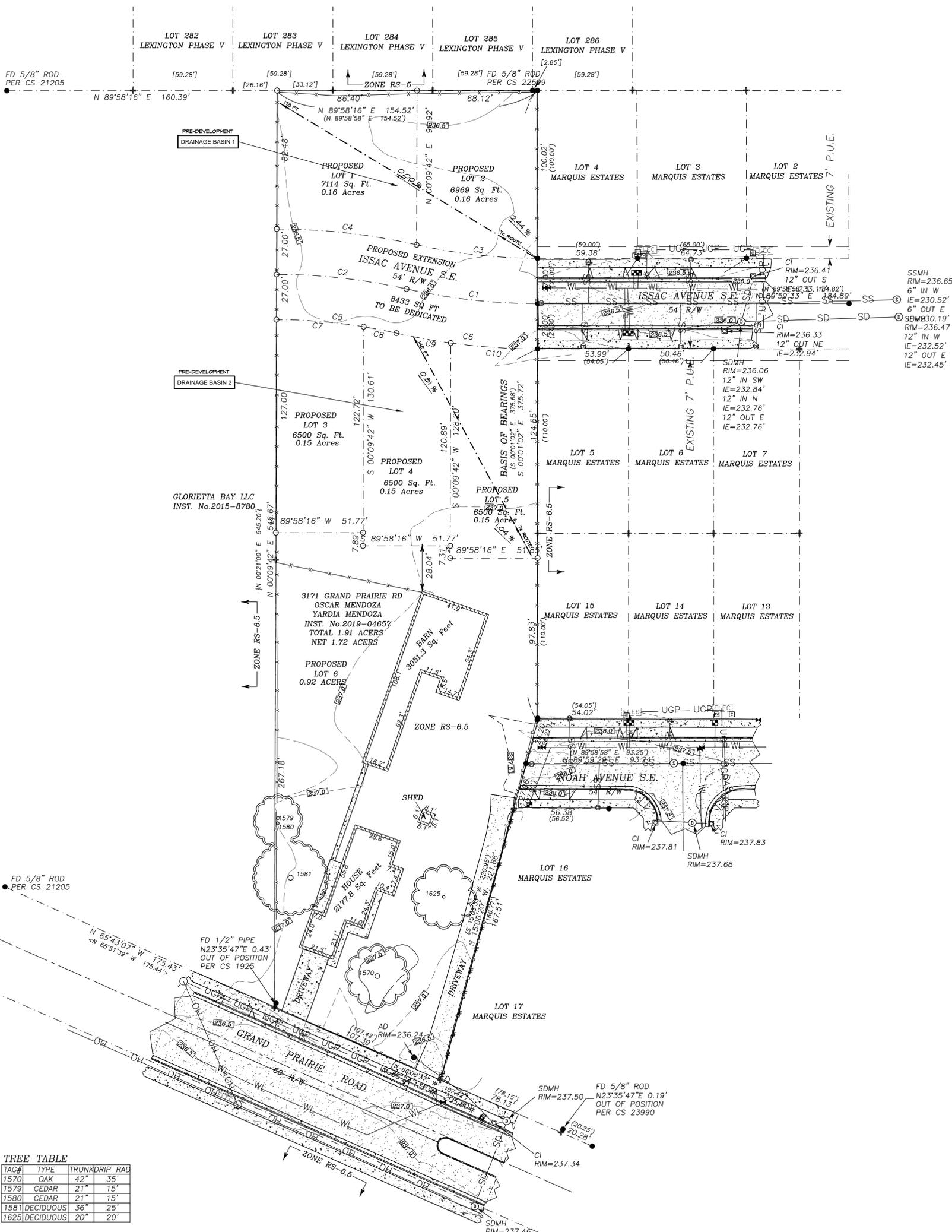
C5.0

SHEET
DRAIN UEB

DATE
1/28/08

SCALE
AS SHOWN

REVISONS
BY

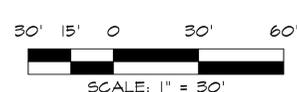


TREE TABLE

TAG#	TYPE	TRUNK DBP	DRIE RAD
1570	OAK	42"	35'
1579	CEDAR	21"	15'
1580	CEDAR	21"	15'
1581	DECIDUOUS	36"	25'
1625	DECIDUOUS	20"	20'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	79.19'	200.00'	22°41'10.55"	S 78°39'51" E	78.67'
C2	79.74'	200.00'	22°50'39.07"	N 78°44'36" W	79.21'
C3	89.89'	227.00'	22°41'14.74"	S 78°39'54" E	89.30'
C4	69.13'	173.00'	22°53'42.85"	N 78°46'08" W	68.67'
C5	68.49'	173.00'	22°41'05.05"	S 78°39'49" E	68.05'
C6	90.35'	227.00'	22°48'19.00"	N 78°43'26" W	89.76'
C7	52.52'	173.00'	17°23'40.72"	N 81°31'09" W	52.32'
C8	16.61'	173.00'	5°30'02.14"	N 70°04'17" W	16.60'
C9	37.99'	227.00'	9°35'20.68"	S 72°06'57" E	37.95'
C10	51.89'	227.00'	13°05'54.06"	S 83°27'34" E	51.78'
C11	88.84'	227.00'	22°25'20.50"	N 78°54'55" W	88.27'
C12	1.52'	227.00'	0°22'58.50"	N 67°30'45" W	1.52'



**PRE-DEVELOPMENT
STORMWATER SITE PLAN**

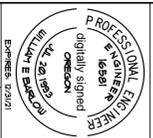
SCALE: 1" = 30'

- NOTES**
- DRIVEWAY LOCATIONS MAY CHANGE LOCATION.
 - SOIL TYPE: USDA NATURAL RESOURCES CONSERVATION SERVICE REB SOIL SURVEY - MAP UNIT SYMBOL 3 MAP UNIT NAME: AMITY SILT LOAM NATURAL DRAINAGE CLASS: SOMEWHAT POORLY DRAINED HYDROLOGIC SOIL GROUP: C2

C5.1

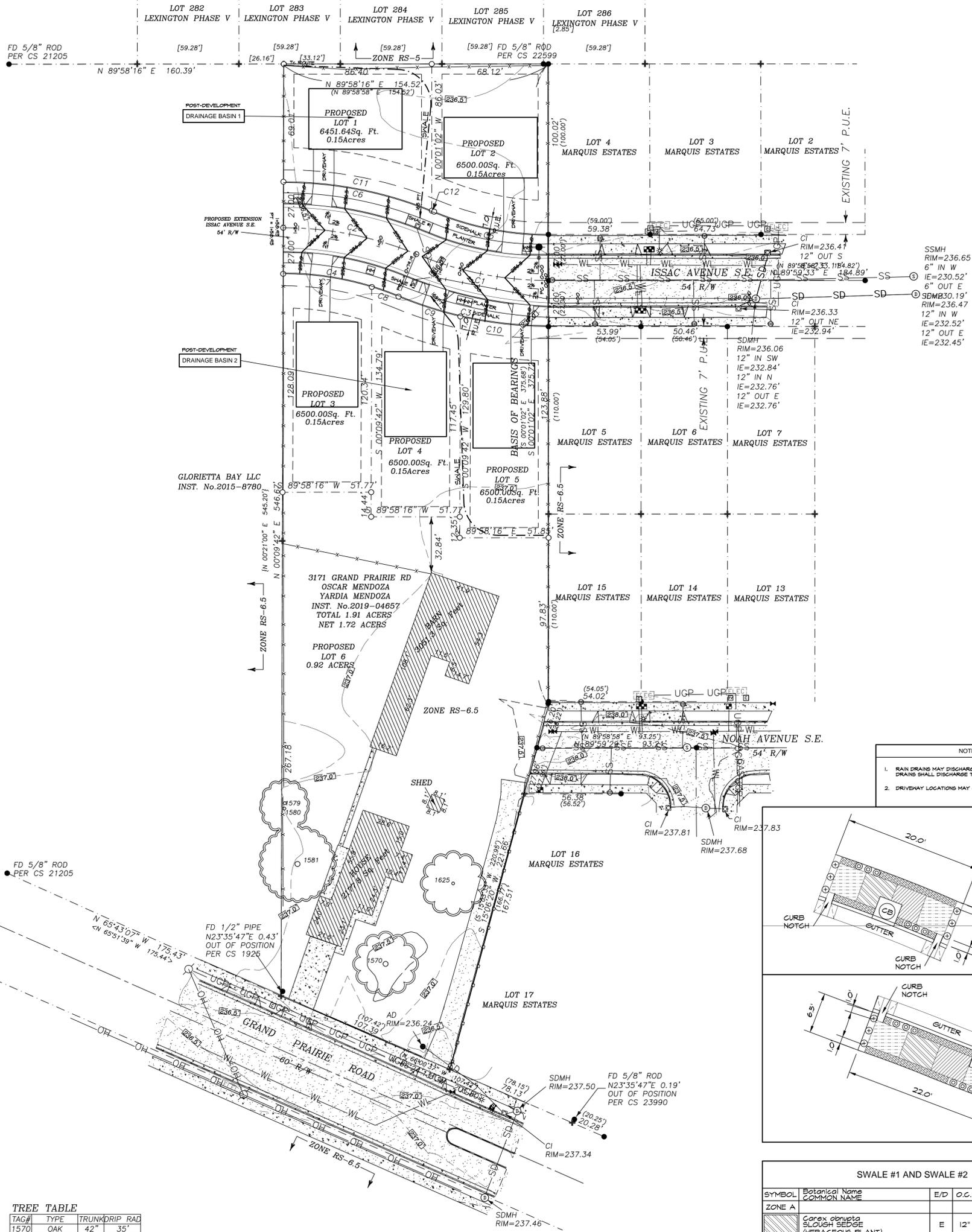
DATE: 1/28/20
SCALE: AS SHOWN
SHEET: 1 OF 1

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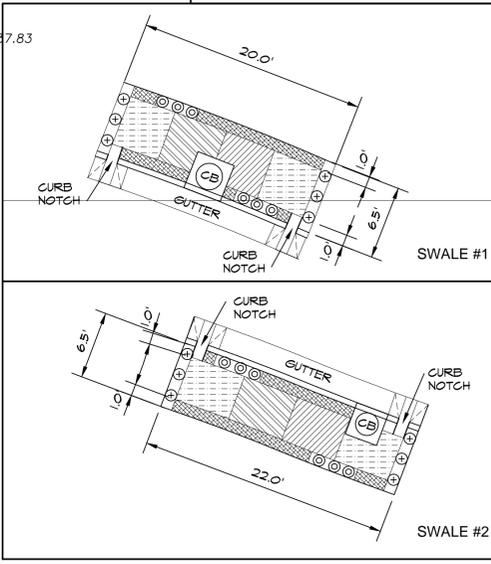


A NEW 6 LOT SUBDIVISION
3171 GRAND PRAIRIE RD., SE
ALBANY, OR
PRE-DEVELOPMENT STORMWATER SITE PLAN

REVISIONS



- NOTES**
- RAIN DRAINS MAY DISCHARGE TO CURB AND FOOTING DRAINS SHALL DISCHARGE TO SWALE.
 - DRIVEWAY LOCATIONS MAY CHANGE LOCATION.



SWALE #1 AND SWALE #2

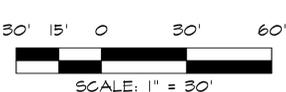
SYMBOL	Botanical Name COMMON NAME	E/D	O.C.	QTY.	CONT.
[Symbol]	<i>Carex obtusa</i> SLOUGH SEDGE (HEBACEOUS PLANT)	E	12"	19	4" POT
[Symbol]	<i>Juncus patens</i> 'Elk Blue' ELK BLUE GRAY RUSH (HEBACEOUS PLANT)	E	12"	40	4" POT
[Symbol]	<i>Carex testacea</i> NEW ZEALAND ORANGE SEDGE (HEBACEOUS PLANT)	E	12"	19	4" POT
[Symbol]	<i>Arctostaphylos uva-ursi</i> KINNICKINICK (GROUND COVER)	E	12"	56	4" POT
[Symbol]	<i>Polystichum munitum</i> SWORD FERN (SMALL SHRUB)	D	24"	6	1 GAL.
[Symbol]	<i>Spiraea japonica</i> 'Goldmound' GOLDMOUND SPIRAEA (SMALL SHRUB)	D	18"	6	1 GAL.
[Symbol]	<i>Koeleria paniculata</i> GOLDENRAIN (TREE)	D		1	1 1/2" TO 2" CALIF. B&B

TREE TABLE

TAG#	TYPE	TRUNK	DRIPIP	RAD
1570	OAK	42"	35'	
1579	CEDAR	21"	15'	
1580	CEDAR	21"	15'	
1581	DECIDUOUS	36"	25'	
1625	DECIDUOUS	20"	20'	

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	79.19'	200.00'	22°41'10.55"	S 78°39'51" E	78.67'
C2	79.74'	200.00'	22°50'39.07"	N 78°44'36" W	79.21'
C3	89.89'	227.00'	22°41'14.74"	S 78°39'54" E	89.30'
C4	69.13'	173.00'	22°53'42.85"	N 78°46'08" W	68.67'
C5	68.49'	173.00'	22°41'05.05"	S 78°39'49" E	68.05'
C6	90.35'	227.00'	22°48'19.00"	N 78°43'26" W	89.76'
C7	52.52'	173.00'	17°23'40.72"	N 81°31'09" W	52.32'
C8	16.61'	173.00'	5°30'02.14"	N 70°04'17" W	16.60'
C9	37.99'	227.00'	9°35'20.68"	S 72°06'57" E	37.95'
C10	51.89'	227.00'	13°05'54.06"	S 83°27'34" E	51.78'
C11	88.84'	227.00'	22°25'20.50"	N 78°54'55" W	88.27'
C12	1.52'	227.00'	0°22'58.50"	N 67°30'45" W	1.52'



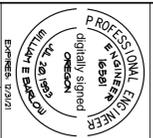
POST-DEVELOPMENT STORMWATER SITE PLAN

SCALE: 1" = 30'

C5.2

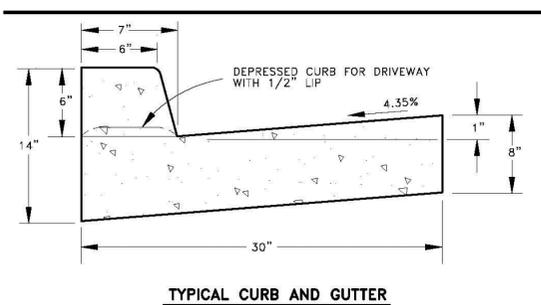
DATE: 1/28/20
SCALE: AS SHOWN
SHEET: DRAINAGE WEB

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A NEW 6 LOT SUBDIVISION
3171 GRAND PRAIRIE RD., SE
ALBANY, OR
POST-DEVELOPMENT STORMWATER SITE PLAN

REVISIONS



TYPICAL CURB AND GUTTER

- NOTES
1. STRAIGHT CURB AND ROLLED CURB SHALL NOT BE CONSTRUCTED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE EXCEPTION BEING ROLLED CURB SHALL BE USED FOR CUL-DE-SACS. REFER TO DETAIL 303.
 2. CONTRACTION JOINTS SHALL BE PLACED AT 10' INTERVALS AND SHALL EXTEND AT LEAST 50% THROUGH THE CURB AND GUTTER. JOINTS SHALL MATCH SIDEWALK JOINTS FOR CURBSIDE SIDEWALK.
 3. CONCRETE SHALL HAVE A MINIMUM 4,000 PSI 28-DAY COMPRESSIVE STRENGTH.
 4. ALL RADI SHALL BE 3/4" UNLESS OTHERWISE NOTED. THE STREET STRUCTURAL SECTION SHALL EXTEND TO A MINIMUM 6" BEHIND CURB.
 5. WHEN CONSTRUCTING CURB ON EXISTING ASPHALT STREETS, A MINIMUM 24" WIDTH OF PAVEMENT SHALL BE SAWCUT AND REMOVED ALONG THE ENTIRE LENGTH OF NEW CURB. EXISTING ASPHALT SHALL BE REPLACED IN ACCORDANCE WITH DETAIL DWG. NO. 206 (A OR B AS APPLICABLE). CURB AND GUTTER SHALL BE CONSTRUCTED INDEPENDENTLY, AND SEPARATED BY A COLD JOINT FROM ALL ADJACENT CONCRETE CONSTRUCTION, INCLUDING SIDEWALKS, DRIVEWAY RAMPS, CURB RAMPS, AND ETC.

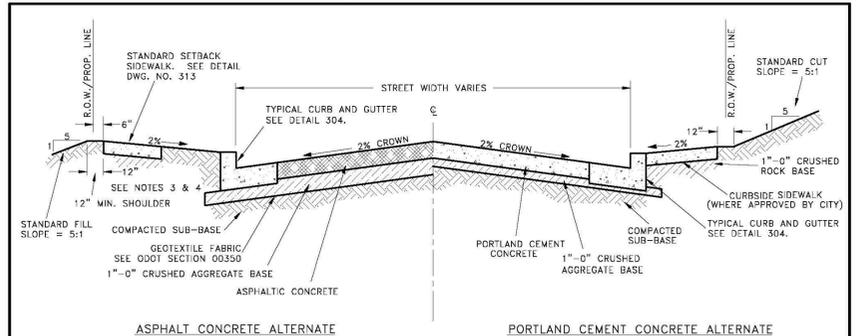
T SURFACE

CITY OF ALBANY, OREGON
PUBLIC WORKS DEPARTMENT

DETAILS FOR
TYPICAL CURB AND GUTTER
CONFIGURATIONS

ENGINEER)

NO SCALE	JANUARY 2018	NO. 304
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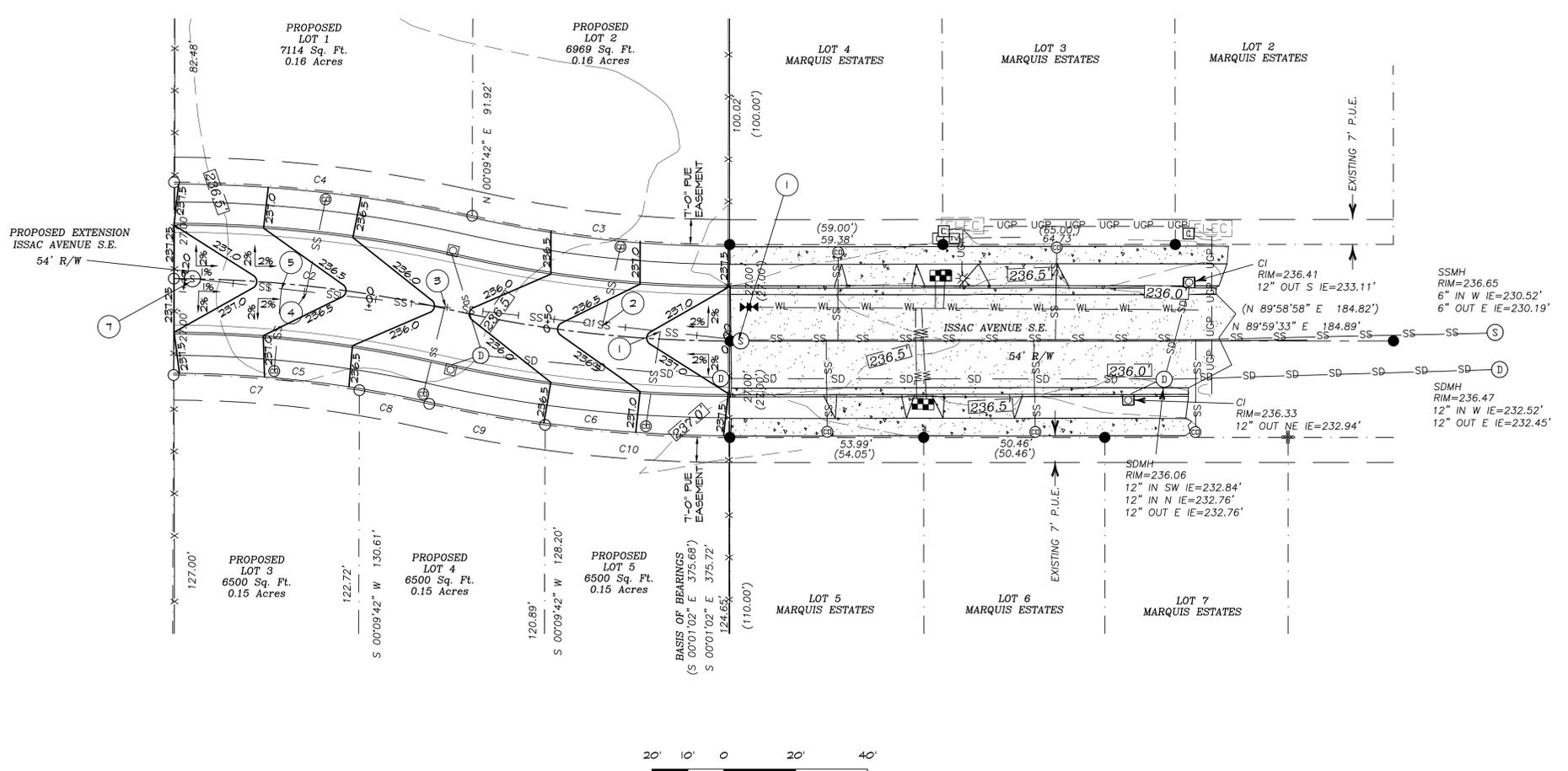
NOTES

1. THE TYPICAL SECTION FOR RESIDENTIAL STREETS SHALL BE AS FOLLOWS:
 - a. ASPHALT CONCRETE: 5" OF ASPHALT CONCRETE (2" OF "C" MIX OVER 3" OF "B" MIX) AND 12" OF COMPACTED 1" - 0 CRUSHED AGGREGATE BASE OVER GEOTEXTILE FABRIC.
 - b. PORTLAND CEMENT CONCRETE: 8" OF PORTLAND CEMENT CONCRETE AT 4,000 P.S.I., OVER 2" OF COMPACTED 1" - 0 CRUSHED AGGREGATE.
2. THE STRUCTURAL SECTION FOR ALL OTHER STREETS SHALL BE DESIGNED FOR 50 YEAR TRAFFIC EQUIVALENT AXLE LOADING USING PROCEDURES APPROVED BY THE CITY ENGINEER.
3. AGGREGATE BASE MATERIAL SHALL EXTEND TO ONE FOOT BEYOND THE FACE OF CURB, MINIMUM.
4. PLANTER STRIPS SHALL, AT A MINIMUM, BE COMPOSED OF SILTY CLAY LOAMS NATIVE TO THE AREA. IN LOCATIONS THAT ARE COMPOSED OF GRANULAR, AGGREGATE, OR OTHER IMPORTED MATERIALS, THE CONTRACTOR SHALL REMOVE AND REPLACE THE PLANTER STRIP NO LESS THAN 4' DEEP BY 4' WIDE USING NATIVE SOILS MORE CONDUCTIVE TO TREE SURVIVABILITY THROUGH THE LENGTH OF THE PLANTER STRIP.

CITY OF ALBANY, OREGON
PUBLIC WORKS DEPARTMENT

TYPICAL STREET SECTION

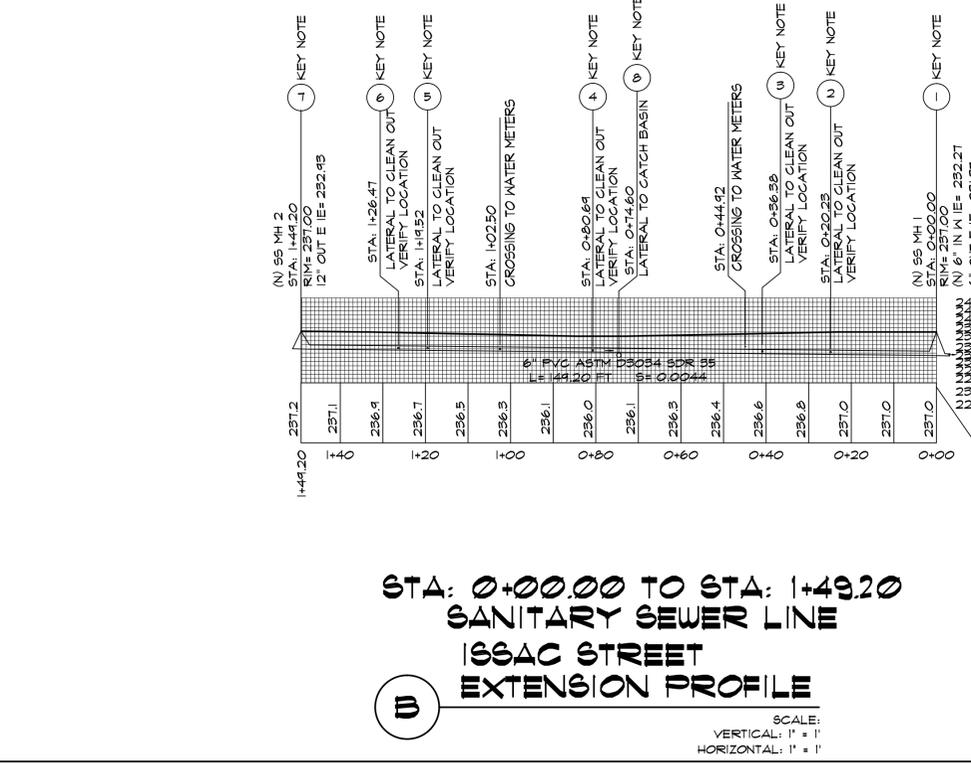
NO SCALE	JANUARY 2015	NO. 301
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CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	78.39	350.00	12°49'57.42"	S 83°26'26" E	78.23
C2	77.78	350.00	12°43'59.37"	N 83°32'29" W	77.62
C3	72.34	323.00	12°49'54.48"	S 83°35'27" E	72.19
C4	83.75	377.00	12°43'41.39"	N 83°32'20" W	83.58
C5	71.81	323.00	12°44'20.35"	S 83°39'40" W	71.67
C6	84.44	377.00	12°49'59.95"	N 83°35'29" E	84.27
C7	51.99	323.00	9°13'19.33"	N 85°18'10" W	51.93
C8	19.83	323.00	3°31'01.01"	N 78°56'00" W	19.82
C9	32.83	377.00	4°59'22.11"	S 79°40'10" E	32.82
C10	51.61	377.00	7°50'37.84"	S 86°05'10" E	51.57

STA: 0+00.00 TO STA: 1+49.20
SANITARY SEWER LINE
ISSAC STREET
EXTENSION PLAN



STA: 0+00.00 TO STA: 1+49.20
SANITARY SEWER LINE
ISSAC STREET
EXTENSION PROFILE

SCALE:
VERTICAL: 1" = 1'
HORIZONTAL: 1" = 1'

SPECIFICATIONS SUMMARY

FOR INFORMATION NOT PROVIDED
SEE CITY OF ALBANY

CONSTRUCTION SPECIFICATIONS
DIVISION 4

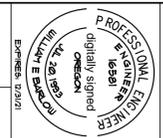
DESIGN STANDARDS C

KEY NOTES

- 1 (N) SS MH 1
STA: 0+00.00
RIM= 237.00
6" IN W IE= 232.27
6" OUT E IE= 231.37
- 2 STA: 0+20.23
LATERAL TO CLEAN OUT
VERIFY LOCATION
- 3 STA: 0+36.38
LATERAL TO CLEAN OUT
VERIFY LOCATION
- 4 STA: 0+80.69
LATERAL TO CLEAN OUT
VERIFY LOCATION
- 5 STA: 1+19.52
LATERAL TO CLEAN OUT
VERIFY LOCATION
- 6 STA: 1+26.47
LATERAL TO CLEAN OUT
VERIFY LOCATION
- 7 (N) SS MH 2
STA: 1+49.20
RIM= 237.00
12" OUT E IE= 232.43
- 8 STA: 0+74.60
LATERAL TO CATCH BASIN

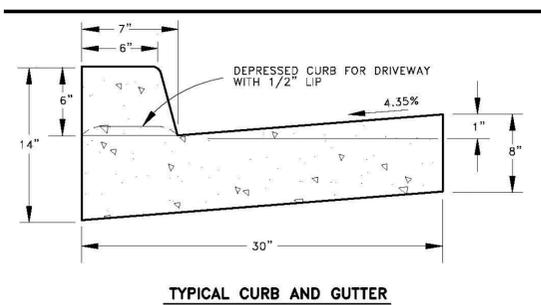
C6.0

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PHILOMATH, OR 97370
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A NEW 6 LOT SUBDIVISION
3171 GRAND PRAIRIE RD., SE
ALBANY, OR
SANITARY

NO.	DATE	REVISIONS



TYPICAL CURB AND GUTTER

- NOTES
1. STRAIGHT CURB AND ROLLED CURB SHALL NOT BE CONSTRUCTED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE EXCEPTION BEING ROLLED CURB SHALL BE USED FOR CUL-DE-SACS. REFER TO DETAIL 303.
 2. CONTRACTION JOINTS SHALL BE PLACED AT 10' INTERVALS AND SHALL EXTEND AT LEAST 50% THROUGH THE CURB AND GUTTER. JOINTS SHALL MATCH SIDEWALK JOINTS FOR CURBSIDE SIDEWALK.
 3. CONCRETE SHALL HAVE A MINIMUM 4,000 PSI 28-DAY COMPRESSIVE STRENGTH.
 4. ALL RADI SHALL BE 3/4" UNLESS OTHERWISE NOTED. THE STREET STRUCTURAL SECTION SHALL EXTEND TO A MINIMUM 6" BEHIND CURB.
 5. WHEN CONSTRUCTING CURB ON EXISTING ASPHALT STREETS, A MINIMUM 24" WIDTH OF PAVEMENT SHALL BE SAWCUT AND REMOVED ALONG THE ENTIRE LENGTH OF NEW CURB. EXISTING ASPHALT SHALL BE REPLACED IN ACCORDANCE WITH DETAIL DWG. NO. 206 (A OR B AS APPLICABLE). CURB AND GUTTER SHALL BE CONSTRUCTED INDEPENDENTLY, AND SEPARATED BY A COLD JOINT FROM ALL ADJACENT CONCRETE CONSTRUCTION, INCLUDING SIDEWALKS, DRIVEWAY RAMPS, CURB RAMPS, AND ETC.

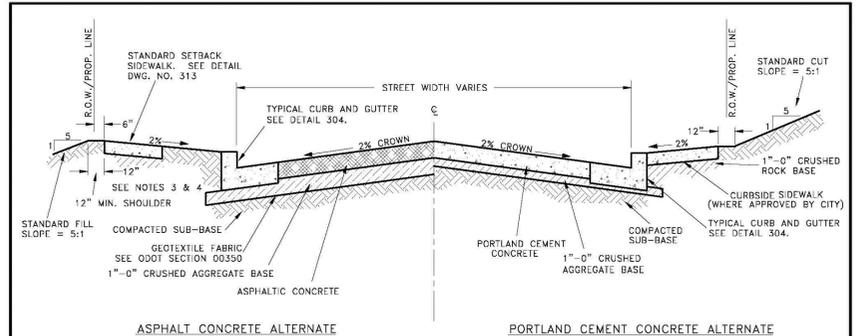
T SURFACE

CITY OF ALBANY, OREGON
PUBLIC WORKS DEPARTMENT

DETAILS FOR
TYPICAL CURB AND GUTTER
CONFIGURATIONS

ENGINEER)

NO SCALE	JANUARY 2018	NO. 304
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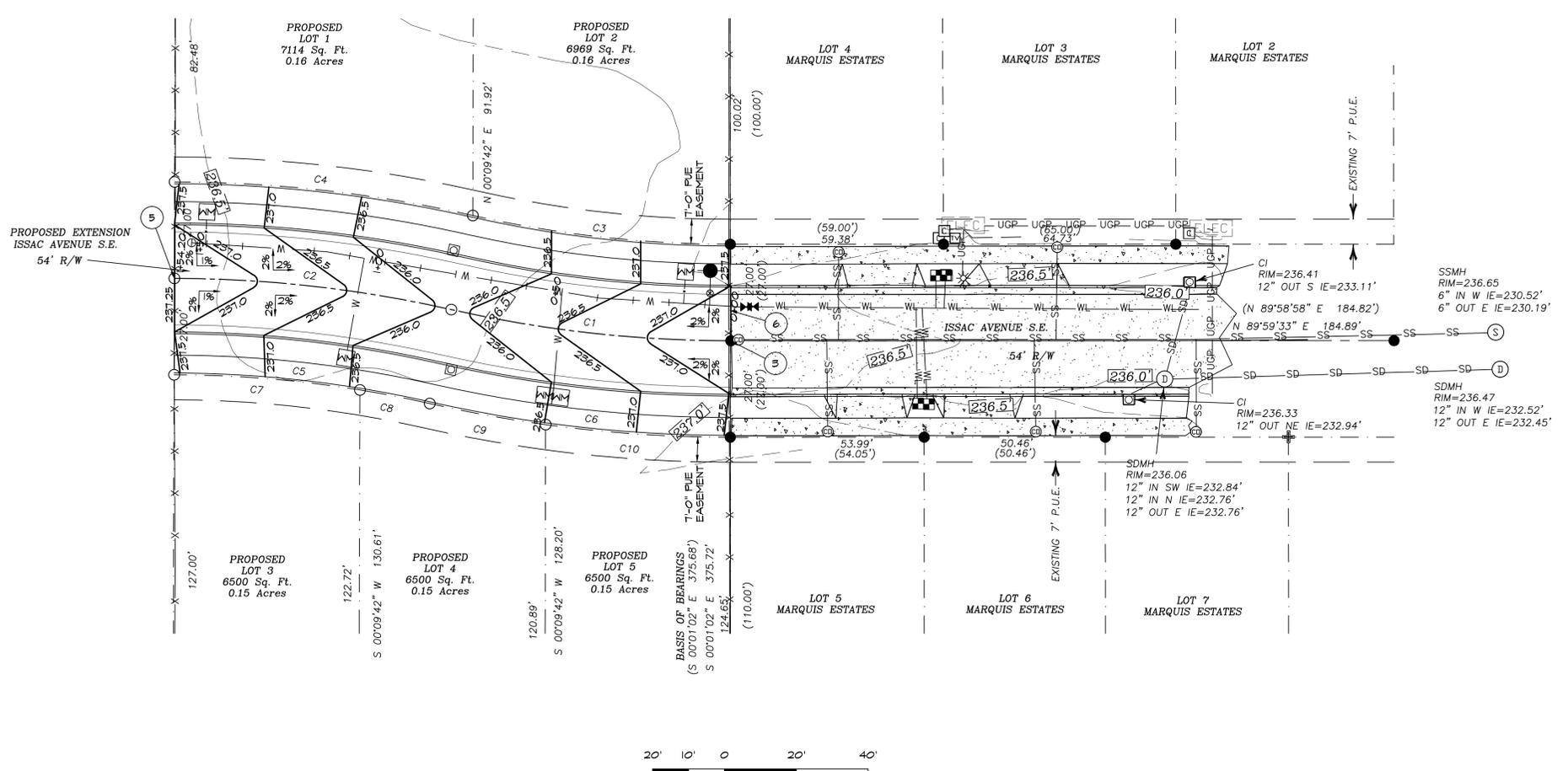


- NOTES
1. THE TYPICAL SECTION FOR RESIDENTIAL STREETS SHALL BE AS FOLLOWS:
 - a. ASPHALT CONCRETE: 5" OF ASPHALT CONCRETE (2" OF "C" MIX OVER 3" OF "B" MIX) AND 12" OF COMPACTED 1" - 0 CRUSHED AGGREGATE BASE OVER GEOTEXTILE FABRIC.
 - b. PORTLAND CEMENT CONCRETE: 8" OF PORTLAND CEMENT CONCRETE AT 4,000 P.S.I., OVER 2" OF COMPACTED 1" - 0 CRUSHED AGGREGATE.
 2. THE STRUCTURAL SECTION FOR ALL OTHER STREETS SHALL BE DESIGNED FOR 50 YEAR TRAFFIC EQUIVALENT AXLE LOADING USING PROCEDURES APPROVED BY THE CITY ENGINEER.
 3. AGGREGATE BASE MATERIAL SHALL EXTEND TO ONE FOOT BEYOND THE FACE OF CURB, MINIMUM.
 4. PLANTER STRIPS SHALL, AT A MINIMUM, BE COMPOSED OF SILTY CLAY LOAMS NATIVE TO THE AREA. IN LOCATIONS THAT ARE COMPOSED OF GRANULAR, AGGREGATE, OR OTHER IMPORTED MATERIALS, THE CONTRACTOR SHALL REMOVE AND REPLACE THE PLANTER STRIP NO LESS THAN 4' DEEP BY 4' WIDE USING NATIVE SOILS MORE CONDUCTIVE TO TREE SURVIVABILITY THROUGH THE LENGTH OF THE PLANTER STRIP.

CITY OF ALBANY, OREGON
PUBLIC WORKS DEPARTMENT

TYPICAL STREET SECTION

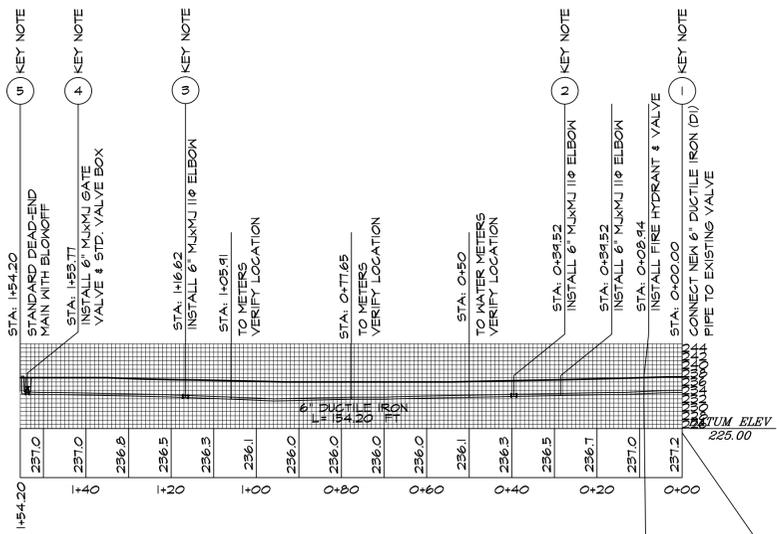
NO SCALE	JANUARY 2015	NO. 301
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CURVE TABLE

CURVE NO.	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	78.39	350.00	12°49'57.42"	S 83°35'25" E	78.23
C2	77.78	350.00	12°43'59.37"	S 83°32'29" E	77.62
C3	72.34	323.00	12°49'54.48"	S 83°35'27" E	72.19
C4	83.75	377.00	12°43'41.39"	S 83°32'20" E	83.58
C5	71.81	323.00	12°44'20.35"	S 83°39'40" E	71.67
C6	84.44	377.00	12°49'59.95"	S 83°35'29" E	84.27
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C8	19.83	323.00	3°31'01.01"	N 78°56'00" E	19.82
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STA: 0+00.00 TO STA: 1+54.20
WATER MAIN LINE
ISSAC STREET
EXTENSION PLAN



STA: 0+00.00 TO STA: 1+54.20
WATER MAIN LINE
ISSAC STREET
EXTENSION PROFILE

SCALE:
VERTICAL: 1" = 1'
HORIZONTAL: 1" = 1'

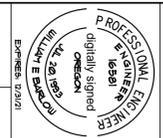
SPECIFICATIONS SUMMARY

FOR INFORMATION NOT PROVIDED
SEE CITY OF ALBANY
CONSTRUCTION SPECIFICATIONS
DIVISION 3
DESIGN STANDARDS D

- KEY NOTES
- 1 STA: 0+00.00
CONNECT NEW 6" DUCTILE IRON (DI)
PIPE TO EXISTING VALVE
 - 2 STA: 0+39.52
INSTALL 6" MJKMJ 110° ELBOW
 - 3 STA: 1+16.62
INSTALL 6" MJKMJ 110° ELBOW
 - 4 STA: 1+53.77
INSTALL 6" MJKMJ GATE
VALVE & STD. VALVE BOX
 - 5 STA: 1+54.20
STANDARD DEAD-END
MAIN WITH BLOWOFF
SEE DETAIL 506/CB.3
 - 6 STA: 0+08.94
NEW FIRE HYDRANT & VALVE
SEE DETAIL 804/CB.2

C7.0

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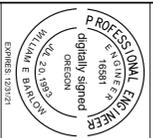


A NEW 6 LOT SUBDIVISION
3171 GRAND PRAIRIE RD., SE
ALBANY, OR
WATER

NO.	DATE	REVISIONS	BY

NO.	DATE	BY

A NEW 6 LOT SUBDIVISION
 3171 GRAND PRAIRIE RD., SE
 ALBANY, OR
DETAILS



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 www.civildesign.com

DATE: 1/28/20
 SCALE: AS SHOWN
 DRAWN: WEB
 SHEET: C8.1

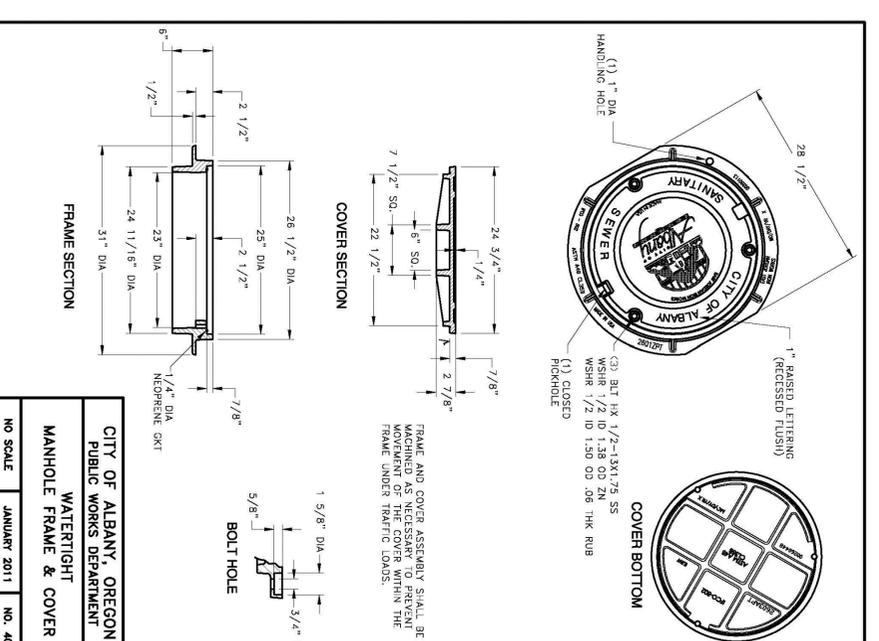
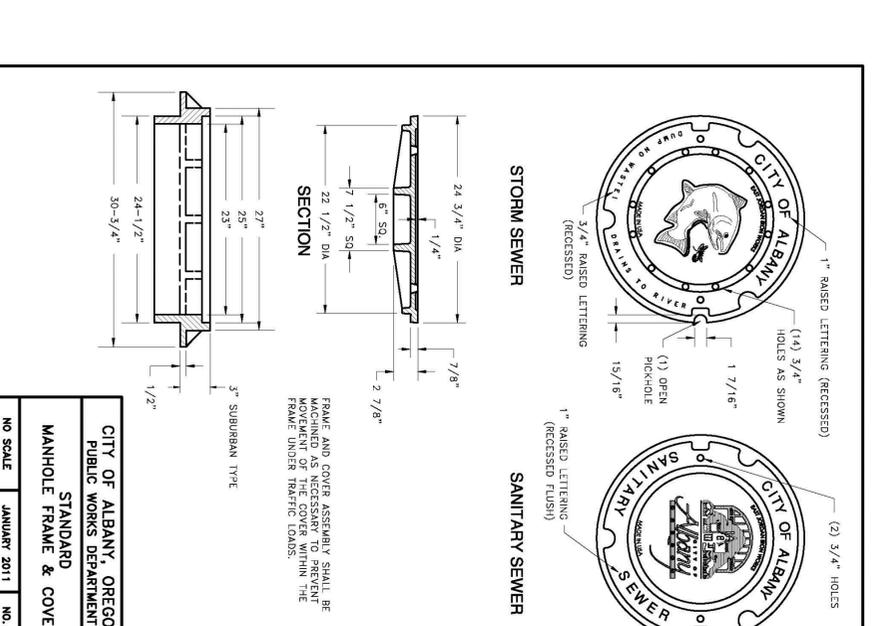
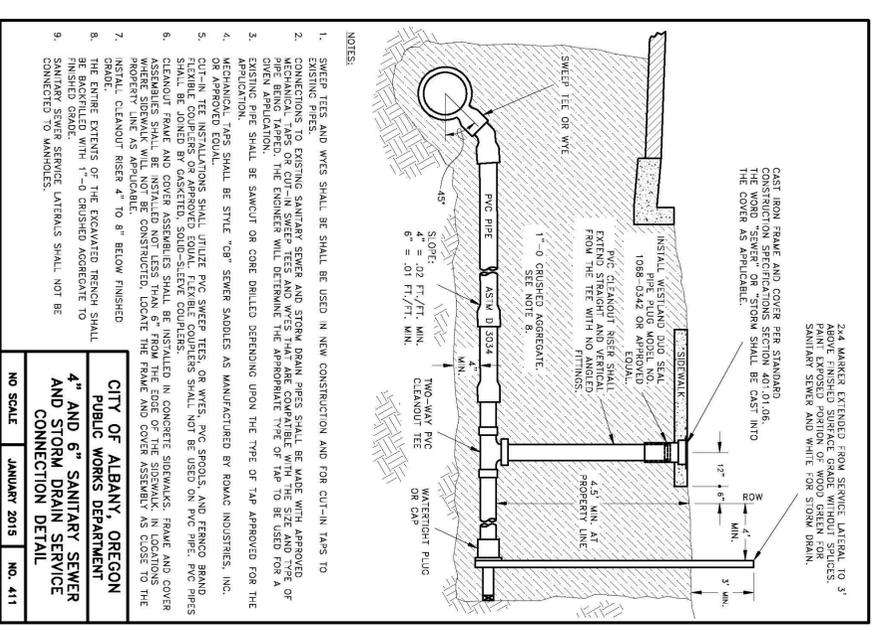
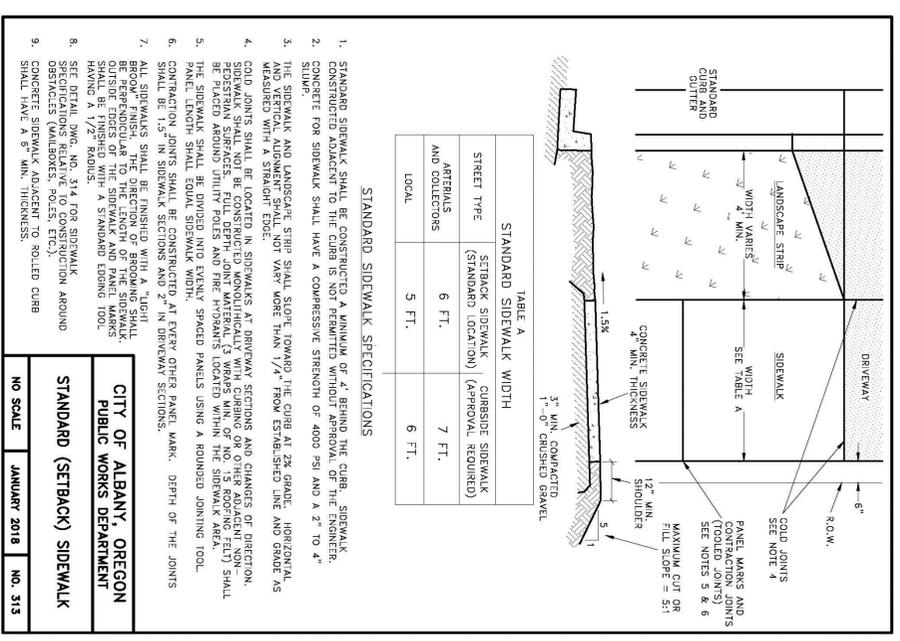
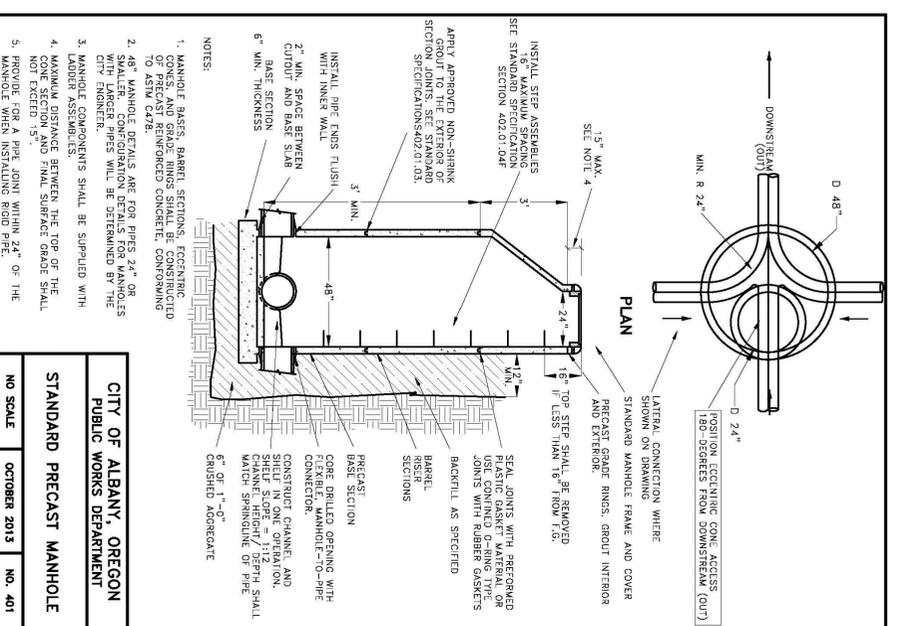
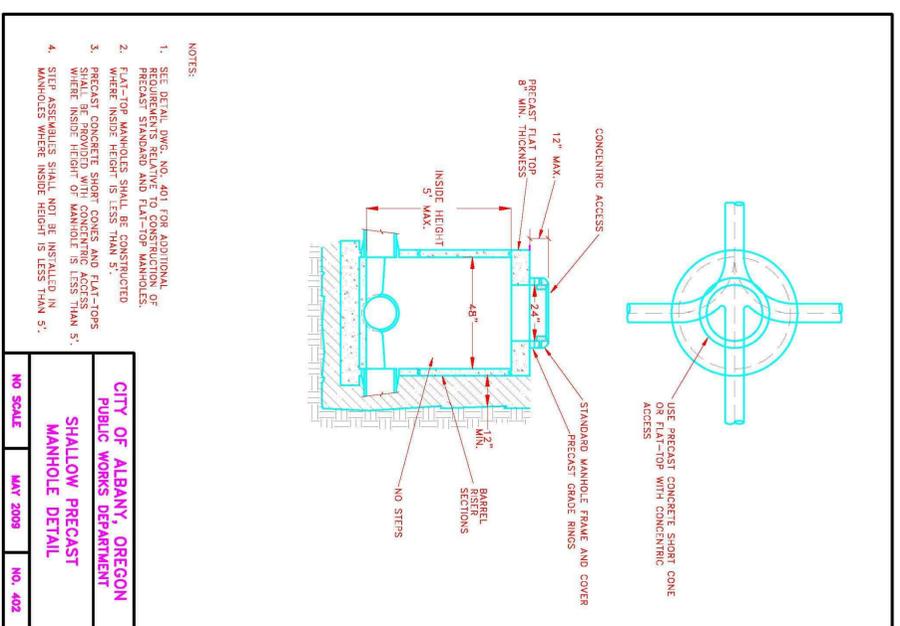


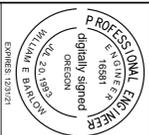
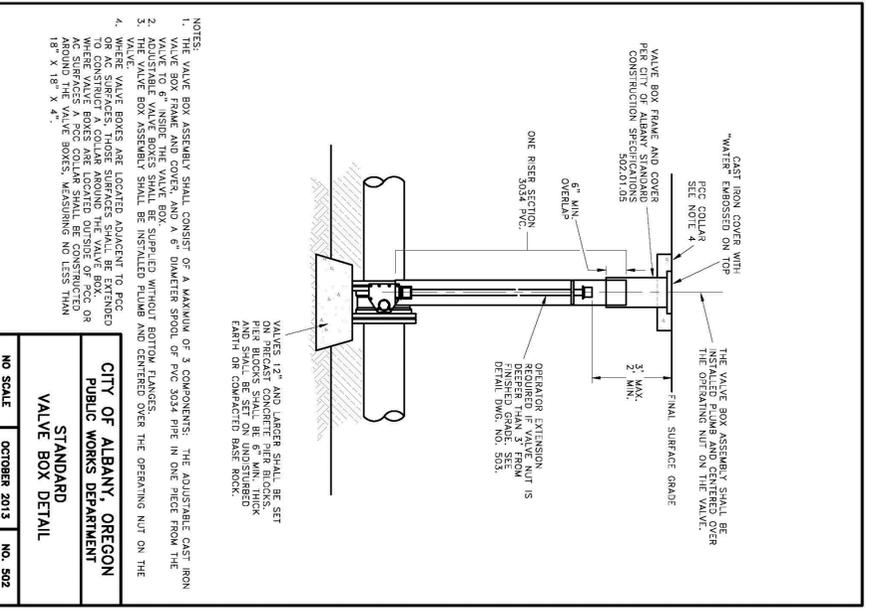
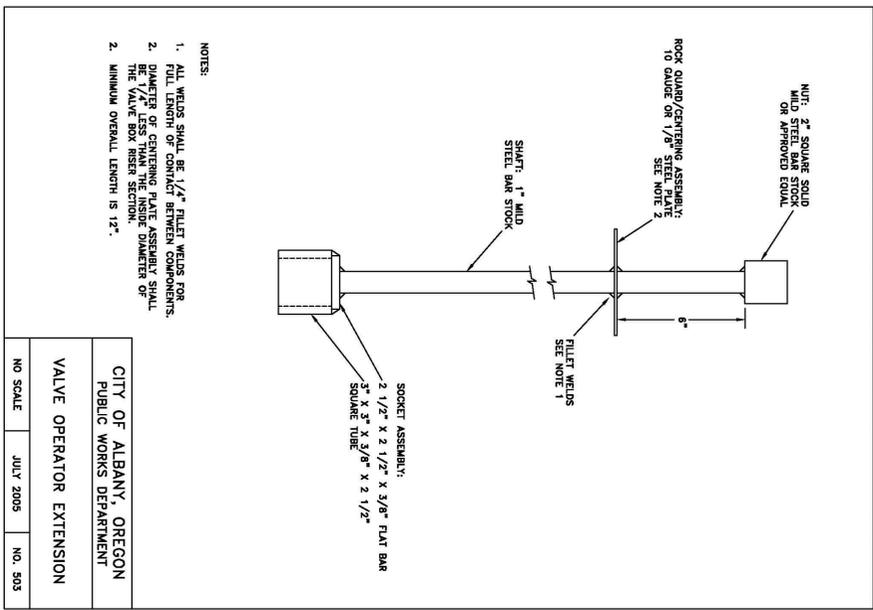
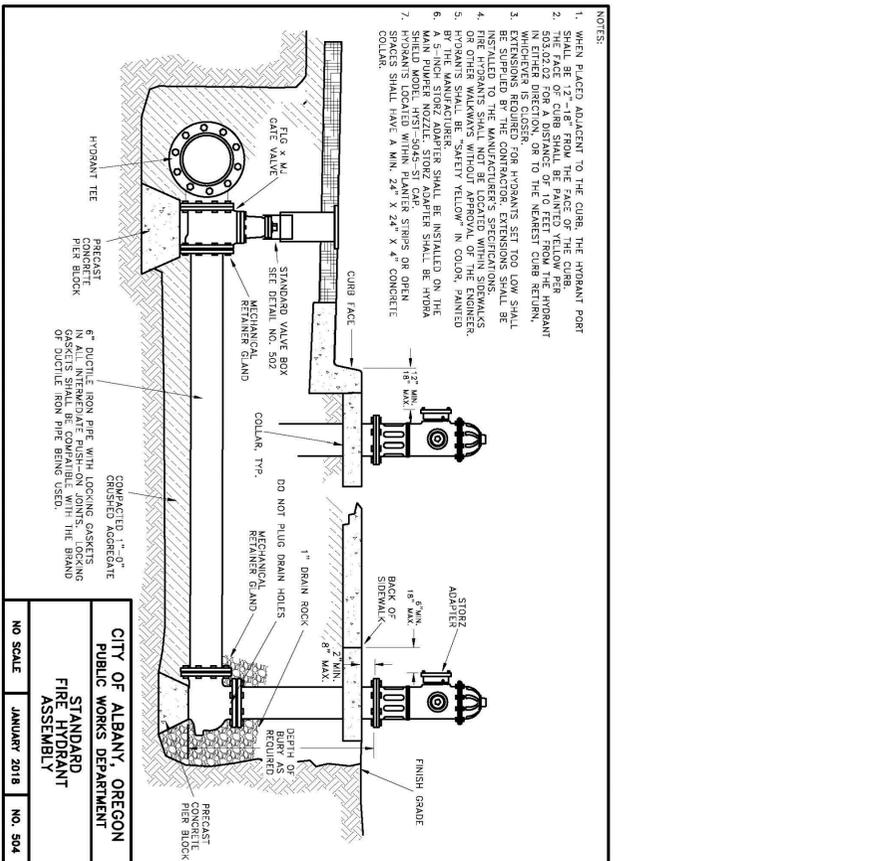
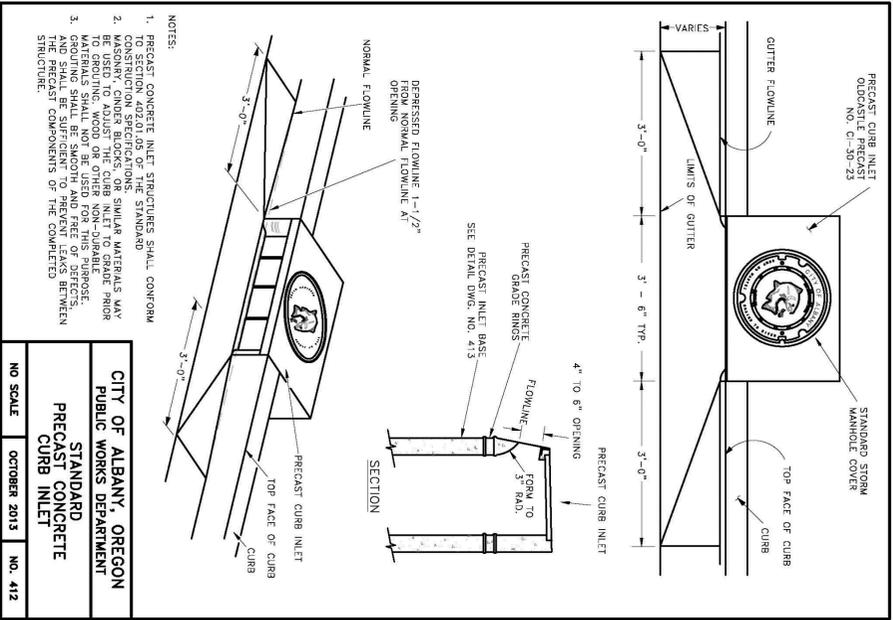
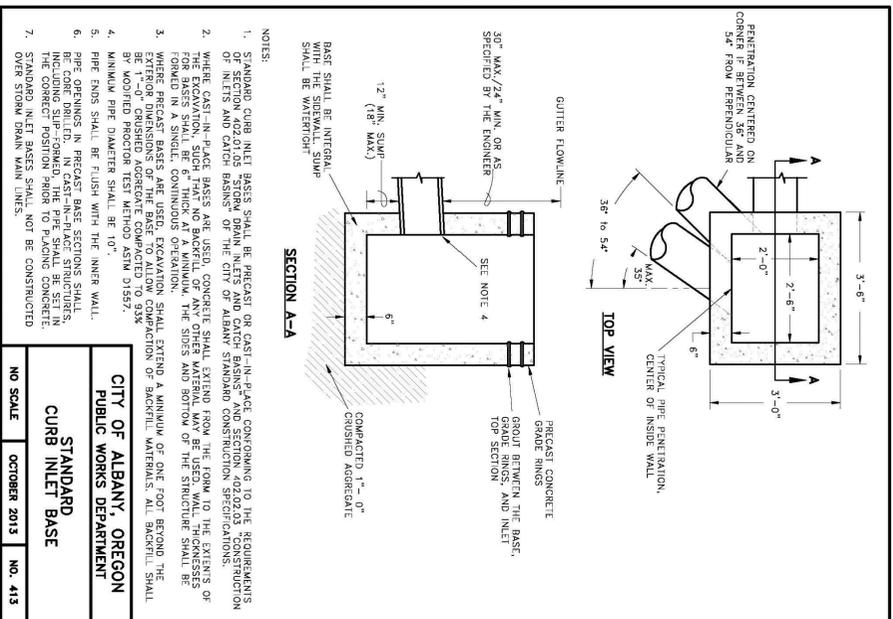
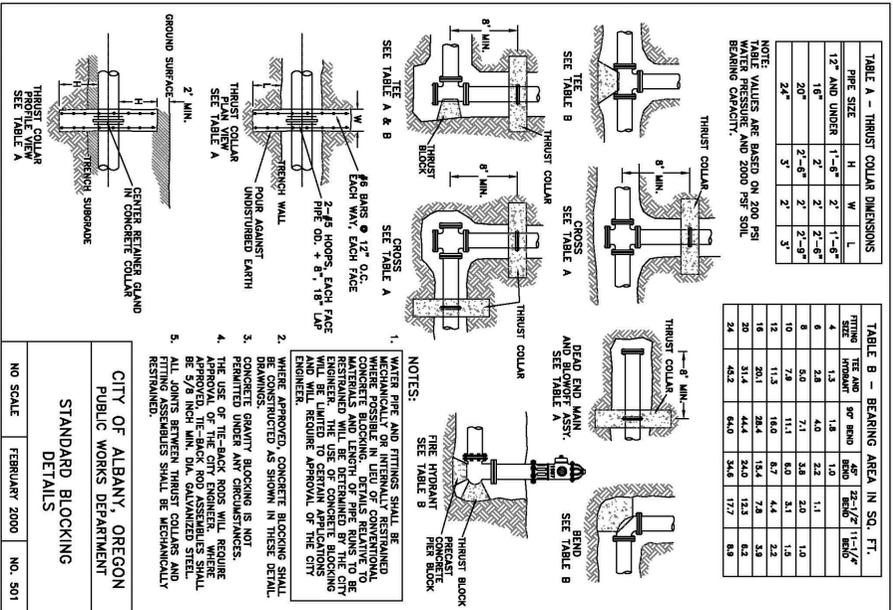
TABLE A - THRUST COLLAR DIMENSIONS

PIPE SIZE	H	W	L
12" AND UNDER	1'-6"	2'	1'-6"
16"	2'-2"	2'	2'-6"
20"	2'-6"	2'	2'-6"
24"	3'	2'	3'

NOTE: VALUES ARE BASED ON 200 PSI WATER PRESSURE AND 2000 PSF SOIL BEARING CAPACITY.

TABLE B - BEARING AREA IN SQ. FT.

PIPE SIZE	12"	16"	20"	24"
12"	4.0	4.0	2.2	1.1
16"	6.0	7.1	3.8	2.0
20"	7.9	11.1	6.0	3.1
24"	11.5	16.0	6.7	4.4
18"	20.1	28.4	15.4	7.9
20"	31.4	44.4	24.0	12.3
24"	42.3	64.0	34.8	17.7

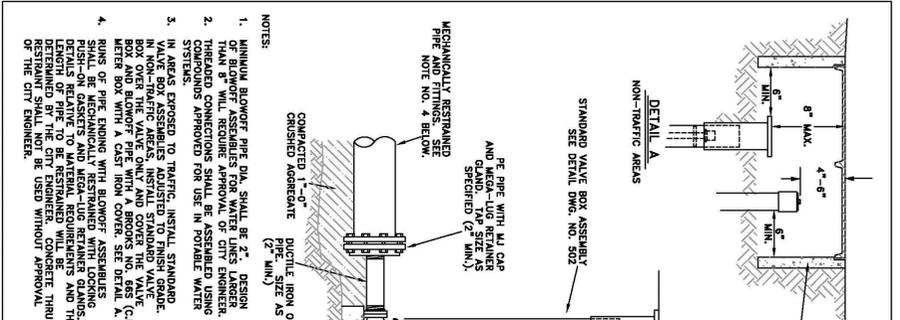
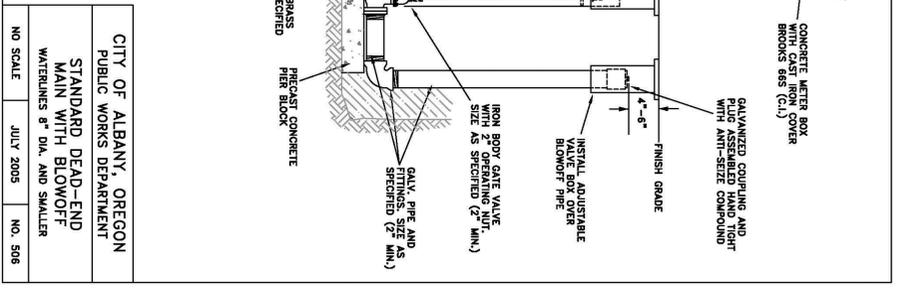
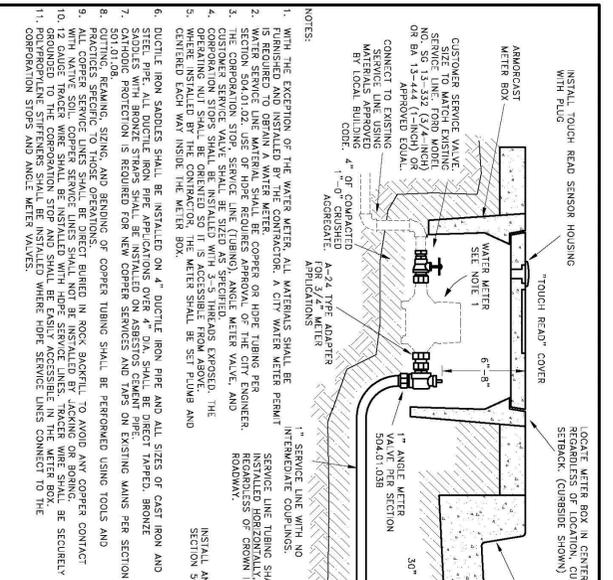
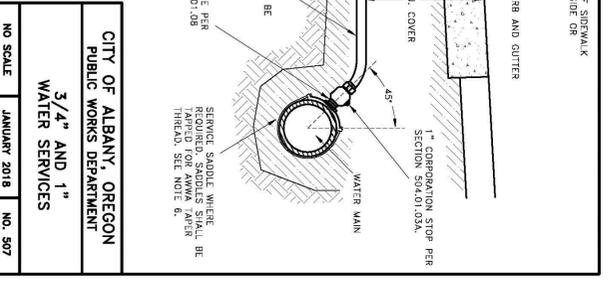
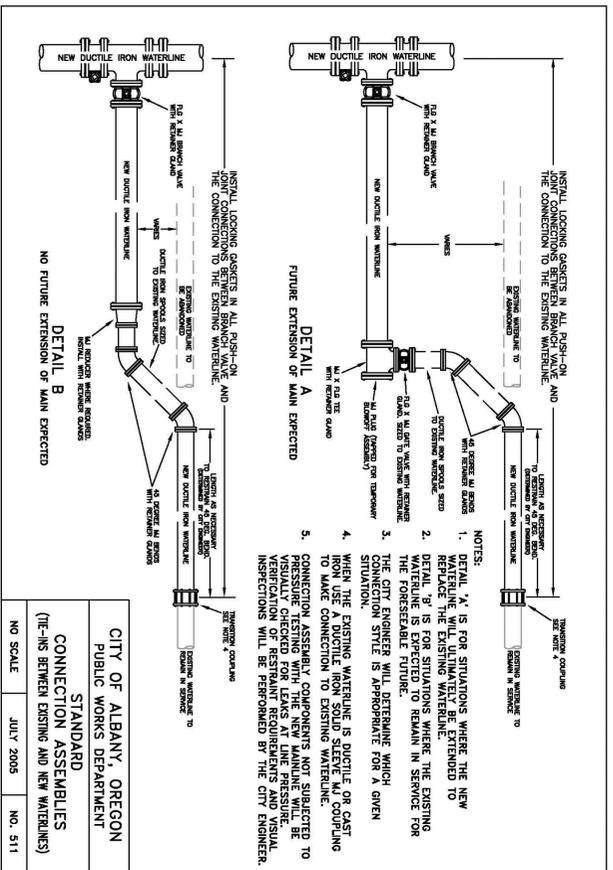


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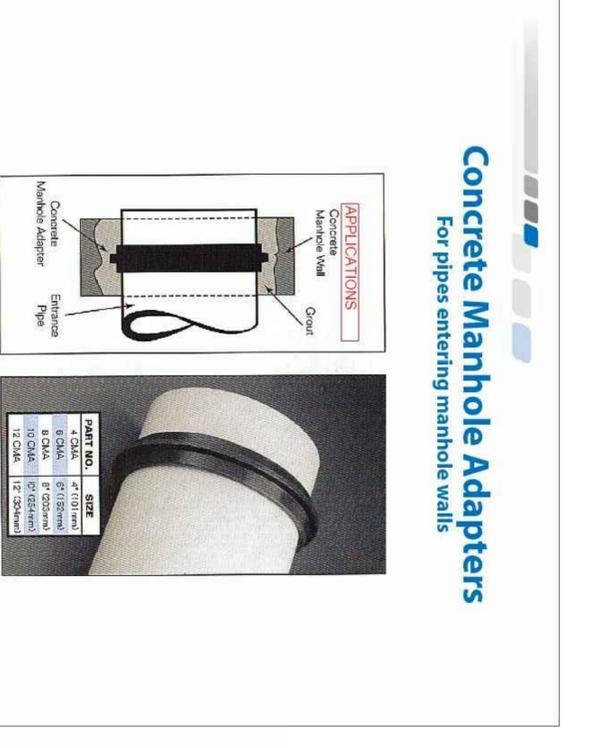
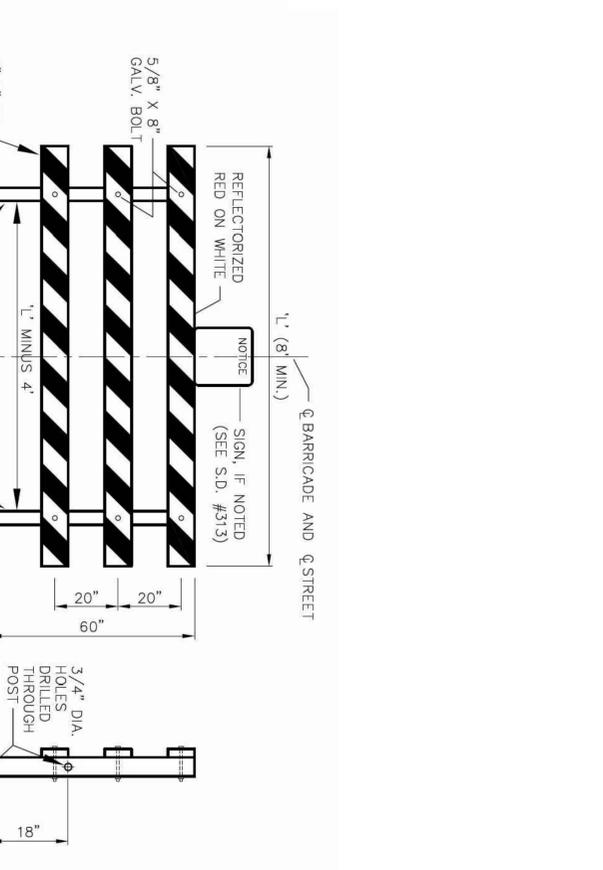
DATE: 1/28/20
SCALE: AS SHOWN
DRAWN: WEB
SHEET

C8.2

A NEW 6 LOT SUBDIVISION
3171 GRAND PRAIRIE RD., SE
ALBANY, OR
DETAILS



CITY OF ALBANY, OREGON
PUBLIC WORKS DEPARTMENT
STANDARD DEAD-END MAIN WITH BLOWOFF
WATERLINES 8" DIA. AND SMALLER
NO SCALE JULY 2005 NO. 508

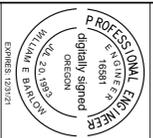


CITY OF ALBANY, OREGON
PUBLIC WORKS DEPARTMENT
STANDARD DEAD-END MAIN WITH BLOWOFF
WATERLINES 8" DIA. AND SMALLER
NO SCALE JULY 2005 NO. 508

CITY OF ALBANY, OREGON
PUBLIC WORKS DEPARTMENT
STANDARD DEAD-END MAIN WITH BLOWOFF
WATERLINES 8" DIA. AND SMALLER
NO SCALE JULY 2005 NO. 508

REVISIONS	BY

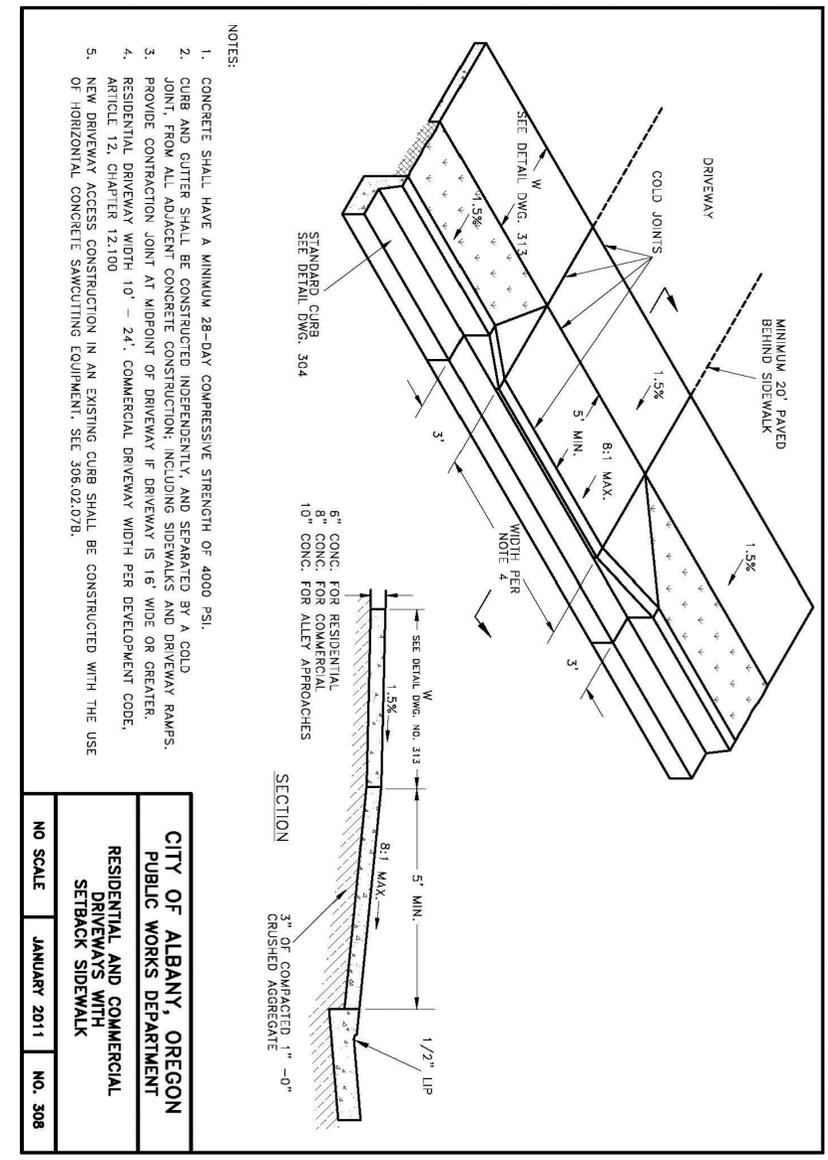
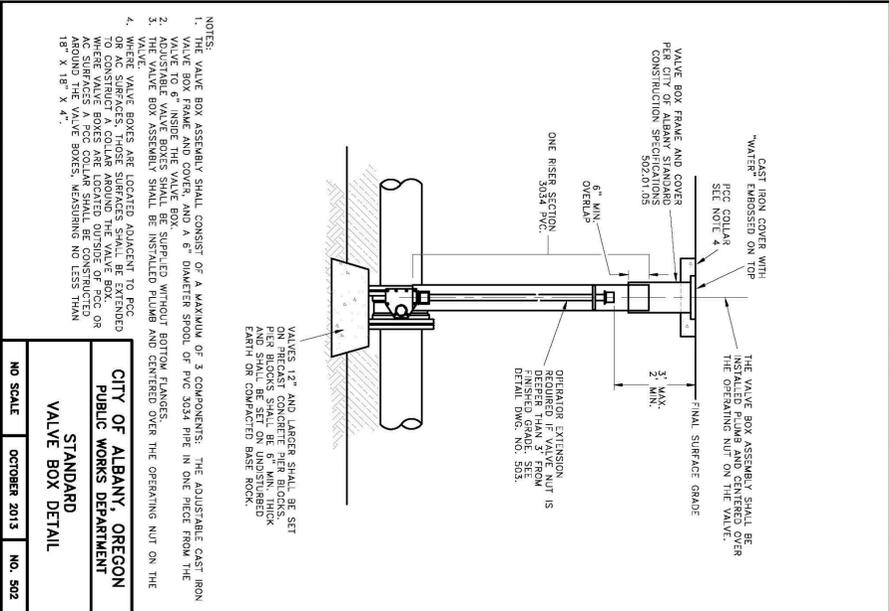
A NEW 6 LOT SUBDIVISION
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DATE 1.28.20
 SCALE AS SHOWN
 DRAWN WEB
 SHEET

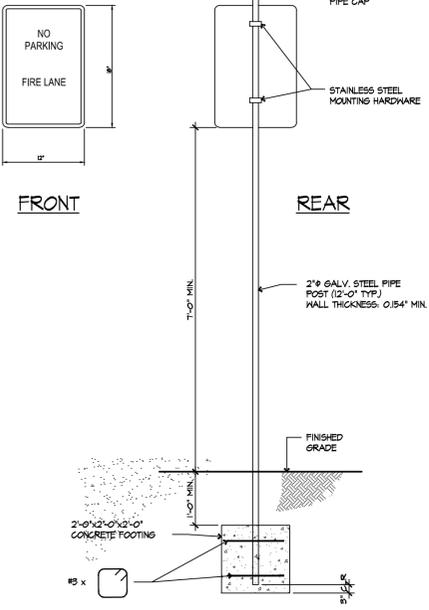
C8.4



CITY OF ALBANY, OREGON
PUBLIC WORKS DEPARTMENT
STANDARD
VALVE BOX DETAIL

CITY OF ALBANY, OREGON
PUBLIC WORKS DEPARTMENT
RESIDENTIAL AND COMMERCIAL
DRIVEWAYS WITH
SETBACK SIDEWALK

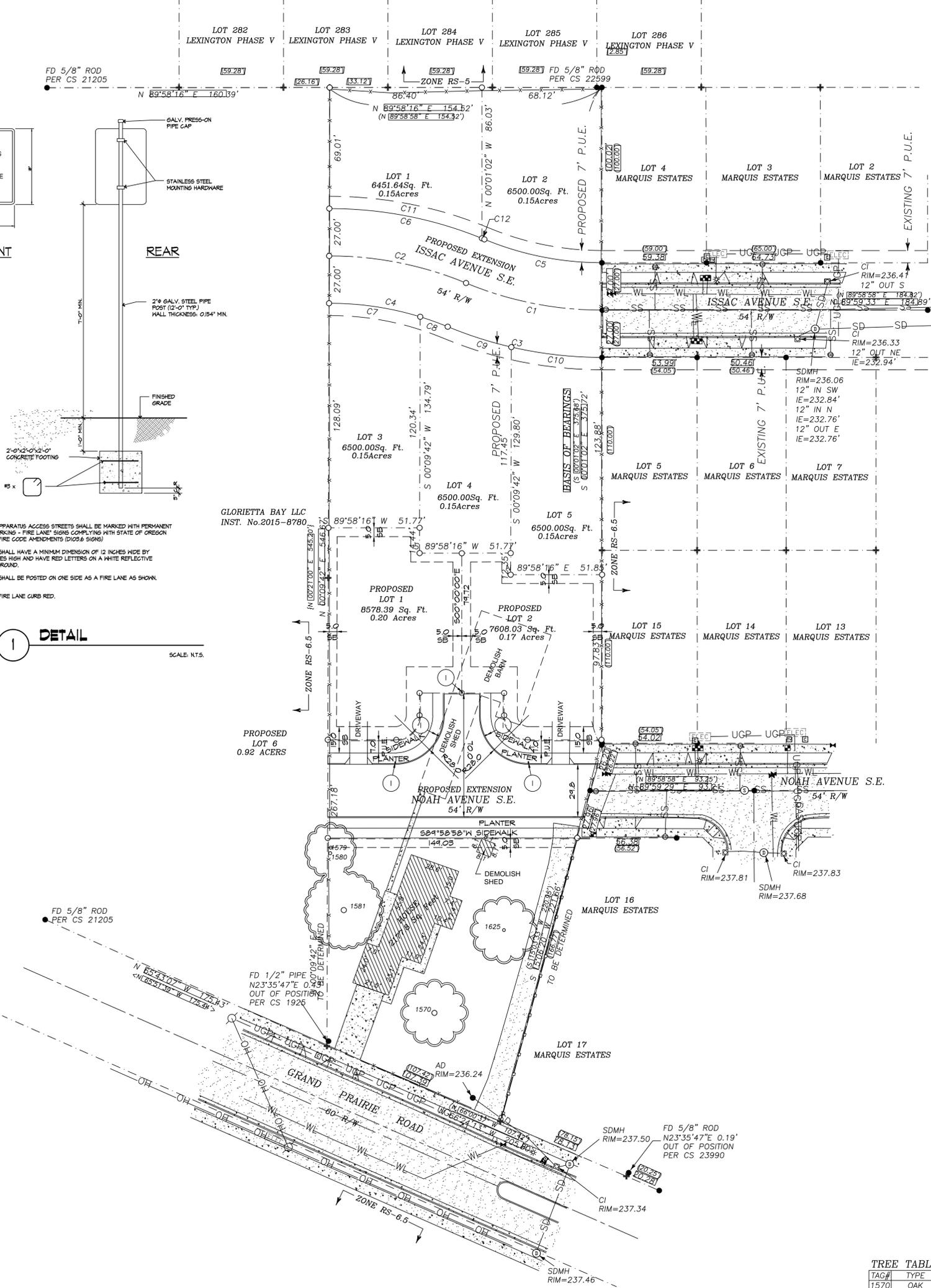
KEY NOTES	
1	FOR FIRE LANE SIGN SEE DETAIL 1/C3.0



- NOTES:
- FIRE APPARATUS ACCESS STREETS SHALL BE MARKED WITH PERMANENT "NO PARKING - FIRE LANE" SIGNS COMPLYING WITH STATE OF OREGON 2004 FIRE CODE AMENDMENTS (D109.6 SIGNS)
 - SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND.
 - SIGNS SHALL BE POSTED ON ONE SIDE AS A FIRE LANE AS SHOWN.
 - PAINT FIRE LANE CURB RED.

1 DETAIL
SCALE: N.T.S.

- SSMH
RIM=236.65
6" IN W
IE=230.52'
6" OUT E
SDM=30.19'
RIM=236.47
12" IN W
IE=232.52'
12" OUT E
IE=232.45'

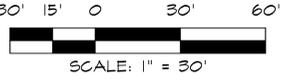


TREE TABLE

TAG#	TYPE	TRUNK	DRIIP	RAD
1570	OAK	42"	35"	
1579	CEDAR	21"	15"	
1580	CEDAR	21"	15"	
1581	DECIDUOUS	36"	25"	
1625	DECIDUOUS	20"	20"	

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	79.19'	200.00'	22°41'10.55"	78°39'51" E	78.67'
C2	79.74'	200.00'	22°50'39.07"	78°44'36" W	79.21'
C3	89.89'	227.00'	22°41'14.74"	78°39'54" E	89.30'
C4	69.13'	173.00'	22°53'42.85"	78°46'08" W	68.67'
C5	68.49'	173.00'	22°41'05.05"	78°39'49" E	68.05'
C6	90.35'	227.00'	22°48'19.00"	78°43'26" W	89.76'
C7	52.52'	173.00'	17°23'40.72"	81°31'09" W	52.32'
C8	16.61'	173.00'	5°30'02.14"	70°04'17" W	16.60'
C9	37.99'	227.00'	9°35'20.68"	72°06'57" E	37.95'
C10	51.89'	227.00'	13°05'54.06"	83°27'34" E	51.78'
C11	88.84'	227.00'	22°25'20.50"	78°54'55" W	88.27'
C12	1.52'	227.00'	0°22'58.50"	67°30'45" W	1.52'



A **CONVERSION PLAN**
SCALE: 1" = 30'

C9.0	DATE 1/28/20		A NEW 6 LOT SUBDIVISION 3171 GRAND PRAIRIE RD., SE ALBANY, OR CONVERSION PLAN	SHEET DRAWN UEB SCALE AS SHOWN DATE 1/28/20	CIVIL ENGINEERING DESIGN Design for the Human Environment WILLIAM E. BARLOW, P.E. P.O. BOX 43 PHILOMATH, OR 97370 541-609-9777 www.civilengdesign.com	REVISIONS
	REVISIONS BY					