



COMMUNITY DEVELOPMENT

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

Staff Report

Site Plan Review Residential Accessory Structure

SP-27-19 & FP-08-19

January 10, 2020

Summary

On November 21, 2019 the applicant submitted Site Plan Review and Floodplain Development applications to construct a residential accessory structure on vacant property in Zone AE of the Special Flood Hazard Area (SFHA) floodplain located at 480 North Nebergall Loop NE (Attachment A). The proposed accessory structure is 1,920 square feet (40 feet x 48 feet) with a wall height of 18 feet and an overall height of 25 feet (Attachment B.1 & B.2). The proposed structure will have green cement fiber board siding with a black composite shingled roof.

The property is zoned Residential Reserve (RR). Accessory buildings in residential districts that are 750 square feet or larger or have walls taller than 11 feet are allowed outright in the RR zone if they meet compatibility standards in Section 3.080(9) of the Albany Development Code (ADC). If the compatibility standards are not met, approval of a Site Plan permit is required.

The application materials demonstrate that the proposed accessory structure satisfies applicable RR district development standards, such as those relating to setbacks, lot coverage, and maximum building height. However, the proposed structure does not meet standards in ADC 3.080(9). More specifically, because the parcel is vacant and no primary structure is proposed, the proposed accessory structure cannot be compared with a primary structure and therefore cannot meet standard (e) regarding building material compatibility. Because these standards are not met, the proposed accessory structure is required to be evaluated for conformance with the applicable Site Plan Review criteria in Section 2.450 of the ADC.

The analysis in this report finds that all applicable standards and criteria for a Site Plan Review permit are satisfied.

Application Information

Proposal:	Site Plan Review with concurrent floodplain review to construct a cement fiber board residential accessory structure (48-foot by 40-foot with 18-foot wall height) on an undeveloped lot that does not have a primary dwelling.
Review Body:	Staff (Type I-L review)
Property Owner/Applicant:	Kevin and Amber Manske; 508 North Nebergall Loop NE
Address/Location:	480 North Nebergall Loop NE, Albany, OR 97321

cd.cityofalbany.net



Map/Tax Lot:	Benton County Tax Assessor's Map No.: 10S-03W-31AC Tax Lot 502
Zoning:	Residential Reserve (RR) District
Overlay:	Floodplain Overlay District (/FP)
Total Land Area:	35,284 square feet (0.81) acres
Existing Land Use:	Undeveloped
Neighborhood:	North Albany
Surrounding Zoning:	North: Benton County - Exclusive Farm Use (EFU) East: Residential Reserve (RR) District South: Residential Reserve (RR) District West: Residential Reserve (RR) District
Surrounding Uses:	North: Single Family Residential East: Single Family Residential South: Single Family Residential West: Single Family Residential

Notice Information

A Notice of Filing was mailed to property owners located within 100 feet of the subject property on December 20, 2019. At the time the comment period ended on January 3, 2020, the Albany Planning Division had received no written comments.

Analysis of Development Code Criteria

Section 2.450 of the ADC includes the following review criteria that 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.

Criterion 1

Public utilities can accommodate the proposed development.

Findings of Fact and Conclusions

Sanitary Sewer

- 1.1 City utility maps show no public sanitary sewer facilities in the vicinity of this site.
- 1.2 The applicant is proposing no plumbing in the structure.

Water

- 1.3 City utility maps show no public water facilities in the vicinity of this site.
- 1.4 The applicant is proposing no plumbing in the structure.

Storm Drainage

- 1.5 City utility maps show a combination of ditches and culverts along North Nebergall Loop.
- 1.6 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.

- 1.7 Roof drainage from the proposed structure must be accommodated by discharging to a location approved by the City engineer and the building official. The applicant must include a drainage plan for the development with the building permit submittal showing how the roof drains will be discharged to an approved location.

Conclusions

- 1.1 The applicant is proposing no wastewater plumbing in the new structure, so there will be no impact to the public sanitary sewer system.
- 1.2 The property is served by a private well, so there will be no impact to the public water system.
- 1.3 The applicant must include a drainage plan with the building permit submittal showing how roof drainage will be accommodated without impact to surrounding properties.
- 1.4 This criterion is met without conditions.

Criterion 2

The proposed post-construction stormwater quality facilities (private and/or public) can accommodate the proposed development, consistent with Title 12 of the Albany Municipal Code (AMC).

Findings of Fact

- 2.1 Section 12.45.030 of the AMC states 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 (Ordinance 5841).
- 2.2 Benton County Tax Assessor's records indicate that the subject site is .81 acres.
- 2.3 Section 12.45.040 of the AMC states that development may be exempted from a post-construction stormwater quality permit if the development creates and/or replaces less than 8,100 square feet of impervious surface, cumulatively.
- 2.4 According to the applicant's Site Plan, the square footage of the proposed accessory building is 1,920 square feet, which is less than the maximum allowed for an exemption from the AMC standards.

Conclusions

- 2.1 The proposed development is exempt from the City's stormwater quality requirements.
- 2.2 This criterion is met without conditions.

Criterion 3

The transportation system can safely and adequately accommodate the proposed development.

Findings of Fact and Conclusions

- 3.1 The proposed accessory building will be constructed about 100 feet east of the North Nebergall Loop/Route 42 right-of-way. Access to the property is via a private access easement as described in Statutory Warranty Deed No. 2017-559981. Site Plans show that the 1,920 square foot residential accessory building will be located to the southwest of the .81-acre parcel, 10 feet from the south property line and 8 feet from the west property line (See Attachment B.1).
- 3.2 North Nebergall Loop/Route 42 is classified as a local street. It is under the jurisdiction of Benton County and is not constructed to City/County standards. The street does not have curb, gutter, or sidewalk. The right-of-way width is about 40 feet. The street is paved to a width of about 20 feet that provides for a 10-foot vehicle travel lane in each direction.
- 3.3 Trip generation for single-family residential development is based on the number of dwelling units. The proposed accessory building will not increase the number of dwelling units located on the site; therefore, no increase in vehicle trip generation is expected and no road improvements are required.
- 3.4 Albany's Transportation System Plan does not identify any level of service or safety problems along the frontage of the site.

Conclusions

- 3.1 Because no additional dwelling units are proposed as part of this review, an increase in vehicle trip generation is not anticipated.
- 3.2 This review criterion is met without conditions.

Criterion 4

Parking areas and entrance-exit points are designed to facilitate traffic and pedestrian safety and avoid congestion.

Findings of Fact

- 4.1 The subject property is accessed to North Nebergall Loop/Route 42 via a private access easement that serves as a shared accessway for several parcels. North Nebergall Loop/Route 42 is located outside the City Limits and under Benton County jurisdiction. No changes are proposed to this accessway.
- 4.2 Access to Public Streets standards (ADC 12.100) are not applicable to this application, as the subject property does not front a public street and the subject property takes access to a street with a local street classification.
- 4.3 The ADC does not specify a parking requirement for residential accessory structures except for accessory dwelling units.
- 4.4 ADC 3.250 states that "...driveways or travel aisles for residential development shall not be located in a required front or interior setback..." The subject property is located in the RR district. The required front setback is 20 feet and the required interior setback is five feet. The subject property is an interior parcel without frontage on a public street. Therefore, all property lines qualify as interior lot lines. The existing driveway to the proposed accessory structure is located outside of the interior setbacks with the exception of where the driveway enters the property.

Conclusions

- 4.1 Access to the site is via a private access easement that provides access to several parcels.
- 4.2 The proposed accessory building will be accessed by the existing driveway. No new driveways are proposed.
- 4.2 This review criterion is satisfied without conditions.

Criterion 5

The design and operating characteristics of the proposed development are reasonably compatible with surrounding development and land uses, and any negative impacts have been sufficiently minimized.

Findings of Fact and Conclusions

- 5.1 Residential accessory structures not meeting compatibility standards require Site Plan Review. Because the subject property does not contain a primary structure, the proposal does not meet compatibility standard ADC 3.080(9)(e) regarding building material compatibility and therefore requires Site Plan approval.
- 5.2 Properties within the immediate vicinity of the subject property are a mix of residential buildings and uses. Across the accessway to the north is a two-story, single-family residence with an attached garage and detached accessory structure. To the west of the subject property is a one-story, single-family residence with detached accessory structure. To the east of the subject property is a tri-level, single-family residence with an attached garage. These buildings utilize a diverse array of building materials and vary greatly in size.
- 5.3 The applicant's Residential Accessory Structure Compatibility sheet indicates that the proposed accessory structure will have green fiber cement siding with a black composite roof. The accessory structure to the north of the subject property has a composite roof. The accessory structure to the west of the subject property has a green metal roof. The siding type and color of these accessory structures could not be determined from views available at the public right-of-way. Overall, staff find that the proposed accessory structure materials and colors are generally compatible with primary and accessory structures in the neighborhood.
- 5.4 The RR zone has a maximum building height of 30 feet. The proposed structure is 18 feet tall at the wall eave with an overall height of 25 feet at the peak of the roof. The structure is 40 feet long by 48 feet wide, for a total of 1,920 square feet. According to the applicant's Residential Accessory Structure Compatibility Worksheet (Attachment B.3), the height of the tallest building on the adjacent property is 30 feet tall and is located at 508 North Nebergall Loop NE.
- 5.5 The proposed accessory structure is both shorter than the tallest adjacent building and has a smaller foundation footprint than the largest adjacent building. Therefore, the proposed accessory structure meets these compatibility standards.
- 5.6 The RR zone has a maximum building height of 30 feet. The proposed structure has an overall height of 25 feet at the peak of the roof.
- 5.7 Maximum lot coverage for parcels zoned RR is 20 percent. Lot coverage for single-family, detached development shall only include the area of the lot covered by buildings and structures. As proposed, the primary residence will have a footprint of 40 feet by 48 feet, which equates to 1,920 square feet.

- The lot is approximately 35,284 square feet (.81 acres). This equates to a lot coverage of approximately five percent, well within the lot coverage standard. This standard is met.
- 5.8 The RR zone has a minimum front setback of 20 feet and an interior setback of five feet for one-story dwellings. Garages must be set back at least 20 feet from the front property line. Per ADC 3.230, Table 2, detached accessory structures with walls greater than eight feet require a setback of five feet. The applicant's Site Plan indicates that the proposed accessory structure is set back at least 20 feet from the front lot lines and at least five feet from the interior lot line (Attachment B.1). This standard is met.
- 5.9 For accessory structures located on a property without a residence, ADC 3.080(9) second subsection (a) states that the building shall not preclude the use of the property for housing. The applicant's Site Plan (Attachment B.1) demonstrates that a future house can be placed on the parcel and meet all setback standards. Therefore, this standard is met.
- 5.10 For accessory structures located on a property without a residence, ADC 3.080(9)(f)(c) prohibits the use of that structure for commercial purposes. The applicant intends to build the primary residence shortly after completing the accessory structure. No details were provided regarding the use of the accessory structure. This standard is met.

Conclusions

- 5.1 Residential accessory structures not meeting compatibility standards require Site Plan Review.
- 5.2 The proposal meets the development standards for the RR zone regarding maximum height, lot coverage, and setbacks. Infill standards do not apply.
- 5.3 The proposed accessory structure is shorter than the tallest building on adjacent property and has a smaller foundation footprint than the largest building on adjacent property. The proposed accessory structure meets these compatibility standards.
- 5.4 The design and operating characteristics of the proposed development are reasonably compatible with surrounding development and land uses.
- 5.5 This criterion is met without conditions.

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 and Conclusions

- 6.1 Article 4: Airport Approach district. The subject property is not located within the City's Airport Approach Overlay District.
- 6.2 Article 6: Steep Slopes. *Comprehensive Plan, Plate 7*, does not show any steep slopes on this property. Contours show that the property is relatively flat. The elevation of the property ranges from 188 feet to 194 feet.
- 6.3 Article 6: Floodplains. *Comprehensive Plan, Plate 5*. Based on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM# 41043C0211H, dated December 8, 2016), the subject property is located entirely within Zone AE of the SFHA, commonly referred to as the 100-year floodplain. Within the site area, the Base Flood Elevation (BFE) has been determined to be 201.8 feet,

based on the North American Vertical Datum of 1988 (NAVD '88). The proposed development will have a finished floor grade of 197 feet (NAVD '88) (see Attachment B.1 & B.2). Applicable review criteria for this land use review are ADC 6.110 "Site Improvement, Land Division, and Manufactured Home Park Standards." Those criteria are addressed later in this report. Those findings, conclusions, and conditions are included here by reference.

- 6.4 Article 6: Wetlands. *Comprehensive Plan, Plate 6*, does not show any wetlands on the property. The National Wetlands Inventory does not show wetlands on the property. This property is not included in a local wetlands inventory.
- 6.5 Historic and Archaeological Resources. *Comprehensive Plan, Plate 9*, shows the property is not in an historic district. There are no known archaeological sites on the property.

Conclusions

- 6.1 The subject property is located within the Floodplain Overlay District.
- 6.2 Other than the floodplain overlay, there are no other known special features of this site to consider with this Site Plan Review application.
- 6.3 Compliance with the applicable Floodplain Overlay District review criteria ADC 6.110 are addressed later in this report. The findings, conclusions, and conditions provided under those criteria are incorporated here by reference as demonstration of compliance with ADC 2.450(6).

Criterion 7

The site is in compliance with prior land use approvals.

Findings of Fact and Conclusions

- 7.1 The subject property is not subject to a prior land use approval.
- 7.2 This criterion is not applicable.

Criterion 8

Sites that have lost their nonconforming status must be brought into compliance and may be brought into compliance incrementally in accordance with Section 2.370.

Findings of Fact and Conclusions

- 8.1 The site is not considered nonconforming.
- 8.2 This criterion is not applicable.

Site Improvements in the Floodplain (ADC 6.110)

Criterion 1

All proposed new development and land divisions shall be consistent with the need to minimize flood damage and ensure that building sites will be reasonably safe from flooding.

Findings of Fact

- 1.1 The application is for an accessory structure (40-foot x 48-foot) for use as a garage and limited storage with associated site improvements. The site is .81 acres in size, and it is located at 480 North Nebergall Loop NE. A location map is included as Attachment A.

- 1.2 The subject property is identified on the effective FEMA Flood Insurance Rate Map (FIRM) #41043C0211H (Attachment C), dated December 8, 2016. Based on the effective FIRM, the entire property is located within Zone AE of the SFHA, which is commonly known as the 100-year floodplain. The FEMA Flood Insurance Study (FIS) shows the BFE is 201.8 feet based on the NAVD '88. The subject property is located entirely within the flood fringe and outside of a regulatory floodway.
- 1.4 The applicant does not propose grading, fill, or paving on-site that exceeds 50 cubic yards of material; therefore, ADC 6.111 does not apply to this application.
- 1.5 Based on the applicant's Site Plan and Elevation Certificate, the slab foundation is more than four feet below the BFE at 197 feet, but the second-floor elevation is above the BFE at 207 feet (NAVD '88). The applicant proposes to wet-floodproof the first floor of the garage consistent with the standards under ADC 6.121(1), which includes the provision of flood vents, the use of flood resistant materials below the BFE, and mechanical equipment and utilities elevated above the BFE. A non-conversion agreement will be required for the portion of the garage that is below the BFE per ADC 6.121(1)(h).
- 1.6 At the time of building permit, ADC 6.120 "Building Standards" and ADC 6.121(1) "Flood Hazard Reduction Standards for Structures" will apply to ensure new development is constructed consistent with the need to minimize flood damage and be reasonably safe from flooding.

CONCLUSIONS

- 1.1 The site is located in Zone AE of the SFHA where the BFE is 201.8 feet (NAVD '88).
- 1.2 The applicant proposes to construct a wet-floodproofed garage below the BFE consistent with the requirements of ADC 6.120 and ADC 6.121(1). A non-conversion agreement will be required for the portion of the garage that is below the BFE per ADC 6.121(1)(h).
- 1.3 At the time of building permit, the applicant will need to show the building plans meet ADC 6.120 "Building Standards," and ADC 6.121(1) "Flood Hazard Reduction Standards for Structures" which are included as a condition of approval.
- 1.4 Based on the factors above, the development will minimize the risk of flood damage and the building site will be reasonably safe from flooding.
- 1.5 This criterion is met with the following condition.

CONDITION

- Condition 1 Prior to issuance of building permits, the applicant must submit plans to the Community Development Department for review and approval that show consistency with the floodplain building standards under ADC 6.120 and 6.121(1). This includes a requirement for a non-conversion agreement for the portion of the garage that is below the Base Flood Elevation (BFE).

Criterion 2

All new development and land division proposals shall have utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.

FINDINGS OF FACT

- 2.1 Provisions for public utilities are addressed in detail under Site Plan Review Criterion #1. Those findings are included here by reference.

- 2.2 The Elevation Certificate shows the applicant proposed to locate mechanical equipment and utilities above the BFE at 204 feet (NAVD '88), consistent with the standards of ADC 6120.

CONCLUSIONS

- 2.1 The proposed development will have utilities and facilities located and constructed to minimize flood damage.
- 2.2 This criterion is met without conditions.

Criterion 3

On-site waste disposal systems shall be located and constructed to avoid functional impairment, or contamination from them, during flooding.

FINDING OF FACT AND CONCLUSION

- 3.1 No new on-site waste disposal systems are proposed for this development.
- 3.2 This criterion is not applicable.

Criterion 4

All development proposals shall have adequate drainage provided to reduce exposure to flood damage.

FINDINGS OF FACT

- 4.1 Provisions for stormwater drainage are addressed in detail under Site Plan Review Criterion #1. Those findings are included here by reference.

CONCLUSIONS

- 4.1 Provisions for stormwater drainage are addressed in detail under Site Plan Review Criterion #1. Those conclusions and conditions of approval are included here by reference.
- 4.2 Adequate drainage is provided to reduce exposure to flood damage.
- 4.3 This criterion is met without conditions.

Criterion 5

Any lot created for development purposes must have adequate area created outside of the floodway to maintain a buildable site area meeting the minimum requirements of this Article.

FINDINGS OF FACT & CONCLUSION

- 5.1 No new lots are being created with this land use application.
- 5.2 This criterion does not apply.

Criterion 6

Any new public or private street providing access to a residential development shall have a roadway crown elevation not lower than one foot below the 100-year flood elevation.

FINDINGS OF FACT & CONCLUSION

- 6.1 No new public or private streets are being created with this land use application.
- 6.2 This criterion does not apply.

Criterion 7

All development proposals shall show the location of the 100-year flood contour line followed by the date the flood elevation was established. When elevation data is not available, either through the Flood Insurance Study (FIS) or from another authoritative source, and the development is four or more acres or results in four or more lots or structures, the elevation shall be determined and certified by a registered engineer. In addition, a statement located on or attached to the recorded map or plat shall read as follows: “Development of property within the Special Flood Hazard Area as most currently established by the Federal Emergency Management Agency or City of Albany may be restricted and subject to special regulations by the City.”

FINDINGS OF FACT

- 7.1 The proposal is to construct an accessory structure for use as a garage on a single lot with a total size of .81 acre.
- 7.2 The subject property is identified on the effective FIS and FIRM #41043C0211H, dated December 8, 2016, and located entirely within Zone AE of the SFHA, with a BFE established at 201.8 feet (NAVD ‘88).
- 7.3 The applicant submitted an Elevation Certificate with a BFE at 201.8 feet (NAVD ‘88) (Attachment B.5).

CONCLUSIONS

- 7.1 The subject property is less than four acres and does not result in four or more lots or structures.
- 7.2 The subject property is located entirely within Zone AE of the SFHA where a BFE has been established at 201.8 feet (NAVD ‘88).
- 7.3 The applicant submitted an Elevation Certificate with a BFE at 201.8 feet (NAVD ‘88).
- 7.4 This criterion is met without conditions.

Criterion 8

In addition to the general review criteria applicable to manufactured home parks in Article 10, applications that propose actual development within a SFHA shall include an evacuation plan indicating alternate vehicular access and escape routes.

FINDING OF FACT AND CONCLUSION:

- 8.1 The project does not involve a manufactured home park.
- 8.2 This criterion does not apply.

SITE IMPROVEMENTS IN THE FLOODPLAIN CONCLUSION

As proposed and conditioned, the application for site improvements in the floodplain satisfies the applicable review criteria for ADC 6.110.

Overall Conclusion

As proposed and conditioned, the application for Site Plan Review and Floodplain Development Review to develop a 1,920 square-foot residential accessory building with a wall height of 18 feet and an overall height of 25 feet at the peak of the roof, satisfies all applicable review criteria as outlined in this report.

Condition of Approval

Condition 1 Prior to issuance of building permits, the applicant must submit plans to the Community Development Department for review and approval that show consistency with the floodplain building standards under ADC 6.120 and 6.121(1). This includes a requirement for a non-conversion agreement for the portion of the garage that is below the Base Flood Elevation (BFE).

Attachments

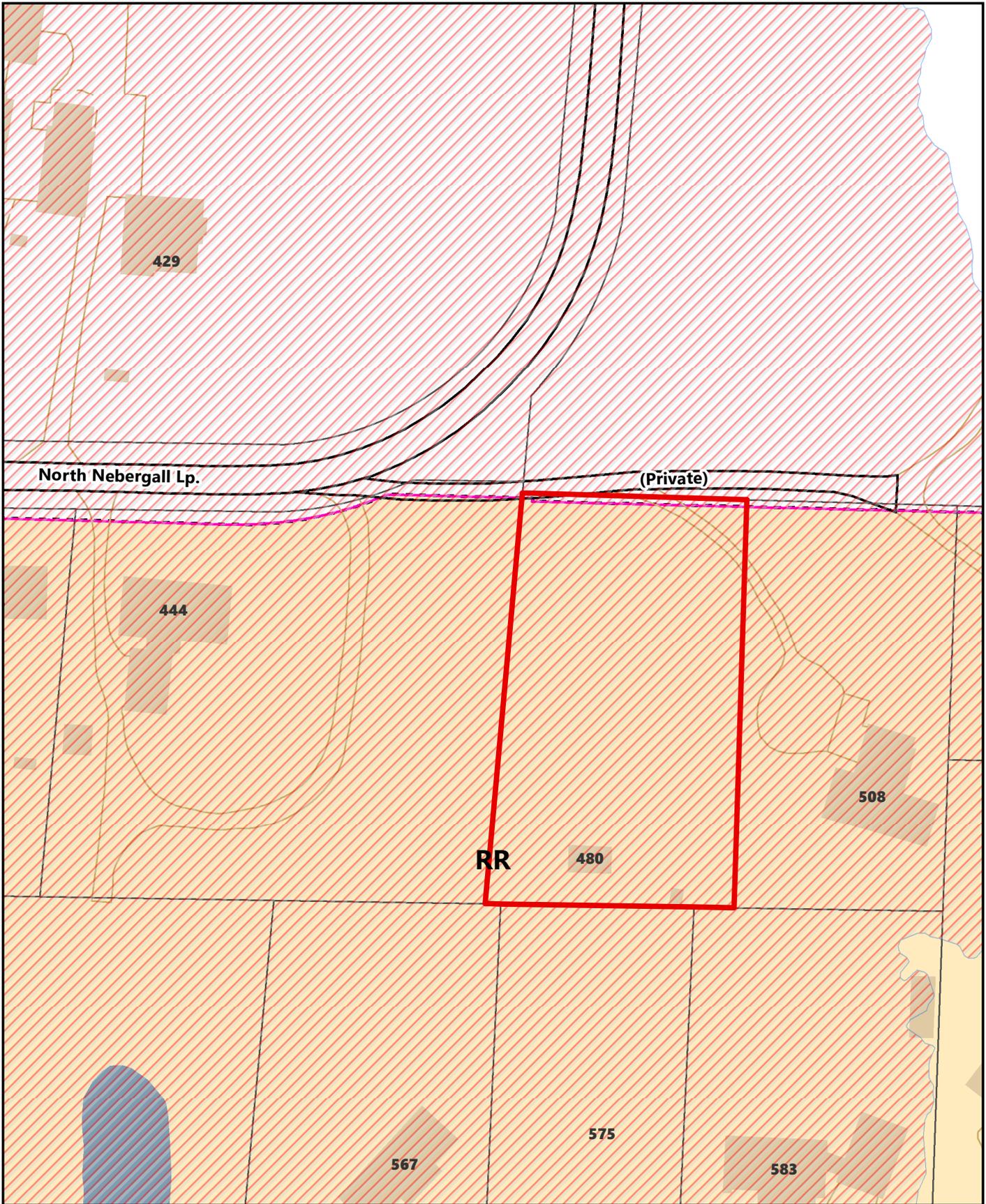
- A. Location Map
- B. Applicant's Submittals
 - 1. Site Plan
 - 2. Elevation Drawings
 - 3. Accessory Structure Compatibility Worksheet
 - 4. Written Findings
 - 5. Elevation Certificate
- C. FEMA FIRMMette

Acronyms

ADC	Albany Development Code
AMC	Albany Municipal Code
AN	Annexation File Designation
BFE	Base Flood Elevation
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FP	Floodplain Review File Designation
GIS	Geographic Information System
NAVD 1988	North American Vertical Datum of 1988*
NGVD 1929	National Geodetic Vertical Datum of 1929*
RR	Residential Reserve District
SP	Site Plan Review File Designation

*The conversion factor from NGVD 1929 to NAVD 1988 in Albany is +3.38 feet.

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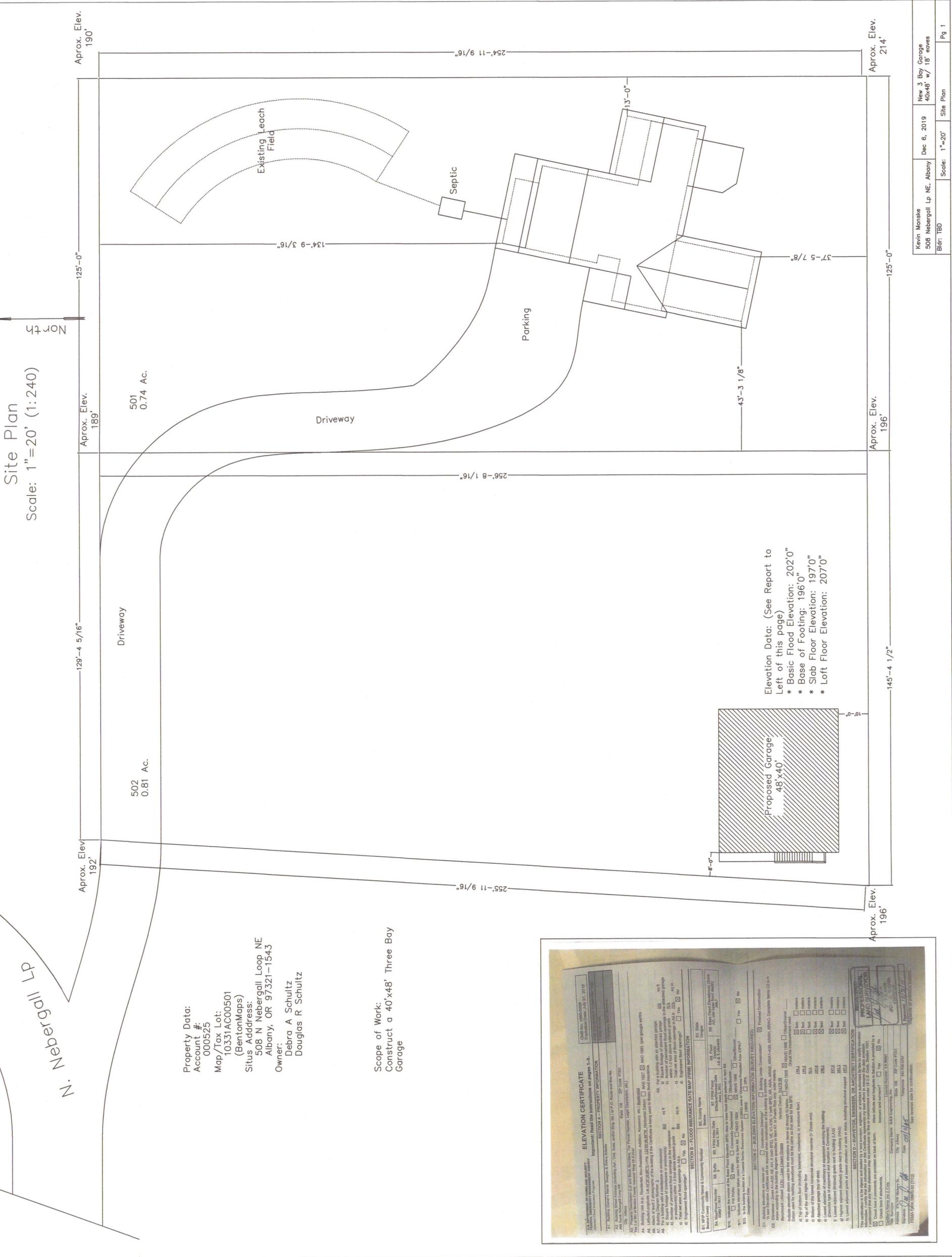


Date: 12/2/2019 Map Source: City of Albany

480 North Nebergall Loop NE

Location / Zoning Map

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ELEVATION CERTIFICATE
 Oregon Department of Transportation
 1000 NE Oregon Street, Salem, OR 97331-3000
 (503) 325-3000

SECTION A - PROPERTY INFORMATION

1. Project Name: Garage
 2. Project Address: 508 N Nebergall Loop NE, Albany, OR 97321-1543
 3. Applicant Name: Debra A Schultz
 4. Applicant Address: 508 N Nebergall Loop NE, Albany, OR 97321-1543
 5. Project Description: Construct a 40' x 48' Three Bay Garage

SECTION B - FLOOD INFORMATION

6. Flood Hazard Zone: AE
 7. Flood Elevation: 202.0
 8. Flood Date: 1/1/19
 9. Flood Source: Nebergall Creek

SECTION C - BUILDING ELEVATION DATA (SEE REPORT TO LEFT)

10. Building Elevation: 197.0
 11. Foundation Elevation: 196.0
 12. Lowest Adjacent Grade: 197.0
 13. Highest Adjacent Grade: 197.0
 14. Lowest Finished Floor: 197.0
 15. Highest Finished Floor: 207.0

SECTION D - SIGNATURES

16. Applicant Signature: [Signature]
 17. Applicant Title: Owner
 18. Engineer Signature: [Signature]
 19. Engineer Title: Professional Engineer
 20. Engineer License No.: 12345

SECTION E - NOTES

21. This certificate is valid for the project described above and the building information provided. It is not valid for any other project or building information.
 22. The applicant is responsible for providing accurate and complete information for this certificate.
 23. The applicant is responsible for obtaining all necessary permits from the local jurisdiction.
 24. The applicant is responsible for obtaining all necessary approvals from the local jurisdiction.
 25. The applicant is responsible for obtaining all necessary approvals from the local jurisdiction.

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North Elevation
Scale: 1/4" = 1' (1:48)

- Roof Truss Detail:**
- * Trusses designed & mfg. by a Certified Oregon Truss Manufacturer
 - * Type: Common
 - * Span: 40'0"
 - * Pitch: 4:12
 - * Overhang: 22 1/2"
 - * Spacing: 24" o.c.
 - * H2.5 ea. end ea. truss

- Framing Details:**
- * Double 2x6 Top Plate
 - * 2x6 studs 16" o.c.
 - * 1/2" CDX pwd. subsiding (Block all edges)
 - * Ribbed vapor barrier
 - * Hardi Plank siding, 7" exposure
 - * 2x6 p.t. mudsill
 - * 3/8" x 10" fnd bolts 48" o.c. w/ 3" sq. HDG washers & Nuts
 - * 1/4" x 6" sill sealer insulation
 - * 8" w/ 64" h concrete foundation w/ 4 ea. #4 horiz. rebar (@8", 24", 40", 56") & 1 ea. vert #4 rebar 16" o.c.
 - * 24" w x 8" d footing w/ 2 ea. #4 horiz. rebar

Note: All materials below Basic Flood Elevation (BFE) shall be water resistant materials.



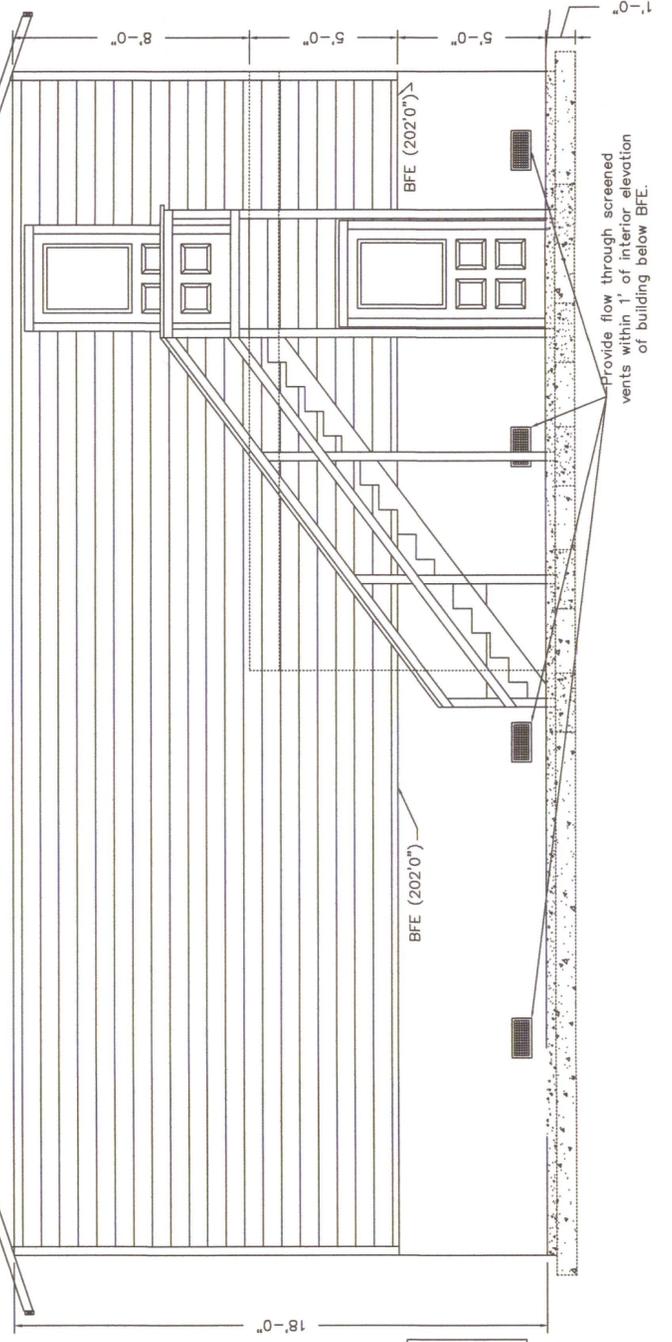
West Elevation
Scale: 1/4" = 1' (1:48)

Provide Screened Attic Ventilation = 12.8 sq. ft.

- Roof Truss Detail:**
- * Trusses designed & mfg. by a Certified Oregon Truss Manufacturer
 - * Type: Common
 - * Span: 40'0"
 - * Pitch: 4:12
 - * Overhang: 22 1/2"
 - * Spacing: 24" o.c.
 - * H2.5 ea. end ea. truss

- Framing Details:**
- * Double 2x6 Top Plate
 - * 2x6 studs 16" o.c.
 - * 1/2" CDX pwd. subsiding (Block all edges)
 - * Ribbed vapor barrier
 - * Hardi Plank siding, 7" exposure
 - * 2x6 p.t. mudsill
 - * 3/8" x 10" fnd bolts 48" o.c. w/ 3" sq. HDG washers & Nuts
 - * 1/4" x 6" sill sealer insulation
 - * 8" w x 64" h concrete foundation w/ 4 ea. #4 horiz. rebar (8", 24", 40", 56") & 1 ea. vert #4 rebar 16" o.c.
 - * 24" w x 8" d footing w/ 2 ea. #4 horiz. rebar

Note: All materials below Basic Flood Elevation (BFE) shall be water resistant materials.



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COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division
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Albany, OR 97321
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www.cityofalbany.net

Residential Accessory Structure Compatibility Worksheet

For proposed detached structures 750 sq. ft. or larger and/or with walls taller than 11 feet.

This handout addresses land use planning issues. Building Permits are required for any residential accessory structure larger than 200 square feet.

Property Owner (print): Kevin Manske
Property Address: 508 NE BERGACC LOOP NE, Albany, OR 97321
Assessor's Parcel Map No: 10S034318AC Tax Lot(s): # 502
Zoning District: RR
Intended Use of the Structure: GARAGE

The Albany Development Code allows attached additions to a residence without limiting size or wall height outright; subject to meeting the applicable development standards (see Table 1).

A detached accessory structure also is allowed outright if it can meet the applicable development standards (see Table 2) and the total square footage of the proposed structure is less than 750 square feet and the wall height does not exceed 11 feet. If the size would be larger or the walls taller, the structure may be allowed without a land use review, if it meets all of the established compatibility thresholds listed below. [Albany Development Code 3.080(9)]

Other considerations related to an accessory structure include the location of existing easements, septic tanks, drain fields, wells; access (existing and proposed); and whether trees would be removed (number and diameter of the trunks). You must include information about these items on a site plan drawing submitted with this worksheet.

Don't Forget! To support the information below, attach a scale drawing of your property showing and labeling the location of all existing and proposed buildings and a scale drawing of each elevation of the proposed building. Include distances (in feet) between all structures and between all structures and property lines.

Fill in the explanation area after each question below. If you answer "no" to Questions 1, 2, or 3, or "yes" to Questions 4 or 5, the structure will not be considered compatible. Question 6 calls your attention to special construction standards that will apply in all cases if the property is located in a Special Purpose District, such as the 100-year floodplain. In addition to answering the questions, you must attach a site plan of the property and elevation drawings of the proposed building to the worksheet.

If the structure cannot meet all of the compatibility standards, you may either alter the building to meet them or submit a Site Plan Review Accessory Building application to the Planning Division. This plan review typically takes 6 to 8 weeks to process, and requires additional paperwork and a non-refundable review fee. A Notice of Filing will be sent to property owners within 100 feet of your property giving them an opportunity to comment on the project. Filing an application does not guarantee approval.

Question #1: Will the roof and siding materials and colors on the proposed building be the same as those on the primary residential structure on the site? Yes No

• Fill out (a) and (b) to demonstrate this standard would be met:

a) The building materials and colors of the proposed accessory building will be:

Materials: Siding: WOOD HARD-PLANK Roof: COMPOSITE
 Colors: Siding: GREEN Roof: BLACK

b) The building materials and colors of the primary residential structure on the property are (or will be as part of this project):

Materials: Siding: T-111 Roof: COMPOSITE
 Colors: Siding: GREEN Roof: BLACK

Question #2: If the proposed accessory building were built, would the percentage of lot coverage be the same as or less than the percentage allowed in the applicable zoning district? (See Table 1) Yes No (you may not exceed the lot coverage threshold by site plan review.)

• Fill out a) through d) to demonstrate this standard would be met:

a) The maximum lot coverage allowed in the _____ zoning district is _____ percent.

b) Total land area of the property is _____ sq. ft.

c) The foundation (footprint) size of each building on the property is:

Primary residence: _____ sq. ft.
 Proposed building: 1920 sq. ft.
 Other structures: 0 sq. ft., _____ sq. ft., _____ sq. ft.
 Total foundation area of all structures on the property: 1920 sq. ft.

d) Percentage of building coverage on this lot after construction of the proposed accessory building would be _____ percent. (To calculate this percentage, divide the total foundation area of all structures (c) by the total land area of the property (b). This number cannot be larger than (a).)

Question #3: Will the proposed accessory building meet the minimum setback requirements for the primary residential structure? (see Table 1) Yes No

• Fill out a) and b) to demonstrate this standard would be met:

a) The minimum setbacks from property lines for the primary structure in this zone are:

Front: 5 ft. Sides and rear, single-story: 5 ft., or two-story: _____ ft.

b) The setbacks from the property lines for the proposed accessory building are:

Front: 360 ft. Sides and rear, single-story: 10-Back ft., or two-story _____ ft.

8-5102

Question #4: Will the proposed building be taller than the tallest building on adjacent property? Yes _____ No X (Height in this case is measured to the highest point on the structure. "Adjacent" means any property bordering the property on which the accessory structure would be built or across an adjacent street.)

• Fill out a) through c) and attach a drawing showing the location of the tallest building on adjacent property in relation to your property.

- a) The total height of the proposed accessory building is 23 feet.
- b) The wall height of the proposed accessory building is 16 feet.
- c) The height of the tallest building on adjacent property is 30' feet, and it is located at (address) 508 NEBERWALL CVD NE.

Question #5: Will the area of the proposed building's foundation be larger than the area of the foundation of the largest building on adjacent property? Yes _____ No X

• Fill out (a) and (b) to demonstrate this standard would be met:

- a) The area of the proposed accessory building's foundation is 610 sq. ft.
- b) The area of the foundation of the largest building on adjacent property is 3000 - Amp sq. ft.
(include attached garages). The address of this building is 508 NEBERWALL CVD NE
currently occupied by Mr./Ms. Maude, phone 541-619-7275

Question #6: Is this property located in any of the following Special Purpose Districts listed in Articles 6 and 7 of the Development Code? Yes X No _____ (The text of the Albany Development Code is on the City's website: www.cityofalbany.net)

Check the district(s) that apply to this property.

- Airport Approach District (Near the Albany Municipal Airport located east of the I-5 freeway)
- Floodplain District (Property is located within a 100-year floodplain)
- Hillside Development District (Property has slopes greater than 12%)
- Historic District (Monteith, Hackleman, or Downtown districts)
- Willamette Greenway (Property is located near the Willamette River)

If the property is in one of the special districts, have you researched the construction regulations of the special district and determined that the proposed building can meet the standards of the district(s)? Yes X No _____ (Regardless of approval to allow an oversized accessory structure, you must be able to construct the proposed building in accordance with the regulations of the applicable special district.)

Property Owner's Signature Date 11-14-19

Karin Maude
Print Property Owner's Name Daytime Phone 541-619-7275

Karin O Cadwell REAR/600
Fax No. or e-mail address

1017

TABLE 1 [ADC Article 3]

RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS							
STANDARD	RR	RS-10	RS-6.5	HM	RS-5	RM	RMA
Minimum Property Size or Land Requirements by Unit Type(1)							
Single-family detached, (1)	5 acres (16)	10,000 sf	6,500 sf	5,000 sf	5,000 sf	3,500 sf	N/A
Single-family, attached (14)(1)	N/A	N/A	N/A	N/A	2,800 sf	2,400 sf	1,800 sf
Duplex (1)	N/A	14,000 sf Corner lot	8,000 sf Corner lot	N/A	7,000 sf Corner lot	4,800 sf	3,600 sf
Multi-family, Studio and 1-bedroom units	N/A	N/A	N/A	N/A	N/A	2,000 sf/ unit	1,500 sf/ unit
2-and 3 bedroom units	N/A	N/A	N/A	N/A	N/A	2,400 sf/ unit	1,800 sf/ unit
4+ bedroom units	N/A	N/A	N/A	N/A	N/A	3,000 sf/ unit	2,200 sf/ unit
Minimum Lot Widths: Detached S-F Attached Units	N/A N/A	65 ft N/A	50 ft N/A	35 ft N/A	40 ft 20 ft	30ft 20 ft	None None
Minimum Lot Depth	N/A	100 ft	80 ft	65 ft	70 ft	60 ft	None
Setbacks (4):							
Minimum Front (4)	20 ft	20 ft	15 ft	15 ft	15 ft	15 ft	12 ft
Maximum Front Setback	None	None	None	None	None	(14)	(14)
Minimum Interior: single-story (4)	5 ft	5 ft	5 ft	5 ft	5 ft	10 ft (5)	10 ft (5)
Minimum Interior: two or more stories (4)	8 ft	8 ft	8 ft	6 ft	6 ft	10 ft (5)(6)	10 ft (5)(6)
Minimum Building Separation	N/A	N/A	N/A	N/A	(12)	(12)	(12)
Min. Garage or carport vehicle entrance (10)	20 ft	20 ft	20 ft (7)	20 ft (7)	20 ft (7)	20 ft (7)	20 ft (7)
Maximum Height (8)	30 ft	30 ft	30 ft	30 ft	30 ft	45 ft	60 ft (15)
Maximum Lot Coverage (9)	20%(11)	50%	60%	60%	60%	70%	70%
Minimum Open Space	N/A	N/A	N/A	N/A	N/A	(13)	(13)
Min. Landscaped Area	None	(2)	(2)	(2)	(2)	(3)	(3)

N/A means not applicable.

- (1) Section 3.220 bonus provisions may reduce minimum lot size and area, such as alley access.
- (2) All yards adjacent to streets.
- (3) All yards adjacent to streets plus required open space.
- (4) Additional setbacks may be required, see Sections 3.230-3.330 and the buffer matrix at 9.210; exceptions to Setbacks for Accessibility Retrofits are in Section 3.263; Zero-Lot Line standards are in Sections 2.365 and 2.370.
- (5) Except for single-family homes (attached and detached) or duplexes, which must have a minimum setback of 3 feet for one-story dwellings and 5 feet for two-story dwellings.
- (6) More than 3 stories = 10 feet plus 3 feet for each story over 3 per unit requirements. Multiple-family developments must also meet the setbacks in Section 8.270(1).
- (7) Garage front setback for non-vehicle-entrance = 15 feet, except in RR and RS-10 zoning districts where the setback shall be 20 feet.

- (8) See exceptions to height restrictions, Section 3.340.
- (9) Lot coverage for single-family detached development shall only include the area of the lot covered by buildings or structures.
- (10) See Table 2 for garages with alley access.
- (11) Maximum lot coverage for parcels 20,000 square feet or less is 50%. The configuration of any development on a lot 20,000 square feet in size, or less, in an RR zoning district that covers more than 20 percent of the parcel on which it is proposed, should be located such that it does not preclude a later division of the parcel.
- (12) The minimum separation between multi-family buildings on a single parcel shall be 10 feet for single-story buildings and 20 feet for two-story or taller buildings.
- (13) Ten or more units require open space. See Section 8.220.
- (14) See Section 8.240 for standards.
- (15) When multiple-family developments about a single-family use or zone, the setback shall be one foot for each foot of building height. See Section 8.270(1).
- (16) A property line adjustment between two existing RR properties may be allowed as long as no new lots are created and the resulting properties are at least 20,000 square feet and approval of a septic system has been obtained by Benton County.
- [Table and footnotes amended by Ord. 5281, 3/26/97; Ord. 5338, 1/28/98; Ord. 5445, 4/12/00; Ord. 5555, 2/7/03; Ord. 5673, 6/27/07, Ord. 5768, 12/7/11; Ord. 5832, 4/9/14]

TABLE 2 [ADC Article 3]

ACCESSORY STRUCTURE STANDARDS	
STRUCTURE	STANDARD
All Accessory Structures	Front setback, see Table 1, by zone if not noted below
Detached Structure walls less than or equal to 8 feet tall (2)	Interior setback = 3 feet (1)
Attached Structure	Interior setback = 5 feet (1)
Detached Structure walls greater than 8 feet tall (2)	Interior setback = 5 feet
Accessory Apartment Building	Front setback is equal or greater than primary residence Interior setback, one-story = 5 feet (1) Interior setback, two-story = 8 feet (1)
Garage or carport with access to an alley	Alley setback = 20 feet, less the width of the alley right-of-way, but at least 3 feet. Other interior setbacks=see Table 1
Structures, including fences, intended for housing animals	Interior setback = 10 feet
Fences greater than 6 feet tall	See Table 1, by zone; building permit required.
Outdoor swimming pools with depths greater than or equal to 24 inches	Interior setback = 10 feet
Decks less than or equal to 30 inches from grade, with no rails or covers	No setback from property lines
Decks greater than 30 inches from grade	Interior setback = 5 feet

(1) Zero-lot line provisions are in Sections 3.265 and 3.270.

(2) The slab or foundation of accessory structures is not included in the wall height unless it is greater than 24 inches from the ground.

[Table and footnotes modified by Ord. 5673, 6/27/2007 and Ord. 5832, 4/9/14]

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Responses to Page 2 of the Site Plan Review Packet

1. Public utilities can accommodate the proposed development.

Answer: There are no public utilities on the property (well and septic).

2. The proposed post-construction storm water facilities (private and / or public) can accommodate the proposed development, consistent with Title 12 of the Albany Municipal Code.

Answer: Yes

3. The transportation system can safely and adequately accommodate the proposed development:

Answer: Yes

4. Parking areas and entrance-exit points are designed to facilitate traffic and pedestrian safety and avoid congestion.

Answer: Yes

5. The design and operating characteristics of the proposed development are reasonably compatible with surrounding development and land uses, and any negative impacts have been sufficiently minimized.

Yes

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

They do.

7. The site is compliant with prior land use approvals.

Yes

8. Sites that have lost their nonconforming status must be brought into compliance and may be brought into compliance incrementally in accordance with Section 2.370.

Not Applicable

Note: I am applying to build a relatively small size shop to store my tools and vehicles in. Eventually, (many years from now) we might choose to build an upper apartment in it for aging parents). For now, it will be used as a garage / storage shop.

I used an architect that is well known to the City of Albany (Robert Croff) and he drew the plans to the City's flood plain / planning standards. I then had the plans reviewed and certified by Stability Engineering of Corvallis, Oregon. My property is approximately 1.5 acres and we have no City services. My neighbors have similar buildings on their properties (my neighbor directly to the north of me just completed a 300+ square foot shop with living quarters in it). Many of the questions I was asked to answer either don't apply, or I do not have the planning knowledge to answer them correctly.

Kevin Manske
508 Nebergall Loop NE
Albany, Oregon 97321
541-619-7275
Kevin@cadwellrealtygroup.com

Kevin Manske, 508 North Nebergall Loop NE, Albany, Oregon.

City of Albany Floodplain Development Land Use Review

Site Improvement, Land Division and Manufactured Home Park Standards (ADC 6.110)

⊕ All proposed new development and land divisions shall be consistent with the need to minimize flood damage and ensure that building sites will be reasonably safe from flooding. Floodplain Development Review Page 5 of 6. See submitted plans as they adhere to the relevant criteria.

⊕ All new development and land division proposals shall have utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage. See notations on submitted plans detailing placement of utilities for the garage.

⊕ On-site waste disposal systems shall be located and constructed to avoid functional impairment, or contamination from them, during flooding. There are no planned onsite waste disposal systems.

⊕ All development proposals shall have adequate drainage provided to reduce exposure to flood damage. See submitted plans as they adhere to the relevant criteria.

⊕ Any lot created for development purposes must have adequate area created outside of the floodway to maintain a buildable site area meeting the minimum requirements of this Article. The planned garage is the only structure planned for this site.

⊕ Any new public or private street providing access to a residential development shall have a roadway crown elevation not lower than one foot below the 100-year flood elevation. There is no street planned for this garage.

⊕ All development proposals shall show the location of the 100-year flood contour line followed by the date the flood elevation was established. When elevation data is not available, either through the Flood Insurance Study or from another authoritative source, and the development is four or more acres or results in four or more lots or structures, the elevation shall be determined and certified by a registered engineer. In addition, a statement located on or attached to the recorded map or plat shall read as follows: "Development of property within the Special Flood Hazard Area as most currently established by the Federal Emergency Management Agency or City of Albany may be restricted and subject to special regulations by the City." I have submitted two (2) different elevation certificates. One from my residence and the other for the proposed site of the garage.

⊕ In addition to the general review criteria applicable to manufactured home parks in Article 10, applications that propose actual development within a Special Flood Hazard Area shall include an evacuation plan indicating alternate vehicular access and escape routes. Does not apply as this is a garage.

Grading, Fill, Excavation, and Paving Review Criterion (ADC 6.111): If more than 50 cubic yards of grading, excavation, fill, or paving is proposed, then the review criteria under ADC 6.111 is also required. *This does not apply as there will not be more than 50 cubic yards of excavation / fill on this site.*

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB No. 1660-0008
Expiration Date: November 30, 2018

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name Kevin Manske				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 508 North Nebergall Loop NE				Company NAIC Number:	
City Albany		State Oregon		ZIP Code 97321	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Tax Lot 501, Benton County Assessor Map 10S-03W-31AC					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Pre-Construction for a Garage					
A5. Latitude/Longitude: Lat. N 44° 39' 29.65" Long. W 123° 05' 51.45" Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number 1A					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) N/A sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade N/A					
c) Total net area of flood openings in A8.b N/A sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage N/A sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/A					
c) Total net area of flood openings in A9.b N/A sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number City of Albany 410137			B2. County Name Benton		B3. State Oregon
B4. Map/Panel Number 41043 C 0211	B5. Suffix H	B6. FIRM Index Date Dec 8, 2016	B7. FIRM Panel Effective/ Revised Date Dec 8, 2016	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 201.8
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input checked="" type="checkbox"/> FIS Profile <input type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 508 North Nebergall Loop NE			Policy Number:
City Albany	State Oregon	ZIP Code 97321	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: LCS1 – Linn County Oregon Vertical Datum: NAVD 88

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929 NAVD 1988 Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- | | | | |
|---|--------------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | <u>197.0</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor | <u>N/A</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | <u>N/A</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | <u>N/A</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | <u>204.0</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | <u>193.7</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | <u>196.5</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | <u>N/A</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No Check here if attachments.

Certifier's Name Joe J. Cota		License Number OR PLS 58561
Title Professional Land Surveyor		
Company Name K&D Engineering, Inc.		
Address 276 NW Hickory St.		
City Albany	State Oregon	ZIP Code 97321
Signature 	Date 12-20-19	Telephone 541-928-2583



RENEWS: 12-31-19

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

The elevation used in C2a is based off of site plans for the garage. The proposed garage will be wet flood proofed, with 20 flood openings 100 square inches in size for a total of 2000 square inches of flow through area. The coordinates in A5 are from Google Earth.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 508 North Nebergall Loop NE			Policy Number:
City Albany	State Oregon	ZIP Code 97321	Company NAIC Number

**SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED)
FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ feet meters above or below the HAG.
 - b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ . _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ . _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ . _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ . _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

Address _____ City _____ State _____ ZIP Code _____

Signature _____ Date _____ Telephone _____

Comments

Check here if attachments.

ELEVATION CERTIFICATEOMB No. 1660-0008
Expiration Date: November 30, 2018**IMPORTANT: In these spaces, copy the corresponding information from Section A.**

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 508 North Nebergall Loop NE			FOR INSURANCE COMPANY USE Policy Number:
City Albany	State OR	ZIP Code 97321	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued
-------------------	------------------------	---

G7. This permit has been issued for: New Construction Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters Datum _____

G10. Community's design flood elevation: _____ feet meters Datum _____

Local Official's Name	Title
-----------------------	-------

Community Name	Telephone
----------------	-----------

Signature	Date
-----------	------

Comments (including type of equipment and location, per C2(e), if applicable)

 Check here if attachments.

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2018

ELEVATION CERTIFICATE

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 508 North Nebergall Loop NE			Policy Number:
City Albany	State Oregon	ZIP Code 97321	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

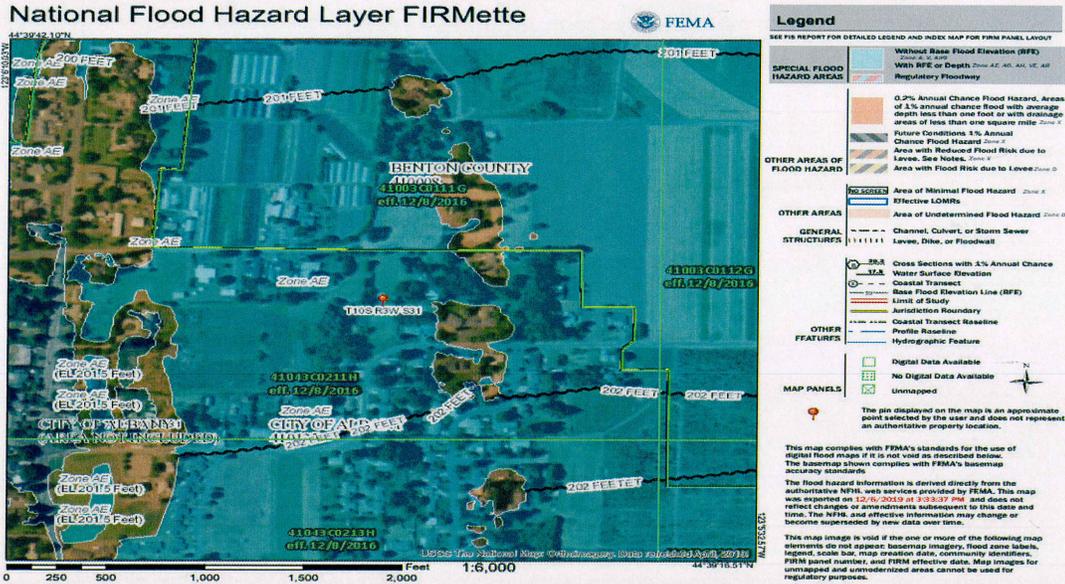


Photo One

Photo One Caption



Proposed shop location

Photo Two

Photo Two Caption

BUILDING PHOTOGRAPHS

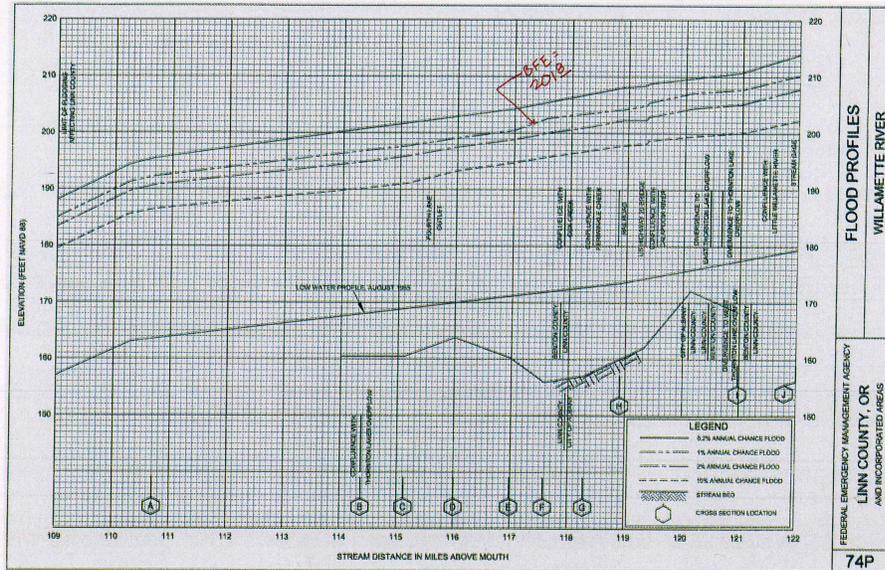
ELEVATION CERTIFICATE

Continuation Page

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 508 North Nebergall Loop			Policy Number:
City Albany	State Oregon	ZIP Code 97321	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



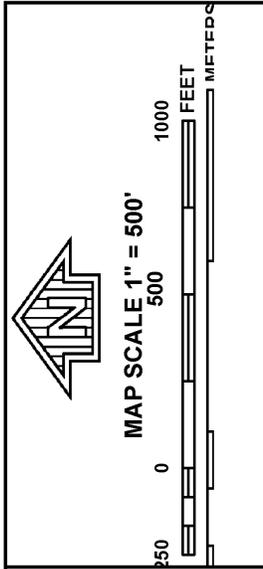
Flood profile

Photo One

Photo One Caption

Photo Two

Photo Two Caption



NFIP

FIRM
FLOOD INSURANCE RATE MAP
LINN COUNTY,
OREGON
AND INCORPORATED AREAS

PANEL 0211H

PANEL 211 OF 1575
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
ALBANY, CITY OF	410137	0211	H
LINN COUNTY	410136	0211	H

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
 41043C0211H
MAP REVISED
 DECEMBER 8, 2016

Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

