PLANNING COMMISSION MEETING
Tuesday, January 12, 2016
6:30 PM
Council Chambers
2nd Floor City Hall
1300 NE Village Street

MEETING AGENDA

1. CALL TO ORDER
   Roll Call

2. CITIZENS WISHING TO SPEAK ON NON-AGENDA ITEMS

3. REVIEW AND ADOPT MINUTES
   a. September 8, 2015
   Documents: 09-08-2015 PC Minutes.pdf

4. PUBLIC HEARING
   a. Application **2015-60-MOD.** Major modification to an approved land use decision (03-49-DR-SEC). Modification includes site redesign and proposed construction of 10 new mini-storage buildings and 3 new RV/carport buildings totaling 183,864 sq. ft.
   Documents: 2015-60-MOD.pdf

5. STAFF UPDATES

6. COMMISSION UPDATES

7. TENTATIVE AGENDA - February 23, 2016

8. ADJOURNMENT

Planning Commission hearings are broadcast live on Comcast Cable Channel 22 and Frontier Cable Channel 33. Replays of the hearing are shown on Comcast Channel 22 and Frontier Channel 33 Saturday at 12:00pm and Monday at 2:00pm, and Comcast Channel 30 and Frontier Channel 39 Wednesday at 7:00pm. Further information is available on our web page at www.fairvieworegon.gov or by calling Devree Leymaster, City Recorder, 503-674-6224.

The meeting location is wheelchair accessible. A request for an interpreter for the hearing impaired or for other accommodations for person with disabilities should be made at least 48 hours before the meeting to:Devree Leymaster, 503-674-6224.

MINUTES
PLANNING COMMISSION MEETING
1300 NE Village Street
Fairview, OR 97024
Tuesday, September 8, 2015

PRESENT: Keith Kudrna, Vice Chair
Jack McGiffin
Gary Stonewall
Steve Kaufman
Greg Walczyk

ABSENT: Ed Jones, Chair
Julius Arceo

STAFF: Allan Berry, Public Works Director
Erika Palmer, Senior Planner
Devree Leymaster, City Recorder

1. CALL TO ORDER
Vice Chair Kudrna called the meeting to order at 6:30 PM.

2. CITIZENS WISHING TO SPEAK ON NON-AGENDA ITEMS
Vice Chair Kudrna inquired if any person would like to speak on a non-agenda item, hearing none moved to approval minutes.

3. REVIEW AND ADOPT MINUTES
Commissioner Stonewall moved to approve the June 23, 2015 minutes and Commissioner Kaufman seconded. The motion passed unanimously.

4. PUBLIC HEARING
a. Application 2015-40-ZC Fence Amendment
Vice Chair Kudrna sited the legislative hearing statement. Senior Planner Palmer read the text amendment and the six criteria as identified in the staff report (Ord 10-2015, Exhibit 1). The proposed amendment meets all applicable criteria within the code. She reviewed the proposed findings and alternatives for Commission consideration. She noted public notices were published as required and no comments were received to date. Staff recommends forwarding the ordinance to City Council for adoption.

Vice Chair Kudrna opened the public hearing. Michael Tate, Columbia, South Carolina, representative for Watch Dog Electrical Fencing, spoke in favor of the text amendment. Mr. Bob Keiser, owner of Chinook RV in Fairview, had requested Mr. Tate's service to install an electric fence. During his research he realized the current code did not allow electric fencing. Mr. Tate explained the installation and how the fence works. It is not a continuous current but a pulse. The alarm is trigged once a pre-determined number of pulses are disrupted; usually it is four pulses. All alarms are verified prior to calling the police.

Mr. Tate requested the Commission consider expanding the use for electric fences to all non-residential zones and the fence height be increased to ten feet. He commented the electric fence needs to be higher than the perimeter fence to prevent jumping over the interior electric fence. The one foot separation between the fences is fine, but there needs to be an exception for the

gate because of how they are installed and the attachment mechanism. He requested permits not be required. An electrical permit is not needed because the fence operates off a 12v battery and there is no infrastructure connection. He requested the requirement for a building permit for fences over 6 feet high be waived for these types of installations.

Mr. Dean Hurford, Fairview, OR encouraged the Commission to support and endorse the recommended changes.

Mr. Bob Keiser, Fairview, OR, owner of Chinook RV, remarked they have had a persistent problem with people breaking in. Usually they cut through chain length fence. The police do respond, but are often too late to catch perpetrators. He believes this the best option to protect property while not being harmful to persons. These fences are a proven, effective deterrent.

Vice Chair Kudrna closed the public hearing.

Senior Planner Palmer provided staff comments regarding Mr. Tate's testimony. The expansion of all non-residential zones would only add one more zone, the light industrial zone, the proposed eight feet height came from researching other electric fence codes, staff can easily add a separation exception clause for areas near gates/entrances, and the permit language could be amended to be less restrictive regarding the requirement of an electrical permit. The proposed changes would meet all applicable code criteria.

Commissioner Kaufman commented he supports the requested changes for a fence height of ten feet, the one foot exception for the gate/entrance, and extending the allowance of electric fences to non-residential zones. Commissioner Stonewall concurred and Vice Chair Kudrna remarked the proposed changes make sense.

Commissioner Kaufman moved to recommend approval of Application 2015-40-ZC Fence Amendment to City Council with amended changes regarding height (10 feet), a separation exception for gates/entrances, allowing all non-resident zones, and requiring necessary permits for installation and Commissioner Stonewall seconded. The motion passed unanimously.

AYES: 5
NOES: 0
ABSTAINED: 0

b. Application 2015-52-Design & Natural Resource Review

Vice Chair Kudrna sited the legislative quasi-judicial hearing statement and Senior Planner Palmer read the applicable code sections. Senior Planner Palmer presented a review of the staff report. *(Exhibit A)* The application is for a proposed development adjacent to the Village including 4,500 square feet of commercial space, 180 residential units, 3,200 square foot club house, and 285 parking spaces. She reviewed the applicable criteria and findings as outlined in the staff report. The development promotes pedestrian movement and amenities, and the architectural features compliment Halsey and Village designs. She noted the requirement for a ground floor large display window in Building A as referenced in the findings, page 21 in the staff report, had been satisfied. The window is identified in the plans; staff missed it in their initial review.

Senior Planner Palmer reviewed the access and circulation requirements. The development does require an access permit from Multnomah County. The County variance is needed because the

distance between the driveways is a few feet shy of meeting the County standard. The twenty-six foot driveways meet city requirements and the traffic study found no significant impacts. The two access points and turning radius meets the requirements of Gresham Fire. The site has good connectivity to Halsey, there are sidewalk and connection paths in the parking lot areas; and there is an access path to the west for future access. There is no direct access to the Village. The topography makes access difficult and there is no code requirement for Village connectivity. The pathway to the west could play a key role in Village access once the property is developed. The proposal exceeds parking requirements and includes bike parking stalls. She noted stormwater collection, detention, and treatment will be onsite. It will be a controlled release for discharge. Staff recommends approval of the application subject to conditions of approval identified in the staff report.

Commissioner Stonewall inquired how the development density compared to the density in the Village in relation to parking and where the stormwater treatment would be. Senior Planner Palmer replied she would have to calculate the density but believes it is similar. The development includes designated commercial and residential spaces. Storm water treatment will be below ground. There will be chambers to filter the water and release it at a slow discharge rate.

Commissioner McGiffin asked about the status of the driveway mitigation with the County and expressed concern for the amount of traffic moving in and out at peak times. Joanna Valencia, Multnomah County Senior Transportation Planner, replied the traffic study looked at peak travel times and found Halsey would continue to operate within the standards. No specific mitigation is required. The County has been working with the applicant regarding the variance and is comfortable with process.

Mr. Lloyd Hill, Lloyd Architects, shared the density is 25 to 30 units per acre, which is similar to other developments in Fairview. The design and character of the development is applicable to the area. The developer, Mr. Jeff Parker, intentionally incorporated mixed-use components to utilize the vertical housing tax program. The likely uses include a laundromat, internet café, small offices, etc.

Mr. Hill requested the Commission consider amending the conditions of approval to allow the developer to create two tax lots, not one. Maintaining two tax lots will allow flexibility for phased building and one curb cut per tax lot. He requested the garage recessing requirement be removed. He noted the orientation of the building has the "true" front of the building opposite the garage, making them rear entrance garages. Recessing the garages would allow for pockets of undeveloped, hidden space.

Commissioner Kaufman asked what the average square footage of the residential units is and why only three building have a commercial component. Mr. Hill answered the average square footage is 1,000sq and only three buildings have commercial space in order to provide adequate parking for the commercial spaces and due to the revenue element based on economic and market indicators for commercial space.

Vice Chair Kudrna commented on the only one trash collection area. Mr. Hill remarked it includes a 20-yard trash compactor and recycling bins. He notes having one enclosed area easily accessible for those who walk, or drive their waste, to the area has shown to be more preferable among tenants.

Vice Chair Kudrna opened the public hearing.

Mr. Dean Hurford, Fairview, OR spoke in support of the application. He noted it does not need more commercial space. There is potential commercial space across the street waiting for the demand to warrant development.

Ms. Dawn Greenwell, Fairview, OR commented on her concerns for protection of the riparian buffer. In here opinion buffer averaging does not provide enough mitigation for the run-off from a development. She challenged the Commission to require the applicant to redesign the development so it does not encroach into the buffer. She noted Fairview does not have the man power for long term management of riparian buffer protection areas after the 5 year requirement has been met.

Mr. Lloyd remarked he appreciates Ms. Greenwell's concern for run off into the stream. The applicant hired an environmental consultant to create a mitigated buffer. They believe the net impact not only mitigated the buffer but increased its efficiency. They are confident there will be no harmful run off into the stream or degradation to the buffer.

Commissioner Stonewall asked about deterrents to keep children out of the creek. Mr. Lloyd answered they plan to plant non-inviting landscaping.

Grace Tsai, Fairview Village resident, commented she appreciates the developers attempt to incorporate interconnectivity between developments and now better understands the topography issues and inaccessibility on the south side due to private property ownership of the adjacent property.

Vice Chair Kudrna closed the public hearing. He noted he would like to see more commercial space but understands due to the Village not being fully developed and potential opportunities across the street. He appreciated the comment from Ms. Greenwell and encouraged her to follow up with City Council about allocating resources for proactive code enforcement vs complaint driven.

Commissioner McGiffin asked if there were any potential occupancy issues related to fire code. Staff responded no, the commercial and residential spaces are completely separate

Commissioner Stonewall asked if the garage recess is required by code. Senior Planner Palmer replied a recessed garage is not required if it is a rear entrance garage. The proposed garages meet the code definition of a rear entrance garage.

During Commission discussion the Commission agreed to strike out the Building A window requirement and the set back (recess) for garage entrances. They supported allowing two tax lots to provide flexibility for the developer. Senior Planner Palmer proposed generalizing the tax lot language i.e. if development requires a re-plat then the applicant will submit an application for lot reconfiguration prior to development.

Commissioner Kaufman moved to recommend approval of Application 2015-52-DR with noted changes to the conditions of approval and Commissioner McGiffin seconded. The motion passed unanimously.

AYES: 5
NOES: 0
ABSTAINED: 0

5. STAFF UPDATES

Senior Planner Palmer remarked the city has an open Development Analyst position. They hope to review the first round of applicants next week.

6. COMMISSION UPDATES

Vice Chair Kudrna noted the Fairview on the Green event was a huge success and they are already looking to plan next year's event.

7. TENTATIVE AGENDA

- October 27, 2015 – proposed language for Fairview Lake buffer.

8. ADJOURNMENT

Meeting adjourned by consensus at 8:25 PM.

_____
Devree A. Leymaster
City Recorder

_____
Keith Kudrna
Vice Chair

_____
Date

EXHIBIT A

Northbrook Village

Fairview, OR

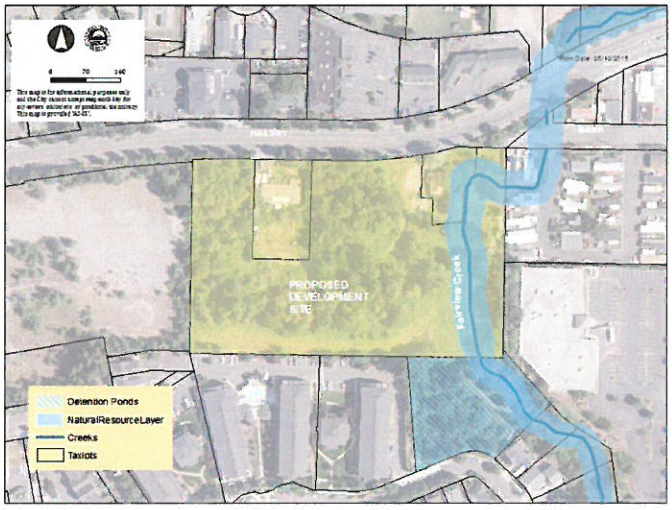
Application

Hill Architects seek Design Review approval from the City of Fairview Planning Commission approval for a mixed-use development project (aka Northbrook Village) on a 242,000 square-foot parcel adjacent to Fairview Village

Notices/Referrals

- Notices sent August 14th to property owners within 250 feet
- Notice sent August 11th to Gresham Outlook
- Site was posted on August 24, 2015
- Referrals sent to:
  - City of Fairview Public Works Department
  - Gresham Fire
  - Multnomah County Transportation Department
  - Multnomah County Drainage District
- As of September 8, 2015 the City has not received any public comments on the proposed application.

Vicinity Map



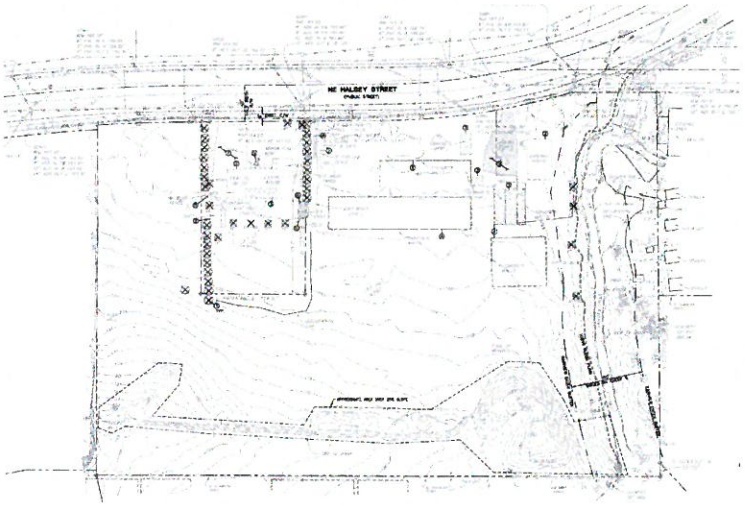
Site Composition

- The 5.5-acre site is located south of NE Halsey Street, west of NE 223rd Avenue, and east of NE Village Street
- Adjacent land uses
  - North: Commercial development (across NE Halsey Street)
  - South: Chinook Apartments and Chinook Pond and Swale (serves as a stormwater detention facility for Fairview Village)
  - East: Fairview Mobile Home Court (across Fairview Creek)
  - West: Undeveloped parcel owned by Providence Health Systems
- Comprises three tax lots (two vacant/one with existing residence)
- Within Fairview Creek Watershed

Proposed Development

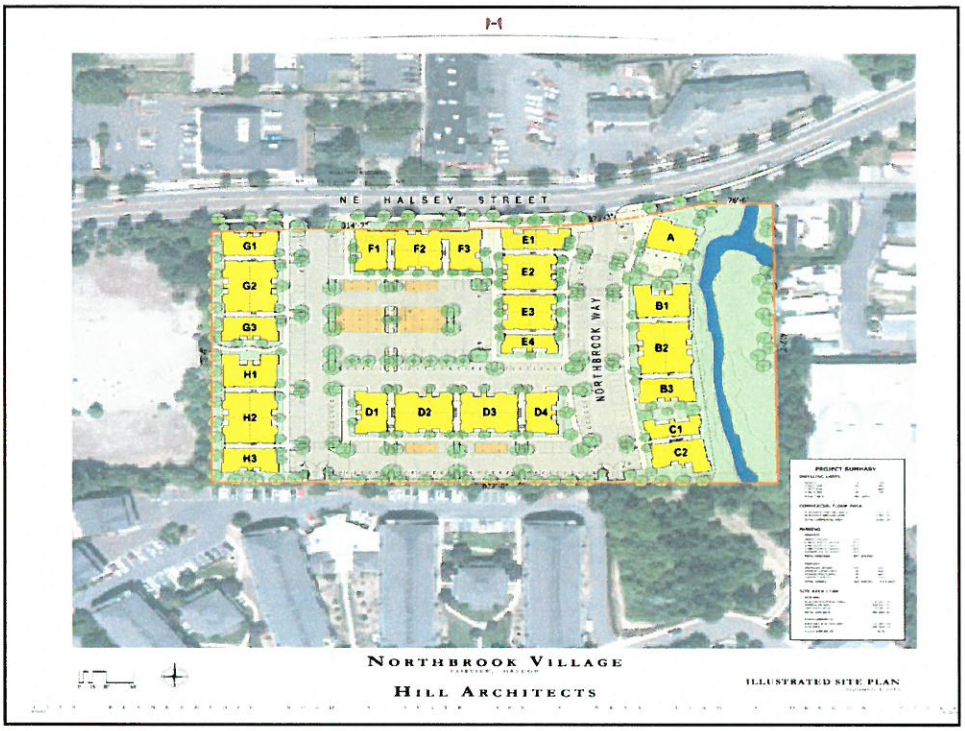
- 4,500 square feet of commercial space
- 180 residential units
- 3,200 square-foot clubhouse
- Total of 285 parking spaces (1.6/unit)
- Site grading with City-approved sedimentation and erosion control plan
- Portions of the building footprints are proposed within the Fairview Creek 40-foot required buffer area located in the east portion of the site
  - Applicants requested riparian buffer averaging standards
- Vehicular access proposed via two entrance/exit points on NE Halsey Street
  - Requires access variance from Multnomah County

Existing Conditions



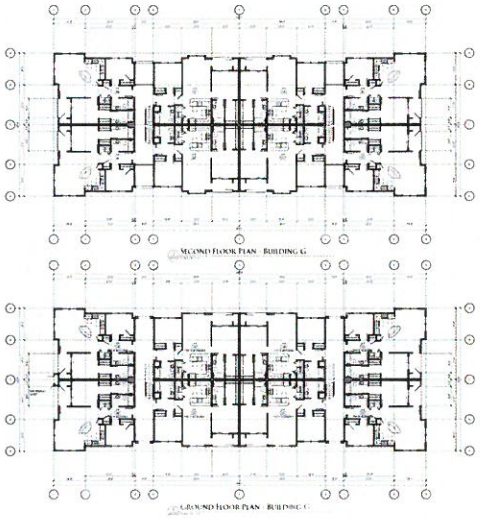
Applicable Review Criteria

- **Fairview Municipal Code (FMC) Title 19 (Development Code):**
  - Application Procedures
    - FMC 19.400 Administration of Land Use Review
    - FMC 19.412 Description of Permit Procedures
    - FMC 19.413 Procedures
  - Design Review Criteria (DRC)
    - FMC 19.424 Site Design Review Application Procedures
    - FMC 19.425 Site Design Review Application Submission Requirements
    - FMC 19.426 Site Design Review Approval Criteria
    - FMC 19.30.100 Design Standards
    - FMC 19.65 Town Center Commercial Zone
    - FMC 19.162 Access and Circulation
    - FMC 19.163 Landscaping, Street Trees, Fences and Walls
    - FMC 19.165 Public Facility Standards
  - Natural Resource Review
    - FMC 19.105 Flood Plain Overlay
    - FMC 19.106 Natural Resources Regulations

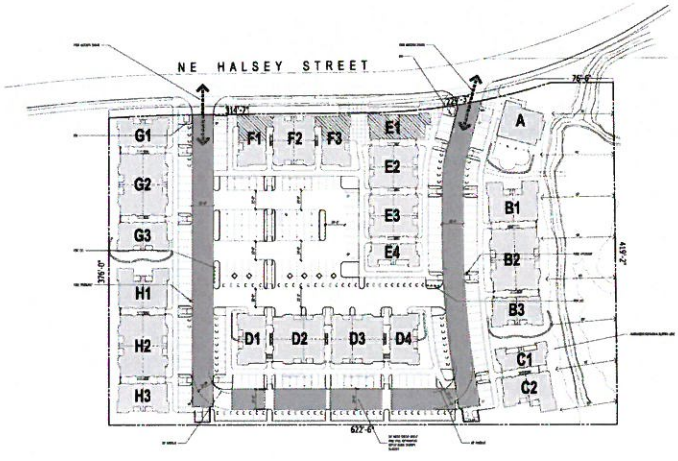

NE HALSEY STREET
NORTHBROOK WAY
G1
G2
G3
H1
H2
H3
F1
F2
F3
E1
E2
E3
E4
D1
D2
D3
D4
A
B1
B2
B3
C1
C2
NORTHBROOK VILLAGE
HILL ARCHITECTS
ILLUSTRATED SITE PLAN

ELEVATION ALONG NE HALSEY STREET
ELEVATION ALONG NORTHBROOK WAY
NORTHBROOK VILLAGE
HILL ARCHITECTS
ILLUSTRATED ELEVATIONS

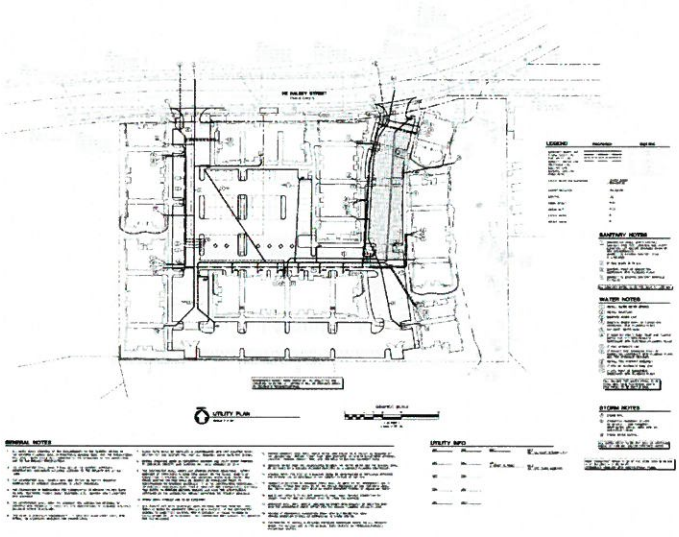
Floor Plan ("G" Buildings)



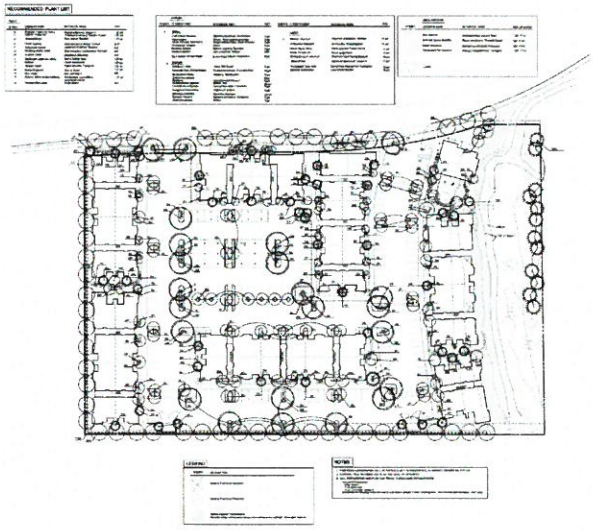
Fire Access Plan



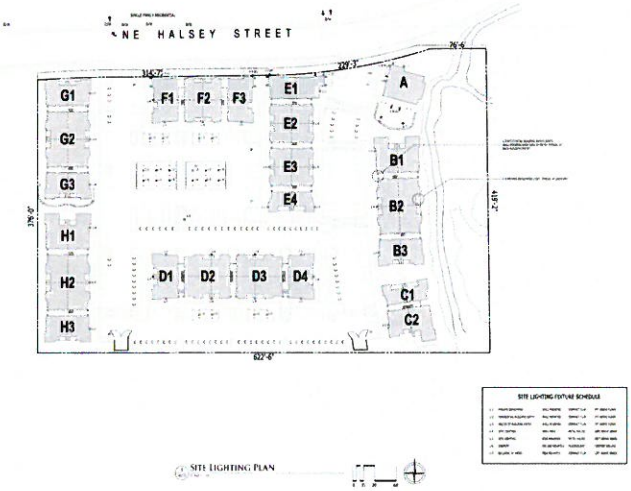
Utility Plan



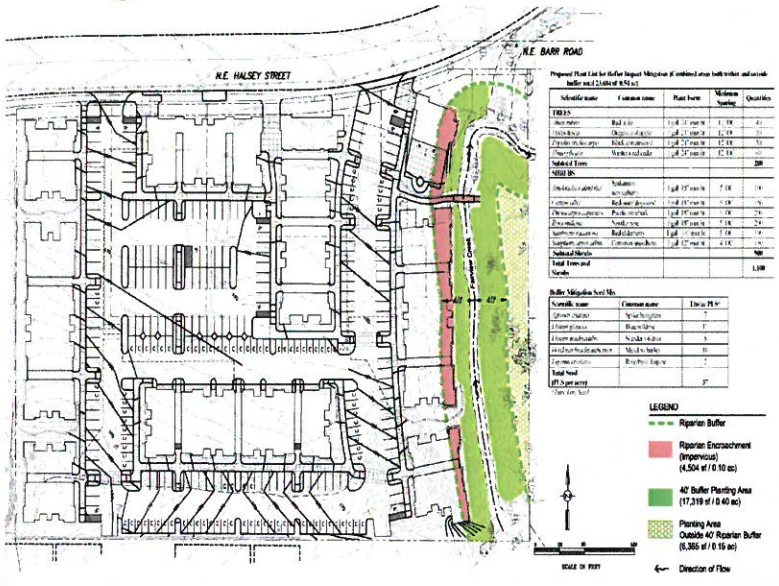
Landscape Plan



Lighting Plan



Mitigation Plan



Staff Recommendation

- Staff finds that the proposed application will meet the requirements of the City Code as conditioned, and recommends approval of the site design review and natural resources review subject to conditions listed and described in the Staff Report

Planning Commission Alternatives

1. Approve the application based on the findings of compliance with the City's regulations and conditions of approval
2. Modify the findings, reasons, or conditions and approve the request as modified
3. Deny the application based on the Commission's findings
4. Continue the Public Hearing to a date certain if more information is needed.

Questions?

PLANNING COMMISSION STAFF REPORT
EXHIBIT "A" FINDINGS OF FACT

Staff Contact:	Erika Palmer, Development Analyst
Public Hearing Date: **Date of Report:**	January 12, 2016 January 5, 2016
Application Number:	2015-60-MOD
Application Deemed Complete:	November 20, 2015
120 Days Application Decision Date:	March 19, 2016
Exhibits:	A. Findings of Fact B. Referral Comments
Attachments:	1. Vicinity Map 2. Site Plan 3. Grading Plan 4. Utility Plan 5. Landscaping Plan 6. Elevations
Application/Proposal:	A request to consider a modification to an existing design review (application number 03-49-DR/SEC) to reconfigure the site design and the installation of 10 additional mini-storage buildings and 3 RV/Carport buildings totaling 104,690 square feet.
Applicant:	Brad Fudge ALL-STOR Storage, LLC 20918 NE Sandy Boulevard Fairview, OR 97024

Property Owners:	Brad Fudge ALL-STOR Storage, LLC 20918 NE Sandy Boulevard Fairview, OR 97024
Location:	20918 NE Sandy Boulevard.
Tax Map & Tax Lot:	1N3E28BD -900 1N3E28- 1600&1601
Acreage:	13.5 acres
Comprehensive Plan Designation:	Commercial
Zoning Designation:	Corridor Commercial
Zoning Overlays:	None

Surround Land Use/Zoning:

North:	Dirt & Aggregate / Corridor Commercial
South:	Right of Way – Interstate-84
East:	Quail Hollow Manufactured Home Park/Residential Multi-Family
West:	Commercial uses (Shell Gas Station / Sales and Repairs / Corridor Commercial

Streets/Classification: Sandy Boulevard / arterial / Multnomah County Jurisdiction.

Notices:
On December 22, 2015 notice was mailed to surrounding property owners within a 250 ft. of the site. On December 22, 2015 the Gresham Outlook published the public notice of Planning Commission hearing and a sign was posted at the entrance of the site on December 31, 2015. All noticing met the requirements of Fairview Municipal Code (FMC) 19.413.030, *Type III Procedures (Quasi-Judicial)*.

Agency Referrals:
On November 20th, 2015 a courtesy referral was sent to the following agencies: Jessica Berry, Multnomah County Transportation; Shawn Durham and Robert Mottice, Gresham Fire; B.R. Richards, Peter Armans, Zaldy Macalanda, City of Fairview Public Works Department; and Multnomah County Drainage District.

Agency Comments:
Multnomah County Dept. of Transportation: The County conditions from the 2011 memo still apply.

Gresham Fire: The comments submitted in 2011 remain the same.

City of Fairview Public Works Department: The applicant will be required to comply with the City of Fairview Municipal Code: 1200-C General Construction Permit; Erosion Prevention and Sediment Control (EPSC) Manual, adopted standards with the City of Portland's Stormwater Quality Management and Design Standards; and Columbia South Shore Wellfield Protection Program (CSSWFPP).

Exhibit B – Agency Referral Comments

Public Comments:
At the time the staff report was written no comments have been received.

Applicable Review Criteria: Significant changes to land use decisions that do not meet the criteria as minor modifications (FMC 19.145.050) require additional review by the original decision making body. Per Fairview Municipal Code Section 19.415.030 Major Modification, the modification request shall be subject to the same review procedure and approval criteria used for the initial project approval, however, the review shall be limited in scope to the modification request. The applicant is proposing a modification to the configuration and use of buildings in Phase 2 of the ALL-STOR condominium development; therefore, the following standards apply:

Fairview Municipal Code (FMC) Title 19:

- FCM 19.415 Amendments to Decisions
- FMC 19.70, Corridor Commercial
- FMC 19.426, Site Design Review – Approval Criteria

1. APPLICATION NARRATIVE/ LOCATION/BACKGROUND & EXISTING CONDITIONS:

Narrative/Location/Background
The project is located at 20918 NE Sandy Boulevard; see Attachment 1 for a vicinity map of project site and surrounding uses. The applicant is proposing a modification to an approved design review decision to change the configuration of buildings in the second phase of the project and increasing the number of buildings from 10 to 13 totaling 104,690 square feet. Phase 1 of the development was completed in 2005 and 2006 and is located on the northern end of the property and includes 7 enclosed storage buildings and a manger's residence.

The modification request is for Phase 2 of the All-Stor condominium development. If approved, Phase 2 will be modified by reconfiguring buildings and change building use designations as follows (see Attachment 2 for development site plan):

Building Type	**Phase 2 original approval (03-49-DR/SEC)**	**Phase 2 Proposed Modifications**
RV Storage	156 units 8 buildings 91,130 square feet total	22 units 3 buildings 23,640 square feet total
Mini Storage	33 units 2 buildings 5,750 square feet total	556 units 10 buildings 81,050 square feet

Phase 2 is located on the parcels south of Phase 1 and south of Raintree Creek. Access to Phase 2 is provided via a bridge. In 2009 the Planning Commission approved application 09-25-MOD/SEC, a major modification to move the access to Phase 2 of the project away from the east side of the site away from the Quail Hollow Manufactured Home Park. The proposed modification will not change the location of the access bridge approved through the 2009 modification process which is now completed. No other changes are proposed to the completed portions of the project.

Summary of Total Existing and Proposed Buildings on site:

	Phase 1 (Existing)	**Phase 2 (Proposed)**
RV	74,446 s.f.	23,640 s.f.
Mini Storage	N/A	81,050 s.f.
Manager's Residence	4,728 s.f.	N/A
Total – 183,864 s.f.	79,174 s.f.	104,690

This proposed modification went before the Planning Commission in 2011 and was approved with conditions – application 11-28-MOD. A land use approval is only valid for two years from the Planning Commission approval date therefore the applicant has applied again for the same modification to the site.

2. PROPOSED FINDINGS:

FCM 19.415.030, Major Modifications to Approved Land Use Decisions

19.415.030 Major modification to approved land use decisions.

Significant changes to land use decisions that do not meet the criteria listed in FMC 19.415.020 require additional review by the original decision-making body. Major modifications to applications approved through the Type II process will also be reviewed through the Type II process. Major modifications to applications approved through the Type III process will also be reviewed through the Type III process.

A modification is considered a major modification if one or more of the following are proposed:

A. Change in land use.

B. Increase in number of dwellings.

C. Change in the type and/or location of access ways, drives, or parking that affect off-site traffic.

D. Increase of floor area (for residential use) by more than five percent where previously specified.

E. Reduction of area by more than five percent for common open space and/or usable open space.

FINDINGS: The applicant proposes to increase the number of structures onsite and therefore this is a major modification to the approved plan. The modification request shall be subject to the same review procedure and approval criteria used for the initial project approval, however, the review shall be limited in scope to the modification request. The application is proposing modification to the configuration and make-up of buildings in Phase 2 of the ALL-STOR condominium development; therefore, the following standards apply: FMC 19.70 Corridor Commercial and FMC 19.426 Site Design Review – Approval Criteria.

FMC 19.70 Corridor Commercial (CC) District

FINDINGS: The applicant demonstrated compliance with all applicable sections of FMC 19.170 Corridor Commercial (CC) District in the initial land use approval (03-49-DR-SEC). The proposed modification does not affect the applicable criteria in the initial land use

approval. Therefore, the proposed modification complies with FMC 19.70 Corridor Commercial District.

FMC 19.426 Site Design Review – Approval Criteria

19.426.040 Compliance with design standards.

The application complies with the design standards contained in Article III of this title. All of the following standards shall be met:

A. Chapter 19.162 FMC – Access and Circulation

The purpose of this chapter is to ensure that developments provide safe and efficient access and circulation, for pedestrians and vehicles. This chapter provides for standards for vehicular access and circulation and provides standards for pedestrian access and circulation.

FMC 19.162.020.D Traffic Study Requirement: The city may require a traffic study prepared by a qualified professional to determine access, circulation and other transportation requirements.

FINDINGS: Sandy Boulevard is under the jurisdiction of Multnomah County. The County did not object to the initial application provided that the specified dedications were made. The dedications required by Multnomah County are found in the initial application 03—49-DR/SEC and apply and will not be modified under this application.

The proposed modification of the site plan will not impact access and circulation throughout the site. At the time of the initial application, no traffic study was required because it was determined that the use would produce less than 100 daily vehicle trips. With the addition of min-storage units, there is still minimal increase in traffic in the proposed are and does not trigger traffic study.

The County Transportation Department submitted comments for the proposed modification in 2011 that still apply; see Exhibit B.

B. Chapter 19.163 FMC – Landscaping, Street Trees, Fences and Walls

The purpose of this chapter is to promote community health, safety and welfare by protecting natural vegetation and development standards for landscaping, street trees, fences, and walls.

FINDINGS: The landscaping will be provided per the initial approval and as shown on the site plan in Exhibit D. The proposed landscaping meets landscaping standards in FMC 19.163.

Condition of Approval: Prior to final occupancy, required landscaping shall be installed and approved by the Public Works Department.

C. Chapter 19.164 FMC – Automobile and Bicycle Parking

The purpose of this chapter is to provide basic and flexible standards for development of vehicle and bicycle parking.

FINDINGS: The initial application the RV and the mini-storage uses did not require off-street parking. Parking spaces are provided for the office space that was built in Phase 1 of the project. The applicant provided the required parking for the office space – 2 standard spaces and 1 accessible space.

FMC 19.164.030 (Vehicle Parking – Minimum Standards Option), does not specify parking requirements for RV and mini-storage uses. When a use is not specifically listed the parking requirements shall be determined by finding that a similar use to those listed in terms of parking needs.

FMC 19.164.030.C.4 (Shared Parking), allows for the shared use of parking facilities for two or more uses, structures, or parcels or land to the extent that the owner/operators shows that the need for parking facilities does not overlap or create impacts/safety concerns.

The users of mini-storage facilities typically do not need fixed parking spaces for the commercial activity. Fixed parking is required only for new customers who visit the main office. Existing customers will bypass the office and drive directly to their storage unit. Parking for storage units are not fixed and is intended to be flexible depending upon the needs of the customer to access their unit(s) by either the side loading or end loading vehicles.

FINDINGS: Planning staff surveyed mini-storage facilities in the area and found that the number of parking spaces is around 2 or 3 per facility near the main office. Examples: Northwest Self Storage three parking spaces which includes 1 accessible (614 SE 202nd Ave.); Public Storage four parking spaces which includes one accessible (2489 NW Birdsdale Ave.); and Stow-A-Away (NE 244th Ave.) three parking spaces which includes one accessible.

Staff finds that the proposed development can be served adequately by the existing parking spaces near the front office and does not require additional parking spaces to be provided.

D. Chapter 19.165 FMC – Public Facilities Standards

The purpose of this Chapter is to provide planning and design standards for public and private transportation facilities and utilities.

FINDINGS:

Transportation Improvements: No new public streets are proposed.

Multnomah County is requesting that the applicant consider an agreement to extend payments in lieu of construction to 10 years from the date of the approval of the current modification application (see excerpt taken from Multnomah County, see below). The applicant will work directly with Multnomah County regarding this request.

Taken from a September 9, 2011 memo from Multnomah County:

> As part of the conditions of the previous approval for the partition plat (Application 04-78-MP), the applicant was required to provide payment in lieu of (PILO) construction to satisfy the improvement requirements for the previous approval of the site (Application 03-49-MOD/SEC). This cash payment in lieu of construction was required because the unique conditions along the Sandy Boulevard corridor require non-standard improvements.
>
> The PILO was received on August 26, 2005. PILO agreements are subject to comply with Multnomah County Road Rules (MRCC) 18.300(F). This requires the County to meet requirements set forth in MCRR 18.300(E) within ten years of payment, or the payment amount and any interest earned on that amount while held by the County must be returned to the party that made the payment.
>
> The condition for the PILO was required of the project that proposed the development of 272 RV storage units, 33 mini storage units and two areas for commercial development along Sandy Boulevard. The project was proposed in two phases. The proposed modification changed the configuration of buildings in the second phase of the project, increasing the number of buildings from 10 to 13. It is the County's understanding that Phase 1 of the development was completed in 2005 and 2006 and is located on the northern end of the property and includes 7 enclosed storage buildings and a manager's residence.

With the modification and changes to Phase 2, the County requests that the applicant extend the PILO agreement to 10 years from the date of the approval of the modification. This would require that the applicant agree to the extension and sign an agreement extending the PILO, allowing for more time to construct the improvement requirements outlined in the agreement. If the applicant is willing to extend the PILO, the applicant may contact Joanna Valencia at (503)988-3043 extension 29637, otherwise the PILO agreement will continue as agreed to in 2005.

Condition of Approval: Prior to any work in the right-of-way, including the removal of trees, or any increase in stormwater management drainage from the site to the right-of-way, the applicant shall obtain an approved right-of-way permit from Multnomah County.

Sanitary Sewer & Water Service Improvements: No proposed increase in capacity to sewer or water facilities is proposed. The existing site is currently served.

Condition of Approval: If additional fire hydrants are warranted onsite they shall be private and plans shall be submitted to Public Works for review and approval.

Condition of Approval: Prior to final occupancy approved backflow assembly devices shall be installed at service connections.

Storm Drainage: There is no existing City stormwater system available to accommodate the property location.

The applicant stated in the original application 03-49-DR/SEC that stormwater runoff from the site will be treated using Stormwater Management Stormfilters or an approved equal. After treatment stormwater will be detained in underground pipes and released at pre-development rates to existing surface drainage courses. Existing downstream drainage will not be overloaded by run-off from the site. The existing culverts and open channels provide adequate hydraulic capacity to accommodate the upstream drainage basin.

FINDINGS:

City of Fairview Public Works submitted comments (Exhibit B).

Condition of Approval: Prior to receiving development permits (grading & erosion, building, etc.) engineered on-site infiltration stormwater system plans shall be reviewed and approved by the Fairview Public Works staff.

The proposed location is located within Zone 1 of the Columbia South Shore Well Field Wellhead Protection Area.

Condition of Approval: As part of the building permit application and prior to receiving building permits, any hazardous materials identified for usage, storage and transport during construction, operation and maintenance of the facility shall be submitted to Fairview Public Works.

Condition of Approval: Prior to any site disturbance activities erosion and grading plans shall be reviewed and approved by Fairview Public Works staff and obtain a grading and erosion control permit.

E. Other standards (telecommunications facilities, solid waste storage, environmental performance, signs), as applicable.

FINDINGS: The original decision 03-49-DR/SEC addresses environmental concerns and the proposed modification is not within the Osburn Creek riparian buffer. Gresham Fire provided review comments; see Exhibit B.

Condition of Approval: Prior to site disturbance temporary fencing shall be installed at the edge of the riparian corridor and shall be maintained throughout the construction period.

Condition of Approval: Prior to obtaining building permits the applicant shall be required to meet all applicable Oregon Fire Code standards.

Gresham Fire provided the following review comments:

1. Provide fire flow per Oregon Fire Code Appendix B. Fire flow for commercial buildings varies based on construction and square footage; show the above on plans. OFC App B Table B105.1. Need to show a current fire flow report taken within the last 12 months.

2. All fire department access roads shall not less than *20 feet wide* if the building is less than 30 feet tall. If the building is OVER 30 feet tall, the access road must be *26 feet wide* and may require No Parking Fire Lane signs or curb marking. OFC 503

3. No Parking Fire Lane signs or curb marking will be required on site. The marking will be indicated on the building permit plans. OFC App D-103.6

4. The turning radius for all emergency apparatus roads shall be 28' inside and 48' outside radius. The building permit submittal set will need to show the radiuses on the site plans. OFC 503.2.4

5. If a gate is installed across a fire access road, it must meet the requirements of the Gresham Fire Gate Policy. A gate across the "main" access road will need to be electrically operated. A SUPRA lock box will need to be installed alongside the card reader. It shall have a toggle switch inside to open the gate. The policy and lock box order forms can be faxed to you upon request. OFC 506.1

6. All fire department access roads, water-mains and fire hydrants shall operate prior to any building construction. OFC 1414.1

7. Fire sprinkler and fire alarm systems may be required due to building size, construction type, occupancy type and fire flow available. OFC

8. Fire Access roads shall not exceed 10% in grade. OFC D-102.2

9. All on site drives are considered fire access roads. Gresham Fire requires the access roads support a 75,000 lb. imposed load. Provide an engineer's letter stating that the requirements are met at time of building permit submittal. OFC App. D – 102.1

3. CONCLUSIONS AND RECOMMENDATIONS

PLANNING COMMISSION ALTERNATIVES

1. Approve the application for modification based on the findings.
2. Modify the findings, reasons, or conditions and approve the request as modified in compliance with City regulations.
3. Deny the application based on the Commission's findings
4. Continue the Public Hearing to date certain if more information is needed

STAFF RECOMMENDATION

Staff finds that the proposed application will meet the requirements of the City Code as conditioned, and recommends approval of the major modification subject to the following:

CONDITIONS OF APPROVAL

A. General Requirements

1. Approval for the modification application shall be shown on:

   Exhibits: A. Findings of Fact

B. Referral Comments

Attachments:
1. Vicinity Map
2. Site Plan
3. Grading Plan
4. Utility Plan
5. Landscaping Plan
6. Elevations

2. Any modifications to the approved plans or changes of use, except those changes relating to the Building Codes, will require approval by the Planning Director or Planning Commission.

3. Regardless of the content of material presented for this Planning Commission, including application text and exhibits, staff reports, testimony and/or discussions, the applicant agrees to comply with all regulations and requirements of the Fairview City Code which are current on this date, EXCEPT where variance or deviation from such regulation and requirements have been specifically approved by formal Planning Commission action as documented by the records of this decision and/or the associated Conditions of Approval.

B. Prior to grading/site disturbance

1. Prior to any site disturbance activities erosion and grading plans shall be reviewed and approved by Fairview Public Works staff and obtain a grading and erosion control permit.

2. Prior to site disturbance temporary fencing shall be installed at the edge of the riparian corridor and shall be maintained throughout the construction period.

C. Plan Check Review/Prior to Construction

1. Prior to any work in the right-of-way, including the removal of trees, or any increase in stormwater management drainage from the site to the right-of-way, the applicant shall obtain an approved right-of-way permit from Multnomah County.

2. If additional fire hydrants are warranted onsite they shall be private and plans shall be submitted to Public Works for review and approval.

3. Prior to receiving development permits (grading & erosion, building, etc.) engineered on-site infiltration stormwater system plans shall be reviewed and approved by the Fairview Public Works staff.

4. As part of the building permit application and prior to receiving building permits, any hazardous materials identified for usage, storage and transport during construction, operation and maintenance of the facility shall be submitted to Fairview Public Works.

5. Prior to obtaining building permits the applicant shall be required to meet all applicable Oregon Fire Code standards.

D. Landscaping

1. Prior to final occupancy, required landscaping shall be installed and approved by the Public Works Department.

E. Prior to Final Occupancy

1. Prior to final occupancy approved backflow assembly devices shall be installed at service connections.

Exhibit B

Erika Palmer

From: Jessica BERRY <jessica.berry@multco.us>
Sent: Wednesday, December 09, 2015 11:17 AM
To: Erika Palmer
Subject: Re: FW: Development Review Comments

Hi Erika,
The County conditions from the 2011 memo still apply.
Thanks,
Jessica

Jessica Berry, AICP
Transportation Planner
Multnomah County Department of Community Services
Transportation Division - Planning and Development
1600 SE 190th Avenue, Portland, OR 97233
[P] 503.988.3897 [F] 503.988.3389
Email: jessica.berry@multco.us

On Wed, Dec 9, 2015 at 10:25 AM, Erika Palmer <palmere@ci.fairview.or.us> wrote:

Just a quick reminder if you have any comments about this development please send your comments by the end of today, or please let me know when you expect to have any submitted.

Thank you much.

Erika Palmer

Senior Planner

Economic Development Program Coordinator

City of Fairview

1300 NE Village Street | Fairview, OR 97024

Phone: 503. 674.6206 Ext. 242

Email: palmere@ci.fairview.or.us

Fax: 503.667.7866

Exhibit B

Department of Community Services
MULTNOMAH COUNTY OREGON

Land Use and Transportation Program
1600 SE 190th Avenue
Portland, Oregon 97233-5910
(503) 988-5050

M E M O R A N D U M

TO: Erika Fitzgerald, City of Fairview

CC: Jane McFarland, Principal Planner
Brian Vincent, County Engineer
Pat Hinds, Program Manager
Greg Kirby, Engineer
Alan Young, ROW Permit Specialist

FROM: Joanna Valencia, Transportation Planner

DATE: September 9, 2011

SUBJECT: All-Stor Condominiums Modification. Application for a major modification to approved plans for a reconfiguration of Phase 2 development at the All-Stor Condominiums located at 20918 NE Sandy Blvd. The modification includes proposed construction of 10 new mini storage buildings and 3 new RV/Carport Buildings totaling 183,864 square feet.
1N3E28 -02100. R649856880
County Case No: EP-2011-1578b

The Multnomah County Transportation Program has reviewed the submitted site and building plans for the proposed Application for a major modification to approved plans for a reconfiguration of Phase 2 development at the All-Stor Condominiums located at 20918 NE Sandy Blvd. The modification includes proposed construction of 10 new mini storage buildings and 3 new RV/Carport Buildings totaling 183,864 square feet. The subject property is adjacent to NE Sandy Blvd which is a County road with a Minor Arterial functional classification. County Transportation does not object to this proposal provided that the measures outlined are addressed as part of the land use permit process.

Previous Conditions of Approval

As part of the conditions of the previous approval for the partition plat (Fairview Case No. 04-78-MP), the applicant was required to provide payment in lieu of (PILO) construction to satisfy the improvement requirements for the previous approval of the site (Fairview Case No. 03-49/SEC). This cash payment in lieu of construction was required, because the unique conditions along Sandy Blvd corridor require non-standard improvements.

The PILO was received on August 26, 2005. PILO agreements are subject to comply with Multnomah County Road Rules (MCRR) 18.300(F). This requires the County to meet requirements set forth in MCRR 18.300(E) within ten years of payment, or the payment amount and any interest earned on that amount while held by the County must be returned to the party that made the payment.

The condition for the PILO was required of the project that proposed the development of 272 RV storage units, 33 mini storage units and two areas for commercial development along Sandy Blvd. The project was proposed in two phases. The proposed modification changes the configuration of buildings in the second phase of the project, increasing the number of buildings from 10 to 13. It is our understanding that Phase 1 of the development was completed in 2005 and 2006 and is located on the northern end of the property and includes 7 enclosed storage buildings and a manager's residence.

With the modification and changes to Phase 2, we ask if the applicant is willing to extend the PILO agreement to 10 years from the date of the approval of the modification. This would require that the applicant agree to the extension and sign an agreement extending the PILO, allowing for more time to construct the improvement requirements outlined in the agreement. If the applicant is willing to extend the PILO, please contact Joanna Valencia at (503)988-3043 extension 29637, otherwise the PILO agreement will continue as agreed to in 2005.

Other:

Note that any work in the right of way, including the removal of trees, or any increase in storm-water drainage from the site to the right of way will require review and a permit from Multnomah County. [MCRR 18.750, DCM 5.1]

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The comments provided in this memorandum are based on the documents and site plans received from the City of Fairview. While every effort has been made to identify all related standards and issues, additional issues may arise and other standards not listed may become applicable as more information becomes available.

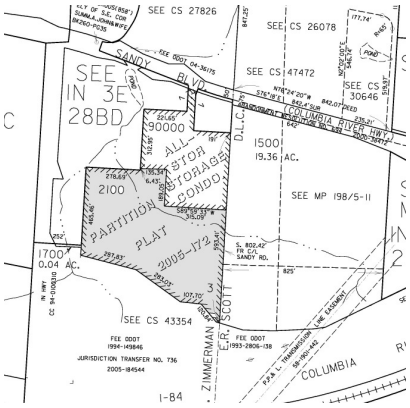


Exhibit B

Erika Palmer

From: Durham, Shawn <Shawn.Durham@greshamoregon.gov>
Sent: Wednesday, December 09, 2015 10:34 AM
To: Erika Palmer; Jessica Berry (Jessica.BERRY@multco.us); Mottice, Robert
Subject: RE: Development Review Comments

FILE COPY

Our comments remain the same. Thanks.

Shawn Durham
Gresham Fire

From: Erika Palmer [mailto:palmere@ci.fairview.or.us]
Sent: Wednesday, December 09, 2015 10:26 AM
To: Jessica Berry (Jessica.BERRY@multco.us) <Jessica.BERRY@multco.us>; Durham, Shawn <Shawn.Durham@greshamoregon.gov>; Mottice, Robert <Robert.Mottice@greshamoregon.gov>
Subject: FW: Development Review Comments

Just a quick reminder if you have any comments about this development please send your comments by the end of today, or please let me know when you expect to have any submitted.

Thank you much.

Erika Palmer
Senior Planner
Economic Development Program Coordinator

City of Fairview
1300 NE Village Street | Fairview, OR 97024
Phone: 503. 674.6206 Ext. 242
Email: palmere@ci.fairview.or.us
Fax: 503.667.7866

think green... please don't print this e-mail if you don't have to

From: Erika Palmer
Sent: Friday, November 20, 2015 11:16 AM
To: Jessica Berry (Jessica.BERRY@multco.us); Shawn Durham (Shawn.Durham@greshamoregon.gov); Mottice, Robert
Subject: Development Review Comments

Hello:

Exhibit B

1. Provide fire flow per Oregon Fire Code Appendix B. Fire flow for commercial buildings varies based on construction and square footage; show the above on plans. ***OFC App B Table B105.1.***

Need to show a current fire flow report taken within the last 12 months

2. All fire department access roads shall not less than *20 feet wide* if the building is less than 30 feet tall. If the building is OVER 30 feet tall, the access road must be *26 feet wide* and may require No Parking Fire Lane signs or curb marking. ***OFC 503***

3. No Parking Fire Lane signs or curb marking will be required on site. The marking will be indicated on the building permit plans. ***OFC App D-103.6***

4. The turning radius for all emergency apparatus roads shall be 28' inside and 48' outside radius. ***OFC 503.2.4***
   Will need to show the radiuses on the submittal set

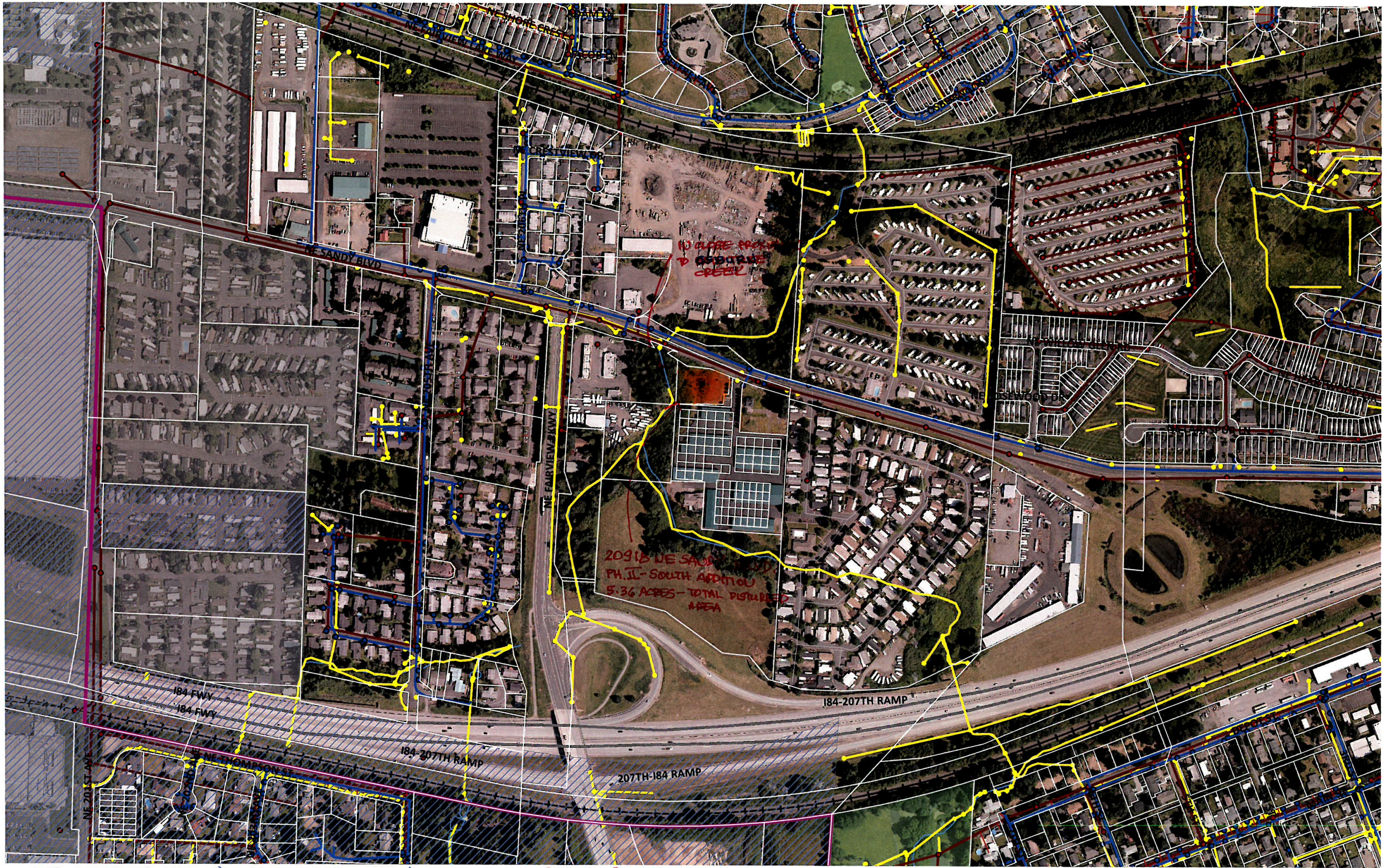
5. If a gate is installed across a fire access road, it must meet the requirements of the Gresham Fire Gate Policy. A gate across the "main" access road will need to be electrically operated. A SUPRA lock box will need to be installed along side the card reader. It shall have a toggle switch inside to open the gate. The policy and lock box order forms can be faxed to you upon request. ***OFC 506.1***

6. All fire department access roads, watermains and fire hydrants shall operate prior to any building construction. ***OFC 1414.1***

7. Fire sprinkler and fire alarm systems may be required due to **building size**, construction type, occupancy type and **fire flow available.** ***OFC***

8. Fire Access roads shall not exceed 10% in grade. ***OFC D-102.2***

9. All on site drives are considered fire access roads. Gresham Fire requires the access roads support a 75,000 lb. imposed load. Provide an engineer's letter stating that the requirements are met at time of building permit submittal. ***OFC App. D – 102.1***



NOTE: STORMWATER COLLECTION, CONVEYANCE, DETENTION, TX & DISPOSAL WILL EITHER BE:

- ONSITE INFILTRATION
- OFFSITE DISCHARGE

PROPOSED SUB-SURFACE UTILITY CONNECTIONS AVAILABLE @ CITY of FV'S R-O-W

1. WATER - 10" ϕ PVC (1983)
2. STORM - NO STORM PIPING SYSTEM AVAILABLE, NOTE: ADJACENT TO OSBURN CREEK
3. SEWER - 21" ϕ CSP (1957)

Exhibit B

Exhibit B

City of Fairview

A Community of History and Vision

MEMORANDUM

TO: Erika Palmer

FROM: Zaldy Macalanda, Engineering Associate (Public Works Engineering)

DATE: December 9, 2015

RE: **Development Review for All Stor Storage, PH II South Addition at 20918 NE Sandy Blvd., Fairview, OR 97024**

Comply with the following components of the City of Fairview Municipal Code (FMC), 1200-C General Construction Permit, Erosion Prevention and Sediment Control (EPSC) Manual, adopted standards with the City of Portland's Stormwater Quality Management and Design Standards and the Columbia South Shore Wellfield Protection Program (CSSWFPP).

• **1200-C Stormwater General Construction Permit** – The proposed development site area to be disturbed is **5.36 acres**. Therefore, the site is required to obtain a DEQ issued 1200-C SW General Construction Permit (typically one acre or larger or as determined by DEQ).

• **WATER:**

1. Water supply distribution is served by the City of Fairview. The applicant shall meet all City of Fairview conditions as part of this project. Contact Derrick Yates (City of Fairview, Public Works Lead Worker) for allocated Water Utility Agency boundaries.
2. Access of water service line connection is available to this site from an existing **10" diameter Poly Vinyl Chloride (PVC) Pipe city water main installed in 1983 and located at the north property frontage of the applicant's address.**
3. Water meter shall be located in the city's Right-Of-Way.
4. If applicable, "Residential Fire-Flow Verification" for one-and two-family dwellings (all floor levels within the exterior walls and under horizontal projections of the roof, including garage) must meet minimum fire flow requirements. GIS shows nearest location of existing fire hydrant at Slavic Evangelical Church (NW of the proposed development.
    - If City of Fairview is the water provider for the property, obtain the **"Residential Fire-Flow Verification"** form from the City of Fairview to be submitted with the building permit application. If Rockwood Public Utility District provides the water, please take the form to them to verify actual available on-site fire flow. Once RWPUD completes the lower portion of the form, include it with your building permit application.
5. **On-site fire hydrant(s)** if applicable shall be private, submit plans to Public Works Engineering for review and approval.
6. An approved **backflow assembly, if applicable** shall be installed at service connections.

• SANITARY SEWER:

1. The applicant shall provide sanitary sewer capacity (in gpd) in writing to determine capacity accommodation with the City's existing sanitary sewer system designed capacity.
2. Access of sanitary sewer lateral connection is available to this site from an **existing 21" diameter Concrete Sewer Pipe (CSP), city sanitary sewer main located at the north property frontage of the applicant's address.**
3. If there is an existing private wastewater disposal system on site it shall be abandoned in accordance with the regulations of the Oregon Department of Environmental Quality.

• STORMWATER:

Note: There is no existing City's stormwater system available to accommodate the property location. The development's stormwater collection, conveyance, detention, treatment and disposal shall have an on-site infiltration system to be designed by a competent engineer and subject for review during the review process. The proposed development of the property address is in close proximity to the Osburn Creek; therefore, applicable Best Management Practices should be implemented during the construction phase.

For stormwater quality management implementation address best management practices from point of collection, conveyance, detention, treatment and to the point of on-site ground infiltration discharge. The goal is to protect underground infiltration of hazardous and pollutant sources under the Columbia South Shore Well Filed Area (CSSWFA) protection program through Inter-Governmental Agency agreement with the City of Portland Gresham. It is also to enhance water quality management by preventing discharge of sediments and pollutants from construction sources via stormwater to adjacent receiving water bodies specially the property location is in close proximity to the Osburn Creek.

• WELL HEAD PROTECTION:

1. **The proposed location of the development is located in Zone 1 of the Columbia South Shore Well Field Wellhead Protection Area (CSSWHPA).** Any Hazardous Materials identified for usage, storage and transport during construction, operation and maintenance of the facility shall be submitted with the building permit submittal.
2. Storage and construction sites shall meet all applicable requirements based on the results of the identified hazardous materials.
3. Under any consideration of possible contaminated soils, there shall be no infiltration of stormwater runoff.

• EROSION PREVENTION & SEDIMENT CONTROL (EPSC) MANUAL and APPENDICES (A & B):

Developers, builders and contractors shall ensure prevention of discharging sediment and pollutants from construction sites via stormwater or other construction related discharges. Refer to the City of Fairview's adopted Erosion Prevention and Sediment Control (EPSC) manual and technical information about EPSC best management practices (BMP's).

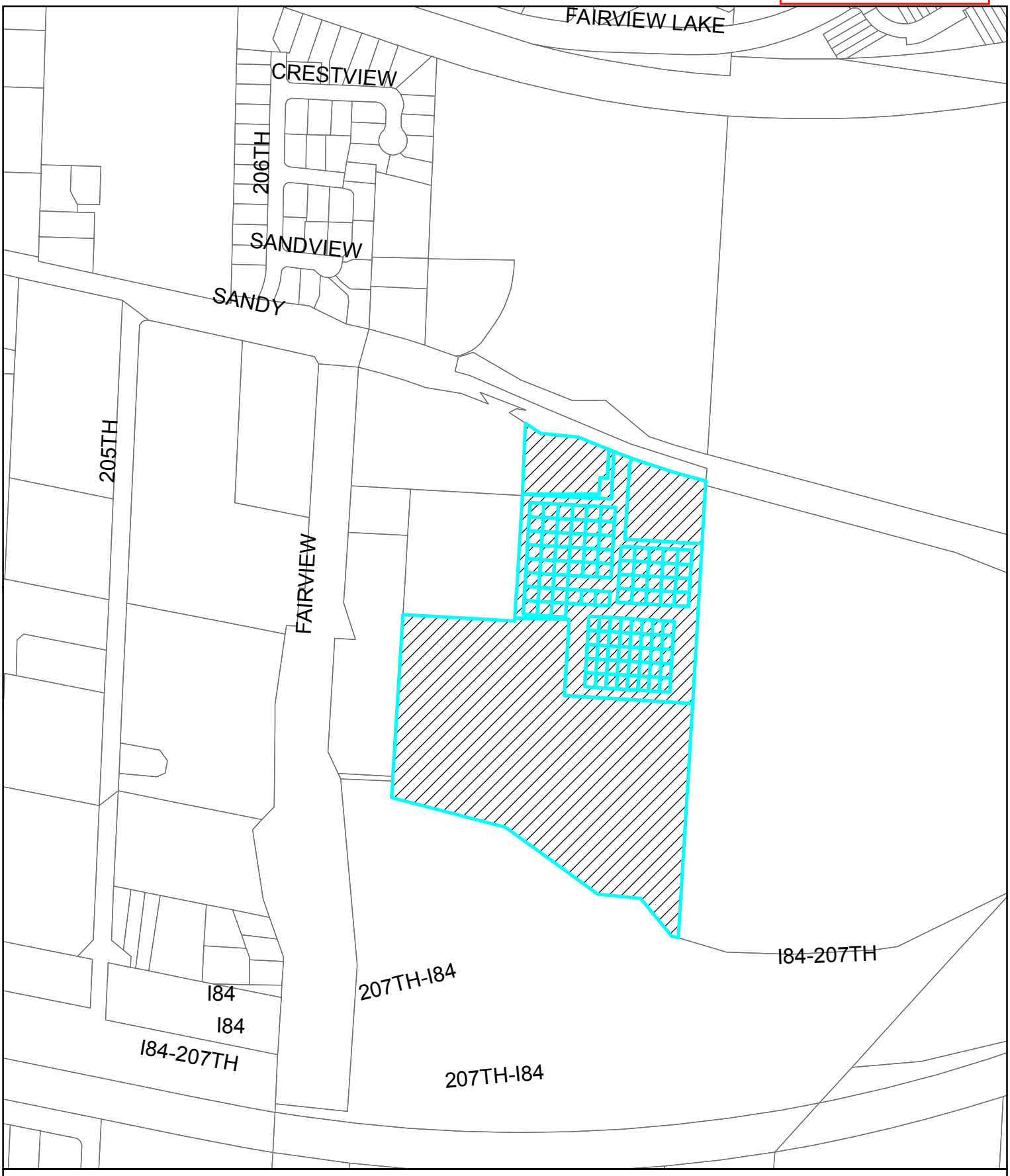
The following Best Management Practices (BMPs) must be implemented for compliance:

- Stormwater run-off shall be managed on-site. Plans shall be submitted to review and approval with the building permit.

- Keep and contain sediments on site. ***Never flush sediments into Drainage System.***
- All construction debris and other pollutants are kept out of stormwater storm drains, streams, and any stormwater treatment facilities. No construction debris and other potential stormwater pollutants are permitted to leave the construction site.
- Provide and maintain storm drain inlet protection *(onsite/off-site).* Use Pre-fabricated filter Insert or Silt sacks for storm drain inlet protection. Maintain and clean sediments if it reaches 1/3 the exposed height of the storage depth.
    - It is recommended by DEQ not to use bio-bags on streets or other paved areas due to high maintenance and potential for damage and displacement. Make sure that they are not made of dense material for enough designed flow-through.
- Provide construction entrance/exit tracking controls. Ensure that gravel construction site entrances and exits are installed and maintain. Top dress with additional gravel as the condition demands. If the construction entrance/exit is paved or impervious then ensure that any tracked sediment is swept or vacuumed daily. Street washing is prohibited.
- Provide stockpile management for both soil and non-soil stockpiles.
- Provide temporary ground cover (such as straw mulch) during Oct. 31st to May 31st or until wet weather subsides.
- Provided daily inspection and maintenance when work is ongoing, or as needed during wet weather.
- Ensure entire site, including finished slopes, are fully stabilized prior to final EPSC inspection approval.
- Require additional BMP's, if necessary to protect adjacent property or downstream water quality.
- Remove temporary erosion controls once construction is completed and the site is stabilized.

~ END ~

Attachment 1



City of Fairview
1300 NE Village Street
Fairview, OR 97024
(503) 665-7929
www.fairvieworegon.gov

Print Date: 12/14/2015
Printed by: palmere

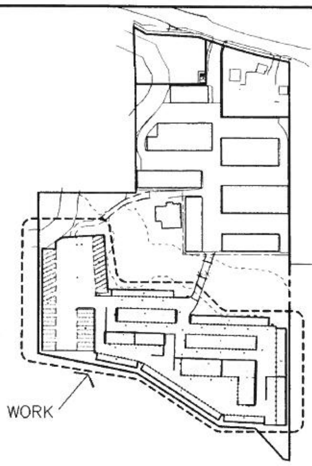
Vicinity Map
ALL-Stor Storage
Type III Major Modification

1 inch = 316 feet

This map is for informational purposes only and the City cannot accept responsibility for any errors, omissions, or positional inaccuracy. This map is provided "AS-IS".

T:\Templates\Letter Portrait.mxt.mxd

Attachment 2



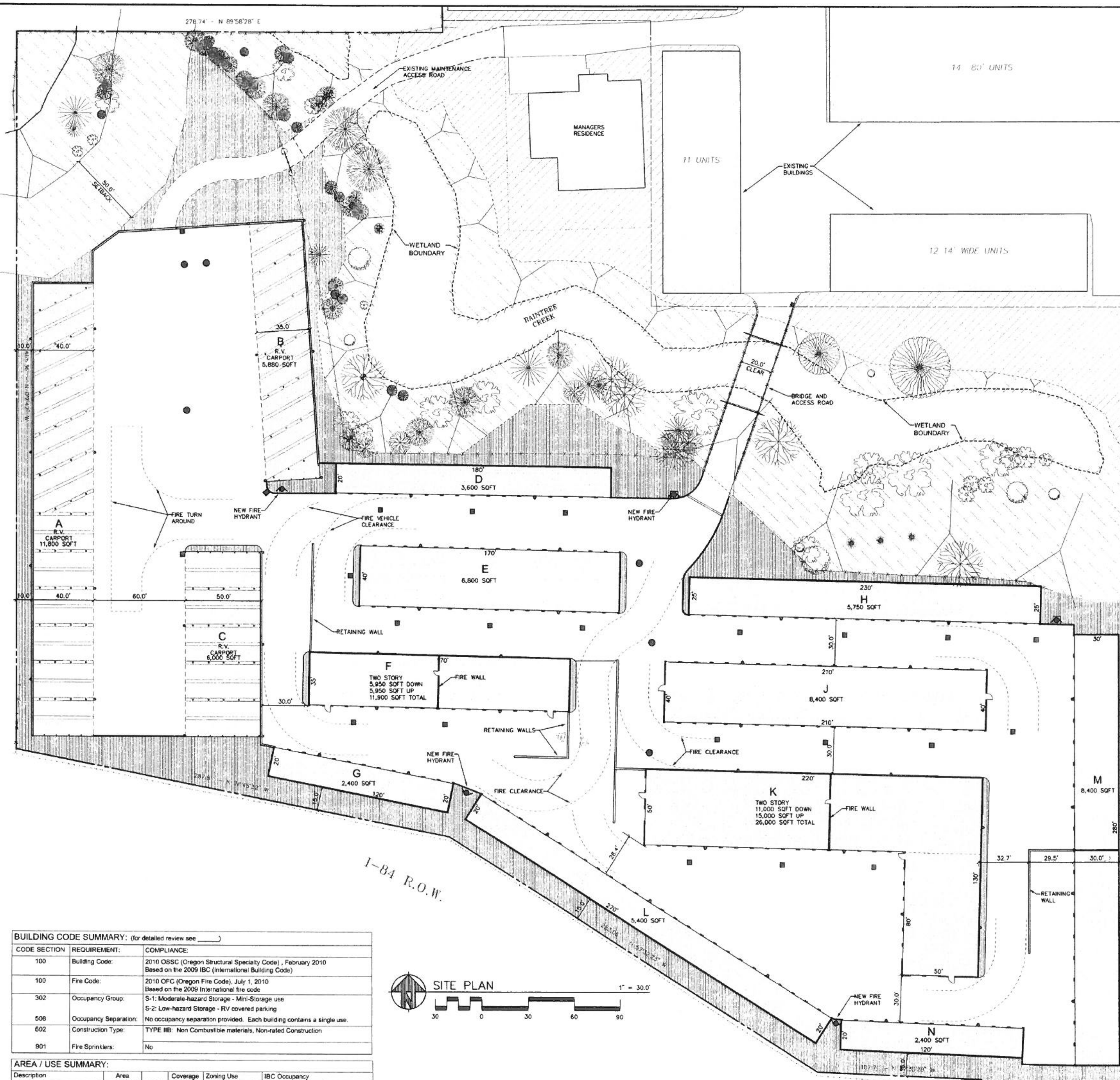
KEYPLAN 1" = 200.0'

IBC Code Review		
Code Section	Requires / Allows	Compliance
302	Occupancy Group: Classification of structure with resp[ect to occupancy and use.	See "Building Code Summary" table this sheet
Chapter 4	Special Uses	N/A
504	Building height limitations in accordance with Table 503	Table 503 limitation is 55 feet. Max height of all proposed buildings is 23 feet.
505	Mezzanines	
503 & 506	Building area limitations and modifications	See allowable area calculation tables for worst case evaluation of each type of building proposed. The non-sprinklered buildings are separated into 12,000 sqft fire areas per 903.2.9
508.3	Non-separated occupancies allowed providing area and height complies with most restrictive use	Building is designed as a non-separated use - see "Building Code Summary" table this sheet.
602 & Table 601	Construction Type: Buildings shall be classified according to construction type to determine fire resistive rating.	For construction type See "Building Code Summary" table this sheet
602 & Table 602	Exterior walls to have fire resistive rating based on the Fire Separation distance to the property line.	No fire resistive rating required with Type IIB construction and 10 foot setback.
705	Opening protection based on Fire Separation distance. Per exception #2 unprotected openings are not limited in un-rated exterior walls.	Exterior walls are not required to be rated - unprotected openings are not limited.
705.11	Parapets required except where wall is not required to be rated (exception 1) or wall is permitted to have 25% unprotected openings (exception 6)	Exterior walls are not required to be rated. Parapets are not required.
717	Draftstopping required in concealed spaces except where building is protected with an automatic sprinkler system	There are no concealed spaces due to method of construction.
801	Chapter 8 governs the use of interior finishes including flooring, wall and ceiling finishes.	See room finish schedule and project specifications for compliance.
903.2	Fire protection systems shall be provided in Group F-1 and Group S-1 Occupancies with fire area exceeding 12,000 sqft on one floor and 24,000 sqft on multiple floors.	Three hour fire walls are provided to separate buildings into fire areas less than 12,000 sqft.
Chapter 10	Provide for Means Of Egress system including ceiling height, egress width, illumination and exit distance	See egress plan
Chapter 11	Accessibility to site and building areas including exterior routes, parking, means of egress and toilet rooms.	See attached code summary of site plan and floor plan for egress path requirements and door schedule.
Chapter 24	Glass and safety glazing	There is no glass or glazing included in the project.
Chapter 29	Plumbing fixtures	See attached floor plan summary
Fire Code Secttion 910	Draft curtains and smoke/heat vents for S-1 and F-1 Occupancies.	Fire areas are less than 12,000 sqft and do not require draft stops or smoke and heat vents

ALLOWABLE AREA: ONE Story Storage Building - Use Bldg J (worst case example)		
W	20	Width of Public Way or Open Space (smallest yard) - MIN 20, MAX 30
F	290	Perimeter Wall Length where yards are greater than 20 feet
P	500	Perimeter Wall Length all walls regardless of yard width
Lf	0.22	Frontage Increase (Sect 506.2): Lf=(F/P - 0.25) x W/30
At	17,500	Base Allowable area (Table 503)
Is	0	Sprinkler Increase (Sect 506.3) One story building = 3, 2 story = 2, 3 story = 3
	1	Number of stories
Aa	21,350	Total Allowable Area (Sect 506.1): Aa = (At + (At x If) + (At x Is)) x Number of Stories
	8,400	ACTUAL AREA

ALLOWABLE AREA: TWO Story Storage Building - Use Bldg K (worst case example)		
W	20	Width of Public Way or Open Space (smallest yard) - MIN 20, MAX 30
F	700	Perimeter Wall Length where yards are greater than 20 feet
P	700	Perimeter Wall Length all walls regardless of yard width
Lf	0.50	Frontage Increase (Sect 506.2): Lf=(F/P - 0.25) x W/30
At	17,500	Base Allowable area (Table 503)
Is	0	Sprinkler Increase (Sect 506.3) One story building = 3, 2 story = 2, 3 story = 3
	2	Number of stories
Aa	52,500	Total Allowable Area (Sect 506.1): Aa = (At + (At x If) + (At x Is)) x Number of Stories
	26,000	ACTUAL AREA

FIRE FLOW CALCULATION:			
Note: Per 903.2.9 - unsprinklered S-1 buildings are divided into max 12,000 sqft fire areas.			
IFC B-104	Fire Area		12000 SQFT
IFC Table B105.1	Base Flow Requirement before reduction		2250 GPM
	Light Hazard Area (office space)	0 SQFT = 0.0% x 2,250 x 1.0 =	0 GPM
	Ordinary Hazard Group 1 (Parking Garage Area)	0 SQFT = 0.0% x 2,250 x 1.2 =	0 GPM
	Ordinary Hazard Group 2 (Warehouse Area)	12,000 SQFT = 100.0% x 2,250 x 1.3 =	2,925 GPM
	Extra Hazard - Group 1 (Moderate Hazard Warehouse)	0 SQFT = 0.0% x 2,250 x 1.4 =	0 GPM
	Extra Hazard - Group 2 (Flammable and Combustible Liquid)	0 SQFT = 0.0% x 2,250 x 1.5 =	0 GPM
	Total:	100.0%	2,925 GPM
B105.3.1.1	75% reduction with Sprinkler System- not taken - no sprinklers		
	Avaliable Flow - Test taken at ______________		GPM



BUILDING CODE SUMMARY: (for detailed review see ______)		
CODE SECTION	REQUIREMENT:	COMPLIANCE:
100	Building Code:	2010 OSSC (Oregon Structural Specialty Code) , February 2010 Based on the 2009 IBC (International Building Code)
100	Fire Code:	2010 OFC (Oregon Fire Code), July 1, 2010 Based on the 2009 International fire code
302	Occupancy Group:	S-1: Moderate-hazard Storage - Mini-Storage use S-2: Low-hazard Storage - RV covered parking
508	Occupancy Separation:	No occupancy separation provided. Each building contains a single use.
602	Construction Type:	TYPE IIB: Non Combustible materials, Non-rated Construction
901	Fire Sprinklers:	No

AREA / USE SUMMARY:					
Description	Area		Coverage	Zoning Use	IBC Occupancy
Overall Site	587,217	SQFT	13.48 AC		
Existing Storage Buildings	74,446	SQFT	12.7 %	Warehouse	S-1 Moderate Hazard Storage
Existing Managers Residence	4,728	SQFT	0.8 %	Residence	R-3 Residence
New Self Storage Bldgs (ground floor)	64,100	SQFT	10.9 %	Warehouse	S-1 Moderate Hazard Storage
New RV Carports	23,640	SQFT	4.0 %	Storage	S-2 Parking Garage
Total Ground Floor Area:	166,914	SQFT	28.4 %		
New Self Storage Bldgs (second floor)	16,950	SQFT	N/A	Warehouse	S-1 Moderate Hazard Storage
Total Gross Floor Area	183,864	SQFT	N/A		
Parking	3	SP	0.0/TH		
Riparian Area & Storm Pond	87,299	SQFT	14.9 %		
Wetland Area	24,673	SQFT	4.2 %		
Landscaping (Existing)	35,615	SQFT	6.1 %		
Landscaping PHASE 2	46,870	SQFT	8.0 %		
Landscape TOTAL (Note 1)	194,457	SQFT	33.1 %		
Sidewalks (Existing)	923	SQFT	0.2 %		
Paving (Existing)	89,523	SQFT	15.2 %		
Paving NEW	112,661	SQFT	19.2 %		
Gravel Areas (Existing)	21,157	SQFT	3.6 %		
Gravel Area NEW	1,623	SQFT	0.3 %		

NOTES:
1) Landscape Total includes riparin areas, wetlands and storm pond.

PLANNING AND ZONING SUMMARY:	
Jurisdiction:	City of Fairview, Multnomah County, Oregon
Land Use Zone:	C-C - Corridor Commercial
Comprehensive Plan Designation	Light Industrial
Legal Description:	Tax Map 1N 3E Section 28BD Lot #900 - 1N 3E Section 28 Lot #1600 and 1601
Street Address and Cross Streets:	20918 NE Sandy Blvd
Site Area:	13.48 Acres
Overlay zone:	SEC "Natural Resource" located in area to remain undeveloped
Wetlands	Located in area to remain undeveloped.
Floodplain:	Site is not located in a floodplain

Code Section	Requires / Allows	Compliance
19.70.030	Setbacks:	
	- Front Buildings: Zero Feet	Front yard development is not proposed for this phase of work
	- Side Buildings: Zero Feet	Buildings are set back 10 feet to accommodate grading changes
	- Rear Buildings: Zero feet	Buildings are set back 15 feet to accommodate grade changes at the property line
19.163	Landscape Coverage: Five percent (5%)	Total landscape coverage is 33%
19.164	Parking: Not required for mini-storage use. For office use provide 1/500 sqft	Existing parking satisfies parking requirements for existing 700 sqft office.
19.164	Bicycle Parking:	Not required for projects with less than 10 parking spaces

REVISIONS | NO | DATE

REGISTERED PROFESSIONAL ENGINEER 61270PE OREGON JULY 15, 2003 ROBERT JAMES SLEGER
EXPIRES: 12/31/ 20 12

VLMK CONSULTING ENGINEERS
3933 SW Kelly Avenue • Portland • Oregon 97239-4393
P 503.222.4453 F 503.248.9263 E vlmk@vlmk.com W www.vlmk.com

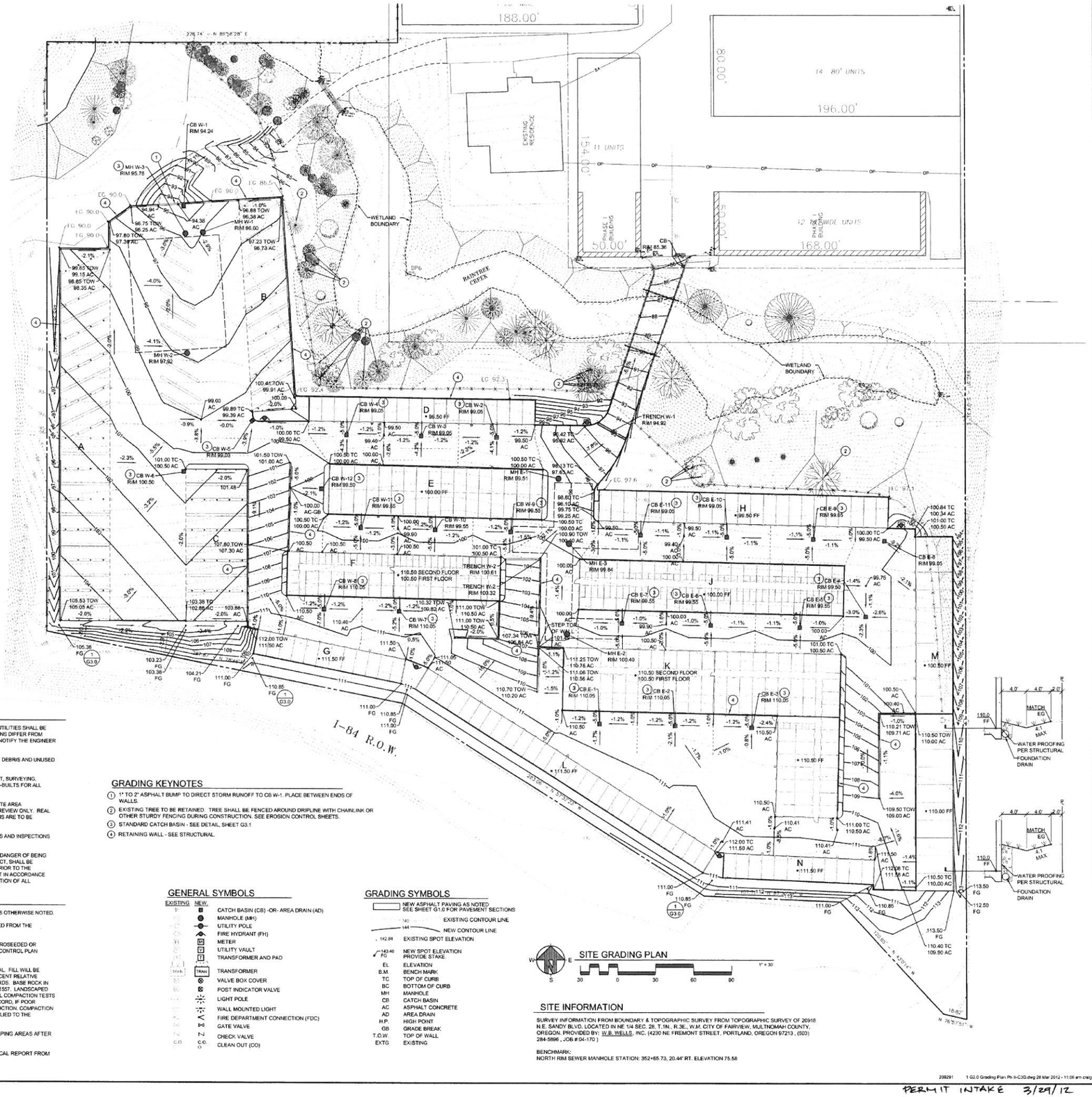
ALL-STOR MINI - PHASE II
20918 N.E. SANDY BLVD.
FAIRVIEW OREGON

SITE PLAN

DATE	
JULY, 2011	
SCALE	PROJ. NO
AS NOTED	209291
DRAWN	CHECKED
CJM	JTR
SHEET NO	
G1.0	

209291 1 G1.0 Site Plan Ph II.dwg 28 Mar 2012 - 2:39 pm craig

PERMIT INTAKE 3/29/12



GENERAL NOTES

1. PRIOR TO ANY CONSTRUCTION, LOCATIONS OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR. WHEN ACTUAL CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. CONTRACTOR TO LEAVE ALL AREAS OF PROJECT FREE OF DEBRIS AND UNUSED CONSTRUCTION MATERIAL.
3. CONTRACTOR SHALL PROVIDE ALL MATERIALS, EQUIPMENT, SURVEYING, TESTING, PERSONNEL, TRAFFIC SAFETY CONTROL AND AS-BUILTS FOR ALL PHASES OF CONSTRUCTION.
4. PROPERTY LINE BEARINGS AND DISTANCES AS WELL AS SITE AREA CALCULATIONS ARE PROVIDED FOR ZONING AND PERMIT REVIEW ONLY. REAL PROPERTY LEGAL DESCRIPTIONS AND AREA CALCULATIONS ARE TO BE PROVIDED BY A REGISTERED PROFESSIONAL SURVEYOR.
5. CONTRACTOR SHALL COORDINATE PUBLIC IMPROVEMENTS AND INSPECTIONS WITH THE CITY OF FAIRVIEW.
6. PROPERTY CORNER SURVEY MONUMENTS, WHICH ARE IN DANGER OF BEING DISTURBED OR DESTROYED BY THE WORK OF THIS PROJECT, SHALL BE TIED-OUT BY A REGISTERED PROFESSIONAL SURVEYOR PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, AND SHALL BE RE-SET IN ACCORDANCE WITH STATE LAW. IMMEDIATELY FOLLOWING THE COMPLETION OF ALL CONSTRUCTION.

GRADING NOTES

1. ALL NEW CONTOURS SHOWN ARE FINISH GRADES, UNLESS OTHERWISE NOTED.
2. ORGANIC AND UNDESIRABLE MATERIAL SHALL BE REMOVED FROM THE CONSTRUCTION AREA AS DIRECTED BY THE ENGINEER.
3. ALL DISTURBED AREAS NOT LANDSCAPED ARE TO BE HYDROSEEDED OR BEDDED IN STRAW TO PREVENT EROSION. SEE EROSION CONTROL PLAN SHEETS.
4. ALL FILL AREAS SHALL BE STRIPPED OF ORGANIC MATERIAL. FILL WILL BE PLACED IN 8 TO 8-INCH LIFTS AND COMPACTED TO 95 PERCENT RELATIVE MAXIMUM DENSITY ACCORDING TO ASTM D-1557 STANDARDS. BASE ROCK IN THE PAVED AREAS WILL BE COMPACTED TO 95% ASTM D-1557. LANDSCAPED AREAS WILL BE COMPACTED TO 90 PERCENT. ADDITIONAL COMPACTION TESTS MAY BE REQUIRED BY THE CITY OR THE ENGINEER OF RECORD, IF POOR COMPACTION EFFORTS ARE OBSERVED DURING CONSTRUCTION. COMPACTION REPORTS FROM A REPUTABLE TESTING LAB WILL BE SUPPLIED TO THE ENGINEER.
5. TOPSOIL STRIPPINGS SHALL BE REPLACED IN LANDSCAPING AREAS AFTER SITE GRADING HAS BEEN COMPLETED.
6. BENCH FILL SLOPES AS RECOMMENDED IN GEOTECHNICAL REPORT FROM CARLSON GEOTECHNICAL, DATED 10/02/09.

GRADING KEYNOTES

1. 1" TO 2" ASPHALT BUMP TO DIRECT STORM RUNOFF TO CB W-1. PLACE BETWEEN ENDS OF WALLS.
2. EXISTING TREE TO BE RETAINED. TREE SHALL BE FENCED AROUND DRIPLINE WITH CHAINLINK OR OTHER STURDY FENCING DURING CONSTRUCTION. SEE EROSION CONTROL SHEETS.
3. STANDARD CATCH BASIN - SEE DETAIL, SHEET G3.1
4. RETAINING WALL - SEE STRUCTURAL.

GENERAL SYMBOLS

EXISTING	NEW	
	■	CATCH BASIN (CB) -OR- AREA DRAIN (AD)
	●	MANHOLE (MH)
	◆	UTILITY POLE
	◆	FIRE HYDRANT (FH)
	M	METER
	V	UTILITY VAULT
	T	TRANSFORMER AND PAD
	TRAN	TRANSFORMER
	⊗	VALVE BOX COVER
	⊠	POST INDICATOR VALVE
	☼	LIGHT POLE
	☼	WALL MOUNTED LIGHT
	⋌	FIRE DEPARTMENT CONNECTION (FDC)
	⋈	GATE VALVE
	⋋	CHECK VALVE
	C.O.	CLEAN OUT (CO)

GRADING SYMBOLS

	NEW ASPHALT PAVING AS NOTED SEE SHEET G1.0 FOR PAVEMENT SECTIONS
140	EXISTING CONTOUR LINE
144	NEW CONTOUR LINE
142.84	EXISTING SPOT ELEVATION
143.40 FG	NEW SPOT ELEVATION PROVIDE STAKE.
EL	ELEVATION
B.M.	BENCH MARK
TC	TOP OF CURB
BC	BOTTOM OF CURB
MH	MANHOLE
CB	CATCH BASIN
AC	ASPHALT CONCRETE
AD	AREA DRAIN
H.P.	HIGH POINT
GB	GRADE BREAK
T.O.W.	TOP OF WALL
EXTG	EXISTING

SITE GRADING PLAN
1" = 30'
30 0 30 60 90

SITE INFORMATION

SURVEY INFORMATION FROM BOUNDARY & TOPOGRAPHIC SURVEY FROM TOPOGRAPHIC SURVEY OF 20916 N.E. SANDY BLVD. LOCATED IN NE 1/4 SEC. 28, T.1N., R.3E., W.M. CITY OF FAIRVIEW, MULTNOMAH COUNTY, OREGON. PROVIDED BY: W.B. WELLS, INC. (4230 NE FREMONT STREET, PORTLAND, OREGON 97213 , (503) 284-5896 , JOB # 04-170)

BENCHMARK:
NORTH RIM SEWER MANHOLE STATION: 352+65.73, 20.44' RT. ELEVATION 75.58

209291 1 G2.0 Grading Plan Ph II-C3D.dwg 26 Mar 2012 - 11:06 am craig

PERMIT INTAKE 3/29/12

REVISIONS

NO.	DATE

REGISTERED PROFESSIONAL ENGINEER
61270PE
OREGON
JULY 15, 1977
ROBERT JAMES VLMIK III
EXPIRES: 12/31/ 20 12

VLMK CONSULTING ENGINEERS
3933 SW Kelly Avenue • Portland • Oregon 97239-4395
503.227.3433
503.248.9263
vlmk@vlmk.com
www.vlmk.com

ALL-STOR MINI - PHASE II
20916 N.E. SANDY BLVD.
FAIRVIEW, OREGON.

SITE GRADING PLAN

DATE	
JULY, 2011	
SCALE	PROJ. NO.
AS NOTED	209291
DRAWN	CHECKED
CJM	JTB

SHEET NO.
G2.0
OF

OUTLINE SPECIFICATIONS PLANTING AND SEEDING:

GENERAL: All plants shall conform to all applicable standards of the latest edition of the "American Association of Nurserymen Standards", A.N.S.I. Z60.1 – 1973. Meet or exceed the regulations and laws of Federal, State, and County regulations, regarding the inspection of plant materials, certified as free from hazardous insects, disease, and noxious weeds, and certified fit for sale in Oregon.

The apparent silence of the Specifications and Plans as to any detail, or the apparent omission from them of a detailed description concerning any point, shall be regarded as meaning that only the best general practice is to prevail and that only material and workmanship of first quality are to be used. All interpretations of these Specifications shall be made upon the basis above stated.

Landscape contractor shall perform a site visit prior to bidding to view existing conditions.

PERFORMANCE QUALITY ASSURANCE: Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary horticultural practices and who are completely familiar with the specified requirements and methods needed for the proper performance of the work of this section.

NOTIFICATION: Give Landscape Architect minimum of 2 days advance notice of times for inspections. Inspections at growing site does not preclude Landscape Architect's right of rejection of deficient materials at project site. Each plant failing to meet the above mentioned "Standards" or otherwise failing to meet the specified requirements as set forth shall be rejected and removed immediately from the premises by the Contractor and at his expense, and replaced with satisfactory plants or trees conforming to the specified requirements.

SUBSTITUTIONS: Only as approved by the Landscape Architect or the Owner's Representative.

GUARANTEE AND REPLACEMENT: All plant material shall be guaranteed from final acceptance for one full growing season or one year, whichever is longer. During this period the Contractor shall replace any plant material that is not in good condition and producing new growth (except that material damaged by severe weather conditions, due to Owner's negligence, normally unforeseen peculiarities of the planting site, or lost due to vandalism). Guarantee to replace, at no cost to Owner, unacceptable plant materials with plants of same variety, age, size and quality as plant originally specified. Conditions of guarantee on replacement plant shall be same as for original plant.

Landscape Contractor shall keep on site for Owner's Representative's inspection, all receipts for soil amendment and topsoil deliveries.

PROTECTION: Protect existing roads, sidewalks, and curbs, landscaping, and other features remaining as final work. Verify location of underground utilities prior to doing work. Repair and make good any damage to service lines, existing features, etc. caused by landscaping installation.

PLANT QUALITY ASSURANCE: Deliver direct from nursery. Maintain and protect roots of plant material from drying or other possible injury. Store plants in shade and protect them from weather immediately upon delivery, if not to be planted within four hours.

Nursery stock shall be healthy, well branched and rooted, formed true to variety and species, full foliaged, free of disease, injury, defects, insects, weeds, and weed roots. Trees shall have straight trunks, symmetrical tips, and have an intact single leader. Any trees with double leaders will be rejected upon inspection. All Plants: True to name, with one of each bundle or lot tagged with the common and botanical name and size of the plants in accordance with standards of practice of the American Association of Nurserymen, and shall conform to the Standardized Plant Names, 1942 Edition.

Container grown stock: Small container-grown plants, furnished in removable containers, shall be well rooted to ensure healthy growth. **Grow container plants in containers a minimum of one year** prior to delivery, with roots filling container but not root bound. Bare root stock: Roots well-branched and fibrous. Balled and burlapped (B&B): Ball shall be of natural size to ensure healthy growth. Ball shall be firm and the burlap sound. No loose or made ball will be acceptable.

TOPSOIL AND FINAL GRADES: Landscape Contractor is to verify with the General Contractor if the on site topsoil is or is not conducive to proper plant growth. Supply alternate bid for imported topsoil.

Landscape Contractor is to supply and place 12" of topsoil in planting beds. If topsoil stockpiled on site is not conducive to proper plant growth, the Landscape Contractor shall import the required amount. Landscape Contractor is to submit samples of the imported soil and/or soil amendments to the Landscape Architect. The topsoil shall be a sandy loam, free of all weeds and debris inimical to lawn or plant growth.

Landscaping shall include finished grades and even distribution of topsoil to meet planting requirements. Grades and slopes shall be as indicated. Planting bed grades shall be approximately 3" below adjacent walks, paving, finished grade lines, etc., to allow for bark application. Finish grading shall remove all depressions or low areas to provide positive drainage throughout the area.

PLANTING SPECIFICATIONS:

HERBICIDES: Prior to soil preparation, all areas showing any undesirable weed or grass growth shall be treated with Round-up in strict accordance with the manufacturer's instructions.

SOIL PREPARATION: Work all areas by rototilling to a minimum depth of 8". Remove all stones (over 1½" size), sticks, mortar, large clumps of vegetation, roots, debris, or extraneous matter turned up in working. Soil shall be of a homogeneous fine texture. Level, smooth and lightly compact area to plus or minus .10 of required grades.

In groundcover areas add 2" of compost (or as approved) and till in to the top 6" of soil.

PLANTING HOLE: Lay out all plant locations and excavate all soils from planting holes to 2 1/2 times the root ball or root system width. Loosen soil inside bottom of plant hole. Dispose of any "subsoil" or debris from excavation. Check drainage of planting hole with water, and adjust any area showing drainage problems.

SOIL MIX: Prepare soil mix in each planting hole by mixing:
2 part native topsoil (no subsoil)
1 part compost (as approved)

Thoroughly mix in planting hole and add fertilizers at the following rates:
Small shrubs – 1/8 lb./ plant
Shrubs – 1/3 to 1/2 lb./ plant
Trees – 1/3 to 1 lb./ plant

FERTILIZER: For trees and shrubs use Commercial Fertilizer "A" Inorganic (5-4-3) with micro-nutrients and 50% slow releasing nitrogen. DO NOT APPLY WITHIN WETLAND BUFFER AREA

PLANTING TREES AND SHRUBS: Plant upright and face to give best appearance or relationship to adjacent plants and structures. Place 6" minimum, lightly compacted layer of prepared planting soil under root system. Loosen and remove twine binding and burlap from top 1/2 of root balls. Cut off cleanly all broken or frayed roots, and spread roots out. Stagger Plants in rows. Backfill planting hole with soil mix while working each layer to eliminate voids.

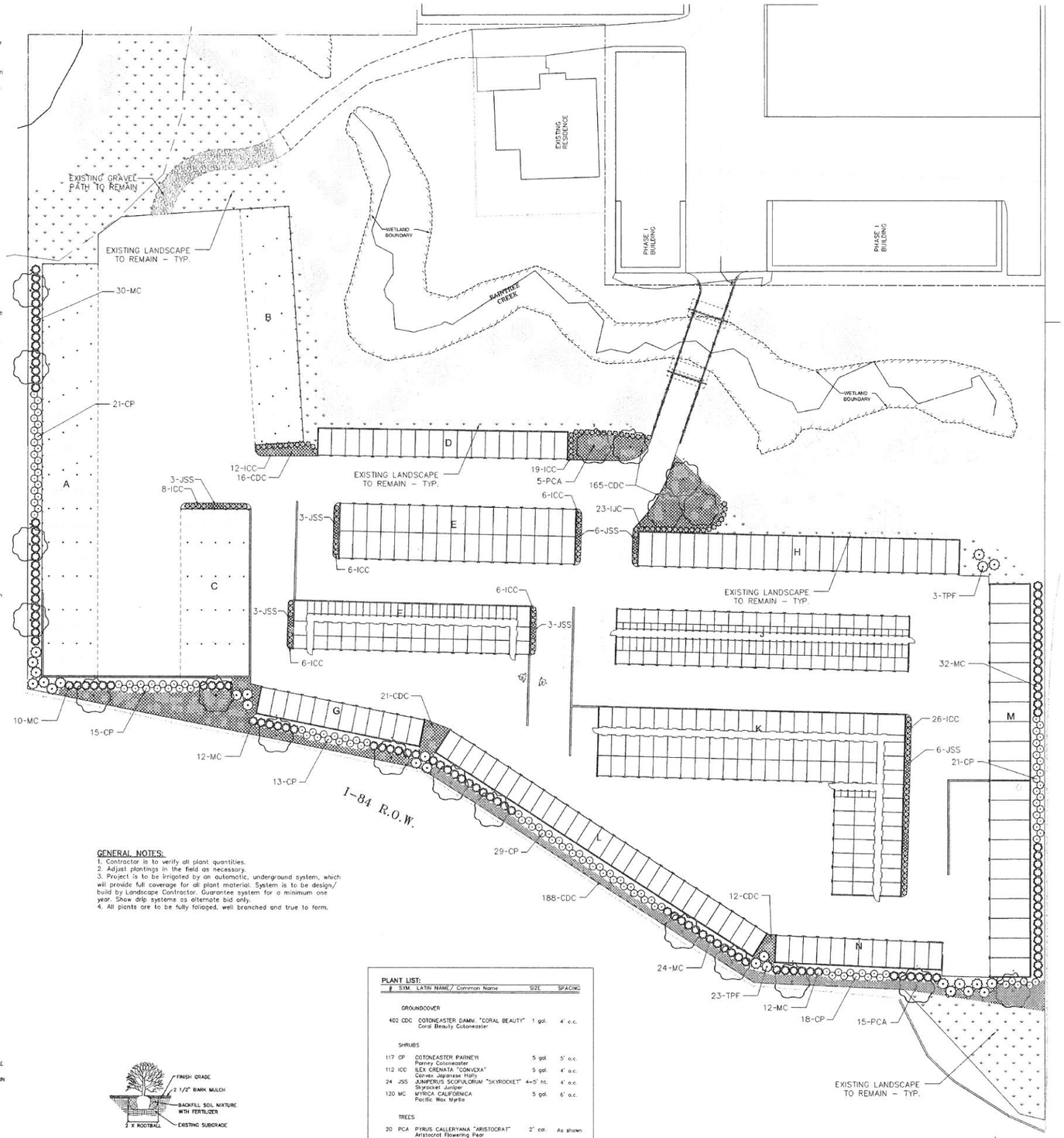
When approximately 2/3 full, water thoroughly, then allow water to soak away. Place remaining backfill and dish surface around plant to hold water. Final grade should keep root ball slightly above surrounding grade, not to exceed 1". Water again until no more water is absorbed. Initial watering by irrigation system is not allowed.

STAKING OF TREES: Stake or guy all trees. Stakes shall be 2" X 2" (nom.) quality tree stakes with point. They shall be of Douglas Fir, clear and sturdy. Stake to be minimum 2/3 the height of the tree, not to exceed 8'-0". Drive stake firmly 1'-6" below the planting hole. Tree ties for deciduous trees shall be "Chainlock" (or better). For Evergreen trees use "Gro-Strait" Tree Ties (or a reinforced rubber hose and guy wires) with guy wires of a minimum 2 strand twisted 12 ga. wire.

MULCHING OF PLANTINGS: Mulch planting areas with dark, aged, medium grind fir or hemlock bark (aged at least 6 months) to a depth of 2" in ground cover areas and 2½" in shrub beds. Apply evenly, not higher than grade of plant as it came from the nursery, and rake to a smooth finish. Water thoroughly, then hose down planting area with fine spray to wash leaves of plants.

GENERAL MAINTENANCE: Protect and maintain work described in these specifications against all defects of materials and workmanship, through final acceptance. Replace plants not in normal healthy condition at the end of this period. Water, weed, cultivate, mulch, reset plants to proper grade or upright position, remove dead wood and do necessary standard maintenance operations. Irrigate when necessary to avoid drying out of plant materials, and to promote healthy growth.

CLEAN-UP: At completion of each division of work all extra material, supplies, equipment, etc., shall be removed from the site. All walks, paving, or other surfaces shall be swept clean, mulch areas shall have debris removed and any soil cleared from surface. All areas of the project shall be kept clean, orderly and complete.

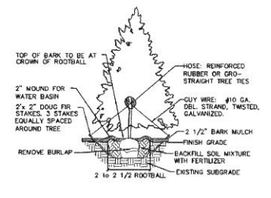


GENERAL NOTES:

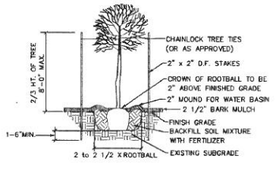
1. Contractor is to verify all plant quantities.
2. Adjust plantings in the field as necessary.
3. Project is to be irrigated by an automatic, underground system, which will provide full coverage for all plant material. System is to be design/build by Landscape Contractor. Guarantee system for a minimum one year. Show drip systems as alternate bid only.
4. All plants are to be fully foliaged, well branched and true to form.

PLANT LIST:

#	SYM.	LATIN NAME/ Common Name	SIZE	SPACING
		GROUNDCOVER		
402	CDC	COTONEASTER DAMM. "CORAL BEAUTY" Coral Beauty Cotoneaster	1 gal.	4' o.c.
		SHRUBS		
117	CP	COTONEASTER PARNEYI Parney Cotoneaster	5 gal.	5' o.c.
112	ICC	ILEX CRENATA "CONVEXA" Convex Japanese Holly	5 gal.	4' o.c.
24	JSS	JUNIPERUS SCOPULORUM "SKYROCKET" Skyrocket Juniper	4-5' ht.	4' o.c.
120	MC	MYRICA CALIFORNICA Pacific Wax Myrtle	5 gal.	6' o.c.
		TREES		
20	PCA	PYRUS CALLERYANA "ARISTOCRAT" Aristocrat Flowering Pear	2" cal.	As shown
26	TPF	THUJA PLICATA "FASTIGIATA" Hogan Cedar	6-7' ht.	As shown



EVERGREEN TREE STAKING DETAIL
NOT TO SCALE



DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

SHRUB PLANTING DETAIL
NOT TO SCALE

LANDSCAPE PLAN
SCALE 1" = 30'-0"

OTTEN LANDSCAPE ARCHITECTS Inc.
3933 SW Kelly Avenue • Suite B • Portland, Oregon 97239-4393
Phone (503) 972-6011 • Fax (503) 972-6013 • www.ottenla.com

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REVISIONS

NO.	DATE

REGISTERED LANDSCAPE ARCHITECT
OREGON
EXPIRES: 12/31/2012

ALL-STOR MINI – PHASE II
20918 N.E. SANDY BLVD.
FAIRVIEW, OREGON

LANDSCAPE PLAN

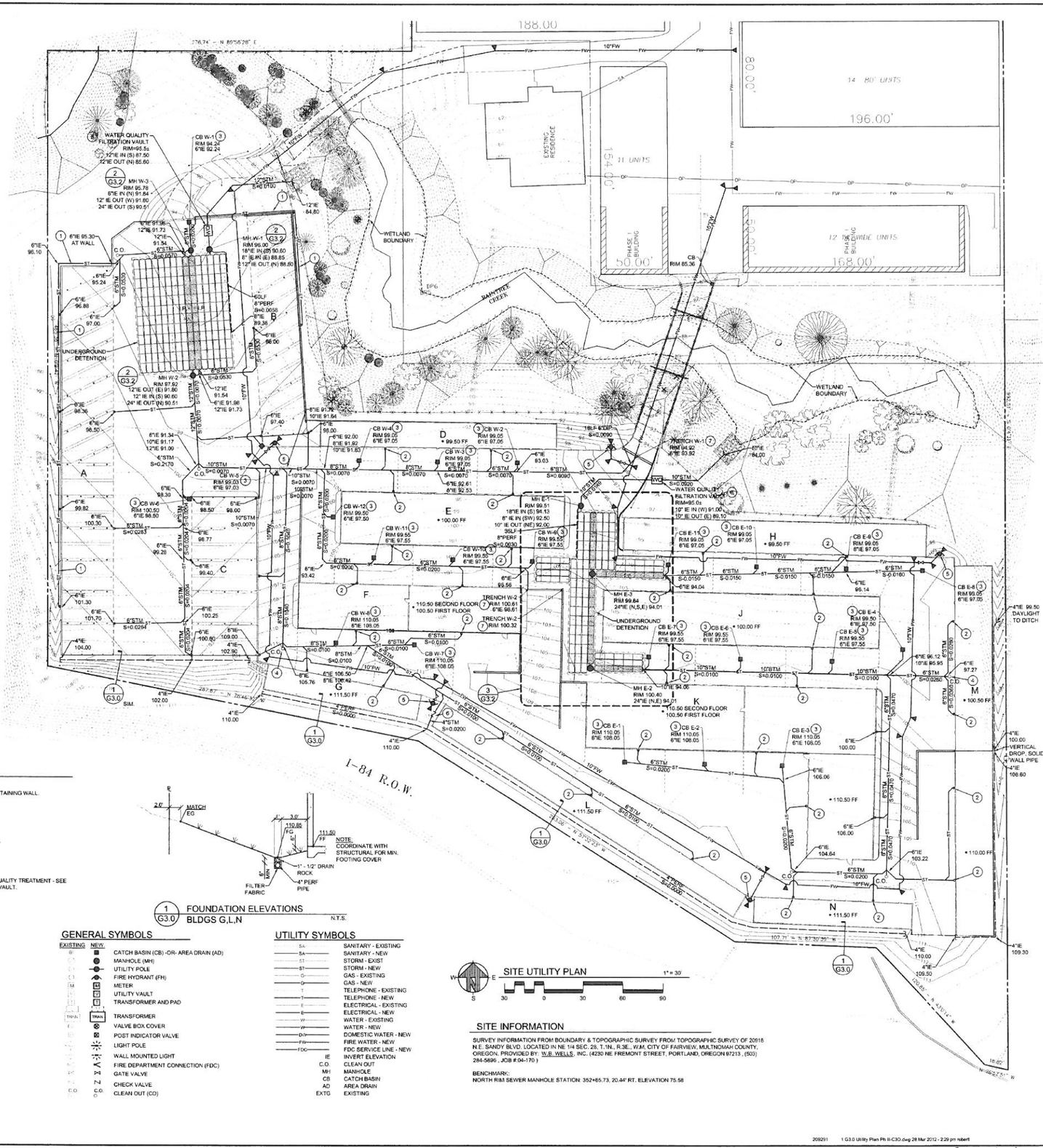
DATE	JULY, 2011
SCALE	PROJ. NO.
NOTED	209291
DRAWN	CHECKED
KP	JLO

SHEET NO.
L1.0
1 OF 1

PRE-INTAKE 8/4/11

UTILITY NOTES

1. BEDDING AND PIPE ZONE BACKFILL SHALL BE PER "PIPE TRENCH EMBEDMENT" DETAIL, SHEET G3.1
2. ATTENTION EXCAVATORS: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THESE RULES FROM THE CENTER BY CALLING 811 OR 1-800-332-2344. IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY CONTACT THE CALL CENTER. YOU MUST NOTIFY THE CENTER AT LEAST 2 BUSINESS DAYS, BUT NOT MORE THAN 10 BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION. CALL 811 OR 1-800-332-2344.
3. ALL SANITARY DRAINAGE, RAIN DRAIN AND STORM SEWER PIPING INSTALLED WITHIN 5-FT OF THE OUTSIDE OF THE BUILDING SHALL BE CAST IRON, SCHEDULE 40 ABS-D.W.V., SCHEDULE 40 PVC-D.W.V. OR OTHER MATERIAL AS APPROVED BY THE OREGON AMENDMENTS TO THE UNIFORM PLUMBING CODE.
4. PRIVATE SANITARY SEWER, DENOTED "SAN" OR "SA", SHALL BE PVC 3034 OR APPROVED EQUAL IN ACCORDANCE WITH PROJECT SPECIFICATIONS. USE PVC C900 OR CL52 DIP WHERE COVER IS LESS THAN 18-INCHES FROM PIPE CROWN TO PAVED SURFACE.
5. PRIVATE STORM SEWER LINES, DENOTED "STM" OR "ST", SHALL BE PVC 3034, PVC C900, PVC C905, HDPE, CL52 DIP OR APPROVED EQUIVALENT, UNLESS OTHERWISE NOTED AND IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
6. ALL DOMESTIC AND FIRE WATER SERVICE LINES OUTSIDE OF THE BUILDING DENOTED "DW", "FW", "FDC" SHALL BE SCHEDULE 40 PVC OR PVC C900 CL150 UNLESS OTHERWISE NOTED AND IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
7. CONCRETE THRUST BLOCKING AND/OR "MEGA-LUG" RESTRAINTS SHALL BE PROVIDED AT ALL WATERLINE FITTINGS AS REQUIRED BY THE CITY OF FAIRVIEW. BLOCKING SHALL BE POURED AGAINST UNDISTURBED EARTH AND CLEAR OF JOINT ACCESSORIES. BEARING AREA OF THRUST BLOCK SHALL BE COMPUTED ON THE BASIS OF ALLOWABLE SOIL BEARING PRESSURE. SEE DETAIL SHEET G3.1.
8. CONTRACTORS SHALL CONTACT CITY OF FAIRVIEW PUBLIC WORKS AT LEAST 2 BUSINESS DAYS, BUT NOT MORE THAN 10 BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION.
9. MINIMUM COVER OVER WATERLINES IS TO BE 36 INCHES AS MEASURED FROM FINISH GRADE TO TOP OF PIPE. MINIMUM VERTICAL SEPARATION BETWEEN WATERLINE AND SANITARY SEWER AT A CROSSING IS 18 INCHES. SANITARY SEWER AT WATERLINE CROSSINGS WITH LESS THAN THE MINIMUM VERTICAL SEPARATION SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE WITH WATERTIGHT JOINTS. IN SUCH CASES THE 18-FOOT LENGTH OF SANITARY SEWER SHALL BE CENTERED AT THE CROSSING.
10. PRIOR TO BEING PLACED IN SERVICE, THE WATERLINE AND SERVICES SHALL BE FLUSHED, STERILIZED, AND RE-FLUSHED, ALL IN ACCORDANCE WITH THE CITY OF FAIRVIEW "PUBLIC WORKS CONSTRUCTION CODE." CITY CREWS WILL TAKE BACTERIOLOGICAL TESTS WHEN SO REQUESTED BY THE CONTRACTOR INSTALLING WATER MAINS. THE REQUEST FOR THESE TESTS SHALL BE MADE THROUGH THE CITY INSPECTOR.
11. HORIZONTAL STORM AND SANITARY DRAINAGE PIPE SHALL BE PROVIDED WITH A CLEANOUT AT ITS UPPER TERMINAL AND EACH RUN OF PIPING, WHICH IS MORE THAN 100' IN TOTAL DEVELOPED LENGTH, SHALL BE PROVIDED WITH A CLEANOUT FOR EACH 100', OR FRACTION THEREOF, IN LENGTH OF SUCH PIPING. AN ADDITIONAL CLEANOUT SHALL BE PROVIDED FOR EACH AGGREGATE HORIZONTAL CHANGE OF DIRECTION EXCEEDING 135 DEGREES. THE MAXIMUM DISTANCE ALLOWED BETWEEN MANHOLES IS 300'. ALL REQUIRED CLEANOUTS MAY NOT BE LOCATED ON PLAN.
12. THE MINIMUM HORIZONTAL SEPARATION BETWEEN SEWER LINES & PUBLIC WATER LINES SHALL BE 10-FT.
13. PRIOR TO CONSTRUCTION, ALL ON-SITE FIRE WATER SYSTEM LINE SIZES, METER SIZES, DOUBLE CHECK DETECTOR ASSEMBLY (DCDA) SIZES, AND OTHER APPURTENANCES SHOWN ON THE UTILITY PLAN SHALL BE VERIFIED BY THE FIRE PROTECTION ENGINEER FOR THE PROJECT. ANALYSIS OF THE SYSTEM SHALL BE FROM THE NEW FACILITY SERVICE TO THE POINT OF CONNECTION WITH THE PUBLIC WATER SYSTEM. THE MAKES AND MODELS OF ALL SYSTEM COMPONENTS SHALL BE ACCEPTABLE PER WATER DISTRICT LIST OF APPROVED COMPONENTS.



UTILITY KEYNOTES

1. 6" DIP CL52, S=0.0200. PIPE SHALL BE MOUNTED TO FACE OF RETAINING WALL.
2. 6" DS IE = FF - 2.00'
3. STANDARD CATCH BASIN - SEE DETAIL SHEET G3.1.
4. STANDARD CLEAN-OUT - SEE DETAIL SHEET G3.1.
5. STANDARD FIRE HYDRANT ASSEMBLY - SEE DETAIL SHEET G3.1. MIN. 3-FT CLR. AROUND ALL HYDRANTS.
6. 4" CLEAN CHECK BACKFLOW PREVENTION VALVE IN C.O. BOX.
7. TENCH DRAIN - SEE DETAIL SHEET G3.1.
8. KRISTAR FLOGARD PERK FILTER, 6' WIDE VAULT FOR WATER QUALITY TREATMENT - SEE DETAIL SHEET G3.1 FOR CARTRIDGE CONFIGURATION IN EACH VAULT.

1 G3.0 FOUNDATION ELEVATIONS BLDGS G,L,N N.T.S.

GENERAL SYMBOLS

EXISTING	NEW	
	■	CATCH BASIN (CB) -OR- AREA DRAIN (AD)
	●	MANHOLE (MH)
	●—	UTILITY POLE
	◆	FIRE HYDRANT (FH)
M	▣	METER
	▣	UTILITY VAULT
	▣	TRANSFORMER AND PAD
TRAN	TRAN	TRANSFORMER
	⊗	VALVE BOX COVER
	⊠	POST INDICATOR VALVE
	✳	LIGHT POLE
	✳	WALL MOUNTED LIGHT
		FIRE DEPARTMENT CONNECTION (FDC)
		GATE VALVE
		CHECK VALVE
C.O.	C.O.	CLEAN OUT (CO)

UTILITY SYMBOLS

SA	SANITARY - EXISTING
SA	SANITARY - NEW
ST	STORM - EXIST
ST	STORM - NEW
G	GAS - EXISTING
G	GAS - NEW
T	TELEPHONE - EXISTING
T	TELEPHONE - NEW
E	ELECTRICAL - EXISTING
E	ELECTRICAL - NEW
W	WATER - EXISTING
W	WATER - NEW
DW	DOMESTIC WATER - NEW
FW	FIRE WATER - NEW
FDC	FDC SERVICE LINE - NEW
IE	INVERT ELEVATION
C.O	CLEAN OUT
MH	MANHOLE
CB	CATCH BASIN
AD	AREA DRAIN
EXTG	EXISTING

SITE UTILITY PLAN 1" = 30'

SITE INFORMATION

SURVEY INFORMATION FROM BOUNDARY & TOPOGRAPHIC SURVEY FROM TOPOGRAPHIC SURVEY OF 20916 N.E. SANDY BLVD. LOCATED IN NE 1/4 SEC. 28, T.1N., R.3E., W.M, CITY OF FAIRVIEW, MULTNOMAH COUNTY, OREGON. PROVIDED BY: W.B. WELLS, INC. (4230 NE FREMONT STREET, PORTLAND, OREGON 97213 , (503) 284-5896 , JOB #:04-170)

BENCHMARK:
NORTH RIM SEWER MANHOLE STATION: 352+65.73, 20.44' RT. ELEVATION 75.58

REVISIONS

NO.	DATE

REGISTERED PROFESSIONAL ENGINEER 61270PE OREGON JANUARY 15, 2002 ROBERT JAMES ISER
EXPIRES: 12/31/20__

VLMK CONSULTING ENGINEERS
3933 SW Kelly Avenue - Portland - Oregon 97239-4395
503.224.6425
503.224.2454
vlmk@vlmk.com
www.vlmk.com

ALL-STOR MINI - PHASE II

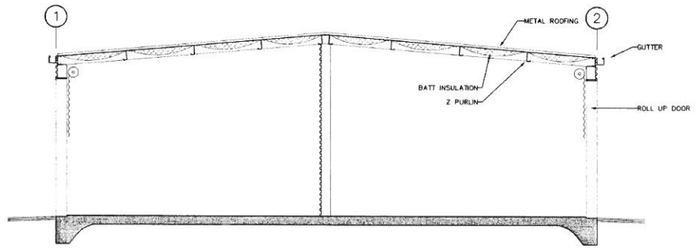
20915 N.E. SANDY BLVD.
FAIRVIEW OREGON

UTILITY PLAN

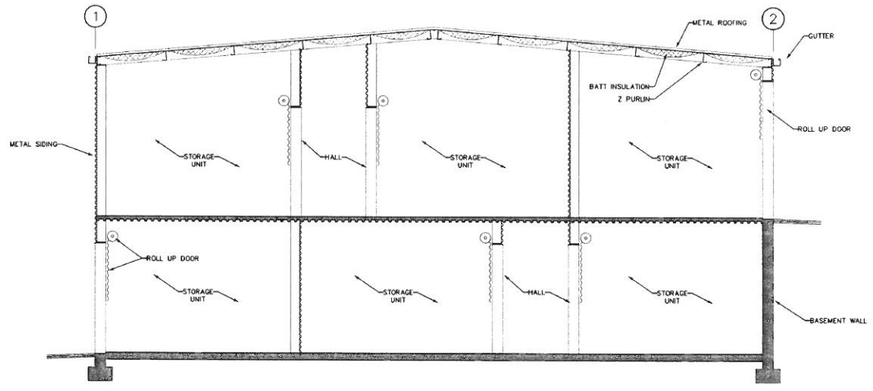
DATE	JULY, 2011
SCALE	AS NOTED
PROJ. NO.	209291
DRAWN	CJM
CHECKED	JTB
SHEET NO.	G3.0
OF	

209291 1 G3.0 Utility Plan Ph II-C3D.dwg 28 Mar 2012 - 2:29 pm robertl

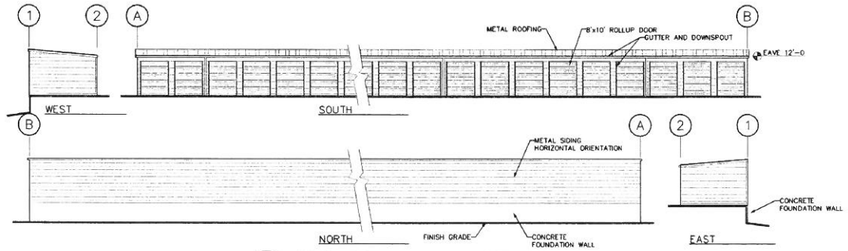
PERMIT INTAKE 3/29/12



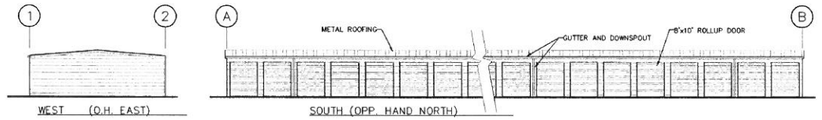
1 A3.0 SECTION – ONE STORY BUILDING
Sect-1Story-Typ.dwg 1/4" = 1'-0"



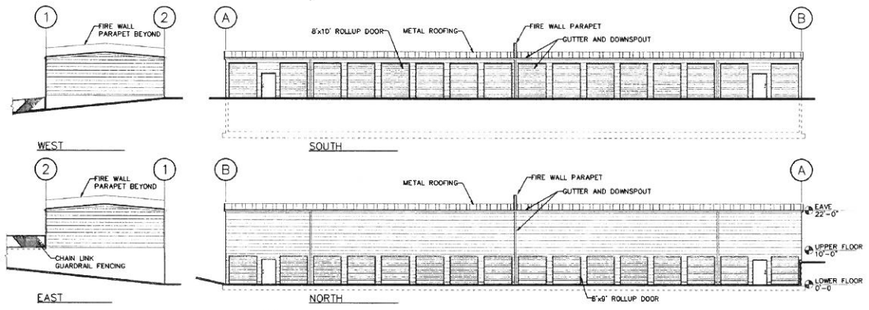
4 A3.0 SECTION – TWO STORY BUILDING
Sect-2story-typ.dwg 1/4" = 1'-0"



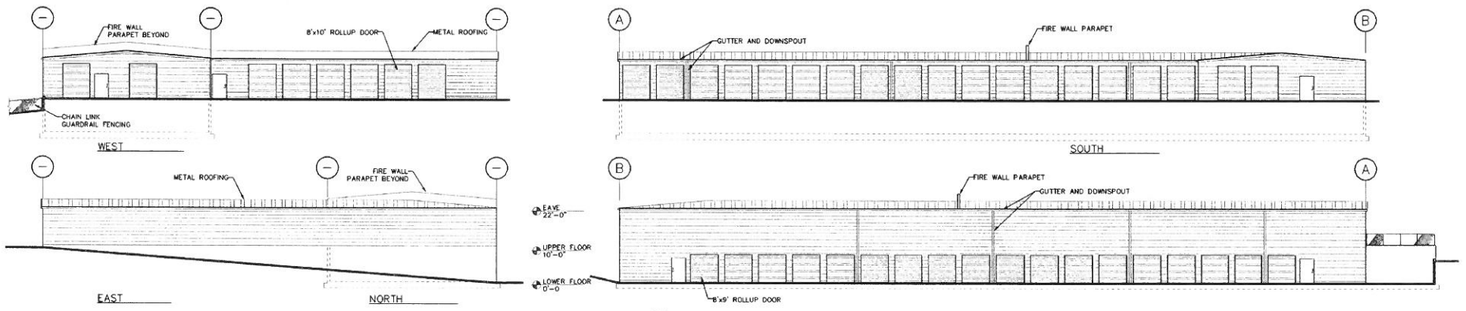
2 A3.0 BUILDING D, G, H, L & N ELEVATIONS
1/16" = 1'-0"



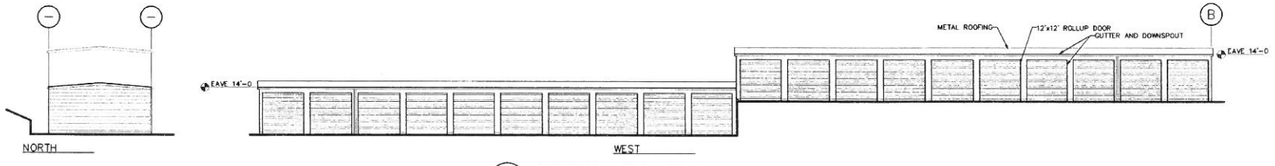
3 A3.0 BUILDING E AND J ELEVATIONS
1/16" = 1'-0"



5 A3.0 BUILDING F ELEVATIONS
1/16" = 1'-0"



6 A3.0 BUILDING K ELEVATIONS
1/16" = 1'-0"



7 A3.0 BUILDING M ELEVATIONS
1/16" = 1'-0"

THIS PLAN FOR REFERENCE ONLY
BUILDING PLANS ARE A
DEFERRED SUBMITTAL.

VLMIK CONSULTING ENGINEERS
3933 SW Kelly Avenue - Portland - Oregon 97239-4393
503.227.4453
503.248.0263
vlmik@vlmik.com
www.vlmik.com

NO. DATE REVISIONS

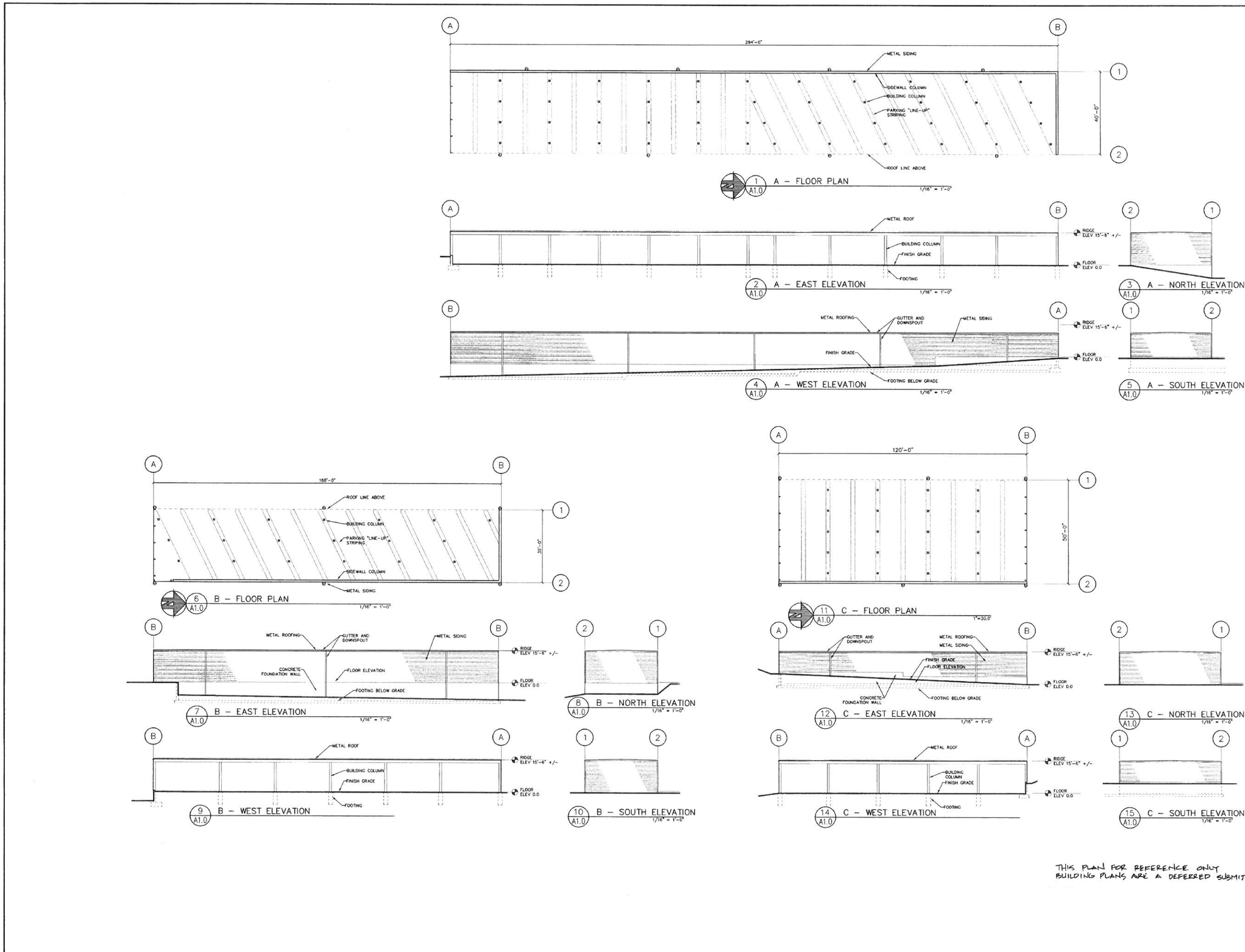
REGISTERED PROFESSIONAL ENGINEER
56392PE
OREGON
JOHN T. LEPPIEN
EXPIRES: 6/30/20

ALL-STOR MINI – PHASE II
20918 N.E. SANDY BLVD.
FAIRVIEW OREGON

MINI STORAGE BUILDINGS ELEVATIONS

DATE	JULY, 2011
SCALE	AS NOTED
PROJ NO	209291
DRAWN	JTB
CHECKED	JTB
SHEET NO	A3.0

PERMIT INTAKE 3/29/12



THIS PLAN FOR REFERENCE ONLY
BUILDING PLANS ARE A DEFERRED SUBMITTAL

VLMK CONSULTING ENGINEERS
3933 SW Kelly Avenue • Portland • Oregon 97239-4393
503.222.4453
503.248.9263
vlmk@vlmk.com
www.vlmk.com

EXPIRES: 6/30/20

ALL-STOR MINI – PHASE II
20918 N.E. SANDY BLVD.
FAIRVIEW OREGON

RV STORAGE FLOOR PLANS AND ELEVATIONS

DATE	JULY, 2011
SCALE	AS NOTED
PROJ. NO.	209291
DRAWN	JTB
CHECKED	JTB
SHEET NO.	A1.0

209291 4 A1.0 RV Floor Plans and Elevs.dwg 28 Mar 2012 – 2:38 pm craig

PERMIT INTAKE 3/29/12