



## COMMUNITY DEVELOPMENT

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

# Notice of Filing

## Site Plan Review

FP-05-23

August 4, 2023

The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to **Jennifer Cepello**, 541-917-7561 or [jennifer.cepello@cityofalbany.net](mailto:jennifer.cepello@cityofalbany.net), before **August 18, 2023**, so we may take your comments into account.

### Application Information

File:	FP-05-23
Proposal:	Grading, Fill, Excavation, and Paving within the floodplain for construction of a driveway and a dwelling
Review Body:	Staff (Type II review)
Property Owner:	James and Brenda Ruble; P.O Box 192; Albany, OR 97321
Representative:	K&D Engineering; C/O Dan Watson; P.O. Box 722 Albany, OR 97321
Address/Location	To the west of 1525 7th Avenue SW.
Map/Tax Lot:	11S-04W-12BB-01102
Zoning:	Residential Single Dwelling Unit (RS-6.5) and Open Space (OS).

The City of Albany has received the Site Plan Review application referenced above. We are mailing notice of the application to property owners within 300 feet of the proposed development. We invite you to provide written comments on this application, to be considered prior to issuing a notice of decision. Written comment should address the approval criteria listed below. Issues that may provide the basis for an appeal to the Planning Commission must be raised in writing and with sufficient detail to allow the City and the parties of record an opportunity to respond to the issue. The deadline for submitting written comments is 5:00 p.m. on **August 18, 2023**, 14 days from the date the City mails the notice of filing.

We have attached a location map and site plan. All application materials are available for review in-person by appointment only at the Planning Division, and copies can be obtained for a minimal charge. Should you wish to discuss this case with a staff planner, please contact Jennifer Cepello, project planner, at 541-917-7561. Written comments should be submitted to the Planning Division; PO Box 490, Albany, OR 97321 or by email to [jennifer.cepello@cityofalbany.net](mailto:jennifer.cepello@cityofalbany.net). Any person submitting written comments will receive a copy of the notice of decision on the application.

### Approval Standards for This Request

**Floodway Restrictions.** No development is allowed in any floodway except when the review body finds that the development will not result in any increase in flood levels during the occurrence of the 100-year flood. The finding shall be based upon applicant-supplied evidence prepared in accordance with standard engineering methodology approved by FEMA and certified by a registered professional engineer and upon documentation that one of the following criteria has been met (ADC 6.100):

[cd.cityofalbany.net](http://cd.cityofalbany.net)



- (1) The development does not involve the construction of permanent or habitable structures (including fences).
- (2) The development is a public or private park or recreational use or municipal utility use.
- (3) The development is a water-dependent structure such as a dock, pier, bridge, or floating marina.

For temporary storage of materials or equipment:

- (4) The temporary storage or processing of materials will not become buoyant, flammable, hazardous explosive or otherwise potentially injurious to human, animal, or plant life in times of flooding.
- (5) The temporary storage of material or equipment are not subject to major damage by floods and is firmly anchored to prevent flotation or is readily removable from the area within the time available after flood warning.

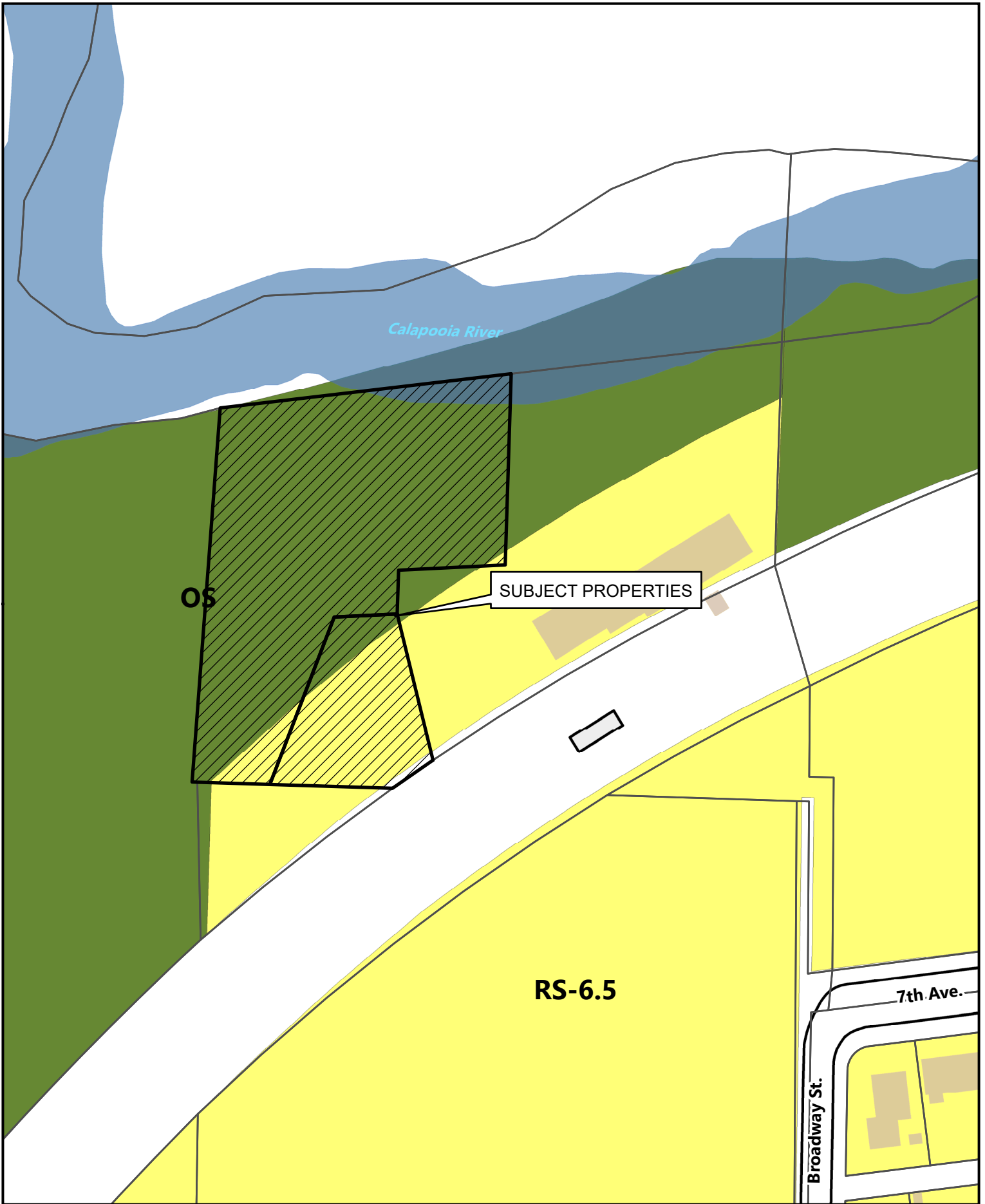
If a floodway boundary is not designated on an official FEMA map available to the City, the floodway boundary can be estimated from available data and new studies. Proposed development along the estimated floodway boundary shall not result in an increase of the base flood level greater than one foot as certified by a registered professional engineer.

**Grading, Fill, Excavation, and Paving.** A floodplain development permit is required for grading, fill, excavation, and paving in the Special Flood Hazard Area (100-year floodplain), except activities exempted in Section 6.094 of this Article. No grading will be permitted in a floodway, except when the applicant has supplied evidence prepared by a professional engineer that demonstrates the proposal will not result in any increase in flood levels during the occurrence of the 100-year flood. The permit will be approved if the applicant has shown that each of the following criteria that are applicable have been met (ADC 6.111):

- (1) Provisions have been made to maintain adequate flood-carrying capacity of existing watercourses, including future maintenance of that capacity.
- (2) The proposal will be approved only where adequate provisions for stormwater runoff have been made that are consistent with the Public Works Engineering standards, or as otherwise approved by the City Engineer.
- (3) No grading, fill, excavation, or paving will be permitted over an existing public storm drain, sanitary sewer, or water line unless it can be demonstrated to the satisfaction of the City Engineer that the proposed grading, fill, excavation, or paving will not be detrimental to the anticipated service life, operation, and maintenance of the existing utility.
- (4) In areas where no floodway has been designated on the applicable FIRM, grading will not be permitted unless it is demonstrated by the applicant that the cumulative effect of the proposed grading, fill, excavation, or paving when combined with all other existing and planned development, will not increase the water surface elevation of the base flood more than a maximum of one foot (cumulative) at any point within the community.
- (5) The applicant shall notify the City of Albany, any adjacent community, and the Natural Hazards Mitigation Office of the Oregon Department of Land Conservation and Development of any proposed grading, fill, excavation, or paving activity that will result in alteration or relocation of a watercourse (See Section 6.101).
- (6) All drainage facilities shall be designed to carry waters to the nearest practicable watercourse approved by the designee as a safe place to deposit such waters. Erosion of ground in the area of discharge shall be prevented by installation of non-erosive down spouts and diffusers or other devices.
- (7) Building pads shall have a drainage gradient of two percent toward approved drainage facilities, unless waived by the Building Official or designee.

**Additional review standards for this application are found in ADC Articles 1 & 6.**

Attachments: Location Map, Site Plan



\\con.cityofalbany.net\homes\jenifac\desktop\Location Map.mxd



N  
0 50 100 200  
Feet

Date: 6/30/2023 Map Source: City of Albany

**UNASSIGNED**

Location Map

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Date: 6/23/2023  
Time: 8:56  
Scale: 1"=10'  
File: dwg\_20211211-146\_Site Plan\_21-146\_site.dwg (George)

- LEGEND:**
- SURVEY MONUMENT
  - ◇ CURVE DATA; SEE "CURVE DATA TABLE"
  - ◇ EASEMENT DATA; SEE "EASEMENTS PER PARTITION PLAT"
  - ⊕ EXIST. FIRE HYDRANT
  - ⊕ EXIST. WATER VALVES
  - ⊕ EXIST. WATER METER
  - ⊕ EXIST. UTILITY POLE
  - ⊕ EXIST. DECIDUOUS / CONIFER TREE
  - ⊕ EXIST. SEWER MANHOLE
  - ⊕ EXIST. TELEPHONE PEDESTAL
  - X (197.00) EXIST. SPOT ELEVATION

- EXIST. UTILITIES:**
- W— EXIST. WATER LINE
  - X— EXIST. FENCE
  - SS— EXIST. SEWER LINES (20" PE)
  - SS— EXIST. ABANDONED SEWER LINES (12" AC)
  - OHP— EXIST. OVERHEAD POWER
  - EXIST. EASEMENT LINE
  - EXIST. GRAVEL EDGE
  - EP— EXIST. EDGE OF PAVEMENT
  - EXIST. CURB
  - FEMA FLOOD PLAIN LINES, AS NOTED

**PROPOSED UTILITIES:**

- W— PROPOSED WATER LINE
- SS— PROPOSED SEWER LINES

**CURVE DATA TABLE:**

CURVE	RADIUS	LENGTH	CHORD	DELTA
C1	1454.86'	34.85'	553'23"52"W 34.85'	01°09'54"

- EASEMENTS PER PARTITION PLAT 2023-21:**
- ◇ A 20.00' WIDE CITY OF ALBANY ACCESS + UTILITY EASEMENT
  - ◇ A 10.00' WIDE PRIVATE WATER EASEMENT
  - ◇ A 5.00' WIDE PRIVATE WATER EASEMENT
  - ◇ A 20.00' WIDE PRIVATE RECIPROCAL ACCESS + UTILITY EASEMENT
  - ◇ A 20.00' WIDE PRIVATE RECIPROCAL ACCESS + UTILITY EASEMENT

- CONSTRUCTION NOTES:**
- ① CONSTRUCT DOMESTIC WATER LINE
  - ② CONSTRUCT SANITARY SEWER SERVICE
  - ③ CONSTRUCT SINGLE FAMILY RESIDENCE

**SITE PLAN**  
FOR  
**JAMES + BRENDA RUBLE**  
LOCATED IN  
**PARCEL 2, PARTITION PLAT 2023-21 IN THE**  
**NW 1/4 SEC. 12, T. 11 S., R. 4 W., W.M.**  
IN THE  
**CITY OF ALBANY, LINN COUNTY, OREGON**  
JUNE 23, 2023

**APPLICANT:**  
JAMES RUBLE  
P.O. BOX 192  
ALBANY, OR 97321

**SURVEYOR:**  
K&D ENGINEERING, INC.  
276 NW HICKORY ST.  
ALBANY, OR 97321

**NOTE:**  
DATA SHOWN ON THIS MAP IS BASED ON LINN COUNTY AND CITY OF ALBANY GIS DATABASES, ASSESSOR RECORDS, RECORD DEED INFORMATION AND FIELD SURVEY INFORMATION.

**SUBJECT PROPERTY:**  
PARCEL 2 OF PARTITION PLAT 2023-21  
**OWNER:**  
JAMES + BRENDA RUBLE  
P.O. BOX 192  
ALBANY, OR 97321

**ZONING:**  
THE PROPERTY IS LOCATED IN THE RS 6.5 ZONE.

**ZONE SETBACKS:**

FRONT	15'
INTERIOR	5' SINGLE STORY
INTERIOR	8' 2 OR MORE STORIES
MAXIMUM HEIGHT	30' MAXIMUM
LOT COVERAGE	60% MAXIMUM

**FLOODPLAIN:**  
SUBJECT PROPERTY IS LOCATED IN A ZONE AE FLOOD HAZARD PER FEMA FIRM MAP 41043C0195H DATED 12-8-2016  
BASE FLOOD ELEVATION = 207.0'

**EARTHWORK:**  
FLOODWAY: 36 CUBIC YARDS CUT, 36 CUBIC YARDS FILL  
FLOODPLAIN: 140 CUBIC YARDS CUT, 280 CUBIC YARDS FILL  
DISTURBED AREA = 4,800 SQUARE FEET

**Grasstone™ II**

Grasstone™ II by Pavestone is a versatile product that is used as a surface stabilization product for both sloped and horizontal applications. This grid paver provides a sustainable solution to surface erosion allowing stabilization of water and the ability to establish vegetation. Grasstone™ II offers limited protection for erosion control of mild slopes and landscaping berms. Grasstone™ II reinforces grass areas by providing a concrete matrix support combined with topsoil and vegetative cover. Grasstone™ II has been used extensively for vegetated fire lane pavements when designed and constructed according to conventional pavement design. This layer of concrete and organic materials shall be constructed over a structural base course designed to carry the anticipated loads and repetitions. This system can provide substantial pavement strength to minimize rutting and create a suitable platform for intermittent vehicular use. Vegetation is recommended for maintaining environmental benefits. Civil engineering, according to local building codes and municipal requirements may be required.

**COMPOSITION AND MANUFACTURE:**  
Grasstone™ II is made from a "no slump" concrete mix. Made under extreme pressure and high frequency vibrations, Grasstone™ II has a compressive strength greater than 4000psi, a water absorption maximum of 7%.

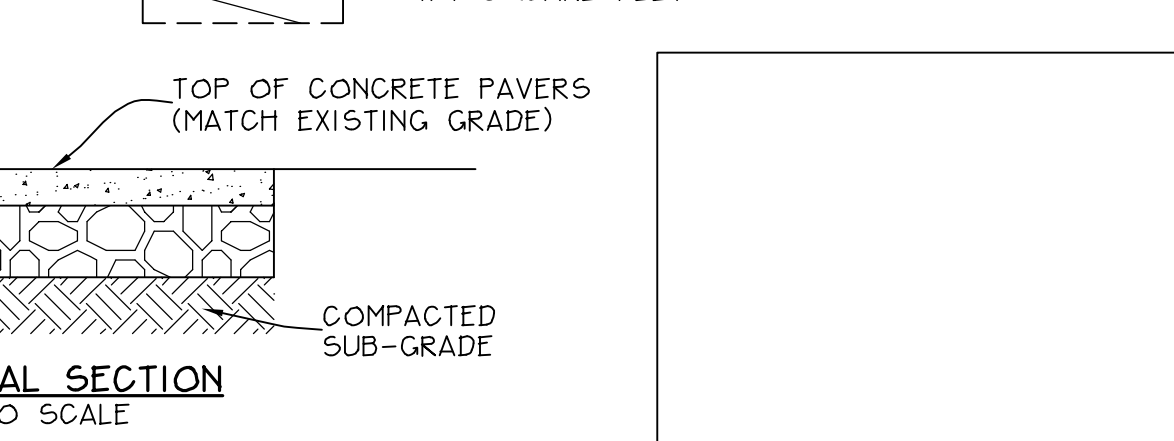
**INSTALLATION:**  
When installed as a pavement, unstable, unstable or unconsolidated subgrade material shall be excavated according to the direction of the Site Engineer/Architect/Landscape Architect and compacted. Backfill with minimum 4 in. (100mm) to 12 in. (305mm) or as otherwise directed by the above noted Site Authorities with compacted, dense, graded aggregate. The Grasstone™ II units are placed on a thin, compacted layer of not more than 1/2 in. (13mm) of sand.  
Erosion Control applications require the slope to be graded uniformly before bedding the Grasstone™ II units in a maximum 1/2 inch (13mm) layer of sand. In order to prevent the migration of subgrade material it may be necessary to place a geotextile on the graded slope before applying the bedding course of sand.

In order to support grass or plant growth, the voids must be filled with surface with suitable topsoil or mixture of soil and fertilizer. Then the openings are seeded, sprigged or plugged.

**INSTALLATION PATTERN:**  
Call for color availability.  
Complete installation & specification details are available by contacting your Pavestone Sales Representative.

**NOTE:** Colors are shown on accurately as possible in brochures & samples, but due to the nature of the product, regional color preferences and variables in print reproduction, colors may not match exactly. For best results in monitoring color consistency, please stones must be installed from several cubic feet at a time. Regardless, a white, powder-like deposit, may appear on concrete pavers above. This is a natural occurrence in any concrete product and will usually wash off over time.

**AREA OF WORK IN THE FLOODWAY**  
974 SQUARE FEET



**APPLICATIONS**  
Emergency Vehicle Access Routes • Fire Lanes • Overflow Parking • Permeable Pavements • Slope Surface Stabilization • Tree Protection • University Campuses • Golf Courses

**PRODUCT INFORMATION**  
Grasstone™ II, 80mm = 3 1/8"

Grasstone™ II	Standard Dimensions	23 1/4" W x 15 1/2" L
W/Stone	Area	36 Sq. Ft.
Stone/Paver	Area	36 Sq. Ft.
W/Stone	Area	1795 Sq. Ft.
Stone/Paver	Area	1795 Sq. Ft.
Product Number		189

**INSTALLATION**  
Typical Cross Section of Grasstone™ II Residential Installation  
Typical Cross Section of Grasstone™ II Commercial Installation  
Typical Cross Section of Grasstone™ II Embankment Erosion Control

**PAVESTONE**  
Improving Your Landscape™  
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Member of ASLA & NEMA  
KCI Charter Member  
ASTM Retaining Wall Systems

**SITE PLAN**  
**JAMES + BRENDA RUBLE**  
**1525 SW 7TH AVE.**  
CITY OF ALBANY, LINN COUNTY, OREGON

NO.	DATE	REVISIONS	BY

**K & D**  
**K&D ENGINEERING, INC.**  
276 N.W. HICKORY ST.  
P.O. BOX 725  
ALBANY, OREGON 97321  
(541) 928-2583

**REGISTERED PROFESSIONAL ENGINEER**  
**17,812**  
**OREGON**  
**PAMEL K. WATSON**  
RENEWALS: 6-30-24

**HORIZ. SCALE: 1" = 10'**  
**VERT. SCALE:**  
**SIGN DATE: 6-23-2023**  
**DSGN BY: JJC**  
**DRWN BY: GSG**  
**CHKD BY: DKW**  
**PROJECT No.: 21-146**

**SHEET No.:**  
**1 OF 1**