

3116.78

File No. CU

25-02

192-24 COO244-PLUG

CONDITIONAL USE PERMIT APPLICATION
Home OccupationRECEIVED
OCT 29 2024

Land Development Services

TYPE: _____ Type I ☒ Type II

APPLICANT: Name: Adam Ofstad

Mailing address: 50038 Columbia River Highway

Scappoose

OR

97056

City

State

Zip Code

Phone No.: Office (503) 987-4000

Home

Are you the ☒ property owner? _____ owner's agent?PROPERTY OWNER: ☒ same as above, OR:

Name: _____

Mailing Address: _____

City

State

Zip Code

Phone No.: Office

Home

PROPERTY ADDRESS : 50035 Columbia River Highway

Scappoose

OR

97056

City

State

Zip Code

TAX ACCOUNT NO.: 7452

Acres: 0.98

Zoning: RR-5

Acres: _____

Zoning: _____

Acres: _____

Zoning: _____

PRESENT USES: (farm pasture, forest, residential, etc.)

Use:

Approx. Acres

Residential/Home Occupation (detail shop)

0.98

Total acres (must agree with above):

0.98

Is the well installed? X Yes No

Name _____

_____ Community Sewer. Name _____

 X Septic System.

If no, is the property approved for a Septic System? _____ Yes _____ No

EMPLOYEES: For any business, how many expected full or part-time employees will you have, including yourself and family members: 5

CONTIGUOUS PROPERTY: List all other properties you own which have boundary lines touching this property:

Co-owners (if any)

ACCESS CONSULTATION: The applicant has consulted with the local Rural Fire Protection District regarding emergency apparatus access.

Date: 10/22/2024

CERTIFICATION:

I hereby certify that all of the above statements, and all other documents submitted, are accurate and true to the best of my belief and knowledge.

Date: 10-22-24 Signature: [Signature]

+++++

Planning Department Use Only

Or: Administrative

[illegible]

Staff Member:

Previous Land Use Actions:

+++++

CONDITIONAL USE PERMIT FACT SHEET

Please attach extra pages if necessary.

1. **New Uses:** What new uses will occur on the property if this Conditional Use Permit is approved? Describe your project.

The site is currently used as a detail shop under a home occupation CUP. The site will continue to be used as a home occupation detail shop with two proposed additions designed to provide additional work bays (south addition) and a paint booth (north addition). The proposed paint booth will meet all NFPA 33 standards, will not produce hazard waste/conditions and will be equipped with a dry chemical fire suppression system.

2. **Suitability:** Why is the property suitable for this use (considering lot size, shape and location, access and roads, natural features and topography, existing improvements, etc.)?

The property is suitable for this because of it's location along highway 30. The existing garages give the space the client needs for this detail shop while being easily accesible from his other place of work, Pro Automotive Diesel, which is located directly across the highway from this site. The existing driveway is overside with a pullthrough allowing for easy on site maneuvering of vehicles.

3. **Compatibility:** How will the use be compatible with surrounding uses?

The existing site abuts two residential lots along with Watson Road and Highway 30. The location along Highway 30 makes this property advantageous for a home occupation.

The two residential lots have their homes approximately 75 and 250 feet away from the property line.

4. Impact: What impact will the proposed use have on existing public facilities, or on your neighbors' use of their land? Why?

No impacts are expected to existing public facilities or neighbors use of land. Any potential noise generated is expected to minimal and likely less than that created by highway 30.

5. Hazards: Does the proposed use create any hazardous conditions or use any poisonous materials? Please describe them.

No poisonous materials or hazardous conditions are proposed with this home occupation.

The proposed paint booth will meet all NFPA 33 standards, will not produce hazard waste/ conditions, and will be equipped with a dry chemical fire suppression system.

+++++

Submission: All of the following must be completed and submitted for a complete application:

1. The attached HOME OCCUPATION CONDITIONAL USE PERMIT APPLICATION.
2. Answers to the above questions.
3. An accurate site plan of your property including property lines and dimensions, all existing and proposed structures, septic tank and drainfield and well locations, prominent natural features (slopes, cliffs & streams, etc.), roads, easements, and forested areas.
4. Proof of legal usable access to your property (unless you can show an unobstructed frontage on a public or county road or on a state highway).
5. A vicinity map.
6. The application fee.
7. Please also address the criteria (on a separate sheet of paper) of Section 1503, Conditional Uses, from the Columbia County Zoning Ordinance. (See below.) And Section 1507.

+++++

Section 1503, Conditional Uses:

- .5 Granting a Permit: The Commission may grant a Conditional Use Permit after conducting a public hearing, provided the applicant provides evidence substantiating that all the requirements of this ordinance relative to the proposed use are satisfied and demonstrates the proposes use also satisfies the following criteria:
- A. The use is listed as a Conditional Use in the zone which is currently applied to the site;
 - B. The use meets the specific criteria established in the underlying zone;
 - C. The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, existence of improvements, and natural features;
 - D. The site and proposed development is timely, considering the adequacy of transportation systems, public facilities, and services existing or planned for the area affected by the use;
 - E. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or precludes the use of surrounding properties for the primary uses listed in the underlying district;
 - F. The proposal satisfies the goals and policies of the Comprehensive Plan which apply to the proposed use;
 - G. The proposal will not create any hazardous conditions.

1507 HOME OCCUPATIONS [amended 3-2000]

Land Development Services or the County Planning Commission (or the County) may allow the establishment of a Type 1 or Type 2 home occupation in any zone that allows residential uses. The following provisions shall apply:

- .1 Type 1: A Type 1 home occupation is reviewed administratively by Land Development Services and presents no indication of a business to the neighboring property owners. In addition to the general criteria in Subsection 1507.3, the following criteria shall apply to a Type 1 home occupation:
 - A. It shall be operated by a resident of the property on which the business is located.
 - B. No non-residents shall be employed on the property.
 - C. The business generates not more than 20 customer vehicle trips to the property per week.
 - D. Signs are not permitted.
- .2 Type 2: A Type 2 home occupation is reviewed as a Conditional Use by the Planning Commission and may be visible to the neighborhood in which it is located. In addition to the general criteria in Subsection 1507.3, the following criteria shall apply to a Type 2 home occupation:
 - A. It shall be operated by a resident or employee of a resident of the property on which the business is located.
 - B. It shall employ on the site no more than five full-time or part-time persons.
 - C. Signs are permitted as per Section 1300 of the CCZO.
- .3 The following criteria shall apply to all home occupations:
 - A. A home occupation shall be operated substantially in:
 1. The dwelling; or
 2. Other buildings normally associated with uses permitted in the zone in which the property is located.
 - B. A home occupation shall not unreasonably interfere with other uses permitted in the zone in which the property is located.



Lower Columbia Engineering
58640 McNulty Way
St. Helens, OR 97051
503.366.0399

PAD Detailing-Home Occupation

Type II Conditional Use Permit

Lower Columbia Engineering, LLC
58640 McNulty Way
Saint Helens, OR 97051
Phone: (503) 366-0399

Project Manager & Contact: Matt Alexander
Phone: (971) 404-4110
Email: Matt@lowercolumbiaengr.com

Client:

Adam Ofstad
50038 Columbia River Highway
Scappoose, OR 97056

Phone: (503) 987-4000
Email: aofstad@msn.com

Project Type: Home Occupation
Project Location:
50035 Columbia River Highway
Scappoose, OR 97056

October 2024

LCE Project No. 3614



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Summary

The applicant, Adam Ofstad, is proposing to expand an existing home occupation use with xxxx sq. ft. of additional space at 50035 Columbia River Highway (map and tax lot 3224-C0-04400). The proposed expansion, as a home occupation with up to 5 full-time employees, requires a Type II Conditional Use approval under Columbia County's RR-5 zoning.

Site Description

The 0.98-acre lot is located at the southern end of unincorporated Columbia County (just south of Scappoose), with frontage along the west side of Columbia River Highway (Highway 30) and the north side of NW Watson Road. The site features flat topography, good vehicle access and circulation, and an unobtrusive visual presence with the accessory buildings set well back from the front lot line.

Zoned as Rural Residential (RR-5), the lot is improved with a 1,364 SF house (used as a single-family dwelling) and two detached garage structures totaling 3,890 SF (one is vacant and the other is used for auto repair as a home occupation). The site is adequately served by well water and a septic system and is within the Scappoose Rural Fire Protection District (RFPD).

Surrounding Uses

The area where the site is situated is comprised of a mix of residential, commercial, and resource uses, oriented around the north-south alignments of Highway 30, the Portland and Western Railroad, and the Multnomah Channel.

Adjacent properties are zoned Rural Residential (RR-5) to the north and west, Commercial Forest Use – 5-acre (CU5, Multnomah County) across NW Watson Rd. to the south, and Rural Industrial Planned Development (RIPD, Columbia County) across Highway 30 to the east. The site does not directly abut any resource zoning.

Zoning in the surrounding area includes: RR-5 (Columbia County); RIPD (Columbia County); Existing Commercial (EC, Columbia County); Primary Agriculture – 80-acre (PA-80, Columbia County); CFU5 (Multnomah County); and Multiple Use Agriculture – 20-acre (MUA20, Multnomah County). Surrounding uses include single-family residential, manufactured home parks, and rurally-oriented commercial uses such as nurseries, small restaurants, auto repair, cabinet making, and metal fabrication.

Proposed Use

The proposed expansion of the home occupation use will include removing the existing 1,320 SF shed and constructing additions on the south and north sides of the existing home occupation detail shop (totaling 4,698 SF of new building space). The proposed 3,102 SF structure on the northern end will house a paint spray booth for painting vehicles. The 1,596 SF structure on the southern end will be used for auto detailing services and will add multiple service bays. Both structures will be constructed using wood framing and wood trusses with metal roof and siding painted to match the existing structure.

As described in the following narrative, the proposed use as a detail shop has already been approved for a home occupation Conditional Use Permit and the proposed expansion – in the form of two building additions – will not result in more employees. The detail shop and proposed additions will continue to meet the requirements set out in CCZO section 1507 (Home Occupations) and section 1503 (Conditional Uses): the use will not disturb the surrounding neighborhood or interfere with other uses, will not create hazardous conditions, it will maintain the character of the area, and satisfies the goals and policies of the Comprehensive Plan.



Applicable Review Criteria

Section 603: RR-5 Conditional Uses

[...]

(3) *Home occupations consistent with ORS 215.448, as provided in Section 1507.*

[...]

Response: The proposed home occupation is consistent with [ORS 215.448 – Home Occupations](#), which states:

- (1) *The governing body of a county or its designate may allow, subject to the approval of the governing body or its designate, the establishment of a home occupation and the parking of vehicles in any zone. However, in an exclusive farm use zone, forest zone or a mixed farm and forest zone that allows residential uses, the following standards apply to the home occupation:*
 - a. *It shall be operated by a resident or employee of a resident of the property on which the business is located;*
 - b. *It shall employ on the site no more than five full-time or part-time persons;*
 - c. *It shall be operated substantially in:*
 - A. *The dwelling; or*
 - B. *Other buildings normally associated with uses permitted in the zone in which the property is located;*
and
 - d. *It shall not unreasonably interfere with other uses permitted in the zone in which the property is located.*
- (2) *The governing body of the county or its designate may establish additional reasonable conditions of approval for the establishment of a home occupation under subsection (1) of this section.*
- (3) *Nothing in this section authorizes the governing body or its designate to permit construction of any structure that would not otherwise be allowed in the zone in which the home occupation is to be established.*
- (4) *The existence of home occupations shall not be used as justification for a zone change. [1983 c.743 §2; 1995 c.465 §1]*

As the zoning for the proposed home occupation is not within an exclusive farm use zone, forest zone, or mixed farm and forest zone, ORS 215.448 – Home Occupations criteria (1) a-d are not applicable. Therefore, the proposed home occupation use meets the complies with Columbia County Zoning Ordinance Section 603.3.

Section 1503: Conditional Uses

[...]

- (1) *Granting a Permit: The Commission may grant a Conditional Use Permit after conducting a public hearing, provided the applicant provides evidence substantiating that all the requirements of this ordinance relative to the proposed use are satisfied and demonstrates the proposed use also satisfies the following criteria:*
 - A. *The use is listed as a Conditional Use in the zone which is currently applied to the site;*

Response: Home occupation is listed as a Conditional Use in zone RR-5, which is currently applied to the site, thus meeting this requirement. The detail shop has been operated as a home occupation business for a minimum of 6 months.



B. The use meets the specific criteria established in the underlying zone;

Response: The expansion of the existing home occupation use will be in keeping with the rural character of the area. The residential use will be maintained, and the home occupation – an auto repair business – largely services vehicles used by agricultural and forestry-related businesses such as nurseries, logging, arborists, and public land management agencies. The detached accessory buildings will be setback a minimum of 5 feet from the rear and side property lines. All buildings will comply with the maximum height allowance of 35 feet. Any new signage proposed will be in compliance with CCZO Section 1306 – Signs pertaining to rural home occupations, and any other applicable criteria of Section 1300 - Signs. In addition, the new building area will match the materials and color of the existing. Thus, the proposed use meets the specific criteria established in the underlying zoning of RR-5 (Rural Residential – 5 acres).

C. The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, existence of improvements, and natural features;

Response: The site has been functioning well with the existing home occupation due to its adjacency to Highway 30, adequate ingress/egress via two access drives (one from Highway 30 and the other from Watson Road), ample paved areas for onsite vehicle circulation, flat topography, and generous building setbacks from Highway 30. These features will adequately support the proposed expansion of home occupation use, which will not impede on or alter the site's suitability for such use.

D. The site and proposed development is timely, considering the adequacy of transportation systems, public facilities, and services existing or planned for the area affected by the use;

Response: The existing transportation systems, public facilities, and services are sufficient to serve the proposed expansion of home occupation use. Thus, the proposed development can be considered timely.

E. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or precludes the use of surrounding properties for the primary uses listed in the underlying district;

Response: The proposed expansion of the home occupation use will not alter the character in a way that substantially limits, impairs or precludes the use of surrounding properties for primary uses listed in the underlying district. As the site occupies a corner lot fronting Highway 30, it will not introduce new traffic into the adjacent residential neighborhood. The lot is located at the outer edge of the RR-5 zone, and is in the vicinity of other commercial, industrial and agricultural uses.

F. The proposal satisfies the goals and policies of the Comprehensive Plan which apply to the proposed use;

Response: As an expansion of a home occupation in keeping with the rural character of the area, the proposed use satisfies the goals and policies of the Columbia County Comprehensive Plan.

G. The proposal will not create any hazardous conditions.

Response: The proposed expansion of the home occupation will include a new spray booth for painting vehicles. The booth will be fully enclosed and employ filtration technology to capture overspray and limit emissions. All hazardous materials will be handled and disposed of according to local and state regulations. Thus, no hazardous conditions will be created by this proposal.

(2) Design Review: The Commission may require the Conditional Use be subject to a site design review by the Design Review Board or Planning Commission.

Section 1507: Home Occupations

Land Development Services or the County Planning Commission (or the County) may allow the establishment of a Type 1 or Type 2 home occupation in any zone that allows residential uses. Home Occupations do not include commercial



activities carried out in conjunction with a marijuana or psilocybin-producing fungi crop, or in association with a psilocybin service center. The following provisions shall apply:

- (1) *Type 1: A Type 1 home occupation is reviewed administratively by Land Development Services and presents no indication of a business to the neighboring property owners. In addition to the general criteria in Subsection 1507.3, the following criteria shall apply to a Type 1 home occupation:*
- A. It shall be operated by a resident of the property on which the business is located.*
 - B. No non-residents shall be employed on the property.*
 - C. The business generates not more than 20 customer vehicle trips to the property per week.*
 - D. Signs are not permitted.*
- (2) *Type 2: A Type 2 home occupation is reviewed as a Conditional Use by the Planning Commission and may be visible to the neighborhood in which it is located. In addition to the general criteria in Subsection 1507.3, the following criteria shall apply to a Type 2 home occupation:*
- A. It shall be operated by a resident or employee of a resident of the property on which the business is located.*
 - B. It shall employ on the site no more than five full-time or part-time persons.*
 - C. Signs are permitted as per Section 1300 of the CCZO.*

Response: The applicant is requesting approval of a modification of the existing home occupation as a Conditional Use as it may be visible to the neighborhood in which it is located. The home occupation will continue to be operated by an employee residing in the dwelling which is located on the same property on which the business is located. It will continue to employ no more than five full-time or part-timer persons. Any sign will be permitted as per Section 1300 of the CCZO.

- (3) *The following criteria shall apply to all home occupations:*
- A. A home occupation shall be operated substantially in:*
 - 1. The dwelling; or*
 - 2. Other buildings normally associated with uses permitted in the zone in which the property is located.*
 - B. A home occupation shall not unreasonably interfere with other uses permitted in the zone in which the property is located*

Response: The home occupation will be operated in buildings of a type normally associated with detached accessory buildings on rural residential property, such as those for maintenance or storage of agricultural- or forestry-related vehicles and equipment. The original home occupation was applied for and approved last year and there have been no issues/interference with adjacent land owners and other nearby uses.

In addition to the CCZO requirements listed above, the expanded home occupation will require the applicant to satisfy all conditions of approval listed in the original home occupation approval.

Obtain an approved Road Access Permit from the County Public Works Department.

A Road Access Permit was approved and a copy was included in our original submission.

Obtain all necessary structural, electrical, plumbing and mechanical permits for the proposed detailing garage.

The applicant has applied for the necessary permits.

Submit to LDS the identity of the resident business operator along with proof of their residence on the property.

A rental agreement was submitted to the County with the original Home Occupation submission. A copy of that agreement (with stamp from Land Development Services) has been included with this submission for reference.



Supporting Documents

Site Development Review Documents:

01 Application
02 Narrative
03 Drawings
04 ROW Access

Conditional Use: Home Occupation
Land Use Narrative
Site/Architectural Drawings
Copy of ROW Access Permit

Conclusion

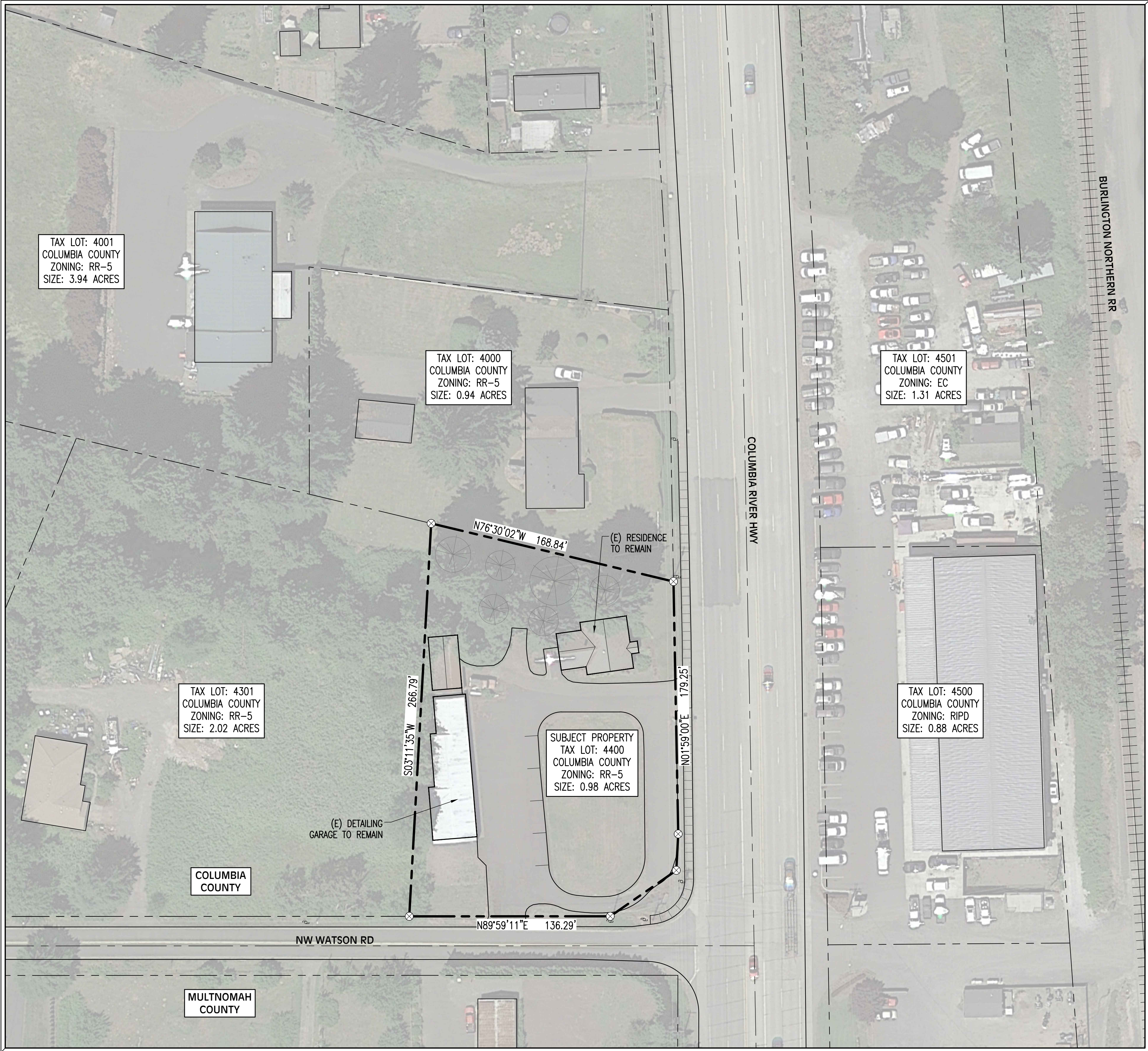
The above information is accurate to the best of our knowledge. The narrative, drawings and all associated documentation have been presented to illustrate that all **applicable** land use approval standards will be met with the proposed use and building/site design. We look forward to receiving your feedback. Please contact me directly with any questions.

Sincerely,

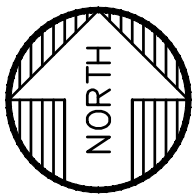
Matthew Alexander
Project Manager
Lower Columbia Engineering

DETAIL SHOP ADDITIONS

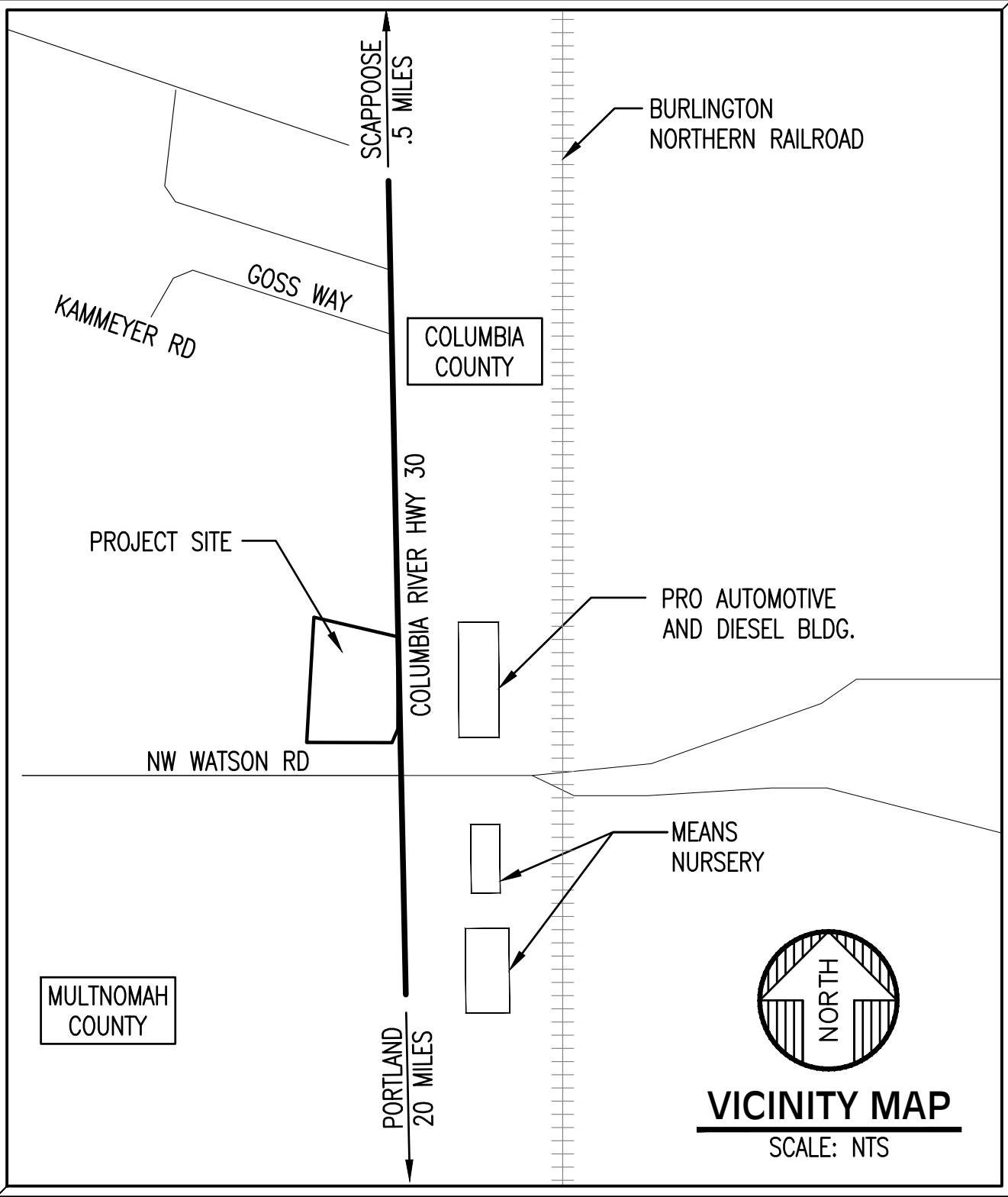
PRO AUTOMOTIVE & DIESEL DETAIL SHOP
50035 COLUMBIA RIVER HIGHWAY
SCAPPOOSE, OREGON 97056



PLOT PLAN
SCALE: 1" = 40'-0"



DRAWING INDEX	
SHEET NUMBER	DESCRIPTION
GENERAL SHEETS	
G-1	COVER SHEET
G-2	FIRE, LIFE, SAFETY PLAN & CODE SUMMARY
CIVIL SHEETS	
C-1	EXISTING CONDITIONS PLAN
C-2	EROSION & SEDIMENT CONTROL PLAN
C-3	PROPOSED SITE PLAN
C-4	ESC DETAILS
ARCHITECTURAL SHEETS	
A-1	EXISTING BUILDING FLOOR PLAN
A-2	OVERALL PROPOSED FLOOR PLAN
A-3	SOUTH ADDITION FLOOR PLAN
A-4	NORTH ADDITION FLOOR PLAN
A-5	EXTERIOR ELEVATIONS
A-6	BUILDING SECTIONS



PROJECT TEAM

OWNER/CLIENT

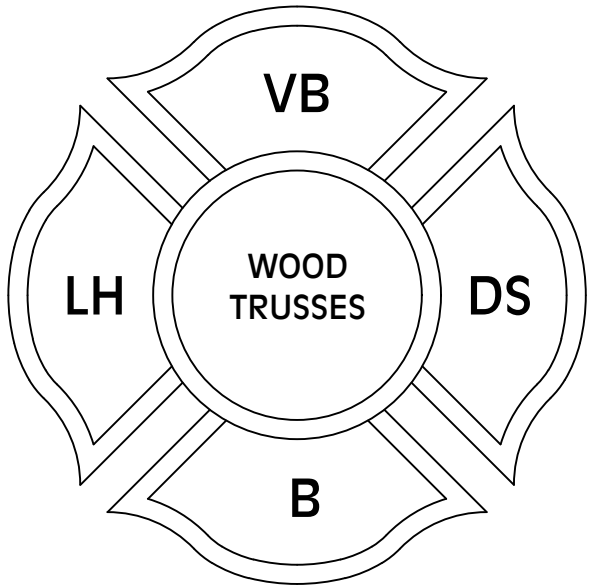
ADAM OFSTAD
PRO AUTOMOTIVE & DIESEL
50038 COLUMBIA RIVER HWY
SCAPPOOSE, OR 97056
PHONE: (503) 987-4000

PROJECT MANAGER

LOWER COLUMBIA ENGINEERING, LLC
58640 McNULTY WAY
ST. HELENS, OR 97051 PHONE:
PHONE: (503) 366-0399
CONTACT: MATTHEW ALEXANDER
matt@lowercolumbiaengr.com

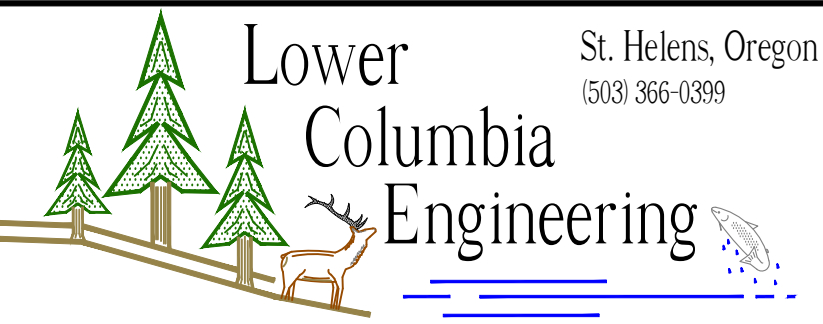
BUILDING INFORMATION SIGN

PER THE REQUIREMENTS OF SCAPPOOSE FIRE CODE ORDINANCE 17-2, A BUILDING INFORMATION SIGN IS TO BE PROVIDED AT THE BUILDING ENTRANCE TO ALERT FIREFIGHTERS TO ANY POTENTIAL BUILDING HAZARDS. LOCATION TO BE VERIFIED BY S.R.F.D.



DATE: 10/21/2024
PRELIMINARY
NOT
FOR CONSTRUCTION

REV.	REVISION RECORD	DATE



St. Helens, Oregon
(503) 366-0399

PROJ. NO.	3614	COVER SHEET
DWG. BY	PCD	PAD DETAILING
APPR. BY	ADAM OFSTAD	SHEET
FILE	D-3614-G-1	DATE 12/31/2024

G-1

TAX LOT: 4001
COLUMBIA COUNTY
ZONING: RR-5
SIZE: 3.94 ACRES

TAX LOT: 4000
COLUMBIA COUNTY
ZONING: RR-5
SIZE: 0.94 ACRES

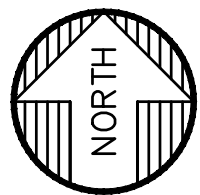
TAX LOT: 4301
COLUMBIA COUNTY
ZONING: RR-5
SIZE: 2.02 ACRES

TAX LOT: 4400
COLUMBIA COUNTY
ZONING: RR-5
SIZE: 0.98 ACRES

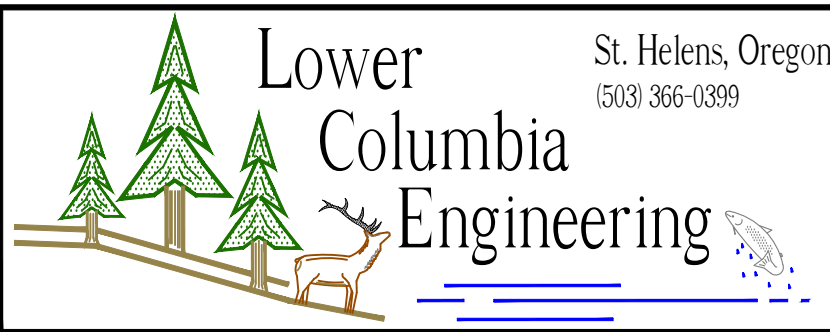
COLUMBIA COUNTY

MULTNOMAH COUNTY

EXISTING CONDITIONS PLAN
SCALE: 1" = 20'-0"



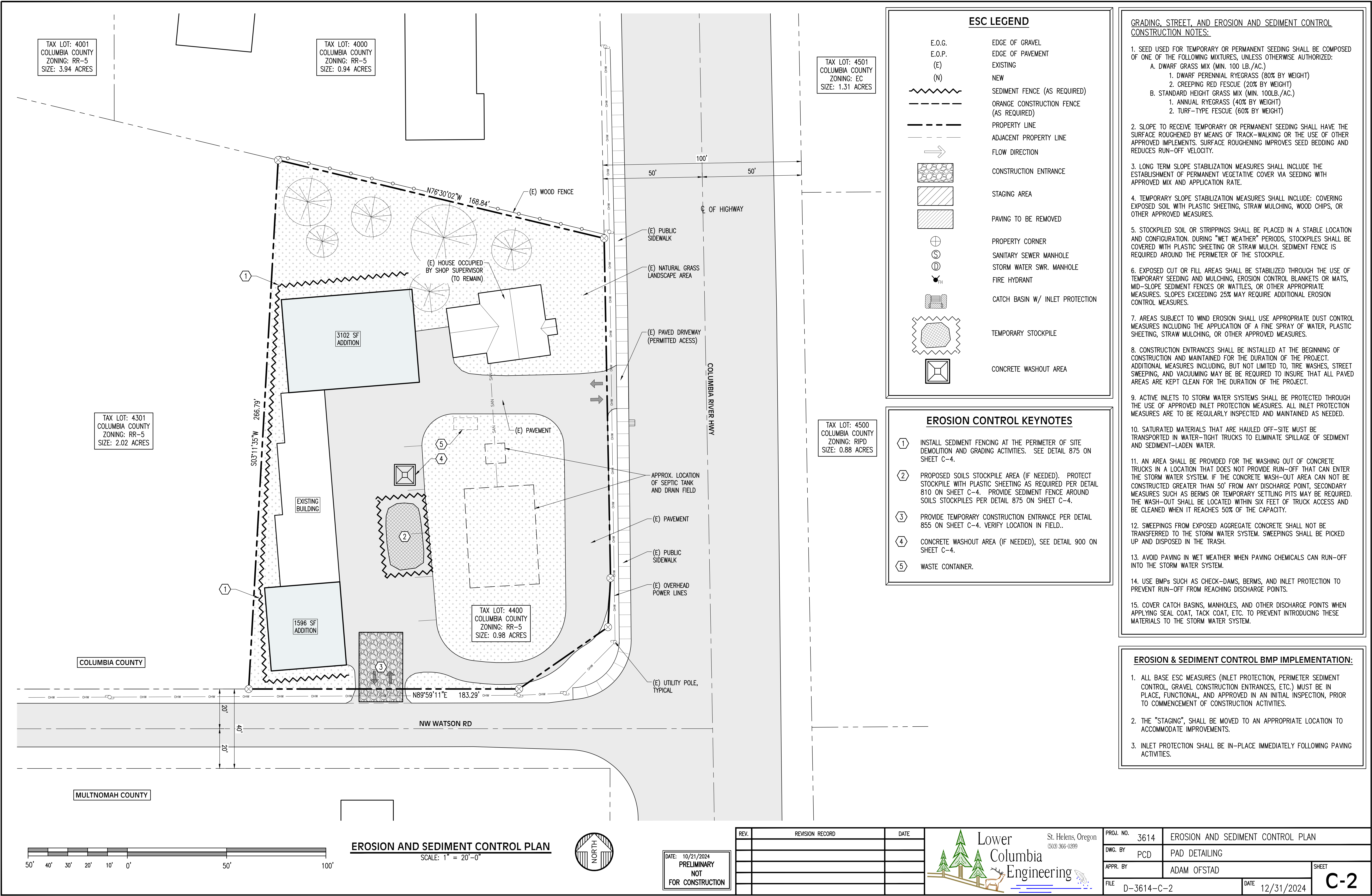
REV.	REVISION RECORD	DATE



PROJ. NO.	3614	EXISTING CONDITIONS PLAN
DWG. BY	PCD	PAD DETAILING
APPR. BY	ADAM OFSTAD	SHEET
FILE	D-3614-C-1	DATE 12/31/2024

DATE: 10/21/2024
PRELIMINARY
NOT
FOR CONSTRUCTION

C-1



ESC LEGEND

- E.O.G. EDGE OF GRAVEL
- E.O.P. EDGE OF PAVEMENT
- (E) EXISTING
- (N) NEW
- SEDIMENT FENCE (AS REQUIRED)
- ORANGE CONSTRUCTION FENCE (AS REQUIRED)
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- FLOW DIRECTION
- CONSTRUCTION ENTRANCE
- STAGING AREA
- PAVING TO BE REMOVED
- PROPERTY CORNER
- SANITARY SEWER MANHOLE
- STORM WATER SWR. MANHOLE
- FIRE HYDRANT
- CATCH BASIN W/ INLET PROTECTION
- TEMPORARY STOCKPILE
- CONCRETE WASHOUT AREA

EROSION CONTROL KEYNOTES

- 1. INSTALL SEDIMENT FENCING AT THE PERIMETER OF SITE DEMOLITION AND GRADING ACTIVITIES. SEE DETAIL 875 ON SHEET C-4.
- 2. PROPOSED SOILS STOCKPILE AREA (IF NEEDED). PROTECT STOCKPILE WITH PLASTIC SHEETING AS REQUIRED PER DETAIL 810 ON SHEET C-4. PROVIDE SEDIMENT FENCE AROUND SOILS STOCKPILES PER DETAIL 875 ON SHEET C-4.
- 3. PROVIDE TEMPORARY CONSTRUCTION ENTRANCE PER DETAIL 855 ON SHEET C-4. VERIFY LOCATION IN FIELD..
- 4. CONCRETE WASHOUT AREA (IF NEEDED), SEE DETAIL 900 ON SHEET C-4.
- 5. WASTE CONTAINER.

GRADING, STREET, AND EROSION AND SEDIMENT CONTROL CONSTRUCTION NOTES:

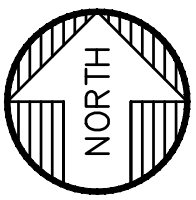
- 1. SEED USED FOR TEMPORARY OR PERMANENT SEEDING SHALL BE COMPOSED OF ONE OF THE FOLLOWING MIXTURES, UNLESS OTHERWISE AUTHORIZED:
 - A. DWARF GRASS MIX (MIN. 100 LB./AC.)
 - 1. DWARF PERENNIAL RYEGRASS (80% BY WEIGHT)
 - 2. CREEPING RED FESCUE (20% BY WEIGHT)
 - B. STANDARD HEIGHT GRASS MIX (MIN. 100LB./AC.)
 - 1. ANNUAL RYEGRASS (40% BY WEIGHT)
 - 2. TURF-TYPE FESCUE (60% BY WEIGHT)
- 2. SLOPE TO RECEIVE TEMPORARY OR PERMANENT SEEDING SHALL HAVE THE SURFACE ROUGHENED BY MEANS OF TRACK-WALKING OR THE USE OF OTHER APPROVED IMPLEMENTS. SURFACE ROUGHENING IMPROVES SEED BEDDING AND REDUCES RUN-OFF VELOCITY.
- 3. LONG TERM SLOPE STABILIZATION MEASURES SHALL INCLUDE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER VIA SEEDING WITH APPROVED MIX AND APPLICATION RATE.
- 4. TEMPORARY SLOPE STABILIZATION MEASURES SHALL INCLUDE: COVERING EXPOSED SOIL WITH PLASTIC SHEETING, STRAW MULCHING, WOOD CHIPS, OR OTHER APPROVED MEASURES.
- 5. STOCKPILED SOIL OR STRIPPINGS SHALL BE PLACED IN A STABLE LOCATION AND CONFIGURATION. DURING "WET WEATHER" PERIODS, STOCKPILES SHALL BE COVERED WITH PLASTIC SHEETING OR STRAW MULCH. SEDIMENT FENCE IS REQUIRED AROUND THE PERIMETER OF THE STOCKPILE.
- 6. EXPOSED CUT OR FILL AREAS SHALL BE STABILIZED THROUGH THE USE OF TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS OR MATS, MID-SLOPE SEDIMENT FENCES OR WATTLES, OR OTHER APPROPRIATE MEASURES. SLOPES EXCEEDING 25% MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES.
- 7. AREAS SUBJECT TO WIND EROSION SHALL USE APPROPRIATE DUST CONTROL MEASURES INCLUDING THE APPLICATION OF A FINE SPRAY OF WATER, PLASTIC SHEETING, STRAW MULCHING, OR OTHER APPROVED MEASURES.
- 8. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, TIRE WASHES, STREET SWEEPING, AND VACUUMING MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- 9. ACTIVE INLETS TO STORM WATER SYSTEMS SHALL BE PROTECTED THROUGH THE USE OF APPROVED INLET PROTECTION MEASURES. ALL INLET PROTECTION MEASURES ARE TO BE REGULARLY INSPECTED AND MAINTAINED AS NEEDED.
- 10. SATURATED MATERIALS THAT ARE HAULED OFF-SITE MUST BE TRANSPORTED IN WATER-TIGHT TRUCKS TO ELIMINATE SPILLAGE OF SEDIMENT AND SEDIMENT-LADEN WATER.
- 11. AN AREA SHALL BE PROVIDED FOR THE WASHING OUT OF CONCRETE TRUCKS IN A LOCATION THAT DOES NOT PROVIDE RUN-OFF THAT CAN ENTER THE STORM WATER SYSTEM. IF THE CONCRETE WASH-OUT AREA CAN NOT BE CONSTRUCTED GREATER THAN 50' FROM ANY DISCHARGE POINT, SECONDARY MEASURES SUCH AS BERMS OR TEMPORARY SETTLING PITS MAY BE REQUIRED. THE WASH-OUT SHALL BE LOCATED WITHIN SIX FEET OF TRUCK ACCESS AND BE CLEANED WHEN IT REACHES 50% OF THE CAPACITY.
- 12. SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE SHALL NOT BE TRANSFERRED TO THE STORM WATER SYSTEM. SWEEPINGS SHALL BE PICKED UP AND DISPOSED IN THE TRASH.
- 13. AVOID PAVING IN WET WEATHER WHEN PAVING CHEMICALS CAN RUN-OFF INTO THE STORM WATER SYSTEM.
- 14. USE BMPs SUCH AS CHECK-DAMS, BERMS, AND INLET PROTECTION TO PREVENT RUN-OFF FROM REACHING DISCHARGE POINTS.
- 15. COVER CATCH BASINS, MANHOLES, AND OTHER DISCHARGE POINTS WHEN APPLYING SEAL COAT, TACK COAT, ETC. TO PREVENT INTRODUCING THESE MATERIALS TO THE STORM WATER SYSTEM.

EROSION & SEDIMENT CONTROL BMP IMPLEMENTATION:

- 1. ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL, AND APPROVED IN AN INITIAL INSPECTION, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- 2. THE "STAGING", SHALL BE MOVED TO AN APPROPRIATE LOCATION TO ACCOMMODATE IMPROVEMENTS.
- 3. INLET PROTECTION SHALL BE IN-PLACE IMMEDIATELY FOLLOWING PAVING ACTIVITIES.

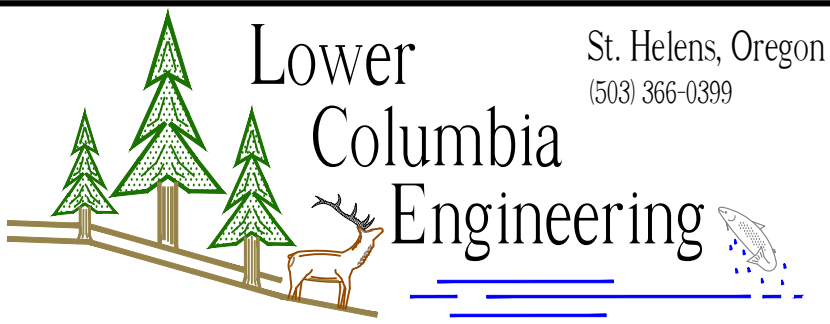


EROSION AND SEDIMENT CONTROL PLAN
SCALE: 1" = 20'-0"



DATE: 10/21/2024
PRELIMINARY
NOT
FOR CONSTRUCTION

REV.	REVISION RECORD	DATE



PROJ. NO.	3614	EROSION AND SEDIMENT CONTROL PLAN	
DWG. BY	PCD	PAD DETAILING	
APPR. BY	ADAM OFSTAD	SHEET	
FILE	D-3614-C-2	DATE	12/31/2024

TAX LOT: 4001
COLUMBIA COUNTY
ZONING: RR-5
SIZE: 3.94 ACRES

TAX LOT: 4000
COLUMBIA COUNTY
ZONING: RR-5
SIZE: 0.94 ACRES

TAX LOT: 4501
COLUMBIA COUNTY
ZONING: EC
SIZE: 1.31 ACRES

TAX LOT: 4301
COLUMBIA COUNTY
ZONING: RR-5
SIZE: 2.02 ACRES

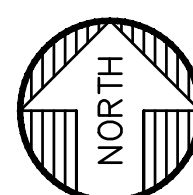
TAX LOT: 4500
COLUMBIA COUNTY
ZONING: RIPD
SIZE: 0.88 ACRES

(N) 47'x66' PAINT BOOTH
BUILDING ADDITION. SEE
SHEET A-4 FOR FLOOR PLAN

(E) DETAILING GARAGE TO REMAIN.
SEE SHEET A-1 FOR EXISTING
FLOOR PLAN. SEE SHEET A-2
FOR OVERALL FLOOR PLAN

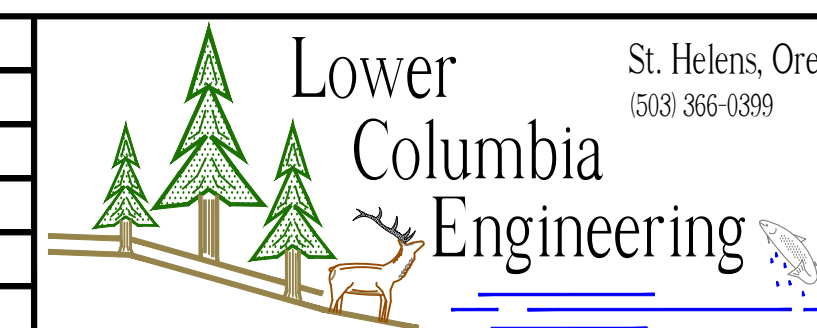
(N) 38'x42' BUILDING
ADDITION. SEE SHEET
A-3 FOR FLOOR PLAN

PROPOSED SITE PLAN
SCALE: 1" = 20'-0"



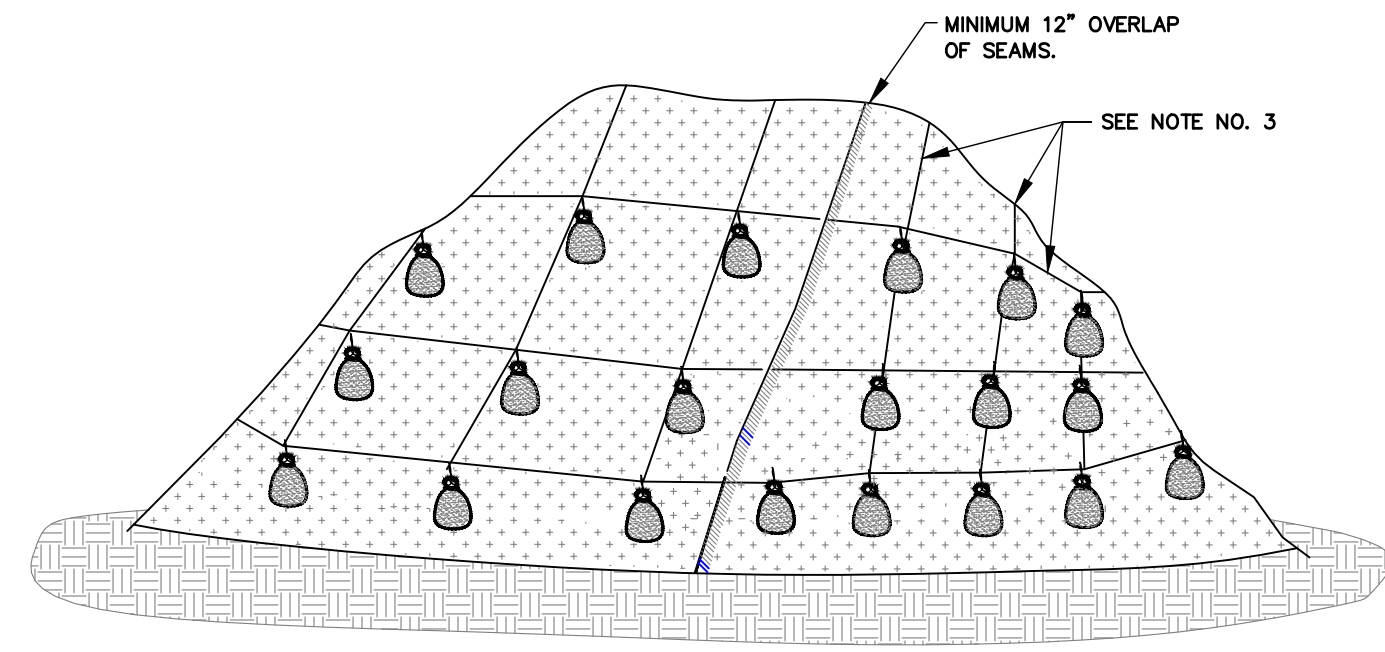
DATE: 10/21/2024
PRELIMINARY
NOT
FOR CONSTRUCTION

REV.	REVISION RECORD	DATE



PROJ. NO.	3614	PROPOSED SITE PLAN
DWG. BY	PCD	PAD DETAILING
APPR. BY	ADAM OFSTAD	SHEET
FILE	D-3614-C-3	DATE 12/31/2024
		C-3

FOR FURTHER INFORMATION
ON DESIGN CRITERIA SEE
CHAPTER 4 OF CLEAN WATER
SERVICES EROSION PREVENTION
AND SEDIMENT CONTROL
PLANNING AND DESIGN MANUAL.



PLASTIC SHEETING

NOTES:

1. MINIMUM 12" OVERLAP OF ALL SEAMS REQUIRED.
2. PERIMETER SEDIMENT CONTROL BMP TO BE INSTALLED A MINIMUM OF 3' FROM TOE OF STOCKPILE.
3. COVERING MAINTAINED TIGHTLY IN PLACE BY USING SANDBAGS OR APPROVED EQUAL ON ROPES WITH A MAXIMUM 10' GRID SPACING IN ALL DIRECTIONS.
4. PLASTIC TO EXTEND MINIMUM 1' BEYOND TOE OF SLOPE.
5. AS APPROPRIATE, BMP'S SHALL BE INSTALLED TO CONVEY WATER DISCHARGE FROM STOCKPILE AREAS.

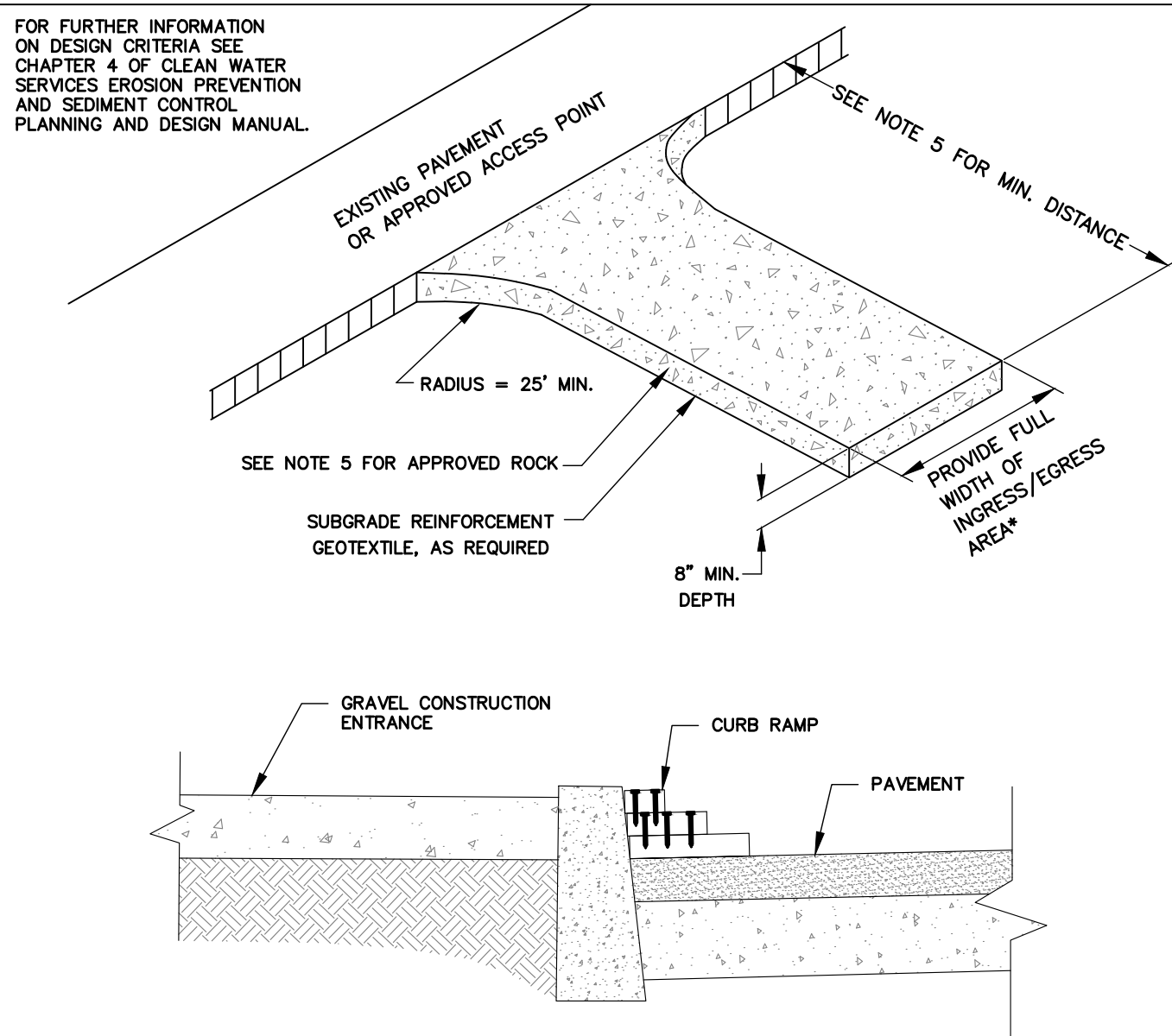
PLASTIC SHEETING

DRAWING NO. 810

REVISED 10-31-19



FOR FURTHER INFORMATION
ON DESIGN CRITERIA SEE
CHAPTER 4 OF CLEAN WATER
SERVICES EROSION PREVENTION
AND SEDIMENT CONTROL
PLANNING AND DESIGN MANUAL.



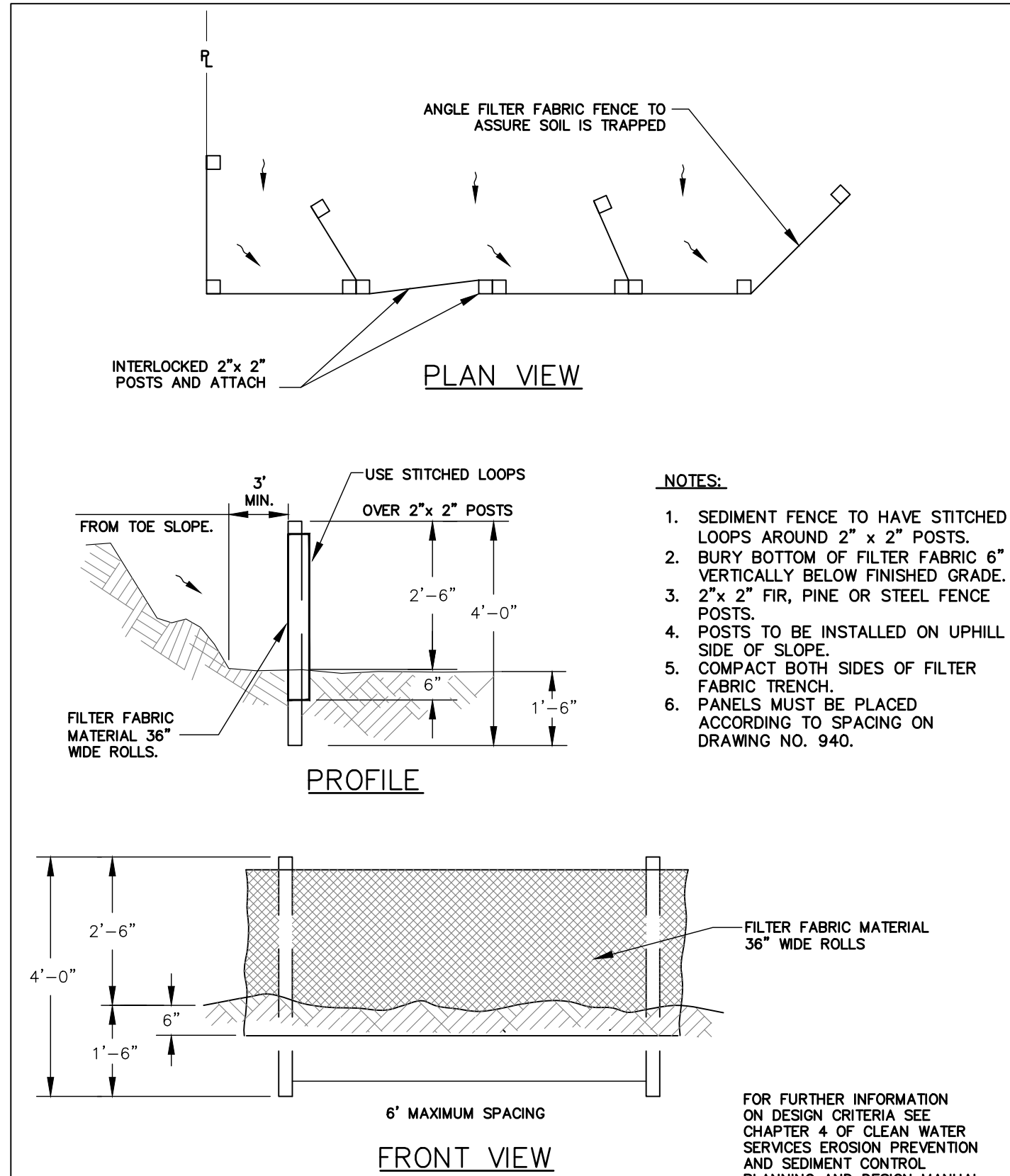
NOTES:

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

CONSTRUCTION ENTRANCE

DRAWING NO. 855

REVISED 10-31-19



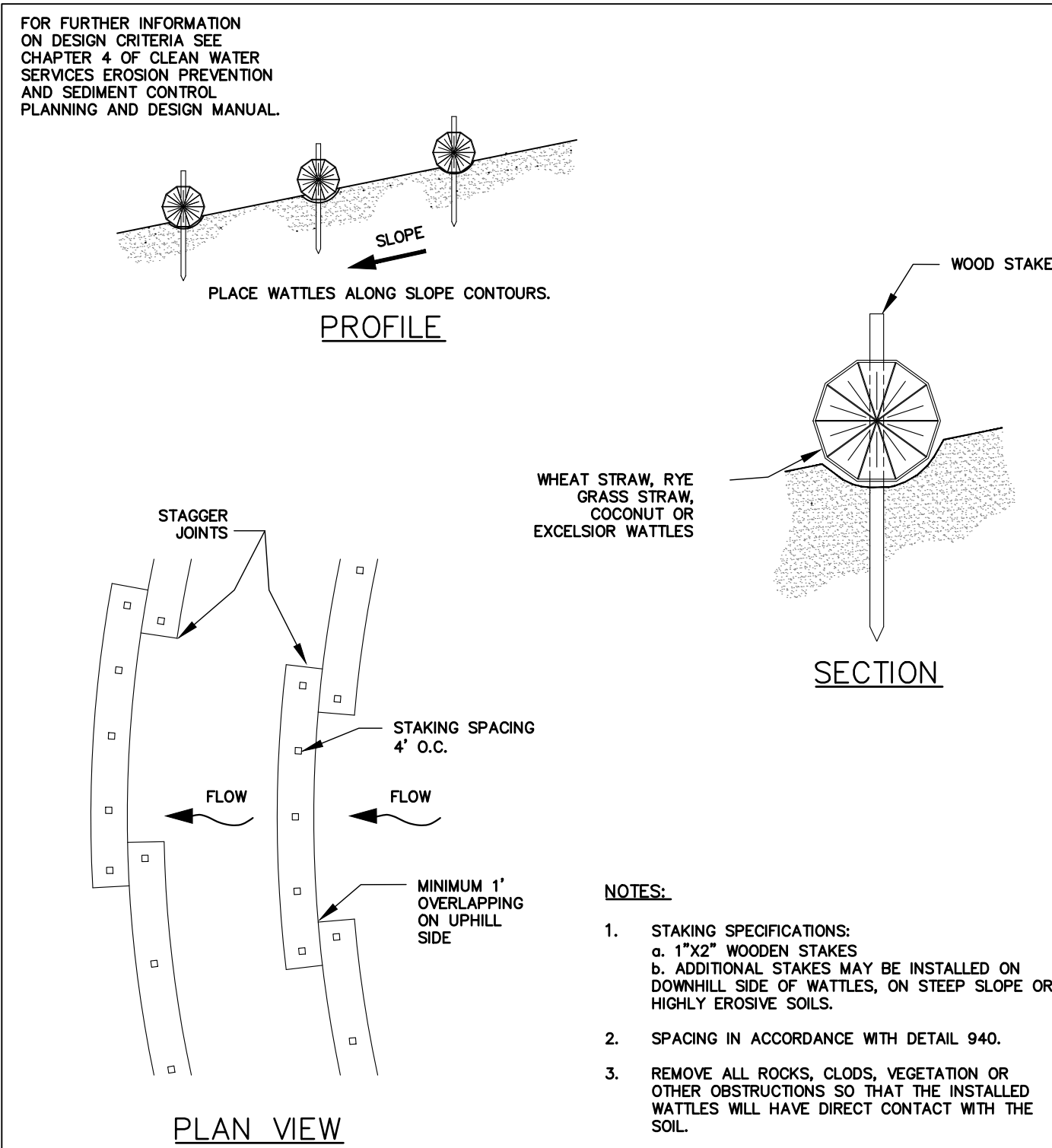
SEDIMENT FENCE

DRAWING NO. 875

REVISED 10-31-19



FOR FURTHER INFORMATION
ON DESIGN CRITERIA SEE
CHAPTER 4 OF CLEAN WATER
SERVICES EROSION PREVENTION
AND SEDIMENT CONTROL
PLANNING AND DESIGN MANUAL.



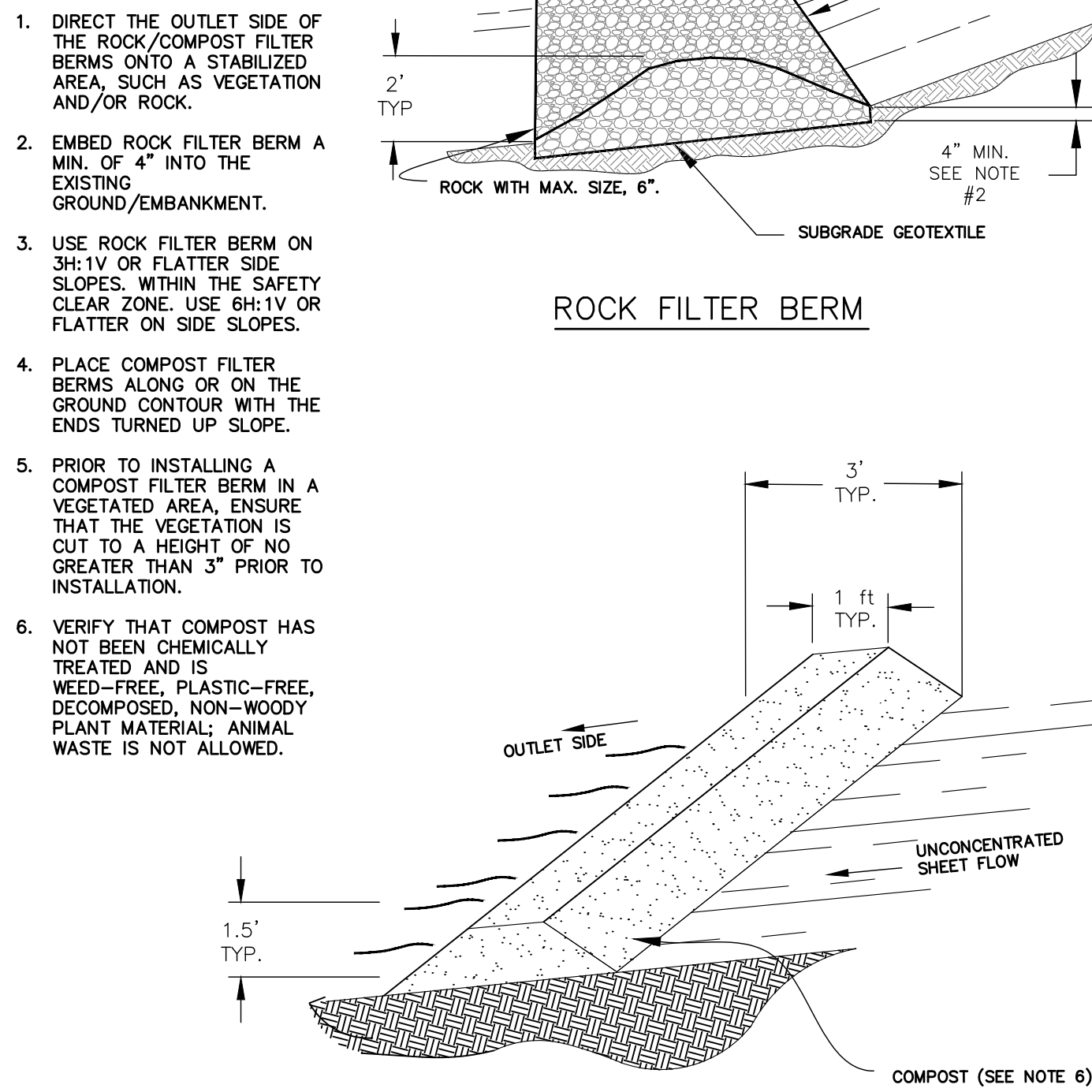
WATTLES

DRAWING NO. 880

REVISED 10-31-19



FOR FURTHER INFORMATION
ON DESIGN CRITERIA SEE
CHAPTER 4 OF CLEAN WATER
SERVICES EROSION PREVENTION
AND SEDIMENT CONTROL
PLANNING AND DESIGN MANUAL.



FILTER BERMS
ROCK/COMPOST

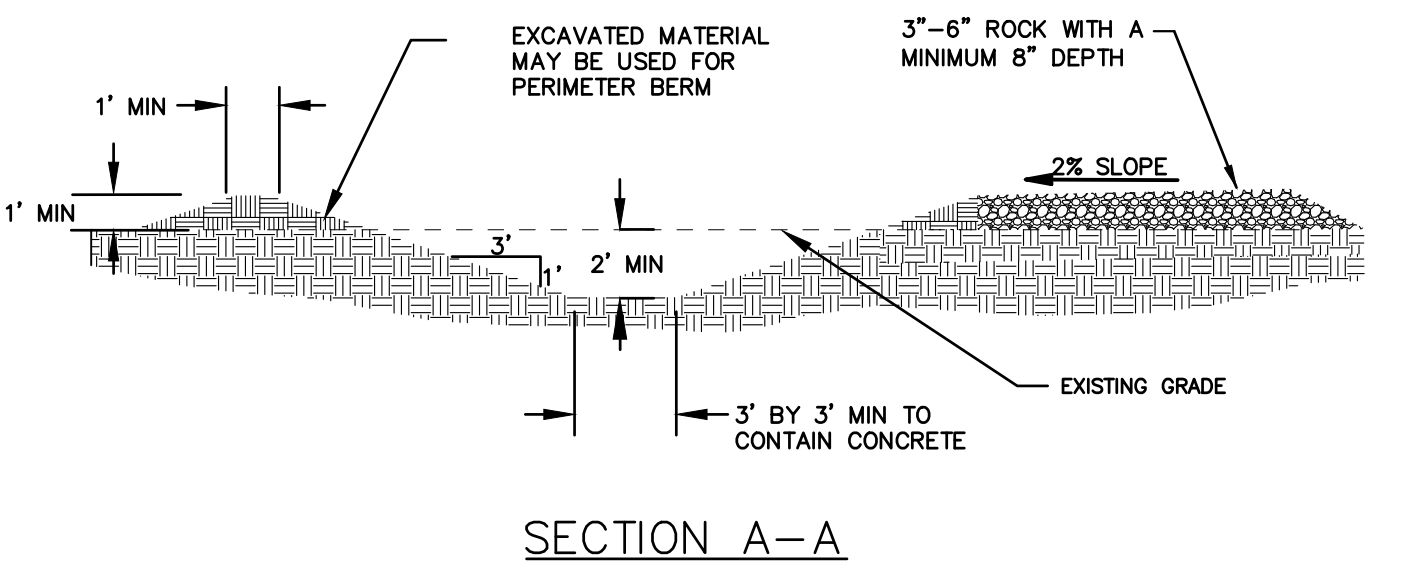
DRAWING NO. 890

REVISED 10-31-19



NOTES:

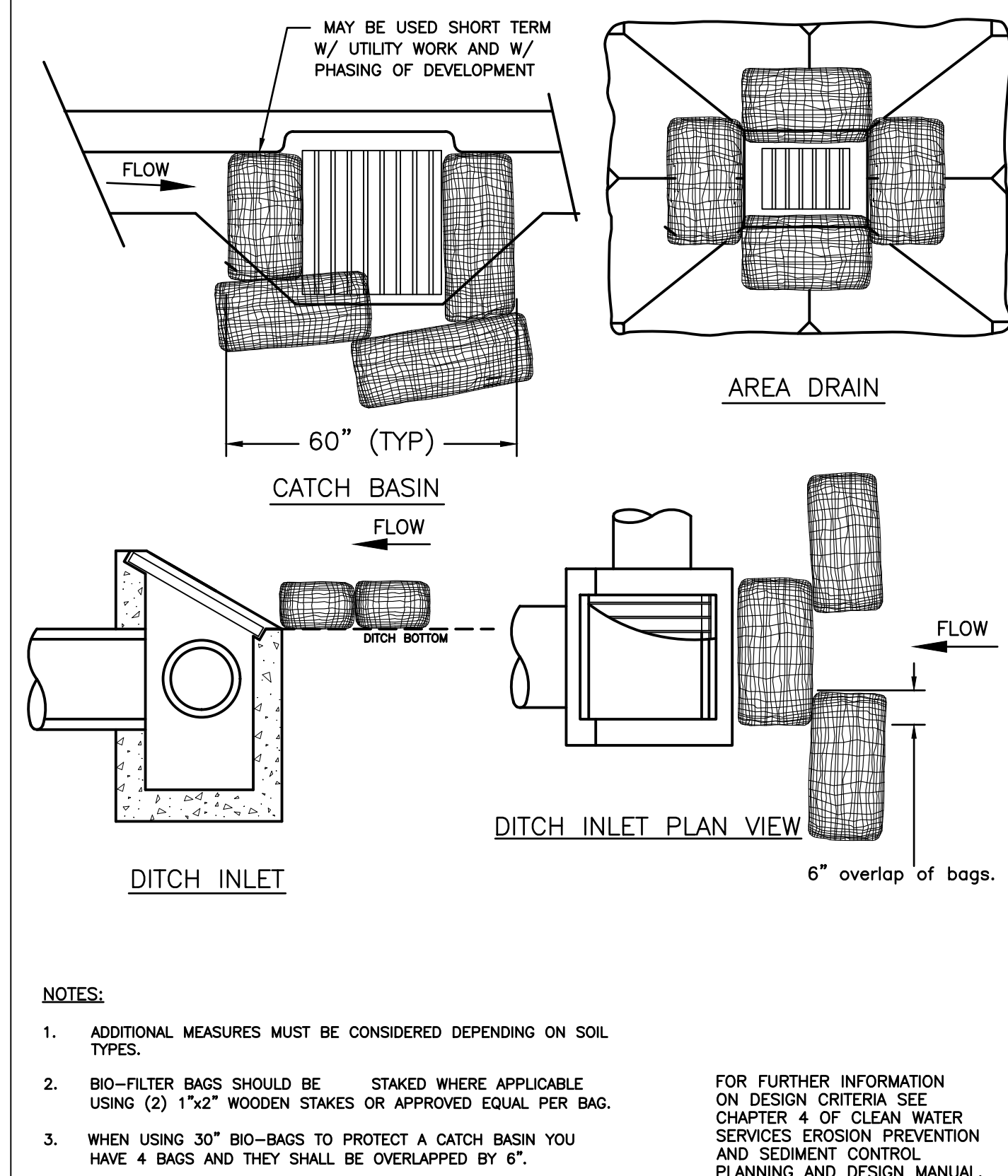
1. WASHOUT FACILITIES SHALL BE MAINTAINED TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM FREEBOARD OF 12 INCHES.
2. WASHOUT FACILITIES MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASHOUT IS 75% FULL.
3. IF THE WASHOUT IS NEARING CAPACITY, VACUUM AND DISPOSE OF THE WASTE MATERIAL IN AN APPROVED MANNER.
4. TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE LOCATED A MINIMUM OF 50 FT FROM SENSITIVE AREAS INCLUDING OPEN DRAINAGE FACILITIES AND WATER SOURCES.
5. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
6. INSTALL CONCRETE WASHOUT SIGN WITHIN 30 FEET OF TEMPORARY CONCRETE WASHOUT FACILITY.
7. TEMPORARY CONCRETE WASHOUTS MAY BE A PREFABRICATED CONTAINER THAT IS PORTABLE AND REUSABLE.



CONCRETE WASHOUT

DRAWING NO. 900

REVISED 10-31-19



INLET PROTECTION
TYPE 4

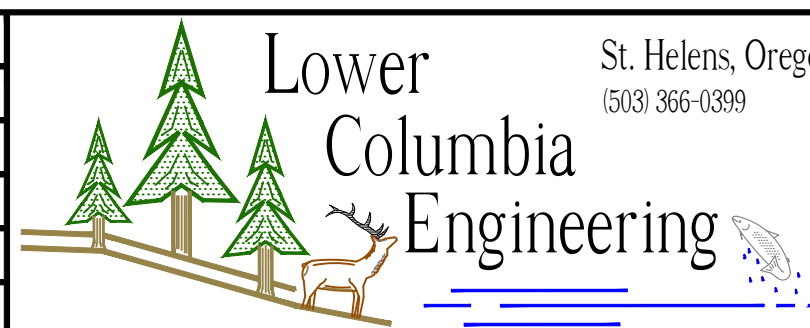
DRAWING NO. 915

REVISED 10-31-19



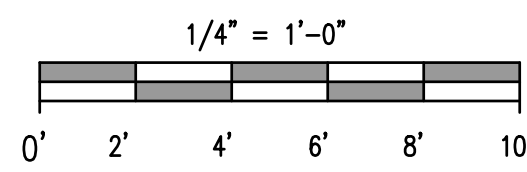
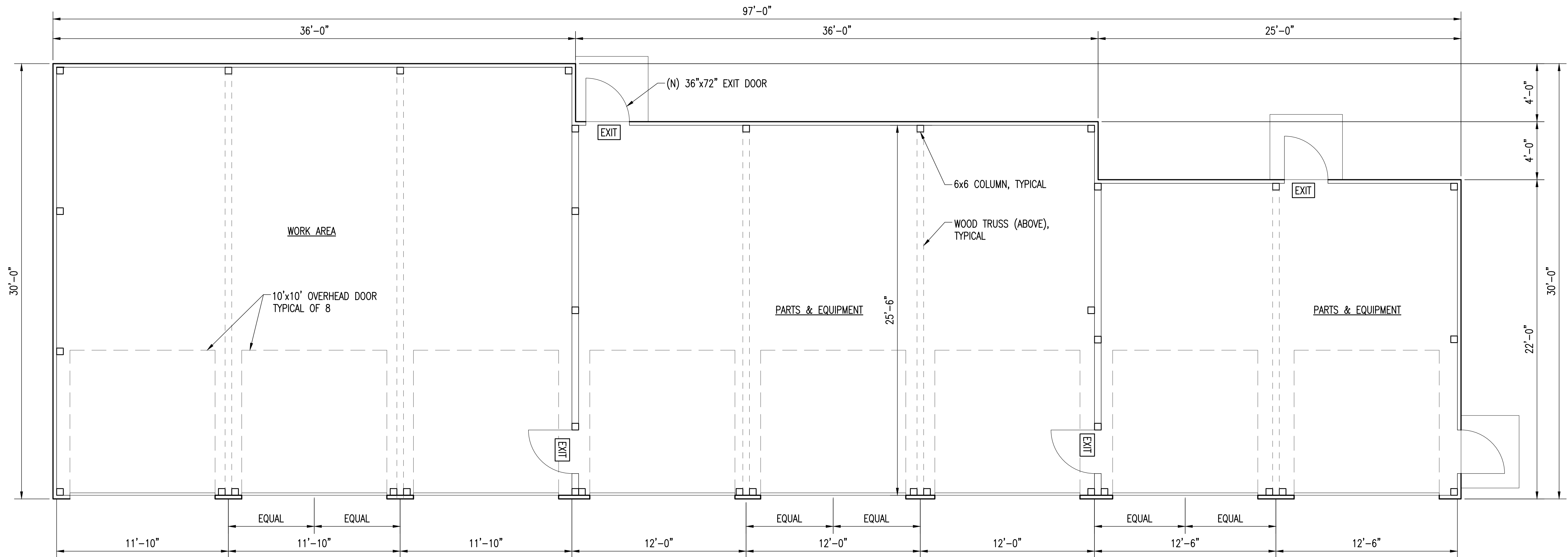
DATE: 7/23/2024
ISSUED
FOR APPROVAL

REV.	REVISION RECORD	DATE

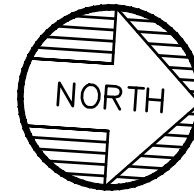


PROJ. NO.	3614	ESC DETAILS
DWG. BY	PCD	PAD DETAILING
APPR. BY	ADAM OFSTAD	SHEET
FILE	D-3614-C-4	DATE 12/31/2024

C-4

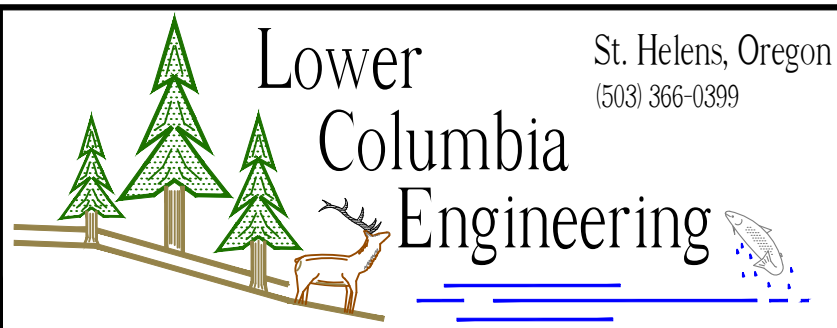


EXISTING BUILDING FLOOR PLAN
SCALE: 1/4" = 1'-0"

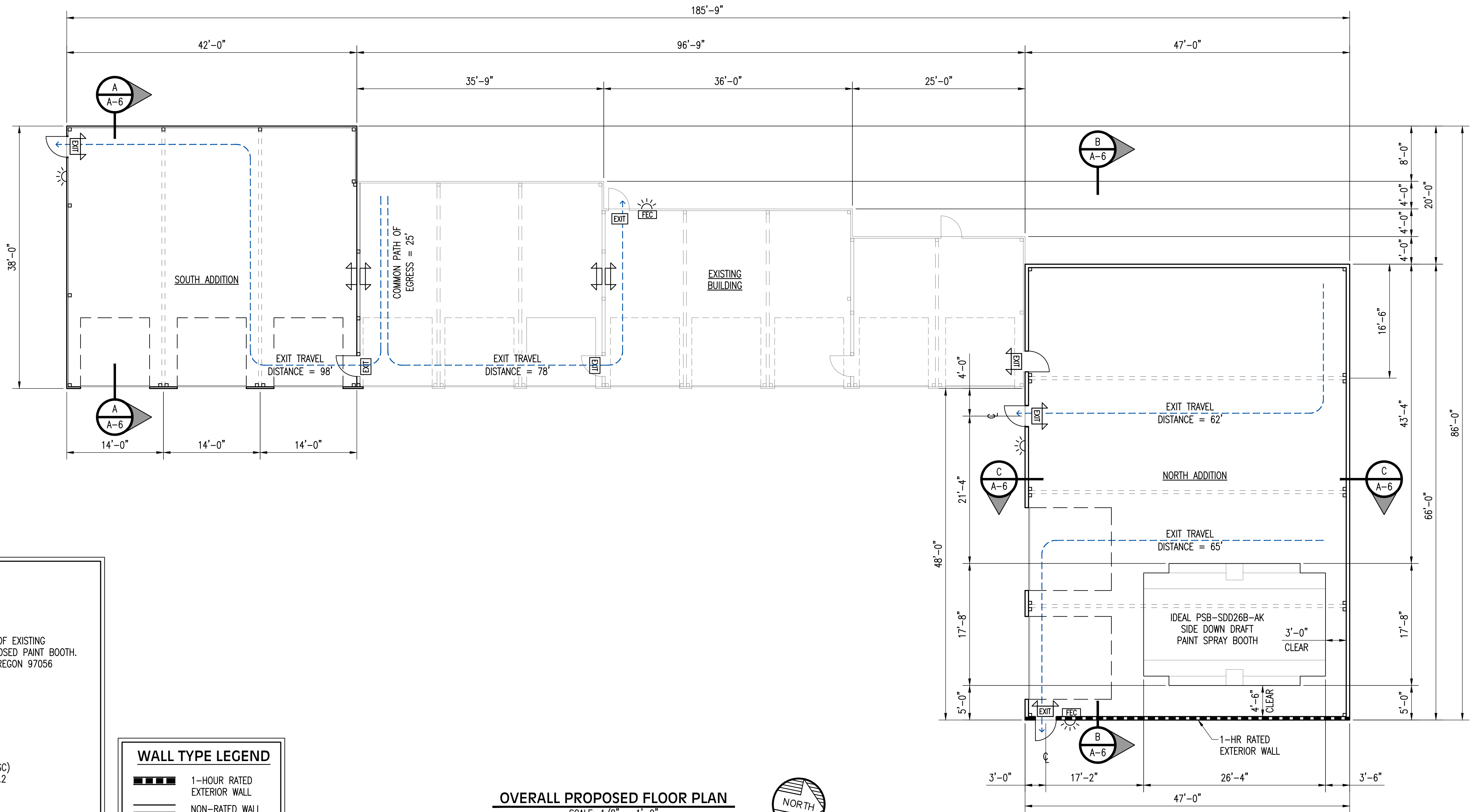


DATE: 10/21/2024
PRELIMINARY
NOT
FOR CONSTRUCTION

REV.	REVISION RECORD	DATE



PROJ. NO.	3614	EXISTING BUILDING FLOOR PLAN
DWG. BY	PCD	PAD DETAILING
APPR. BY	ADAM OFSTAD	
FILE	D-3614-A-1	DATE 12/31/2024



CODE SUMMARY

GENERAL INFORMATION

PROJECT NAME: OFSTAD DETAILING SHOP
SCOPE OF WORK: BUILDING ADDITIONS ON SOUTH & NORTH SIDES OF EXISTING ONE-STORY DETAILING SHOP INCLUDING AN ENCLOSED PAINT BOOTH.
ADDRESS: 30035 COLUMBIA RIVER HIGHWAY, SCAPPOOSE, OREGON 97056
LATITUDE/LONGITUDE: 45°43'17.88" - 122°52'33.10"
JURISDICTION: COLUMBIA COUNTY
ZONING: RURAL RESIDENTIAL (RR-5)
MAP TAX LOT NUMBER: 3224-CO-04400
LOT SIZE: 0.98 ACRES

BUILDING CONSTRUCTION TYPE, HEIGHT AND AREA:

BUILDING CODE EDITION: 2022 OREGON STRUCTURAL SPECIALTY CODE (OSSC)
OCCUPANCY GROUP: S1 - MODERATE-HAZARD STORAGE, SECTION 311.2

TYPE OF CONSTRUCTION: TYPE V-B NON-SPRINKLERED
ALLOWABLE BUILDING HEIGHT: 40 FEET PER TABLE 504.3 > 22'-4" FEET ACTUAL
ALLOWABLE NUMBER OF STORIES: 1 STORY ABOVE GRADE PLANE PER TABLE 504.4 > 1 ACTUAL
ALLOWABLE BUILDING AREA: PER TABLE 506.2 WITH NO FRONTAGE INCREASE TAKEN 9,000 SQ FT ALLOWABLE > 7,264 SQ FT ACTUAL

FIRE AND SMOKE PROTECTION:

FIRE SPRINKLERS: NON-SPRINKLERED
MINIMUM FIRE RESISTIVE RATING: PER TABLE 601: 0-HR (RATED CONSTRUCTION NOT REQUIRED)
BUILDING SEPARATION: EAST: 16.5' BETWEEN ADDITION AND EXISTING RESIDENCE. 1-HR RATED EXTERIOR WALL REQUIRED ON EASTERN SIDE OF NORTHERN ADDITION. ALL OTHER SEPARATION DISTANCES IN EXCESS OF 30 FEET. NO ADDITIONAL FIRE RESISTANCE REQUIRED BASED ON SEPARATION DISTANCE.
ALLOWABLE AREA OF OPENINGS: UNLIMITED BASED ON SEPARATION DISTANCE PER TABLE 705.8.
VERTICAL SEPARATION OF OPENINGS: NOT APPLICABLE WITH 1-STORY BUILDING.
FIRE ALARMS AND DETECTION: MANUAL FIRE ALARMS ARE NOT REQUIRED.

OCCUPANT LOADING AND MEANS OF EGRESS:

OCCUPANT LOAD FACTORS: PER TABLE 1004.5: BUSINESS AREAS 150 GROSS
OCCUPANT LOADS: BUSINESS: 7264 SQ FT / 150 OCC. FACTOR = 48.4 (49)
NUMBER OF EXITS: 2 EXITS REQUIRED = 4 EXITS PROVIDED
MAX. EXIT ACCESS TRAVEL DISTANCE: PER TABLE 1017.2: 200' > 98' ACTUAL
MAX. COMMON PATH TRAVEL DISTANCE: PER TABLE 1006.2.1: 100' > 25' ACTUAL
MEANS OF EGRESS - DOORWAYS: MINIMUM EGRESS DOORWAY WIDTH PER 1010.1 = 32" < 34.5" ACTUAL
SEPARATION OF EXITS (PER 1007.1.1): (MAIN FIRE AREA) 205' DIAG. - 103' HALF DISTANCE < 165' ACTUAL

WALL TYPE LEGEND

1-HOUR RATED EXTERIOR WALL
NON-RATED WALL

EXITING NOTES

EXIT: PROVIDE ILLUMINATED EXIT SIGNAGE AS SHOWN ON PLANS AND PER THE REQUIREMENTS OF OSSC SECT. 1013. PROVIDE DIRECTIONAL INDICATORS ON SIGNAGE AS REQUIRED.

EXIT: PROVIDE EMERGENCY LIGHTING TO AUTOMATICALLY ILLUMINATE, TO A MINIMUM AVERAGE OF 1 FOOTCANDLE, ALONG EGRESS ROUTES AS SHOWN ON DRAWINGS AND PER THE REQUIREMENTS OF OSSC SECT. 1008.

EXIT: EXIT SIGNAGE WITH INTEGRAL EMERGENCY LIGHTS AS SHOWN OR WHERE APPROPRIATE TO MEET THE REQUIREMENTS OF SECTIONS 1013 AND 1008 AS NOTED ABOVE.

EXIT: EXTERIOR LIGHTING WITH EMERGENCY BACKUP TO MEET THE REQUIREMENTS OF OSSC SECT. 1008.

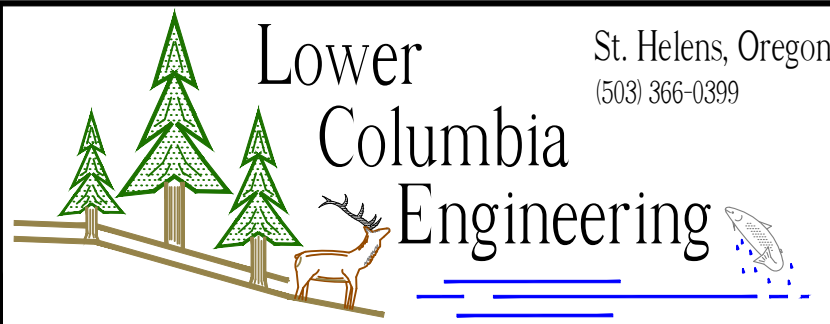
NOTE: THE PROPOSED BUILDING WILL NOT BE OPEN TO THE PUBLIC (CUSTOMERS) AND ALL CUSTOMER SERVICE ACTIVITIES WILL CONTINUE TO TAKE PLACE AT THE MAIN PRO AUTOMOTIVE & DIESEL BUILDING ACROSS HIGHWAY 30. THE PROPOSED BUILDING WILL BE OCCUPIED BY A MAXIMUM OF 5 EMPLOYEES (INCLUDING THE RESIDENT OF THE HOME OCCUPATION DWELLING ON-SITE).

OVERALL PROPOSED FLOOR PLAN

SCALE: 1/8" = 1'-0"

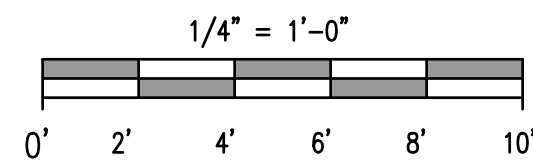
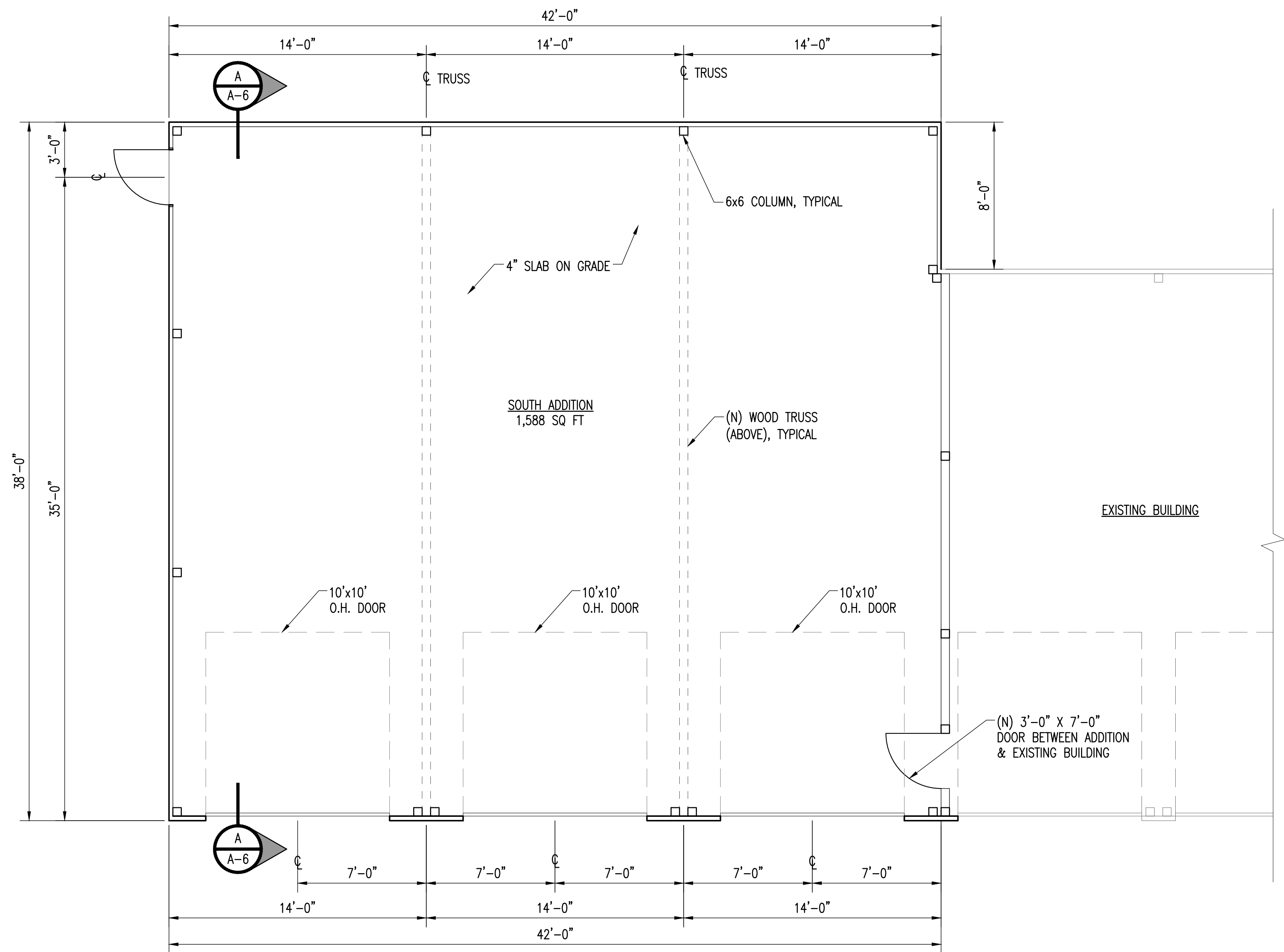


REV.	REVISION RECORD	DATE



PROJ. NO.	3614	OVERALL PROPOSED FLOOR PLAN & CODE SUMMARY	
DWG. BY	PCD	PAD DETAILING	
APPR. BY	ADAM OFSTAD	SHEET	
FILE	D-3614-A-2	DATE	12/31/2024

A-2

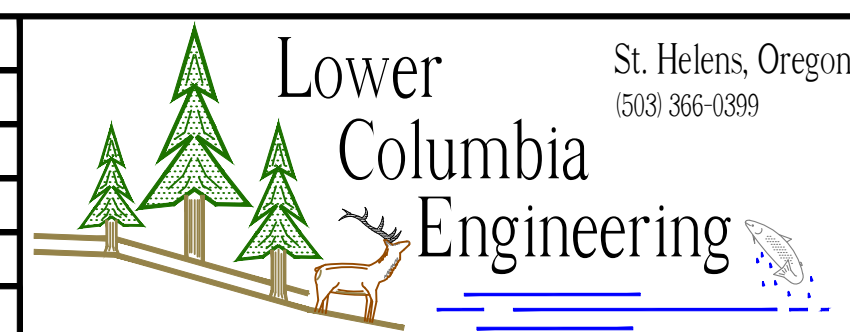


SOUTH ADDITION FLOOR PLAN
SCALE: 1/4" = 1'-0"



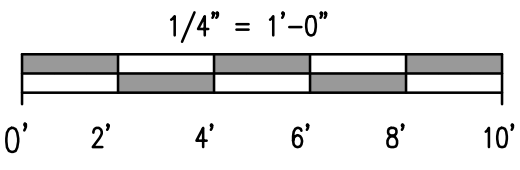
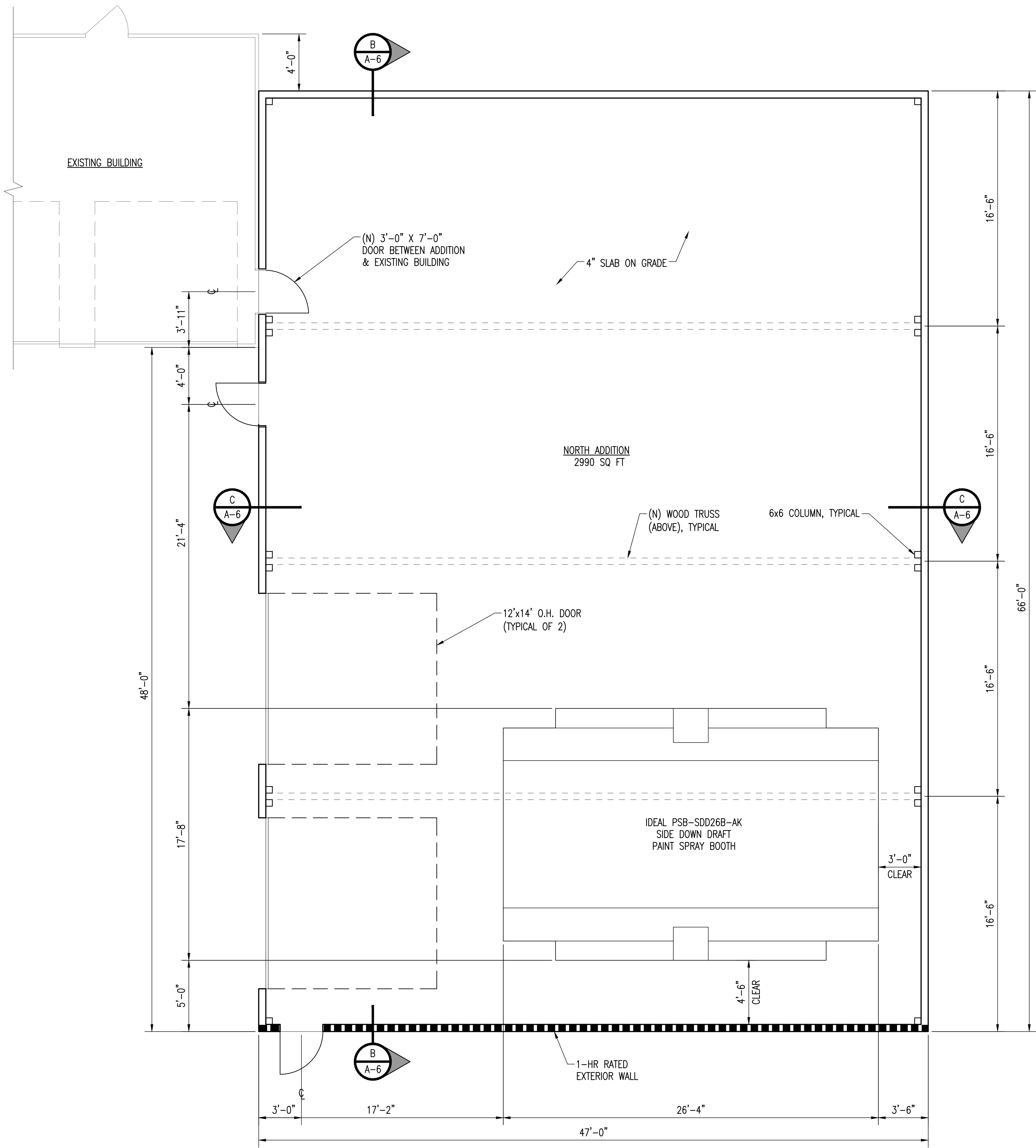
DATE: 10/21/2024
PRELIMINARY
NOT
FOR CONSTRUCTION

REV.	REVISION RECORD	DATE



PROJ. NO.	3614	SOUTH ADDITION FLOOR PLAN	
DWG. BY	PCD	PAD DETAILING	
APPR. BY	ADAM OFSTAD	SHEET	
FILE	D-3614-A-3	DATE	12/31/2024

A-3




NORTH ADDITION FLOOR PLAN
SCALE: 1/4" = 1'-0"



DATE: 01/21/2025
PRELIMINARY
NOT
FOR CONSTRUCTION

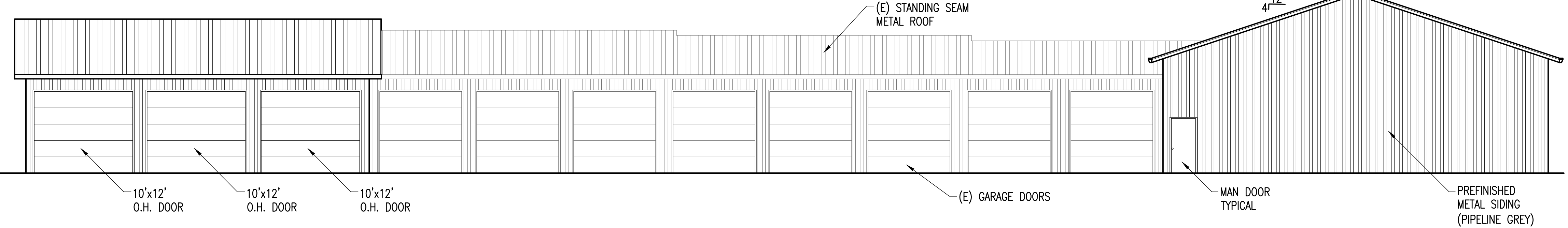
REV.	REVISION RECORD	DATE



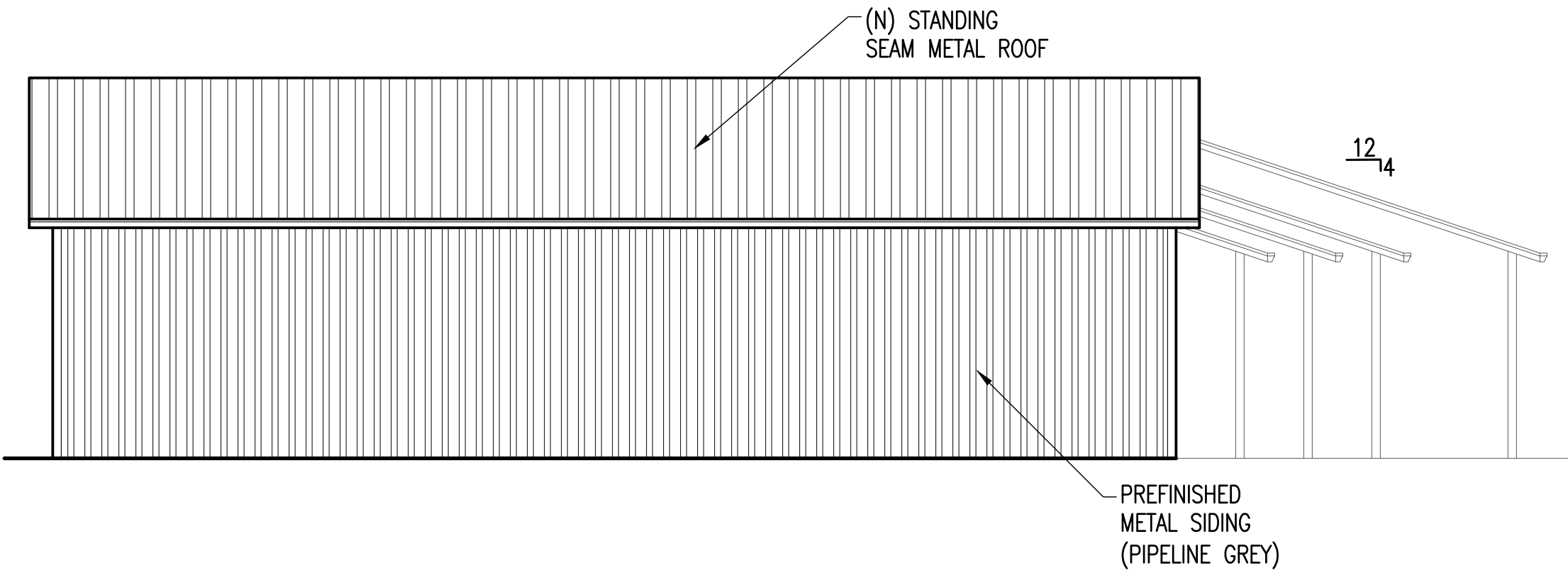
Lower
Columbia
Engineering

St. Helens, Oregon
(503) 366-0399

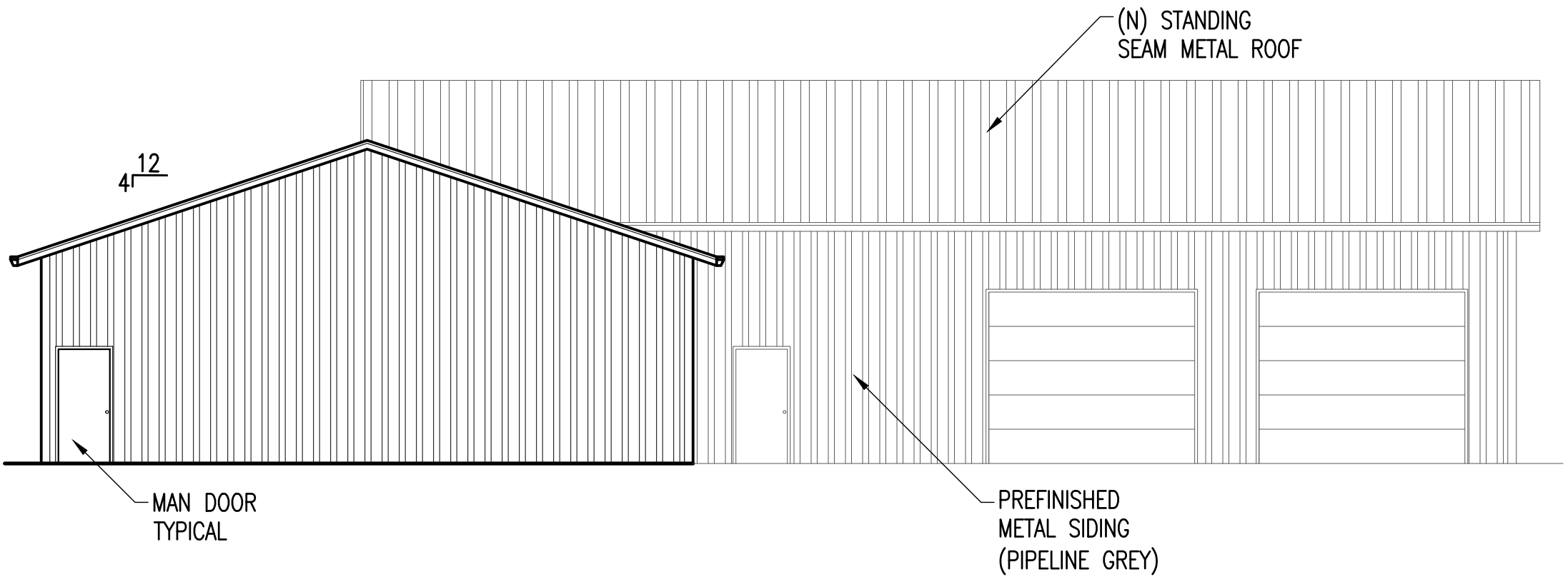
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DWG. BY	PCD	PAD DETAILING	
APPR. BY	ADAM OFSTAD	SHEET	
FILE	D-3614-A-4	DATE	12/31/2024



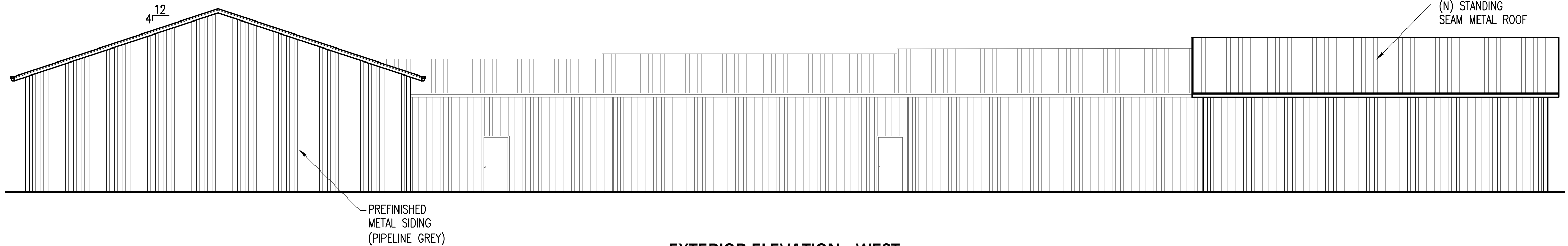
EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



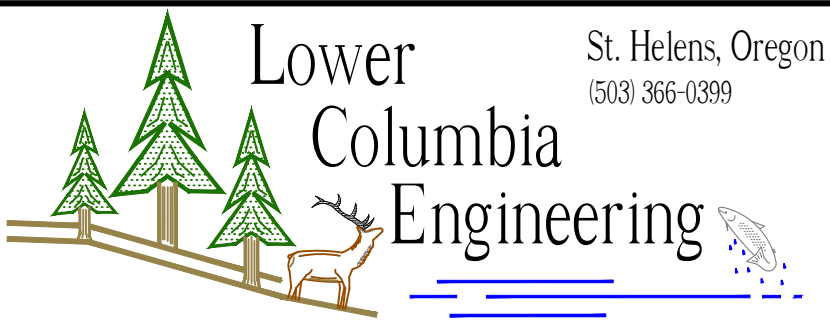
EXTERIOR ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



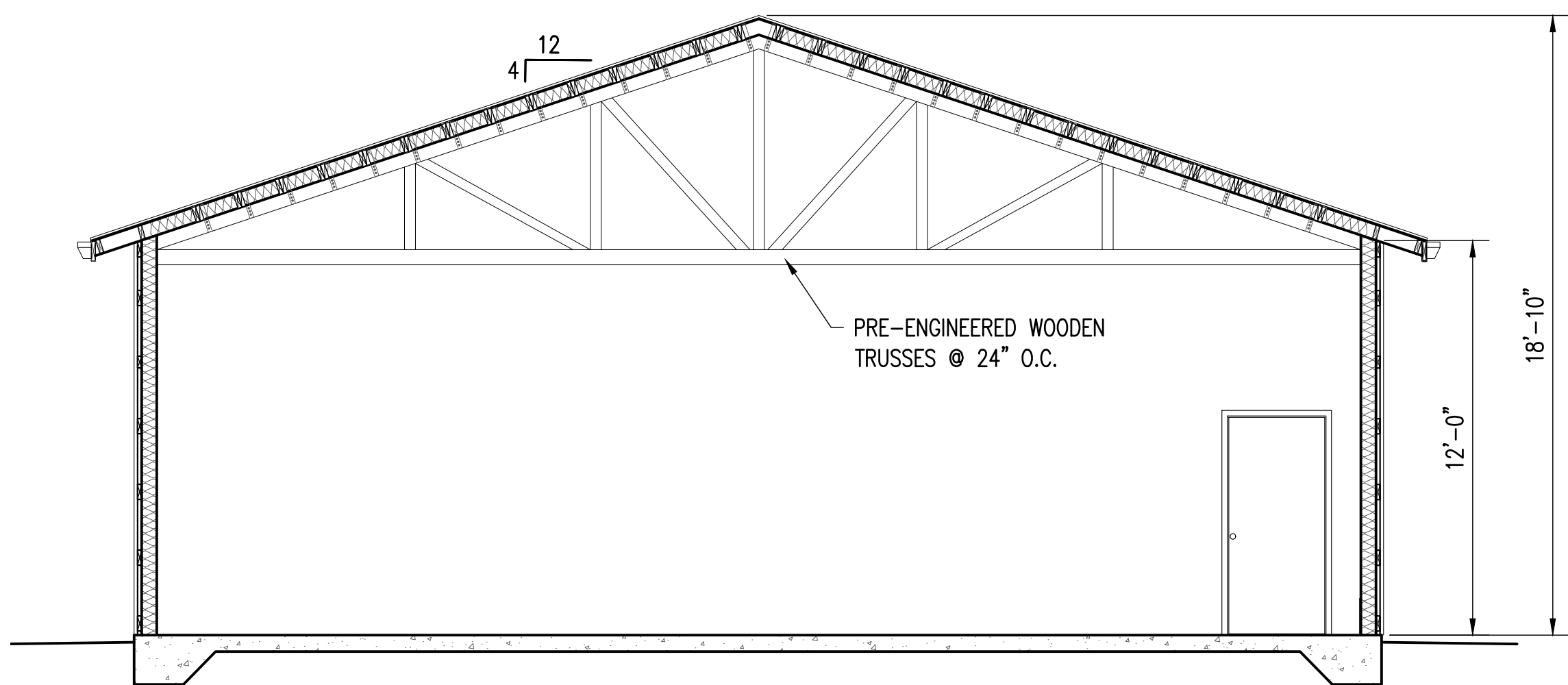
EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"

DATE: 10/21/2024
PRELIMINARY
NOT
FOR CONSTRUCTION

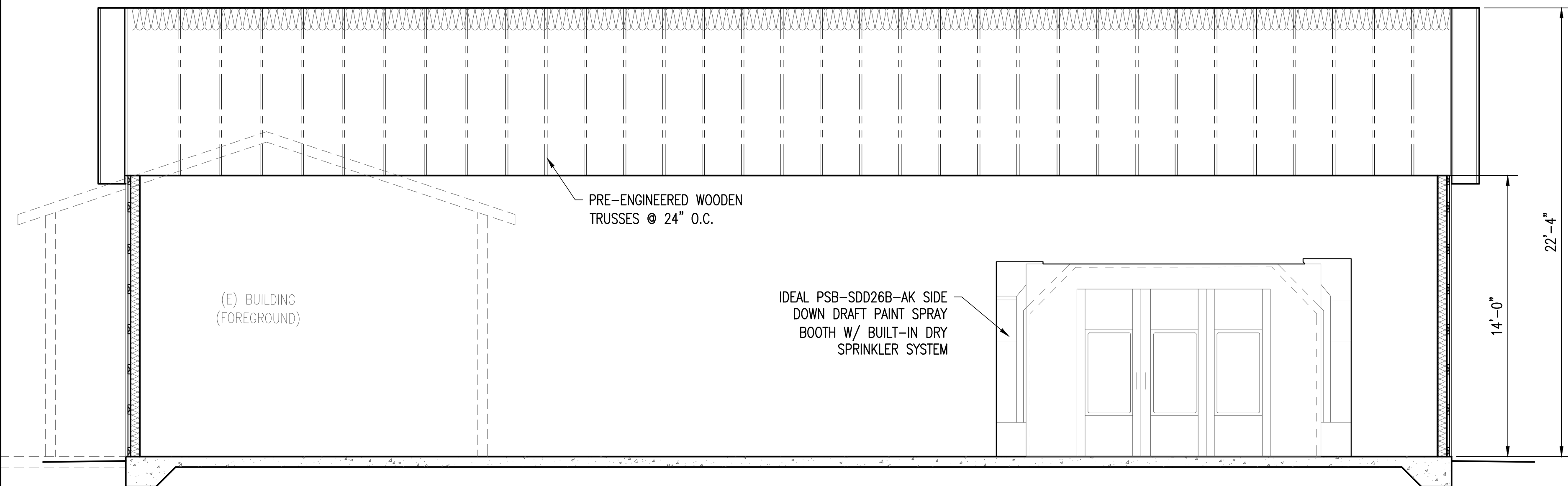
REV.	REVISION RECORD	DATE



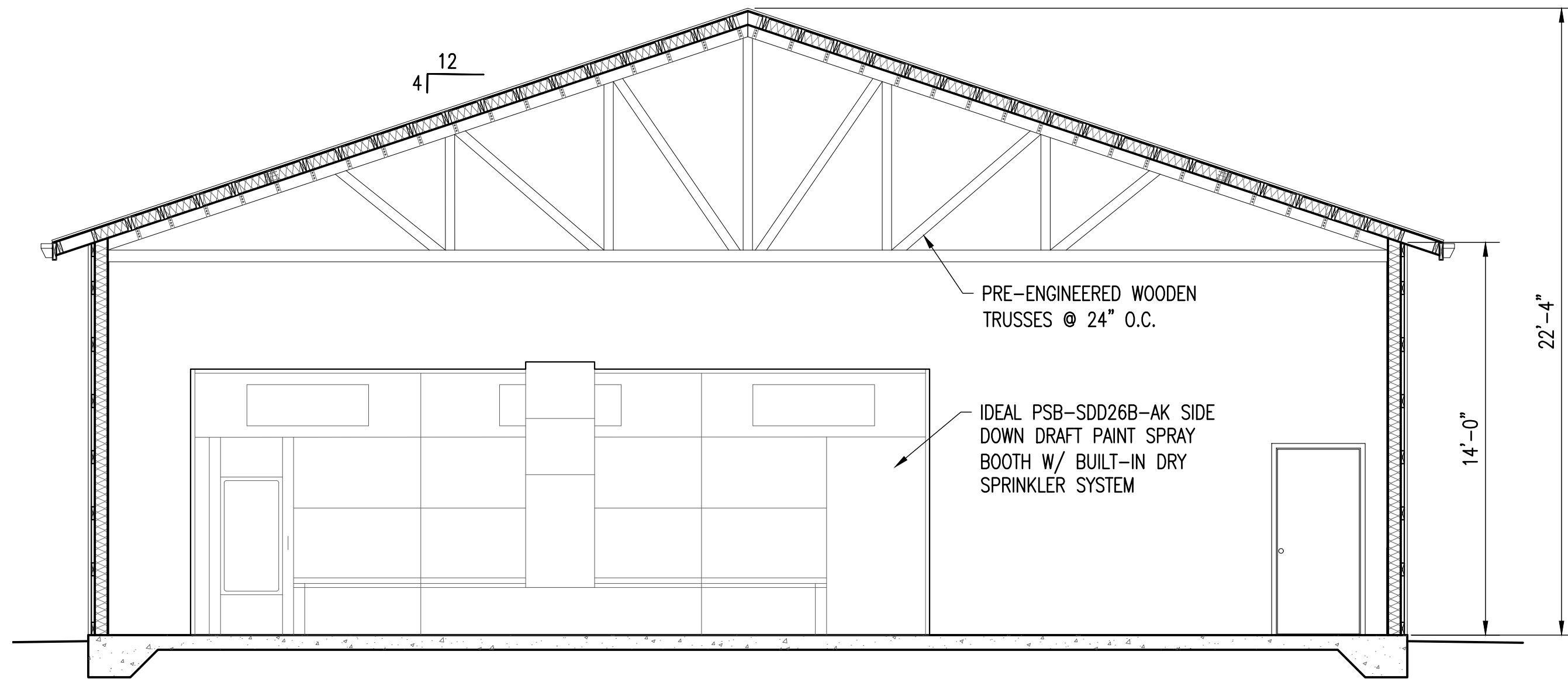
PROJ. NO.	3614	EXTERIOR ELEVATIONS	
DWG. BY	PCD	PAD DETAILING	
APPR. BY	ADAM OFSTAD	SHEET	
FILE	D-3614-A-5	DATE	12/31/2024



A
A-6 **SOUTH ADDITION BUILDING SECTION**
SCALE: 1/4" = 1'-0"



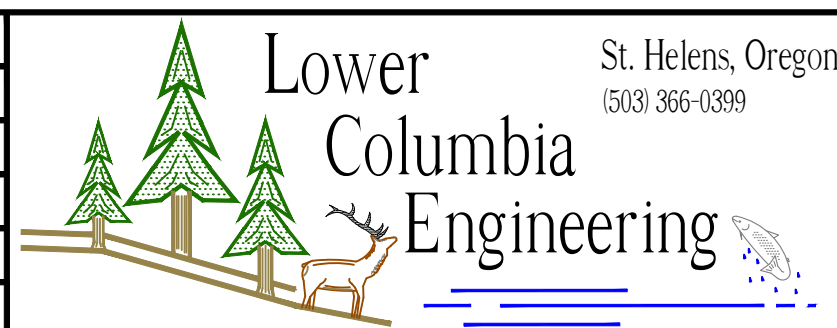
B
A-6 **NORTH ADDITION BUILDING SECTION**
SCALE: 1/4" = 1'-0"



C
A-6 **NORTH ADDITION BUILDING SECTION**
SCALE: 1/4" = 1'-0"

DATE: 10/21/2024
PRELIMINARY
NOT
FOR CONSTRUCTION

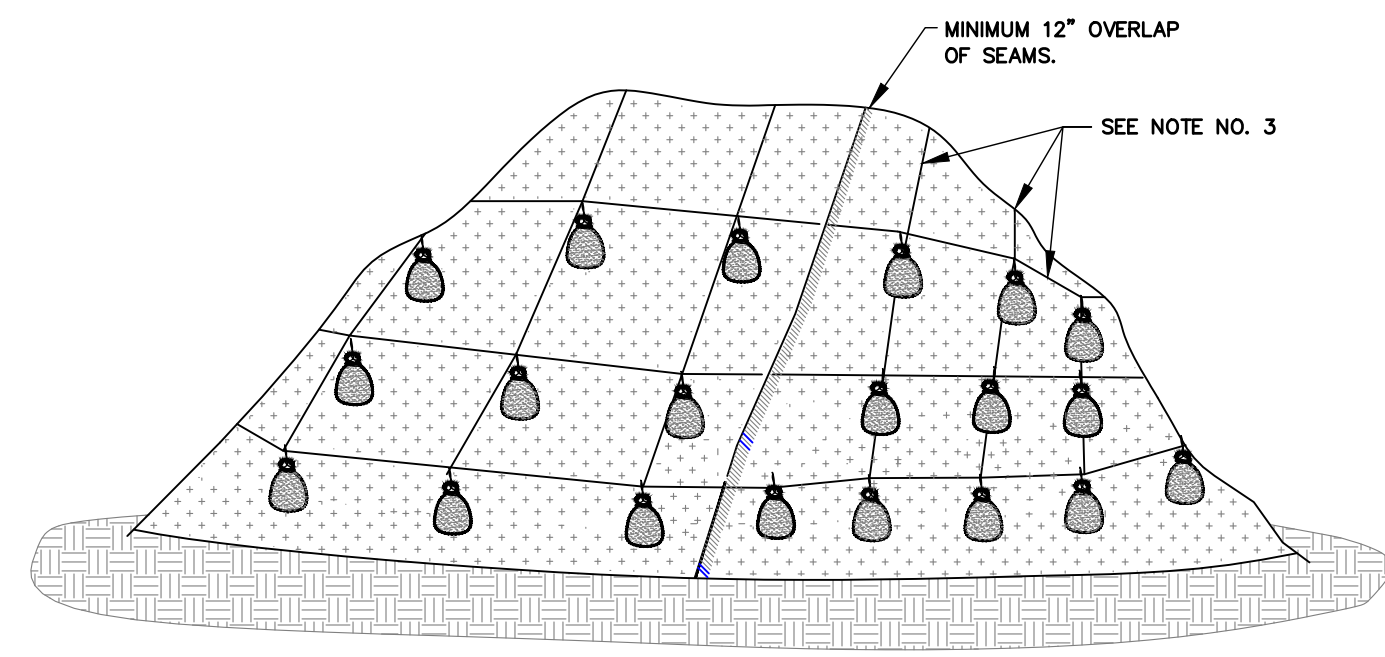
REV.	REVISION RECORD	DATE



PROJ. NO.	3614	BUILDING SECTIONS
DWG. BY	PCD	PAD DETAILING
APPR. BY	ADAM OFSTAD	SHEET
FILE	D-3614-A-6	DATE 12/31/2024

A-6

FOR FURTHER INFORMATION
ON DESIGN CRITERIA SEE
CHAPTER 4 OF CLEAN WATER
SERVICES EROSION PREVENTION
AND SEDIMENT CONTROL
PLANNING AND DESIGN MANUAL.



PLASTIC SHEETING

NOTES:

1. MINIMUM 12" OVERLAP OF ALL SEAMS REQUIRED.
2. PERIMETER SEDIMENT CONTROL BMP TO BE INSTALLED A MINIMUM OF 3' FROM TOE OF STOCKPILE.
3. COVERING MAINTAINED TIGHTLY IN PLACE BY USING SANDBAGS OR APPROVED EQUAL ON ROPES WITH A MAXIMUM 10' GRID SPACING IN ALL DIRECTIONS.
4. PLASTIC TO EXTEND MINIMUM 1' BEYOND TOE OF SLOPE.
5. AS APPROPRIATE, BMP'S SHALL BE INSTALLED TO CONVEY WATER DISCHARGE FROM STOCKPILE AREAS.

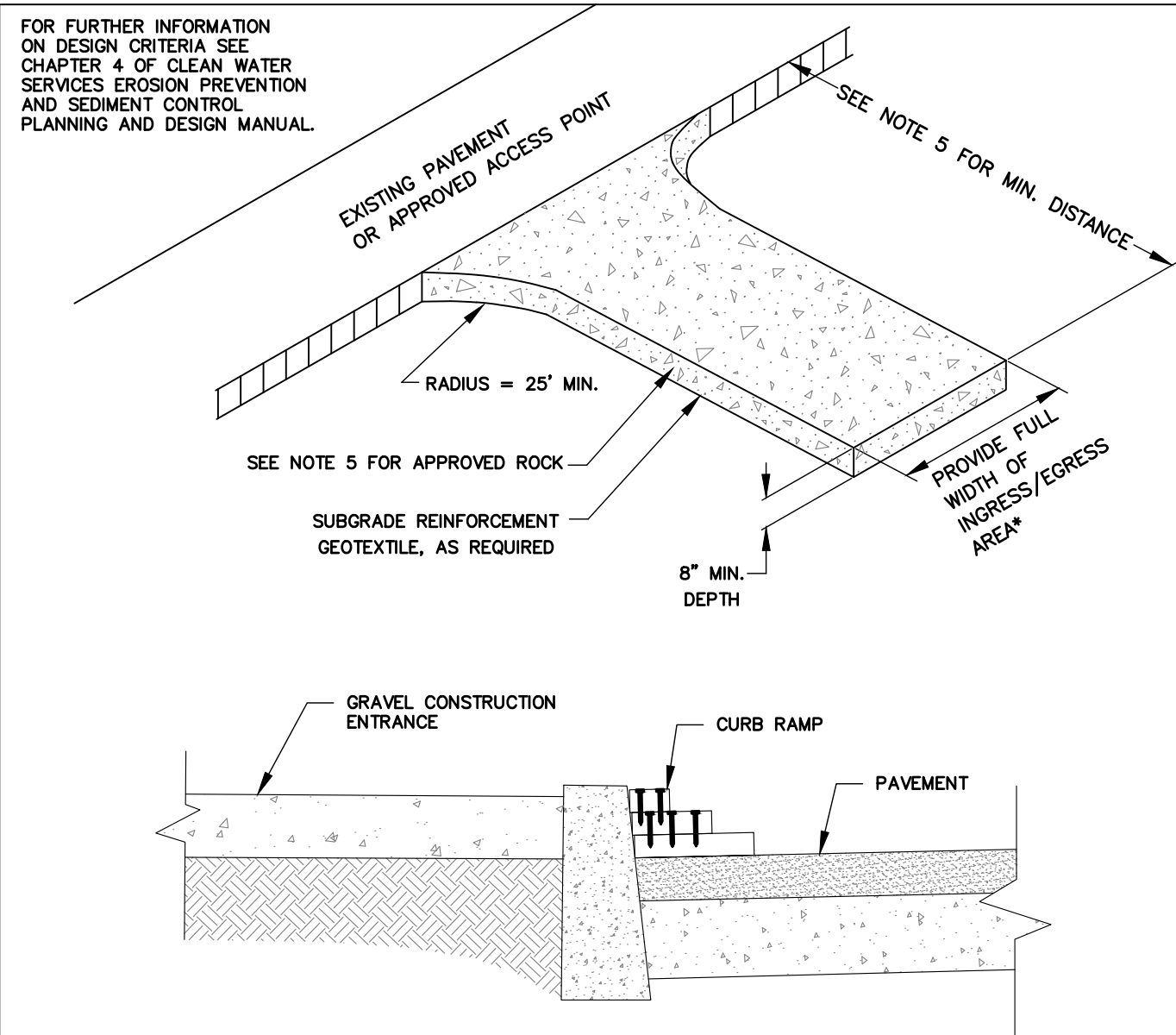
PLASTIC SHEETING

DRAWING NO. 810

REVISED 10-31-19



FOR FURTHER INFORMATION
ON DESIGN CRITERIA SEE
CHAPTER 4 OF CLEAN WATER
SERVICES EROSION PREVENTION
AND SEDIMENT CONTROL
PLANNING AND DESIGN MANUAL.



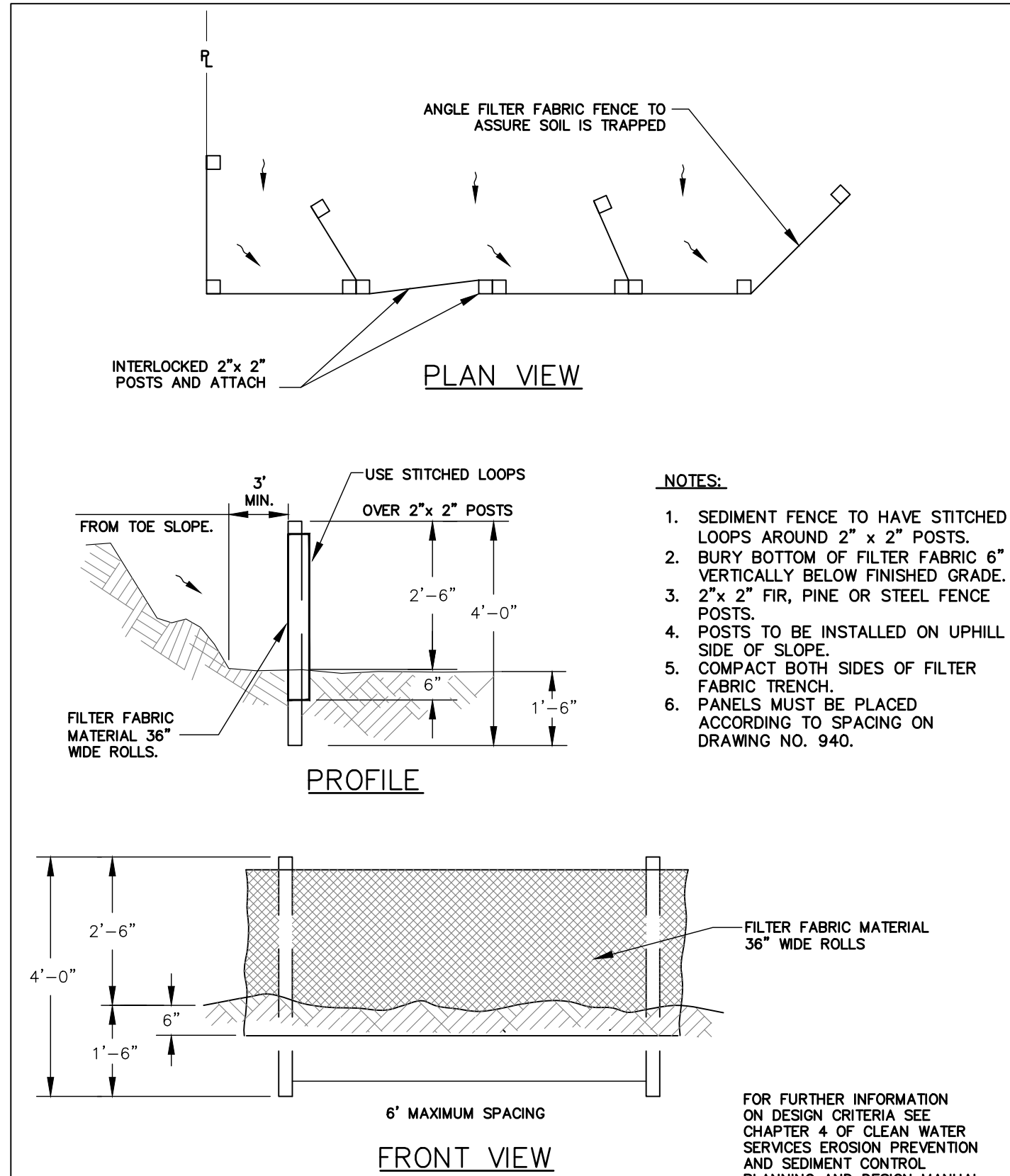
NOTES:

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

CONSTRUCTION ENTRANCE

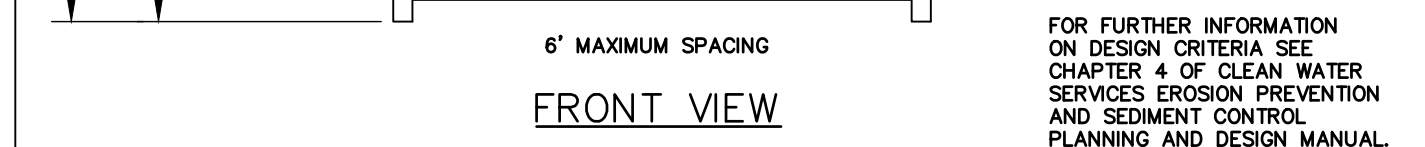
DRAWING NO. 855

REVISED 10-31-19



NOTES:

1. SEDIMENT FENCE TO HAVE STITCHED LOOPS AROUND 2" x 2" POSTS.
2. BURY BOTTOM OF FILTER FABRIC 6" VERTICALLY BELOW FINISHED GRADE.
3. 2" x 2" FIR, PINE OR STEEL FENCE POSTS.
4. POSTS TO BE INSTALLED ON UPHILL SIDE OF SLOPE.
5. COMPACT BOTH SIDES OF FILTER FABRIC TRENCH.
6. PANELS MUST BE PLACED ACCORDING TO SPACING ON DRAWING NO. 940.



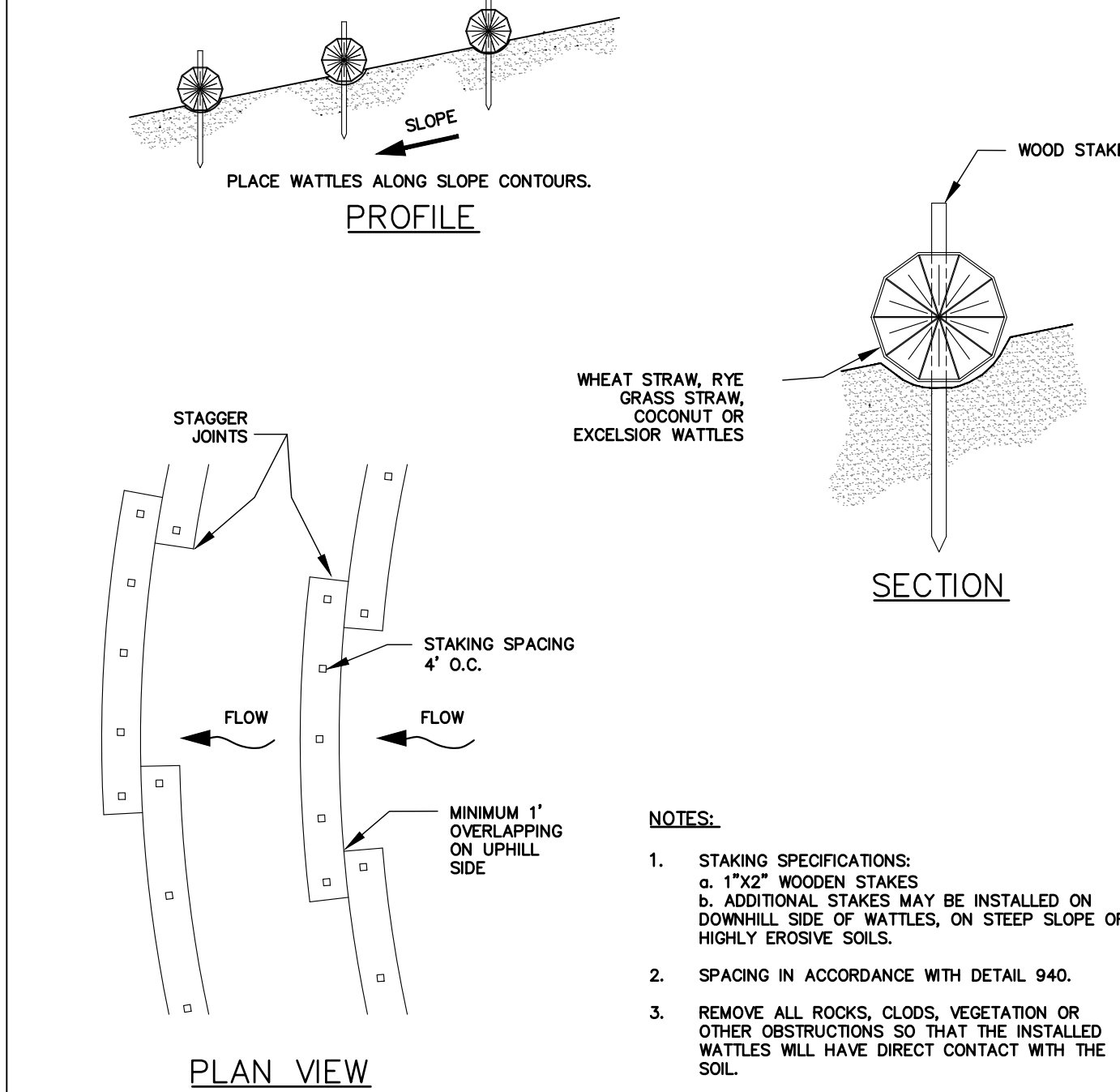
SEDIMENT FENCE

DRAWING NO. 875

REVISED 10-31-19



FOR FURTHER INFORMATION
ON DESIGN CRITERIA SEE
CHAPTER 4 OF CLEAN WATER
SERVICES EROSION PREVENTION
AND SEDIMENT CONTROL
PLANNING AND DESIGN MANUAL.



NOTES:

1. STAKING SPECIFICATIONS:
a. 1"x2" WOODEN STAKES
b. ADDITIONAL STAKES MAY BE INSTALLED ON DOWNHILL SIDE OF WATTLES, ON STEEP SLOPE OR HIGHLY EROSION SOILS.
2. SPACING IN ACCORDANCE WITH DETAIL 940.
3. REMOVE ALL ROCKS, CLODS, VEGETATION OR OTHER OBSTRUCTIONS SO THAT THE INSTALLED WATTLES WILL HAVE DIRECT CONTACT WITH THE SOIL.
4. INSTALL THE WATTLES IN A 2" DEEP TRENCH, INSURING THAT NO GAPS EXIST BETWEEN THE SOIL AND THE BOTTOM OF THE WATTLE. THE ENDS OF ADJACENT WATTLES SHALL BE OVERLAPPED 1 FT. MINIMUM TO PREVENT SEDIMENT PASSING THROUGH THE FIELD JOINT.

WATTLES

DRAWING NO. 880

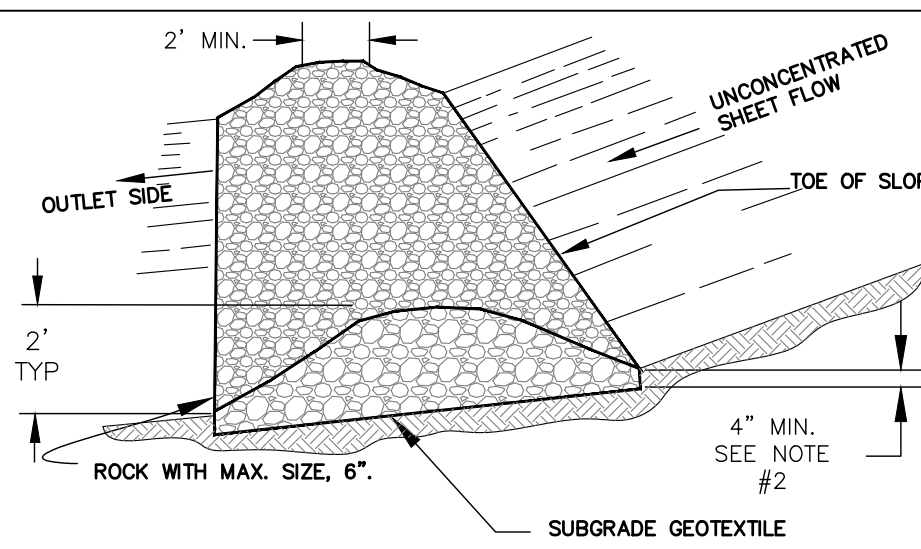
REVISED 10-31-19



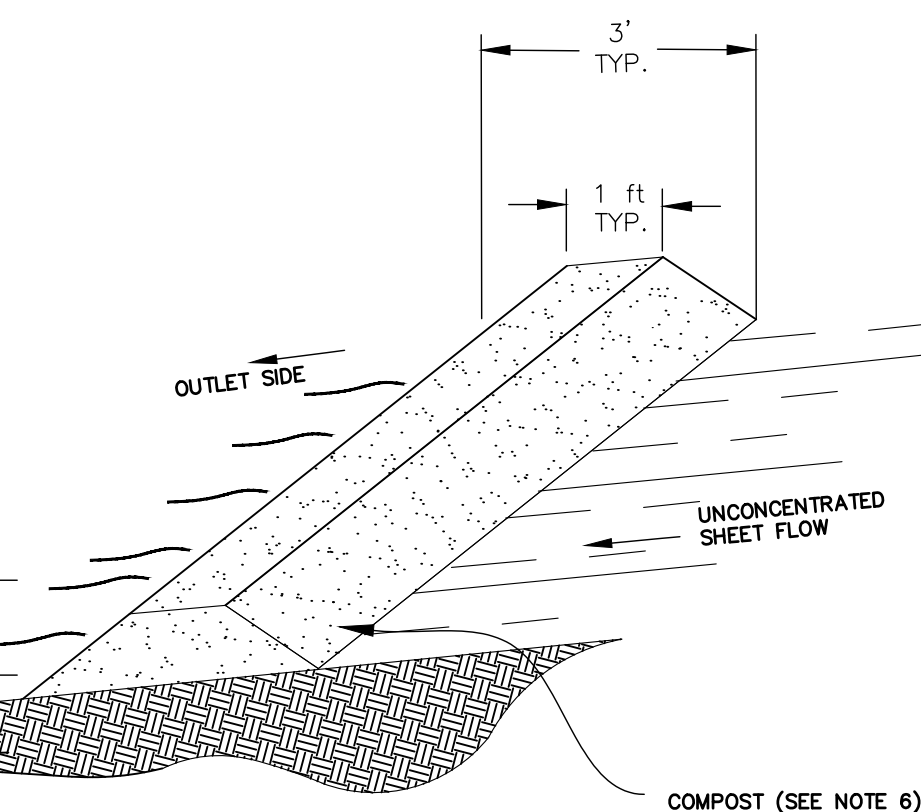
FOR FURTHER INFORMATION
ON DESIGN CRITERIA SEE
CHAPTER 4 OF CLEAN WATER
SERVICES EROSION PREVENTION
AND SEDIMENT CONTROL
PLANNING AND DESIGN MANUAL.

NOTES:

1. DIRECT THE OUTLET SIDE OF THE ROCK/COMPOST FILTER BERMS ONTO A STABILIZED AREA, SUCH AS VEGETATION AND/OR ROCK.
2. EMBED ROCK FILTER BERM A MIN. OF 4" INTO THE EXISTING GROUND/EMBANKMENT.
3. USE ROCK FILTER BERM ON SH-1V OR FLATTER SIDE SLOPES. WITHIN THE SAFETY CLEAR ZONE, USE 6H:1V OR FLATTER ON SIDE SLOPES.
4. PLACE COMPOST FILTER BERMS ALONG OR ON THE GROUND CONTOUR WITH THE ENDS TURNED UP SLOPE.
5. PRIOR TO INSTALLING A COMPOST FILTER BERM IN A VEGETATED AREA, ENSURE THAT THE VEGETATION IS CUT TO A HEIGHT OF NO GREATER THAN 3" PRIOR TO INSTALLATION.
6. VERIFY THAT COMPOST HAS NOT BEEN CHEMICALLY TREATED AND IS WEED-FREE, PLASTIC-FREE, DECOMPOSED, NON-WOODY PLANT MATERIAL; ANIMAL WASTE IS NOT ALLOWED.



ROCK FILTER BERM



COMPOST FILTER BERM

FILTER BERMS
ROCK/COMPOST

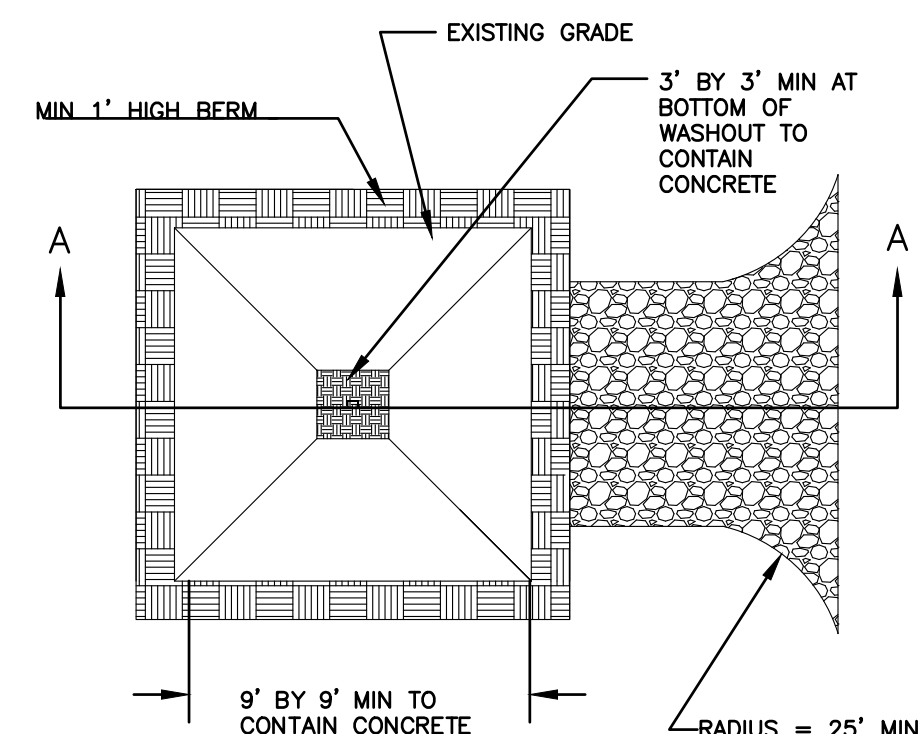
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REVISED 10-31-19

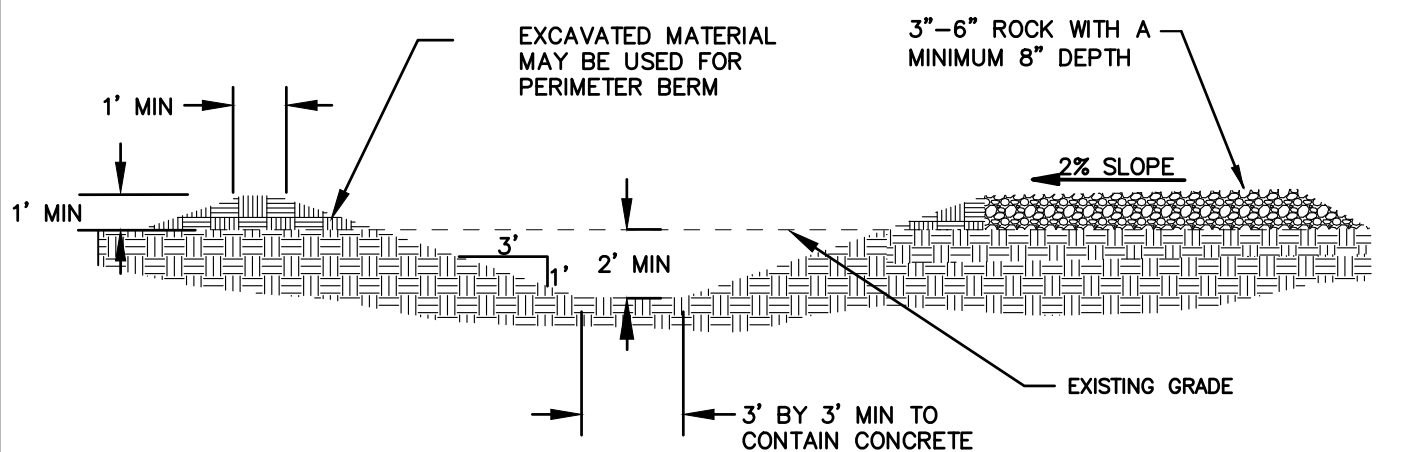


NOTES:

1. WASHOUT FACILITIES SHALL BE MAINTAINED TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM FREEBOARD OF 12 INCHES.
2. WASHOUT FACILITIES MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASHOUT IS 75% FULL.
3. IF THE WASHOUT IS NEARING CAPACITY, VACUUM AND DISPOSE OF THE WASTE MATERIAL IN AN APPROVED MANNER.
4. TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE LOCATED A MINIMUM OF 50 FT FROM SENSITIVE AREAS INCLUDING OPEN DRAINAGE FACILITIES AND WATER SOURCES.
5. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
6. INSTALL CONCRETE WASHOUT SIGN WITHIN 30 FEET OF TEMPORARY CONCRETE WASHOUT FACILITY.
7. TEMPORARY CONCRETE WASHOUTS MAY BE A PREFABRICATED CONTAINER THAT IS PORTABLE AND REUSABLE.



PLAN

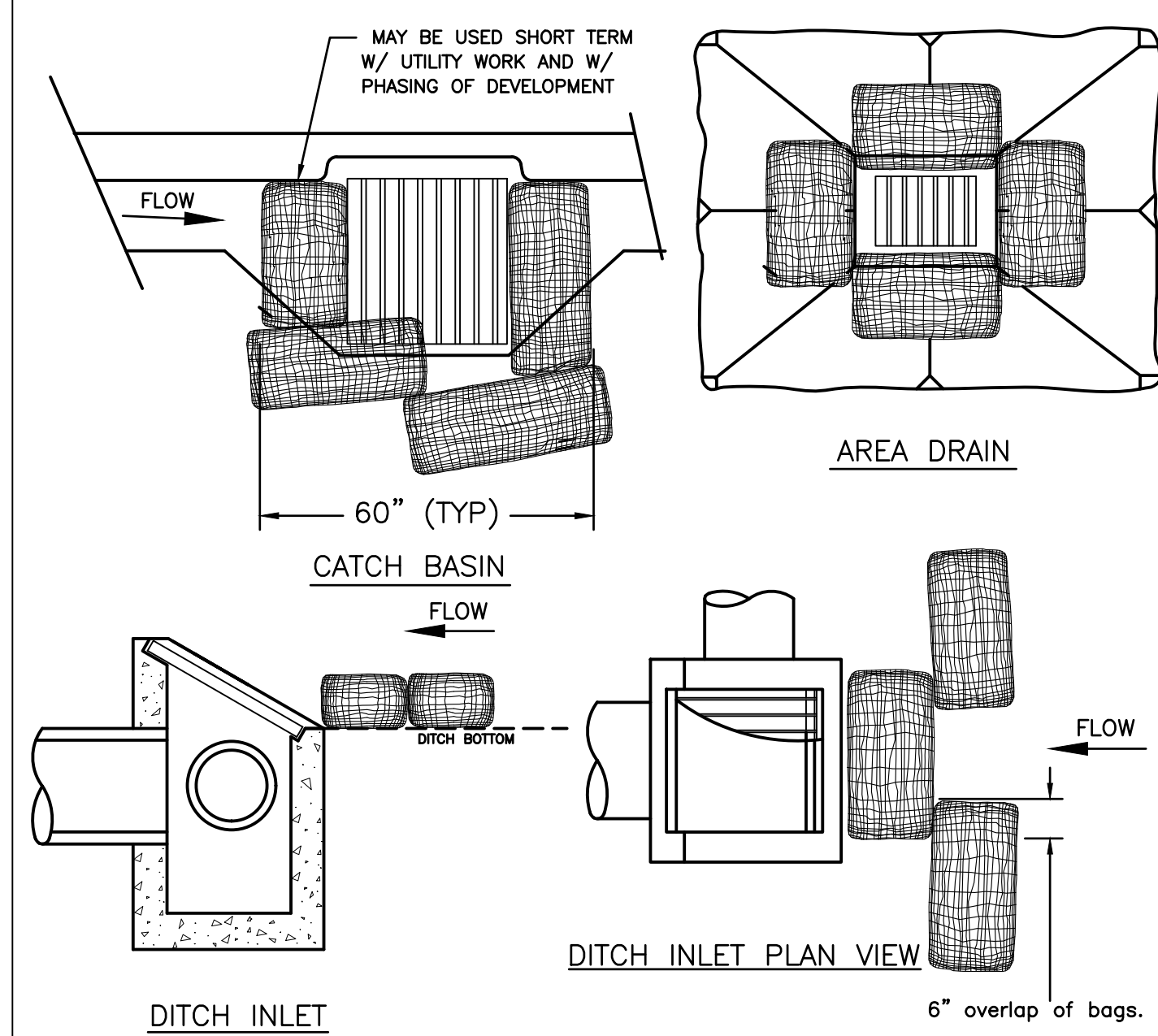


SECTION A-A

CONCRETE WASHOUT

DRAWING NO. 900

REVISED 10-31-19



NOTES:

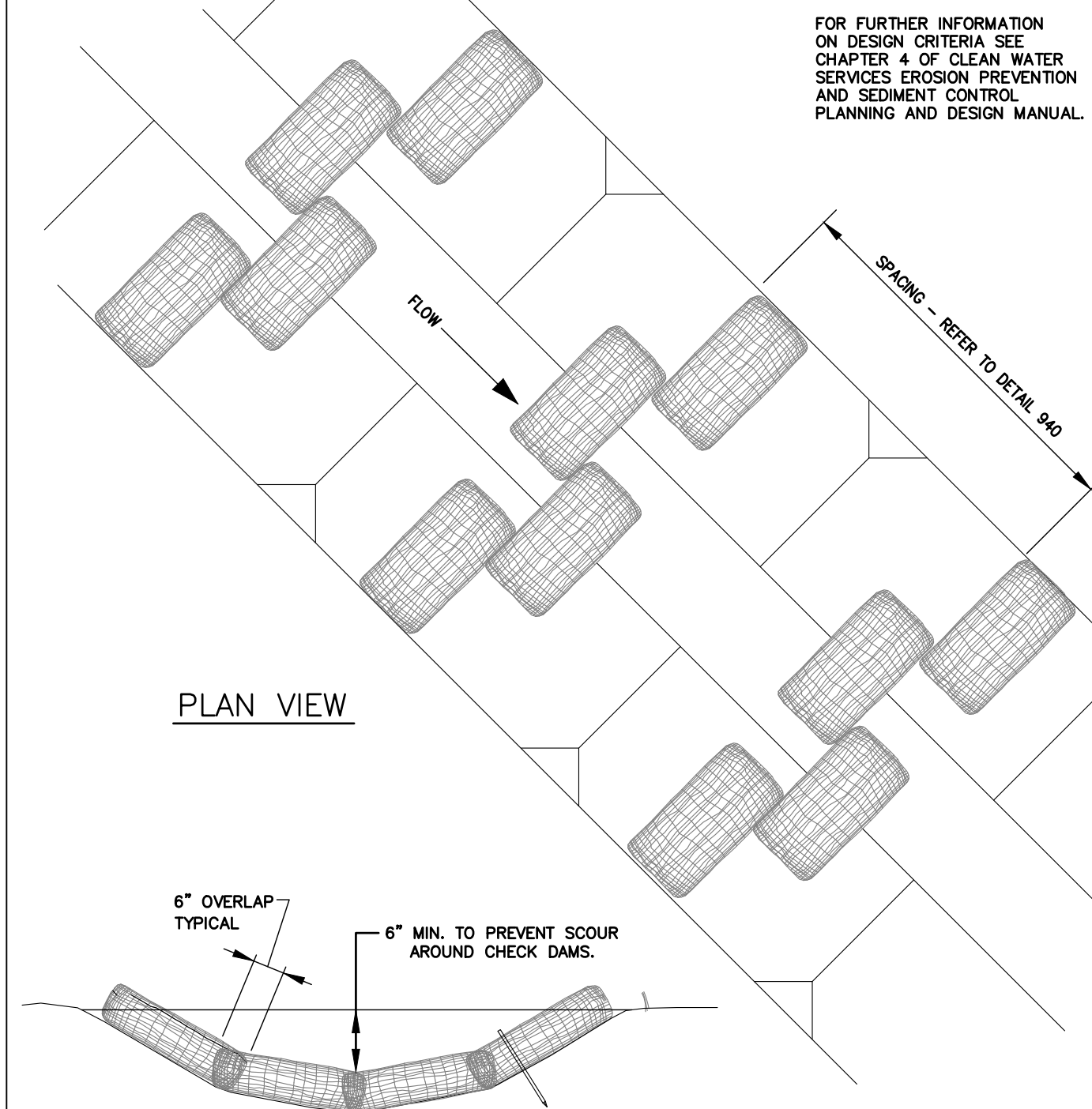
1. ADDITIONAL MEASURES MUST BE CONSIDERED DEPENDING ON SOIL TYPES.
2. BIO-FILTER BAGS SHOULD BE STAKED WHERE APPLICABLE USING (2) 1"x2" WOODEN STAKES OR APPROVED EQUAL PER BAG.
3. WHEN USING 30" BIO-BAGS TO PROTECT A CATCH BASIN YOU HAVE 4 BAGS AND THEY SHALL BE OVERLAPPED BY 6".

FOR FURTHER INFORMATION
ON DESIGN CRITERIA SEE
CHAPTER 4 OF CLEAN WATER
SERVICES EROSION PREVENTION
AND SEDIMENT CONTROL
PLANNING AND DESIGN MANUAL.

INLET PROTECTION
TYPE 4

DRAWING NO. 915

REVISED 10-31-19



NOTES:

1. STAKING OF BAGS REQUIRED USING (2) 1"x2" WOOD STAKES OR APPROVED EQUAL PER BAG.
2. SURFACE MUST BE SMOOTH BEFORE APPLICATION.
3. CHECK DAMS CAN BE CONSTRUCTED USING STRAW WATTLES OR OTHER MATERIALS AS APPROVED BY THE DISTRICT OR CITY.

CHECK DAM
BIO-FILTER BAG

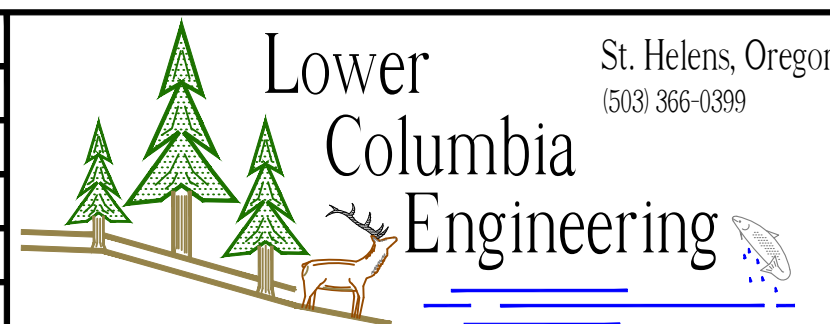
DRAWING NO. 845

REVISED 10-31-19



DATE: 7/23/2024
ISSUED
FOR APPROVAL

REV.	REVISION RECORD	DATE



PROJ. NO.	3614	DETAILS
DWG. BY	MLA	PAD DETAILING
APPR. BY	ADAM OFSTAD	SHEET
FILE	D-3614-D-1	DATE 05/16/2023

D-1

Exhibit A
ACCESS APPROACH ROAD CONSTRUCTION APPLICATION AND PERMIT

COLUMBIA COUNTY PUBLIC WORKS DEPARTMENT
1054 OREGON STREET, ST. HELENS, OR 97051
PHONE: (503) 397-5090 FAX: (503) 397-7215

A. APPLICATION

Permit Fee: \$50.00

Receipt #: 139600447

PERMIT NUMBER: 2024-008

Permit Expires: 7.21.2025

Applicant Name (please print) Adam Olstad

declares that he/she is the owner or sanctioned by owner of the real property adjoining the public road, private road or driveway at the location described herein and has the lawful authority to apply for this Permit. When approved, a Permit is subject to the terms and provisions of Columbia County Ordinance No. 2006-4, and Exhibit B Specifications.

NOTE: Access permit must be issued prior to obtaining a building permit. Access construction must be completed to specified standards within the time period allowed before a building inspector can approve the final inspection for occupancy or issue a Certificate of Occupancy. If access construction cannot be completed and the applicant is otherwise eligible for a final inspection and/or Certificate of Occupancy, a deposit of \$2,000 may be made as security for future construction. The deposit will be forfeited if the access is not completed within the required time. Applicant must notify County Road Department of any change in address to insure return of deposit.

Access Requested is: ☐ New Access ☒ Existing Access ☐ Replacement Access
Access Type is: ☒ Permanent ☐ Temporary ☐ Low Usage

Road Name: Watson Road 12-digit Property Tax Account No.
Township, Range, Section, Parcel: 3224-C0-04400

Side of Road: ☒ North ☐ South ☐ East ☐ West

Between/Near Landmarks (attach map or sketch): NW corner property at intersection of Hwy 30 and Watson Road (see attachment)

Property Owner's Signature: [Signature] Date: 6-12-23

Mailing Address: 50038 Columbia River Highway

City: Scappoose State: OR Zip: 97056 Phone: (503) 987-4000

Email Address: aofstad@msn.com bridget@lowercolumbiaengr.com

(IF APPLICATION IS FAXED OR EMAILED, LOCATION MUST BE FLAGGED WITH ORANGE INSPECTORS' TAPE.)

B. PERMIT: Location must be approved prior to beginning construction.

THIS SECTION TO BE COMPLETED BY COLUMBIA COUNTY ROAD DEPARTMENT

Insurance required? Yes ☐ No ☒

Sight distance adequate? Yes ☐ No ☒ If no, explain: remove tree/bush in ditch to east of access, trim trees/vegetation to the west.

Culvert required? Yes ☒ No ☐ Size: 12" min Length: 30' min Distance from edge of road: in ditch

Dimensions of access apron if different than standard (Section IV & E):

Paving to a distance of 20' from edge of public/private road or driveway required? Yes ☒ No ☐

Water diversion required on access apron? Yes ☐ No ☒

Special comments: clean out culvert for further inspection, may need to replace if not to standard.

ACCESS LOCATION APPROVED BY: [Signature] Date: 7/26/2023 Title: Eng. Tech 1

☒ Copy mailed to applicant on 7/27/23 ☒ Faxed to LDS on 7/27/23 ☐ Faxed to District Supervisor on

CONSTRUCTION APPROVED BY: _____ Date: _____ Title: _____

☐ Copy mailed to applicant on _____ ☐ Faxed to LDS on _____ ☐ Faxed to Finance Dept. (if necessary) on _____

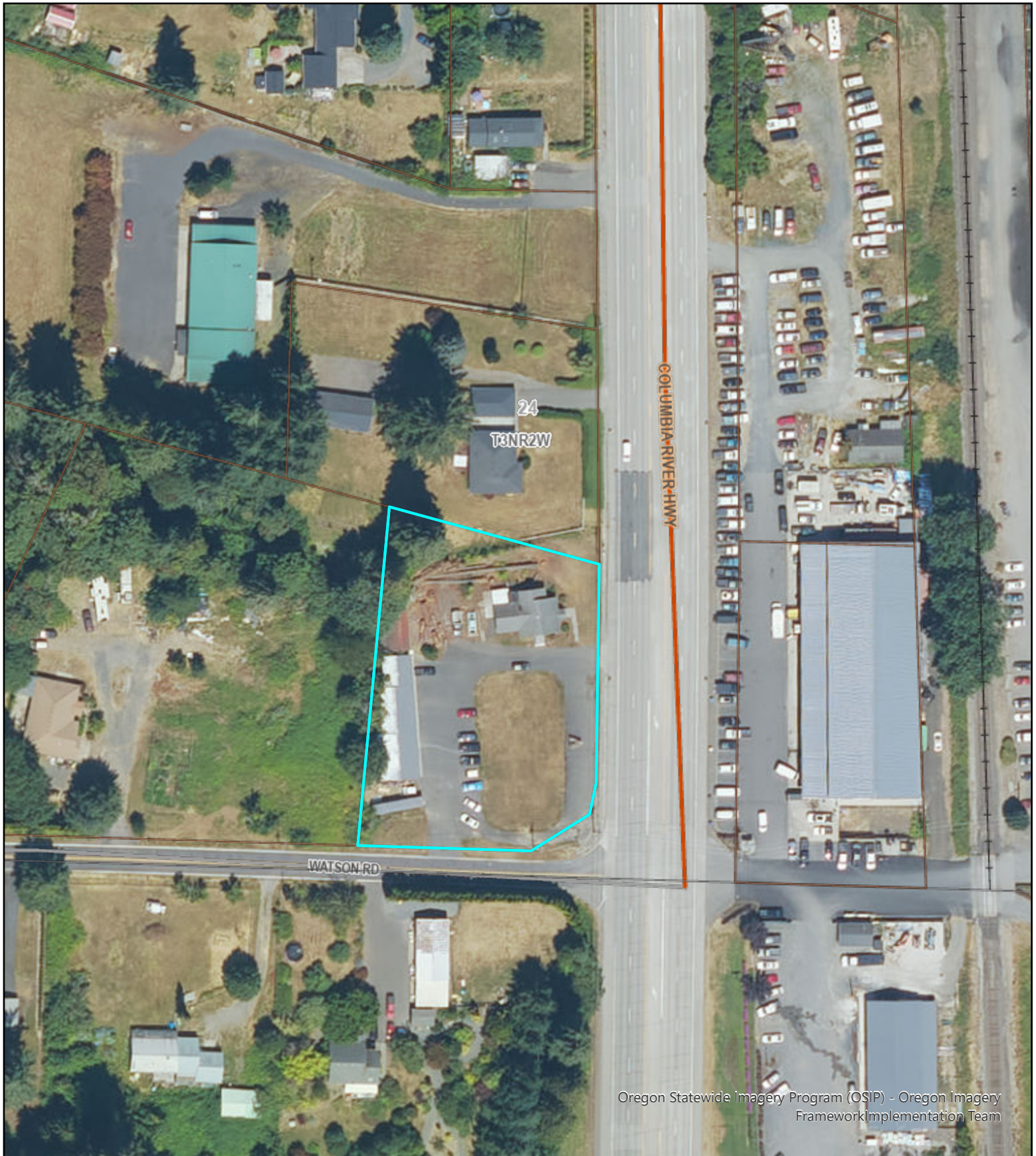
☐ Final Inspection authorized with \$2,000 deposit on (Date): _____ by (Signature of County Public Works Official): _____

☐ Faxed to LDS on (Date): _____ ☐ Faxed to Finance on (Date): _____

☐ Extension of time granted to (Date): _____ on (Date): _____ by (Signature of County Public Works Official): _____

☐ Faxed to LDS on (Date): _____

CU 25-02 Ofstad Aerial Image



Oregon Statewide Imagery Program (OSIP) - Oregon Imagery Framework Implementation Team

7/28/2025 11:09 AM

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CU 25-02 Ofstad Zoning (RR-5)



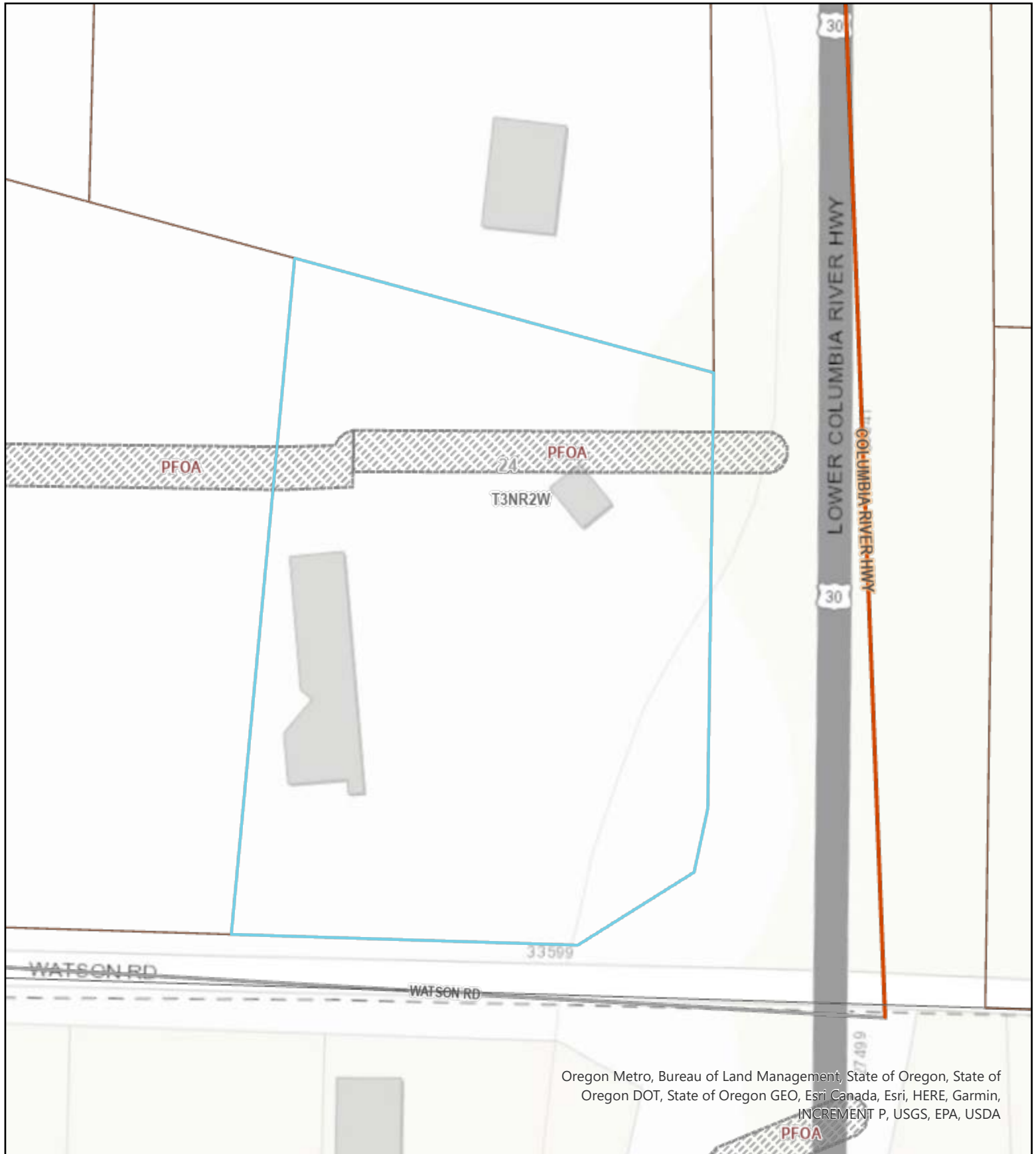
Oregon Statewide Imagery Program (OSIP) - Oregon Imagery Framework Implementation Team

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CU 25-02 Ofstad Wetland Image



Oregon Metro, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

PFOA

8/29/2025 11:26 AM

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