

CITY OF COOS BAY  
Community Development Department

500 Central Avenue  
Coos Bay, OR 97420

541.269.8918  
[www.coosbay.org](http://www.coosbay.org)

## STAFF REPORT

### Site Plan & Architectural Review

Notice is hereby given that a public hearing will be held by the City of Coos Bay as follows:

<b>HEARING BODY:</b>	Planning Commission
<b>DATE &amp; TIME:</b>	<b>April 12, 2016 at 6:00 p.m.</b>
<b>LOCATION:</b>	City Council Chambers, City Hall, 500 Central Avenue, Coos Bay
<b>APPLICANT/OWNER:</b>	City of Coos Bay – Public Works Department 500 Central Avenue, Coos Bay, Oregon
<b>LOCATION:</b>	690 North Front Street, Coos Bay, Oregon T. 25S, R. 13W, S. 26CA, Tax Lot 100
<b>SUBJECT:</b>	<b>#187-ZON16-007 - Architectural Design Review (ADR) and Site Plan and Architectural Review (SPAR) to demolish an existing sanitary sewer pump station and replace it with a new control system building, new pumps, a generator, a crane and perimeter fencing.</b>

---

#### I. **APPLICANT'S REQUEST**

The City of Coos Bay Public Works Department (applicant) has submitted a land use application requesting approval for Architectural Design Review as required by the Waterfront Heritage District (WH) and a Site Plan and Architectural Review for the replacement of sanitary sewer pump station #1. The existing pump station will be demolished and a new control system building will be constructed of unpainted split-faced block with a metal roof. The project includes new pumps, a generator, perimeter fence, and a crane. The new pumps will be submerged below grade to reduce their above-ground presence.

*It should be noted that this review is being done under the previous Development Code since the submittal occurred when that Code was still in effect and the City's desire to move forward with the project.*

#### II. **BACKGROUND**

The subject property is already developed and used as sanitary pump station #1 (PS#1). However, that pump station is nearing its productive life-cycle and is now proposed to be completely re-built with a modern, state-of-the-art facility similar in design and function to PS#4 located at 1081

Anderson Avenue. The new PS#1 is intended to achieve the following public benefits:

- Provide additional capacity for future growth,
- Replace the critical turbine pumps with submersible pumps,
- Increase pumping system reliability,
- Replace outdated and limited availability parts and equipment, and
- Provide a reliable backup power generator.

The zoning pattern immediately surrounding the subject site is exclusively WH. Land use patterns include a gas station/convenience store abutting the City property on its south and west sides, and a vacant industrial/commercial building with outside storage across Birch Avenue to the north. Waterfront related industrial uses such as a marine towboat building and a machine shop are located to the east, across North Front Street.

### III. **APPLICABLE REGULATIONS**

Coos Bay Municipal Code Chapter 17.125 Waterfront Heritage District (WH)  
Coos Bay Municipal Code Chapter 17.170 Utilities and Public Facilities  
Coos Bay Municipal Code Chapter 17.195 Flood Damage Prevention  
Coos Bay Municipal Code Chapter 17.200 Off-Street Parking and Loading  
Coos Bay Municipal Code Chapter 17.345 Site Plan & Architectural Review

### IV. **STAFF RECOMMENDATION**

Staff prepared the following report based on the applicant's submittal, City of Coos Bay Land Development Code, City of Coos Bay Transportation System Plan, and City of Coos Bay Comprehensive Plan. These findings shall be used by the Commission to justify their final decision.

Staff finds there is sufficient evidence in the record upon which an approval can be based; therefore, staff is recommending approval of #187-ZON16-007, with conditions, as found on page 12 of this staff report.

### V. **Section 17.345 SITE PLAN AND ARCHITECTURAL REVIEW: FINDINGS AND CONCLUSIONS**

The following is a list of the decision criteria applicable to the request as stated in Coos Bay Municipal Code, Chapter 17.345. Each of the criteria is followed by findings or justification statements which may be adopted by the Planning Commission to support their conclusions. Although each of the findings or justification statements specifically applies to one of the decision criteria, any of the statements may be used to support the Commission's final decision.

Based on their conclusions the Commission must approve, conditionally approve or deny the application. Conditions may be imposed by the Commission in order to address concerns about the compatibility of the proposed use.

**DECISION CRITERION #1: The location, size, shape, height, spatial and visual impacts and arrangements of the uses and structures are compatible with the site and surroundings.**

#### **STATEMENTS OF FACT AND FINDINGS:**

- 1a. As noted above, this site is already developed and used as a pump station for the City-wide transfer of wastewater so the location of the proposed replacement is already established. The existing pump station has the appearance of a large mechanical operation due to its visual prominence from the street. The proposed new pump station and control building will have virtually all of its mechanical equipment enclosed and out of view so that the visual and spatial impacts will be

minimized and the reduction in height and shape in the facility will be done in a much less innocuous manner than the existing PS#1. The design will also provide greater protection from water damage in the event of a major flood event so that the control station can continue to operate.

The inclusion of landscape elements and painting of the perimeter chain-link fence a powder-coated black will also assist in providing an enhanced site appearance despite the fact that pump stations are generally designed to function as a critical infrastructure component and not as historically-related visual design.

**CONCLUSION:** Staff finds that the location, size, and height of the proposed control building is in accord with the waterfront neighborhood. The proposed replacement structure and use should have no greater impact on surrounding properties than what the existing pump station has, and, in fact, will be a design upgrade. This decision criterion can be adequately met with the proposed site plan and building profile, as submitted.

**DECISION CRITERION #2: The public and private sewerage and water facilities provided by the development are adequate in location, size, design, and timing of construction to serve the residents or establishments. These facilities meet city standards and relevant policies of the comprehensive plan and provide adequate fire protection.**

**STATEMENTS OF FACT AND FINDINGS:**

- 2a. Water: Staff received no comments from the Coos Bay-North Bend Water Board regarding this project.
- 2b. Sanitary Sewer: This facility currently supports the public sanitary sewer system and the proposed replacement and upgrade of the facility, as a result of this project, will increase the capability and function of PS#1 for many years to come.
- 2c. Fire Protection: Staff received comments regarding the storage of any volatile chemicals inside the control station. 275 gallons of calcium nitrate will be stored to use in the pump station operation to neutralize hydrogen sulfide build-up were that to occur. Hydrogen sulfide is a gas formed in sewer line and is poisonous, corrosive, and explosive. It has been indicated by staff that in the 10 years of operation of RS#4, the use of calcium nitrate as an emergency measure has not been necessary.

**CONCLUSION:** The various public facilities and services for this proposed project can be sufficiently satisfied through existing facilities and any upgrades, if required. Therefore, this decision criterion has been adequately met.

**DECISION CRITERION #3: The grading and contouring of the site and how site surface drainage and/or on-site surface water storage facilities are constructed to insure that there is no adverse effect on neighboring properties, public right-of-way, or the public storm drainage system; and that the site development work will take place in accordance with City policies and practices.**

**STATEMENTS OF FACT AND FINDINGS:**

- 3a. The development submittal indicates that there will be no changes or alterations to the site's surface drainage associated with the project and staff concurs based on the submitted plans, with this statement. No information was provided by

neighbors or reviewing agencies that would be contrary to this statement.

**CONCLUSIONS:** The decision criteria have been adequately met.

**DECISION CRITERION #4: Based on anticipated vehicular and pedestrian traffic generation, adequate rights-of-way and improvements to streets, pedestrian ways, bikeways, and other ways are provided to promote safety, reduce congestion, and provide emergency equipment access.**

**STATEMENTS OF FACT AND FINDINGS:**

- 4a. After construction of the new facility is complete, very little traffic generation will occur. The new control room station and pumping facility will not need any full-time employees to be on-site and only occasional visits by City crew members for monitoring, maintenance, and emergencies. Therefore, no off-street parking is needed or provided; available parking is provided via two access locations for temporary parking of support vehicles. This parking situation for the new development is no different from the existing circumstances of the current pump station.

**CONCLUSION:** Due to the nature and function of the proposed control building and pump station, this criterion is satisfied.

**DECISION CRITERION #5: There are adequate off-street parking and loading facilities provided in a safe, well designed, and efficient manner.**

**STATEMENTS OF FACT AND FINDINGS:**

- 5a. Parking: No off-street parking is required for this land use, as discussed immediately above under Decision Criterion #4.
- 5b. Landscaping and Screening: The site presently has no other landscaping around the perimeter except for grass areas that extend both inside and outside of the fenced facility. The upgraded site will be provided with a landscape scheme that will use new plantings on the east side along Front Street which includes trees, shrubs and groundcover and on the north side, along Birch Avenue, which will have shrubs and groundcover. Both access points to the new control station are to be located on the north with the landscaping elements placed between the two accesses. It appears that these improvements will help to promote a safe and well-designed addition to the WH district.

**CONCLUSION:** The proposed landscaping will be a significant upgrade to the site in an effort to soften the visual impact of the control station and to add an enhanced appeal to the WH district. This is a valued provision since the district does not have a lot of well-landscaped areas but that is not surprising due to its historic location and function to be a water-related industrial and service area. However, since the pump station is not a land use that necessarily has to be located in a waterfront district but rather serves the area due to the location of the sewer treatment facility at a slightly higher elevation to the north, the enhanced visual improvement will still be a net benefit to the district. As presented, the provision for temporary parking and augmented landscaping provisions adequately satisfy this criterion.

**DECISION CRITERION #6: Adequate dedication or reservation of real property for public use, as well as easements and right-of-entry for construction, maintenance, and future expansion of public facilities are addressed.**

**STATEMENTS OF FACT AND FINDINGS:**

6a. No additional dedication or reservation needs have been identified for this proposal.

**CONCLUSION:** This decision criterion has been met.

**DECISION CRITERION #7: The structural design, location, size, and materials used for buildings, walls, fences, berms, traffic island, median areas, and signs serve their intended purposes.**

**STATEMENTS OF FACT AND FINDINGS:**

7a. The physical aspects of the existing and proposed pump station building and associated improvements were discussed under Decision Criteria #1 and #5, above. Landscaping requirements in the Development Code are covered under Chapter 17.200, Parking and Loading so they were therefore considered under Criterion #5.

7d. Minimal sign information is intended to be provided with this proposal.

**CONCLUSION:** This decision criterion can be sufficiently satisfied.

**DECISION CRITERION #8: Other property development requirements of the zoning district are satisfied.**

**STATEMENTS OF FACT AND FINDINGS:**

8a. The subject property is located in the Waterfront Heritage (WH) zone district and is reviewed accordingly below.

8b. The development standards for non-residential development in the WH zone district, as outlined by Chapter 17.50.050 of the CBDC, are as follows:

1. Minimum lot area: 2,000 square feet
2. Building Coverage: No minimum requirement.
3. Building Height: Shall be no more than 35 feet.
4. Yards: Not more than two feet from the Front Street right-of-way, otherwise no setback requirements other than those imposed under state or local building codes.

8c. Compliance with State of Oregon Building Codes and the Department of Environmental Quality (DEQ) will be necessary with this project.

**CONCLUSION:** The new facility is intended to satisfy requirements of DEQ as well as address relevant portions of the WH district. This decision criterion has been sufficiently met.

## 17.125.080 - Architectural Design

**(1) Intent.** The intent of the architectural design review goals and standards is to ensure that proposals for construction of new structures and for major remodeling of existing structures evoke the appearance of the prevailing architectural styles of the buildings in the WH district as they might have existed if constructed between the 1870s to the 1920s. For the purposes of this section, these styles are referred to as the “designated historic styles.” “Historical Buildings of Empire and Front Street,” a notebook of photographs from the historical time period, is available for review at the department of community services, planning division.

### STATEMENTS OF FACT AND FINDINGS:

The pump station is considered a utilitarian building that should not be a leading feature of design within the WH district, especially when considering that it was not even an engineering component of the district in the 1870 to 1920s. However, the design elements put forth through the recommendations of the DAT appear to incorporate adequate intention and treatment and to recognize the design paradigm that ‘form follows function’. Although a pump station should not be treated with a throwback design that has no relationship to its contemporary purposes, the City has agreed, after review from the Design Assistance Team (DAT), to employ the following aspects of the existing PS#4 with the purposed upgrade of PS31 to include:

- The roof will be metal and painted dark grey.
- Metal sheeting will be used to cover the topmost sections of the external sidewalls of the building and will be painted “pumphouse putty” brown.
- Trim, door, vent pipe colors will be “sweet rosy” brown and “pumphouse putty” brown and will match the color combinations on PS#4.
- No paint would be used on the split-face concrete blocks.
- The fence would be a black 3 Rail Classic style fence.
- The crane that will be used to remove the pumps for maintenance will be painted dark color to match the other structures.
- The sidewalks will remain to the city standard.

**CONCLUSION:** Based on this assessment, the architectural design portion of the review is satisfied.

**(2) Architectural Design Review Goals and Standards.** In order to be approved, a design proposal must comply with both the architectural design review goals and standards.

- a. Architectural design review “Historical Buildings of Empire and Front Street,” a notebook of photographs from the historical time period, is available for review at the department of community services, planning division.
- b. Architectural design review goals are the conceptual framework establishing the underlying objectives to be achieved by new development and modifications to existing development in the district. Architectural design review standards are the approval criteria developed to implement these architectural design review goals and used to review new development and modifications to existing development. Adherence to the architectural design review standards ensures the conservation and enhancement of the special characteristics of each district.
- c. The factors which will be used in the evaluation process include architectural style of the proposal; compatibility with scenic values and architectural resources in the district; design quality; structural placement; dimensions; height; bulk; lot coverage by structures; exterior appearance of the building;

open areas; and landscaping.

**STATEMENTS OF FACT AND FINDINGS:**

The existing pump station has no historical or architectural relation to the WH district. Rather, its appearance and function is that of a utilitarian use to assist in the provision of sanitary sewer service.

**CONCLUSION:** The architectural design portion of the review is considered in detail below.

**(3) Architectural Design Review Goals.**

- a. Building Design – Massing. “Massing” is defined as a composition of two-dimensional shapes or three-dimensional volumes which gives the impression of weight, density and bulk. If the following architectural design review goals are met in the architectural design of development, acceptable massing may be accomplished:
  - i. Design should result in buildings with a perceived size that maintains a human scale that is comfortable and attractive for pedestrians.
  - ii. Design should result in a quality street environment that is attractive to pedestrians and development.
  - iii. Buildings of special historic significance and merit should be preserved. Maintain or restore as many of the proportions, dimensions and architectural details of historical significance which were original or added to the building during the designated historic period.
  - iv. New or remodeled structures abutting or directly across from buildings that have been identified as historic should be designed so as to preserve, and not detract from, the historic context and merit of the building.
  - v. Buildings should have consistent visual identity from all sides visible to the general public.
  
- b. Building Design – Articulation. “Articulation” is defined as the emphasis given to architectural elements (such as, windows, balconies, entries, etc.) that create a complementary pattern or rhythm, dividing large buildings into smaller identifiable pieces. If the following architectural design review goals are met in the architectural design of development, acceptable articulation may be accomplished:
  - i. The pattern and proportion of doors and windows should be similar to existing historic buildings in the WH district, and/or evoke the designated historic styles.
  - ii. Finish materials, details and colors should evoke the designated historic styles.
- c. Signage. Design for signs should emulate signage that existed during the designated historic period.

**STATEMENTS OF FACT AND FINDINGS:**

This portion of the land use review will consider these goals, standards, and factors.

**CONCLUSION:** The architectural design portion of the review is considered in detail below.

**(4) Architectural Design Review Standards.** The purpose of these architectural design review standards, along with

the notebook, “Historical Buildings of Empire and Front Street,” is to serve as a resource for designing development that will satisfy the architectural design review goals for the WH district. Design proposals may be approved if the following architectural design review standards are met in the architectural design of development:

**a. Building Design – Massing**

- i. Use articulation on either new or existing building facades to reduce the bulk of buildings. Methods include, but are not limited to, the following:
  - A. Modulation;
  - B. Broken roof lines; or
  - C. Building elements such as balconies, chimneys, porches or other entry details, and landscaping.
- ii. Use articulation features such as cornices or other details that lower the apparent height of the building.
- iii. Place display windows at the street level around the exterior of larger commercial buildings.

The pattern and proportion of windows, doors and other glazed areas is important in determining the building’s architectural character.

Rooflines can reinforce the architectural character of a street.

Architectural features like cornices can relate to adjacent buildings, lowering the apparent, conflicting height of the building.

- iv. The front elevation of large structures should be divided into smaller areas or planes. When the front elevation of a structure is more than 750 square feet in area, the front elevation should be divided into distinct areas by:
  - A. Creating a bay window or other building extension of at least one foot or more from the main structure;
  - B. Creating a roof pediment that is the full width of the structure; or
  - C. Setting part of the facade back one or more feet from the rest of the facade.
- v. For existing buildings of historic significance (in the WH district, these buildings are the Marshfield Sun at 1049 North Front Street, the Coos Bay Iron Works at 896 North Front Street and the Cahill Building, formerly Ferguson Transfer, 318 North Front Street): areas by:
  - A. Restore or retain as many historic features as possible;
  - B. Maintain or restore original proportions, dimensions and architectural elements;
  - C. Select paint and material colors which are historically accurate, coordinate the entire facade, and do not conflict with adjacent buildings; and
  - D. Consult available historical resources such as the Coos Historical Society, private historians or photographic archives.



- vi. At locations abutting or adjacent to buildings of historical significance:
  - A. Use a roofline that emulates the historic building;
  - B. Use doors, windows, materials and details similar to the historic building; and
  - C. Break up the building facade using articulation which reflects the scale and proportions of the historic building.
- vii. Continue exterior materials, architectural detailing, and color scheme around all sides of the building. Buildings must present an equivalent level of quality of materials, detailing and fenestration on all sides visible to the general public.
- viii. Reserve bright colors for trim or accents unless it is common to the architectural style.
- ix. Use of reflective exterior materials where glare would shine into nearby buildings is prohibited.

**b. Building Design – Articulation – Finish materials.**

- i. Buildings should use wood or simulated wood products as their exterior finish material on elevations exposed to view from locations accessible by the public. Horizontal wood or simulated wood siding and wood shingles should be applied with exposure of each course not exceeding eight inches in width. Vertical siding should be rough-sawn “board on board” typical to the designated historical styles.
- ii. Plain plywood or grooved plywood panels should not be used as exterior finish materials on elevations exposed to view from locations accessible by the public.
- iii. Concrete or concrete block should not be exposed to view as exterior finish materials except for foundation walls not extending more than one foot above the finished grade level adjacent to the wall.
- iv. Wavy corrugated metal siding (rather than bold rib, box rib or v-beam) may be used as the finish material on exterior walls only if combined with other materials and details in such a way as to create a design that reflects the designated historic styles.
- v. The design, detailing and trimming of the rooflines, porches, windows, doors and other architectural features should be in a manner that is in keeping with the designated historic styles.
- vi. Glass should be clear or ornamental stained glass. Translucent glazing should be used only for restrooms.
- vii. Roofing materials exposed to view should be wood shingles, composition roofing, or corrugated metal roofing in a subdued color that is in keeping with the historic styles noted. Decorative features such as cupolas, cresting, chimneys, barge (rake), and soffit/fascia trim are encouraged if keeping with the architectural style.
- viii. Light fixtures should be integrated with architectural elements. Decorative light fixtures that are in keeping with the historic styles are encouraged.

- c. Exterior light fixtures must not compete with city-furnished sidewalk period lights. Building lights should be metal halide or incandescent and are to be directed away from pedestrians and street traffic so as to avoid glare.**

## STATEMENTS OF FACT AND FINDINGS:

The design for PS#1 was discussed with the DAT at the pre-application meeting. The architectural design of the new building will be the same as existing PS#4 with no outside paint covering the building split-face concrete blocks. The fencing will be a 3 Rail Classic style fence. All utility lines will be underground.

**CONCLUSION:** Emulating the design of PS#4 has several advantages, many of which fit into the design elements of the WH guidelines and standards. First of all, the design of PS#4 was intended to be replicated as other pump stations are replaced as a cost savings venture (not having to create a different design for each facility) and to provide a 'signature' appearance for each structure. Secondly, PS#1, like PD#4, will have 'a perceived size that maintains a human scale that is comfortable and attractive' which is called out in the WH guidelines. Third, as noted previously, PS#1 serves a utilitarian function first and foremost. Its optimal performance is its chief purpose; integrating into a design element is secondary and, in this case, its enhanced design will be a visual improvement within the WH district over the existing appearance of PS#1. Finally, and also noted above, a pump station in and of itself, has no historical context in the WH district. Therefore, the replication of the design of PS#4 appears to adequately meet some of the intentions of the WH design standards while other standards cannot be feasibly or realistically applied to a structure that serves a fundamental function of the City's vital infrastructure system. Based on the totality of these considerations, this portion of the submittal is acceptable.

**(5) Signage.** Signs will be reviewed by the historical design review committee based on the standards set forth below. A sign permit is also required which will be reviewed by staff pursuant to the provisions in Chapter 17.230 CBMC. If the provisions conflict, the stricter shall apply.

- a.** Design for signs should emulate signage that existed during the designated historic period, and be consistent with the character of the storefront, the building on which they are situated and the area as a whole. Review for consistency includes, but is not limited to, evaluation of size, shape, position, materials and illumination in relationship to the facade and abutting and adjacent structures.
- b.** Signs on a business front are limited to a building sign on each building face (identifying the building name), a sign for each business entry (vehicular or pedestrian), and interior painting of street-front windows.
- c.** Signs shall have a minimum clearance of eight feet above a pedestrian walkway and 15 feet above a public street or alley, driveway, or parking lot. Signs shall not be closer than two feet to any curblin. A projecting sign shall not project more than eight feet beyond the property line.
- d.** All signs shall:
  - i. Be of an appropriate size and design;
  - ii. Be sited sympathetically on the building;
  - iii. Not obscure or remove detailing on the building;
  - iv. Be designed as part of the building and not treated as an unrelated addition; and
  - v. Be related to the style and character of the building and general area.

- e. Allowed Sign Types. Design for signs should emulate signage that existed during the designated historic period. Building Design – Massing
- i. Wall/Fascia Sign. Which is defined as a sign placed on the vertical surface of a wall or fascia where the wall or fascia is suitable for sign attachment. A wall/fascia sign must not extend across two storefronts or across separate buildings. Use articulation features such as cornices or other details that lower the apparent height of the building.
  - ii. Projecting or Hanging Sign. Which is defined as a sign where the message area is displayed perpendicular to the building fascia.
  - iii. Awning Sign. An “awning” is defined as a structure made of fabric or similar material with a painted metal frame which is attached to a building and projects over a public walkway. An awning shall have no soffits, plastic components or internal lighting. Plastic awning fabrics are prohibited. Advertising material attached to an awning is an awning sign.
  - iv. Marquee Sign. Which is defined either as a fascia sign, projecting sign or awning sign which contains movable letters or devices. A marquee sign shall not contain any plastic parts and shall not be internally illuminated.
  - v. Interior Painted Window Signs. These signs are regulated. However, interior painted window signs with holiday themes are allowed up to 45 days without approval of a sign permit.
  - vi. Miscellaneous. Sign types not otherwise listed which comply with the requirements of this subsection may be allowed upon approval by the historical design review committee.
  - vii. Neon Sign. Any sign where neon or other gas contained in tubing is illuminated by the application of electric current is prohibited.
  - viii. Sandwich Board. Portable signs that are not permanently affixed to the ground or a structure are prohibited. [Ord. 307, 2001; Ord. 93 § 2.19.8, 1987].

#### **STATEMENTS OF FACT AND FINDINGS:**

The applicant has indicated that a standardized City identification sign will be placed on the control station to provide basic identification and contact information in case of emergency or other needs. Utilizing a sign that has a historical appearance would not really fit with the structure’s appearance and would be a deviation from the City’s sign program to maintain uniform public recognition, information, and format for ease of familiarity and recognition.

**CONCLUSION:** The expected signs on the building are expected to be appropriate in size and design and also to be directly related to the style and character of the pump station in satisfaction of this standard.

#### **VII. STAFF RECOMMENDATION**

**Based on the adopted Findings, Conclusions and Conditions, as supported by the applicant’s submittal, attached hereto and incorporated herein by reference as Attachments A, approve case file #187-ZON16-007 for an Architectural Design Review and a Site Plan & Architectural Review, allowing at 690 North Front Street, subject to the following Conditions:**

1. The applicant shall secure all building and other applicable permits, as required, from the City of Coos Bay or the State of Oregon.
2. The project design shall adhere to the recommendations of the Design Assistance Team (DAT) which include the following:
  - a) The roof will be metal and painted dark grey.
  - b) Metal sheeting will be used to cover the topmost sections of the external sidewalls of the building and will be painted “pumphouse putty” brown.
  - c) Trim, door, vent pipe colors will be “sweet rosy” brown , and “pumphouse putty” brown and will match the color combinations on PS#4.
  - d) No paint would be used on the split-face concrete blocks
  - e) The fence would be a black 3 Rail Classic style fence.
  - f) The crane that will be used to remove the pumps for maintenance will be painted dark color to match the other structures.
  - g) The sidewalks will remain to the city standard.
3. The applicant shall obtain sign permits from the City of Coos Bay prior to installation of any primary signage.

**EFFECTIVE DATE OF PERMIT APPROVAL:**

Approval shall be withdrawn if the authorized construction or use is not commenced within one year or is not pursued diligently to completion; or, if authorized occupancy or use has been discontinued for over 120 consecutive days.

The effective date of the permit may be delayed if substantive conditions are attached to the approval. The Commission may grant an extension of time for a period not to exceed one year if circumstances beyond the control of the applicant cause delays.



DATE MAILED: March 29, 2016

Tom Dixon, Planning Administrator

cc: Jennifer Wirsing, Applicant’s Representative  
Dave Perry, DLCD

**ATTACHMENTS:** A. Applicant’s complete submittal

## Pump Station #1 SPAR Application

---



February 16, 2016

Submitted by Public Works

Engineering Division

500 Central Ave

Coos Bay, Or 97420



# City of Coos Bay

Community Development • 500 Central Avenue • Coos Bay, Oregon 97420  
Telephone 541.269.1181 • Fax 541.269.8916 • coosbay.org

## LAND USE DEVELOPMENT REVIEW APPLICATION

For Office Use Only	
STAFF CONTACT	PROJECT NO(S).

### Type of Review (Please check all that apply):

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Annexation CBMC 17.385                             | <input type="checkbox"/> Home Occupation CBMC 17.260                               | <input type="checkbox"/> Subdivision CBMC 17.335                              |
| <input type="checkbox"/> Appeal and Review CBMC 17.305                      | <input type="checkbox"/> Legislative/Text Amendment CBMC 17.380                    | <input type="checkbox"/> Temporary Use Resolution 83-17                       |
| <input checked="" type="checkbox"/> Architectural Design Review CBMC 17.390 | <input type="checkbox"/> Lot Line Adjustment CBMC 17.325                           | <input type="checkbox"/> Vacation CBMC 17.375                                 |
| <input type="checkbox"/> Conditional Use CBMC 17.355                        | <input type="checkbox"/> Partition CBMC 17.330                                     | <input type="checkbox"/> Variance CBMC 17.350                                 |
| <input type="checkbox"/> Cultural Resources CBMC 17.365                     | <input type="checkbox"/> Planned Unit Development CBMC 17.270                      | <input type="checkbox"/> Zone Change CBMC 17.360                              |
| <input type="checkbox"/> Estuarine Use/Activities CBMC 17.205               | <input checked="" type="checkbox"/> Site Plan and Architectural Review CBMC 17.345 | <input checked="" type="checkbox"/> Other Waterfront Heritage District 17.125 |

Pre-Application applications require a different application form available on the City website or at City Hall.

Site Location/Address: <b>690 N FRONT ST</b>	Assessor's Map No./Tax Lot(s): 25S 13W 26CA/2100
	Zoning: <b>Waterfront Heritage District</b>
	Total Land Area: <b>3500 sq ft (.08 Acre)</b>

**Detailed Description of Proposal: THIS PERMIT IS TO REPLACE AN EXISTING SANITARY SEWER PUMP STATION (PS#1). THE EXISTING PUMP STATION WILL BE DEMOLISHED AND A NEW CONTROL SYSTEM BUILDING WILL BE BUILT AND NEW PUMPS, GENERATOR, FENCE AND CRANE WILL BE INSTALLED. THE PLACEMENT OF THE NEW INSTALLATIONS WILL CHANGE FROM THE EXISTING POSITIONS AND THE NEW BUILDING AND EQUIPMENT WILL BE CONSTRUCTED USING SIMILAR ARCHETECTURAL FEATURES, FACADE OF RECENTLY CONSTRUCTED PUMP STATIONS FOR THE CITY. THE NEW PUMPS WILL BE SUBMERSIBLE TO REDUCE THE ABOVE GROUND PRESENCE, THE CONTROL BUILDING MADE TO BE MINIMAL IN SIZE AND THE FENCING TO BE BLACK VINYL COATED FOR AESTHETICS.**

<b>Applicant/Owner Name:</b> CITY OF COOS BAY, JIM HOSSLEY <small>(please print)</small>	Phone: 541-269-1181
<b>Address:</b> 500 CENTRAL AVE	Email: jhossley@coosbay.org
<b>City State Zip:</b> COOS BAY, OR 97420	

<b>Applicant's Representative:</b> JENNIFER WIRSING <small>(please print)</small>	Phone: 541-269-1181 ext.2247
<b>Address:</b> 500 CENTRAL AVE	Email: jwirsing@coosbay.org
<b>City State Zip:</b> COOS BAY, OR 97420	

- Provide evidence that you are the owner or purchaser of the property or have the written permission of owner(s) to make an application for architectural design review. In either case, include a copy of the deed for the subject property.
- Attach (a) a certified list of names and addresses of all owners of property within 250 feet of the exterior boundaries of the subject property according to the latest adopted County tax role and (b) an assessor's map showing all lots and parcels of land within that area.
- Address the Decision Criteria or Goals/Standards outlined in the Coos Bay Municipal Code chapter(s) related to your request.
- Additional information: Date construction is expected to begin; estimated completion date of the total project and of individual segments; and anticipated future development.
- Ten (10) complete hard-copy sets (single sided) of application materials must be submitted with this application. One (1) complete set of digital application materials must also be submitted electronically or on CD in Word format. Additional copies may be required as directed by the Coos Bay Director of Community Development.

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Coos Bay Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

Applicant's signature	Date	Owner's signature (required)      Date

G:\DCS Revised\PLANNING\ENGINEERING\Pump Station 1\Final Design\SPAR\Land Use Development Review Application 690N Front Street PS#1.docx



## Table of Contents

<b><u>NARRATIVE</u></b>	<b><u>1</u></b>
<b><u>CODE RESPONSES</u></b>	<b><u>2</u></b>
SITE PLAN AND ARCHITECTURAL REVIEW - CHAPTER 17.345	2
WATERFRONT HERITAGE DISTRICT—CHAPTER 17.125	5
ARCHITECTURAL DESIGN REVIEW - CHAPTER 17.390	8
FLOOD DAMAGE PREVENTION - CHAPTER 17.195	10
<b><u>PROJECT CONTACTS</u></b>	<b><u>11</u></b>
<b><u>ATTACHMENTS</u></b>	<b><u>12</u></b>
LOT MAP	12
100-YEAR FLOOD PLAIN AND TOPOGRAPHY MAP	13
PUMP STATION #4 REFERENCE BUILDING PICTURES	14, 15
PRE-APPLICATION NOTES	16 - 19
PROOF OF OWNERSHIP	20
PROPERTY OWNERS WITHIN 250 FEET OF SITE	21
NEW SITE PLAN C100	22
SITE GRADING PLAN C101	23
CONTROL BUILDING - PLAN VIEW A200	24
CONTROL BUILDING - ROOF PLAN A201	25
CONTROL BUILDING - SECTIONS A202	26
CONTROL BUILDING - ELEVATIONS A203	27
LANDSCAPE PLANS (L1 - L4)	28-31
SPEC SHEET FOR EXTERIOR LIGHTING	32
FENCE PICTURE	33

## Narrative

The applicant (City of Coos Bay) is submitting an application to renovate the existing Pump Station #1 (PS #1). PS #1 has reached the end of its useful life and is in need of repair. The site is a .08 Acre lot located at 690 N Front Street in Coos Bay, Or. The Coos County Assessor's map description is 25S-13W-26CA, tax lot, 2100. Updates and improvements to this station are intended to bring this pump station into compliance with the Oregon Department of Environmental Quality "Oregon Standards for Design and Construction of Wastewater Pump Stations May, 2001" and correct deficiencies identified in the City's Wastewater Collection System Master Plan.

The primary goals of these improvements include:

- Provide additional capacity for future growth
- Replace the critical turbine pumps with submersible pumps.
- Increase pumping system reliability.
- Replace outdated and limited availability parts and equipment
- Provide a reliable backup power generator.

The renovation of this project will lessen the physical footprint of the pump station as the pumps that are currently above ground will be replaced with submersibles and will reside underground. The only enclosed structure, in which will house the control systems, will be moved to the back of the lot and will be approximately 196 square feet. The enclosure will remain constant with other pump stations that have been built within the last 5 years by The City, using the same construction materials and color schemes. The new diesel backup generator has a noise level of only 70 dB. Pedestrian walkways will not be impeded by the footprint and will remain to city standards and landscaping is native and easy to maintain for City crews.

The site will not have any on-site parking as it will not be housing any full time crew. There will be two access locations for support vehicles for the maintenance of pumps, access to cranes and delivery of consumables, these access points will both be available from Birch Ave. The site will be completely enclosed by a 3 Rail Classic style fence. The fence will function to ward off unwanted access to the equipment and chemicals used and will be coated to help the site be more aesthetically pleasing.

Due to the small size of the building and the city use purpose of the pump station the Design Assistance Team has agreed with the applicant on exclusions to the Waterfront Heritage district requirements. These exclusions are discussed in more detail within this Application.





# Code Responses

## Site Plan and Architectural Review

### Chapter 17.345.020 – Preapplication

An applicant may submit a sketch plan to be reviewed by the commission before the formal application is filed in order to discuss the general design of the project in relation to the site and surroundings and to property development requirements. An applicant is encouraged to take advantage of a preapplication conference before accruing a considerable expenditure in plan preparation. [Ord. 93 § 5.11.2, 1987].

*Applicant response:*

*A Pre-Application meeting was held at City Hall on January 8<sup>th</sup>, 2015. See Pre Application Notes pg.16*

### Chapter 17.345.030 - Application

An applicant for a general or special development permit for a development which is subject to site plan and architectural review shall submit a plan or plans drawn to scale showing the following as applicable:

- (1) Contour lines related to some established bench mark or other datum approved by the public works and development director and having a minimum interval of five feet.

*The 100 Year Floodplain and Topography Map, on pg. 13, includes contour lines at 2 feet intervals. All elevations are established using the NAVD 88 vertical datum. As shown, the site has no more than a 2 foot elevation differential.*

- (2) The location and direction of all watercourses and areas subject to flooding.

*This site is located within the 100 yr floodplain. Per the DEQ "Oregon Standards for Design and Construction of Wastewater Pump Stations, dated May 2001" Structures-Wet Well: Elevations of pump station ground-level finished floors and the top of submersible pump station wet wells shall be designed for a minimum of two feet above the 100-year base flood elevation. This will place the buildings of the site above the flood zone and will prevent flood waters from entering the structures.*

- (3) Natural features, such as rock outcroppings, marshes, wooded areas, indicating those to be preserved and/or removed.

*Since the site has been utilized as a pump station for 51 years (the pump station was originally built in 1951) no natural features occur on the site. The current landscaping will be replaced with similar, low maintenance landscaping.*

- (4) Location of all structures and improvements.

*a. See New Site Plan C100 pg. 24*

- (5) Property lines of the subject site.

*a. See New Site Plan C100 pg. 24*

\_\_\_\_\_ ( ) \_\_\_\_\_

- (6) Location and size of any areas to be conveyed, dedicated, or reserved as common open spaces, recreational areas, and similar uses.

*No common areas will be reserved on this site.*

- (7) Existing and proposed vehicular and pedestrian circulation system including bike paths, off-street parking areas, service loading areas, and major points of access to public rights-of-way.

*Pedestrian circulation systems will remain in place at their current locations, using the sidewalks and there will be no encumbrances to the public right-of-way. No off street parking will be needed at this site as full time presence is not needed, the PS will only need employees there for maintenance and routine checks. A loading area will be located on the Birch Ave. side of the lot, this will also be used for maintenance on pumps and other large equipment (New Site Plan C100 pg. 24 for specific placement).*

- (8) Location and type of irrigation.

*No irrigation is currently used for the current PS and none will be proposed with the new construction.*

- (9) Existing and proposed utility systems, including sanitary sewer, storm sewer, drainage ways, water and fire hydrants.

*A private sanitary sewer lateral is not supplied for the current site and will not be proposed. Storm water runoff will drain to Birch Ave and Front St. as historically See New Site Plan C100 pg. 24, for hydrant location and other utility systems.*

- (10) General location of and type of trees to be retained on site having a trunk diameter of six inches or more at a point of 24 inches above natural grade.

*No retainage of trees are on site is proposed.*

- (11) Precise location or pattern and spacing of all proposed plant materials by size and common name, acceptable alternatives, expected mature appearance, estimated time of maturity, and the purpose intended to be achieved by the landscaping.

*The landscaping for the area will contain no vegetation and will consist primarily of river rock. See Landscape Scheme "B" pg. 30 for specifics.*

- (12) Other elements and material type used in site treatment such as fences, walls, paving materials, planter boxes, screening, and ground control.

*A 3 Rail Classic style fence will be used as specified in the Pre-App meeting and approved by the committee. The building will be constructed in a similar fashion as PS #4 with no paint to be used on the exposed split-face concrete blocks. (See attachment PS #4 reference picture on pg.13)*

- (13) Architectural drawings or sketches, drawn to scale, showing all elevations and exterior materials of the proposed structures and other improvements and floor plans.

*See Control Building drawings A200 thru A203 pgs.26 - 29. Exterior materials will be based off of current Pump Station #4 and will be unpainted split faced blocks. The roofing, trim and doors will match the coloring of Pump Station #4, see pg. 14 for example pictures.*

\_\_\_\_\_ ( ) \_\_\_\_\_

**(14) Proposed exterior lighting showing type, height, and area of illumination.**

*There will be two flood lights servicing the property. One will be in the semi-enclosed area that houses the backup generator and will aim towards the generator (interior). The second light will be placed on the wall of the control building facing east towards the wet well. It will be mounted approximately 9 feet high. See Control Building – Elevations A203 pg. 29 and Spec Sheets for Exterior Lighting pg. 31 for specifics.*

**(15) Size, location, material, and illumination of signs.**

*A small sign will be printed and attached to the fencing similar to Pump Station #4 (See pg. 14 reference picture)*

**(16) Time schedule for completion. [Ord. 93 § 5.11.3, 1987].**

*Construction is being planned to start in the spring of 2016 with an estimated completion date of the spring of 2017.*

---

( )

## Waterfront Heritage District (WH)

### 17.125.060 - Preexisting Uses

Notwithstanding Chapter 17.25 CBMC, uses legally established on May 1, 2001, the date the WH district was established, which would not otherwise be permitted in the WH district, are deemed to be preexisting uses and are allowed to continue on the same lot(s) or parcel(s), subject to the provisions of this section.

#### (1) Changes and/or Expansion.

(a) Any preexisting use which is changed to a permitted use shall not afterwards be changed back to the preexisting use.

(b) A preexisting use may be expanded and/or altered on the same lot. Expansion and/or alteration of improvements housing a preexisting use may occur on the same lot(s) or parcel(s), provided improvements connected with such expansion and/or alteration conform to the property development requirements of CBMC 17.125.070 which includes design review standards. However, additional or different uses, not permitted by the WH district, are not allowed.

(2) Discontinuation. If a preexisting nonwater-dependent or water-related use is discontinued for a period of 12 consecutive months, the use shall not be re-established. Further uses on the premises shall be in conformity with the provisions of this chapter.

(3) Restoration. An improvement housing a preexisting use which is damaged by fire, natural disaster, or other casualty may be restored to its previous condition and the preexisting use resumed, provided such restoration is commenced within a period of 180 days after the event constituting the casualty. This limitation may be waived or extended by the community services director by filing a request not more than 160 days after the event constituting the casualty upon a showing of good cause by the owner. A decision by the community services director may be appealed to the planning commission pursuant to Chapter 17.305 CBMC.

(4) Maintenance. Nothing in this chapter shall be construed to prohibit normal repair, maintenance, and nonstructural alterations, nor the alteration, strengthening, or restoration of any improvement housing a preexisting use to safe condition as required by law. [Ord. 307, 2001; Ord. 93 § 2.19.6, 1987].

#### Applicant response:

*This application falls under section (3) Restoration. We will be renovating a currently active pump station for the sanitary sewer system. The renovation is needed because the current pump station is at the end of its functional lifespan.*

### 17.125.070 - Property Development Requirements

The following property development requirements shall apply to all land and improvements in the WH

(2) Architectural Design Review. Architectural design review as set forth in Chapter 17.390 CBMC shall be required for all development. For the purposes of this chapter, "development" is defined as any new structure or an extension or increase in floor area or height of an existing structure, or change to the style, signage, color, window (size/pattern/material), siding or detailing on the exterior of any existing building.

\_\_\_\_\_ ( ) \_\_\_\_\_

(a) Existing water-dependent/water-related uses established on May 1, 2001, the date this provision is adopted, are exempt from the architectural design review. Architectural design proposals must comply with CBMC 17.125.080.

(b) The provisions of this chapter shall not prevent construction, reconstruction, alteration, restoration, demolition or removal of any building or portion of a building when the building official or fire marshal determines that such an emergency action is required for the public safety due to an unsafe or dangerous condition.

(c) Ordinary maintenance or repair of the exterior of a structure that does not involve a change in design, or external appearance is exempt from design review. Similar or like materials must be used for the maintenance or repair.

(d) The color of paint or stain to be applied to the exterior of the building is a ministerial decision to be made by the community services director or his/her designee. The proposed colors must be from, or similar to, the community services historical color palette, located in the community services department.

In a 12-month period, if less than 10 percent of the paintable wall area is to be covered with the building's existing paint color or stain, approval of the color is not necessary.

(3) Lot Standards.

(a) Minimum Lot Width. Each lot shall have a minimum width of 25 feet.

(b) Minimum Lot Area. Each lot shall have a minimum lot area of 2,000 square feet.

(7) Fences and Walls. Where fences or walls are used to reduce noise, provide security, create privacy, or for any other purpose, a pedestrian scale along the street shall be maintained. Techniques used to maintain a pedestrian scale may include, but are not limited to, the following:

(a) Small setbacks, indentations, stepped fence heights, or other means of breaking up the fence or wall surface and heights;

(b) Different textures, colors, or materials (including landscape materials) to break up the wall surface; or

(c) Special lighting, canopies, awnings, horizontal trellises and other pedestrian-oriented features that break up the size of the blank wall surface.

(10) Utility Lines. Utility lines, including, but not limited to, those used for electricity, communications, street lighting and cable television, shall be placed underground for new construction or major remodeling. The design review board may waive the requirements if topographical, soil or other conditions make such underground installation or screening of above-ground equipment impracticable.

Applicant response:

*Non-related sections have been removed. The design for this pump station was discussed with the Design Assistance Team at the Pre-Application meeting. The architectural design of the new building will be the same as existing PS #4 with no outside paint covering the building split-face concrete blocks. The fencing will be a 3 Rail Classic style fence. All utility lines will be underground. See New Site Plan C100 pg. 24 for locations and building layout.*

\_\_\_\_\_ { } \_\_\_\_\_



17.125.080 - Architectural Design

(1) Intent. The intent of the architectural design review goals and standards is to ensure that proposals for construction of new structures and for major remodeling of existing structures evoke the appearance of the prevailing architectural styles of the buildings in the WH district as they might have existed if constructed between the 1870s to the 1920s. For the purposes of this section, these styles are referred to as the "designated historic styles." "Historical Buildings of Empire and Front Street," a notebook of photographs from the historical time period, is available for review at the department of community services, planning division.

Applicant response:

*During the Pre-Application meeting the DAT agreed that the City was to design the new PS #1 building to match the existing PS #4 with the following conditions:*

- a. The roof will be metal and painted dark grey.*
- b. Metal sheeting will be used to cover the topmost sections of the external sidewalls of the building and will be painted "pumphouse putty" brown.*
- c. Trim, door, vent pipe colors will be "sweet rosy" brown and "pumphouse putty" brown and will match the color combinations on PS#4.*
- d. No paint would be used on the split-face concrete blocks.*
- e. The fence would be a black 3 Rail Classic style fence.*
- f. The crane that will be used to remove the pumps for maintenance will be painted dark color to match the other structures.*
- g. The sidewalks will remain to the city standard.*

*It is understood that the project does not meet all requirements of the WH Development Code, however, per recommendations of the DAT, the project is requesting these permits to be waived.*

\_\_\_\_\_ { } \_\_\_\_\_

ARCHITECTURAL DESIGN REVIEW

17.390.020 Application.

An applicant for a development permit which is subject to architectural design review shall submit a plan(s) drawn to scale. Staff will determine which of the elements listed below are applicable to the proposed project.

(1) A site plan, drawn to scale, with:

- (a) Project name;
- (b) Vicinity map;
- (c) Scale (1:20 or larger);
- (d) North arrow;
- (e) Date;
- (f) Street names and locations abutting the development;
- (g) Location of all parking areas and spaces, ingress and egress to the site and on-site circulation;
- (h) Zoning designation;
- (i) Dimensions of lots, structures and other constructed features;
- (j) Location and general use of all improvements;
- (k) Location of all freestanding signs and light pole standards;
- (l) Percentage of lot coverage by structures, paving and walls, and landscaping.

Applicant response:

- (a) – (g), (i), (j) See New Site Plan C100 pg.24
- (h) Zone designation is Waterfront Heritage (WH)
- (k) There are no freestanding signs or light poles for this project.
- (l) Lot coverage is 98% covered by structures and landscaping.

(2) A landscape plan, drawn to scale, with:

- (a) Project name;
- (b) Scale (1:20 or larger);
- (c) North arrow;
- (d) Date;

\_\_\_\_\_ {        } \_\_\_\_\_

- (e) Location of all parking areas and spaces, ingress and egress to the site;
- (f) General use of all improvements;
- (g) Location of all freestanding signs and light poles;
- (h) Location, size, type and variety of plantings and pertinent features of the landscaping.

Applicant response:

(a) – (h) see Site Grading Plan C101 pg. 25

(3) The elevations and locations of:

- (a) All proposed exterior signs;
- (b) Exterior elevations of each side of all buildings on the site as they will appear after construction. Such plans shall indicate material, texture, shape and other design features of the structure(s), including all mechanical and electrical devices;
- (c) Heights of structures above street grade;
- (d) Number of stories;
- (e) Datum for elevations used (m.s.l. or m.l.l.w.).

Applicant response:

(3) See Control Building Drawings Sections A202 and Elevations A203 pg.28, 29 for heights and elevations. See Pump Station #4 Reference Building Pictures pg. 14 for proposed sign.

(4) A color-board illustrating the color selection for exterior project materials. [Ord. 302, 2007; Ord. 93 § 5.21.2, 1987].

Applicant response:

(4) The site and buildings will be constructed to match PS#4 including materials and color scheme. See Pump Station #4 Reference Building Pictures pg. 14.

\_\_\_\_\_ { } \_\_\_\_\_



**FLOOD DAMAGE PREVENTION**

**17.195.040 Statement of purpose.**

It is the purpose of this chapter to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed:

- (1) To protect human life and health;
- (2) To minimize expenditure of public money and costly flood control projects;
- (3) To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- (4) To minimize prolonged business interruptions;
- (5) To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets, and bridges located in areas of special flood hazard;
- (6) To help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas;
- (7) To ensure that potential buyers are notified that property is in an area of special flood hazard;
- (8) To ensure that those who occupy the areas of special flood hazard assume responsibility for their actions; and
- (9) To maintain eligibility for disaster relief. [Ord. 418 § 7, 2009].

**Applicant response:**

*The designated Base Flood Elevation for Coos Bay is 13 ft. see attached Floodplain and Topography Map pg.13 to see the floodplain area around the project site.*

*To satisfy the DEQ report titled "Oregon Standards for Design and Construction of Wastewater Pump Stations" dated May, 2001 "The elevation of the finished floors and the top of submersible wet well shall be designed for a minimum of two feet above the 100-year base flood elevation."*

*Elevation certificates for Pre-Construction, Building under Construction and Finished Construction will be available as required.*

\_\_\_\_\_ ( ) \_\_\_\_\_

## Project Contacts

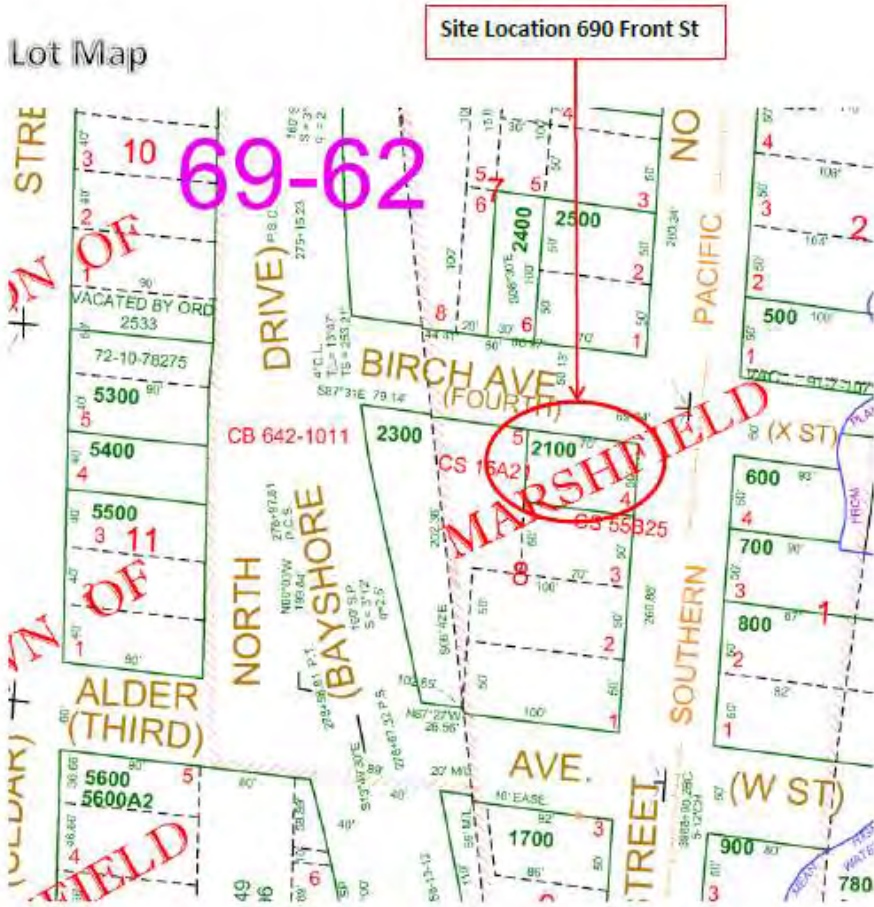
**Jennifer Wirsing, PE**  
**Wastewater Project Engineer**  
City of Coos Bay - Public Works & Development Department  
500 Central Avenue 97420  
Phone 541-269-1181 Ext 2247 / Fax 541-267-8237  
jwirsing@coosbay.org  
\*Professional Registration: CA

**Jim Hossley**  
**Public Works Director**  
City of Coos Bay  
500 Central Avenue  
Coos Bay, OR 97420  
Phone 541-269-8918  
JHossley@coosbay.org

**Aaron Speakman, P.E.**  
**Engineer of Record**  
The Dyer Partnership Engineers and Planners, Inc.  
1330 Teakwood Ave.  
Coos Bay, OR 97420  
Phone: 541-269-0732  
Fax: 541-269-2044  
aspeakman@dyerpart.com



Lot Map

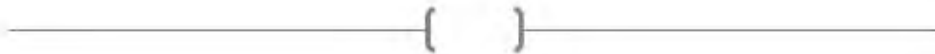


# 100-Year Flood Plain and Topography Map





## Pump Station #4 Reference Building Pictures





Proposed signs will be similar in nature.





Community Development • 500 Central Avenue • Coos Bay, Oregon 97420  
 Telephone 541.269.1181 • Fax 541.269.8916 • coosbay.org

## LAND USE PRE-APPLICATION

For Office Use Only	
STAFF CONTACT	PROJECT No(S)

<b>Site Location/Address:</b> 690 N FRONT ST	Zoning Designation: WH
	Tax Lot(s)Numbers: 2100
	Total Land Area: 3500 sq ft.

**Detailed Description of Proposal:** UPDATES AND IMPROVEMENTS TO EXISTING PUMP STATION #1, WHICH ARE INTENDED TO BRING THIS PUMP STATION INTO COMPLIANCE WITH OREGON DEQ PUMP STATION CRITERIA AND CORRECT DEFICIENCIES IDENTIFIED IN THE CITY'S WASTEWATER COLLECTION SYSTEM MASTER PLAN. IMPROVEMENTS INCLUDE ADDITIONAL CAPACITY FOR FUTURE GROWTH, REPLACING TURBINE PUMPS WITH SUBMERSIBLE PUMPS, ADDING INCREASED RELIABILITY, REPLACING OUTDATED AND LIMITED-AVAILABILITY PARTS AND PROVIDE A RELIABLE BACK-UP GENERATOR.

<b>Applicant/Owner Name:</b> CITY OF COOS BAY <small>(please print)</small>	Phone: 541-269-1181
<b>Address:</b> 500 CENTRAL AVE	Email: areal@coosbay.org
<b>City State Zip:</b> COOS BAY, OR 97411	
<b>Applicant's Representative:</b> AARON REAL <small>(please print)</small>	Phone: 541-269-1181 Ext. 2249
<b>Address:</b> 500 CENTRAL AVE	Email: areal@coosbay.org
<b>City State Zip:</b> COOS BAY, OR 97411	

1. The owner/applicant or their representative should be present at the pre-application conference.
2. Complete applications include: A completed application form, fee check, plan drawings, and a list of questions for staff. Incomplete applications will not be accepted.
3. Five (5) complete hard-copy sets (single sided) of application materials must be submitted with this application.

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Coos Bay Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

 _____ Applicant's signature	12-30-14 _____ Date	 _____ Owner's signature (required)	12/31/14 _____ Date
------------------------------------	---------------------------	---	---------------------------



CITY OF COOS BAY  
Community Development Department

500 Central Avenue  
Coos Bay, OR 97420

541.269.8918  
www.coosbay.org

## PRE-APPLICATION CONFERENCE NOTES

**CASE FILE#:** 187-ZON14-078

**LOCATION:** 690 North Front Street (Tax Map 25S 13W 26CA – Tax Lot 2100) Coos Bay, OR

**TYPE OF APPLICATION:** Architectural Design Review & Site Plan and Architectural Review

**STAFF COORDINATOR:** Debbie Erler, Planner 1

**DATE OF PRE-APPLICATION:** January 8, 2015 @ 1:00 pm

**MEETING ATTENDEES (STAFF):** Eric Day, Debbie Erler, (Planning), Jennifer Wirsing (Engineering)

All Coos Bay code chapters referenced in this report are available on the City's website at <http://www.codepublishing.com/or/coosbay/>.

### 1. PROCESS SUMMARY

Architectural Design Review per CBMC 17.390  
Site Plan and Architectural Review (SPAR) per CBMC 17.345

### 2. PROCESS SUMMARY

The required land use applications include an Architectural Design Review and Site Plan and Architectural Review. The final hearing body for the applications will be the Planning Commission.

#### Application Process:

- Pre-application conference
- Application submittal
- Staff review for completeness (Up to 30 days)
- When the application is determined to be complete, the applicant is vested
- Public notices are mailed and a hearing date is set before the Planning Commission
- Staff report is prepared and made available to the applicant at least seven days before the date of the Planning Commission Public Hearing
- The Planning Commission will make a decision for approval, approval with conditions or denial based upon the staff recommendation and applicant's submittal based on the criteria found in the related chapters of the CBMC (as outlined above).



**3. COMMUNITY DEVELOPMENT CODE**

The applicant must address all standards of the applicable criteria found in the CBMC. These include:

- Waterfront Heritage District (WH) CBMC Chapter 17.125
- SPAR application requirements per CBMC 17.345.030
- Architectural Design Review per CBMC 17.390
- Flood Damage Prevention requirements per CBMC 17.195

**4. DEVELOPMENT STANDARDS**

City Permits: Applicant will be responsible to obtain applicable city related permits prior to beginning construction, including a Site Development permit, a Demolition permit for the removal of the existing structure/improvements, Flood Plain permit, Building and mechanical permit, sewer cap/reconnection permit.

Right of Way: A "Right of Way Use" permit will be required for all improvements proposed with project, at the time construction plans are submitted.

State Permits: Applicant will be responsible to obtain applicable state permits including, plumbing, electrical and Department of Environmental Quality.

**5. DOCUMENTATION REQUIRED FOR A COMPLETE APPLICATION**

One of the following items is required to be submitted in addition to a digital copy:

- Proof of ownership, such as a deed or title report.
- Documentation by the owner allowing the given representative to act on their behalf (if needed).
- Legal owner information for all tax lots within 250 feet of the external legal boundaries of the property described in the application.

Ten collated sets of the following items are required to be submitted in addition to a digital copy:

- Application form signed by the owner or applicant,
- Application maps and narrative information and information address the applicable decision criteria as stipulated per CBMC 17.390 and 17.345 (SPAR).

**6. APPLICATION FEES\***

Architectural Design Review	\$200.00
Site Plan and Architectural Review (SPAR)	\$525.00+\$0.00357 per sf. of the building square footage and all impervious surfaces
Floodplain Development Permit	\$115.00

\*Note: Fee schedules are subject to change. Please verify the required fees prior to application submittal.

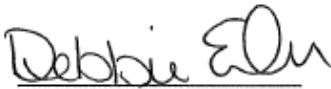
**7. TIME FRAME FOR REVIEW PROCESS**

Staff has 30 days to review the application submittal for completeness. If incomplete, the applicant will have 180 days from the date of incomplete letter to submit additional information. If complete, the review shall not exceed 120 days for a final decision, including appeals to the City Council. Appeals to LUBA fall outside the 120 day review process.

**NOTICE TO APPLICANTS:**

The standards noted in this checklist are those which staff believes may be applicable to your proposal. Additional standards may also be determined applicable at the time of a development submittal. The burden is upon the applicant to review all applicable City documents and address all the relevant standards. The applicant should verify the fees prior to submitting application.

Prior to submission, the applicant should confer with City staff to determine if any Code requirements have changed. A pre-application conference does not lock in the current standards. The application will be reviewed for compliance with the standards in effect on the date of application submittal.



Debbie Erler, Planner 1  
Planner, City of Coos Bay

January 22, 2015

**COOS COUNTY ASSESSOR  
REAL PROPERTY ACCOUNT NAMES**

4/27/2015 11:28:06 AM

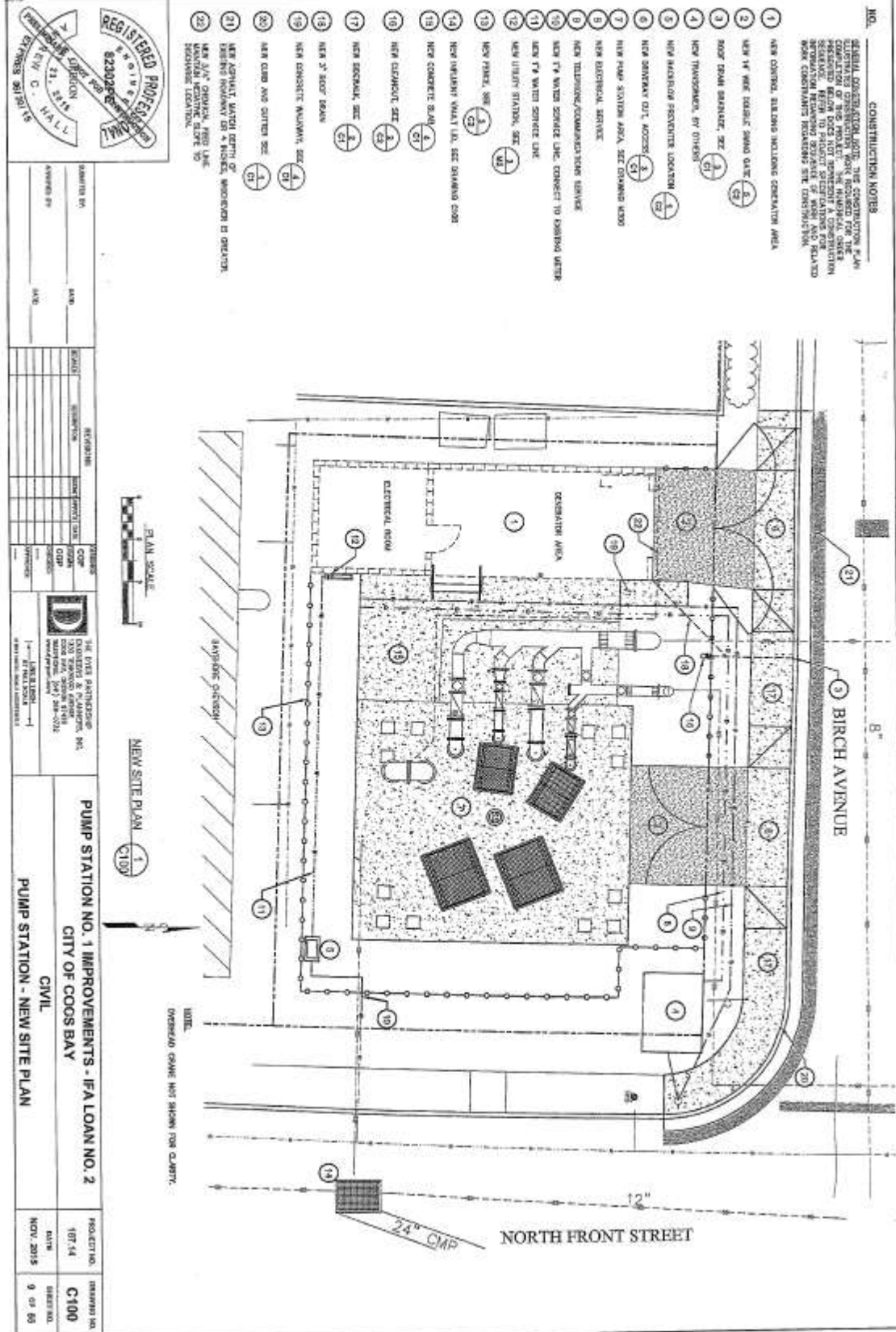
**Account #** 6731300  
**Map** 25S1326-CA-02100  
**Owner** CITY OF COOS BAY  
500 CENTRAL  
COOS BAY, OR 97420

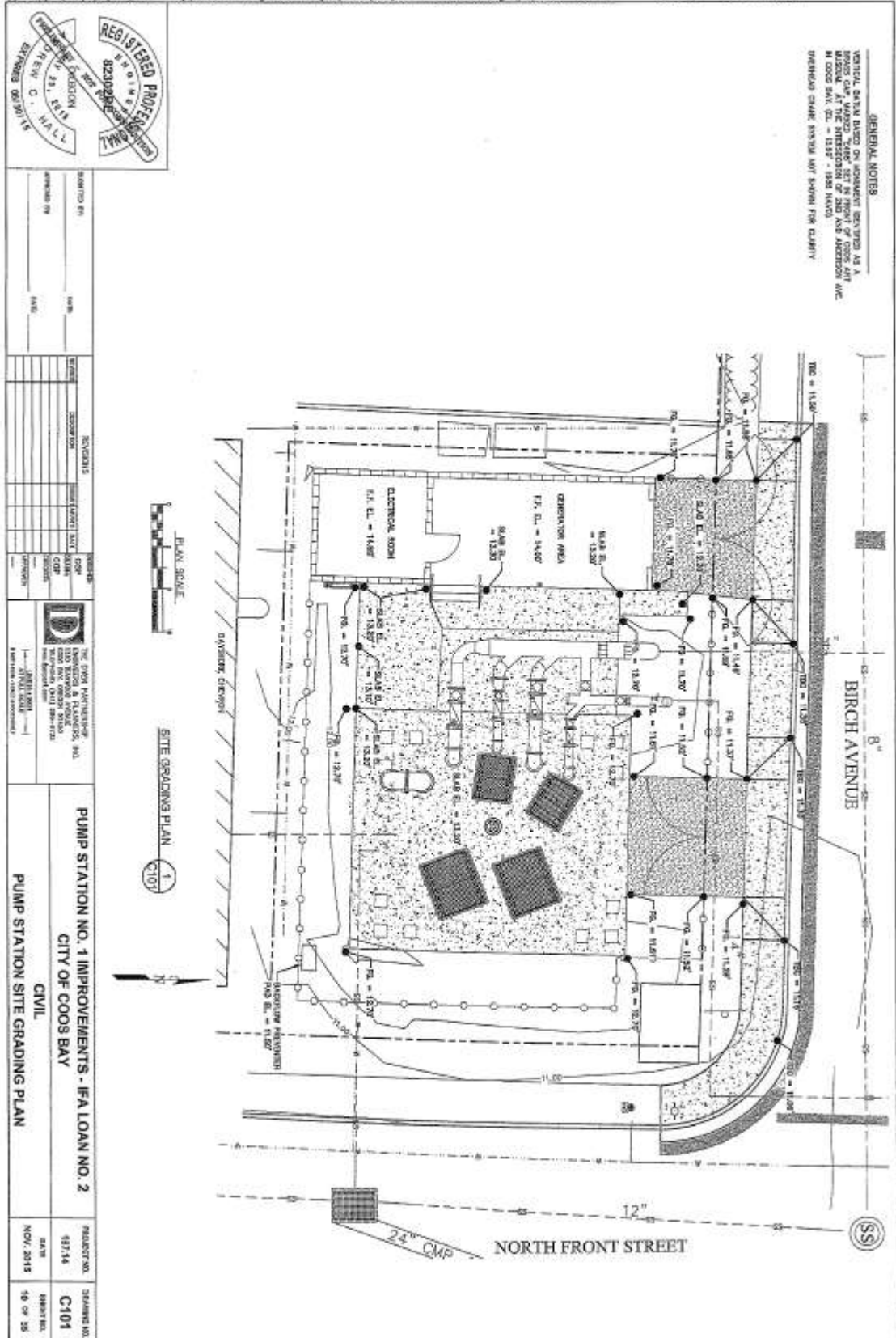
---

<b>Name Type</b>	<b>Name</b>	<b>Ownership Type</b>	<b>Own Pct</b>
OWNER	CITY OF COOS BAY	OWNER	100.00

Addresses within 500 foot radius of Project Site

OWNER	MAILING ADDRESS	CITY	STATE	ZIP	SITE ADDRESS
A.T. COLLIER, INC.	791 N FRONT ST	COOS BAY	OR	97420	791 N FRONT
A.T. COLLIER, INC.	791 N FRONT ST	COOS BAY	OR	97420	891 N FRONT ST
BARKER MANAGEMENT, INC.	95471 TEMPLETON LN	NORTH BEND	OR	97459	595 N BROADWAY
BROWN, EARLENE	556 N BAYSHORE DR	COOS BAY	OR	97420	520 N BAYSHORE DR
BROWN, EARLENE	556 N BAYSHORE DR	COOS BAY	OR	97420	556 N BAYSHORE DR
C.J. O'NEIL & COMPANY	905 N BAYSHORE DR	COOS BAY	OR	97420	
CARROLL C. PURDUM TRUST	6980 ZURICH LN	FRISCO	TX	75034	605 N BAYSHORE DR
CITY OF COOS BAY	500 CENTRAL	COOS BAY	OR	97420	400 N BAYSHORE DR
CITY OF COOS BAY	500 CENTRAL	COOS BAY	OR	97420	690 N FRONT
CITY OF COOS BAY, LESSOR	599 N BROADWAY	COOS BAY	OR	97420	
CLAIR, JOAN B.	PO BOX 9305	BERKELEY	CA	94709	562 N 2ND
COOS BAY IRON WORKS	PO BOX 236	COOS BAY	OR	97420	896 N FRONT
COOS BAY TOWBOAT CO.	686 N FRONT ST	COOS BAY	OR	97420	686 N FRONT
COOS BAY TOWBOAT CO.	686 N FRONT ST	COOS BAY	OR	97420	
DAVIS COMMERCIAL INVESTMENTS LLC	94475 NORTH WAY LN	NORTH BEND	OR	97459	525 N BROADWAY
FISHER, MARY P.	PO BOX 6306	ALBANY	CA	94706	784 N 2ND
GOERGEN BROTHERS INVESTMENTS, LLC	PO BOX 97	COOS BAY	OR	97420	
GOERGEN BROTHERS INVESTMENTS, LLC	PO BOX 97	COOS BAY	OR	97420	161 DATE
HARPER, SARAH D.	810 N 2ND ST	COOS BAY	OR	97420	
HIDEKO M. WHITE TRUST	724 N 2ND AVE	COOS BAY	OR	97420	724 N 2ND
JAMES & NANCY COTTRELL TRUST; ETAL	411 N BAYSHORE DR	COOS BAY	OR	97420	411 N BAYSHORE DR
JENSON, CARL R. & MAY M.	1924 OAK HILLS ST	CAPE GIRARDUAU	MO	63701	600 N BAYSHORE DR
KNUTSON TOWBOAT CO.	PO BOX 908	COOS BAY	OR	97420	390 N FRONT
KNUTSON TOWBOAT CO.	PO BOX 908	COOS BAY	OR	97420	400 FRONT N
KNUTSON, JOHN L.	PO BOX 908	COOS BAY	OR	97420	580 N FRONT
KOONTZ MACHINE & WELDING, INC.	600 N FRONT ST	COOS BAY	OR	97420	600 FRONT N
KOONTZ MACHINE & WELDING, INC.	600 N FRONT ST	COOS BAY	OR	97420	680 N FRONT
LESSOR	PO BOX 908	COOS BAY	OR	97420	
LESSOR	686 N FRONT ST	COOS BAY	OR	97420	
LESSOR	95471 TEMPLETON LN	NORTH BEND	OR	97459	
MARSHFIELD CORP.	PO BOX 638	COOS BAY	OR	97420	790 N BAYSHORE DR
MARSHFIELD VETERINARY PROPERTIES LLC	230 MARKET ST	COOS BAY	OR	97420	625 N BROADWAY
MECCAWEST LLC	800 N BAYSHORE DR	COOS BAY	OR	97420	800 N BAYSHORE DR
MORRISONN, RIC	536 MARKET AVE	COOS BAY	OR	97420	
MORRISONN, RIC	536 MARKET AVE	COOS BAY	OR	97420	737 N FRONT
PENNY, RAY	777 N BAYSHORE DR	COOS BAY	OR	97420	1887 N BAYSHORE DR
PETER & DANNA STYS LIVING TRUST	PO BOX 52	COOS BAY	OR	97420	594 N 2ND
POWELL, DENNIS E.	PO BOX 1666	COOS BAY	OR	97420	737 N BROADWAY
POWELL, DENNY E.	PO BOX 1666	COOS BAY	OR	97420	765 N BROADWAY
ROBLAN, ARNOLD & ARLENE	762 N 2ND ST	COOS BAY	OR	97420	762 N 2ND
STATE OF OREGON DEPT OF STATE LANDS	775 SUMMER ST NE, SUITE 100	SALEM	OR	97301	
SWANTON INVESTMENTS	2120 W 23RD AVE	EUGENE	OR	97405	522 N BROADWAY
SWEET, W.P.	66528 EAST BAY RD	NORTH BEND	OR	97459	824 N FRONT
URBAN RENEWAL AGENCY OF CITY OF COOS BAY	500 CENTRAL	COOS BAY	OR	97420	





**GENERAL NOTES**  
 VERTICAL DATA BASED ON ADJUSTED DATUM AS A BASIS OF VERTICAL CONTROL. THE DATUM FOR THIS PROJECT IS THE MEAN SEA LEVEL OF ANCHORAGE SOUND, ALASKA. MEAN SEA LEVEL, C.L. = 13.52' - 1983 NAVD83. OVERLOOK STAKE SYSTEM MAY BE USED FOR CLARITY.



DESIGNED BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE

NO.	REVISION	DATE

**THE CIVIL ENGINEERING**  
 1500 BROADWAY SUITE 200  
 SEASIDE, OREGON 97138-1124  
 TEL: 503-738-9124  
 FAX: 503-738-9124  
 WWW.CIVIL-OR.COM

**PUMP STATION NO. 1 IMPROVEMENTS - IFA LOAN NO. 2**  
 CITY OF COOS BAY  
 CIVIL  
 PUMP STATION SITE GRADING PLAN

PROJECT NO.	DATE	DRAWING NO.
18714	10/14/15	C101
NOV. 2015		16 OF 25









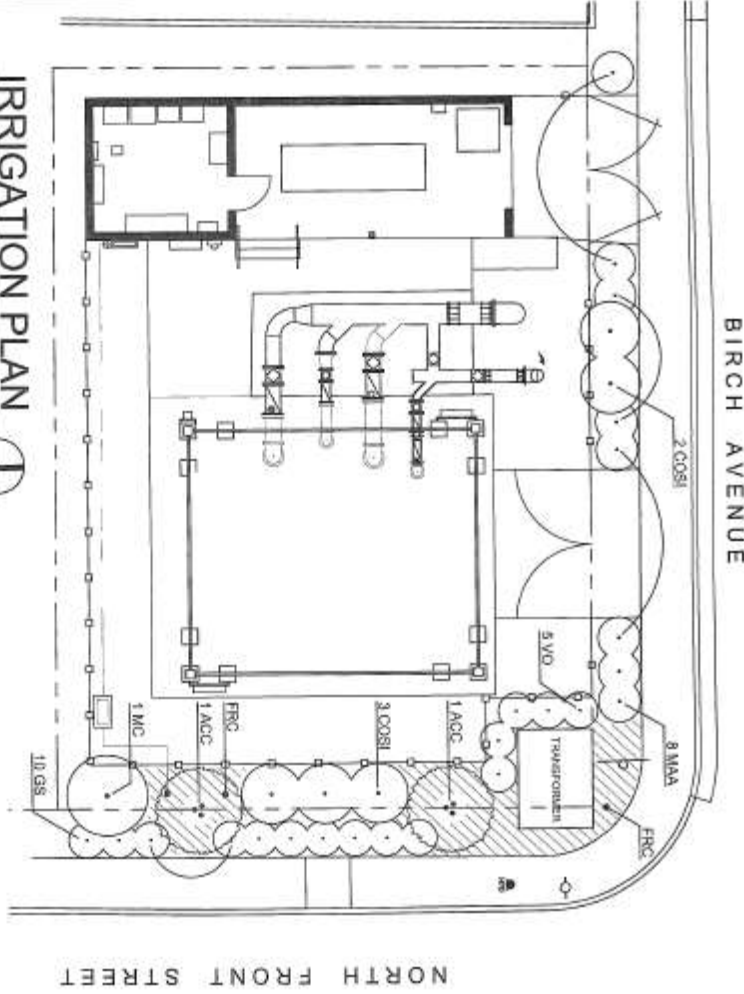


REVISION	DATE	BY	DESCRIPTION



<b>PUMP STATION NO. 1 IMPROVEMENTS</b> CITY OF COOS BAY LANDSCAPE PLAN		PROJECT NO. 4304.019	DRAWING NO. L1
DATE	JUN 31, 2018	DATE	JUN 31, 2018
SCALE	1" = 10'-0"	DATE	JUN 31, 2018

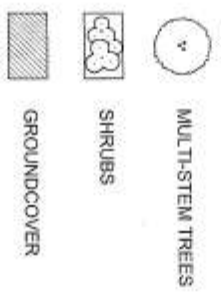
IRRIGATION PLAN  
 SCALE: 1" = 10'-0"  
 NORTH



**PLANT SCHEDULE**

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
<b>TREES</b>					
ACC	2	<i>Asar canadense</i>	White Maple	6" H.	INSTALLATION SHAD
<b>SHRUBS</b>					
COOS	5	<i>Cornus amomum</i>	Yarrow	3 gal.	INSTALLATION SHAD
OS	10	<i>Opuntia stricta</i>	Prickly Pear Cactus	3 gal.	INSTALLATION SHAD
MAA	8	<i>Malva nuttalliana</i>	Malva	3 gal.	INSTALLATION SHAD
MC	1	<i>Malva coccinea</i>	Malva	3 gal.	INSTALLATION SHAD
VVO	6	<i>Vaccinium vitis-idaea</i>	Blueberry	3 gal.	INSTALLATION SHAD
<b>GROUNDCOVERS AND PERENNIALS</b>					
FRC	off spec.	<i>Fragaria virginiana</i>	Strawberry	7' DIA.	INSTALLATION SHAD

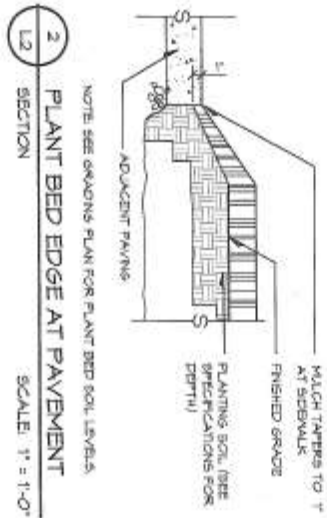
**PLANTING LEGEND**



- GENERAL NOTES**
1. SEE SHEET L2 FOR LANDSCAPE DETAILS AND SPECIFICATIONS.
  2. SEE SHEET L3 FOR IRRIGATION PLAN.
  3. SEE ENGINEERS PLANS FOR UTILITY LOCATIONS.

NO.	DESCRIPTION	DATE	BY	CHKD.
1	ISSUED FOR PERMITS	04/11/18	DD	DD
2	ISSUED FOR PERMITS	04/11/18	DD	DD
3	ISSUED FOR PERMITS	04/11/18	DD	DD
4	ISSUED FOR PERMITS	04/11/18	DD	DD

PROJECT NO.	4530/678	DATE	JAN 31, 2018
SHEET NO.	2	OF	4
PUMP STATION NO. 1 IMPROVEMENTS CITY OF COOS BAY		LANDSCAPE DETAILS AND SPECIFICATIONS	



1 GROUNDCOVER SPACING DIAGRAM  
L2 PLAN  
NTS



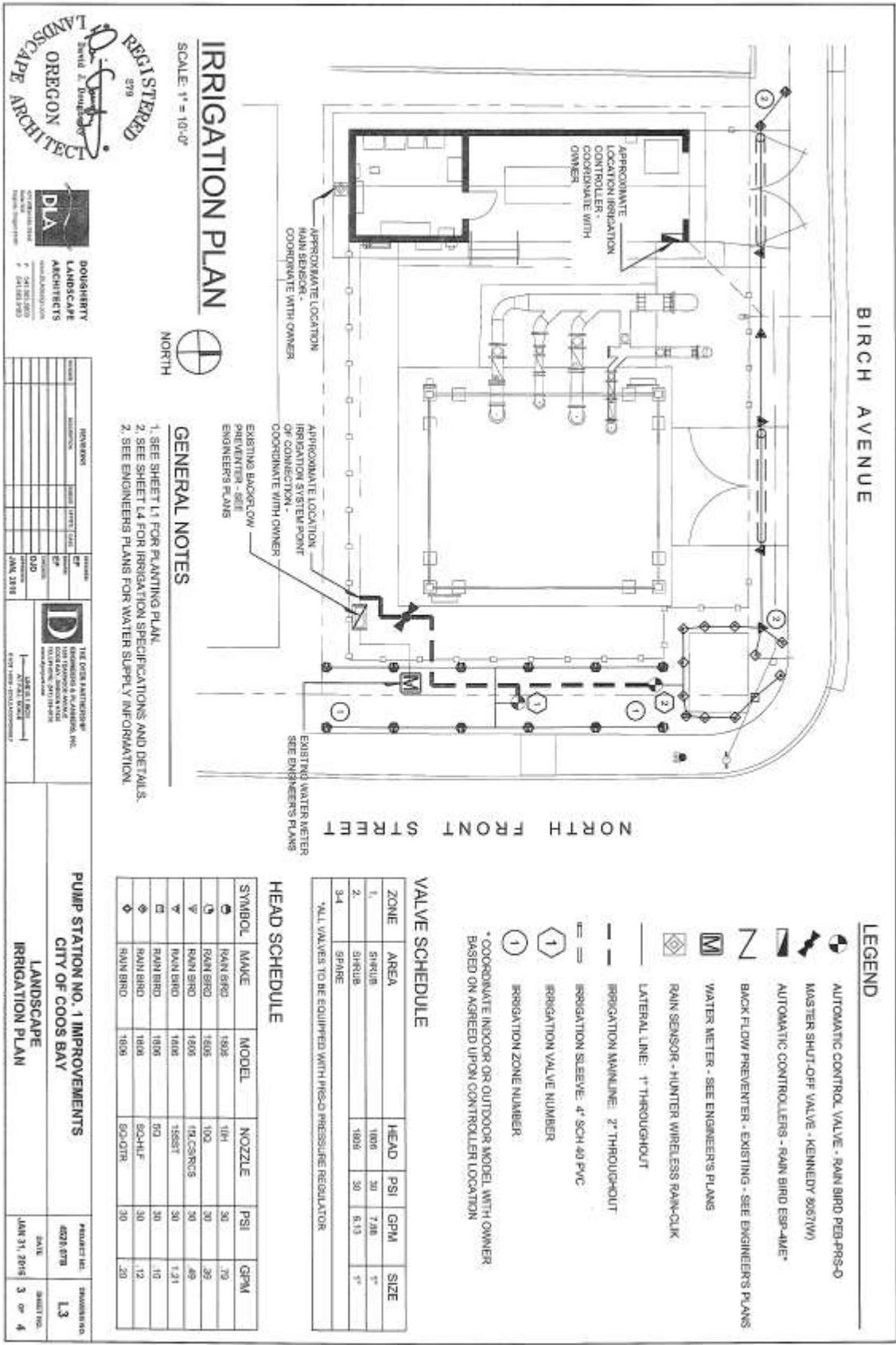
2 PLANT BED EDGE AT PAVEMENT  
L2 SECTION  
SCALE: 1" = 1'-0"

LANDSCAPE SPECIFICATIONS

- A. VERIFICATIONS
  - 1. VERIFY LOCATION OF ALL UTILITIES AND PROTECT DURING CONSTRUCTION.
- B. INSPECTIONS
  - 1. NOTIFY OWNER 48 HOURS IN ADVANCE OF ALL REQUIRED INSPECTIONS.
  - 2. LAUNCH REVIEW: PRIOR TO INSTALLATION, PLACE PLANT MATERIAL PER PLAN. LAYOUT TO BE REVIEWED PRIOR TO INSTALLATION.
  - 3. SUBMIT FINAL COMPLETION REVIEW TO OCCUR AT COMPLETION OF PLANTING.
  - 4. FINAL COMPLETION TO OCCUR AFTER ALL LANDSCAPE PLANTING MATERIAL IS CONNECTED.
- C. PRODUCTS
  - 1. TOPSOIL AT PLANT BEDS: IMPORTED SANDY LOAM WITH 2% HUMUS AND CHARACTERISTIC OF LOWS OF THE AREA, FREE OF ROCK, SUBSOIL, CLONOS, LIMPS, PLANTS, ROOTS, STICKS, WEEDS, SEEDS AND OTHER DETERMINOUS SUBSTANCES.
  - 2. SOIL AMENDMENTS
    - A. FERTILIZERS: 15-5-10-10 COMMERCIAL FERTILIZER.
    - B. GROUND MATERIAL: GARDEN COMPOST AVAILABLE FROM WELLS OR LAKE FOREST PRODUCTS.
  - 3. MULCH: SHREDED RH BARK 5/8" - 1 1/2" DIAMETER.
  - 4. PLANTING TABLETS: SCOTT'S ASPERMIN FERTILIZER TABLETS.
  - 5. PLANT MATERIAL
    - A. SPECIES ONLY HEALTHY, FULL PLANT MATERIAL AT SIZES INDICATED.
    - B. PLANT SUBSTITUTIONS TO BE APPROVED BY LANDSCAPE ARCHITECT.
- D. SOIL PREPARATION
  - 1. PLANT BEDS
    - A. FINISHED ELEVATION OF SUBGRADE TO BE 1/2" MINIMUM BELOW FINISHED GRADE.
    - B. TILL SUBGRADE THROUGHOUT TO A DEPTH OF 12" BELOW FINISHED GRADE. TOPSOIL, FERTILIZER AND MULCH TO BE APPLIED TO A DEPTH OF 400% OF ORGANIC MATERIAL, AND 15-5-10-10 FERTILIZER TO TOPSOIL AT THE RATE OF 20 LBS. PER 1000 SQ. FOOT. TILL AMENDMENTS AND TOPSOIL TO A DEPTH OF 6" MINIMUM. CROWN SOIL TO THE CENTER OF PLANT BEDS.
  - CONSTRUCTION
    - 1. PLACE SOIL IN LAYERS NOT MORE THAN 6" DEPTH. COMPACT FINAL LAYER AT 95 PERCENT.
  - E. PLANTING
    - 1. SET PLANTS VERTICAL.
    - 2. REMOVE CONTAINERS.
    - 3. SET PLANTS IN PITS OR BEDS. GENTLY FILL WITH PREMOISTENED PLANT MIX. AT A MIN. OF 6" DEPTH UNDER EACH PLANT.
    - 4. APPLY PLANTING TABLETS PER MANUFACTURER'S INSTRUCTIONS.
    - 5. BACKFILL SOIL MIXTURE AND COMPACT IN LAYERS. MAINTAIN PLANT MATERIAL IN VERTICAL POSITION.
    - 6. SATURATE SOIL WITH WATER WHEN PIT OR BED IS HALF FULL WITH TOPSOIL, AND AGAIN WHEN FULL.
  - F. MULCHING
    - 1. MULCHING MULCH ALL PLANT BEDS TO A MINIMUM DEPTH OF 2" WITHIN 24 HOURS OF PLANTING. TOPSOIL MULCH TO 1" AT FINISH EDGES.
    - 2. MAINTENANCE CONTRACTOR TO MAINTAIN ALL PLANT MATERIAL THROUGH FINAL COMPLETION, INCLUDING WEEDING, PRUNING, MAINTAINING GUTS AND STAKES AND REPLACEMENT OF MULCH.
    - 3. WARRANTY: CONTRACTOR TO MAINTAIN PLANT MATERIAL FOR ONE YEAR FOLLOWING FINAL COMPLETION. REPLACE DEAD OR UNHEALTHY PLANTS OF SAME SIZE AND SPECIES AS SPECIFIED. CONTRACTOR IS NOT RESPONSIBLE FOR DEFECTS CAUSED BY VARIABLE.

GENERAL NOTES

- 1. SEE SHEET L1 FOR LANDSCAPE PLAN.
- 2. SEE SHEET L3 FOR IRRIGATION PLAN.
- 3. SEE ENGINEERS PLANS FOR UTILITY LOCATIONS.



**IRRIGATION PLAN**

SCALE: 1" = 10'-0"



- GENERAL NOTES**
1. SEE SHEET L1 FOR PLANTING PLAN.
  2. SEE SHEET L4 FOR IRRIGATION SPECIFICATIONS AND DETAILS.
  3. SEE ENGINEERS PLANS FOR WATER SUPPLY INFORMATION.



NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMITS	01/21/2015	DD	DD
2	REVISED PER COMMENTS	02/02/2015	DD	DD
3	REVISED PER COMMENTS	02/02/2015	DD	DD
4	REVISED PER COMMENTS	02/02/2015	DD	DD
5	REVISED PER COMMENTS	02/02/2015	DD	DD
6	REVISED PER COMMENTS	02/02/2015	DD	DD
7	REVISED PER COMMENTS	02/02/2015	DD	DD
8	REVISED PER COMMENTS	02/02/2015	DD	DD
9	REVISED PER COMMENTS	02/02/2015	DD	DD
10	REVISED PER COMMENTS	02/02/2015	DD	DD
11	REVISED PER COMMENTS	02/02/2015	DD	DD
12	REVISED PER COMMENTS	02/02/2015	DD	DD
13	REVISED PER COMMENTS	02/02/2015	DD	DD
14	REVISED PER COMMENTS	02/02/2015	DD	DD
15	REVISED PER COMMENTS	02/02/2015	DD	DD
16	REVISED PER COMMENTS	02/02/2015	DD	DD
17	REVISED PER COMMENTS	02/02/2015	DD	DD
18	REVISED PER COMMENTS	02/02/2015	DD	DD
19	REVISED PER COMMENTS	02/02/2015	DD	DD
20	REVISED PER COMMENTS	02/02/2015	DD	DD



NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMITS	01/21/2015	DD	DD
2	REVISED PER COMMENTS	02/02/2015	DD	DD
3	REVISED PER COMMENTS	02/02/2015	DD	DD
4	REVISED PER COMMENTS	02/02/2015	DD	DD
5	REVISED PER COMMENTS	02/02/2015	DD	DD
6	REVISED PER COMMENTS	02/02/2015	DD	DD
7	REVISED PER COMMENTS	02/02/2015	DD	DD
8	REVISED PER COMMENTS	02/02/2015	DD	DD
9	REVISED PER COMMENTS	02/02/2015	DD	DD
10	REVISED PER COMMENTS	02/02/2015	DD	DD
11	REVISED PER COMMENTS	02/02/2015	DD	DD
12	REVISED PER COMMENTS	02/02/2015	DD	DD
13	REVISED PER COMMENTS	02/02/2015	DD	DD
14	REVISED PER COMMENTS	02/02/2015	DD	DD
15	REVISED PER COMMENTS	02/02/2015	DD	DD
16	REVISED PER COMMENTS	02/02/2015	DD	DD
17	REVISED PER COMMENTS	02/02/2015	DD	DD
18	REVISED PER COMMENTS	02/02/2015	DD	DD
19	REVISED PER COMMENTS	02/02/2015	DD	DD
20	REVISED PER COMMENTS	02/02/2015	DD	DD

BIRCH AVENUE

NORTH FRONT STREET

**LEGEND**

- AUTOMATIC CONTROL VALVE - RAIN BIRD PEG-FRS-0
- MASTER SHUT-OFF VALVE - KENNEDY 8067(W)
- AUTOMATIC CONTROLLERS - RAIN BIRD ESP-4ME\*
- BACKFLOW PREVENTER - EXISTING - SEE ENGINEERS PLANS
- WATER METER - SEE ENGINEERS PLANS
- RAIN SENSOR - HUNTER WIRELESS RAIN-CLIK
- LATERAL LINE: 1" THROUGHOUT
- IRRIGATION MAINLINE: 2" THROUGHOUT
- IRRIGATION SLEEVE: 4" SCH 40 PVC
- IRRIGATION VALVE NUMBER
- IRRIGATION ZONE NUMBER

\* COORDINATE INDOOR OR OUTDOOR MODEL WITH OWNER BASED ON AGREED UPON CONTROLLER LOCATION

**VALVE SCHEDULE**

ZONE	AREA	HEAD	PSI	GPM	SIZE
1	SHRUB	1000	30	7.88	1"
2	SHRUB	1800	30	6.13	1"
3-4	SPRINK				

\*ALL VALVES TO BE EQUIPPED WITH PRESS. MESSURE REGULATOR

**HEAD SCHEDULE**

SYMBOL	MAKE	MODEL	NOZZLE	PSI	GPM
⊙	RAIN BIRD	1800E	1/4"	30	7.9
⊙	RAIN BIRD	1800S	1/2"	30	35
⊙	RAIN BIRD	1800S	3/4"	30	49
⊙	RAIN BIRD	1800S	1"	30	1.21
⊙	RAIN BIRD	1800S	1 1/2"	30	10
⊙	RAIN BIRD	1800S	2"	30	12
⊙	RAIN BIRD	1800S	3"	30	20

**PUMP STATION NO. 1 IMPROVEMENTS**

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMITS	01/21/2015	DD	DD
2	REVISED PER COMMENTS	02/02/2015	DD	DD
3	REVISED PER COMMENTS	02/02/2015	DD	DD
4	REVISED PER COMMENTS	02/02/2015	DD	DD
5	REVISED PER COMMENTS	02/02/2015	DD	DD
6	REVISED PER COMMENTS	02/02/2015	DD	DD
7	REVISED PER COMMENTS	02/02/2015	DD	DD
8	REVISED PER COMMENTS	02/02/2015	DD	DD
9	REVISED PER COMMENTS	02/02/2015	DD	DD
10	REVISED PER COMMENTS	02/02/2015	DD	DD
11	REVISED PER COMMENTS	02/02/2015	DD	DD
12	REVISED PER COMMENTS	02/02/2015	DD	DD
13	REVISED PER COMMENTS	02/02/2015	DD	DD
14	REVISED PER COMMENTS	02/02/2015	DD	DD
15	REVISED PER COMMENTS	02/02/2015	DD	DD
16	REVISED PER COMMENTS	02/02/2015	DD	DD
17	REVISED PER COMMENTS	02/02/2015	DD	DD
18	REVISED PER COMMENTS	02/02/2015	DD	DD
19	REVISED PER COMMENTS	02/02/2015	DD	DD
20	REVISED PER COMMENTS	02/02/2015	DD	DD



REVISION	DATE	BY	DESCRIPTION

**THE DIZZ HARDWARE**  
 1000 UNIVERSITY AVENUE  
 SUITE 100  
 SEASIDE, CA 92138  
 (714) 441-1111  
 WWW.DIZZHARDWARE.COM

**PUMP STATION NO. 1 IMPROVEMENTS**  
 LANDSCAPE  
 CITY OF COOS BAY  
 IRRIGATION DETAILS AND SPECIFICATIONS

PROJECT NO. 632837B  
 DATE JAN 31, 2016  
 SHEET NO. 4 OF 4

### IRRIGATION SYSTEM SPECIFICATIONS

1. COVERAGE AT SPRING TO BE 10' MIN. AT MAIN LINES AND 15' AT LATERAL LINES.
2. SLEEVES TO EXTEND ONE FOOT BEYOND DRAWINGS ON EACH SIDE.
3. INVERTED VALVE BOX SLUMP TO BE PROVIDED UNDER EACH AUTOMATIC CONTROL VALVE. VALVE BOX HOLES TO BE LINED WITH FILTER FABRIC.
4. PROVIDE 2" SAND BEDDING BELOW ALL SPIRES.
5. ISOLATION GATE VALVE TO BE PROVIDED BEFORE EACH AUTOMATIC CONTROL VALVE. (INBCO 1-119 OR APPROVED).
6. MANUAL, BRONZE DRAIN VALVES TO BE PROVIDED AT MAIN LINE LOW POINTS.
7. VALVE BOXES TO BE PERITS ACCESS WITH BRONZE LIDS.
8. MAIN LINE PIPING TO BE SCHEDULE 80 PVC.
9. LATERAL LINE PIPING TO BE SCHEDULE 40 PVC.
10. SCHEDULE 40 PIPING SIZE TO BE 4" (DIAMETER).
11. CONTRACTOR IS TO PROVIDE A DETERMINED AMOUNT OF WATER FOR 3 SEASONS.
12. CONTRACTOR IS TO PROVIDE TO OWNER, CONTROLLER TUNING SCHEDULE INDICATING LENGTH OF TIME EACH VALVE IS TO BE OPEN TO PROVIDE A DETERMINED AMOUNT OF WATER FOR 3 SEASONS.
13. CONTRACTOR IS TO PROVIDE TO OWNER OPERATION AND MAINTENANCE DATE INCLUDING INSTRUCTIONS FOR SYSTEM AND CONTROLS, SEASONAL ACTIVATION AND SHUTDOWN AND MANUFACTURER'S PARTS CATALOG.
14. PROVIDE RECORD DRAWINGS SHOWING ACTUAL LOCATIONS OF ALL IRRIGATION COMPONENTS.
15. NOTIFY OWNER 48 HOURS IN ADVANCE OF MAIN LINE PRESSURE TEST. CHANGE SYSTEM TO 100 PSI. PRESSURE PIPING TO LOSE NO MORE THAN 4 PSI IN 24 HRS.
16. NOTIFY OWNER FOR INSPECTION PRIOR TO BACKFILLING MAIN LINE TRENCHING.
17. NOTIFY OWNER FOR INSPECTION OF SYSTEM PERFORMANCE UPON COMPLETION OF SYSTEM AND PLANT INSTALLATION.
18. WARRANTY ALL MATERIAL FOR MINIMUM OF ONE YEAR FOLLOWING FINAL COMPLETION.
19. LOCATE AND PROTECT EXISTING UTILITIES PRIOR TO WORK. CALL ON HOTTEST BUILDING EXPOSURE. DO NOT INSTALL OVER EXISTING UTILITIES.
20. PROVIDE HOTTER WIRELESS NON-FLAME RAIN SENSOR. SET AT LOWEST PRACTICAL LOCATION WITH OWNER.
21. OPERATOR TO BE TRAINED ON ONE SEASONAL SYSTEM STARTUP AND SHUTDOWN.
22. ADJUST SPRINKLERS TO MINIMIZE WASTING AND OVERSPRAY ONTO PAVED SURFACES.
23. CONTRACTOR TO TRAIN OWNER'S MAINTENANCE PERSONNEL TO ADJUST, OPERATE AND MAINTAIN SYSTEM.

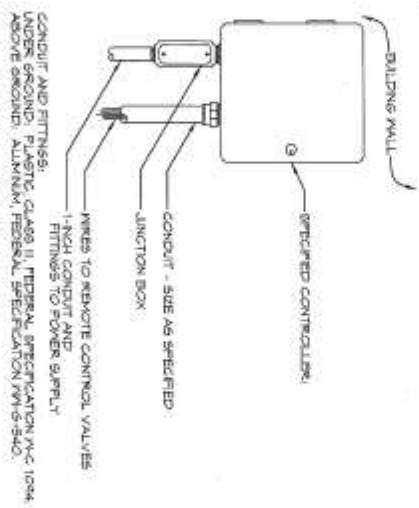
### GENERAL NOTES

1. SEE SHEET L1 FOR LANDSCAPE PLAN.
2. SEE SHEET L3 FOR IRRIGATION PLAN.
3. SEE ENGINEERS PLANS FOR UTILITY LOCATIONS.

2 L4

### AUTOMATIC CONTROLLER

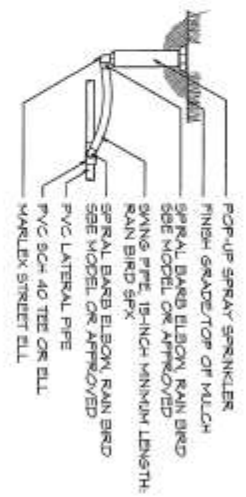
1" = 1'-0"



1 L4

### FLUSH MOUNTED POP-UP SPRAY NOZZLE SPRINKLER

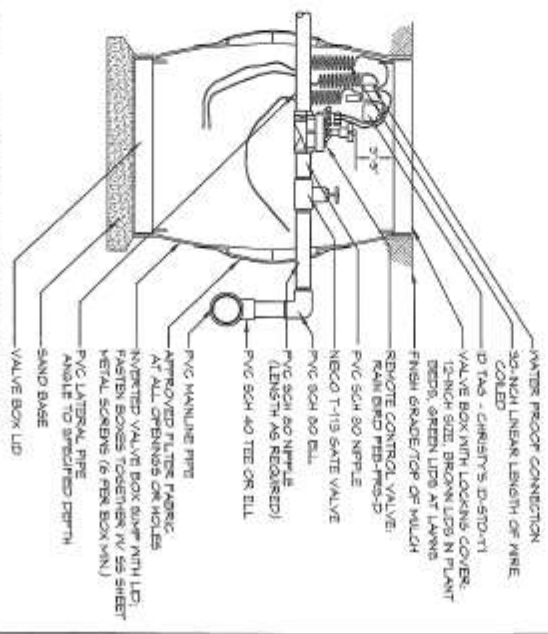
SCALE: 1-1/2" = 1'-0"



3 L4

### AUTOMATIC CONTROL VALVE

SCALE: 1" = 1'-0"





Catalog Number	
Name	Price

Outdoor General Purpose  
**Floodlight**  
 Light Visor  
 Quartz Halogen

**FEATURES & SPECIFICATIONS**

**INTENDED USE**

Provides focused illumination for outdoor use in residential and light commercial applications. Ideal for walkways, yards, patios, play areas and driveways creating an inviting outdoor space as well as providing safety and security. (Wall mount above 4 feet only.)

**ATTRIBUTES**

Neighbor friendly lighting with a light shielding visor. Flapped, weather and rust resistant die-cast aluminum housing and lens door frame in bronze or white finish. Floodlight is provided with a tempered clear glass lens for safety. Hinged clear frame and snap-on/off latches provide for easy look-free re-lamping.

Includes (1) 300W and (1) 500W T-3 quartz halogen double-ended lamps. Mounting hardware included: 3 wires/cuts.

**LISTING**

UL listed to US and Canadian safety standards and suitable for damp locations.

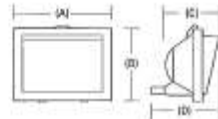
**WARRANTY**

Guaranteed for one year against mechanical defects in manufacture.



**DIMENSIONS**

Light Configuration	Model Number	Number of Lamps	(A) Width Inches (mm)	(B) Height Inches (mm)	(C) Depth Inches (mm)	(D) Clearance* Inches (mm)
	OFL 300/500Q	(1) 300W & (1) 500W T-3 quartz halogen double-ended lamps	8-1/2" (215)	8" (203)	6-5/8" (168)	8" (203)



\* Minimum clearance from wall

All dimensions are in inches (parenthesized)

**ORDERING INFORMATION**

Example: OFL 300/500Q 120 LP BZ

Choose the fixture rating, color temperature, ballast type, your finish and voltage to complete the order. Order accessories and replacement parts separate catalog numbers.

<b>OFL 300/500Q 120 LP</b>				
<b>Model Number</b>			<b>Finish</b>	<b>Options</b>
OFL 300/500Q 120 LP	(1) 300W & (1) 500W T-3 quartz halogen double-ended lamps included		BZ Bronze WH White	(General factory)

# Proposed Echelon Aluminum Fence

