

**GENERAL NOTES:**

THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO APPURTENANT.

NO SITE PREPARATION, SITE DISTURBANCE, BACK EXCAVATION OR OTHER CONSTRUCTION SHALL BE COMMENCED UNTIL ALL PERMITS REQUIRED BY OTHER LAWS, ORDINANCES, RULES OR REGULATIONS SHALL HAVE BEEN ISSUED.

THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY AND ALL DAMAGES DONE TO EXISTING UTILITIES DUE TO HIS/HER NEGLIGENCE SHALL BE IMMEDIATELY AND COMPETENTLY REPAIRED AT HIS/HER EXPENSE.

NO DEBRIS SHALL BE BURIED ON THIS SITE.

THE OWNER SHALL PROCURE ALL PERMITS. THE CONTRACTOR SHALL CONFORM TO ALL PERMITS AND INSPECTIONS REQUIRED BY THE CITY OF MILLERSBURG, AND OTHER AGENCIES AS REQUIRED.

CONTRACTOR SHALL PROVIDE ALL BONDS AND INSURANCE REQUIRED BY PUBLIC AND/OR PRIVATE AGENCIES HAVING JURISDICTION.

ALL MATERIALS AND WORKMANSHIP FOR PUBLIC FACILITIES IN STREET RIGHT-OF-WAY OR EASEMENTS SHALL CONFORM TO APPROVING AGENCIES' CONSTRUCTION SPECIFICATIONS WHEREIN EACH HAS JURISDICTION, INCLUDING BUT NOT LIMITED TO THE CITY, COUNTY, AND STATE. ALL WORK OCCURRING ON PRIVATE PROPERTY SHALL CONFORM TO THE CURRENT STATE OF OREGON BUILDING CODE AND/OR PLUMBING SPECIALTY CODE(S) AS APPLICABLE.

UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER, CONSTRUCTION OF ALL PUBLIC FACILITIES SHALL BE PERFORMED BETWEEN 7:00 A.M. AND 6:00 P.M., MONDAY THROUGH FRIDAY.

THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THE PROJECT IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DRAWINGS, PROJECT REPORT, AND PROJECT SPECIFICATIONS INCLUDING SUCH INCIDENTALS AS MAY BE NECESSARY TO MEET APPLICABLE CODE AND AGENCY REQUIREMENTS AND PROVIDE A COMPLETE PROJECT.

CONTRACTOR TO NOTIFY CITY, COUNTY AND ALL UTILITY COMPANIES A MINIMUM OF 48 HOURS (2 BUSINESS DAYS) PRIOR TO START OF CONSTRUCTION, AND COMPLY WITH ALL OTHER REQUIREMENTS OF ORS 757.541 TO 757.571.

ANY INSPECTIONS BY THE PROJECT ENGINEER, CITY, COUNTY, OR OTHER AGENCIES SHALL NOT, IN ANY WAY, RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE APPROVED CONSTRUCTION DRAWINGS, PROJECT REPORTS, PROJECT SPECIFICATIONS, APPLICABLE CODES AND AGENCY REQUIREMENTS.

CONTRACTOR SHALL ERECT AND MAINTAIN BARRICADES, WARNING SIGNS, TRAFFIC CONES PER CITY, COUNTY, AND ODOT REQUIREMENTS IN ACCORDANCE WITH THE CURRENT MUTCD (INCLUDING OREGON AMENDMENTS). ACCESS TO DRIVEWAYS SHALL BE MAINTAINED AT ALL TIMES. ALL TRAFFIC CONTROL MEASURES SHALL BE APPROVED AND IN PLACE PRIOR TO ANY CONSTRUCTION ACTIVITY.

THE LOCATION AND DESCRIPTIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS SURVEY ARE COMPILED FROM AVAILABLE RECORDS, FIELD SURVEYS OF ONE CALL UTILITY LOCATE, AND/OR ABOVE GROUND FEATURES. THE SURVEYOR OR UTILITY COMPANIES DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF SUCH RECORDS. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

THE CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING PROPERTY AND STREET MONUMENTS PRIOR TO CONSTRUCTION. ANY MONUMENTS DISTURBED OR REMOVED DURING CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR PER ORS 209.150 AT THE CONTRACTOR'S EXPENSE.

CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES WHERE NEW FACILITIES CROSS. CONTRACTOR SHALL BE RESPONSIBLE FOR EXPOSING POTENTIAL CONFLICTS FAR ENOUGH AHEAD OF CONSTRUCTION TO MAKE NECESSARY GRADE MODIFICATIONS WITHOUT DELAYING THE WORK. IF GRADE MODIFICATION IS NECESSARY, CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER, AND THE DESIGN ENGINEER SHALL OBTAIN APPROVAL FROM THE CITY ENGINEER PRIOR TO CONSTRUCTION. ALL UTILITY CROSSINGS SHALL BE POTHOLED AS NECESSARY PRIOR TO EXCAVATING OR BORING TO ALLOW THE CONTRACTOR TO PREVENT GRADE OR ALIGNMENT CONFLICTS. THE CITY WILL NOT PROVIDE POTHOLING.

ALL EXISTING FACILITIES SHALL BE MAINTAINED IN-PLACE BY THE CONTRACTOR UNLESS OTHERWISE SHOWN OR DIRECTED. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO SUPPORT, MAINTAIN, OR OTHERWISE PROTECT EXISTING UTILITIES AND OTHER FACILITIES AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR TO LEAVE EXISTING FACILITIES IN AN EQUAL TO OR BETTER-THAN-ORIGINAL CONDITION AND TO THE SATISFACTION OF THE CITY ENGINEER.

CRUSHED ROCK UNDER PAVED AREAS SHALL CONFORM TO THE REQUIREMENTS OF THE MOST CURRENT OREGON STANDARD CONSTRUCTION SPECIFICATIONS. PARKING LOT BASE ROCK AND TRENCH CRUSHED ROCK BACKFILL SHALL BE COMPACT TO 95% OF THE MAXIMUM DRY DENSITY PER ASTM T-99 TEST METHOD. THE CONTRACTOR IS REQUIRED TO PROVIDE TESTING RESULTS FROM A CERTIFIED LABORATORY. WRITTEN COMPACTION RESULTS MUST BE RECEIVED BY THE ENGINEER PRIOR TO PLACING AC PAVEMENT.

AC PAVEMENT SHALL CONFORM TO THE REQUIREMENTS OF THE MOST CURRENT OREGON STANDARD CONSTRUCTION SPECIFICATIONS. AC PAVEMENT SHALL BE COMPACTED TO A MINIMUM OF 92% OF MAXIMUM DENSITY AS DETERMINED BY THE RICE STANDARD THE CONTRACTOR IS REQUIRED TO PROVIDE TESTING RESULTS FROM A CERTIFIED LABORATORY. WRITTEN COMPACTION RESULTS MUST BE RECEIVED BY THE ENGINEER.

THE CONTRACTOR SHALL PROVIDE TEMPORARY SEEDING ON ALL EXPOSED SLOPES AND DISTURBED AREAS FOR EROSION PREVENTION.

ALL MATERIALS AND WORKMANSHIP FOR PRIVATE WATER, SANITARY SEWER, AND STORM DRAIN SHALL CONFORM TO THE CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE FOR PRIVATE UTILITIES.

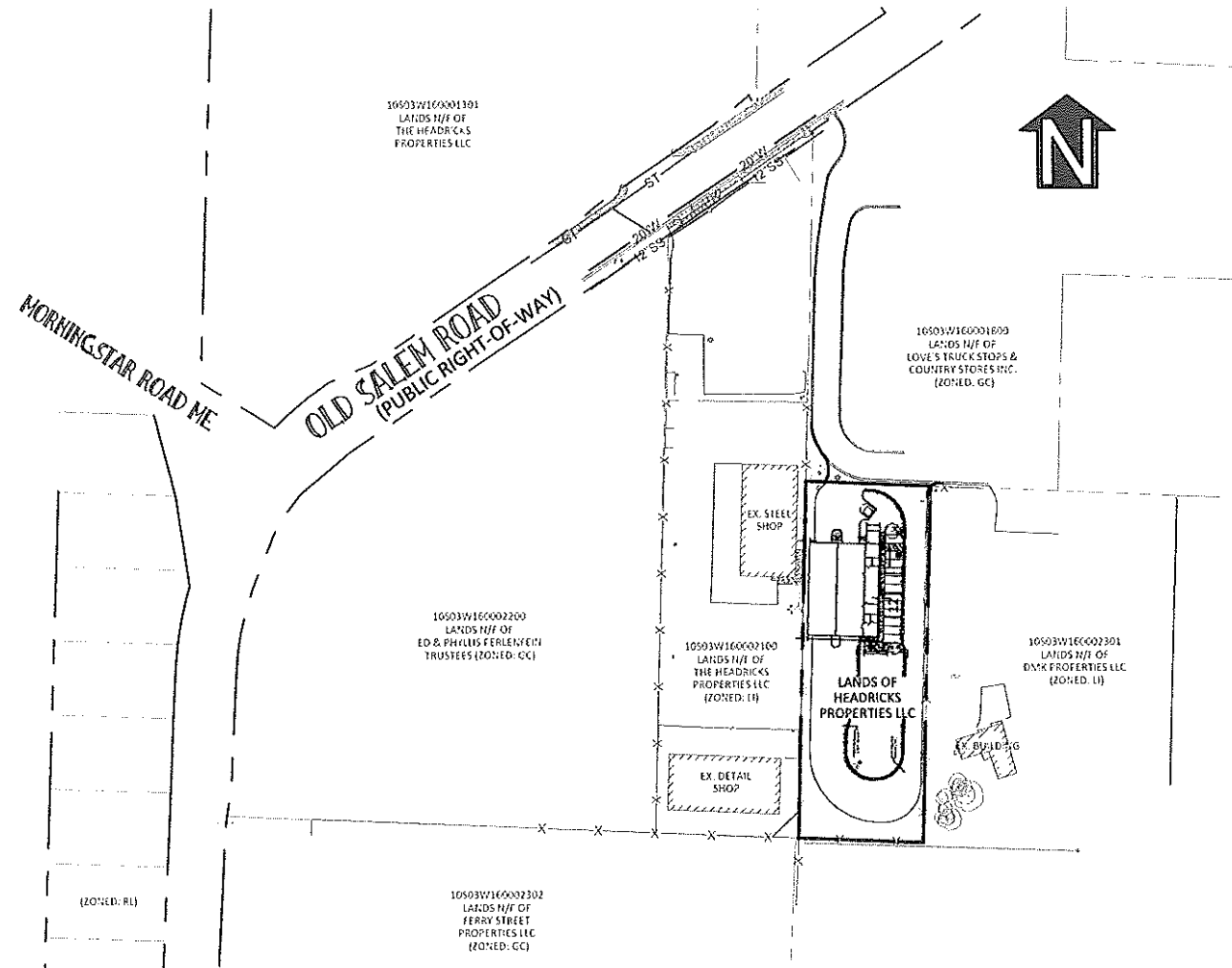
**ARCHITECTURAL SERVICES**  
VARITONE ARCHITECTURE LLC SHALL PERFORM THE ARCHITECTURAL DESIGN AND PREPARE WORKING DRAWINGS FOR THIS PROJECT. CONSTRUCTION MUST BE PERFORMED IN STRICT COMPLIANCE WITH THESE DRAWINGS. ANY DEVIATION FROM DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF VARITONE ARCHITECTURE LLC. ERRORS AND/OR OMISSIONS FOUND ON THE DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF VARITONE ARCHITECTURE LLC IMMEDIATELY.

# PLAN TO ACCOMPANY LAND USE APPLICATION

## PREPARED FOR

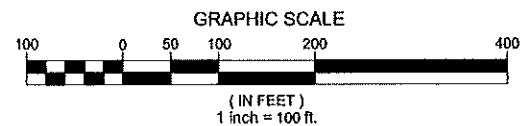
# VALLEY PRESSURE WASHING

### CITY OF MILLERSBURG, OREGON



**SITE PLAN**

SCALE: 1" = 100'



**ATTENTION EXCAVATORS:**  
OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. YOU MUST NOTIFY THE CENTER AT LEAST TWO BUSINESS DAYS BUT NOT MORE THAN TEN BUSINESS DAYS BEFORE COMMENCING AN EXCAVATION. CALL: 800-658-4001

**FLOOD PLAIN NOTE:**  
THIS SITE IS LOCATED FULLY WITHIN ZONE "X", OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 41043C0208G, LAST REVISED SEPTEMBER 29TH, 2010.

**LEGEND**

PROPERTY LINE / R-O-W	---
EASEMENT LINE / BUILDING RESTRICTION LINE	- - - - -
CENTERLINE	—+—+—+—
TREELINE	~~~~~
SANITARY SEWER	SS SS MH
SANITARY FORCEMAIN	FM FM
WATER LINE	W W
HYDRANT	☼
WATER METER	⊠
STORM SEWER	ST ST MH
STORM INLETS / BASINS	⊠ ⊠ ⊠ ⊠
ROOF DRAIN	RD RD
OVERHEAD ELECTRIC	OHE OHE
UNDERGROUND ELECTRIC	UGE UGE
COMMUNICATIONS	COM COM
GAS LINE	GAS GAS
FENCE LINE	—+—+—+—
CONTOUR	-18-
SIGN	⊠
WELL	⊠
CONCRETE	⊠

**ADJACENT ZONING / USES**

DIRECTION	ZONING	USE
NORTH	GENERAL COMMERCIAL (GC)	LOVE'S TRAVEL STOP
NORTHWEST	GENERAL COMMERCIAL (GC)	FOODCARTS
WEST	LIMITED INDUSTRIAL (LI)	RAM STEELCO & INNOVATIVE CABINETS LLC
SOUTHWEST	LIMITED INDUSTRIAL (LI)	PNW AUTOWORK
SOUTH/SE/EAST	GENERAL INDUSTRIAL (GI)	PLYWOOD SOLUTIONS

**ARTICLE II - CHAPTER 2.10.050**  
**GI ZONE DIMENSIONAL STANDARDS**

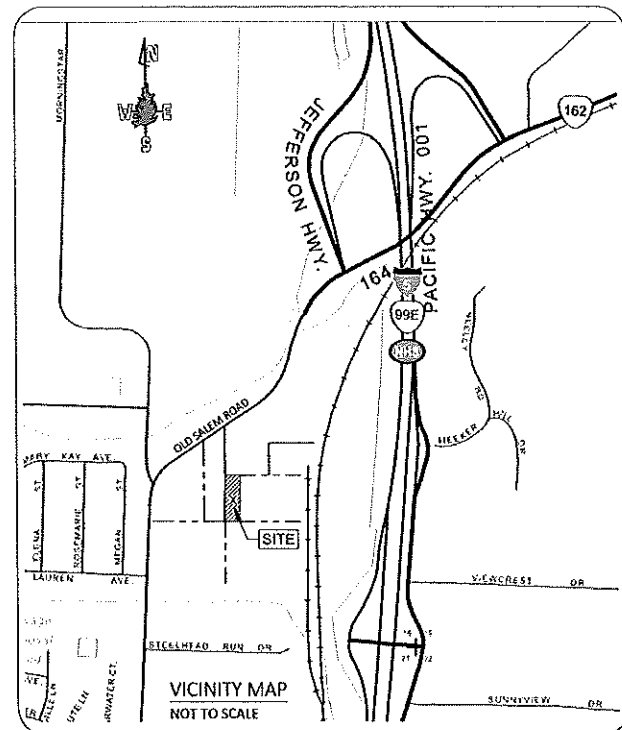
MINIMUM LOT AREA	N/A
MINIMUM SETBACKS	0 FEET
ALL YARDS	N/A
MAXIMUM STRUCTURE HEIGHT	NO LIMIT
PRINCIPAL & ACCESSORY BUILDING	100%
MAXIMUM LOT COVERAGE	

**ARTICLE III - CHAPTER 3.03**  
**OFF-STREET PARKING & LOADING**

**TABLE 14 - VEHICLE & PARKING SPACE REQUIREMENTS**

LAND USE ACTIVITY	VEHICLE SPACES	BICYCLE	MEASUREMENT
K. SERVICE OR REPAIR SHOP	1 SPACE PER 800 SQ. FT. OF GROSS FLOOR AREA, PLUS 1 SPACE PER TWO EMPLOYEES	1	PER 30 VEHICLE SPACES

7,500 SF / 800 = 9.375 + (4 EMPLOYEES / 2) = 12 SPACES REQ.'D



**APPLICANT:**  
CEHRS ENTERPRISES LLC  
DBA VALLEY PRESSURE WASHING  
C/O JERRY CEHRS  
8478 VALLEY WAY SE  
TURNER, OR 97392  
TELEPHONE: 541-791-1677  
EMAIL: vpwtruckwash@gmail.com

**CIVIL ENGINEERING:**  
GREEN CASCADES, LLC  
C/O MICHAEL RICCI TELLI, PE  
717 CALAPOOIA STREET SW  
ALBANY, OR 97321  
TELEPHONE: 541-231-0372  
EMAIL: Michael@GreenCascadesOR.com

**ARCHITECT:**  
VARITONE ARCHITECTURE & INTERIOR DESIGN  
C/O CHRISTINA LARSON, AIA  
231 2ND AVENUE SW  
ALBANY, OR 97321  
TELEPHONE: 541-497-2954 Ext. 101  
EMAIL: christina@varitonearchitecture.com

**SURVEYOR:**  
COLE SURVEYING, LLC  
245 NE CONIFER  
CORVALLIS, OR 97330  
C/O BRIAN SAILOR, PLS  
TELEPHONE: 541-929-5500 EMAIL: brian@colesurveying.com

**UTILITY DATA:**  
EXISTING UTILITIES ARE FROM UTILITY LOCATES PERFORMED BY THE VARIOUS UTILITY AUTHORITIES AND FIELD LOCATED BY COLE SURVEYING IN DECEMBER 2021.

**WATER SYSTEM:**  
WATER DISTRIBUTION IS BY THE CITY OF ALBANY

**SANITARY SEWER:**  
SANITARY SEWER IS BY THE CITY OF ALBANY

**HORIZONTAL DATA:**  
THE PROPERTY LINES WERE DETERMINED BY EXAMINING THE SURVEYS OF RECORD. THIS IS NOT A BOUNDARY SURVEY. HORIZONTAL DATA IS ORIENTED WITHIN THE OREGON STATE PLANE COORDINATE SYSTEM (NAD83-89).

**ZONING:**  
GI- GENERAL INDUSTRIAL

**USE:**  
LARGE VEHICLE PRESSURE WASHING FACILITY

**AREA RATIONALE:**  
GROSS AREA: 51,548.93 SQ. FT. (1.18 ACRES)  
IMPERVIOUS AREA: 34,066.27 SQ. FT. (0.78 ACRES)  
COVERAGE: 66.3% IMPERVIOUS

No.	PLAN REVISION(S)	DATE

**COVER SHEET**

PROJECT: VALLEY PRESSURE WASHING  
PREPARED FOR: CEHRS ENTERPRISES  
SITUA TE IN: MILLERSBURG, OREGON

**WARNING**  
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SCALE: AS INDICATED

GRAPHIC SCALE

**PRELIMINARY**

503.231.0375  
717 CALAPOOIA STREET  
ALBANY, OR 97321  
Michael@GreenCascadesOR.com

ENGINEER: M.J.R.  
CHECKED: K.S.R.  
DATE: 05-10-2022

**SHEET INDEX:**  
LAND USE APPLICATION

TITLE SHEET	C0.0
EXISTING SITE CONDITIONS	C0.1
PROPOSED SITE LAYOUT	C1.0
PROPOSED VEHICLE TURNING PATH	C1.1
PROPOSED UTILITIES	C2.0
PROPOSED SITE GRADING	C3.0

PROJECT #: 1101-21  
MILLERSBURG #:  
SHEET No. **C0.0**

CAD FILE: LUA\_Cover\_Site.dwg



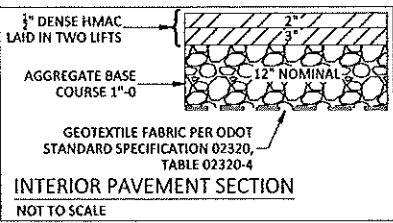
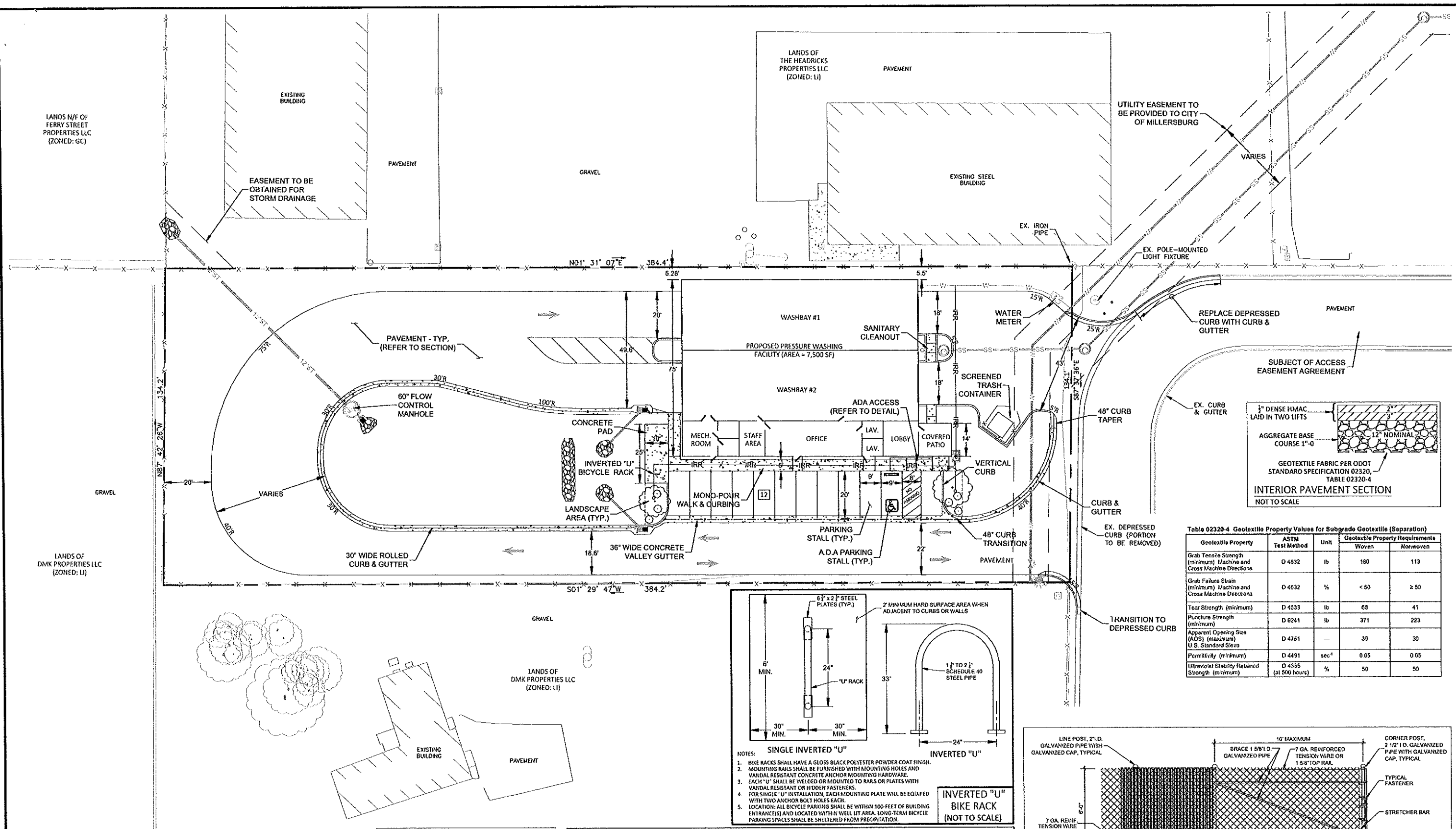
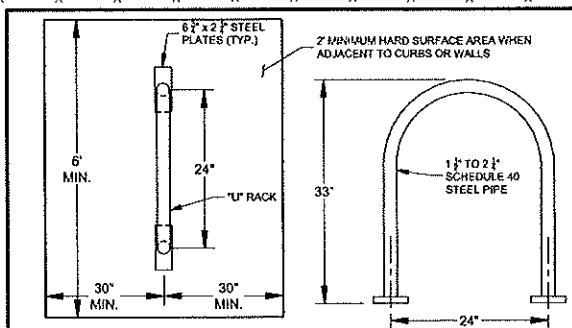
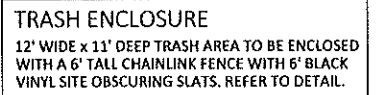


Table 02320-4 Geotextile Property Values for Subgrade Geotextile (Separation)

Geotextile Property	ASTM Test Method	Unit	Geotextile Property Requirements	
			Woven	Nonwoven
Grab Tensile Strength (minimum) Machine and Cross Machine Directions	D 4632	lb	180	113
Grab Failure Strain (minimum) Machine and Cross Machine Directions	D 4632	%	< 50	≥ 50
Tear Strength (minimum)	D 4533	lb	68	41
Puncture Strength (minimum)	D 6241	lb	371	223
Apparent Opening Size (AOS) (maximum) U.S. Standard Sieve	D 4751	—	30	30
Permeability (minimum)	D 4491	sec <sup>-1</sup>	0.05	0.05
Ultraviolet Stability Retained Strength (minimum)	D 4555 (at 500 hours)	%	50	50

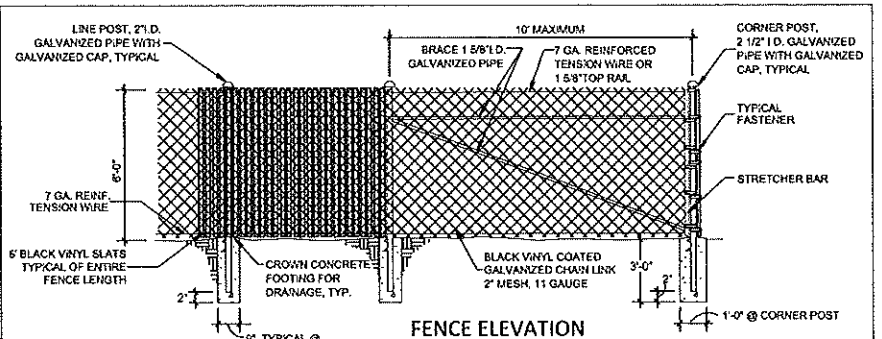
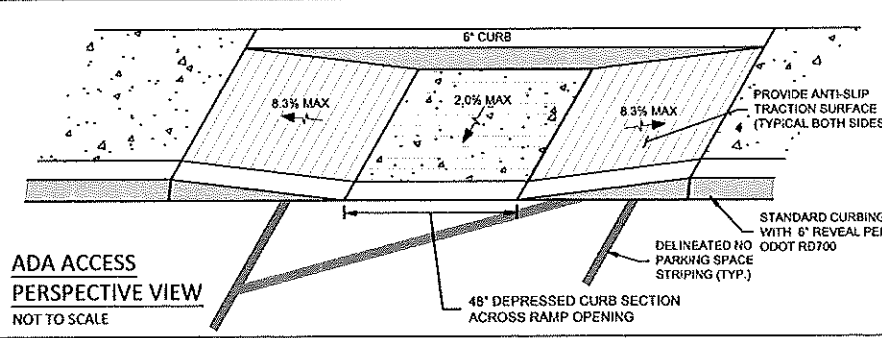


- NOTES:
- BIKE RACKS SHALL HAVE A GLOSS BLACK POLYESTER POWDER COAT FINISH.
  - MOUNTING RAILS SHALL BE FURNISHED WITH MOUNTING HOLES AND VANDAL RESISTANT CONCRETE ANCHOR MOUNTING HARDWARE.
  - EACH "U" SHALL BE WELDED OR MOUNTED TO RAILS OR PLATES WITH VANDAL RESISTANT OR WOODEN FASTENERS.
  - FOR SINGLE "U" INSTALLATION, EACH MOUNTING PLATE WILL BE EQUIPPED WITH TWO ANCHOR BOLT HOLES EACH.
  - LOCATION: ALL BICYCLE PARKING SHALL BE WITHIN 100 FEET OF BUILDING ENTRANCES) AND LOCATED WITHIN WELL LIT AREA. LONG-TERM BICYCLE PARKING SPACES SHALL BE SHELTERED FROM PRECIPITATION.

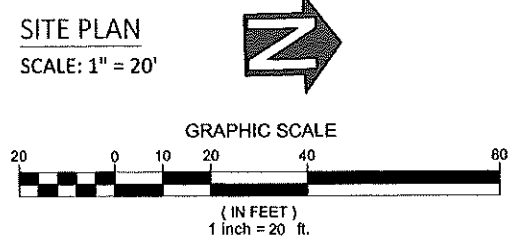


**LANDSCAPE NOTES:**  
TREES SHALL BE CREPE MYRTLE (LAGERSTROMIA INDIA x FAURIE) NATCHEZ) AND BE A MINIMUM 10-FOOT HIGH AT TIME OF PLANTING.  
EACH LANDSCAPE AREA SHALL CONTAIN A MINIMUM 3 SHRUBS OF THE VARIETY GREEN MOUND JUNIPER.

IT SHALL BE THE CONTINUING OBLIGATION OF THE PROPERTY OWNER TO MAINTAIN REQUIRED LANDSCAPED AREAS IN AN ATTRACTIVE MANNER FREE OF WEEDS AND NOXIOUS VEGETATION. THE MINIMUM AMOUNT OF REQUIRED LIVING LANDSCAPE MATERIALS SHALL BE MAINTAINED.



**NOTES:**  
DEPTH OF FOOTINGS ARE INTO NATURAL UNDISTURBED SOIL OR TESTED & APPROVED COMPACTED FILL.  
CONCRETE FOOTINGS SHALL BE A MINIMUM 5 SACK MIX & TEST TO A MINIMUM OF 2000 P.S.I. IN 28 DAYS.  
FENCE AND ALL APPURTENANCES TO BE BLACK.  
THE FOLLOWING ITEMS SHALL BE FURNISHED AND INSTALLED -  
A. EXTENSION ARM  
B. TOP RAIL  
12 GAUGE WIRE FASTENERS SHALL BE USED.



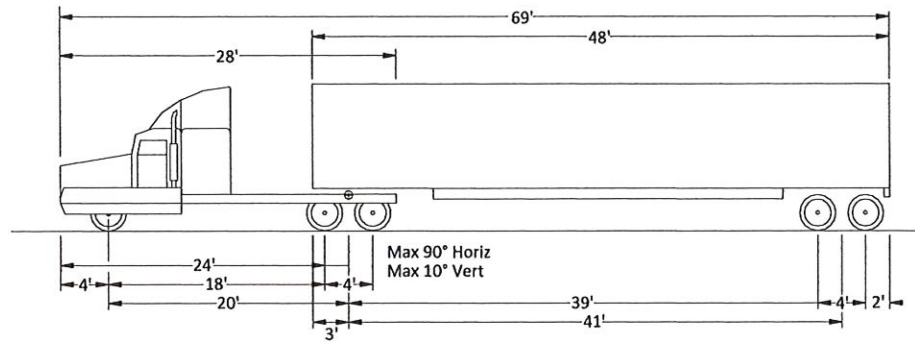
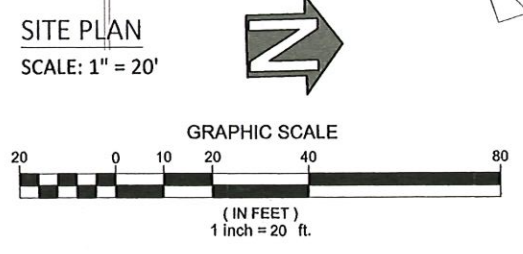
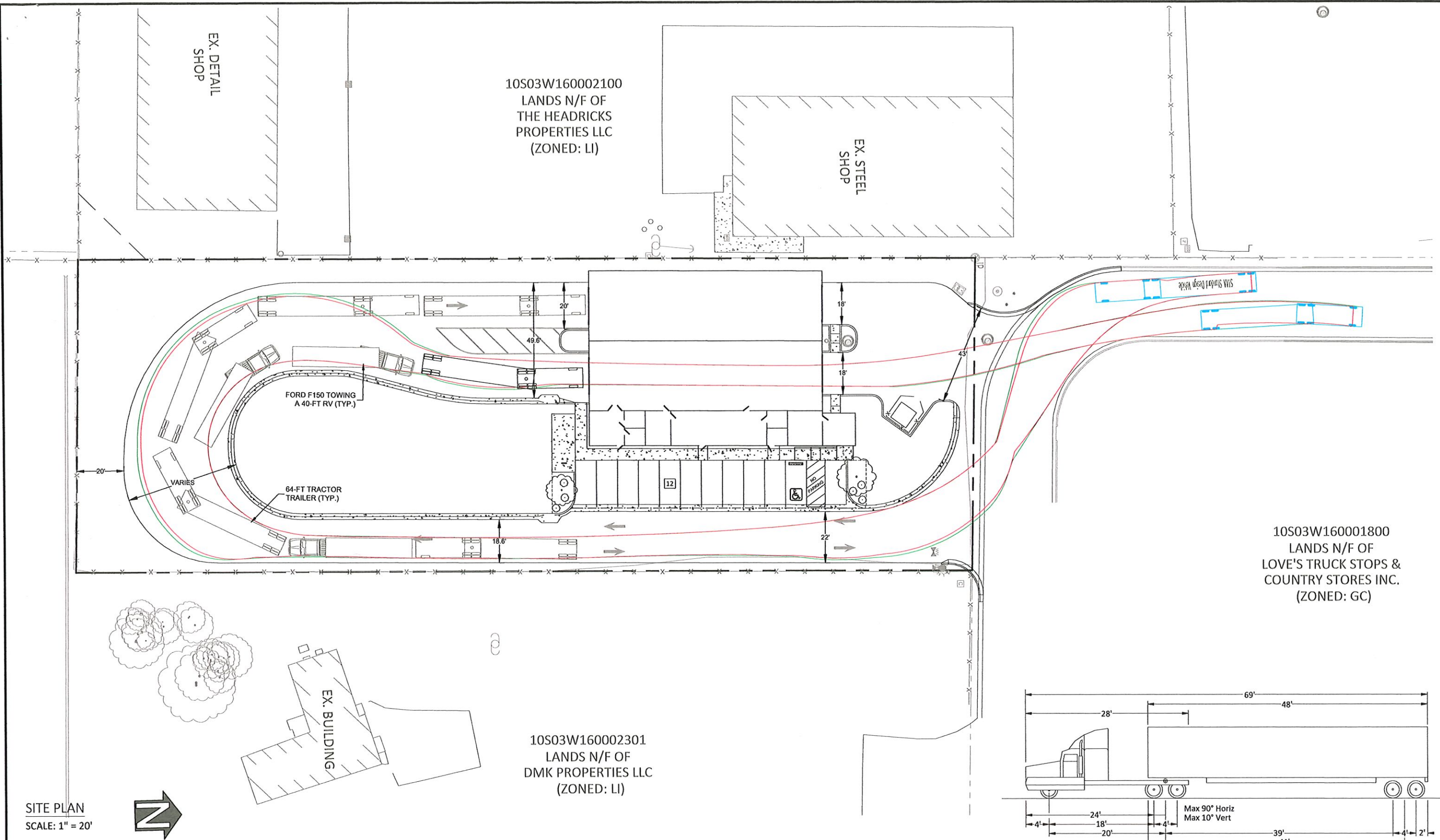
NO.	PLAN REVISION(S)	DATE

**PROPOSED SITE LAYOUT**  
PROJECT: VALLEY PRESSURE WASHING  
PREPARED FOR: CEHRS ENTERPRISES  
SITE IN: MILLERSBURG, OREGON

**WARNING**  
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SCALE: AS INDICATED  
GRAPHIC SCALE

**PRELIMINARY**

ENGINEER: M.J.R.  
CHECKED: K.S.R.  
DATE: 05-10-2022  
PROJECT #: 1101-21  
MILLERSBURG #:  
SHEET NO. **C1.0**  
CAD FILE: LVA\_Cover\_Site.dwg  
Faced on: 13-May-22 @ 8:07:53 AM

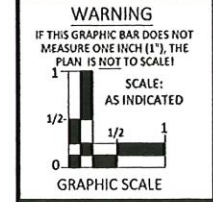


OVERALL LENGTH	69.0 FT	<b>LEGEND</b> TIRE PATH VEHICLE BODY PATH <b>STAA STANDARD DESIGN VEHICLE</b> NOT TO SCALE
OVERALL WIDTH	8.5 FT	
OVERALL BODY HEIGHT	12.23 FT	
MIN. BODY GROUND CLEARANCE	1.42 FT	
TRACK WIDTH	8.5 FT	
LOCK-TO-LOCK TIME	6.0 SEC	
MAX. STEERING ANGLE (VIRTUAL)	26.30°	

No.	PLAN REVISION(S)	DATE

**PROPOSED VEHICLE TURNING PATH**

PROJECT: VALLEY PRESSURE WASHING  
 PREPARED FOR: CEHRS ENTERPRISES  
 SITUATE IN: MILLERSBURG, OREGON



**PRELIMINARY**

GREEN Cascades, LLC  
CIVIL DESIGN & CONSTRUCTION ENGINEERING

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ALBANY, OR 97330  
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ENGINEER: M.J.R.  
CHECKED: K.S.R.  
DATE: 05-10-2022

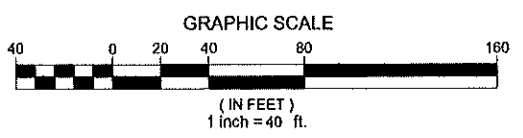
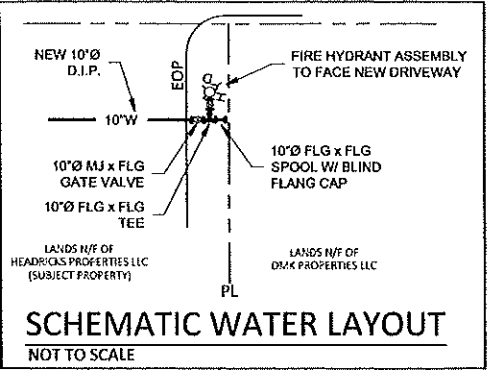
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MILLERSBURG #:  
SHEET No.

**C1.1**

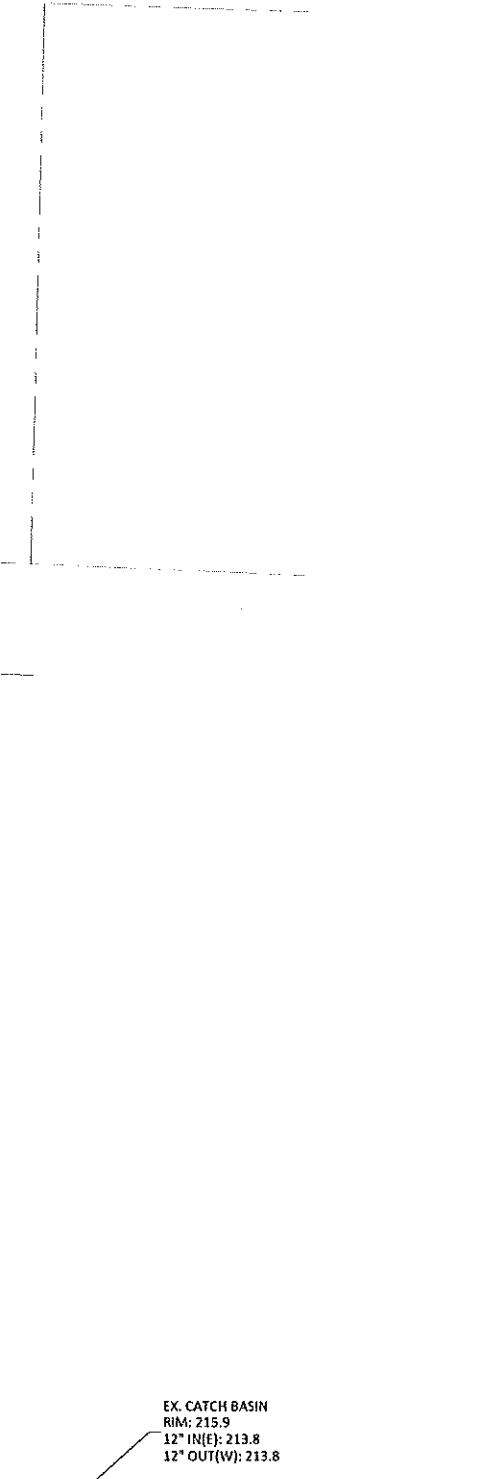
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OLD SALEM ROAD  
(PUBLIC RIGHT-OF-WAY)

MORNINGSTAR ROAD NE  
(PUBLIC RIGHT-OF-WAY)



SITE PLAN  
SCALE: 1" = 40'  
N



PROPOSED UTILITY PLAN  
VALLEY PRESSURE WASHING

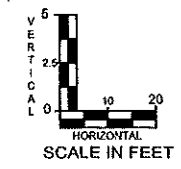
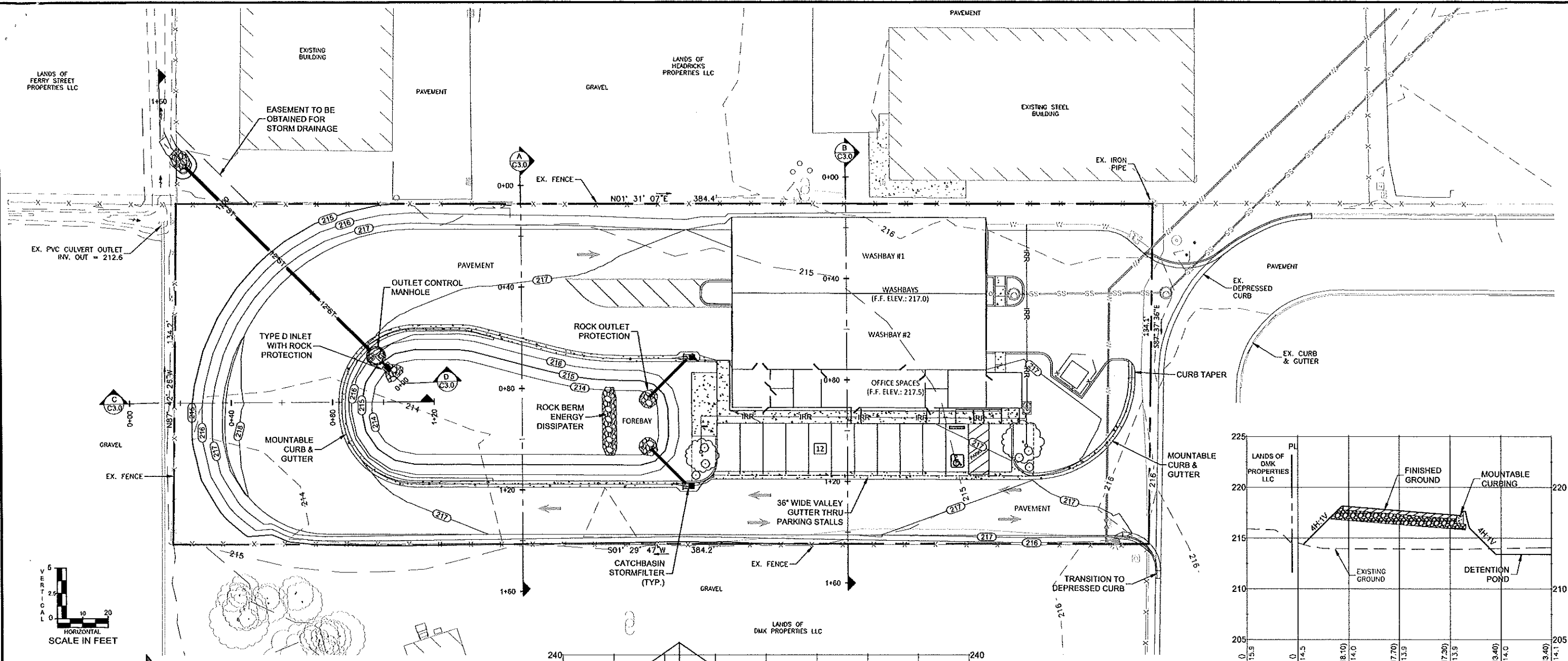
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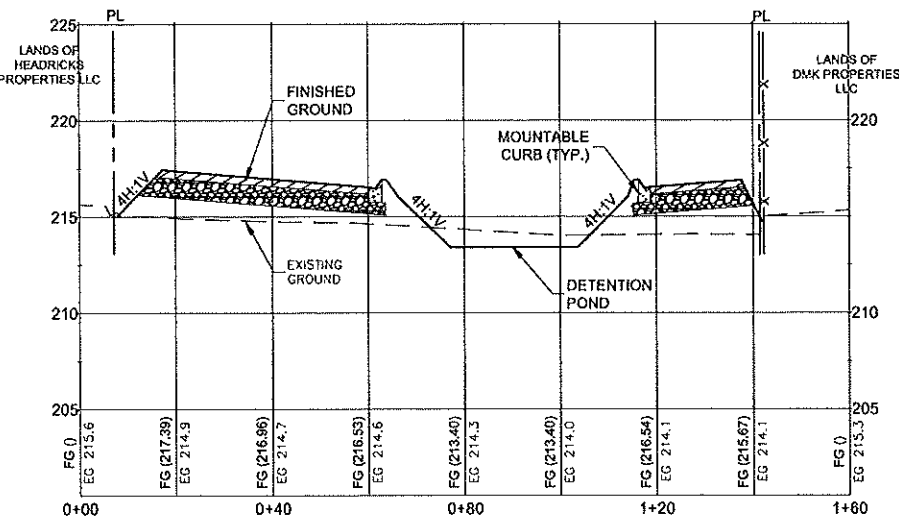
36221875  
233 JAPON STREET  
ALBANY, OR 97130  
info@greencascades.com

ENGINEER:	M.J.R.
CHECKED:	K.S.R.
DATE:	05-10-2022
PROJECT #:	1101-21
MILLERSBURG #:	
SHEET No.	C2.0

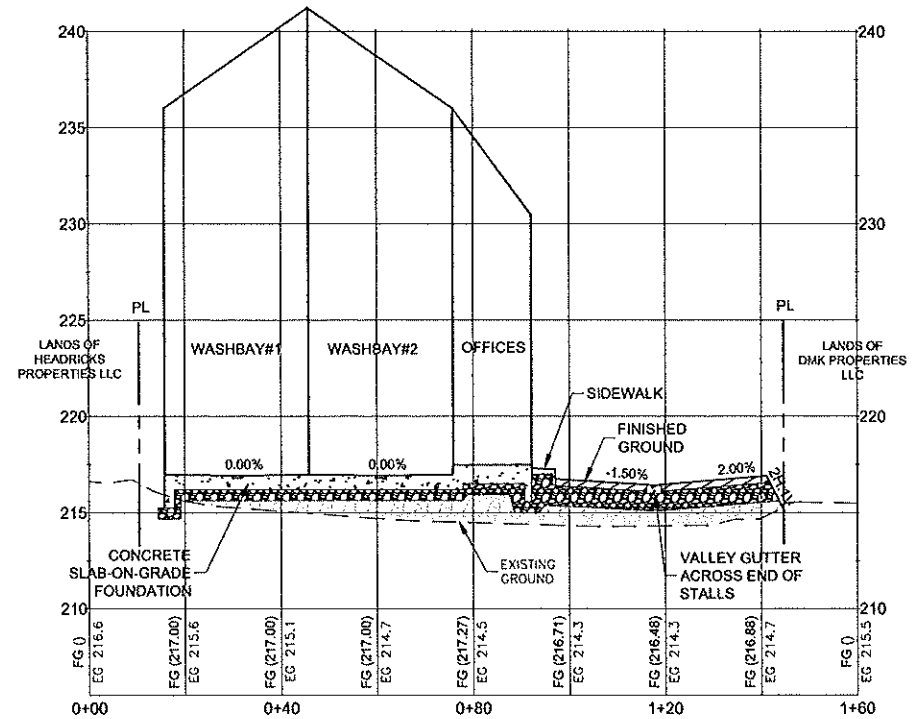
No.		PLAN REVISION(S)	DATE



SITE PLAN  
SCALE: 1" = 20'

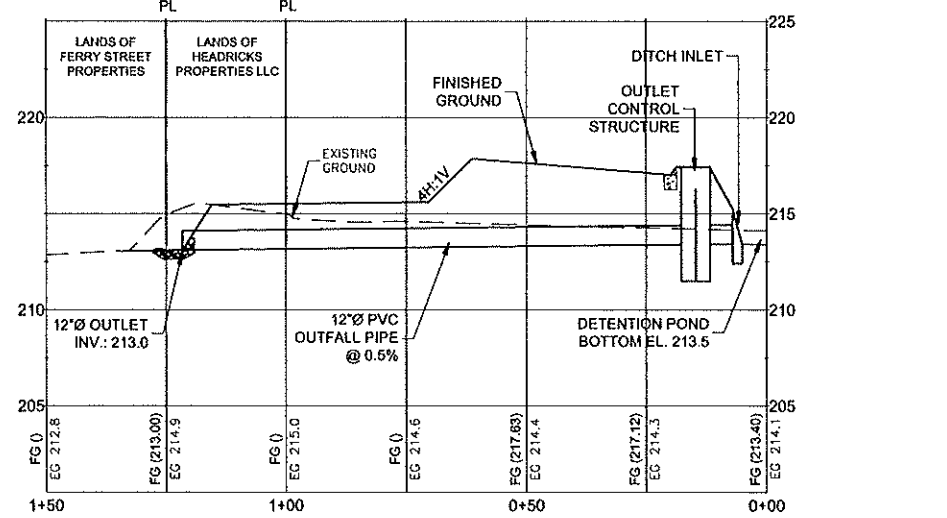


PROFILE: SEC A STA: 0+00 TO 1+60  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 5'

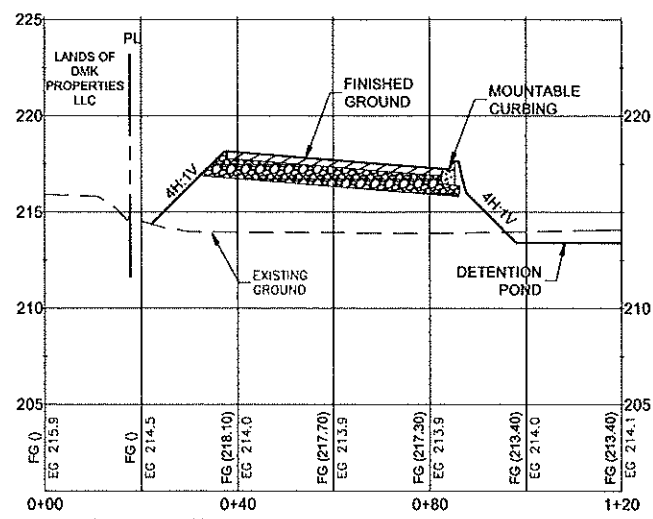


PROFILE: SEC B STA: 0+00 TO 1+60  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 5'

UNDERFLOOR DRAINAGE COLLECTION / RECYCLE SYSTEM NOT SHOWN.



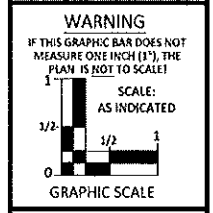
PROFILE: SEC D - STORM OUTLET STA: 0+00 TO 1+50  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 5'



PROFILE: SEC C STA: 0+00 TO 1+20  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 5'

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**PROPOSED SITE GRADING**  
PROJECT: VALLEY PRESSURE WASHING  
PREPARED FOR: CEHRS ENTERPRISES  
SITUAITE IN: MILLERSBURG, OREGON



**PRELIMINARY**



ENGINEER: M.J.R.  
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**C3.0**  
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