

3790 CONSER ROAD SITE PLAN

MILLERSBURG, OREGON

CIVIL ENGINEERING:

REECE & ASSOCIATES, INC.
 C/O DAVID J. REECE, PE
 321 FIRST AVENUE EAST, SUITE 3A
 ALBANY, OR 97321
 TELEPHONE: 541-926-2428
 EMAIL: dave@r-engineering.com

OWNER/APPLICANT:

GREG BROWN
 GREG BROWN PROPERTIES, LLC
 5862 LIPSCOMB STREET SE
 SALEM, OREGON 97317
 TELEPHONE: 503-364-8441

SURVEYOR:

K&D ENGINEERING, INC.
 C/O DAN WATSON, PE
 276 NE HICKORY STREET
 ALBANY, OR 97321
 TELEPHONE: 541-928-2583
 EMAIL: dwatson@kdeng.com

SUBJECT PROPERTY:

LINN COUNTY ASSESSORS MAP: 10S03W21D
 LOT: 1500
 ZONING: GENERAL INDUSTRIAL ZONE

FLOOD PLAIN NOTE:

THIS SITE IS LOCATED WITHIN ZONE "X", OUTSIDE OF 1% AND 0.2% ANNUAL CHANCE FLOODPLAIN AS DESIGNATED ON THE FLOOD INSURANCE RATE MAPS (FIRM) NUMBERS: 41043C0216G - LAST REVISED SEPTEMBER 29TH, 2010 41043C0212H - LAST REVISED DECEMBER 8TH, 2016

WATER SYSTEM:

WATER DISTRIBUTION IS BY THE CITY OF MILLERSBURG

SANITARY SEWER:

SANITARY SEWER IS BY THE CITY OF MILLERSBURG

LEGEND:

- AC PAVEMENT:
- GRAVEL AREA:
- GRADE BREAK:

LANDSCAPING LEGEND

- BERBERIS THUNBERGII ADMIRATION (ADMIRATION BARBERRY)
 QUANTITY: 3
 SIZE: 11"
 SPACING: 30' O.C
- PRUNUS LAUROCERASUS 'OTTO LUYKENS' (OTTO LUYKENS LAUREL)
 QUANTITY: 3
 SIZE: 30"
 SPACING: 30' O.C
- SYRINGA RETICULATA (LILAC TREE)
 QUANTITY: 3
 SIZE: MEDIUM
 SPACING: 30' O.C
- PARROTIA PERSICA (PERSIAN PARROTIA)
 QUANTITY: 3
 SIZE: MEDIUM
 SPACING 30' O.C

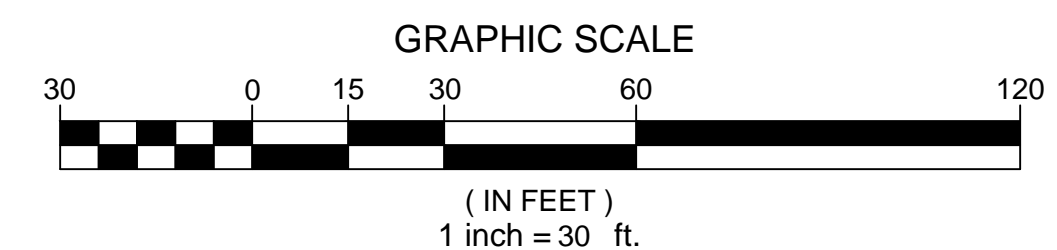
SITE NOTES:

- ASPHALT: 49,393 SF
- LANDSCAPING REQUIRED: 2,469 SF
- LANDSCAPING PROVIDED: 2,469 SF
- PARKING SPACES REQUIRED: 54 SPACES
- PARKING SPACES PROVIDED: 54 SPACES
- BIKE PARKING SPACES REQUIRED: 3 SPACES
- BIKE PARKING SPACES PROVIDED: 3 SPACES

DRAINAGE NOTE:

STORMWATER WILL FLOW INTO LANDSCAPING BUFFER AND BE DETAINED BEFORE LEAVING PROJECT SITE.

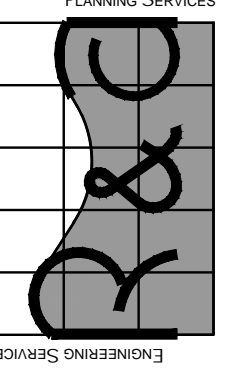
SITE PLAN
 SCALE: 1" = 30'



PRELIMINARY - NOT FOR CONSTRUCTION



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 Albany, Oregon 97321
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SITE PLAN
 GREG BROWN PROPERTIES, LLC
 MILLERSBURG, OREGON

No.	PLAN REVISIONS DATE	BY

R&D PROJECT NO. GBP2002	
DATE	04-23-2021
DESIGNED	A. HERRMANN
ENGINEER	D. REECE
CHECKED	J. WHITE
SCALE	AS INDICATED

SHEET NUMBER **1.0**