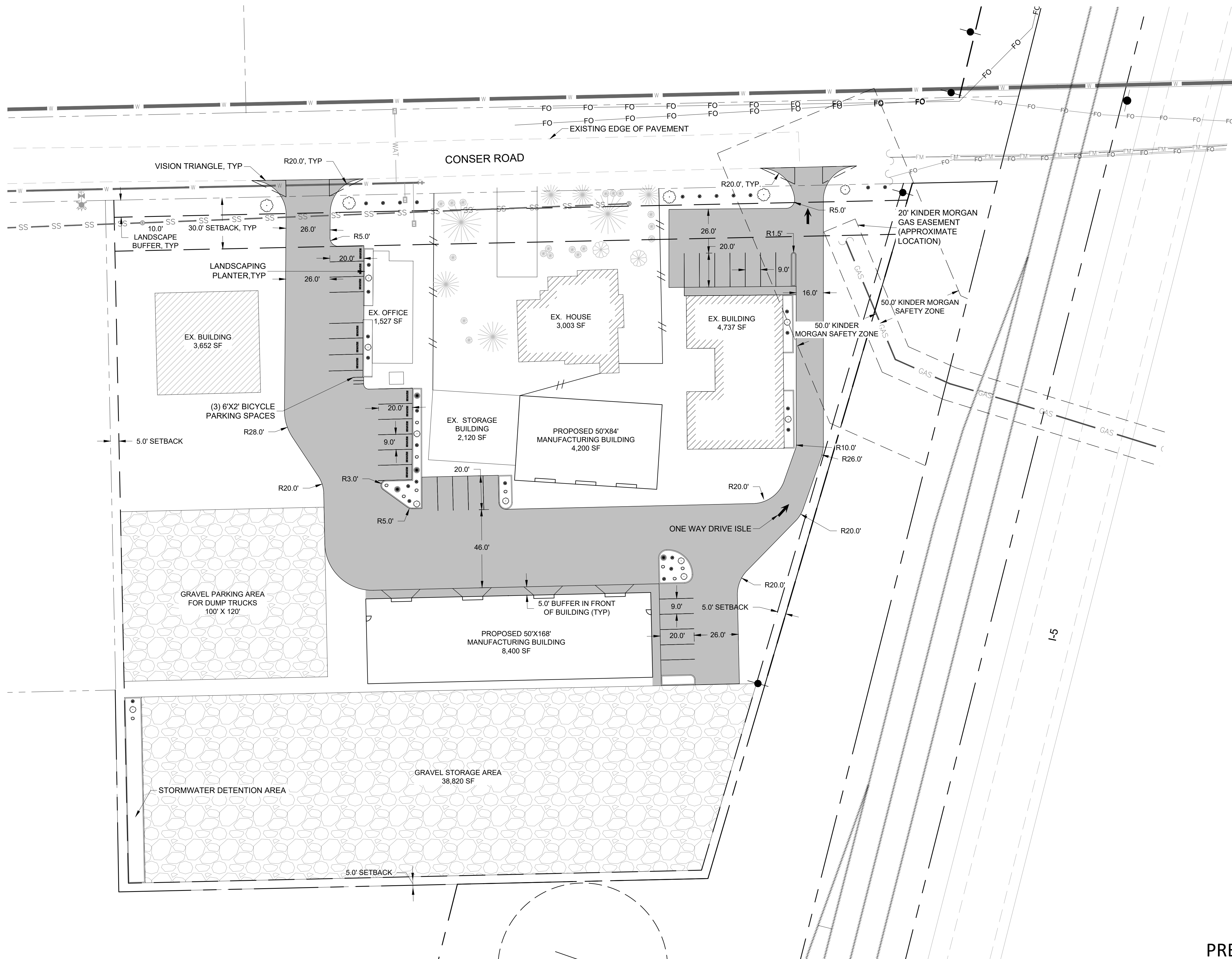


# 3790 CONSER ROAD SITE PLAN

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  
 SITE AREA: 3.85 ACRES

**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

**SHEET INDEX**

- 1.0 SITE AND LANDSCAPING PLAN
- 2.0 GRADING AND UTILITY PLAN
- 3.0 EROSION AND SEDIMENT CONTROL PLAN
- 3.1 EROSION AND SEDIMENT CONTROL NOTES & DETAILS

**LEGEND:**

- AC PAVEMENT: [Symbol]
- GRAVEL AREA: [Symbol]

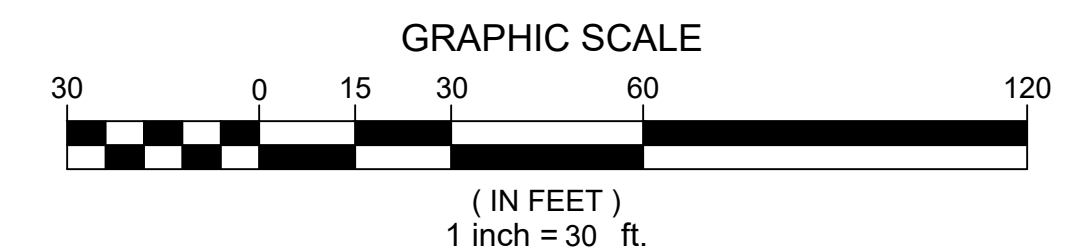
**LANDSCAPING LEGEND**

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

**SITE NOTES:**

- ASPHALT: 33,613 SF
- LANDSCAPING REQUIRED: 1,680 SF  
 LANDSCAPING PROVIDED: 1,680 SF
- PARKING SPACES REQUIRED: 33 SPACES  
 PARKING SPACES PROVIDED: 33 SPACES
- BIKE PARKING SPACES REQUIRED: 3 SPACES  
 BIKE PARKING SPACES PROVIDED: 3 SPACES

**SITE PLAN**  
 SCALE: 1" = 30'



PRELIMINARY - NOT FOR CONSTRUCTION

Reece & Associates, Inc.  
 321 First Avenue East, Suite 3A  
 Albany, Oregon 97321  
 Phone: 541-926-2428  
 Fax: 541-926-2456

PLANNING SERVICES

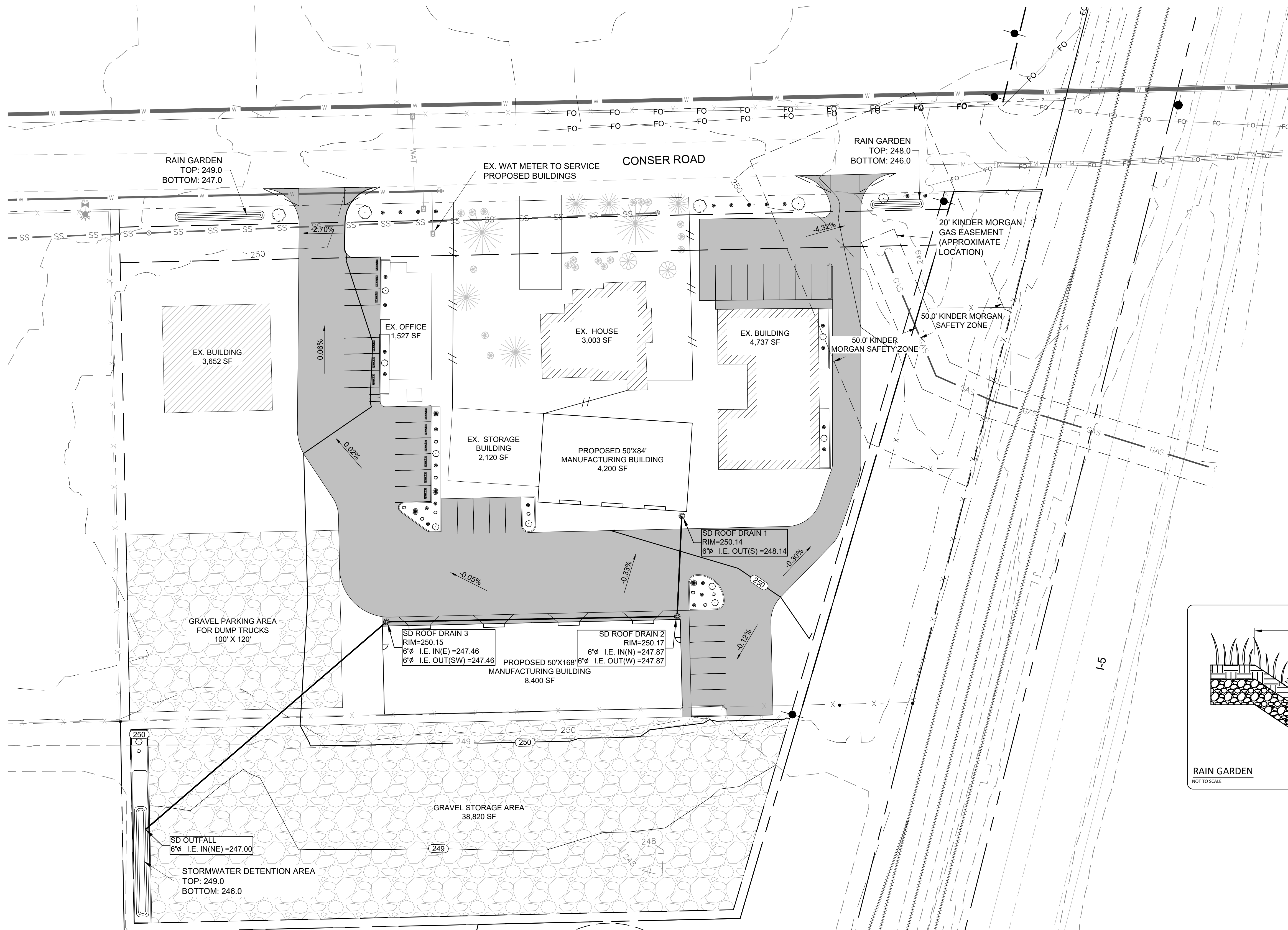
REGISTERED PROFESSIONAL  
 ENGINEER  
 11,749  
 Digital Signature  
 16, 982  
 D. J. REECE  
 RENEWS 12/31/22

3790 CONSER ROAD  
 SITE AND LANDSCAPING PLAN  
 GREG BROWN PROPERTIES, LLC  
 MILLERSBURG, OREGON

PLAN REVISIONS	DATE	BY

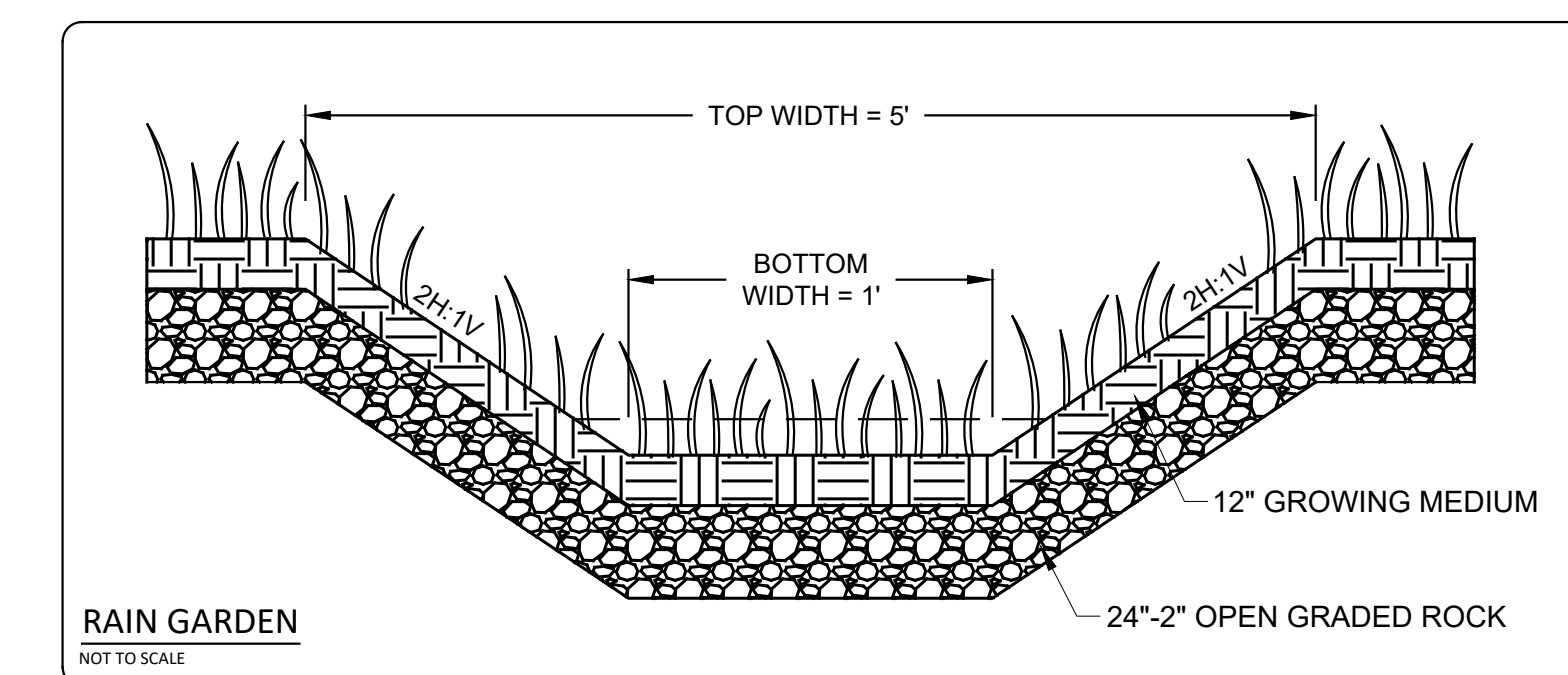
R&A PROJECT NO.	GBP2002
DATE	07-06-2021
DESIGNED	A. HERRMANN
ENGINEER	D. REECE
CHECKED	J. WHITE
SCALE	AS INDICATED

SHEET NUMBER  
1.0

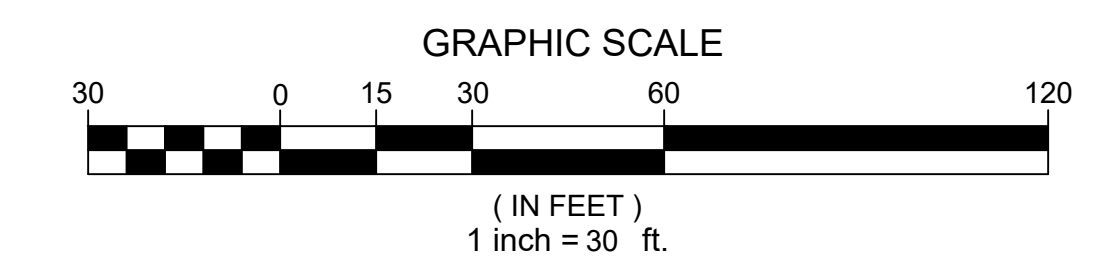


**NOTES:**

1. STORMWATER WILL FLOW INTO VEGETATED RAIN GARDENS AND BE DETAINED .
2. EXISTING WATER TO SERVICE PROPOSED BUILDINGS

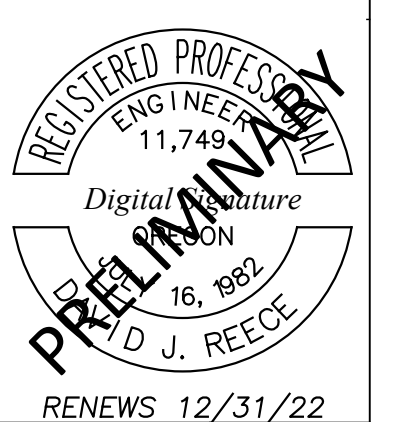
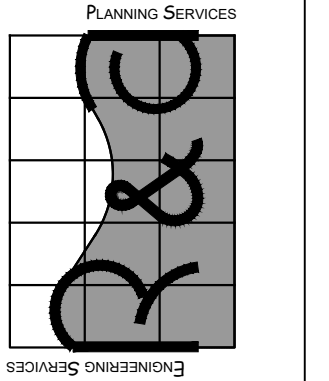


**SITE PLAN**  
SCALE: 1" = 30'



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321 First Avenue East, Suite 3A  
Albany, Oregon 97321  
Phone: 541-926-2428  
Fax: 541-926-2456



**3790 CONSER ROAD**  
**GRADING AND UTILITY PLAN**  
GREG BROWN PROPERTIES, LLC  
MILLERSBURG, OREGON

PLAN REVISIONS	DATE	BY
No.		

R&A PROJECT NO.  
**GBP2002**  
DATE 07-06-2021  
DESIGNED A. HERRMANN  
ENGINEER D. REECE  
CHECKED J. WHITE  
SCALE AS INDICATED

SHEET NUMBER  
**2.0**





