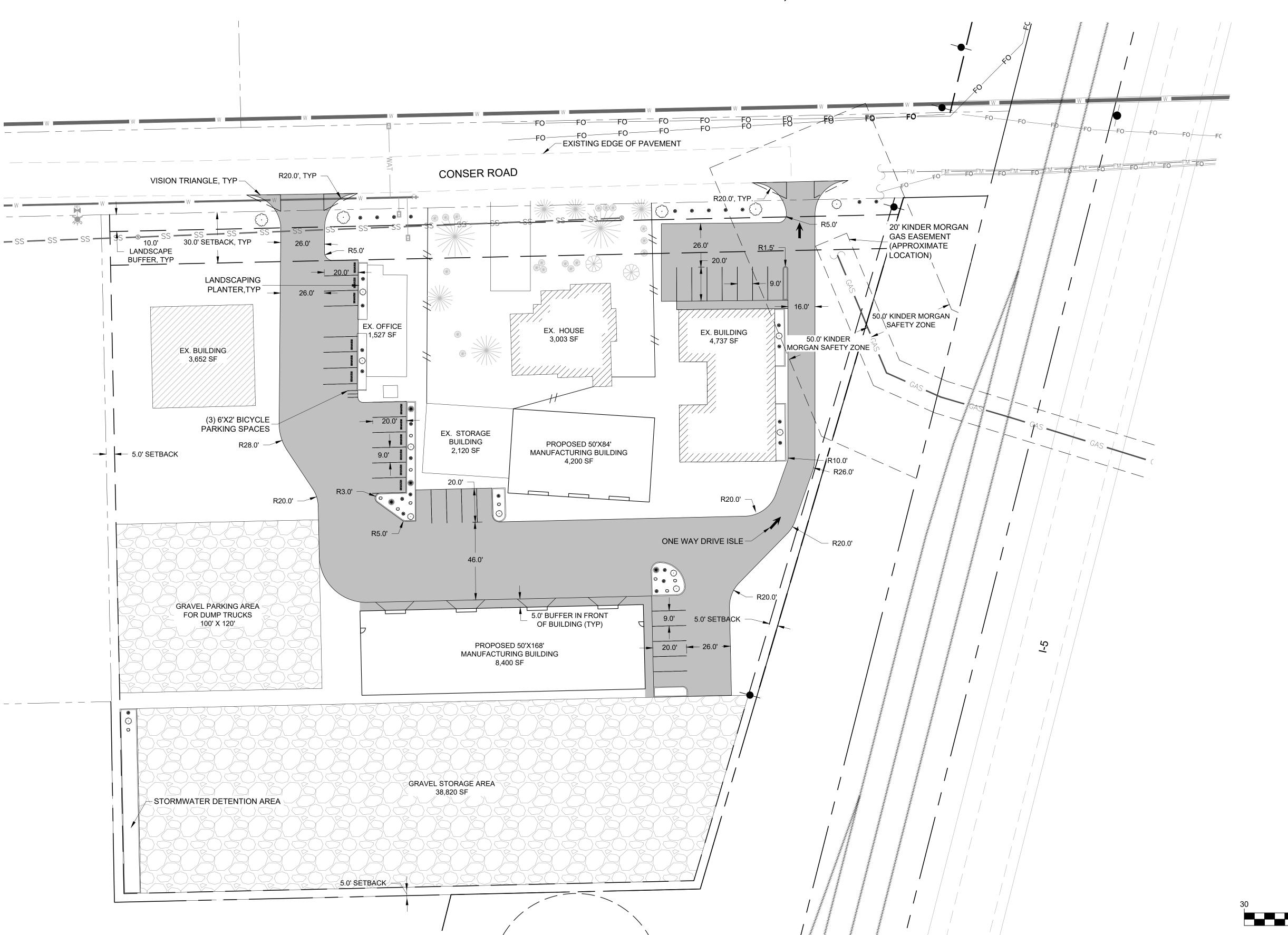
# 3790 CONSER ROAD SITE PLAN

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-aengineering.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 **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 CONTOL PLAN
- 3.1 EROSION AND SEDIMENT CONTROL NOTES & DETAILS

### LEGEND:

**AC PAVEMENT** 

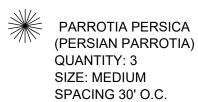


# LANDSCAPING LEGEND

BERBERIS THUNBERGII ADMIRATION (ADMIRATION BARBERRY) QUANTITY: 3 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



## 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

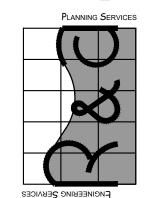
BIKE PARKING SPACES REQUIRED: 3 SPACES BIKE PARKING SPACES PROVIDED: 3 SPACES

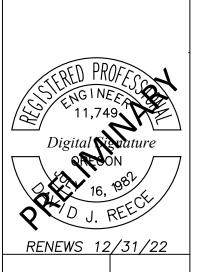


**GRAPHIC SCALE** 

(IN FEET) 1 inch = 30 ft.

PRELIMINARY - NOT FOR CONSTRUCTION





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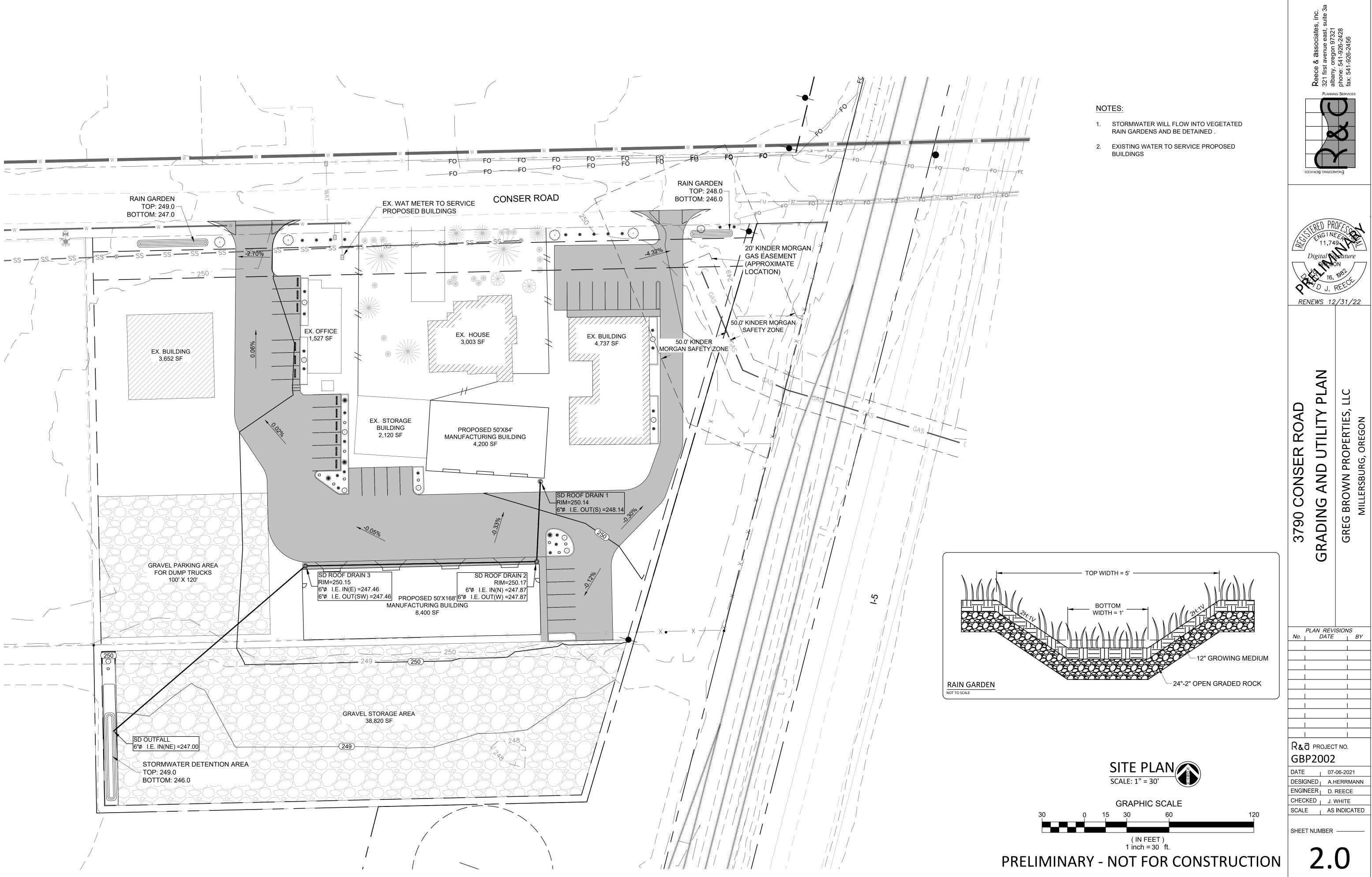
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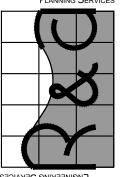
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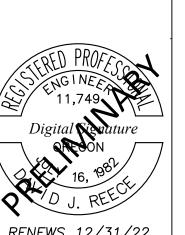
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DATE | 07-06-2021 DESIGNED | A.HERRMANN ENGINEER | D. REECE CHECKED | J. WHITE SCALE | AS INDICATED

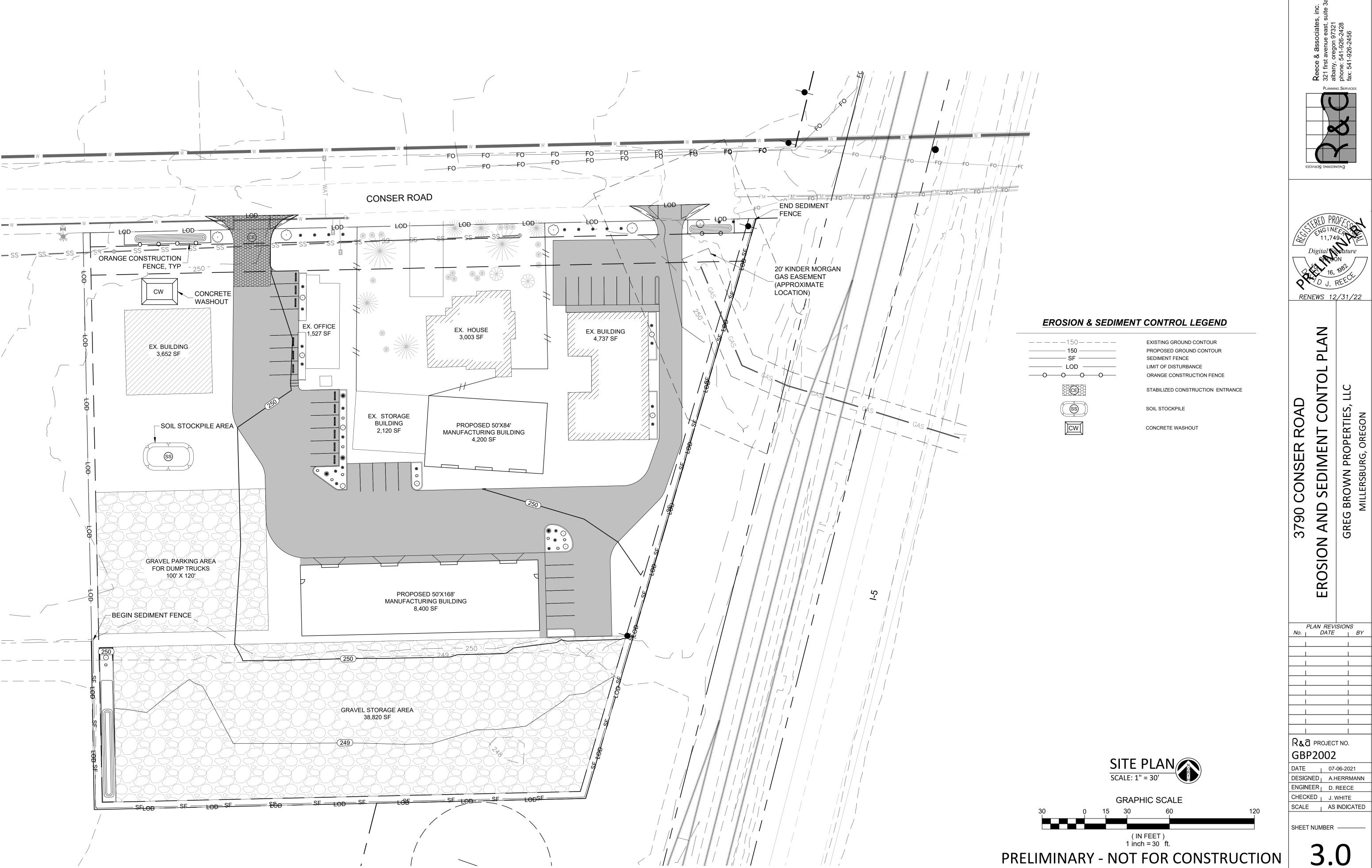
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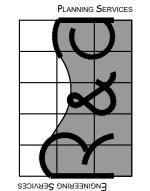


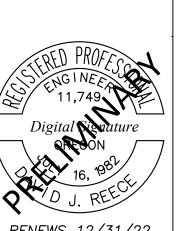




DATE | 07-06-2021 DESIGNED | A.HERRMANN ENGINEER D. REECE





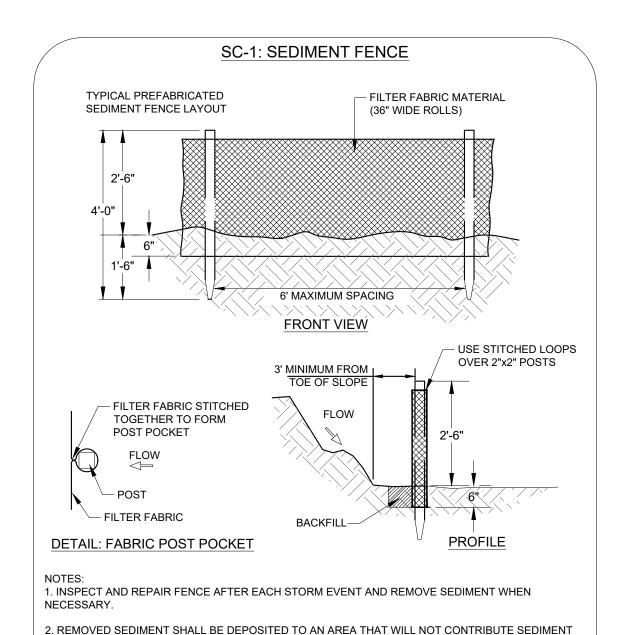


RENEWS 12/31/22

PLAN REVISIONS No. | DATE | BY

R&a PROJECT NO.

DATE | 07-06-2021 DESIGNED | A.HERRMANN ENGINEER D. REECE CHECKED | J. WHITE

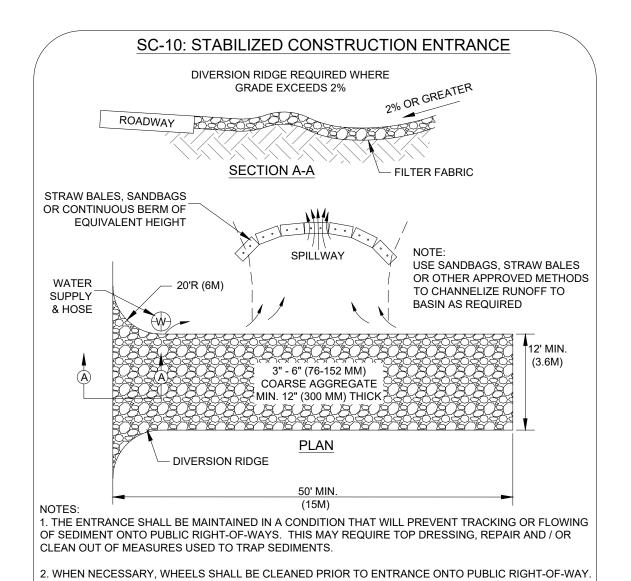


3. SEDIMENT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

(NOT TO SCALE)

OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

4. STITCHED POCKETS TO BE INSTALLED ON UPHILL SIDE OF SLOPE



3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE

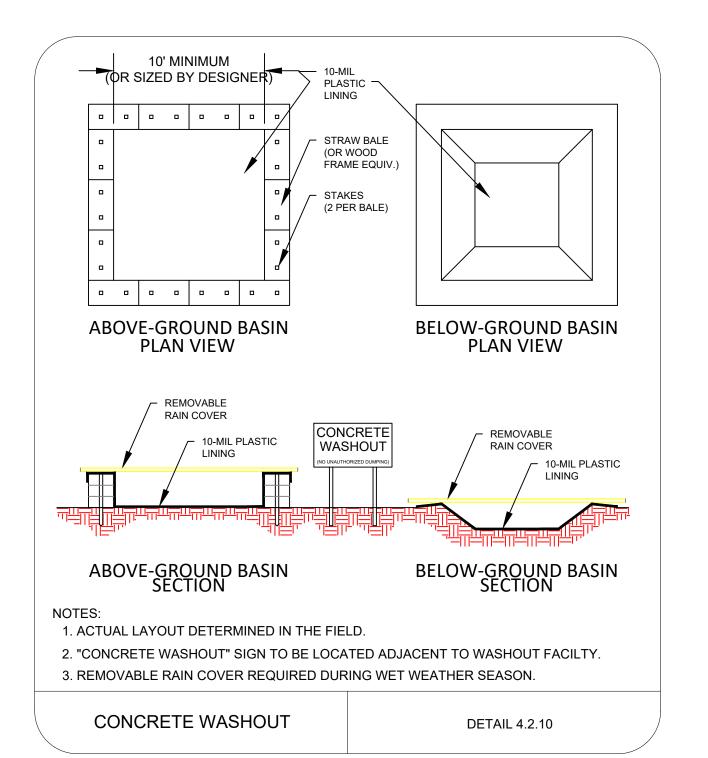
5. PERIODIC INSPECTIONS AND NEEDED MAINTENANCE SHALL BE PERFORMED AFTER EACH RAIN (AS

(NOT TO SCALE)

4. FILTER CLOTH-WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER

CLOTH SHALL BE OF WOVEN, PERMEABLE MATERIAL OF THE TYPE MIRAFI-500 OR EQUIVALENT.

THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



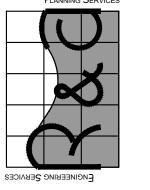
#### **SEDIMENT FENCE MAINTENANCE:**

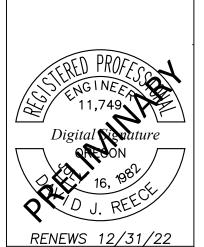
- 1. SEDIMENT FENCES SHALL BE INSPECTED ROUTINELY AND AFTER RUNOFF EVENTS TO DETERMINE WHETHER THEY NEED MAINTENANCE BECAUSE THEY ARE FULL OR DAMAGED BY CONSTRUCTION EQUIPMENT.
- 2. REMOVE SEDIMENT DEPOSITS FROM BEHIND THE FENCE WHEN THEY REACH ONE-THIRD THE HEIGHT OF THE FENCE OR INSTALL A SECOND FENCE.

#### CONCRETE WASHOUT MAINTENANCE:

- 1. CONCRETE WASHOUT FACILITIES SHOULD BE INSPECTED DAILY AND AFTER HEAVY RAINS TO CHECK FOR LEAKS, IDENTIFY ANY PLASTIC LININGS AND SIDEWALLS HAVE BEEN DAMAGED BY CONSTRUCTION ACTIVITIES, AND DETERMINE WHETHER THEY HAVE BEEN FILLED TO OVER 75 PERCENT CAPACITY.
- 2. WHEN THE WASHOUT CONTAINER IS FILLED TO OVER 75 PERCENT OF ITS CAPACITY, THE WASH WATER SHOULD BE VACUUMED OFF OR ALLOWED TO EVAPORATE TO AVOID OVERFLOWS. THEN WHEN THE REMAINING CEMENTITIOUS SOLIDS HAVE HARDENED, THEY SHOULD BE REMOVED AND RECYCLED.
- 3. DAMAGES TO THE CONTAINER SHOULD BE REPAIRED PROMPTLY.
- 4. BEFORE HEAVY RAINS, THE WASHOUT CONTAINER'S LIQUID LEVEL SHOULD BE LOWERED OR THE CONTAINER SHOULD BE COVERED TO AVOID AN OVERFLOW DURING THE RAIN

PLANNING SERVICES





ROAD

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PROPERTIES,

GREG BROWN PRO MILLERSBURG, ( AND

EROSION No. | DATE | BY R&a PROJECT NO.

GBP2002

DATE | 07-06-2021 DESIGNED | A.HERRMANN ENGINEER | D. REECE CHECKED | J. WHITE SCALE | AS INDICATED

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