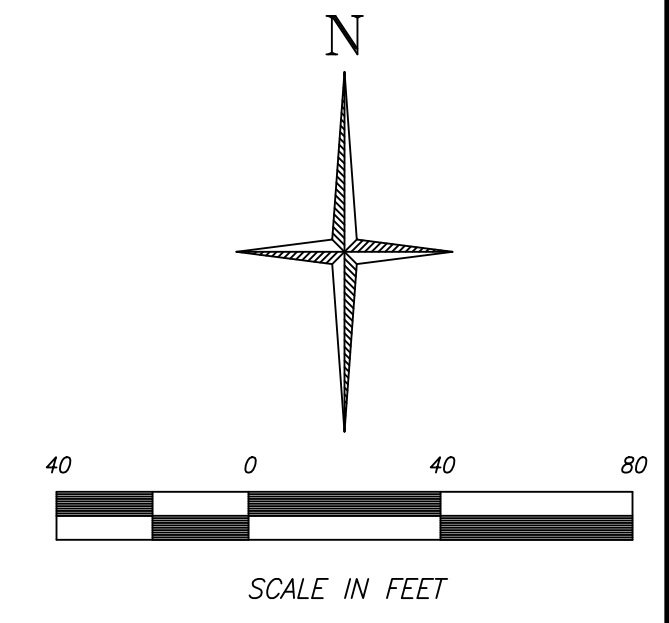


ASSESSOR MAP 17-05-31 1, TAX LOT 1500

SHEET INDEX

- 1 DEVELOPMENT PLAN
- 2 LANDSCAPE & SITE IMPROVEMENTS
- 3 STORM AND GRADING



NOTES

EXISTING IMPERVIOUS AREAS: ROOF AREA=2034 SQUARE FEET
WALK AREA=508 SQUARE FEET

NEW IMPERVIOUS AREAS: PARKING AREA=1954 SQUARE FEET
DRIVEWAY AREA=1152 SQUARE FEET
TOTAL NEW IMPERVIOUS AREA=3106 SQUARE FEET

UTILITIES: ALL EXISTING UTILITIES TO REMAIN UNCHANGED
WATER SOURCE=WELL
ON SITE SEPTIC DISPOSAL
UNDERGROUND POWER AND COMMUNICATION
STORMWATER TO EXISTING SWALE ALONG WEST PROPERTY BOUNDARY

PARKING: RETAIL STORE (1140 SQUARE FEET)=3 SPACES
OFFICE (894 SQUARE FEET)=2 SPACES

GRADING/DRAINAGE: NEW DRIVEWAY GRADED TO DRAIN INTO NEW 1296 SF VEGETATED BUFFER.
EDGE OF NEW VEGETATED BUFFER IS 225 FEET FROM EXISTING SWALE.
4:1 FILL SLOPE ALONG EASTERLY EDGE OF NEW DRIVEWAY IS NO GREATER THAN 6 FOOT LONG

APPLICABLE CODE SECTIONS: SEC 4.07(2)(a)(b); PERMITTED USES RETAIL SHOPS AND PROFESSIONAL OFFICE

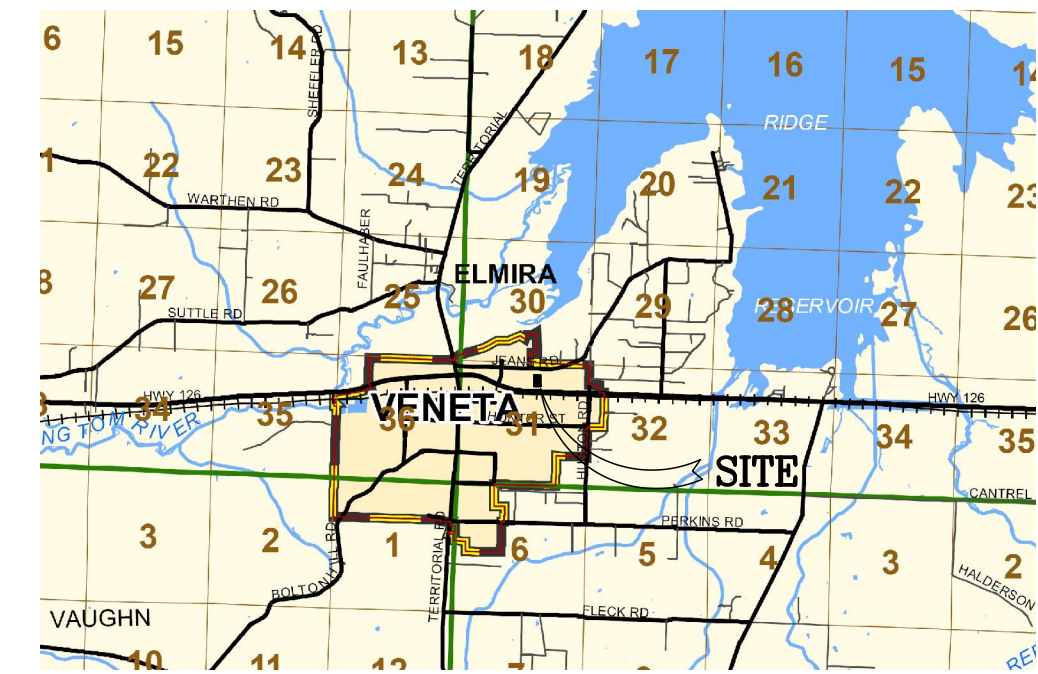
SEC 4.07(5)(b); 10' YARD ALONG NORTH BOUNDARY WHICH ABUTTS RESIDENTIAL

SEC 4.07(5)(d); 10' SPECIAL SETBACK ALONG HWY 126 PER SEC 5.09(3) IS 50' FROM CENTERLINE. CURRENT RIGHT-OF-WAY IS 40' FROM CENTERLINE.

SEC 4.07(6); APPLICANT PROPOSES TO SIGN A DEVELOPMENT AGREEMENT TO INSTALL A PEDESTRIAN ACCESS WALK ONCE PUBLIC PEDESTRIAN FACILITIES ARE CONSTRUCTED FOR HWY 126.

SEC 5.06; THE CURRENT RESIDENTIAL STRUCTURE HAS ALWAYS BEEN USED AS A DWELLING, WHICH IS WHY THERE IS NO CURRENT SITE PLAN FOR THE SUBJECT PARCEL.

SEC 5.16; NEW IMPERVIOUS AREA=3106 SF, THEREFORE A DETENTION AND TREATMENT FACILITY IS DESIGNED. REFER TO ATTACHED STORMWATER REPORT FOR SIZING. REFER TO DETAIL OF FACILITY ON SHEET 3 OF 3.



VICINITY MAP

N.T.S.

Goebel Engineering & Surveying
ENGINEERING SURVEYING LAND PLANNING
25469 HWY 126, VENETA, OR 97467
(541) 867-1654

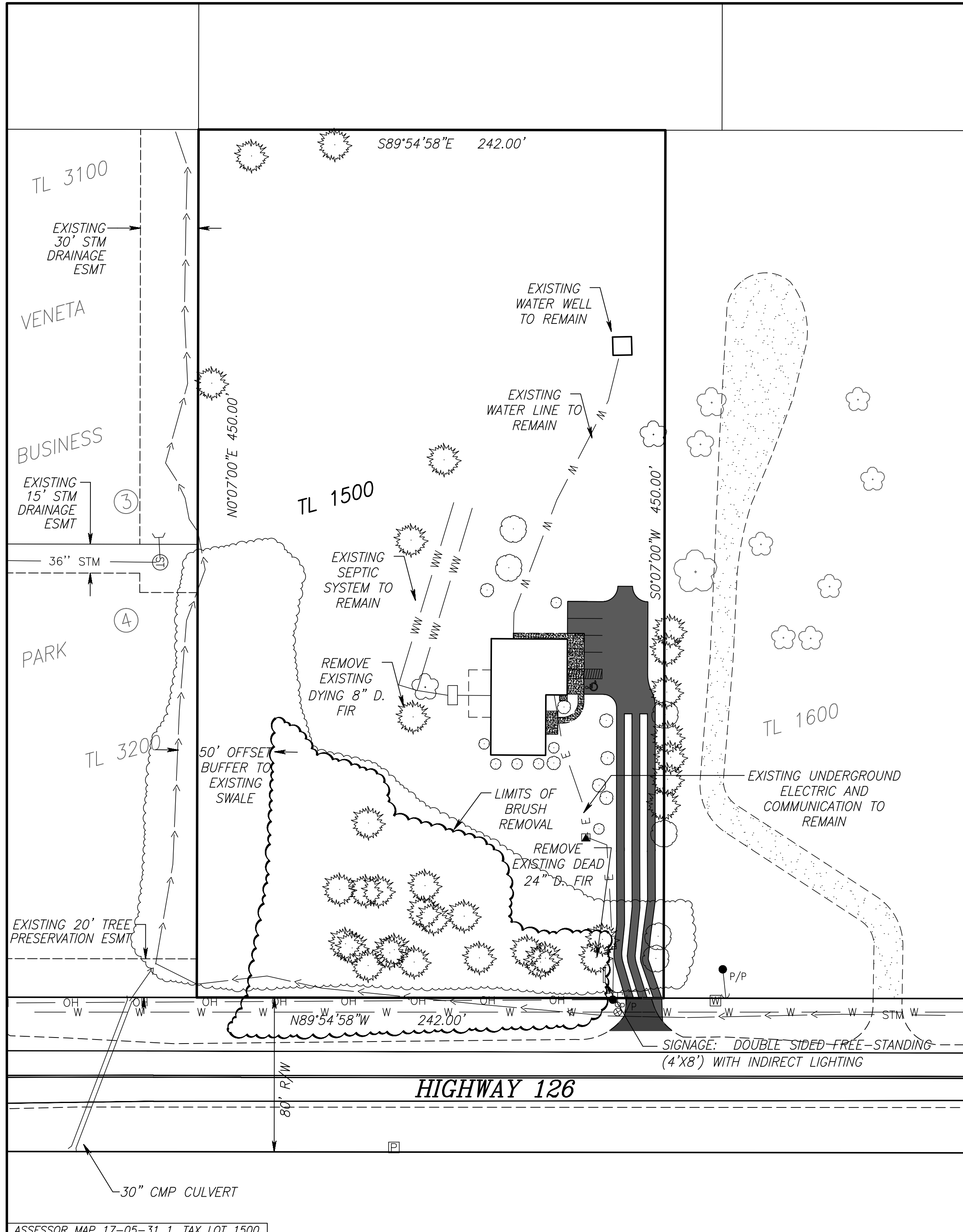
DATE:	24 JAN 2011
PROJECT NO:	07710-2010-C
SCALE:	HORZ: 1"=40'
VERT:	S/JG
DRAWN BY:	S/JG
DESIGNED BY:	S/JG
CHECKED BY:	
PLOT DATE:	February 18, 2011
FILE:	SR_1 DEVELOPMENT PLANDWG

REVISIONS

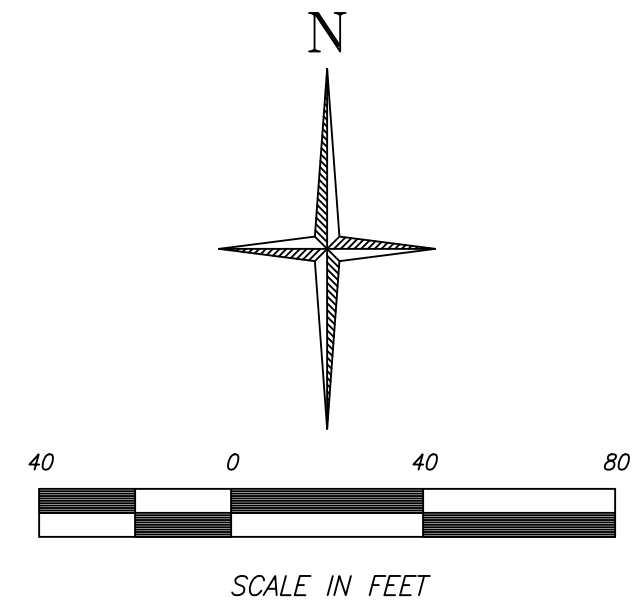
NO.	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER
13677
Scott J. Goebel
SCOTT J. GOEBEL
JUL 16 2009
EXPIRES: 6/30/2011

CHANGE IN USE-SITE PLAN REVIEW
DEVELOPMENT PLAN
GOEBEL ENGINEERING & SURVEYING, INC.
25469 HWY 126
VENETA
OWNER: CORNERSTONE FAMILY PROPERTIES LLC
LANE COUNTY OREGON



ASSESSOR MAP 17-05-31 1, TAX LOT 1500



NOTES

EXISTING LANDSCAPING: YARD LANDSCAPING TO REMAIN; LAWN, SHRUBS, FRUIT TREES, DECORATIVE TREES.

VEGETATION TO BE REMOVED: NATIVE BRUSH ALONG NORTHERLY RIGHT-OF-WAY HWY 126. NO TREES TO BE REMOVED IN THIS AREA.

DEAD OR DYING TREES AS NOTED HEREON.

NEW PLANTINGS: PER STORMWATER STUDY. VEGETATED BUFFER FOR NEW PAVED DRIVEWAY.

DRAINAGE PATTERN: NATURAL DRAINAGE TO REMAIN UNCHANGED. SITE DRAINS TO THE WEST INTO A NATURAL SWALE ALONG THE WEST PROPERTY BOUNDARY.

STORMWATER ANALYSIS: EXISTING IMPERVIOUS AREA (ROOF AND WALKS) TO REMAIN UNCHANGED AND UNTREATED)
 NEW IMPERVIOUS AREA (PAVED DRIVEWAY) TO BE TREATED WITH A VEGETATED BUFFER STRIP.

DRIVEWAY AND PARKING PAVING AREA = 3852 SQUARE FEET.
 PERVIOUS RIBBONS ALONG DRIVEWAY = 1086 SQUARE FEET.
 VEGETATED BUFFER STRIP = 386 SQUARE FEET.
 TOTAL VEGETATED BUFFER AREA = 1472 SQUARE FEET.

Goebel Engineering & Surveying
 SURVEYING
 LAND PLANNING
 25469 HWY 126, VENETA, OR 97467
 (541) 887-2542

DATE:	11 MARCH 2010
PROJECT No:	07710-2010-C
SCALE: HORIZ:	1"=40'
VERT:	S/JG
DRAWN BY:	S/JG
DESIGNED BY:	S/JG
CHECKED BY:	
PLOT DATE:	FEBRUARY 18, 2011
FILE:	SR_2 LANDSCAPE PLANDWG

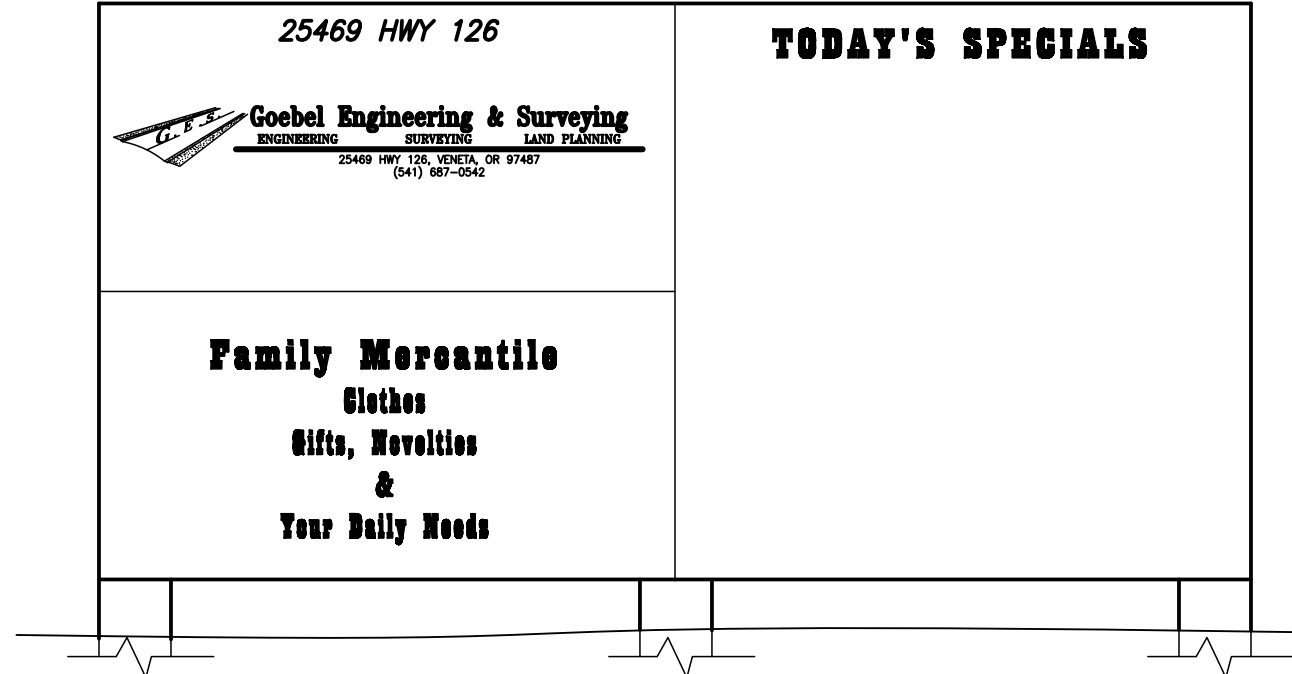
REVISIONS

REGISTERED PROFESSIONAL ENGINEER
 13677
 SCOTT J. GOEBEL
 JUL 16 1988
 OREGON
 EXPIRES: 6/30/2011

**CHANGE IN USE-SITE PLAN REVIEW
 LANDSCAPE AND SITE IMPROVEMENTS
 GOEBEL ENGINEERING & SURVEYING, INC.**

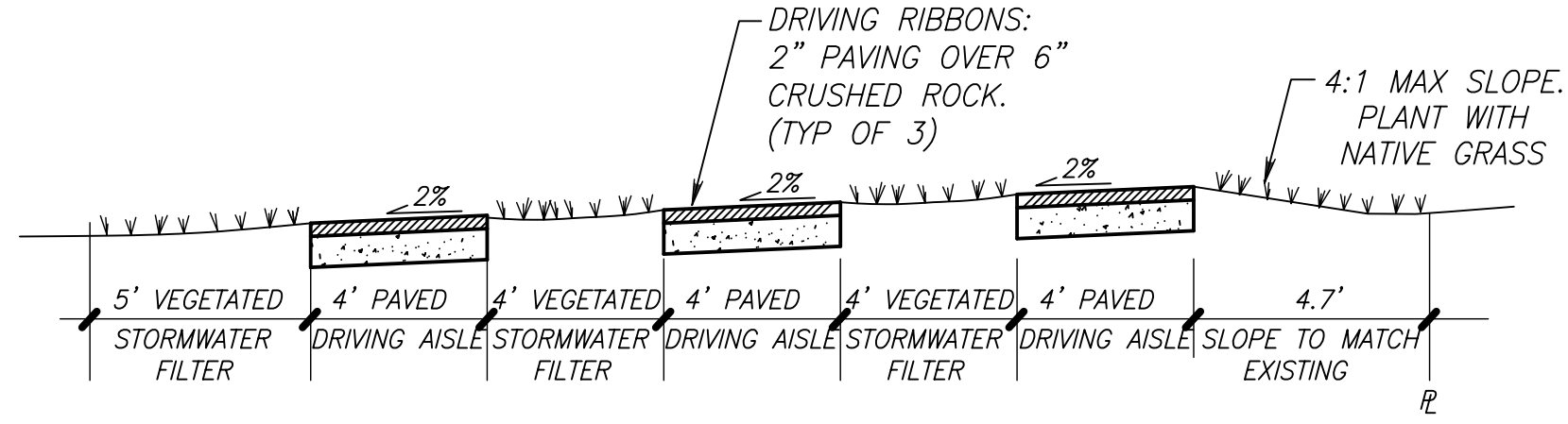
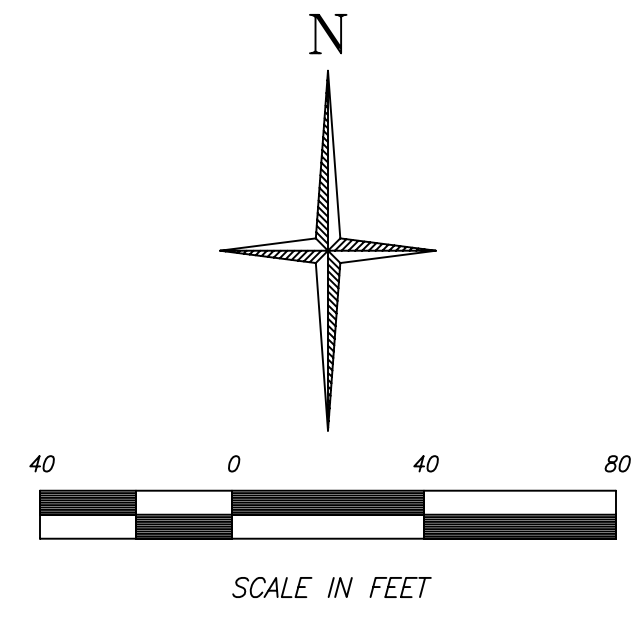
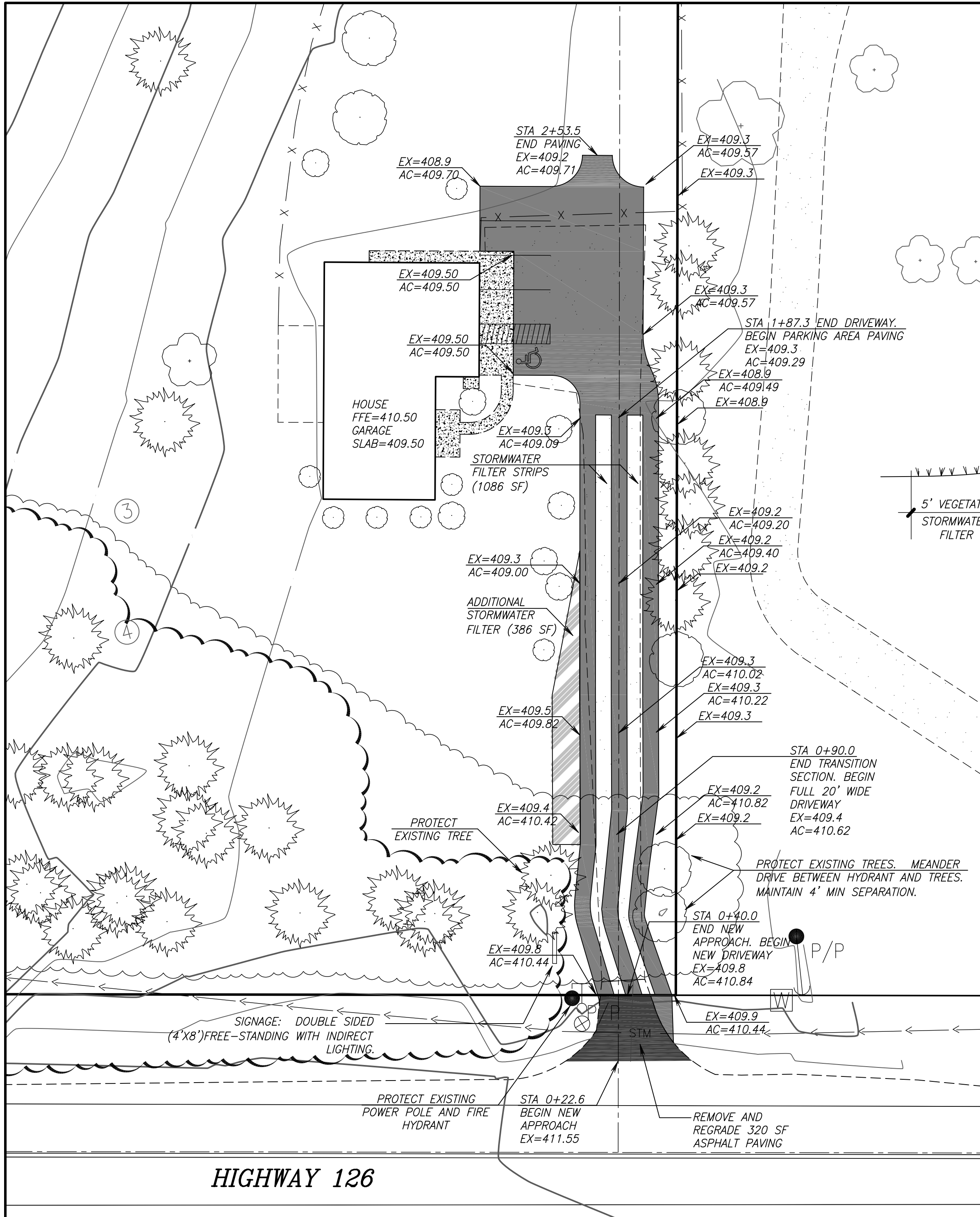
25469 HWY 126

OWNER: CORNERSTONE FAMILY PROPERTIES LLC
 VENETA LANE COUNTY OREGON



SIGN DETAIL

NO SCALE



DRIVEWAY-VEGETATED BUFFER DETAIL
 NO SCALE

Goebel Engineering & Surveying
 SURVEYING
 LAND PLANNING
 ENGINEERING
 25469 HWY 126, VENETA, OR 97467
 (541) 987-5642

DATE: 24 JAN 2011
 PROJECT NO: 07710-2010-C
 SCALE: HORIZ: 1"=40'
 VERT: S/J
 DRAWN BY: S/J
 DESIGNED BY: S/J
 CHECKED BY: February 18, 2011
 PLOT DATE: February 18, 2011
 FILE: SR_3 STORM GRADING PLAN

REVISIONS

REGISTERED PROFESSIONAL ENGINEER
 13677
 OREGON
 JUL 16 2009
 SCOTT J. GOEBEL
 EXPIRES: 6/30/2011

CHANGE IN USE-SITE PLAN REVIEW
STORM AND GADING PLAN
GOEBEL ENGINEERING & SURVEYING, INC.
 25469 HWY 126
 VENETA
 OWNER: CORNERSTONE FAMILY PROPERTIES LLC
 LANE COUNTY
 OREGON

SHEET
3 OF 3