

COPY

**STORAGE FACILITY
for
WEYERHAEUSER**

Lot #8 of
Cornerstone Subdivision
Veneta OR

Proj. # 0822

October 27, 2008

(1) Site Plan

(a) Vicinity Map. *(Please see drawing sheet C1.0 of 4, dated 10/27/08)*

(b) Development Plans.

1. Building and Land Use.

- (i) Location of all proposed building and existing buildings, which will remain on the site. *(Please see drawing sheet C1.1 of 4, dated 10/27/08. There are no new buildings proposed. There is an existing storage building on site. This structure is a concrete tilt-up structure with a covered concrete dock. The building proper consists of two storage areas. One area is for dry storage and the other a refrigerated storage. This existing structure is proposed to be used as it was designed. There are no proposed changes to the existing building and its usage shall be as originally designed. Please see narrative statement.)*
- (ii) Floor Elevations. *(Please see drawing sheet A1.1 of 1, dated 10/27/08)*
- (iii) Preliminary architectural plans indicating the general height, bulk, appearance, and number of dwellings units or retail shop areas. *(Please see drawing sheet A1.1, of 1, dated 10/27/08)*
- (iv) Existing land use adjacent to the property. *(The subject property is bordered on the south by Hwy 126, the east by lot #7 which is zoned IC (Industrial Commercial), the north by Loten Way and Lots #14 and 15 which are zoned IC (Industrial Commercial) on their southern ends and MI (Medium Industrial) on their somewhat northern ends, and on the west by lot #9 which is Zoned IC (Industrial Commercial). All lots and street are part of the Cornerstone Subdivision also classified with a SDP Overlay. See sheets C1.0 and C1.1 of 4, dated 10/27/08)*

- (v) The stages, if any, of development construction. Such stages shall be clearly marked on the plan. ***(There shall be one stage of development construction. All improvements listed on the drawings as "proposed" shall begin construction as soon as the Site Plan Review as been approved and recorded and any building permits are secured. Please see all drawing sheets dated 10-27-08.)***

2. Parking and Traffic Flow Plans.

- (i) Location, arrangement, number and dimension of automobile garages and parking spaces, width of aisle, bays and angle of parking. ***(There are proposed three vehicle parking spaces one of which will be constructed to meet HNCP requirements with side access aisle. All vehicle parking spaces and access aisle are proposed to be paved. Dimensions of vehicle parking spaces are indicated on the plans. All vehicle parking spaces are oriented at 90 degrees to traveled way. Please see drawing sheet C1.1, of 4, dated 10/27/08)***
- (ii) Location, arrangement and dimensions of truck loading or unloading spaces, if any. ***(The existing storage building has a covered concrete loading dock on the full north side of the building. Approximately 30 feet of the western most side of the loading dock is walled-in leaving approximately 49 feet of the loading dock open to delivery vehicles. The height of the loading dock will vary with about half of its length at 48" and the other half at 36" vertical dimension from the top of the dock to grade. Please see "Narrative" section (2), (a) below for vehicle usage scheduling. See line item (iv) below for traffic flow. Please see drawings sheet C1.1 of 4, dated 10-27-08)***
- (iii) Location of bikeways, pedestrian walkways, malls and trails. ***(A proposed pedestrian walkway will access the site starting at the proposed Loten Way street sidewalk and ending at a proposed stairway which will access the existing loading dock. This pathway is proposed to be paved and the stairway proposed in concrete material. Since the usage of the building is not changed from its original design and no changes to the existing building are proposed, a ramp access to the building or loading dock is not required. One bicycle parking space with a hoop style bike rack is proposed. Please see all drawings, dated 10/27/08)***
- (iv) Traffic flow pattern showing the circulation of vehicles within and adjacent to the site, including fire equipment access and turnarounds. ***(The surface area indicated on the drawings for traffic flow within the site is proposed to be re-graded existing gravel. The driveway apron is proposed to be surfaced with AC paving. The drawings also indicate proposed locations of delivery vehicles at their respective loading dock locations. It should be noted that when Cornerstone Subdivision was designed the loading area***

for this existing building was not properly taken into consideration. There is absolutely no room on this lot to handle on-site maneuvering of tractor/trailer vehicles over 28 feet in length without radically altering the existing loading dock. It is therefore proposed to have these large delivery vehicles back into the site off Loten Way. It should also be noted that the delivery time for these large vehicles is rather limited throughout the year and also Loten Way is a cul-de-sac street with no thru outlet. Smaller deliver vehicle and passenger vehicles can maneuver within the site.

Adjacent lots have access off Loten Way and emergency vehicles can access the building from Loten Way. See drawing sheets C1.1 of 4, dated 10/27/08)

- (v) Location of all existing and proposed streets, public ways, railroad and utility rights-of-way within and immediately adjacent to the development. **(Existing Loten Way borders the subject property on the north and existing Hwy 126 on the south. There are no public or private streets proposed. There is a 7 foot Public Utility Easement running parallel to the north property line. See drawing sheet C1.1 of 4, dated 10/27/08)**

3. Landscaping and Site Improvements

- (i) Location and type of all landscaping proposed for the development, including irrigation system. **(Landscaping and landscaping irrigation systems are indicated on drawing sheet L1.1 and L1.2 of 2, dated 10/27/08. Proposed street trees and ground cover located in the planter strip parallel to Loten Way are required as per the Final Order of the Veneta Planning Commission Tyler/Frontier Subdivision (S-4-02/V-4-02) dated 06-14-02 and the recorded Landscape drawing by DLA Inc, sheet L.1 of 1, dated 05-25-06.)**
- (ii) Tree planting plan showing all trees six (6) inches in diameter and all groves of trees, which will be retained or planted. **(There is an existing fir tree buffer zone along the south side of the subject property. These trees are proposed to remain. There is a group of existing fir trees just west of the existing building as well a lone deciduous tree in the same location. These trees are proposed to remain. Landscape tree requirements are indicated on sheets L1.1 and L1.2 of 2, dated 10-27-08.)**
- (iii) Location, height and materials of all walls, fences and screen plantings. Elevation drawings of typical walls and fences shall be included. **(There is an existing 6-foot high chain link fence topped with barbed wire located as indicated on the drawings. There are no fences, walls or screen planting proposed for the subject property. See sheet C1.1 of 4, dated 10-27-08.)**

- (iv) Location, size, height and means of illumination of all proposed signs and lighting. *(No signs are proposed. No lighting is proposed. There are two existing Loten Way street lights which shall remain. They are located adjacent to the northwest and northeast corners of the subject property. See sheet C1.1 of 4, dated 10-27-08.)*
- (v) Open space to be maintained and controlled by the owners of the property but not included in the development. *(All open spaces not included in the development area will be maintained in their native state.)*
- (vi) Areas proposed to be dedicated or reserved for public parks, playgrounds, school sites, public buildings and others to be reserved or dedicated to the public. *(There, are no provisions or need for public usage.)*

4. Utility Plans.

- (i) Existing and proposed contour map of the site, including the location, flow elevations and capacities of all existing and proposed storm drainage facilities and a plan showing the integration of the new facilities with existing drainage systems. *(Existing site contours are illustrated on the drawings. Existing underground storm drain with pipe size located in Loten Way is illustrated on the drawings. A oil/water catch basin is proposed in the driveway apron and catch basin elevation and invert as well as proposed underground storm drain line to existing street drainage system is indicated. Spot grades are indicated showing the surface water drainage direction for the developed area. Grades not in the development area are to remain as existing unless noted otherwise on the drawings. For all see drawing C3.1 of 4, dated 10/27/08.)*
- (ii) Location of all existing and proposed water mains. *(Existing underground street water lines with sizes as well as existing meter vault are indicated on the drawings. A hose bib is proposed on the northeast corner of the existing building. A water meter, back-flow valve and underground water line will be provided as per drawing sheet C2.1 of 4, dated 10-27-08. A landscape irrigation system is required, therefore back-flow valves and underground water lines shall be installed from a proposed water meter at the existing street location to provide necessary irrigation water as indicated on drawing sheet L1.1 of 2, dated 10-27-08)*
- (iii) Location, flow elevations and certified capacities of all existing and proposed sewer lines. *(Existing Loten Way underground sewer lines are indicated on the drawings. No sewer usage is proposed for this development. See drawing sheet C3.1 of 4, dated 10-27-08.)*
- (iv) Location of all other underground utilities, including phone, electricity and cable television. *(The existing underground power lines located on Loten*

Way and the subject property are indicated on the drawings. There is no proposed change to the power system to the existing building or in the existing building. There are no requirements for phone or cable television to the usage of the existing building. See drawing sheet C1.3 of 4, dated 10-27-08.)

5. Emissions or potential Hazards.

Specifications of the extent of emissions and potential hazard or nuisance characteristics caused by the proposed use including approvals of all regulatory agencies having jurisdiction. ***(No adverse hazards, emissions or nuisance shall be introduced by the reuse of the existing building or with the proposed site developments.)***

The applicant shall accurately specify the extent of emissions and nuisance characteristics relative to the proposed use such as noise, vibration, smoke, odor. Fumes, dust, heat, glare or electromagnetic interference. Misrepresentations or omissions of required data shall be grounds for termination of a Certificate of Occupancy. ***(The proposed development and development usage shall not introduce any fumes, dust, heat, glare or electromagnetic interference.***

The user of the subject property will maintain the gravel site access driveway and gravel loading dock area with a magnesium sulfate type surface control during the months of usage when dry weather could produce dust.)

All uses shall meet all applicable standards and regulations of the Oregon State Board of Health, the Department of Environmental Quality and any other public agency having appropriate regulatory jurisdiction. Prior to construction, evidence shall be submitted to the City indicating that the proposed activity has been approved by all appropriate regulatory agencies. ***(The proposed development and existing building usage shall meet applicable standards and regulations of agencies enforcing said use.)***

(2) Program Elements.

(a) Narrative statement of the basic purpose of the proposed development.

(Weyerhaeuser Company proposes to utilize the site for storage of tree seedlings and forestry equipment supplies. Seedlings will be stored in the refrigerated section of the existing buildings in bags and on pallets. Forestry equipment will consist of shovels, picks, pack-packs, and other equipment to support the planting of seedlings.

The refrigerated section for storage of seedlings will be utilized during the winter months. During the months of January to April, 48 foot tractor/trailer vehicles will deliver seedlings to the site for off- loading of seedlings onto the existing loading dock and transfer to the refrigerated area of the existing building. Approximately 8 to 10 of these truck deliveries could be expected during this time period. On a daily bases during this time period, there can be expected

approximately 15 trips per week by passenger vehicles accessing the site to haul seedlings away to forest planting areas.

The delivery of forestry equipment as explained above, to the dry storage section of the existing building would be via smaller 28 foot vehicles and passenger vehicles. During the year, there can be expected approximately 15 to 20 deliveries by said vehicles.

During the period between March and October, there can be expected daily activity to the site with standard passenger vehicles of approximately 12 trips per week.

The existing building will be utilized as per its original design intent. There will be no changes to the existing structure save installation of concrete stairs to the loading dock, bike parking and other site development improvements as proposed by the drawings.)

- (b) A complete environmental assessment if required by the Planning Commission. The Planning Commission may require an environmental assessment if it finds that a potential hazard, nuisance or emission will be created by the development and has not been adequately addressed in the development plans and program.
- (c) A timetable indicating when utility and drainage facilities intend to serve the development are to be installed. If the development is to be constructed in stages, the timetable shall reflect this. *(The Work as proposed by the drawings will commence as soon as the Site Design Review is approved and building permits are secured. There will be only one stage of construction.)*

