

1  
C1.0

VICINITY MAP

N.T.S.



COPY



**WEYERHAEUSER**  
STORAGE FACILITY  
SITE DESIGN REVIEW

VENETA OREGON

LOT #8 CORNERSTONE SUBDIVISION

**JOHN L. DEMERS, ARCHITECT AIA**  
1355 OAK STREET, SUITE 201  
EUGENE OR 97401  
(541) 461-4320 FAX (541) 461-2208  
E-MAIL: johnd@jlarchitectaia.com

DATE: 10-27-08  
PROJ #: 0822

**C1.0**  
OF 4



REGISTERED ARCHITECT  
 JOHN L. DEMERS  
 EUGENE, OREGON  
 STATE OF OREGON  
 VENETA OREGON  
 WEYERHAEUSER  
 STORAGE FACILITY  
 SITE DESIGN REVIEW  
 LOT #8 CORNERSTONE SUBDIVISION

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CURVE TABLE					
LINE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C13	2764.80'	4°41'20"	226.27'	S81°31'19"E	226.20'
C14	2764.80'	4°41'20"	226.27'	S81°31'19"E	209.49'

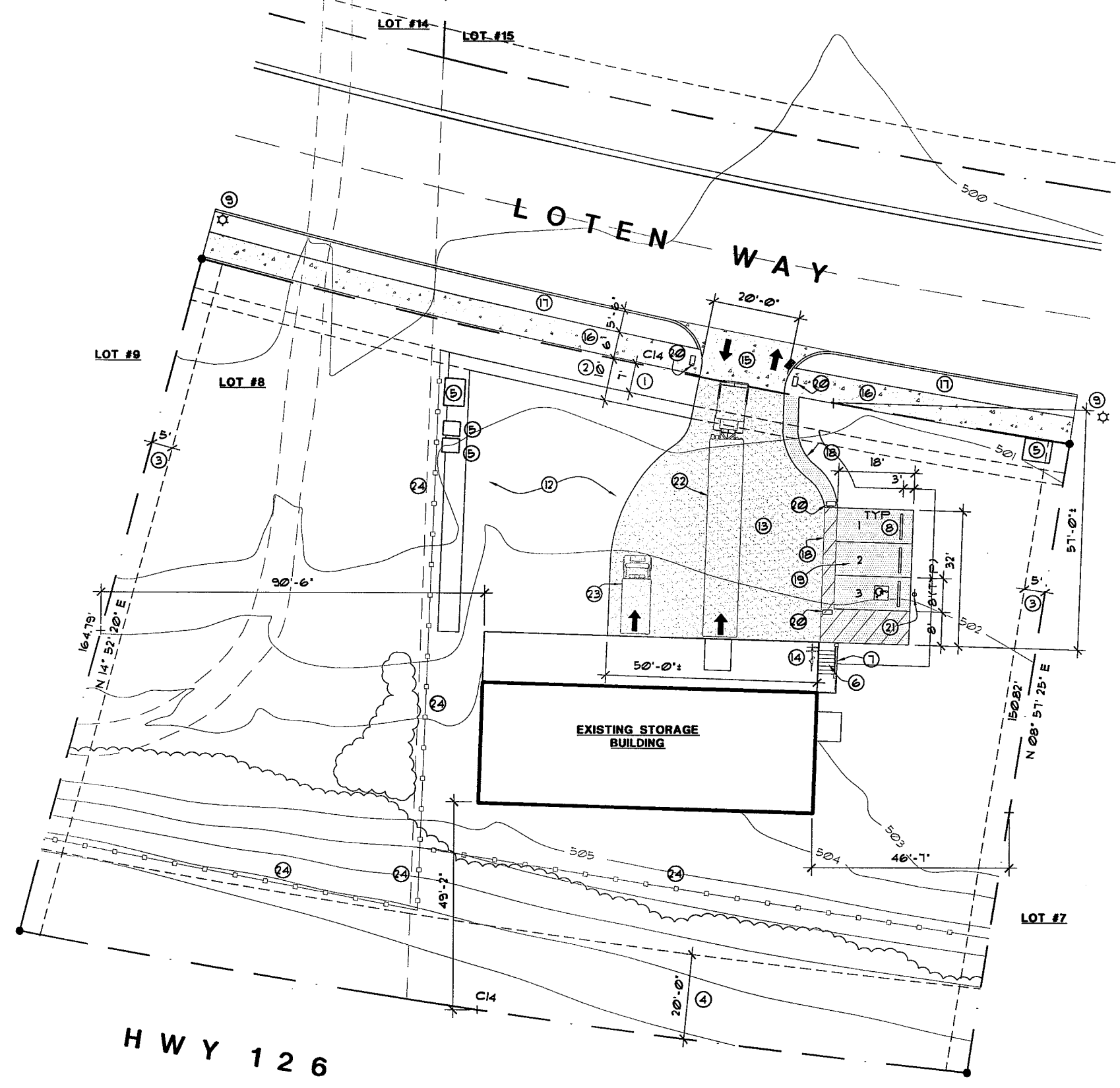
**GENERAL INFORMATION**

**PROPOSED ENTITY:** STORAGE FACILITY FOR WEYERHAEUSER CO.  
**LOCATION:** CORNERSTONE SUBDIVISION  
 LOT #8  
 VENETA OR 97487  
**OWNER:** LEELYNN INC & WILEY MTN. LLC / ATR LAND LLC  
 PO BOX 518  
 CRESWELL OR 97426  
**TAX LOT & MAP:** 17-05-31 - LOT #8 OF CORNERSTONE SUBDIVISION  
**SIZE:** .79 ACRES (34,265 SQFT.)  
**ZONING:** IC (INDUSTRIAL COMMERCIAL) W/ SDP OVERLAY  
**USE:** STORAGE & WAREHOUSING (L1)  
**BLDG AREA:** 2260 GROSS SQFT.  
**LOADING DOCK:** 946 SQFT.  
**REQD. VEHICLE PARKING:** VLDC SECTION 5.20(11)INDUSTRIAL(b)  
 2260 SQFT. / 800 = 3 SPACES  
**BIKE PARKING:** 1 SPACE  
**OCCUPANCY:** S-1  
**DEVELOPMENT RATIOS**  

BUILDING & LOADING DOCK	3,206 SF	9%
DRIVEWAYS & PARKING	3,149 SF	9%
SIDEWALK, ACCESS AND STAIRS	1,394 SF	4%
LANDSCAPING	2,089 SF	6%
EXISTING TREE PRESERVATION ZONE	8,071 SF	24%
EXISTING NATIVE GRASS AREA	16,350 SF	48%
<b>TOTAL:</b>	<b>34,265 SF</b>	<b>100%</b>

**NOTES TO PLAN**

- ① EXISTING UTILITY EASEMENT
- ② FRONT YARD SETBACK
- ③ SIDE YARD SETBACK
- ④ TREE PRESERVATION SETBACK TO REMAIN
- ⑤ EXISTING ABOVE GROUND UTILITY VAULT TO REMAIN
- ⑥ PROPOSED CONCRETE EXTERIOR STEPS. (1)-R @ 6'-1/8" EA. = 4'-0" AND (6)-T @ 11" EA. = 5'-6"
- ⑦ PROPOSED 8" THICK CONCRETE RETAINING WALL ADJOINING STAIRS W/ GUARDRAIL & HANDRAIL (SEE ELEVATIONS)
- ⑧ 6" WIDE CONCRETE CAR STOPS
- ⑨ EXISTING 20' HIGH POLE STREET LIGHT TO REMAIN
- ⑩ NOT USED
- ⑪ NOT USED
- ⑫ EXISTING GRAVEL/GRASS SURFACE TO REMAIN
- ⑬ PROPOSED REGRADED EXISTING GRAVEL ACCESS SURFACE
- ⑭ PROPOSED BICYCLE PARKING. MINIMUM SPACE OF 6' LONG X 2' WIDE X 1' HIGH W/ PROPOSED HOOP STYLE BIKE RAKE
- ⑮ PROPOSED AC. PAVING APRON
- ⑯ PROPOSED CONCRETE SIDEWALK
- ⑰ PROPOSED PLANTER STRIP (SEE LANDSCAPE DRAWINGS)
- ⑱ PROPOSED AC. PAVING ACCESS WAY (36' MIN. WIDE)
- ⑲ PROPOSED (3) VEHICLE PARKING SPACES (AC PAVING)
- ⑳ PROPOSED TACTILE WARNING STRIP AS PER CODE
- ㉑ PROPOSED HNCIP PARKING SIGN AS PER CODE
- ㉒ OUTLINE OF PROPOSED DELIVERY TRACTOR/TRAILER
- ㉓ OUTLINE OF PROPOSED UTILITY DELIVERY TRUCK
- ㉔ EXISTING 6 FOOT HIGH CHAIN-LINK FENCE TOPPED WITH BARBED WIRE TO REMAIN



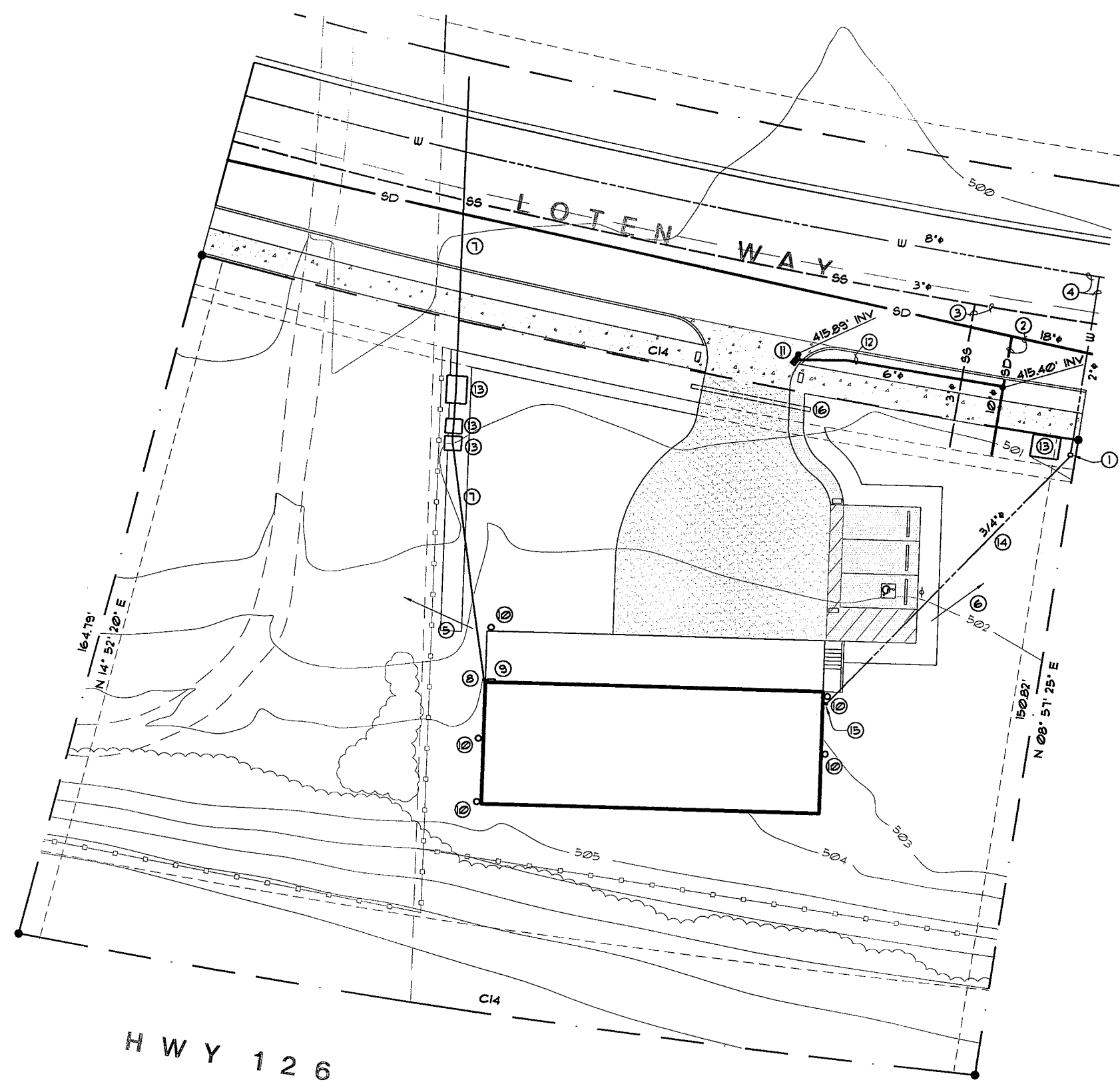
**1 SITE PLAN**  
C1.1

**LEGEND**

	AC. PAVING
	GRAVEL

SCALE: 1" = 30'-0"





**NOTES TO PLAN**

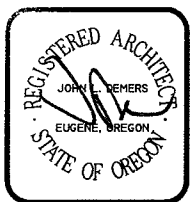
- ① EXISTING 2" WATER SERVICE & WATER BOX (W)
- ② EXISTING UNDERGROUND PVC STORM DRAIN (SD)
- ③ EXISTING UNDERGROUND PVC FORCE MAIN SANITARY SEWER DRAIN (SS)
- ④ EXISTING UNDERGROUND DUCTILE IRON WATER LINE (WI)
- ⑤ EXISTING FIRE HYDRANT, 297 FEET FROM CORNER OF EXISTING BUILDING AND LOCATED ON SOUTH SIDE OF LOTEN WAY
- ⑥ EXISTING FIRE HYDRANT, 92 FEET FROM CORNER OF EXISTING BUILDING AND LOCATED ON NORTH SIDE OF LOTEN WAY
- ⑦ EXISTING UNDERGROUND POWER LINE TO REMAIN
- ⑧ EXISTING POWER MAST TO REMAIN
- ⑨ EXISTING POWER METER AND PANEL TO REMAIN
- ⑩ EXISTING ROOF DOWNSPOUTS DAYLIGHTED TO EXISTING GROUND SURFACE TO REMAIN
- ⑪ PROPOSED OIL/WATER SEPERATOR CATCH BASIN
- ⑫ PROPOSED UNDERGROUND PVC STORM DRAIN (SD)
- ⑬ EXISTING ABOVE GROUND POWER VAULTS TO REMAIN
- ⑭ PROPOSED PVC UNDERGROUND WATER LINE TO SUPPLY INSTALLATION OF A HOSE BIB WHERE INDICATED
- ⑮ PROPOSED FROST-PROOF WATER HOSE BIB
- ⑯ PROPOSED 3" SCH 40 UNDERGROUND SLEEVE FOR INSTALLATION OF WATER LINES FOR LANDSCAPING IRRIGATION SYSTEM

**LEGEND**

- 456.34 GRADE
- INV INVERT

**1 HORIZONTAL CONTROL & UTILITY PLAN**

SCALE: 1" = 30'-0"



**WEYERHAEUSER**  
STORAGE FACILITY  
SITE DESIGN REVIEW

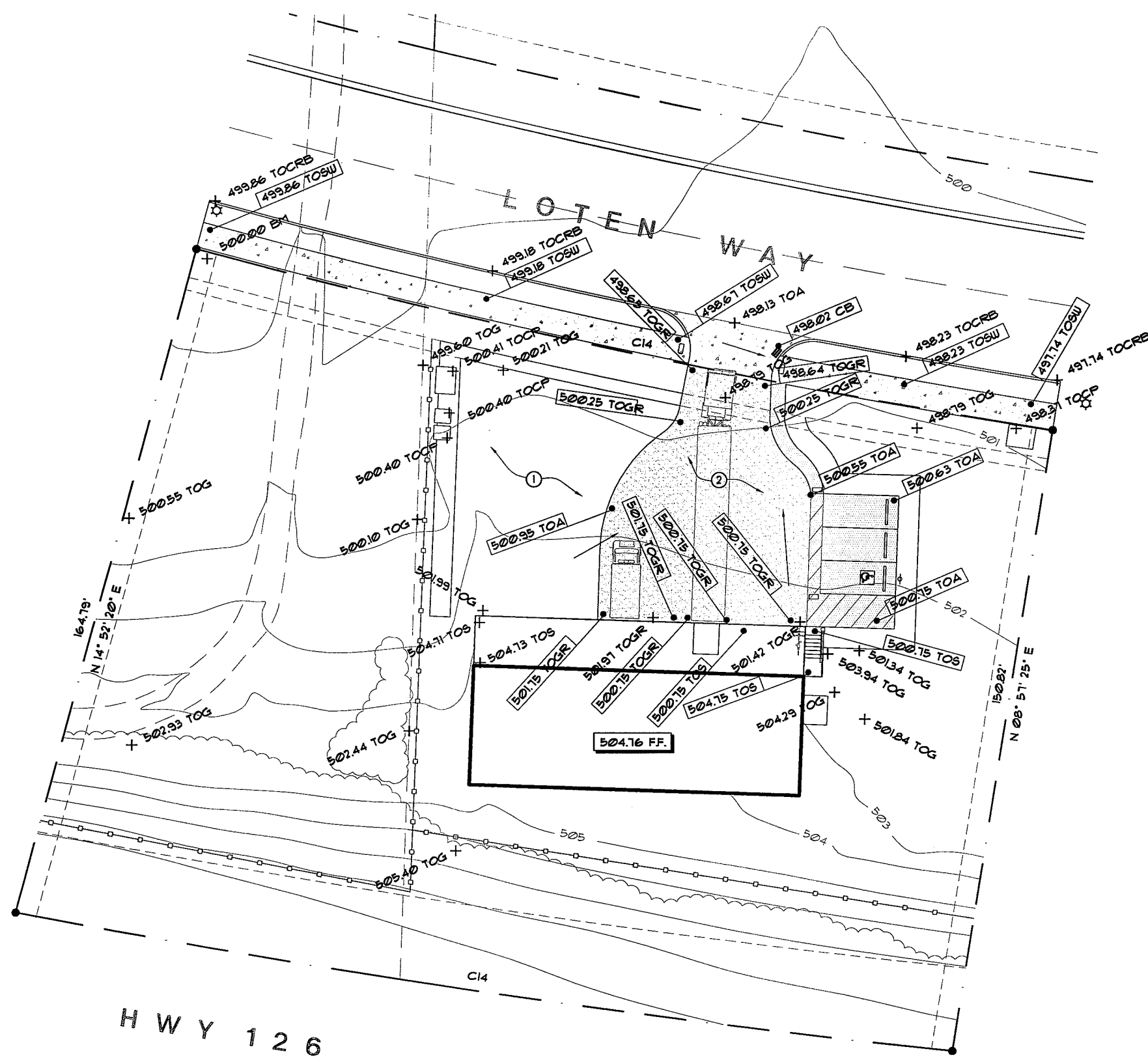
VENETA OREGON

LOT #8 CORNERSTONE SUBDIVISION

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**LEGEND**

- 500 - EXISTING CONTOUR
- + 456.34 EXISTING GRADE
- 456.34 PROPOSED GRADE
- SURFACE RUNOFF FLOW
- BM BENCHMARK
- TOA TOP OF A.C. PAVING
- TOC TOP OF CONCRETE
- TOG TOP OF GRADE
- TOCRB TOP OF CURB
- TOCP TOP OF CONCRETE PAD
- TOGR TOP OF GRAVEL
- TOS TOP OF SLAB
- TOSW TOP OF SIDEWALK

**NOTES TO PLAN**

- ① EXISTING GRAVEL SURFACE TO REMAIN
- ② RE-GRADED EXISTING GRAVEL/GRASS SURFACE

**LEGEND**

- [Hatched Box] CONCRETE
- [Dotted Box] GRAVEL
- [Stippled Box] A.C. PAVING

1  
C3.1

**GRADING PLAN**

SCALE: 1" = 30'-0"



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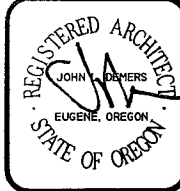
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**C3.1**  
OF 4





Weyerhaeuser  
 Storage Facility  
 Site Design Review  
 Veneta, Oregon  
 Lot #8 Cornerstone Subdivision

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### PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
<b>TREES</b>					
T1	2	QUERCUS COCCINEA	SCARLET OAK	2" CAL.	①
T2	3	FRAXINUS PENNSYLVANICA 'SUMMIT'	SUMMIT ASH	2" CAL.	①
T3	18	CORNUS 'EDDIES WHITE WONDER'	WHITE WONDER DOGWOOD	2" CAL.	①
<b>GROUND COVER</b>					
G1	24" O.C.	GAULTHERIA SHALLON	SALAI	1 GAL	②
G2	12" O.C.	RUBUS CALYCINOIDES	RUBUS	1 GAL	②
G3	24" O.C.	ARCTOSTAPHYLOS UVA-URSI	KINNIKINICK	1 GAL	②
<b>SHRUBS</b>					
S1	T2	MAHONIA NERVOSA	DULL OREGON GRAPE	1 GAL @ 3' O.C. ±	

**NOTES TO PLANT SCHEDULE**

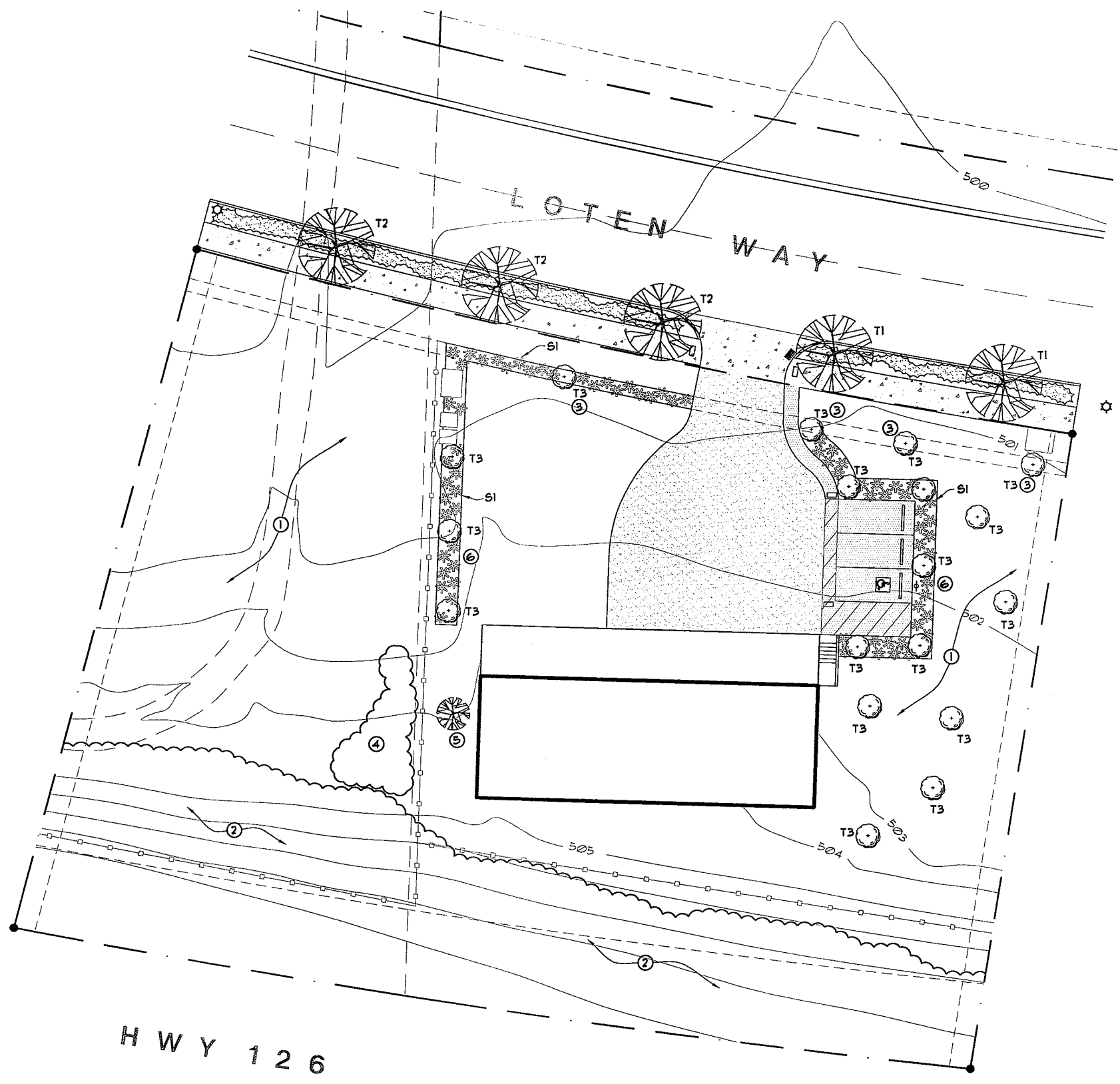
- ① MINIMUM TREE HEIGHT TO BE 6 FEET
- ② MATCHING, FULL

**GENERAL LANDSCAPING NOTES**

1. SOIL PREPARATION
  - a. SUB-BASE TO BE 12" MINIMUM BELOW FINISH GRADE.
  - b. SUBGRADE SHALL BE TILLED A MINIMUM OF 8" BEFORE INSTALLATION OF TOPSOIL.
  - c. TOPSOIL PLACEMENT: 2" MINIMUM DEPTH FOR LAWN AREAS  
6" MINIMUM DEPTH FOR BEDDING AREAS
  - d. PROVIDE 2" MINIMUM LAYER OF GARDEN COMPOST OR 15-5-10-10 FERTILIZER OVER TOP SOIL IN BEDDING AREAS
2. PLANT MATERIALS
  - a. PROVIDE PLANT MATERIAL AS INDICATED IN PLANT SCHEDULE
3. IRRIGATION SYSTEM
  - a. IRRIGATION SYSTEM SHALL BE 'ZONED' AS APPROPRIATE AND SHALL BE COMPLETELY AUTOMATED
  - b. SYSTEM SHALL PROVIDE HEAD TO HEAD COVERAGE OF ALL LANDSCAPED AREAS AND LAYOUT OF HEADS SHALL MINIMIZE OVERSPRAY ONTO PAVED AREAS

**NOTES TO LANDSCAPE PLAN**

- ① EXISTING NATIVE GROUND COVER TO REMAIN AND BE MAINTAINED
- ② EXISTING FIR TREES - AVERAGE HEIGHT ABOUT 15 FEET. TREES TO REMAIN
- ③ TREE TO BE PLANTED IN FRONT YARD SETBACK BUT NOT PUE EASEMENT
- ④ EXISTING GROUP OF FIR TREES - AVERAGE HEIGHT ABOUT 30 FEET. TREES TO REMAIN
- ⑤ EXISTING 3" DBH DECIDUOUS TREE TO REMAIN
- ⑥ 5 FEET WIDE PLANTER STRIP (TYP UNLESS NOTED OTHERWISE)

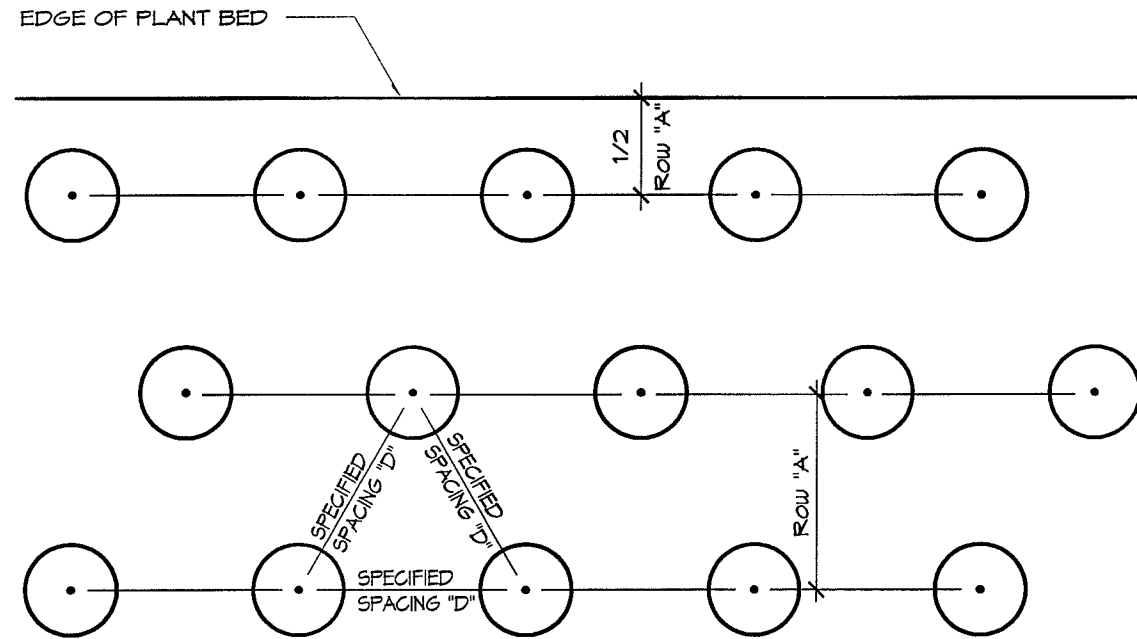


1 LANDSCAPE PLAN  
L1.1

SCALE: 1" = 30'-0"

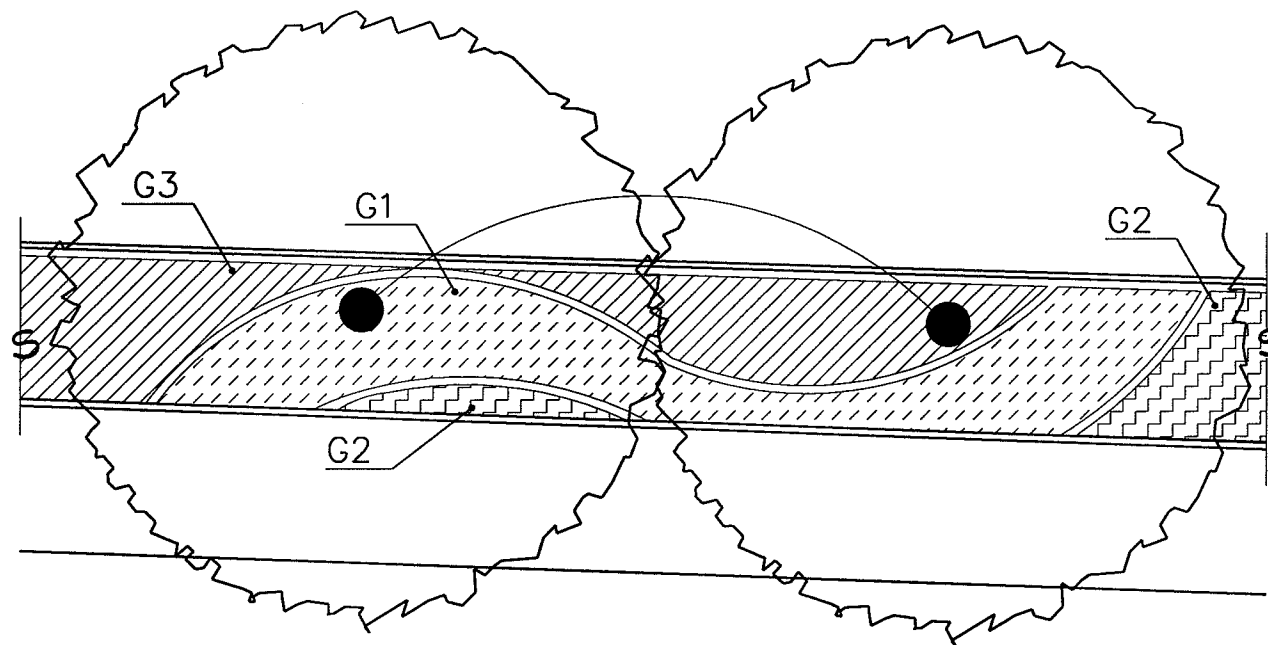


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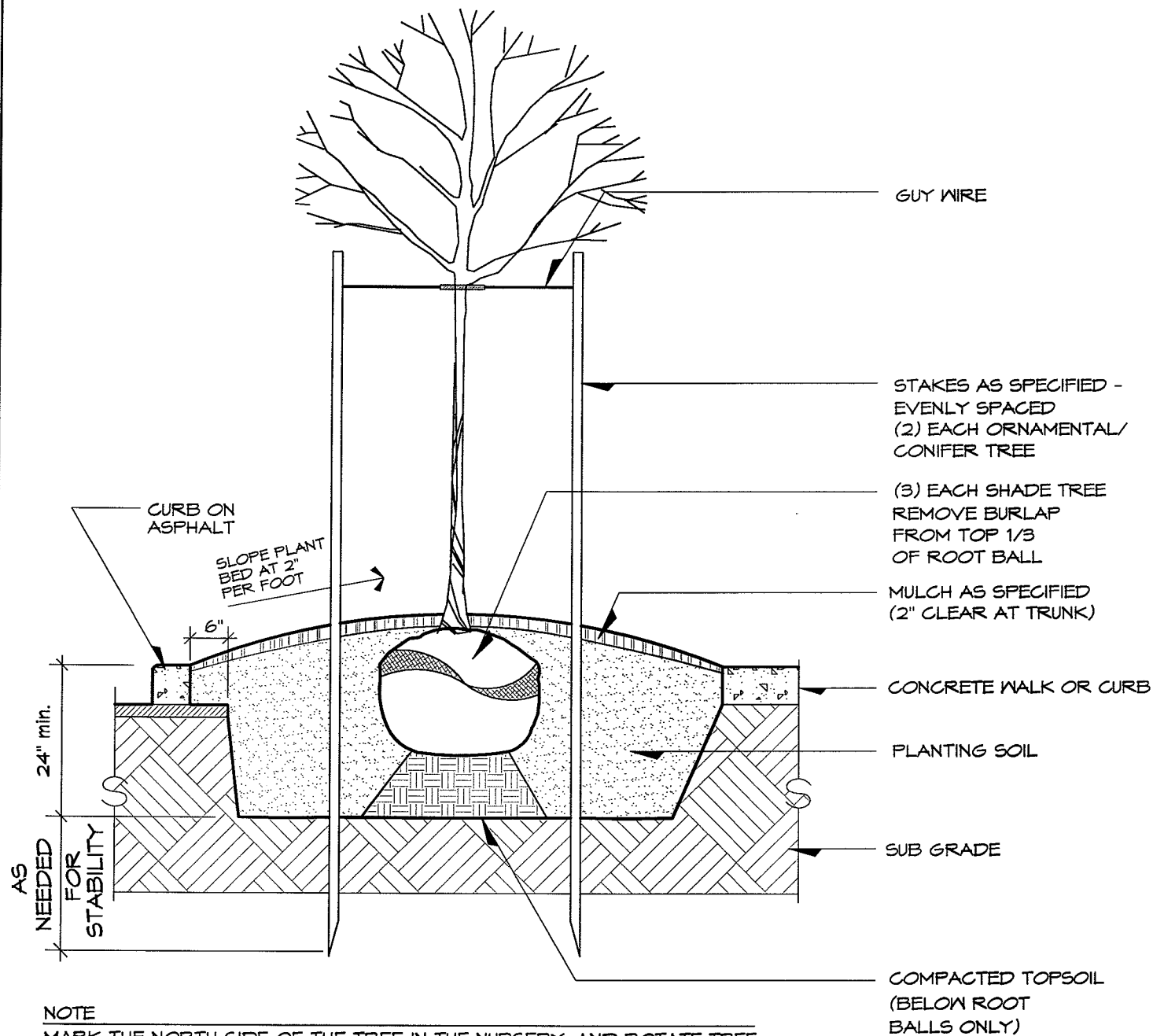


SPACING "D"	ROW "A"	SPACING "D"	ROW "A"
3" O.C.	2.6"	18" O.C.	15.6"
6" O.C.	5.2"	24" O.C.	20.8"
9" O.C.	7.8"	30" O.C.	26.0"
12" O.C.	10.4"	36" O.C.	30.0"
15" O.C.	13.0"	48" O.C.	41.5"

2 GROUNDCOVER SPACING DIAGRAM N.T.S.  
L1.2 SECTION DLA Inc. COPYRIGHT 2006



3 TYPICAL GROUNDCOVER PLANTING SCALE: 1/8" = 1'-0"  
L1.2 PLAN DLA Inc. COPYRIGHT 2006



NOTE  
MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHEN EVER POSSIBLE.

1 STREET TREE PLANTING SCALE: 1/2" = 1'-0"  
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