

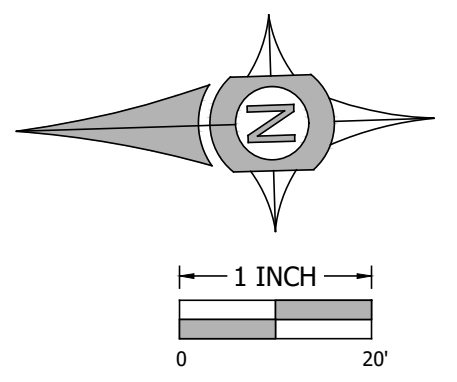
CLIENT:
 ROBERTS INDUSTRIES, LLC
 C/O ROGER ROBERTS
 P.O. BOX 807
 STAYTON, OREGON 97383
 (503) 881-7087
 ROBINDLLC.2@GMAIL.COM

UELLE ENGINEERING AND LAND SURVEYING, LLC
 63 EAST ASH ST.
 LEBANON, OREGON 97355
 (541) 451-5125 PH.
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EXISTING CONDITIONS/DEMO PLAN
SITE PLAN REVIEW
1840 PACIFIC COURT
STAYTON, OREGON

DATE: AUGUST 26, 2024
 PROJECT: 1840 PACIFIC COURT STORAGE EXPANSION
 DRAWN BY: MUM
 CHECKED BY: RBV

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY



- ABBREVIATIONS LEGEND**
- (E) - EXISTING
 - (P) - PROPOSED
 - BLDG - BUILDING
 - CONC - CONCRETE
 - CB - CATCH BASIN
 - DS - DOWN SPOUT
 - FD - FOUND
 - FH - FIRE HYDRANT
 - FF - FINISH FLOOR
 - IE - INVERT ELEVATION (FLOW LINE)
 - IR - IRON ROD
 - PP - POWER POLE
 - MH - MANHOLE
 - OPC - ORANGE PLASTIC CAP
 - PP - PARTITION PLAT
 - SD - STORM DRAIN
 - W/ - WITH
 - YPC - YELLOW PLASTIC CAP

- EXISTING SYMBOL LEGEND**
- - FOUND MONUMENT AS NOTED
 - - (E) HVAC
 - ⊕ - (E) POWER POLE W/DROP
 - ▨ - (E) STORM CATCH BASIN
 - ⊙ - (E) STORM MANHOLE
 - > - (E) STORM CULVERT INVERT
 - ⊗ - (E) WATER FIRE HYDRANT
 - ⊗ - (E) WATER VALVE
 - ▨ - (E) CONCRETE
 - ▨ - (E) GRAVEL
 - ▨ - (E) PAVEMENT
 - ▨ - (E) RIPRAP
 - - (E) 7' CHAINLINK FENCE
 - - (E) 7' METAL RAIL FENCE
 - SD - (E) STORM DRAIN LOCATE PAINT
 - OHP - (E) OVERHEAD POWER
 - || - (E) 8" WATER LOCATE PAINT

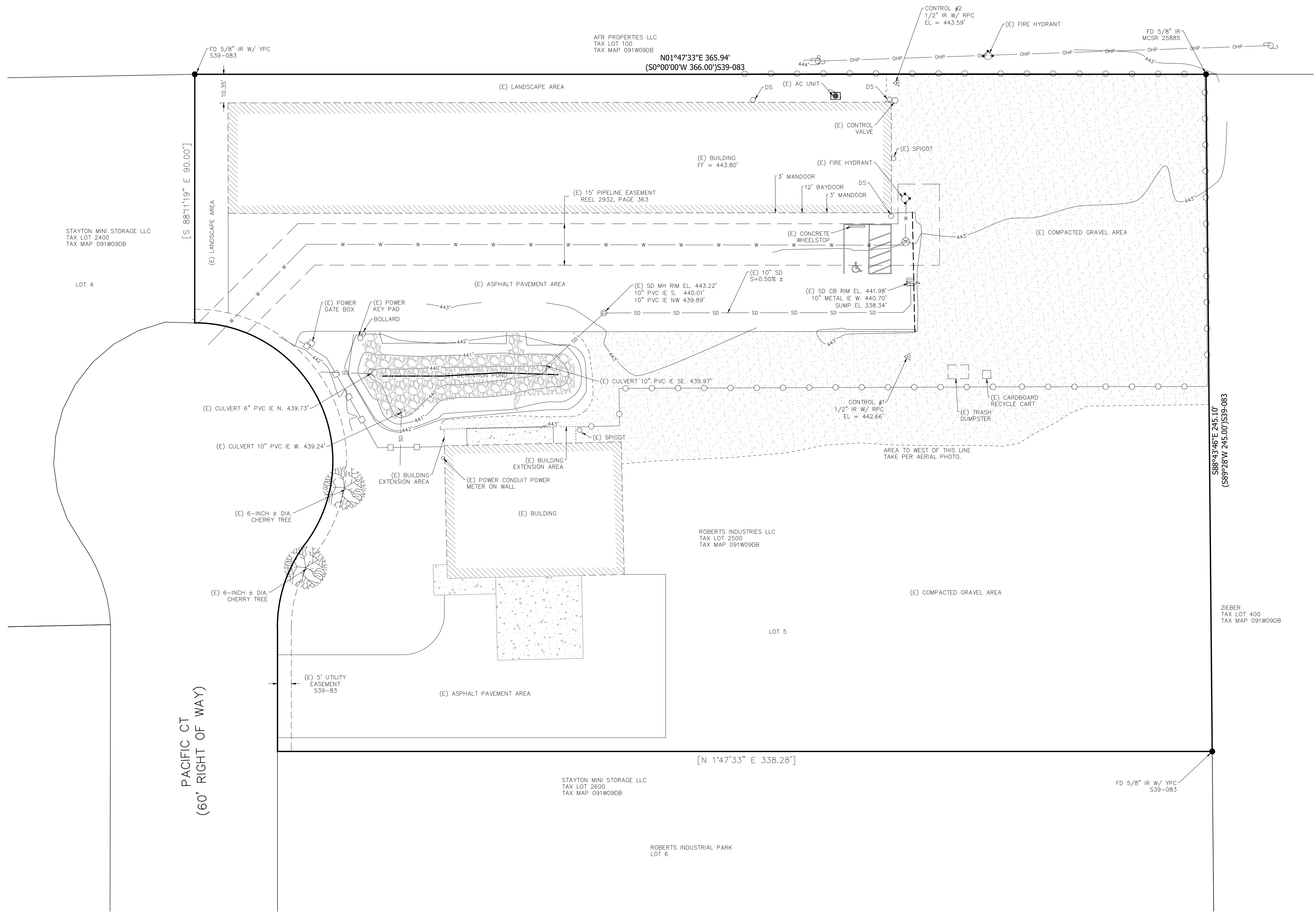
PROPERTY
 TAX MAP: 9S-1W-9DB
 TAX LOT: 2500
 ZONE: LIGHT INDUSTRIAL - IL
 SITE ADDRESS: 1840 PACIFIC COURT
 STAYTON, OREGON
 LAT: 44° 24' 39.42" W (BASED ON GOOGLE EARTH)
 LONG: 122° 42' 15.26" W

OWNER/DEVELOPER
 ROBERTS INDUSTRIES, LLC
 C/O ROGER ROBERTS
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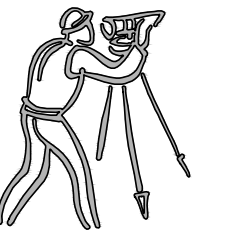
PLAN REVISIONS	DATE

Sheet **C102**

SCALE: SEE BARSCALE



PROJECT VERTICAL DATUM -- NAVD 88
 ALL ELEVATIONS ARE SHOWN ON THE VERTICAL DATUM OF NAVD 88. THE VERTICAL BENCHMARK USED FOR ESTABLISHING ELEVATIONS IS MARION COUNTY QE0391 BENCHMARK LOCATED AT THE INTERSECTION OF FIRST AVE. AND W. WATER STREET.



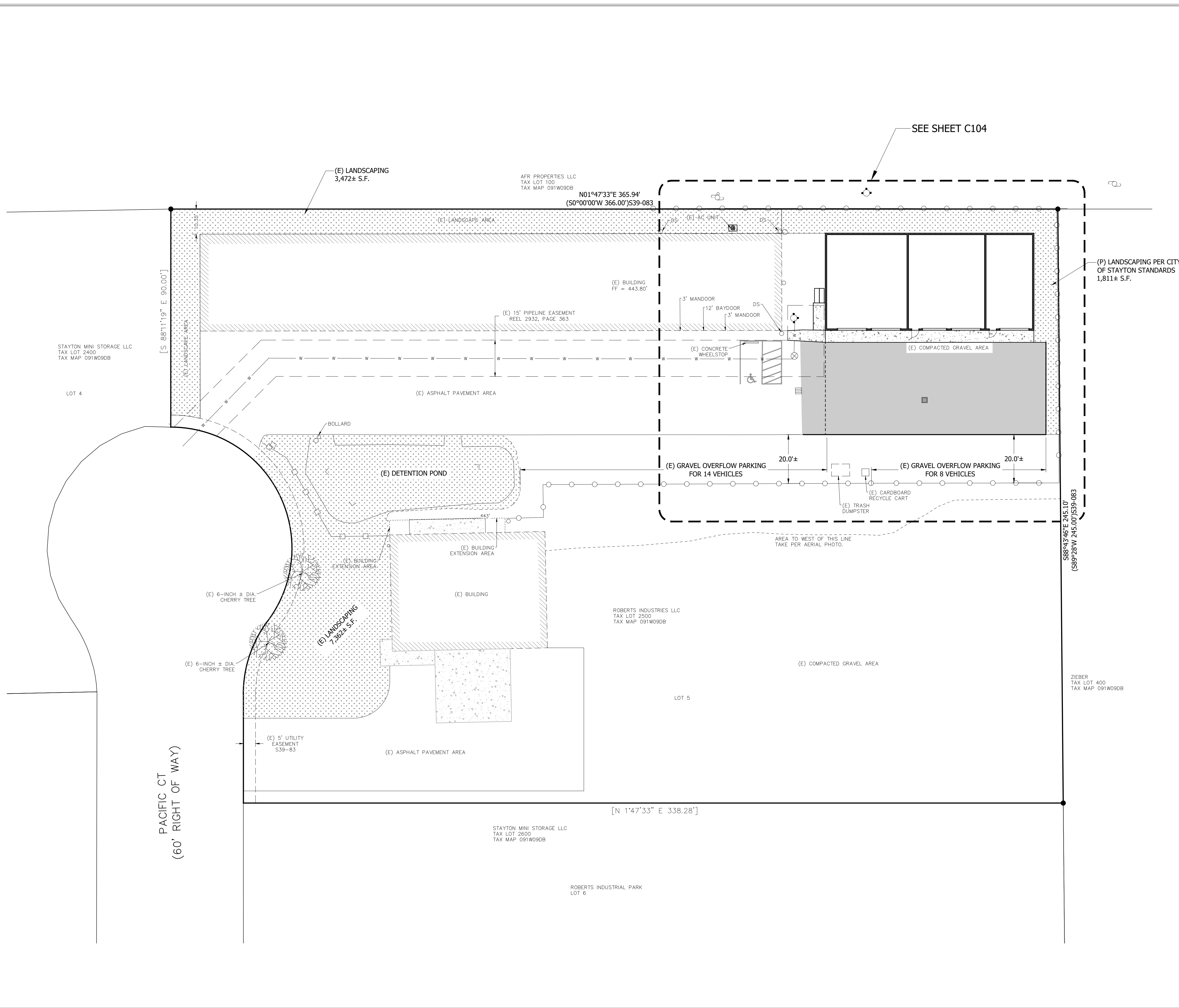
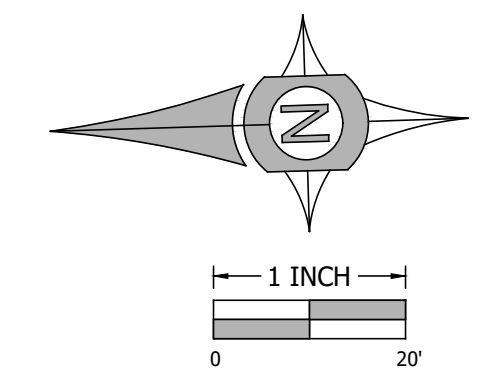
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PRELIMINARY OVERALL SITE PLAN

SITE PLAN REVIEW
1840 PACIFIC COURT
STAYTON, OREGON

DATE: AUGUST 26, 2024
 PROJECT: 23-205 ROBERTS STAYTON STORAGE EXPANSION
 DRAWN BY: MLM
 CHECKED BY: RBV

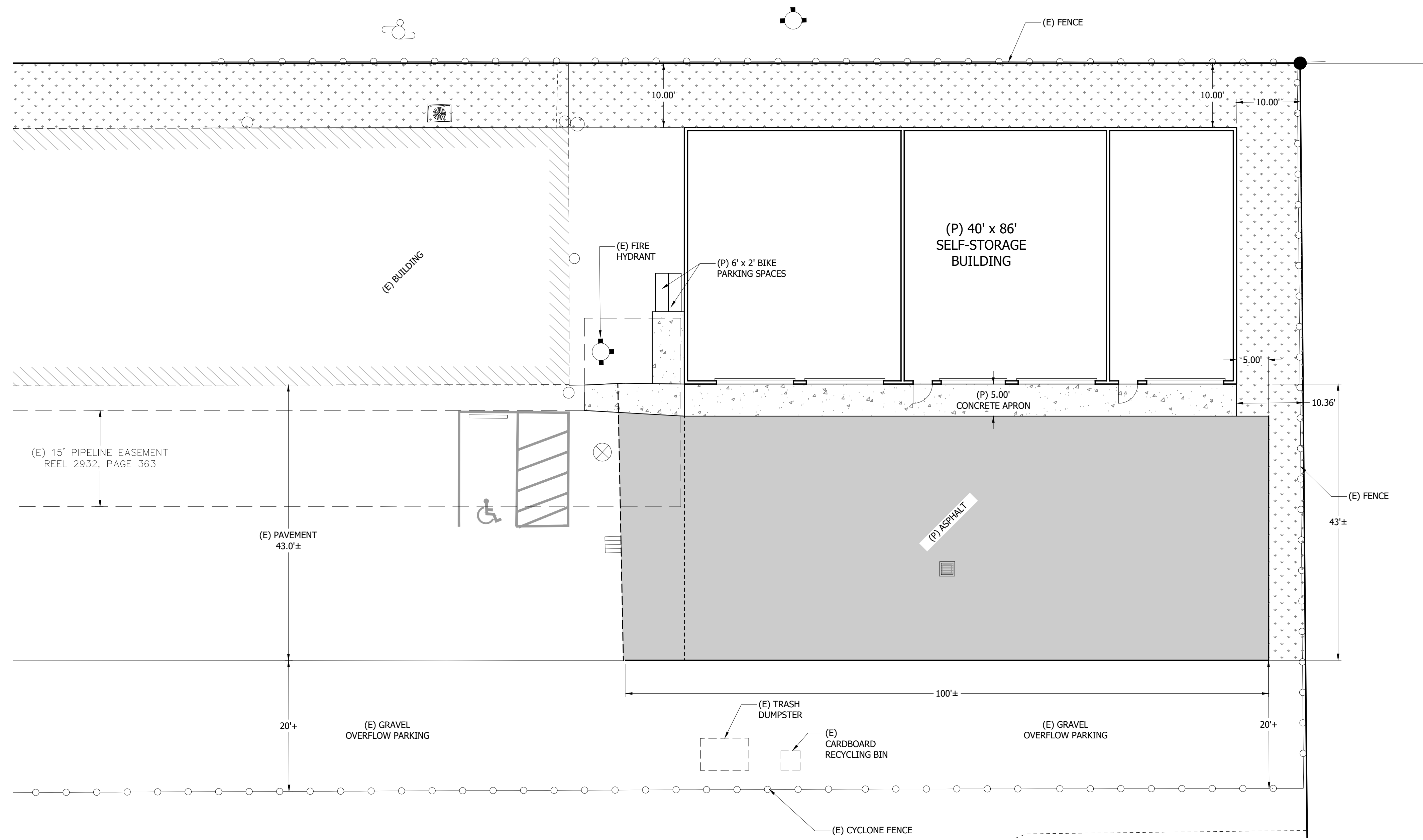


PROJECT AREA SUMMARY	
GROSS LAND AREA:	1.93± ACRES
LANDSCAPE REQUIRED:	15% = 12,610 S.F.
(E) LANDSCAPE:	10,834 S.F.
(P) LANDSCAPE:	1,811 S.F.
TOTAL LANDSCAPE:	12,645 S.F.

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY

PLAN REVISIONS	DATE

Sheet **C103**
 SCALE: SEE BARSCALE



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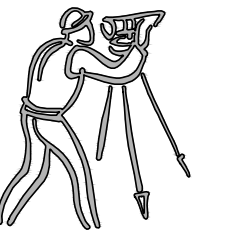
PRELIMINARY CIVIL SITE PLAN
SITE PLAN REVIEW
1840 PACIFIC COURT
STAYTON, OREGON

DATE: AUGUST 26, 2024
 PROJECT: 23-025 ROBERTS STAYTON STORAGE EXPANSION
 DRAWN BY: MLM
 CHECKED BY: BSJ

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY

PLAN REVISIONS	DATE

Sheet **C104**
 SCALE: SEE BARSCALE



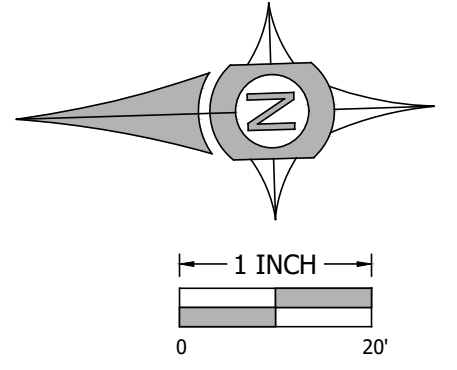
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 AND
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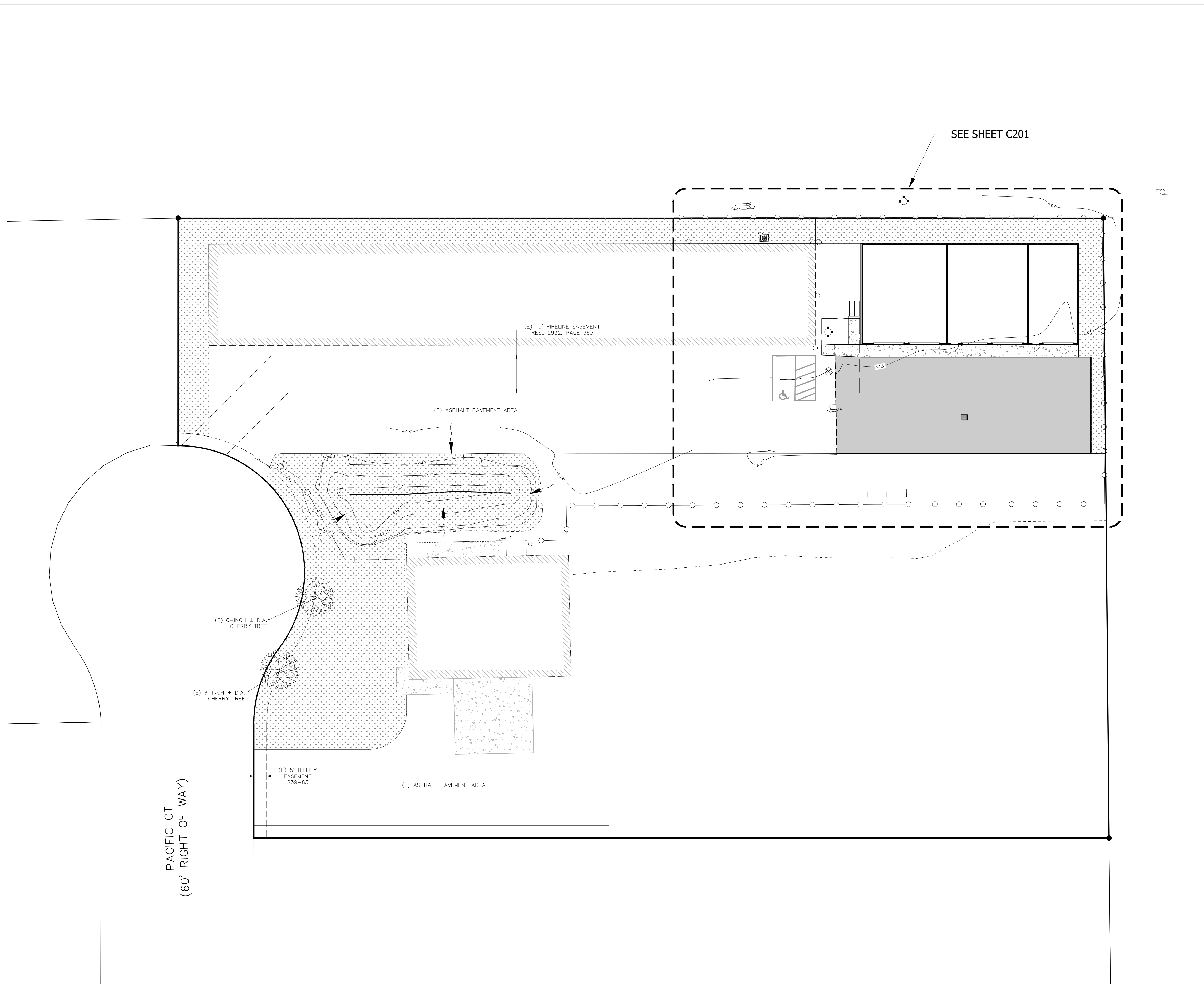
PRELIMINARY OVERALL GRADING PLAN
 SITE PLAN REVIEW
 1840 PACIFIC COURT
 STAYTON, OREGON

DATE: AUGUST 26, 2024
 PROJECT: ROBERTS STAYTON STORAGE EXPANSION
 DRAWN BY: MLM
 CHECKED BY: RBV

THIS MAP WAS
 PREPARED FOR
 PLANNING
 PURPOSES ONLY



SEE SHEET C201



PACIFIC CT
 (60' RIGHT OF WAY)

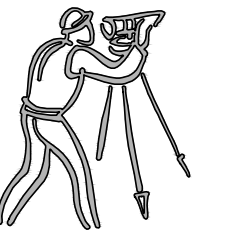
GRADING LEGEND

- 362 — - EXISTING SURFACE CONTOUR ELEVATION
- 362 — - DESIGN SURFACE CONTOUR ELEVATION
- - - - - EXISTING SURFACE DRAIN DIRECTION
- - - - - - DESIGN SURFACE DRAIN DIRECTION
- (E)P 000.00 - EXISTING TOP OF PAVEMENT ELEVATION
- (E)TC 000.00 - EXISTING TOP OF CURB ELEVATION
- (E)G 000.00 - EXISTING GROUND ELEVATION
- P 000.00 - DESIGN TOP OF ASPHALT PAVE ELEVATION
- C 000.00 - DESIGN TOP OF CONCRETE PAVE ELEVATION
- W 000.00 - DESIGN TOP OF SIDEWALK ELEVATION
- TC 000.00 - DESIGN TOP OF CURB ELEVATION
- GR 000.00 - DESIGN TOP OF GRAVEL ELEVATION
- GND 000.00 - DESIGN TOP OF GROUND ELEVATION

PLAN REVISIONS	DATE

Sheet **C200**

SCALE: SEE BARSCALE



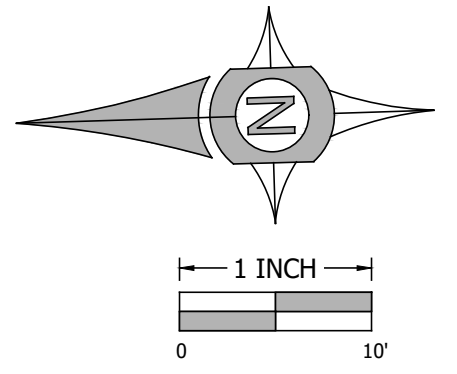
CLIENT:
 ROBERTS INDUSTRIES, LLC
 C/O ROGER ROBERTS
 P.O. BOX 807
 STAYTON, OREGON 97383
 (503) 881-7087
 ROBINDLLC.2@GMAIL.COM

PRELIMINARY GRADING & DRAINAGE PLAN
 UDELL ENGINEERING
 AND
 LAND SURVEYING, LLC
 63 EAST ASH ST.
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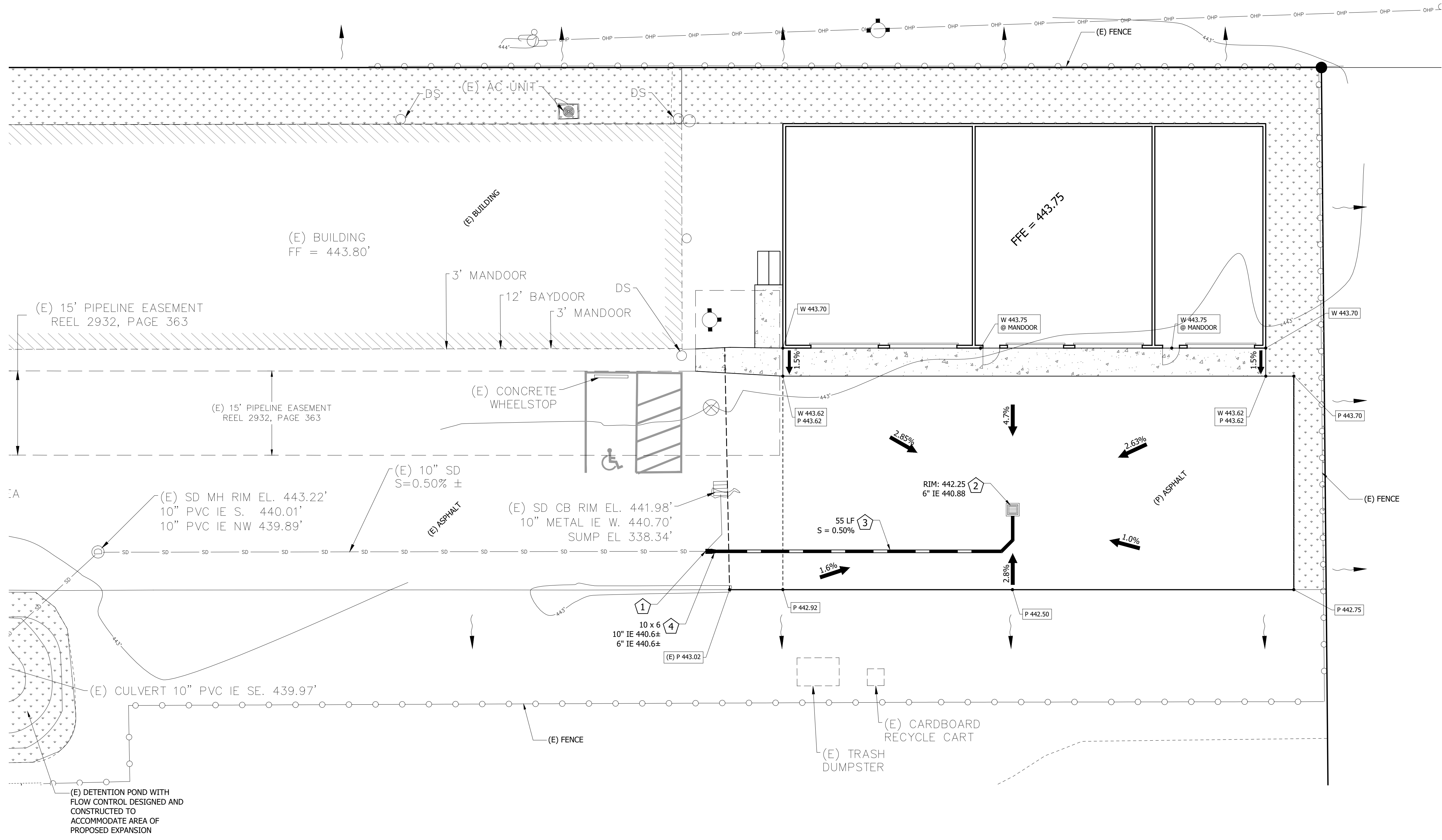
SITE PLAN REVIEW
 1840 PACIFIC COURT
 STAYTON, OREGON

DATE: AUGUST 26, 2024
 PROJECT: 23-025 ROBERTS STAYTON STORAGE EXPANSION
 DRAWN BY: MLM
 CHECKED BY: RBV

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY



- STORM DRAIN NOTES**
- CONNECT TO EXISTING STORM DRAIN WITH MANUFACTURED FITTINGS.
 - INSTALL PRIVATE CATCH BASIN.
 - INSTALL PRIVATE 6-INCH C-900 DR-18 STORM PIPE PER CURRENT STATE OF OREGON PLUMBING SPECIALTY CODE.
 - INSTALL ECCENTRIC PIPE REDUCER.



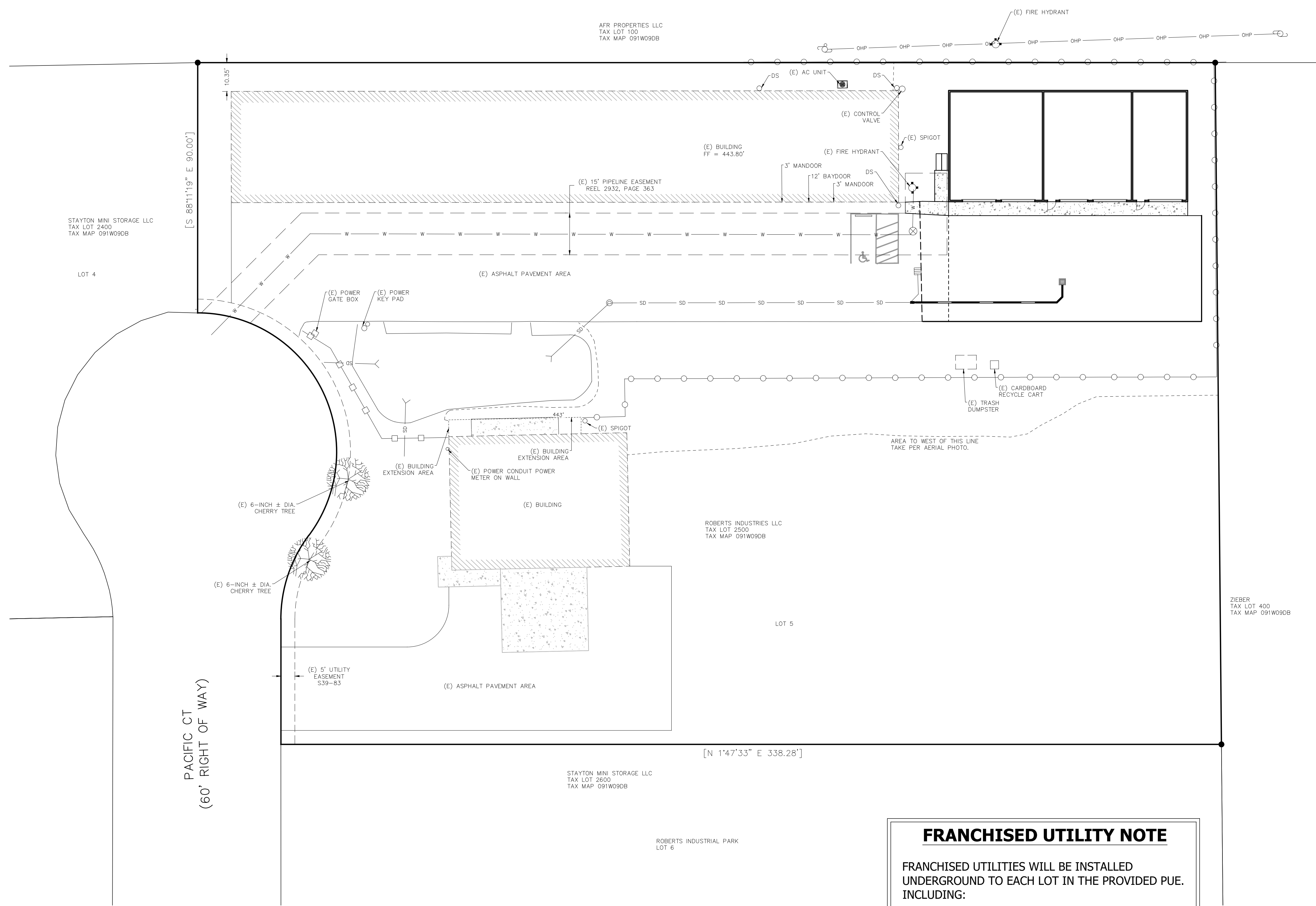
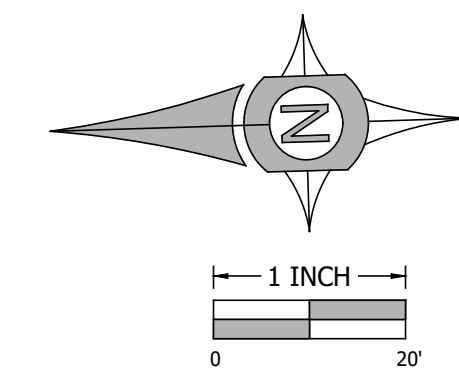
GRADING LEGEND

- 362 — - EXISTING SURFACE CONTOUR ELEVATION
- [362] — - DESIGN SURFACE CONTOUR ELEVATION
- - - - - EXISTING SURFACE DRAIN DIRECTION
- - - - - - DESIGN SURFACE DRAIN DIRECTION
- [E]P 000.00 - EXISTING TOP OF PAVEMENT ELEVATION
- [E]TC 000.00 - EXISTING TOP OF CURB ELEVATION
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- C 000.00 - DESIGN TOP OF CONCRETE PAVE ELEVATION
- W 000.00 - DESIGN TOP OF SIDEWALK ELEVATION
- TC 000.00 - DESIGN TOP OF CURB ELEVATION
- GR 000.00 - DESIGN TOP OF GRAVEL ELEVATION
- GND 000.00 - DESIGN TOP OF GROUND ELEVATION

PLAN REVISIONS	DATE

Sheet **C201**

SCALE: SEE BARSCALE



STAYTON MINI STORAGE LLC
TAX LOT 2400
TAX MAP 091W09DB

[S 88°11'19" E 90.00']

PACIFIC CT
(60' RIGHT OF WAY)

AFR PROPERTIES LLC
TAX LOT 100
TAX MAP 091W09DB

ROBERTS INDUSTRIES LLC
TAX LOT 2500
TAX MAP 091W09DB

LOT 5

STAYTON MINI STORAGE LLC
TAX LOT 2600
TAX MAP 091W09DB

ROBERTS INDUSTRIAL PARK
LOT 6

ZIEBER
TAX LOT 400
TAX MAP 091W09DB

[N 1°47'33" E 338.28']

FRANCHISED UTILITY NOTE

FRANCHISED UTILITIES WILL BE INSTALLED UNDERGROUND TO EACH LOT IN THE PROVIDED PUE. INCLUDING:

- * NW NATURAL GAS
- * COMMUNICATIONS
- * POWER

NOTE: NO SEWER, WATER OR SITE LIGHTING IS PROPOSED FOR THIS PROJECT

PLAN REVISIONS	DATE

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PRELIMINARY UTILITY PLAN
SITE PLAN REVIEW
1840 PACIFIC COURT
STAYTON, OREGON

DATE: AUGUST 26, 2024
PROJECT: 23-025 ROBERTS STAYTON STORAGE EXPANSION
DRAWN BY: MUM
CHECKED BY: RBV

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY

Sheet **C400**
SCALE: SEE BARSCALE