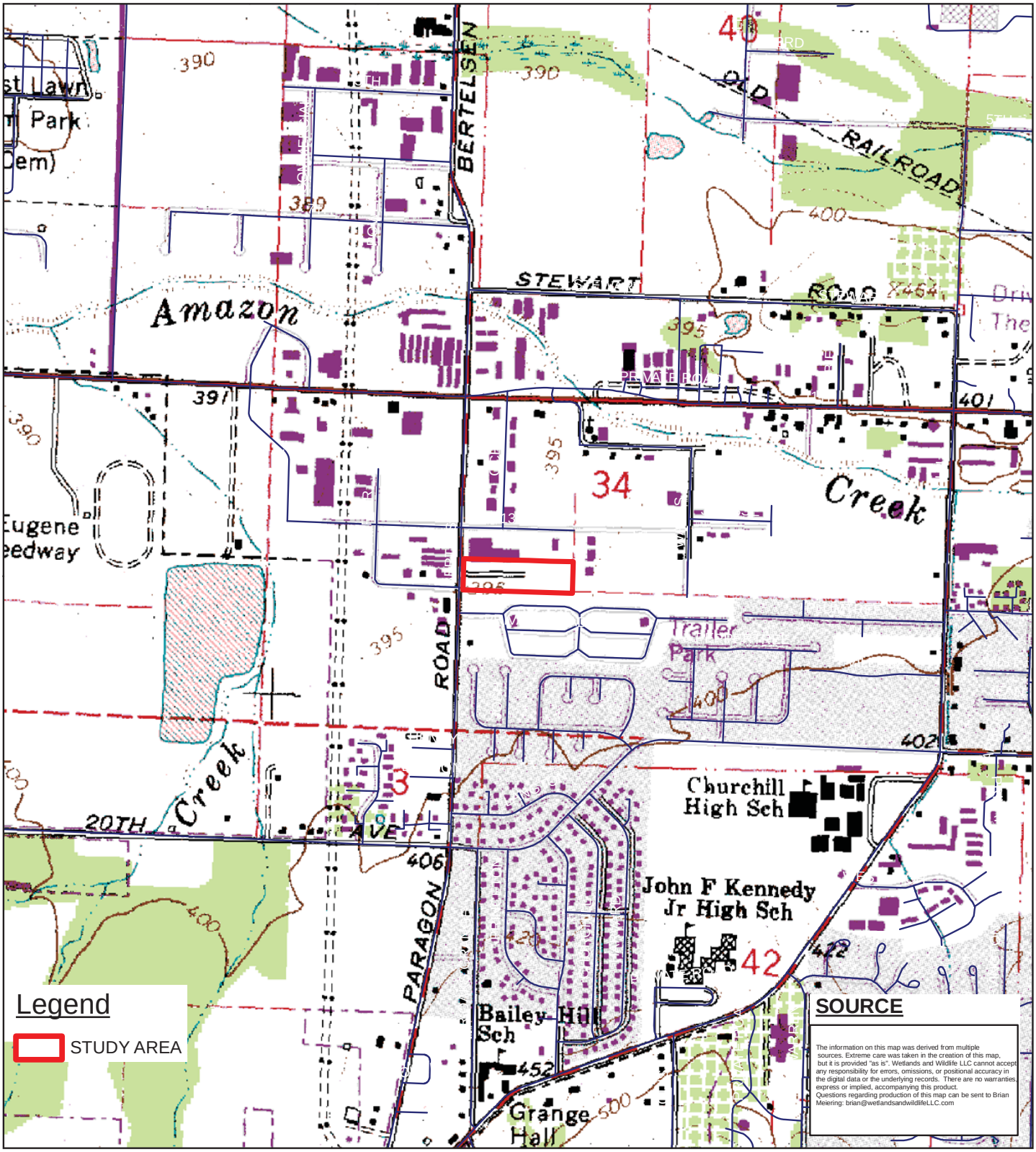

1 inch = 1,000 feet

0 6 12 25
Feet

Figure											
1	Project Number: 0006								#	Revisions	VICINITY MAP
	Drawn By BTM								Date		
	Checked								Description		RECENT CONDITIONS: EUGENE, OR
	Date: 4/16/2016										

EUGENE WEST QUAD

Wetlands and Wildlife LLC
P.O. Box 50878
Eugene, OR 97405

541.214.6051
http://www.wetlandsandwildlifeLLC.com

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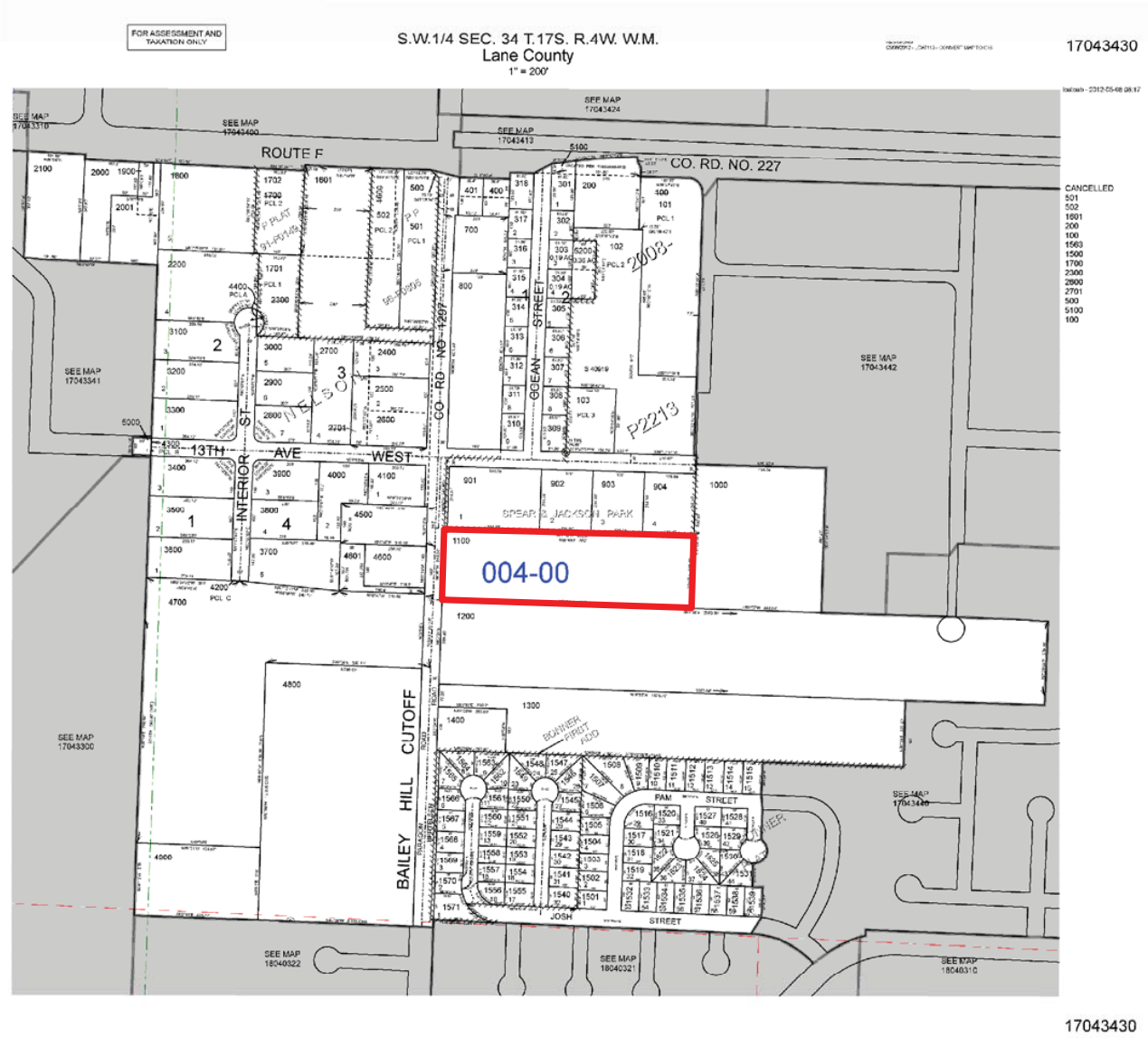

Legend

STUDY AREA

SOURCE

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Questions regarding production of this map can be sent to Brian Meiering: brian@wetlandsandwildlifeLLC.com

1 inch = 550 feet

0 62.5125 Feet

Figure										
2	Project Number: 0006							#	Revisions	TAXLOT MAP
	Drawn By BTM							Date		
	Checked							Description		RECENT CONDITIONS: EUGENE, OR
	Date: 4/16/2016									

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1 inch = 125 feet

0 62.5 125 Feet

Figure											
5a	Project Number: 0006							#	Revisions	AERIAL PHOTO	June 2014 Lanemaps
	Drawn By BTM							Date			
	Checked							Description		RECENT CONDITIONS: EUGENE, OR	
	Date: 4/16/2016										

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Legend

- Plot
- 1 foot contour
- Street centerline
- Study Area (Lot 1100)
- Wetland Boundary

SOURCE

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Features are mapped to within 1 meter of their true location.

1 inch = 75 feet

0 25 50 feet

DSL WD # 2016-0279

Approval Issued 9/13/2016

Approval Expires 9/13/2021

Project Number:	0006
Drawn By	BTM
Checked	
Date: 6/6/2016	

Revisions

#	Date	Description

WETLAND DELINEATION MAP
1305 SOUTH BERTELSEN
MAP AND TAXLOT 1704343001100

Lane County, OR
USGS-West Eugene, OR

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P.O. Box 55878
Eugene, OR 97405

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http://www.wetlandsandwildlifeLLC.com

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Legend

- Plot
- 1 foot contour
- Street centerline
- Study Area (Lot 1100)
- Wetland Boundary
- Photo Point (PP)

SOURCE

1 inch = 75 feet

DSL WD # 2016-0279

Approval Issued 9/13/2016

Approval Expires 9/13/2025

Project Number	0006
Drawn By	BTM
Checked	
Date: 6/15/2016	

7

GROUND PHOTO LOCATIONS
1305 SOUTH BERTELSEN
MAP AND TAXLOT 1704343001100

Lane County, OR
USGS-West Eugene, OR

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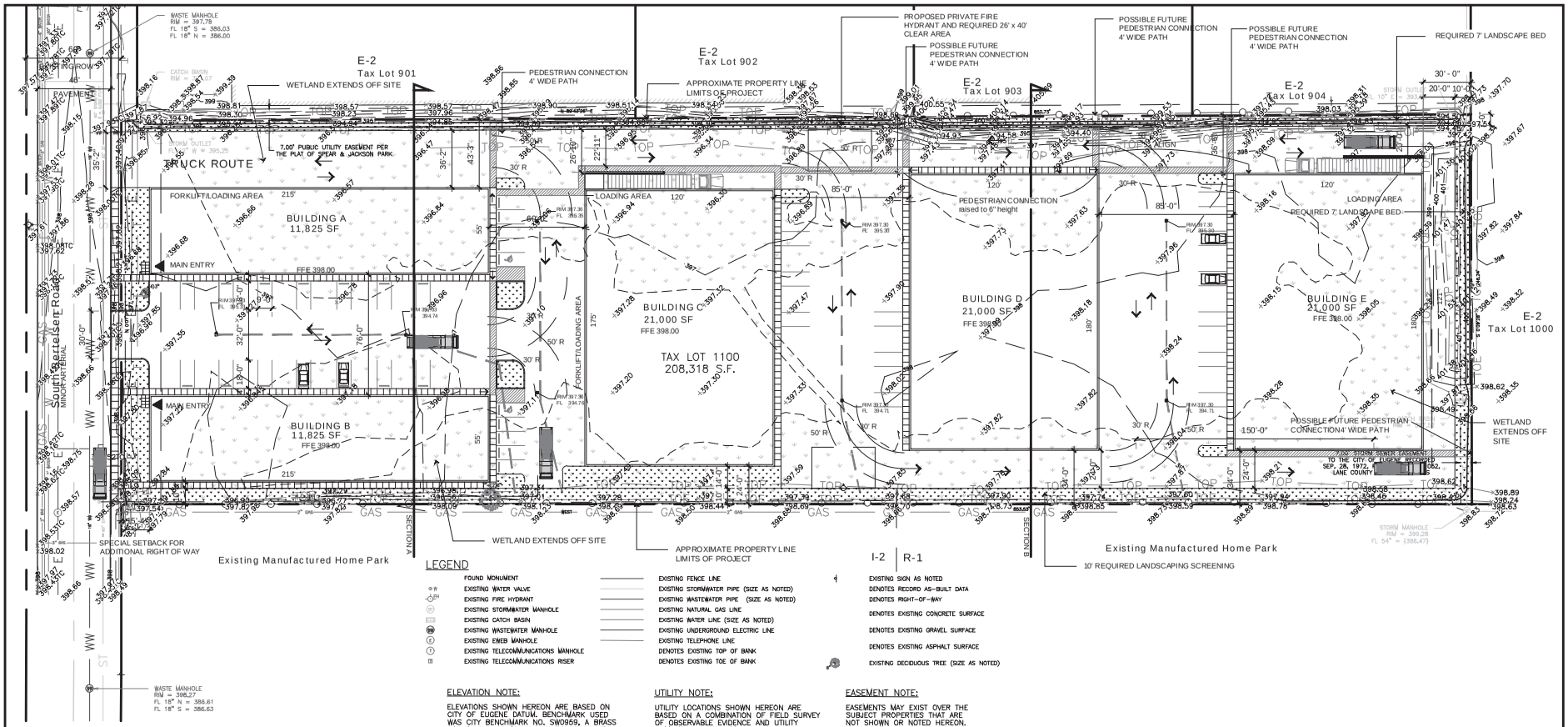
PO Box 50878
Eugene, OR 97405



LEGEND

- FOUND MONUMENT
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING STORMWATER MANHOLE
- EXISTING CATCH BASIN
- EXISTING WASTEWATER MANHOLE
- EXISTING EWEB MANHOLE
- EXISTING TELECOMMUNICATIONS MANHOLE
- EXISTING TELECOMMUNICATIONS RISER
- EXISTING FENCE LINE
- EXISTING STORMWATER PIPE (SIZE AS NOTED)
- EXISTING WASTEWATER PIPE (SIZE AS NOTED)
- EXISTING NATURAL GAS LINE
- EXISTING WATER LINE (SIZE AS NOTED)
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING TELEPHONE LINE
- DENOTES EXISTING TOP OF BANK
- DENOTES EXISTING TOE OF BANK
- I-2 | R-1 — EXISTING SIGN AS NOTED
- DENOTES RECORD AS-BUILT DATA
- DENOTES RIGHT-OF-WAY
- DENOTES EXISTING CONCRETE SURFACE
- DENOTES EXISTING GRAVEL SURFACE
- DENOTES EXISTING ASPHALT SURFACE
- EXISTING DECIDUOUS TREE (SIZE AS NOTED)

ELEVATION NOTE:

ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF EUGENE DATUM. BENCHMARK USED WAS CITY BENCHMARK NO. SW0959, A BRASS CAP IN TOP OF WEST CURB OF BERTELSEN ROAD, IN FRONT OF #1400 BERTELSEN ROAD.

ELEVATION = 398.56 (NAVD '88)

UTILITY NOTE:

UTILITY LOCATIONS SHOWN HEREON ARE BASED ON A COMBINATION OF FIELD SURVEY OF OBSERVABLE EVIDENCE AND UTILITY COMPANY LOCATION MAPS AND PAINT, AND ARE SUBJECT TO FIELD VERIFICATION.

EASEMENT NOTE:

EASEMENTS MAY EXIST OVER THE SUBJECT PROPERTIES THAT ARE NOT SHOWN OR NOTED HEREON.

SITE INFORMATION

MAP	17 04 34 30
TAX LOT	01100
ZONING:	E-2 MIXED USE EMPLOYMENT
LANDSCAPING	10% OF DEVELOPMENT SITE REQUIRED OR 20,831, SF (currently 22,250 sf)
BUILDING:	89,550 SF
PARKING:	TO BE DETERMINED
SPECIAL SETBACK:	2.5 FEET FROM FRONT PROPERTY LINE
FRONT YARD SETBACK:	15 FEET MINIMUM / 25 FEET MAXIMUM (ON ARTERIAL)
SIDE YARD SETBACK:	20 FEET BORDERING RESIDENTIALLY ZONED PROPERTY
SIDE YARD SETBACK:	0 FEET BORDERING E-2 and I-2 ZONED PROPERTY
WASTEWATER:	18" PIPE IN SOUTH BERTELSEN
STORMWATER:	60" PIPE IN SOUTH BERTELSEN

SITE INFORMATION

- FIRE TRUCK TURNING RADIUS
- FIRE TRUCK
- PROPOSED FIRE HYDRANT
- FIRE HOSE ROUTE
- EXISTING 1' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED PLANTING
- EXISTING WETLAND 100% IMPACT, 2.72 ACRES

REMOVAL AND FILL

REMOVAL (CUT)		FILL	
WETLAND 1:	11,441 CY	WETLAND 1:	11,267 CY
UPLAND:	7,796 CY	UPLAND:	6,730 CY
TOTAL:	19,238 CY	TOTAL:	17,997 CY

SCHIRMER SATRE GROUP
375 West 4th, Suite 201, Eugene OR 97401
Phone: 541.686.4540 Fax: 541.686.4577
www.schirmersatre.com

Scale: 1" = 100' - 0"

0 50 100 200

SITE PLAN

SOUTH BERTELSEN WAREHOUSES

SOUTH BERTELSEN STREET, EUGENE, OREGON

Revise Site Plans:
7.23.16
8.11.16

Project Number	
Drawn By	CES, JCS
Checked	CES
Date	July 13, 2016
Phase	Project Consultation

L1.0

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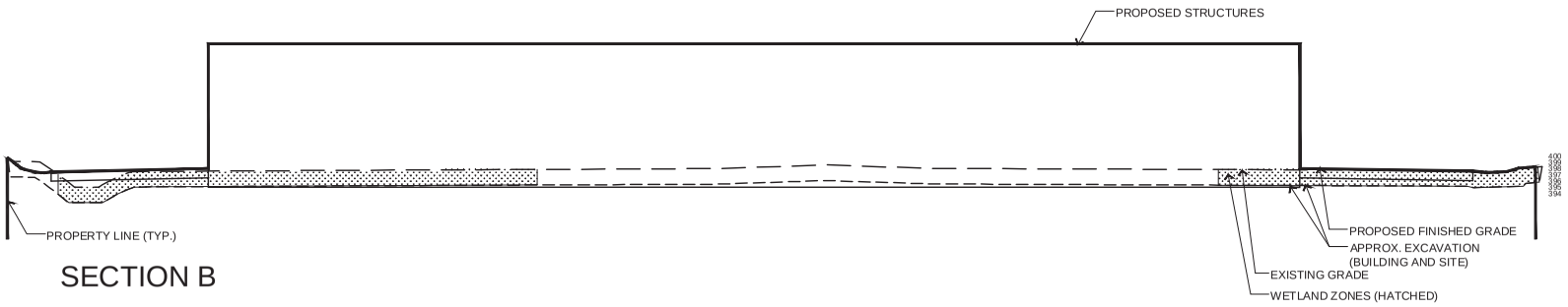
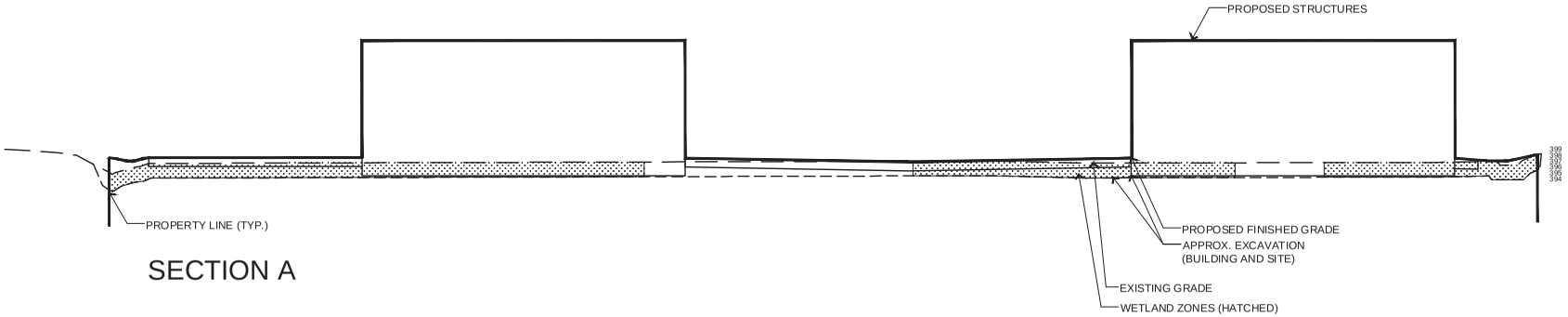


SECTION B



SECTION A

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www.schirmersatre.com

Scale (horizontal and vertical: 1" = 30' - 0"

0 15 30 60

EXISTING CONDITIONS

SOUTH BERTELSEN WAREHOUSES

SOUTH BERTELSEN STREET, EUGENE, OREGON

Revise Site Plans:
7.23.16
8.11.16

Project Number	.
Drawn By	CES, JCS
Checked	CES
Date	July 13, 2016
Phase	Project Consultation

L1.1

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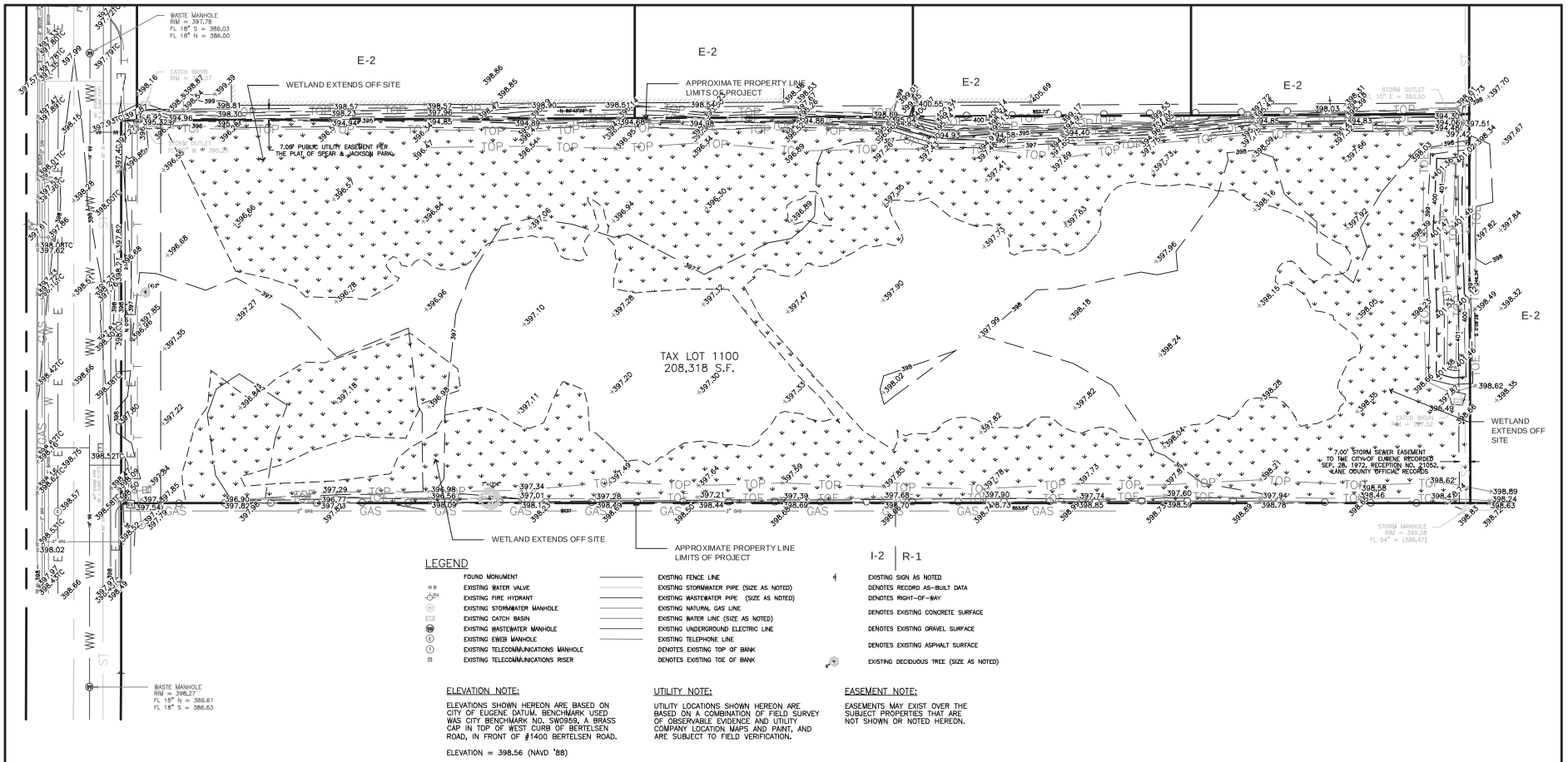

LEGEND

- FOUND MONUMENT
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING STORMWATER MANHOLE
- EXISTING CATCH BASIN
- EXISTING WASTEWATER MANHOLE
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STORMWATER:	60" PIPE IN SOUTH BERTELSEN

SITE INFORMATION

EXISTING 1' CONTOUR

EXISTING WETLAND
100% IMPACT, 2.72 ACRES

REMOVAL AND FILL

REMOVAL (CUT)		FILL	
WETLAND 1:	11,441 CY	WETLAND 1:	11,267 CY
UPLAND:	7,796 CY	UPLAND:	6,730 CY
TOTAL:	19,238 CY	TOTAL:	17,997 CY

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Scale: 1" = 100' - 0"

0 50 100 200

EXISTING CONDITIONS

SOUTH BERTELSEN WAREHOUSES

SOUTH BERTELSEN STREET, EUGENE, OREGON

Revise Site Plans:
7.23.16
8.11.16

Project Number	
Drawn By	CES, JCS
Checked	CES
Date	July 13, 2016
Phase	Project Consultation

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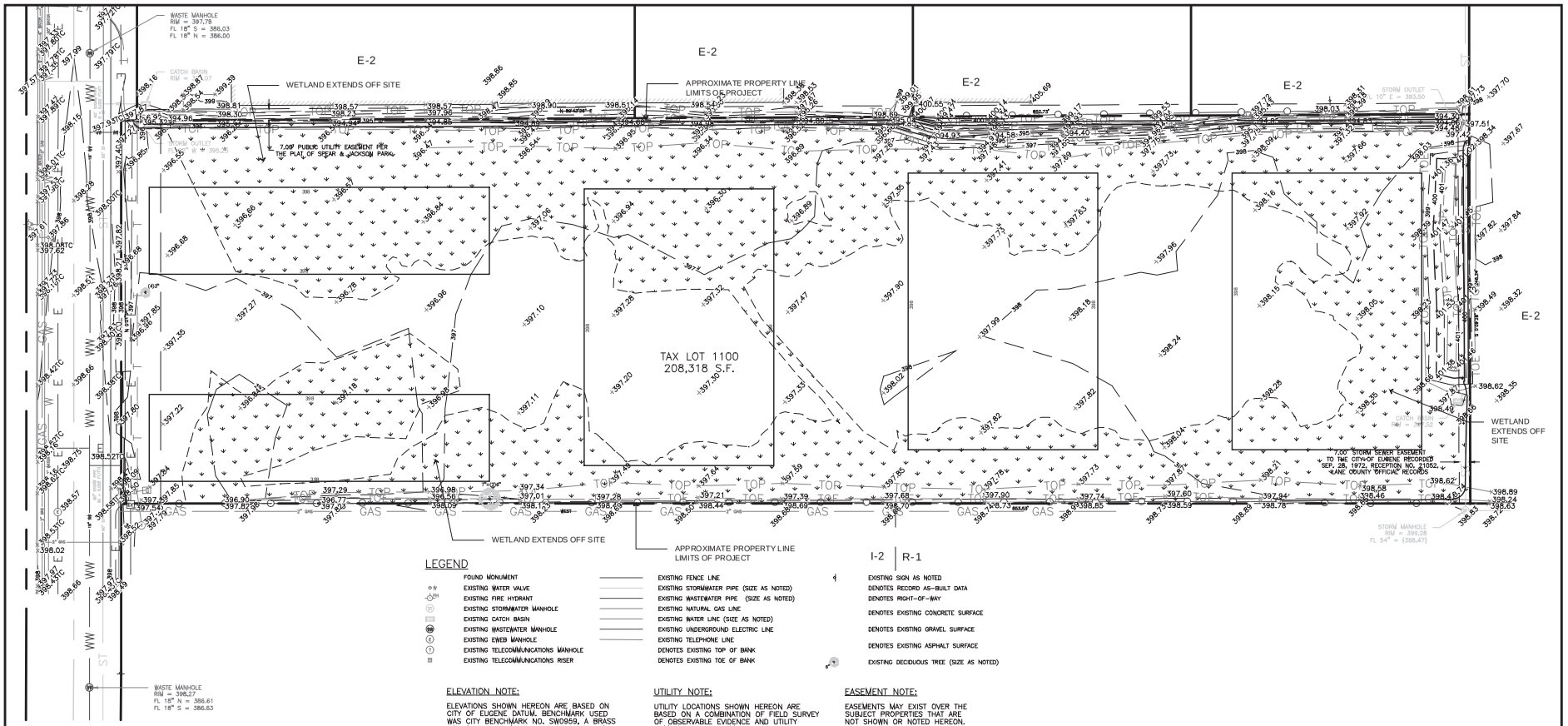

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GRADING CONDTIONS

SOUTH BERTELSEN WAREHOUSES

SOUTH BERTELSEN STREET, EUGENE, OREGON

Revise Site Plans:
7.23.16
8.11.16

Project Number	
Drawn By	CES, JCS
Checked	CES
Date	July 13, 2016
Phase	Project Consultation

L1.3

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