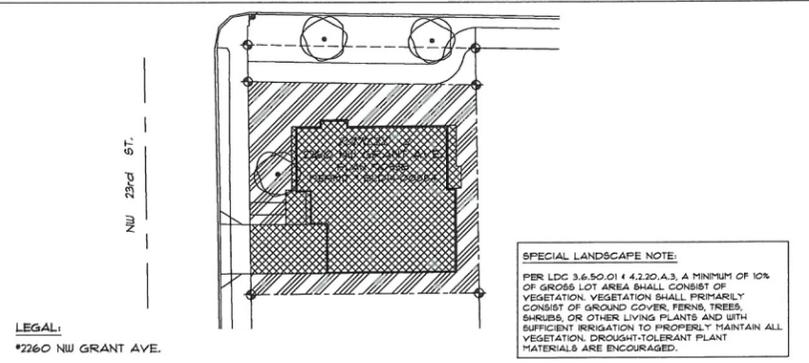


- SITE PLAN NOTES:**
- ALL EXCESS GRADING MATERIAL TO BE EXPORTED TO AN APPROVED DISPOSAL LOCATION.
 - ALL FILL AREAS 16" UNDER GARAGE FLOORS, SIDEWALKS, DRIVEWAYS, ETC... TO BE COMPACTED GRANULAR FILL.
 - THERE WILL BE A SLIGHT OVER EXCAVATION TO PROVIDE CONCRETE FORMING ALL AROUND NEW STRUCTURE.
 - PROVIDE COUNTY/CITY APPROVED SEDIMENT FENCING AROUND EXCAVATED AREA PRIOR TO EXCAVATION AND CONSTRUCTION.
 - PROVIDE COUNTY/CITY APPROVED STABILIZED GRAVELED CONSTRUCTION ENTRANCE PRIOR TO EXCAVATION AND CONSTRUCTION.
 - STOCKPILES MUST BE COVERED WITH MULCH OR PLASTIC SHEETING BETWEEN OCTOBER 1 AND APRIL 30.
 - CONTRACTOR/ SUB-CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION AND CONSTRUCTION.
 - BOUNDARY AND TOPOGRAPHY INFORMATION HAS BEEN PROVIDED TO OSTERMAN DESIGN, INC.; OSTERMAN DESIGN, INC. WILL NOT BE HELD LIABLE FOR THE ACCURACY OF THIS INFORMATION. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR/OWNER TO VERIFY ALL SITE CONDITIONS INCLUDING FILL PLACED ON SITE.
 - TOPOGRAPHY ELEVATIONS WERE COLLECTED FROM ACTUAL SITE SURVEY.
 - ELEVATION LEGEND:**
 E = EXISTING GRADE ELEVATION
 F = FINAL GRADE ELEVATION
 FE = FINISH FLOOR ELEVATION
 - PROVIDE A MINIMUM 8" DEEP GRAVEL BASE UNDER ALL DRIVEWAY AREAS.
 - PROVIDE A 4" MINIMUM GRAVEL BASE UNDER ALL SIDEWALK AND PATIO AREAS.
 - PIPE ALL STORM DRAINAGE FROM THE BUILDING TO A COUNTY/CITY DISPOSAL POINT/CONNECTION.
 - MAXIMUM SLOPE OF CUTS AND FILLS TO BE TWO (2) HORIZONTAL TO ONE (1) VERTICAL FOR BUILDINGS, STRUCTURES, FOUNDATIONS, AND RETAINING WALLS.
 - PROVIDE AND MAINTAIN FINISH GRADE WITH POSITIVE DRAINAGE AWAY FROM STRUCTURE ON ALL SIDES WITH A SLOPE OF 6" MINIMUM IN 10'-0".



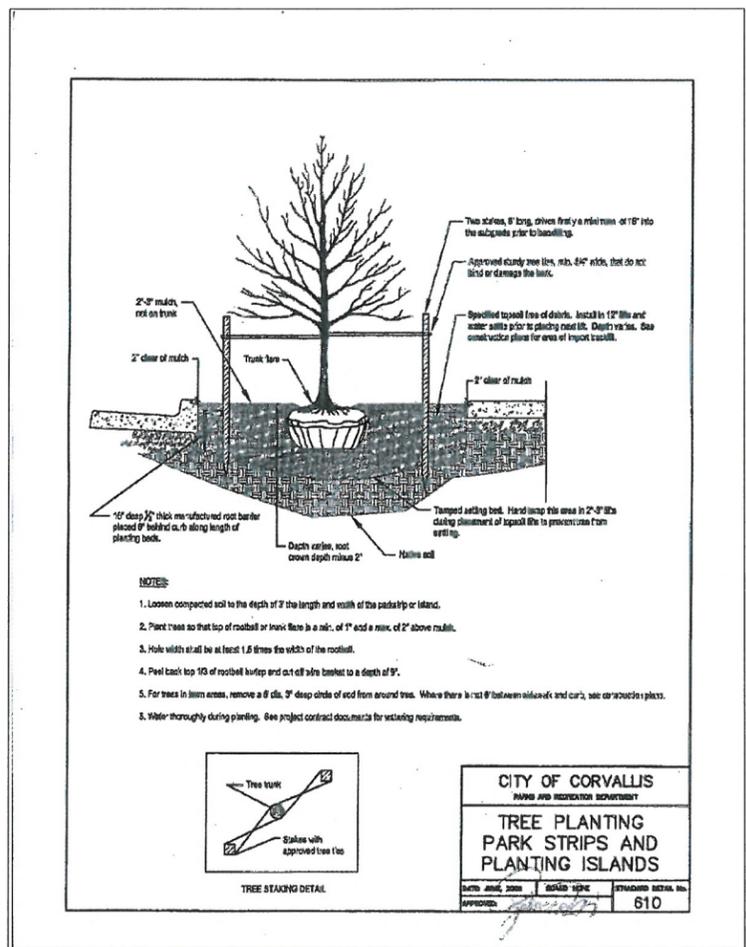
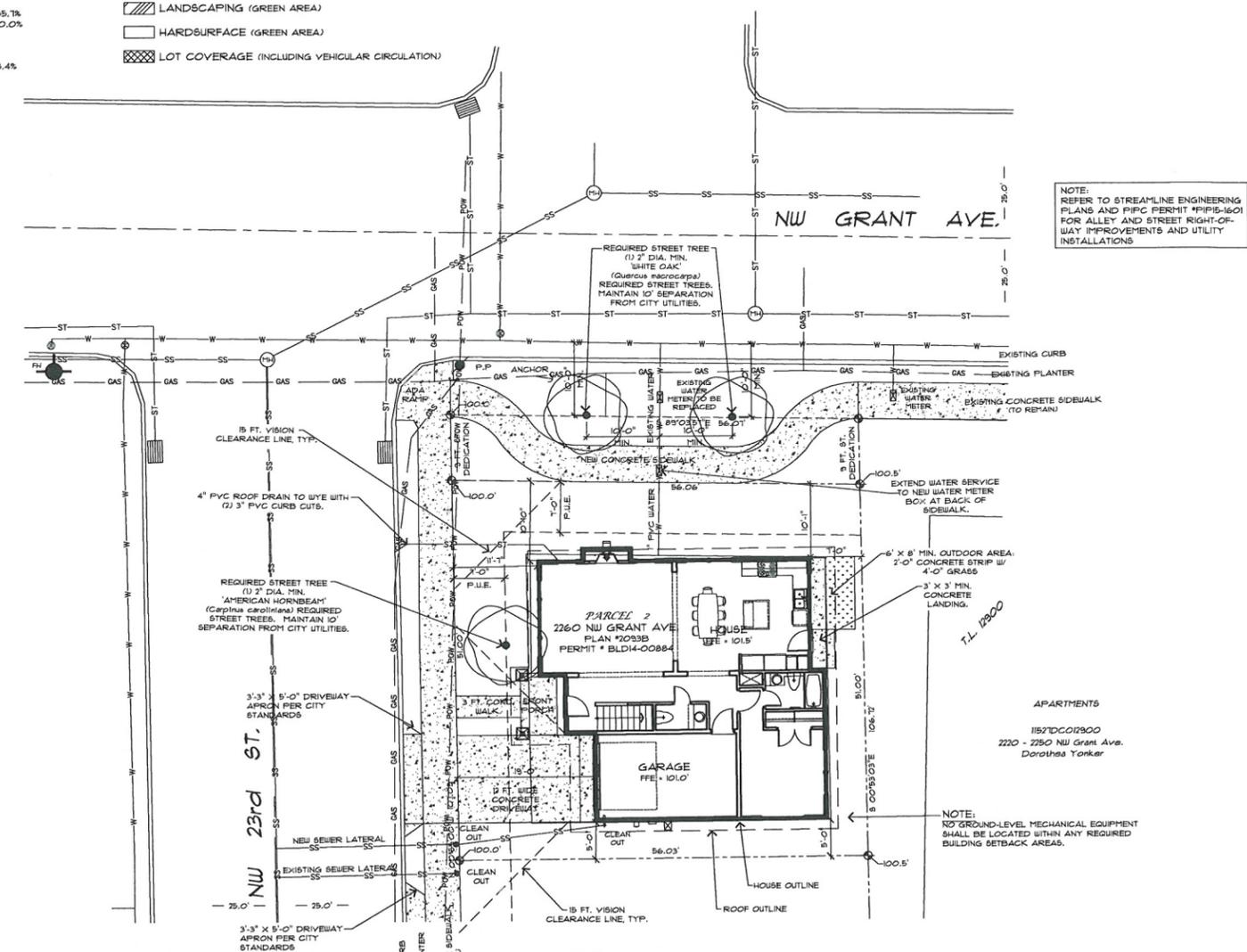
APPROVED
 CITY OF CORVALLIS
 APR 16 2015
 PLANNING DIVISION

RA LND15-0005

2 VEGETATIVE COVER PLAN

LEGAL: #2260 NW GRANT AVE.
 SCALE: 1" = 10'
 LOT AREA CALCULATIONS:
 TOTAL AREA: 2,888 SQ. FT.
 LOT COVERAGE: 1,607.8 SQ. FT. = 55.7%
 (MAX) ALLOWED: 2,021.6 SQ. FT. = 70.0%
 GREEN AREA:
 HARDSURFACE: 26 SQ. FT. = 0.9%
 VEGETATION: 1254.4 SQ. FT. = 43.4%

- SITE SYMBOLS:**
- LANDSCAPING (GREEN AREA)
 - HARDSURFACE (GREEN AREA)
 - LOT COVERAGE (INCLUDING VEHICULAR CIRCULATION)



1 SITE DEVELOPMENT PLAN

LEGAL: #2260 NW GRANT AVE. CORVALLIS OR 97330
 PROPERTY ID: 11521 SE 1/4, SE 1/4, SEC. 27, T11S, R5W, W1M. T.L. 13000 BENTON COUNTY, CITY OF CORVALLIS, OR

SCALE: 1" = 10'

PARCEL 2 LOT INFORMATION:

LOT AREA: 2,888 SQ. FT. (0.07 ac.)
 ZONING: RS-12 (RESIDENTIAL - MEDIUM-HIGH DENSITY)
 VEHICLE PARKING: 2 (2) (REQUIRED)
 BICYCLE PARKING: 0 (0) (REQUIRED)

LOT COVERAGE: 1,602 SQ. FT. = 55% (70% MAX.)

MIN. BUILDING SETBACKS:
 FRONT HOUSE: 10 FT. MIN - 25 FT. MAX.
 FRONT GARAGE: 10 FT.
 INTERIOR SIDES: 5 FT.
 REAR: 5 FT.

LIABILITY AND RESPONSIBILITY
 These plans have been prepared for the use in the construction of one building only and are subject to the conditions of license accepted by the purchaser. Use of any part of these plans by any party other than the purchaser, except on loan by the purchaser to third parties necessary to assist the purchaser in using the plans, such as contractor and subcontractors is strictly prohibited. These plans are not to be re-used or copied without written permission from Osterman Design, Inc., which retains copyright and ownership of these plans. Unauthorized use or any alteration of these plans constitutes a violation of the Copyright Act.

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Osterman DESIGN INC.
 18069 S. Strawbridge Road
 Oregon City, Oregon 97045
 Office: (503)-631-7725
 Fax: (503)-631-7116

SITE DEVELOPMENT PLAN

SHEET TITLE: SCALE: 1" = 10'
 PROJECT: PARCEL 2 - #2260 NW GRANT AVE.
 OWNER:
 BUILDER:
 WILSON COMPANY CONTRACTORS, P.C. BOX 148, CLACKAMAS OR 97015. www.wilsoncompanyinc.com
 CONTACT: RONNIE WILSON. PH: 503 302 1081. Email: ronnie@wilsoncompanyinc.com

REVISED: 16-APR-15
 REVISED: 1-APR-15
 REVISED: 18-MAR-15
 DATE: 26-NOV-14

PROJECT #
2093B

SHEET #
G 1.3