



D. ATTACHED WRITTEN STATEMENT. With all land use applications, the “burden of proof” is on the applicant. It is important that you provide information that clearly describes the nature of the request and indicates how the proposal complies with all of the applicable criteria within the Coos County Zoning and Land Development Ordinance (CCZLDO). You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete. A planner will explain which sections of the Ordinance pertain to your specific request. The information described below is required at the time you submit your application. The processing of your application does not begin until the application is determined to be complete. An incomplete application will postpone the decision, or may result in denial of the request. Please mark the items below to ensure your submittal is complete.

Application Check List: Please make off all steps as you complete them.

I. PROPOSAL AND CRITERIA: A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:

1. Project summary and details including timelines.
2. A complete explanation of how the request complies with the applicable provisions and criteria in the Zoning Ordinance. A planner will explain which sections of the Ordinance pertain to your specific request. You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete. This shall be addressed on the supplemental criteria page (see staff for criteria).

II. PLOT PLAN OR SKETCH PLAN: A detailed drawing delineating the following:

- Owner's name, address, and phone number, map and Tax lot number
- North Arrow and Scale - using standard engineering scale.
- Accurate shape and dimensions of parcel, development site, including the lengths of the all property lines.
- Any adjacent public or private roads, all easements and/or driveway locations. Include road names. Driveway location and parking areas, including the distance from at least one property line to the intersection of the driveway and the road (apron area);
- All natural features, which may include, but are not limited to water features, wetlands, ravines, slope and distances from features to structures.
- Existing and proposed structures, water sources, sewage disposal system and distances from these items to each other and the property boundaries.

III. DEED: A copy of the current deed, including the legal description, of the subject property.

IV. CERTIFICATION: I certify that this application and its related documents are accurate to the best of my knowledge. I am aware that there is an appeal period following the date of the Planning Director's decision on this land use action. I understand that the signature on this application authorizes representatives of the Coos County Planning Department to enter upon the subject property to gather information pertinent to this request. If this application is refereed directly to a hearings officer or hearings body I understand that I am obligated to pay the additional fees incurred as part of the conditions of approval. I understand that I/we are not acting on the county's behalf and any fee that is a result of complying with any conditions of approval is the applicants/property owner responsibility. I understand that conditions of approval are required to be complied with at all time and an violation of such conditions may result in a revocation of this permit. If the property owner would like staff to contact a legal representative or consultant please provide the contact information using a consent form.

**PROPERTY OWNER SIGNATURES REQUIRED FOR PROCESSING**

  
\_\_\_\_\_

**ACCESS INFORMATION**

The Coos County Road Department will be reviewing your proposal for safe access, driveway, road, and parking standards. There is a fee for this service. If you have questions about these services please contact the Road Department at 541-396-7660.

Property Address: \_\_\_\_\_

Type of Access: State Hwy - Provide Access Permit Name of Access: Highway 101

Is this property in the Urban Growth Boundary? No

Is a new road created as part of this request? No

Required parking spaces are based on the use of the property. If this is for a residential use two spaces are required. Any other use will require a separate parking plan submitted that is required to have the following items:

- Current utilities and proposed utilities;
- Roadmaster may require drawings and specs from the Oregon Standards Specification Manual (OSSC) (current edition).
- The location and design of bicycle and pedestrian facilities shall be indicated on the site plan if this is a parking plan;
- Location of existing and proposed access point(s) on both sides of the road where applicable;
- Pedestrian access and circulation will be required if applicable. Internal pedestrian circulation shall be provided in new commercial, office, and multi-family residential developments through the clustering of buildings, construction of walkways, landscaping, accessways, or similar techniques;
- All plans (industrial and commercial) shall clearly show how the internal pedestrian and bicycle facilities of the site connect with external existing or planned facilities or systems;
- Distances to neighboring constructed access points, median openings (where applicable), traffic signals (where applicable), intersections, and other transportation features on both sides of the property;
- Number and direction of lanes to be constructed on the road plus striping plans;
- All planned transportation features (such as sidewalks, bikeways, auxiliary lanes, signals, etc.); and
- Parking and internal circulation plans including walkways and bikeways, in UGB's and UUC's.

Additional requirements that may apply depending on size of proposed development.

- Traffic Study completed by a registered traffic engineer.
- Access Analysis completed by a registered traffic engineer
- Sight Distance Certification from a registered traffic engineer.

Regulations regarding roads, driveways, access and parking standards can be found in Coos County Zoning and Land Development Ordinance (CCZLDO) Article 7.

By signing the application I am authorizing Coos County Roadmaster or designee to enter the property to determine compliance with Access, Parking, driveway and Road Standards. Inspections should be made by calling the Road Department at 541-396-7660

**Coos County Road Department Use Only**

Roadmaster or designee: \_\_\_\_\_

Driveway     Parking     Access     Bonded    Date:    Receipt # \_\_\_\_\_

File Number: DR-

## SANITATION INFORMATION

If this is a request for a recreational, commercial, industrial, vacation rental, manufactured home park, mass or small gathering Coos Health and Wellness, Environmental Health Staff will be reviewing the proposal to ensure the use meets environmental health standards for sanitation and water requirements to serve the facility. If the proposal indicates that you are using a community water system a review may be required. A fee is charged for this service and shall be submitted with the application \$83.00. If you have questions about regulations regarding environmental health services please call 541-266-6720. This form is required to be signed off for any type of subdivision, recreational, commercial, industrial, vacation rental, manufactured home park, mass or small gathering.

Water Service Type: On-site Well

Sewage Disposal Type: On-site septic

Please check  if this request is for industrial, commercial, recreational or home base business use and complete the following questions:

- How many employees/vendors/patrons, total, will be on site? 1
- Will food be offered as part of the an on-site business? No
- Will overnight accommodations be offered as part of an on-site business? No
- What will be the hours of operation of the business? 6 AM - 10 PM

Please check  if the request is for a land division.

### Coos County Environmental Health Use Only:

Staff Reviewing Application: \_\_\_\_\_

Staff Signature: \_\_\_\_\_

- This application is found to be in compliance and will require no additional inspections
- This application is found to be in compliance but will require future inspections
- This application will require inspection prior to determining initial compliance. The applicant shall contact Coos Health and Wellness, Environmental Health Division to make an appointment.

Additional Comments:

RECORDING REQUESTED BY:



201 Central Avenue, PO Box 1075  
Coos Bay, OR 97420

**GRANTOR'S NAME:**

Lorna L. Logan

**GRANTEE'S NAME:**

HSP 1973, LLC

**AFTER RECORDING RETURN TO:**

Order No.: 360622041253-VR  
HSP 1973, LLC  
P O Box 1971  
Bandon, OR 97411

**SEND TAX STATEMENTS TO:**

HSP 1973, LLC  
P O Box 1971  
Bandon, OR 97411

APN: 1218300  
Map: 29-14-18-00-02900  
APN/Parcel ID(s) 1218300 as well as Tax/Map ID(s)  
29-14-18-00-02900

Coos County, Oregon 2022-09808

\$91.00 Pgs=2 11/02/2022 01:24 PM

eRecorded by: TICOR TITLE COOS BAY

Diris D. Murphy, Coos County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

Lorna L. Logan, Grantor, conveys and warrants to HSP 1973, LLC, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Coos, State of Oregon:

The South half of Lot 4, Section 18, Township 29 South, Range 14 West of the Willamette Meridian, Coos County, Oregon.

EXCEPT the South 400 feet thereof and the portion embraced in the State of Oregon Highway.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED FORTY THOUSAND AND NO/100 DOLLARS (\$240,000.00). (See ORS 93.030).

**Subject to:**

1. Rights of the public to any portion of the Land lying within the area commonly known as roads and highways.
2. Terms, provisions and conditions, including, but not limited to, maintenance provisions, and a covenant to share the costs of maintenance, contained in Warranty Deed

Recording Date: December 9, 1965  
Recording No.: 65-12-4067

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

STATUTORY WARRANTY DEED  
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

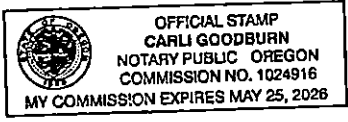
Dated: Nov. 2, 2022  
Lorna L. Logan  
Lorna L. Logan

State of Oregon  
County of COOS

This instrument was acknowledged before me on NOV 2, 2022 by Lorna L. Logan.

Carli G  
Notary Public - State of Oregon

My Commission Expires: May 25, 26





**Coos County Planning Department**  
60 E. Second, Coquille, Oregon 97423  
Mailing Address: 225 N. Adams, Coquille, Oregon 97423  
(541) 396-7770  
TDD (800) 735-2900

## CONSENT

On this 6<sup>th</sup> day of JUNE, 2024,

I, HSP 1973, LLC  
(Print Owners Name as on Deed)

as owner/owners of the property described as Township 29S, Range 14W,

Section 18<sup>4W</sup> 18, Tax Lot 2900, Deed Reference \_\_\_\_\_

Provide consent for Coos County Planning Staff to provide any information on the property identified in this form to the following people:

Name: Donald G. Wales

Mailing Address: PO Box 1971, Bowdon, OR 97411

Phone Number: 928 230 2670 Email: gregor.d.wales@yachw.com

Owners Signature/s

Heather Wales

USE # 81 Storage Facility and Units including parking facilities requires a Conditional Use \$1833.00, and is subject to Review Standard 79, Additional conditional use criteria, commercial siting standards as well as general siting standards.

Review Standard 79 Storage Facilities and Units – The category includes warehouse, mini-storage, parking lots or parking structures.

**FINDING: The proposal includes a parking storage lot.**

Additional Conditional Use Criteria: Commercial (C-1) - The following conditional use review standards apply to all USES, ACTIVITIES and DEVELOPMENT C-1 zoning district.

(a) COMPATIBILITY: The proposed USE, ACTIVITY OR DEVELOPMENT is required to demonstrate compatibility with the surrounding properties or compatibility may be made through the imposition of conditions. Compatibility means that the proposed use is capable of existing together with the surrounding uses without discord or disharmony. The test is where the proposed use is compatible with the existing surrounding uses and not potential or future uses in the surround area.

**Finding: (a) The property is described as being located in Coos County, Oregon, Map no. 29S14W18, Parcel no. 2900, Account No. 1218300 (no situs address currently assigned). Size of property is listed at 6.62 acres (hereafter referred to as “subject property”. Owners of said property request to utilize the property for a parking storage lot for commercial purposes. The property is zoned C-1 (Commercial) and bordered by a C-1 commercial property directly on the southern property line. The subject property is bordered on the east by approximately a 19 acre uninhabited F zoned property. The subject property is further bordered on the north property boundary by an approximate 5 acre parcel zoned RR-1 (property has what appears to be a single family home). The subject property is bordered by Highway 101 directly to the west and has access via a 40 foot wide entrance from Highway 101 (approved by ODOT). The second property to the south is a commercial Mobile Home Park with approximately 12 mobile homes situated within the property and is zoned C-1.**

SECTION 4.3.225 GENERAL SITING STANDARDS All new USES, ACTIVITIES and DEVELOPMENT are subject to the following siting standards:

(1) Agricultural and Forest Covenant - Any applicant for a dwelling permit adjacent to a Forest or Exclusive Farm Zone shall sign a statement on the Compliance Determination or Zoning Clearance Letter acknowledging that: “the normal intensive management practices occurring on adjacent resource land will not conflict with the rural residential landowner’s enjoyment of his or her property.

(2) Fences, Hedges, and Walls: No requirement, but vision clearance provisions of Section 7.1.525 apply.

(3) Limitation on uses of manufactured dwellings/structures for commercial purposes pursuant to ORS 466 et seq. Manufactured dwellings shall not be used for commercial purposes except: (a) Where use of the manufactured dwelling for commercial purposes is authorized by the Building Codes Agency. (b) Where used as a temporary sales office for manufactured structures; or (c) As part of an approved home occupation. [OR-92-07-012PL]

(4) New lots or parcels - Creation of lots or parcels, unless it meets the circumstances of § 5.6.130, shall meet the street frontage, lot width, lot depth and lot size. Minimum road frontage/lot width shall be met unless waived by the Planning Director in consultation with the County Surveyor and County Roadmaster due to creating an unsafe or irregular configuration: (a) Minimum Street frontage should be at least 30 feet; and (b) Minimum lot width and Minimum lot depth is 50 feet. Minimum parcel/lot size cannot be waived or varied unless otherwise provided by a specific zoning regulation. Tax lot creation and consolidations do not change the legally created status of a lot or parcel.

(5) Parking - Off-street access, parking and loading requirements per Chapter VII apply.

(6) Riparian -

(a) Riparian vegetation setback within 50 feet of a estuarine wetland, stream, lake or river, as identified on the Coastal Shoreland and Fish and Wildlife habitat inventory maps, shall be maintained except:

i. Trees certified as posing an erosion or safety hazard. Property owner is responsible for ensuring compliance with all local, state and federal agencies for the removal of the tree.

ii. Riparian vegetation may be removed to provide direct access for a water dependent use if it is a listed permitted within the zoning district;

iii. Riparian vegetation may be removed in order to allow establishment of authorized structural shoreline stabilization measures;

iv. Riparian vegetation may be removed to facilitate stream or stream bank clearance projects under a port district, ODFW, BLM, Soil & Water Conservation District, or USFS stream enhancement plan;

v. Riparian vegetation may be removed in order to site or properly maintain public utilities and road right-of-ways;

vi. Riparian vegetation may be removed in conjunction with existing agricultural operations (e.g., to site or maintain irrigation pumps, to limit encroaching brush, to allow harvesting farm crops customarily grown within riparian corridors, etc.) provided that such vegetation removal does not encroach further into the vegetation buffer except as needed to provide an access to the water to site or maintain irrigation pumps; or

vii. The 50 foot riparian vegetation setback shall not apply in any instance where an existing structure was lawfully established and an addition or alteration to said structure is to be sited not closer to the estuarine wetland, stream, lake, or river than the existing structure and said addition or alteration is not more than 100% of the size of the existing structure's "footprint".

(b) Riparian removal within the Coastal Shoreland Boundary requires an Administrative Conditional Use application and review. See Special Development Considerations Coastal Shoreland Boundary.

(c) The 50' measurement shall be taken from the closest point of the ordinary high water mark to the structure using a right angle from the ordinary high water mark.

(7) Setbacks:

(a) All Development with the exception of fences shall be set back a minimum of thirty-five (35) feet from any road right-of-way centerline, or five (5) feet from the right-of-way line, whichever is greater. This setback may be greater under specific zoning siting requirements.

(b) Firebreak Setback - New or replacement dwellings on lots, parcels or tracts abutting the "Forest" zone shall establish and maintain a firebreak, for a distance of at least 30 feet in all directions. Vegetation within this firebreak may include mowed grasses, low shrubs (less than ground floor window height), and trees that are spaced with more than 15 feet between the crowns and pruned to remove dead and low (less than 8 feet from the ground) branches. Accumulated needles, limbs and other dead vegetation should be removed from beneath trees.

(8) OUTDOOR STORAGE IN RESIDENTIAL ZONES (a) Boats and trailers, travel trailers, pick-up campers or coaches, motorized dwellings, and similar recreation equipment may be stored on a lot but not used as an accessory use; (b) Automotive vehicles or trailers of any kind or type without current license plates, where required, and which are not in mechanical working order, shall not be parked or stored on any residentially zoned property other than in completely enclosed buildings; (c) One operating truck may be stored on the lot of a truck driver provided it is accessory to the main use of the property. Additional trucks shall not be allowed.

**FINDING: (1) I agree to sign a statement acknowledging that the farm and forest uses occurring on adjacent resource land will not conflict with the residential enjoyment of my property. (2) No fences, hedges, or walls are currently being planned. (3) No manufactured dwellings/structures are being proposed for this use. (4) Subject property conforms to size requirements with approximately 240 linear feet measuring north/south and approximately 1240 linear feet measuring east/west. (5) Parking will be in accordance with Chapter VII and will be submitted with the traffic plan. (6) Subject property has been cleared of riparian vegetation on the westernmost 3 acres and will be utilized for the proposed business use. The subject property is mostly level and will have crushed rock driveways (roads) and grass on the remainder of the cleared property. (7) All setbacks will be maintained as per section 7 above.**

(1) Commercial (C-1) - The following siting standards apply to all USES, ACTIVITIES and DEVELOPMENT C-1 zoning district.

(a) Minimum lot/parcel size – None but general dimension requirements apply.

(b) Setback - Front, side and rear setbacks are 5 feet from abutting properties that are zoned Controlled Development or residential zoning districts.

(c) Building Height - sites abutting a residential or controlled development zone shall have a max height of 35 feet plus one (1) additional foot in height for each foot of setback exceeding 5 feet ( i.e. if the setback is 10 feet, the maximum building height would be 40 feet). However, spires, towers, domes, steeples, flag poles, antennae, chimneys, solar collectors, smokestacks, ventilators or other similar objects may be erected above the prescribed height limitations, provided no usable floor space above

the height limits is thereby added. Such over height object shall not be used for advertising of any kind.

(d) Density or Size limits - Commercial structures shall be small-scale, low impact commercial use and be subject to the following building size limits:

- i. No size limits inside urban growth boundary;
- ii. For building or buildings located within an Unincorporated Community Boundary as adopted by the Coos County Comprehensive Plan Volume 1 Part 2 § 5.5 the following square foot requirements apply:
  1. Urban Unincorporated Community shall not exceed 8,000 square feet of floor space; or
  2. Rural Unincorporated Community shall not exceed 4,000 square feet of floor space.

(e) Design Standards:

- i. The landscape shall minimize soil erosion. The exterior portion of the property shall provide an ornamental, sight-obscuring fence, wall, evergreen or other suitable screening/planting along all boundaries of the site abutting public roads or property lines that are common to other owners of property that are zoned for residential, except for points of ingress and egress;
- ii. Lighting: Any lights provided to illuminate any public or private parking area shall be so arranged as to reflect the light away from any abutting or adjacent residential district or use.
- iii. Exposed storage areas, service areas, utility buildings and structures and similar accessory areas and structures shall be subject to the setbacks of the this zoning designation, screen plantings or other screening methods;
- iv. Trash service shall be provided to the facility and the area for trash receptacle or receptacles shall be identified on the plot plan; and
- v. Hours of operation may be required in areas predominantly surrounded by residential zones.

**FINDING: (a) the minimum parcel/lot size does not apply, the proposal does not include a division of the parcel. (b) The plot plan attached identifies that the setbacks are met. (c) no proposed structures will be over 35 feet in height. (d) The property is not within an unincorporated community boundary. (e) Each property boundary surrounding the subject property is currently forested with vegetation (evergreen trees and bushes). No soil erosion is anticipated as the subject property is mostly level and flat. Lighting of the property will be in accordance with section ii above and trash with section iv. Hours of operation are proposed to be from 8 am to 7 pm daily.**

## SECTION 7.1.250 MATERIALS REQUIRED FOR AN APPLICATION:

A traffic plan (item 1) will be required for all rezones, recreational vehicle parks, campgrounds, mobile home parks, land divisions, industrial developments, commercial developments and high intensity development plans. The Roadmaster in consultation with the Planning Director will have discretion to waive items 2 through 4 based on the findings that the increase in development is diminimus to the existing development.

1. Traffic Plan - A parking/traffic plan shall be submitted to address all of the following:
  - a. Property boundaries;
  - b. Location of all structures on the subject property;
  - c. Required parking spaces;
  - d. Current utilities and proposed utilities;
  - e. Roadmaster may require drawings and specs from the Oregon Standards Specification Manual (OSSC) (current edition);
  - f. The location and design of bicycle and pedestrian facilities shall be indicated on the site plan if applicable;
  - g. Pedestrian access and circulation will be required if applicable. Internal pedestrian circulation shall be provided in new commercial, office, and multi-family residential developments through the clustering of buildings, construction of walkways, landscaping, accessways, or similar techniques;
  - h. All plans (industrial and commercial) shall clearly show how the internal pedestrian and bicycle facilities of the site connect with external existing or planned facilities or systems;
  - i. Location of existing and proposed access point(s) on both sides of the road where applicable;
  - j. Distances to neighboring constructed access points, median openings (where applicable), traffic signals (where applicable), intersections, and other transportation features on both sides of the property;
  - k. Number and direction of lanes to be constructed on the road plus striping plans;
  - l. All planned transportation features (such as sidewalks, bikeways, auxiliary lanes, signals, etc.); and
  - m. Parking and internal circulation plans including walkways and bikeways, in UGB's and UUC's.
2. Traffic Study completed by a registered traffic engineer.
3. Access Analysis completed by a registered traffic engineer
4. Sight Distance Certification from a registered traffic engineer.

**FINDING: I have included a plot plan and traffic plan that contains the necessary requirements within this section (1). I request for items 2-4 to be waived as the development is diminimus to the existing development off of Highway 101.**

USE # 27 Watchman/Caretaker requires a Compliance Determination \$336.00 Driveway Access Fee \$153 and Address \$228.50 and is subject to Review Standard 27(m)(iv) commercial siting standards as well as general siting standards.

Temporary Residences or Structures –

(i) Watchman/care taker dwelling – Permitted on properties that have industrial, commercial or recreational uses to provide security but not on properties that already contain a single family dwelling. The dwelling shall be temporary and movable (RV or Manufactured Dwelling). The dwelling shall be only sited if there is an existing approved use and this use is serving as an accessory use.

**FINDING: The proposal includes siting a Manufactured Dwelling to provide security. I understand that the Manufactured Dwelling is accessory to the approved commercial use.**

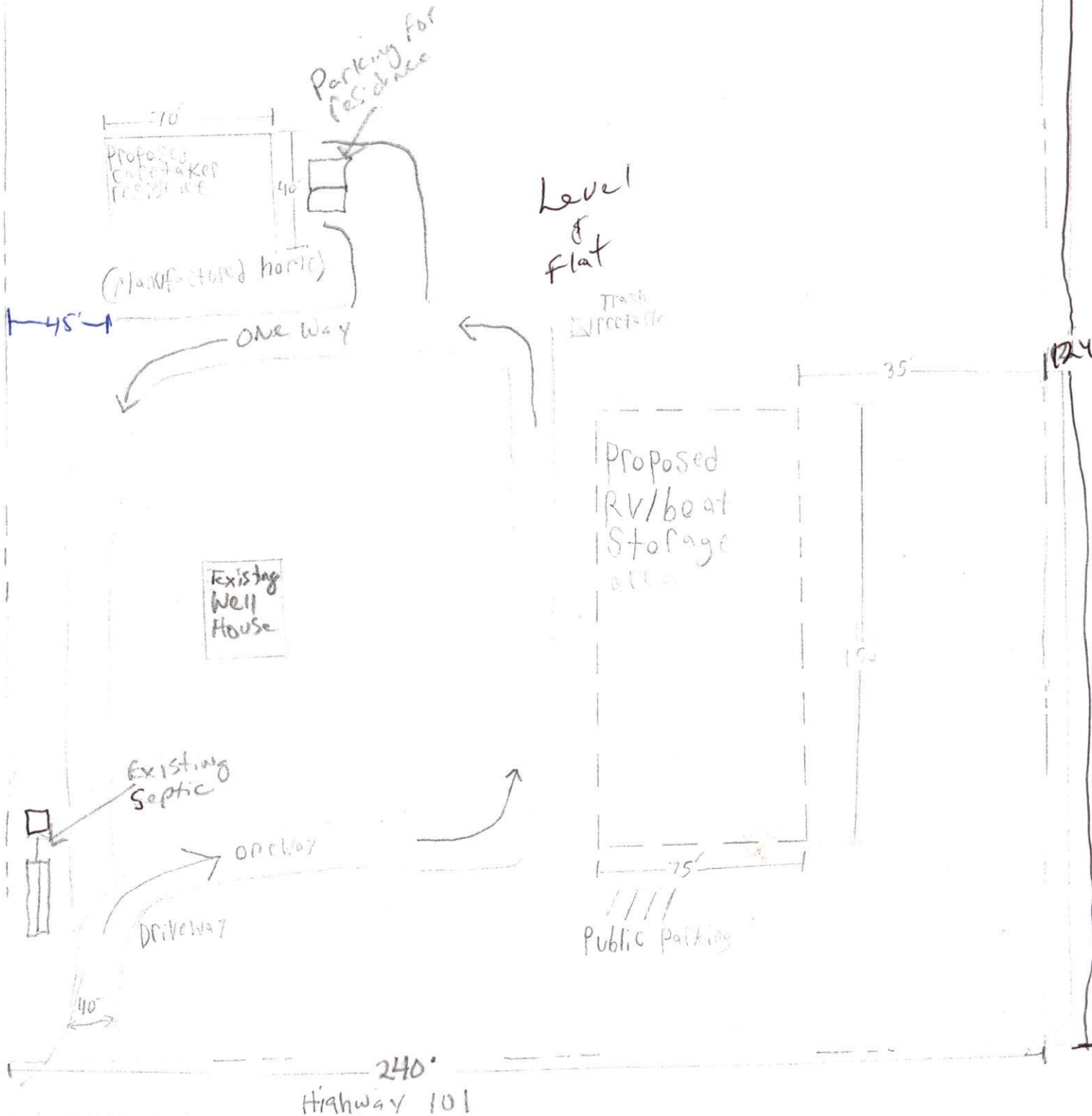
Site Plan

(1 P3)

Property L.Na

Plot Plan  
29514W18  
1912300  
HSP1923/LC

Proposed Use: Commercial  
RV/Boat Storage Lot



Traffic Plan

(4 pgs)



Hwy 101

40'

12-inch  
culvert  
(existing)

Existing  
Driveway

30'

Road material = 3/4 minus  
crushed rock  
6" thick

Property line

ONE WAY ←  
15'

↑  
ONE WAY

See pg 2

TRAFFIC PLAN (Pg. 1)  
ENTRANCE (EXISTING)  
MAP NO. - 29514W18  
PARCEL - 2900  
ACCOUNT - 1218300

See pg 2

Loop (One way) & Driveway

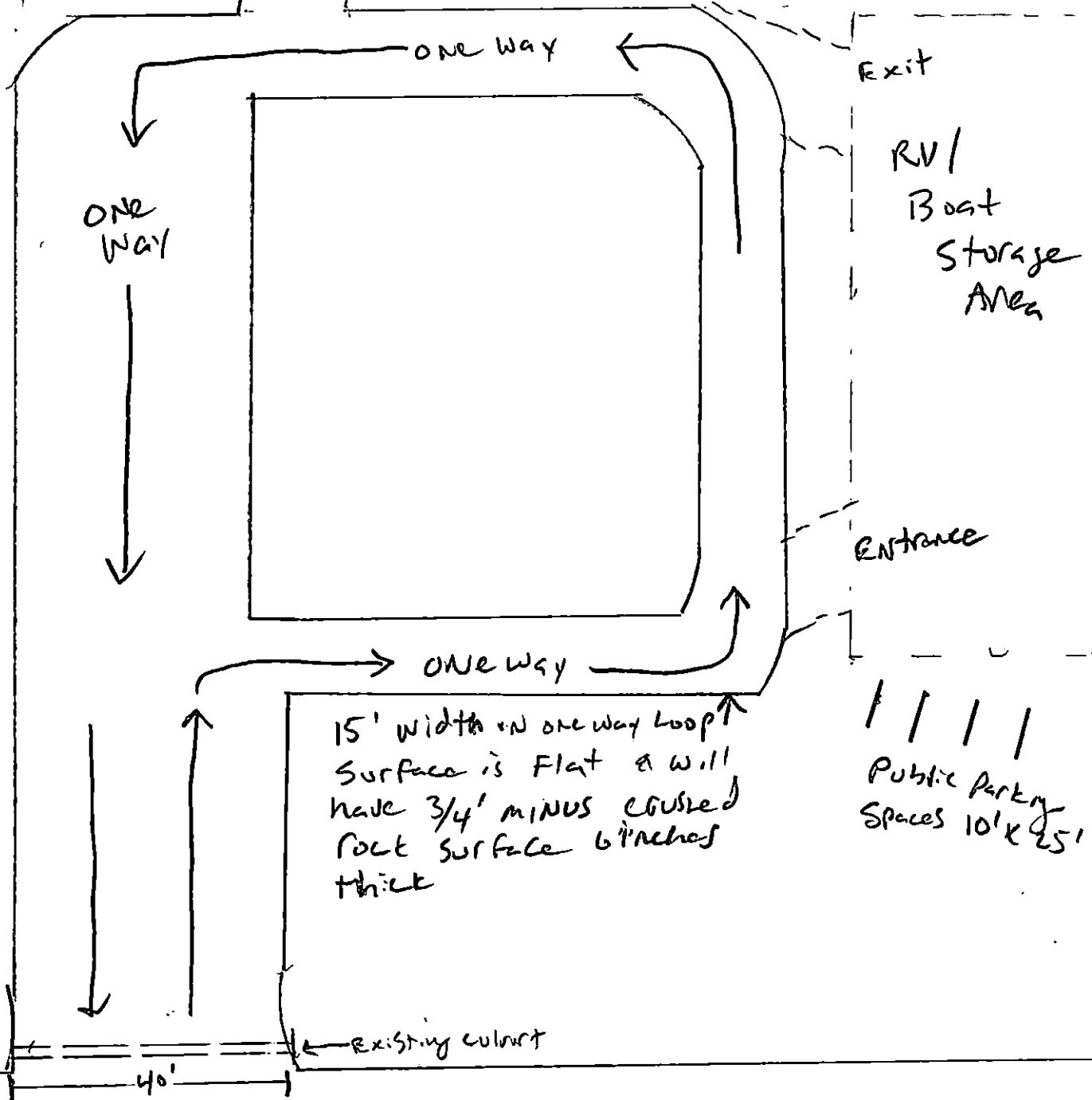
Map No. 29S14W18  
Parcel - 2900  
Account - 1218300

Future Care-Taker's Residence

Parking for Residence



Private Driveway



Exit

RV/  
Boat  
Storage  
Area

Entrance

15' width in one way loop  
Surface is Flat & will  
have 3/4' MINUS crushed  
rock surface 6 inches  
thick

Public Parking  
Spaces 10' x 25'

Existing Culvert

40'

Traffic Plan (Pg 3)  
Vision Clearance  
Triangle  
(Hwy 101)

Map No - 29514W18  
Parcel - 2900  
Account - 1218300

