

Z0018-D
Received 5-14-20



**PETROLEUM
DESIGNS LLC**
P.O. BOX 702
GREENSBORO, NC 27402
TEL: (800) 998-8822
WWW.PETRO-DESIGNS.COM

PROJECT:
REMODEL GAS STATION AND
CONVENIENCE STORE
810 E ARLINGTON ST
GLADSTONE, OR 97027

REVISIONS
3-12-2020 REVISION
1. DESIGN CHANGES

DATE:	12-27-2019
SCALE:	1"=10'-0"
DRAWN BY:	GHJ
CHECKED BY:	PHK
DATE:	02/1
FILE:	621-SPI

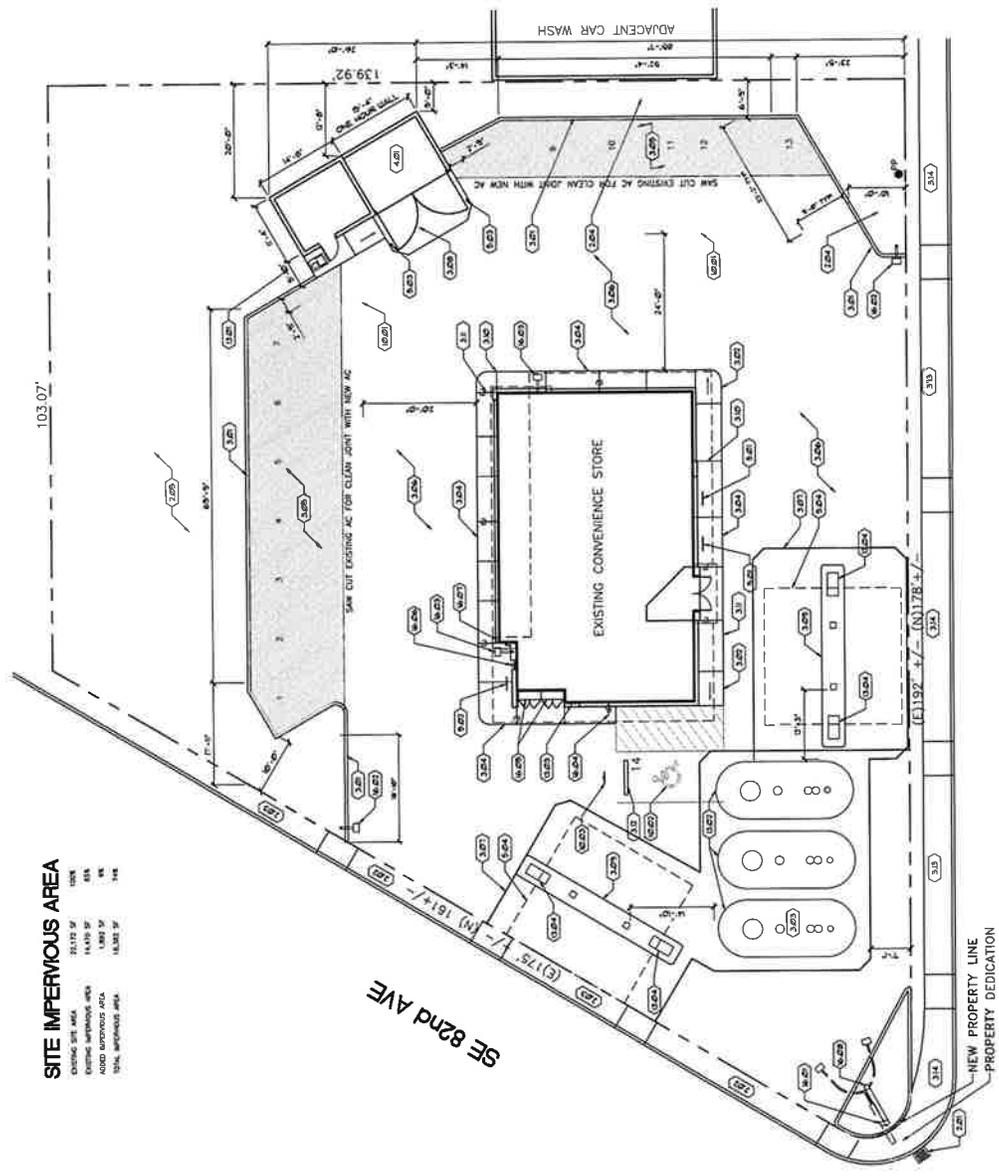
SITE PLAN
GLADSTONE

GENERAL NOTES:

- ALL WORK SHALL BE PERFORMED TO THE SATISFACTION OF THE LOCAL AGENCIES.
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KEY NOTES:

- 20 - SITE WORK**
- 20.01 EXISTING STREET CATCH BASIN TO REMAIN
 - 20.02 EXISTING CURB TO REMAIN
 - 20.03 EXISTING CURB AND SCHEDULE TO REMAIN
 - 20.04 NEW LANSING PAVEMENT
 - 20.05 EXISTING VACANT YARD TO REMAIN
- 30 - CONCRETE AND PAVING**
- 30.01 NEW CONCRETE CURB PER SHEET T1
 - 30.02 NEW 4" CONCRETE DRIVE SLAB PER SHEET T1
 - 30.03 NEW 4" CONCRETE DRIVE SLAB PER SHEET T1
 - 30.04 NEW 4" CONCRETE DRIVE SLAB PER SHEET T1
 - 30.05 NEW 4" CONCRETE DRIVE SLAB PER SHEET T1
 - 30.06 NEW 4" CONCRETE DRIVE SLAB PER SHEET T1
 - 30.07 NEW 4" CONCRETE DRIVE SLAB PER SHEET T1
 - 30.08 NEW 4" CONCRETE DRIVE SLAB PER SHEET T1
 - 30.09 NEW 4" CONCRETE DRIVE SLAB PER SHEET T1
 - 30.10 NEW 4" CONCRETE DRIVE SLAB PER SHEET T1
 - 30.11 NEW 4" CONCRETE DRIVE SLAB PER SHEET T1
 - 30.12 NEW 4" CONCRETE DRIVE SLAB PER SHEET T1
 - 30.13 NEW 4" CONCRETE DRIVE SLAB PER SHEET T1
 - 30.14 NEW 4" CONCRETE DRIVE SLAB PER SHEET T1
 - 30.15 NEW 4" CONCRETE DRIVE SLAB PER SHEET T1
 - 30.16 NEW 4" CONCRETE DRIVE SLAB PER SHEET T1
 - 30.17 NEW 4" CONCRETE DRIVE SLAB PER SHEET T1
 - 30.18 NEW 4" CONCRETE DRIVE SLAB PER SHEET T1
 - 30.19 NEW 4" CONCRETE DRIVE SLAB PER SHEET T1
 - 30.20 NEW 4" CONCRETE DRIVE SLAB PER SHEET T1
- 40 - MASONRY**
- 40.01 NEW CMU TRASH ENCLOSURE AND STORAGE PER SHEET T1
- 50 - METAL**
- 50.01 NEW ALUMINUM TRASH ENCLOSURE PORT BACK WITH ONE 24" SPACE
 - 50.02 NEW ALUMINUM TRASH ENCLOSURE PORT BACK WITH ONE 24" SPACE
 - 50.03 NEW ALUMINUM TRASH ENCLOSURE PORT BACK WITH ONE 24" SPACE
 - 50.04 NEW ALUMINUM TRASH ENCLOSURE PORT BACK WITH ONE 24" SPACE
- 60 - SPECIALTIES**
- 60.01 PAINT 4" TRAFFIC SYNTHETIC WHITE FINISH
 - 60.02 PAINT 4" TRAFFIC SYNTHETIC WHITE FINISH
 - 60.03 PAINT 4" TRAFFIC SYNTHETIC WHITE FINISH
 - 60.04 PAINT 4" TRAFFIC SYNTHETIC WHITE FINISH
- 70 - SPECIAL CONSTRUCTION**
- 70.01 REINSTALL EXISTING AIR/WATER UNIT
 - 70.02 EXISTING UNDERGROUND FUEL TANKS PER SHEET T1 AND T-3
 - 70.03 EXISTING UNDERGROUND FUEL TANKS PER SHEET T1 AND T-3
 - 70.04 EXISTING UNDERGROUND FUEL TANKS PER SHEET T1 AND T-3
- 80 - ELECTRICAL**
- 80.01 EXISTING POLE AND LIGHTS TO BE REMOVED
 - 80.02 EXISTING POLE AND LIGHTS TO BE REMOVED
 - 80.03 EXISTING POLE AND LIGHTS TO BE REMOVED
 - 80.04 EXISTING POLE AND LIGHTS TO BE REMOVED
 - 80.05 EXISTING POLE AND LIGHTS TO BE REMOVED
 - 80.06 EXISTING POLE AND LIGHTS TO BE REMOVED
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 - 80.18 EXISTING POLE AND LIGHTS TO BE REMOVED
 - 80.19 EXISTING POLE AND LIGHTS TO BE REMOVED
 - 80.20 EXISTING POLE AND LIGHTS TO BE REMOVED



ARLINGTON ST.

1 SITE PLAN

NEW PROPERTY LINE
PROPERTY DEDICATION

SITE IMPERVIOUS AREA

EXISTING SITE AREA	24,175 SF
EXISTING IMPERVIOUS AREA	14,175 SF
ADDED IMPERVIOUS AREA	1,000 SF
TOTAL IMPERVIOUS AREA	15,175 SF

20071-20-C
Public
comment

Archived: Wednesday, May 13, 2020 3:36:27 PM
From: Bruce Hildreth
Sent: Wednesday, May 13, 2020 3:20:01 PM
To: Fields, Joy
Subject: May 19th Gladstone Planning Commission meeting
Sensitivity: Normal

Warning: External email. Be cautious opening attachments and links.

Re: Conditional Use: Z0071-20-C
18000 Webster Rd.

To: Joy Fields -staff

Joy,

Would you please see that my comments below are submitted into the records for the proposed hearing on this property as written testimony for the meeting dtd May 19, 2020

My name is Bruce Hildreth and I live at 7500 Ridgewood Dr. My wife and I are currently not opposed to the project and it's use at this time. As close proximity neighbors, we can see parts of the property and hear most loud activity. We are hoping that the county will abide by promises to keep the property well maintained and to monitor excess noise especially during quiet hours of the evening.

Since the county has bought the property in 2019 and conducted its first meeting with the public, noise has not been a problem. However, the up-keep of the property has been next to nil, with a lack of suitable outdoor maintenance of the grounds. The property has random junk stored openly in the back which has become an attractive nuisance. A set of small sheds that house old paint cans which have been broken open and kicked about. There have also been many instances of vandalism to the property which includes breaking and entering. All of these seemingly minor items do not bode well for a contiguous neighborhood with decent people living in nice homes. We understand the process of permitting to begin development and the time it takes to approve, but the county has an obligation to follow the ordinances of the City of Gladstone. Currently, I believe this property is in violation on many counts and frankly should be reported. We are hoping that this letter of testimony will prompt the county to take a reasonable approach to clean up and maintain this property indefinitely beginning today.

Respectfully submitted,

Bruce Hildreth
Resident

Sent from Mail for Windows 10

[Spam Email](#)
[Phishing Email](#)

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