

CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125

FAX: (541) 298-5490

Community Development Dept.

AGENDA
CITY OF THE DALLES PLANNING COMMISSION

WASCO COUNTY COURTHOUSE
CIRCUIT COURT ROOM 301, 3RD FLOOR
511 WASHINGTON ST
THE DALLES, OREGON 97058
CONDUCTED IN A HANDICAP ACCESSIBLE MEETING ROOM

THURSDAY, JANUARY 15, 2009

6:30 P.M.

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Approval of Minutes, December 4, 2008
- IV. Public Comment (Items not on the Agenda)
- V. Continued Quasi-Judicial Public Hearings

APPLICATION NUMBER: SPR 379-08 of Pacland REQUEST: This application is a request to develop lot two of SUB 62-08 with a 150,000 square foot building, parking, landscaping & utilities for a Walmart. **LOCATION:** Property is located at the Chenoweth Interchange. The property is further described as lot 2 of subdivision 62-08 of 2N 13E 28 tax lot 702. Property is zoned "CLP" – Commercial/Light Industrial. The public testimony portion of this hearing was held on 12/4/08. At the end of the public testimony the hearing was closed but the record was held open for an additional 7 days with additional time for the applicant to respond to any new testimony.

- VI. Resolution 483-09; PacLand/Walmart
- VII. Commissioner Comments/Questions
- VII. Staff Comments
- VIII. Next scheduled meeting date: February 5, 2009
- IX. Adjournment

Planning Commission Public Hearing
November 20, 2008 - Continued to Dec. 4, 2008
Site Plan Review SPR 379-08/ Walmart Store

Please sign in if you are considering testifying at today's hearing or if you would like to receive a copy of the Notice of Decision.

	Name (please print)	Address	Will Testify	Notice of Decision Only	In Favor or Opposed
1	John Nelson	524 W 3rd PL	X		
2	DAVID ZIMBIEMAN	Downtown Business 418 E 2nd St	X		
3	MARK WIKEL	P.O. Box 716 418 E 4th St	X		
4	Lauren Goldberg	1014 E. 14th St. T.D.	X		
5	Loene Lichman	5225 Chenoweth Rd	X		
no 6	Heather Hopkins Fahiem Kasheed	Simonelli Rd		X	
no 7	Heather Hopkins	PO Box 891, TD	?		
8	DUSAN HARRIS	PO Box 417 CASCADE LOCKS, OR		X	
9	Lloyd Clark	1220 E 13th The Dalles or		X	
10	Kenneth H VAN ANTWERP	770 Floral Ct. the Dalles		X	
no 11	Lynn Sampson	1010 Pomona St. TD	X		
12	Terry VERNON TACKER	402 E 1st PL. MAUPIN.	X		
no 13	Robert Friel	1016 maple st. w. The Dalles	X		
14	marlene Friel	1016 maple st. w. The Dalles		X	
15	PAT LUCAS	90420 9th St The Dalles	X		
16	Wes Albrecht	1506 W 10th The Dalles		X	
17	Cheryl Kelly	716 9th St TD	X		
18	Jan Farmer	814 W 11		X	
19	Earl G. Spanta	735 SW First Ave OR 97004	X		
20	Theresa Alley	3646 W 13th A-b The Dalles	X	X	

All entered on labels

Planning Commission Public Hearing
November 20, 2008 - Continued to Dec 4, 2008
Site Plan Review SPR 379-08/ Walmart Store

Please sign in if you are considering testifying at today's hearing or if you would like to receive a copy of the Notice of Decision.

	Name (please print)	Address	Will Testify	Notice of Decision Only	In Favor or Opposed
✓21	Billie Walton	1018 Pomona The Dalles	X		
✓22	KEN HELM	16289 NW Mission Oaks DR ^{Box 97006} PD	X		
✓23	Karen Slaughter	2222 W 8th St The Dalles	X		
no 24	Bruce Lumpkin	6377 Mill Creek Rd. The Dalles	X		
no 25	Lorena Barajas	762 Richland court The Dalles	X		
✓26	Bobbie Miller	1660 Meek St T.D	X		
✓27	Jeff Stiles	POX 636 TD 812 E 20th	X		
✓28	Michael Leash	306 Court St. TD.	X		
✓29	Sharon Hotchkiss	3409 W 13th TD	X		
30	DUGAN HARRIS	P.O. Box 417 Cascade Locks, OR		X	
✓31	Sue Bemis	405 W. 6th St T.D. OR	X		
no 32	Matt Bowen	1976 Cherry Hts. Rd The Dalles	X		
no 33	Judy Morrill	400 W. 11th Street The Dalles	X		
no 34	Carol Solbach	801 BALFOUR Lyle Wa. 98635	X		
no 35	GARY NAVARRE	1800 East 14th. St. The Dalles			
no 36	R.L. Knighten	2325 W 13th, The Dalles	X		
✓37	Lwise Langheirich	2102 Garrison St TD	X		
no 38	Benjamin S. Ballinger	1015 Lincoln St.	X		
✓39	Doug + Jill Leash	1623 E 9th St The Dalles, OR 97005	X		X
✓40	Guten Schutz (Gwen)	PO Box 1091 TD 97078 1910 Quinton	X		

all entered on labels

**Planning Commission Public Hearing
December 4, 2008
Site Plan Review 379-08 / Walmart**

Please sign in if you are considering testifying at today's hearing or if you would like to receive a copy of the Notice of Decision.

	Name (please print)	Address	Notice of Decision Only	Will Testify	In Favor, Opposed or Neutral?
61	Crystal Archer	1200 E. 17 th St, The Dalles, OR 97058	X		<input type="radio"/>
62	Tony Dunne	1014 Laughlin The Dalles, OR 97058	X		<input type="radio"/>
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80					

entered on labels

Chenoweth Station Subdivision & Proposed Wal-Mart



PACLAND

8400 SE LAKE RD
SUITE 300
PORTLAND, OR 97222

T 503.559.9500
F 503.559.2227
PACLAND.COM

The Dalles, OR



- A** – River Road / Site Access
Signal, left turn lanes and frontage improvements
- B** – River Road / I-84 West Bound Ramp
Signal and channelization
- C** – River Road / I-84 East Bound Ramp
Signal and channelization
- D** – River Road / Hwy. 30
Signal and channelization
- E** – 2nd Street / Webber Street
Signal modification and channelization
- F** – 6th Street / Webber Street
Signal modification, channelization and turn lanes
- G** – Hwy. 197 / I-84 West Bound Ramp
Right turn lane

10/20/11 11:28 AM C:\Users\j... \Documents\11.11.11\11.11.11.dwg

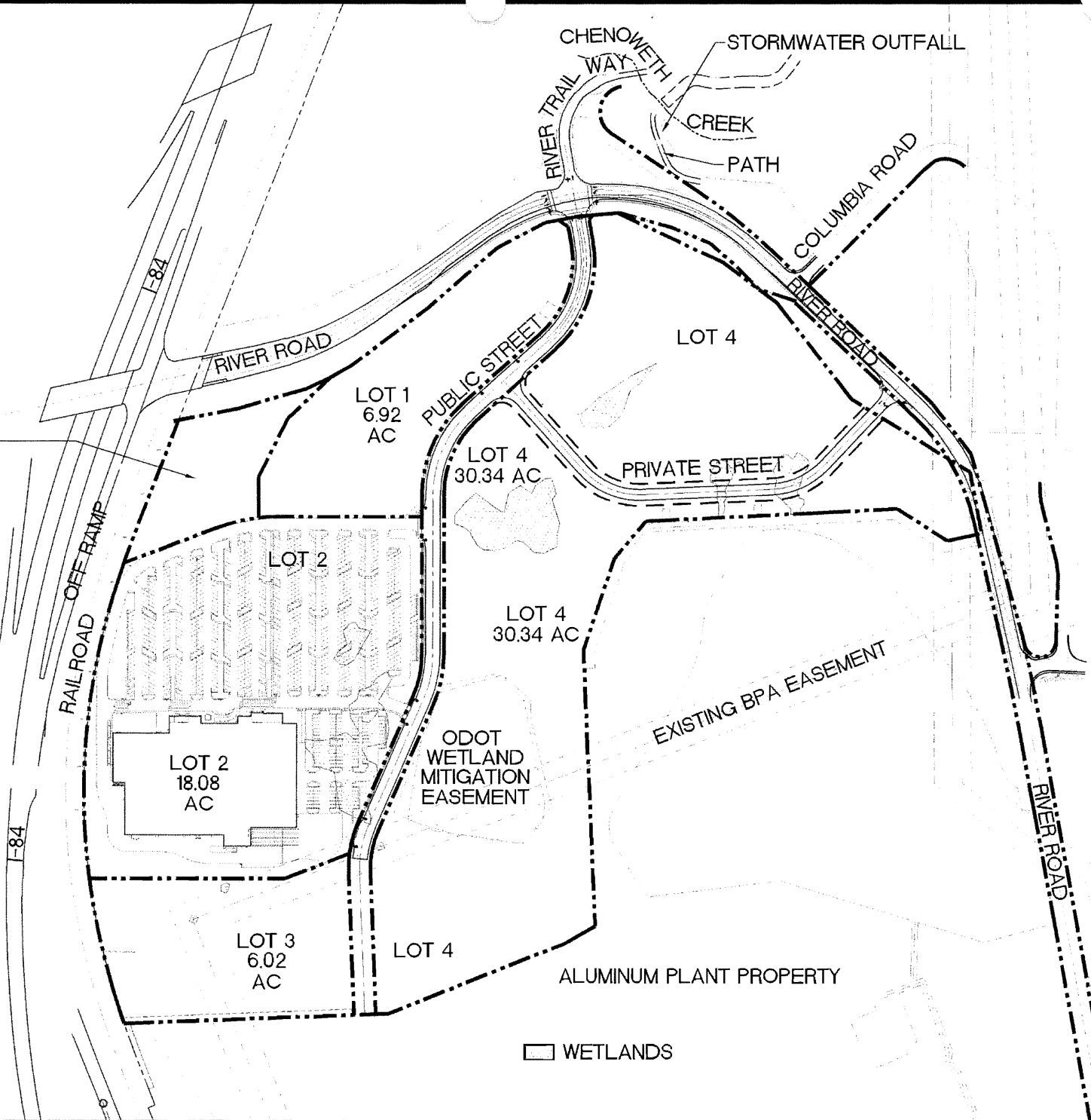
No.	Date	By	Revision Description	Designed By	Issue Date
	6/7/10			6/7/10	
	8/10/10		Revised 6th St. SILL 1A	8/10/10	
	11/7/10			11/7/10	
		Checked By:		Project No.	
		GF		5003-26	

PACLAND

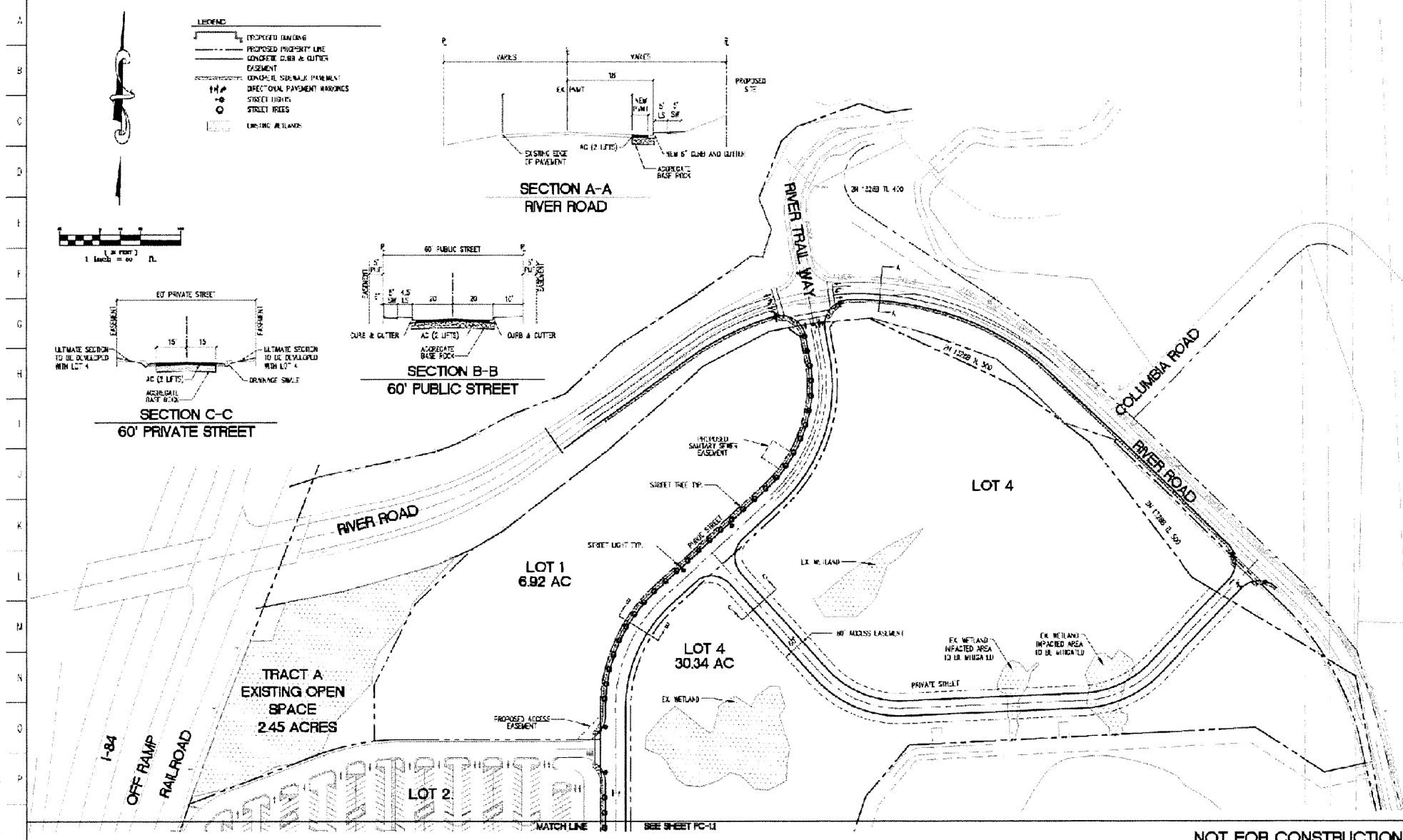
600 S.E. 1st St.
SAC 313
Portland, OR 97214

(503) 629-9596
F (503) 629-2217
www.pacland.com

TRACT A
EXISTING OPEN
SPACE
2.45 ACRES



WETLANDS



NOT FOR CONSTRUCTION

No.	Date	By	Revision Description

Designed By:	EC	Issue Date:	10/7/08
Drawn By:	EC/SC	Project No:	200810143
Checked By:	JV		

PACLAND
 1400 SE 44th Road
 Suite 200
 Portland, OR 97222
 T (503) 657-2500
 F (503) 657-2372
 www.pacland.com

CHENOWETH STATION SUBDIVISION
 RIVER ROAD
 THE DALLES, OR

PRELIMINARY SITE PLAN

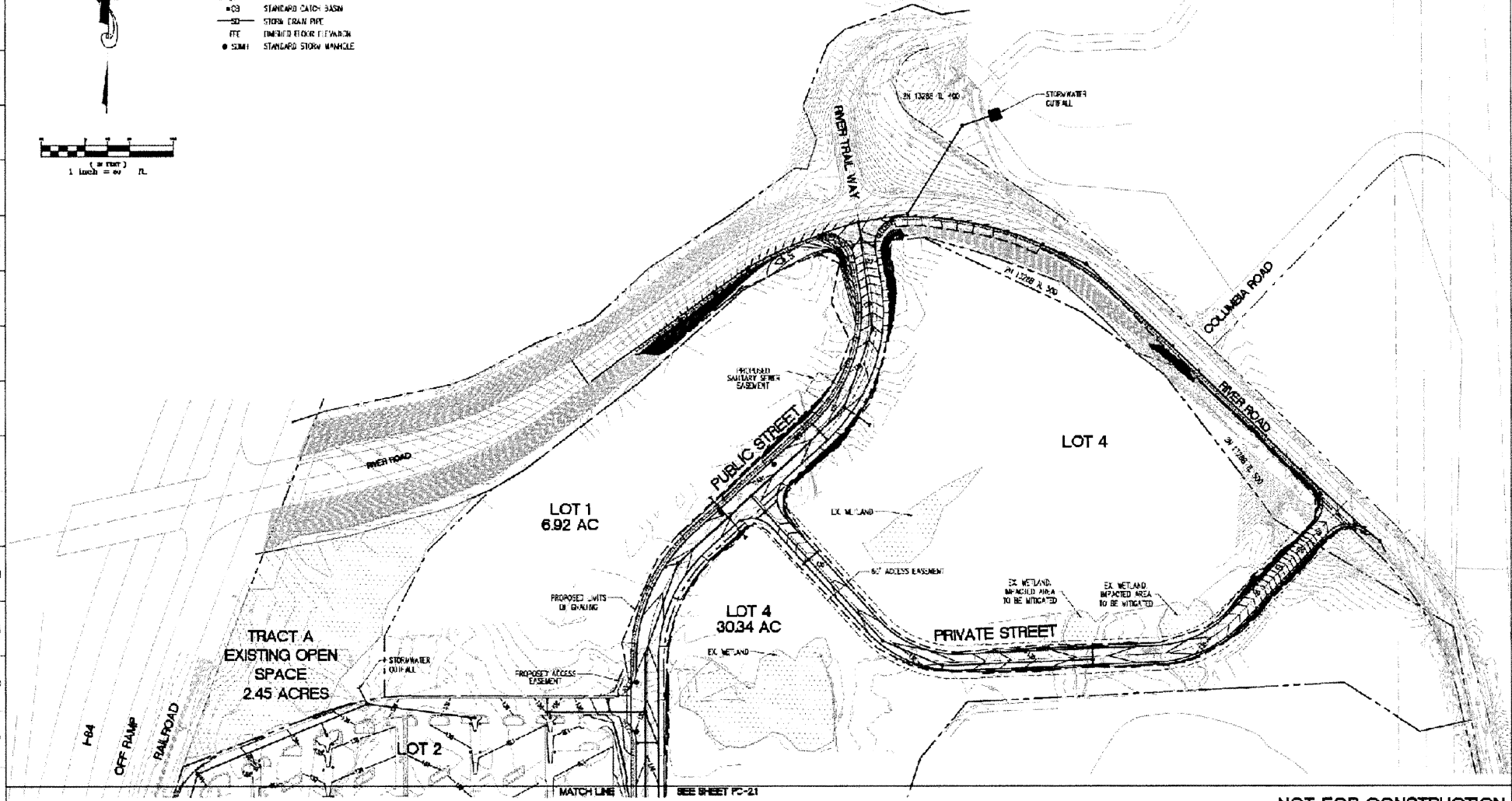
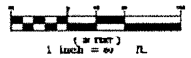
PC-10

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A
B
C
D
E
F
G
H
I
J
K
L
M
N
O
P

- LEGEND**
- - - - - EX. CONTOUR
 - - - - - PROPOSED CONTOUR
 - - - - - STANDARD CATCH BASIN
 - - - - - STORM DRAIN PIPE
 - - - - - DIMENSIONED STORM PIPE
 - SSM1 STANDARD STORM MANHOLE



NOT FOR CONSTRUCTION

No.	Date	By	Revision Description

Designed By:	BOI	Issue Date:	10/7/08
Drawn By:	BOI/EC	Project No.:	PC-20
Checked By:	JV		

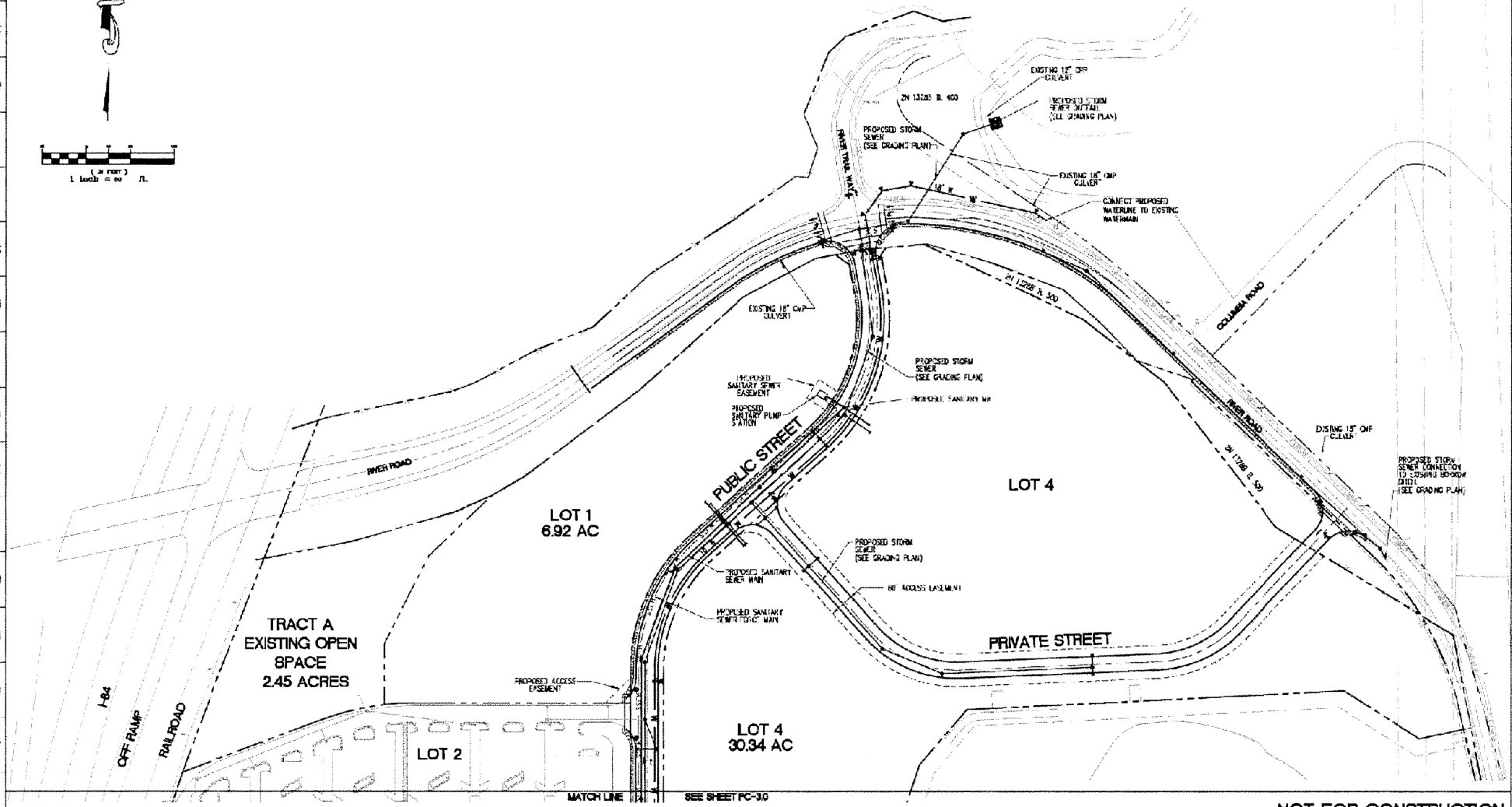
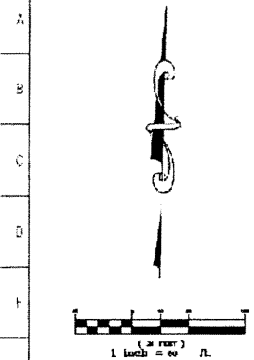
PACLAND
 1800 SE 10th Road
 Suite 200
 Portland, OR 97217
 T (503) 457-2500
 F (503) 457-2392
 www.pacland.com

CHENOWETH STATION SUBDIVISION
 RIVER ROAD
 THE DALLES, OR

PRELIMINARY GRADING PLAN
 PC-20

11/10/2008 10:00 AM C:\Users\BOI\My Documents\Projects\CHENOWETH STATION SUBDIVISION\PC-20.dwg (c. 11/10/2008 10:00 AM)

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NOT FOR CONSTRUCTION

No.	Date	By	Revision Description

Designed By:	Issue Date:
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Drawn By:	Preliminary
BCH/EC	Project No.
Checked By:	20,001,043
JV	

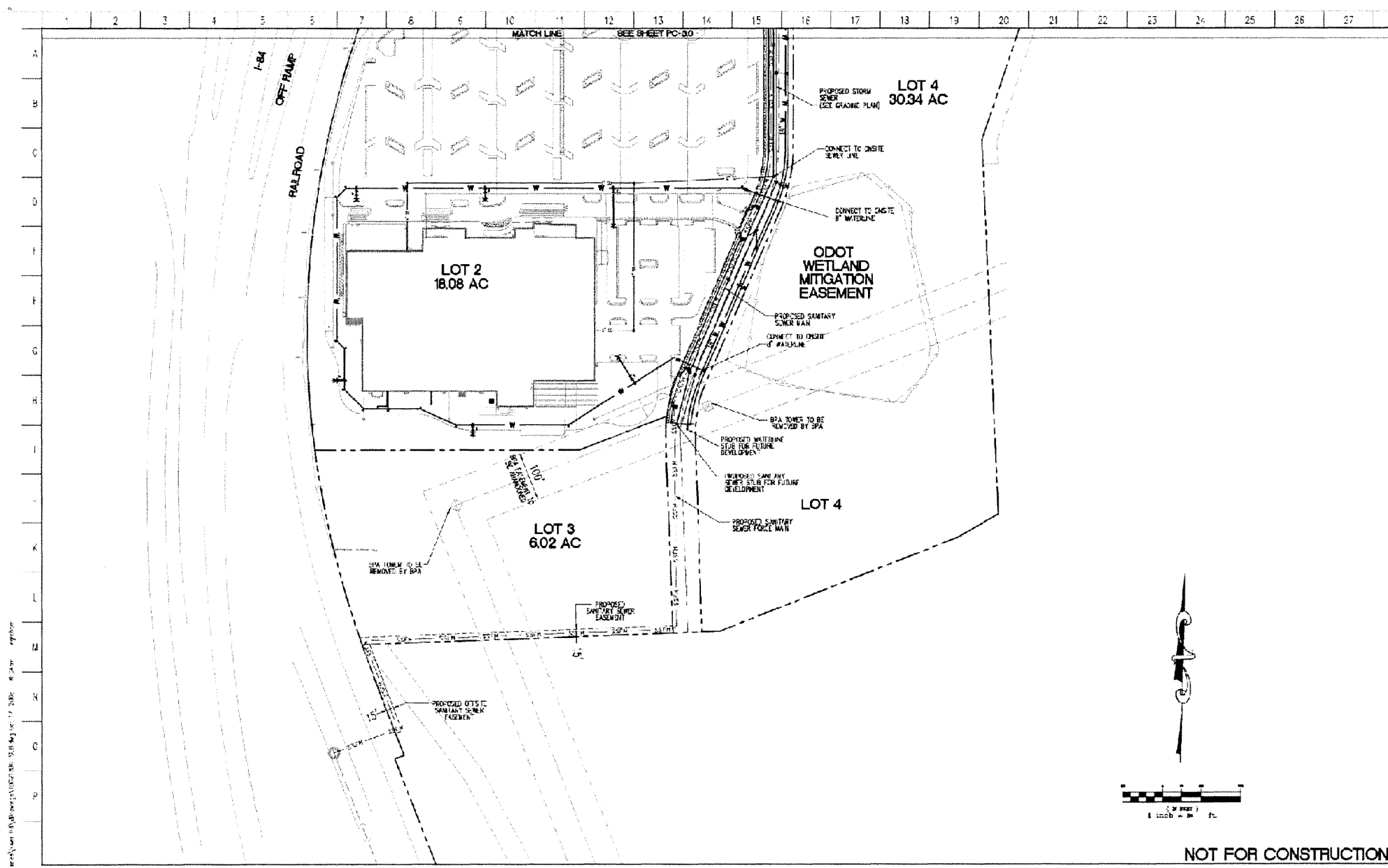
PAC LAND
 6400 Elbe Road
 Suite 100
 Parkers, CA 95737
 T (925) 651-2545
 F (925) 651-2372
 www.pac-land.com

CHENOWETH STATION SUBDIVISION
 RIVER ROAD
 THE DALLES, OR

PRELIMINARY UTILITY PLAN

PC-3.0

1. Verify the utility locations and depths shown on this plan are correct. 2. Verify the utility locations and depths shown on this plan are correct. 3. Verify the utility locations and depths shown on this plan are correct.



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NOT FOR CONSTRUCTION

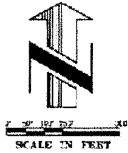
No.	Date	By	Revision Description

Designed By:	Issue Date:
BCI	10/7/06
Drawn By:	PRELIMINARY
BO/IC	
Checked By:	Project No.
JJ	20.00140

6400 SE Lake Road
 Suite 330
 Portland, OR 97232

CHENOWETH STATION SUBDIVISION
 RIVER ROAD
 THE DALLES, OR

PRELIMINARY UTILITY PLAN	PC-31
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PRELIMINARY PLAT OF
CHENOWETH STATION
 TAX LOTS 2N-13-28 702 AND 2N-13-28B 500
 A REPLAT OF PARCEL 1, PORTION PLAT 2006-0046 AND A
 PORTION OF THE NE 1/4 OF SECTION 28
 LYING IN THE WEST 1/2 SECTION 28 AND THE EAST 1/2
 SECTION 29, TWP. 2 N., RANGE 13 E., W.M.,
 CITY OF THE DALLES, WASCO COUNTY, OREGON
 OCTOBER 16, 2008

WASCO COUNTY SURVEYOR'S OFFICE		RECORDING INFORMATION	
Survey No. _____	File No. _____	Document Number _____	Plot Number _____
By _____	_____	Slide Number _____	_____

LINE	BEARING	DISTANCE	AREA (SQ. FT.)	PERCENT	BEARING BEARING	CLOSURE (EASTING)
C1	S 22° 20' 00" E	242.88	2,320.25	100.00	N 89° 38' 56" W	315.32
C2	S 10° 41' 11" E	442.26	186.71	61.20	N 62° 47' 46" W	179.63
C3	S 14° 08' 18" E	442.26	132.22	57.87	N 46° 29' 00" W	154.87
C4	S 22° 20' 00" E	442.26	106.25	45.89	S 24° 20' 00" E	106.25
C5	S 24° 20' 00" E	442.26	79.26	33.92	S 20° 14' 00" W	79.26
C6	S 17° 08' 35" E	442.26	58.88	25.29	S 9° 00' 00" E	58.88
C7	S 17° 08' 35" E	442.26	40.25	17.03	N 74° 42' 00" W	40.25
C8	S 17° 08' 35" E	442.26	23.11	9.58	S 17° 08' 35" E	23.11
C9	S 17° 08' 35" E	442.26	15.22	6.28	S 17° 08' 35" E	15.22
C10	S 17° 08' 35" E	442.26	7.78	3.25	S 17° 08' 35" E	7.78
C11	S 17° 08' 35" E	442.26	4.19	1.73	S 17° 08' 35" E	4.19
C12	S 17° 08' 35" E	442.26	2.19	0.90	S 17° 08' 35" E	2.19
C13	S 17° 08' 35" E	442.26	1.19	0.48	S 17° 08' 35" E	1.19
C14	S 17° 08' 35" E	442.26	0.62	0.25	S 17° 08' 35" E	0.62
C15	S 17° 08' 35" E	442.26	0.31	0.12	S 17° 08' 35" E	0.31
C16	S 17° 08' 35" E	442.26	0.16	0.06	S 17° 08' 35" E	0.16
C17	S 17° 08' 35" E	442.26	0.08	0.03	S 17° 08' 35" E	0.08
C18	S 17° 08' 35" E	442.26	0.04	0.01	S 17° 08' 35" E	0.04
C19	S 17° 08' 35" E	442.26	0.02	0.01	S 17° 08' 35" E	0.02
C20	S 17° 08' 35" E	442.26	0.01	0.00	S 17° 08' 35" E	0.01
C21	S 17° 08' 35" E	442.26	0.00	0.00	S 17° 08' 35" E	0.00
C22	S 17° 08' 35" E	442.26	0.00	0.00	S 17° 08' 35" E	0.00
C23	S 17° 08' 35" E	442.26	0.00	0.00	S 17° 08' 35" E	0.00
C24	S 17° 08' 35" E	442.26	0.00	0.00	S 17° 08' 35" E	0.00
C25	S 17° 08' 35" E	442.26	0.00	0.00	S 17° 08' 35" E	0.00
C26	S 17° 08' 35" E	442.26	0.00	0.00	S 17° 08' 35" E	0.00

- LEGEND:**
- SET 8 1/2" x 32" STAKE WITH YELLOW PASTE CAP WITH "MATH" 14 FEET
 - STAKE WITH YELLOW PASTE CAP "MATH" 12 FEET PER SECTION IS UNDER GREENISH NOTE
 - CALCULATED CORNERS, NOT SET.
 - SET 1/2" x 1/2" x 1/2" TACK
 - SET BRASS STAKE AND WASHER
 - RECORDED "MATH" SHEET
 - EXISTING FENCE LINE

OWNERS:

TAX LOT 2N-13-28B 500
 W.J. AC.
 5277 COUNTRY HIGHLAND ROAD
 THE DALLES, OR 97038
 MARK MCMADE, PRESIDENT

TAX LOT 2N-13-28 702
 W.J. AC. 70%
 MALEY, LLC 30%
 5277 COUNTRY HIGHLAND ROAD
 THE DALLES, OR 97038
 MARK MCMADE, PRESIDENT W.J. AC.
 MALEY, LLC BANKING MONSTER

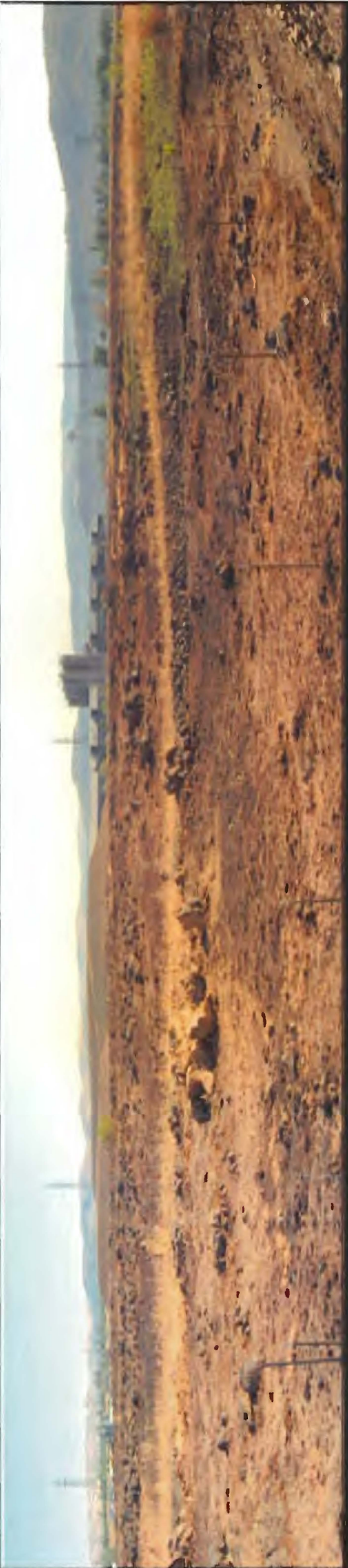
- REFERENCES:**
- PARTITION PLAT 81-0016 FOR MARTIN MARTIN & CO. BY HANSEN ENGINEERING INC. W.F. #1008, RECORDS, PAGE 21, 22, 1961
 - WASCO COUNTY RECORD MAP OF WASCO COUNTY ROAD DEPT. JANUARY, 1971
 - MAP OF SURVEY PLAT IN THE DALLES (CHENOWETH) INTERSTATE SECTION BY G.D. & J. GARDNER, P.S. JULY 11, 1916
 - MAP OF ALUMINUM MAP FOR NORTH ALUMINUM BY HANSEN ENGINEERING INC. W.F. #1135, RECORDS
 - MAP OF ALUMINUM MAP OF THE DALLES (CHENOWETH) INTERSTATE SECTION BY G.D. & J. GARDNER, P.S. JULY 11, 1916
 - MAP OF ALUMINUM MAP FOR NORTH ALUMINUM BY HANSEN ENGINEERING INC. W.F. #1135, RECORDS
 - MAP OF ALUMINUM MAP OF THE DALLES (CHENOWETH) INTERSTATE SECTION BY G.D. & J. GARDNER, P.S. JULY 11, 1916

LINE	BEARING	DISTANCE
L1	N 86° 22' 27" E	26.15
L2	N 86° 22' 27" E	36.04
L3	N 86° 22' 27" E	30.87
L4	N 86° 22' 27" E	25.70
L5	N 86° 22' 27" E	19.53
L6	N 86° 22' 27" E	13.36
L7	N 86° 22' 27" E	7.20
L8	N 86° 22' 27" E	1.03
L9	N 86° 22' 27" E	0.87
L10	N 86° 22' 27" E	0.71
L11	N 86° 22' 27" E	0.55
L12	N 86° 22' 27" E	0.39
L13	N 86° 22' 27" E	0.23
L14	N 86° 22' 27" E	0.07
L15	N 86° 22' 27" E	0.01
L16	N 86° 22' 27" E	0.00
L17	N 86° 22' 27" E	0.00
L18	N 86° 22' 27" E	0.00
L19	N 86° 22' 27" E	0.00
L20	N 86° 22' 27" E	0.00
L21	N 86° 22' 27" E	0.00
L22	N 86° 22' 27" E	0.00
L23	N 86° 22' 27" E	0.00
L24	N 86° 22' 27" E	0.00
L25	N 86° 22' 27" E	0.00
L26	N 86° 22' 27" E	0.00
L27	N 86° 22' 27" E	0.00
L28	N 86° 22' 27" E	0.00
L29	N 86° 22' 27" E	0.00
L30	N 86° 22' 27" E	0.00
L31	N 86° 22' 27" E	0.00
L32	N 86° 22' 27" E	0.00
L33	N 86° 22' 27" E	0.00
L34	N 86° 22' 27" E	0.00
L35	N 86° 22' 27" E	0.00
L36	N 86° 22' 27" E	0.00
L37	N 86° 22' 27" E	0.00
L38	N 86° 22' 27" E	0.00
L39	N 86° 22' 27" E	0.00
L40	N 86° 22' 27" E	0.00
L41	N 86° 22' 27" E	0.00
L42	N 86° 22' 27" E	0.00
L43	N 86° 22' 27" E	0.00
L44	N 86° 22' 27" E	0.00
L45	N 86° 22' 27" E	0.00

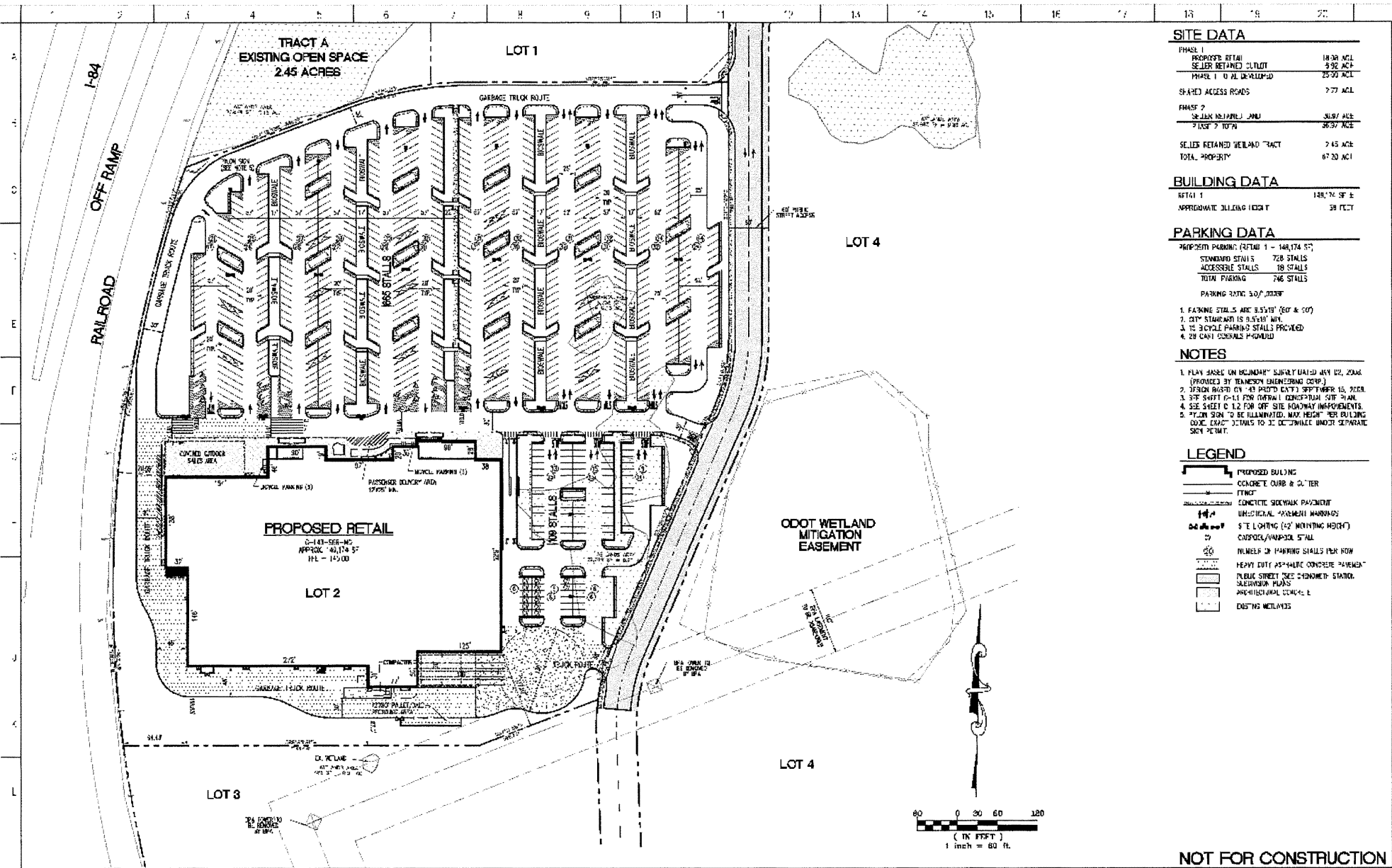
FOR REVIEW ONLY
 REGISTERED PROFESSIONAL LAND SURVEYOR

ENGINEER & SURVEYOR
 HANSEN ENGINEERING CORP.
 400 Loren Street,
 The Dalles, Oregon 97038
 Ph. 541-361-6441
 Fax 541-361-6663

OREGON
 PLAT 21, 1917
 PLAT 21, 1917
 2785



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SITE DATA

PHASE 1	
PROPOSED RETAIL	18.98 ACRES
SELER RETAINED LOT/LOT	3.92 ACRES
PHASE 1 TOTAL DEVELOP	22.90 ACRES
PHASE 2	
SELER RETAINED LOT/LOT	3.67 ACRES
PHASE 2 TOTAL	3.67 ACRES
SELER RETAINED WETLAND TRACT	7.45 ACRES
TOTAL PROPERTY	67.20 ACRES

BUILDING DATA

RETAIL 1	148,740 SF ±
APPROXIMATE BUILDING HEIGHT	30 FEET

PARKING DATA

PROPOSED PARKING (RETAIL 1 - 148,740 SF)	
STANDARD STALLS	728 STALLS
ACCESSIBLE STALLS	18 STALLS
TOTAL PARKING	746 STALLS
PARKING RATIO: 5.07/1,000 SF	
1. PARKING STALLS ARE 8.5'x10' (8'0" x 10') 2. CITY STANDARD IS 9.5'x10' MIN. 3. 15 BICYCLE PARKING STALLS PROVIDED 4. 28 CARP OVERSHADE PROVIDED	

NOTES

1. PLAN BASED ON BOUNDARY SURVEY DATED MAY 02, 2006 (PRODUCED BY THOMPSON ENGINEERING CORP.)
2. DESIGN BOUNDARY IS 10 FEET EXISTING SETBACK 15 FEET
3. SEE SHEET C-11 FOR OVERALL CONCEPTUAL SITE PLAN
4. SEE SHEET C-12 FOR OFF SITE ROADWAY IMPROVEMENTS
5. "PLAN SIGN" TO BE ILLUMINATED. MAX HEIGHT PER BUILDING CODE. LIGHT DETAILS TO BE DETERMINED UNDER SEPARATE SIGN PERMIT.

LEGEND

- PROPOSED BUILDING
- CONCRETE CURB & GUTTER
- FENCE
- CONCRETE SIDEWALK PAVEMENT
- UNOFFICIAL PAVEMENT MARKINGS
- SITE LIGHTING (2' MOUNTING HEIGHT)
- CANOPY/WARRIOR STALL
- NUMBER OF PARKING STALLS PER ROW
- HEAVY DUTY ASPHALTIC CONCRETE PAVEMENT
- PUBLIC STREET (SEE DIMENSIONED STATION)
- SUBDIVISION PLANS
- ARCHITECTURAL SYMBOLS &
- EXISTING WETLANDS

NOT FOR CONSTRUCTION

No.	Date	By	Revision Description

Designed By:	Issue Date:
RD	11/7/06
Drawn By:	PRELIMINARY
EL/BOH	
Checked By:	Project No:
J	21001043

PACLAND

4140 SE Lake Road
 Suite 200
 The Dalles, OR 97131

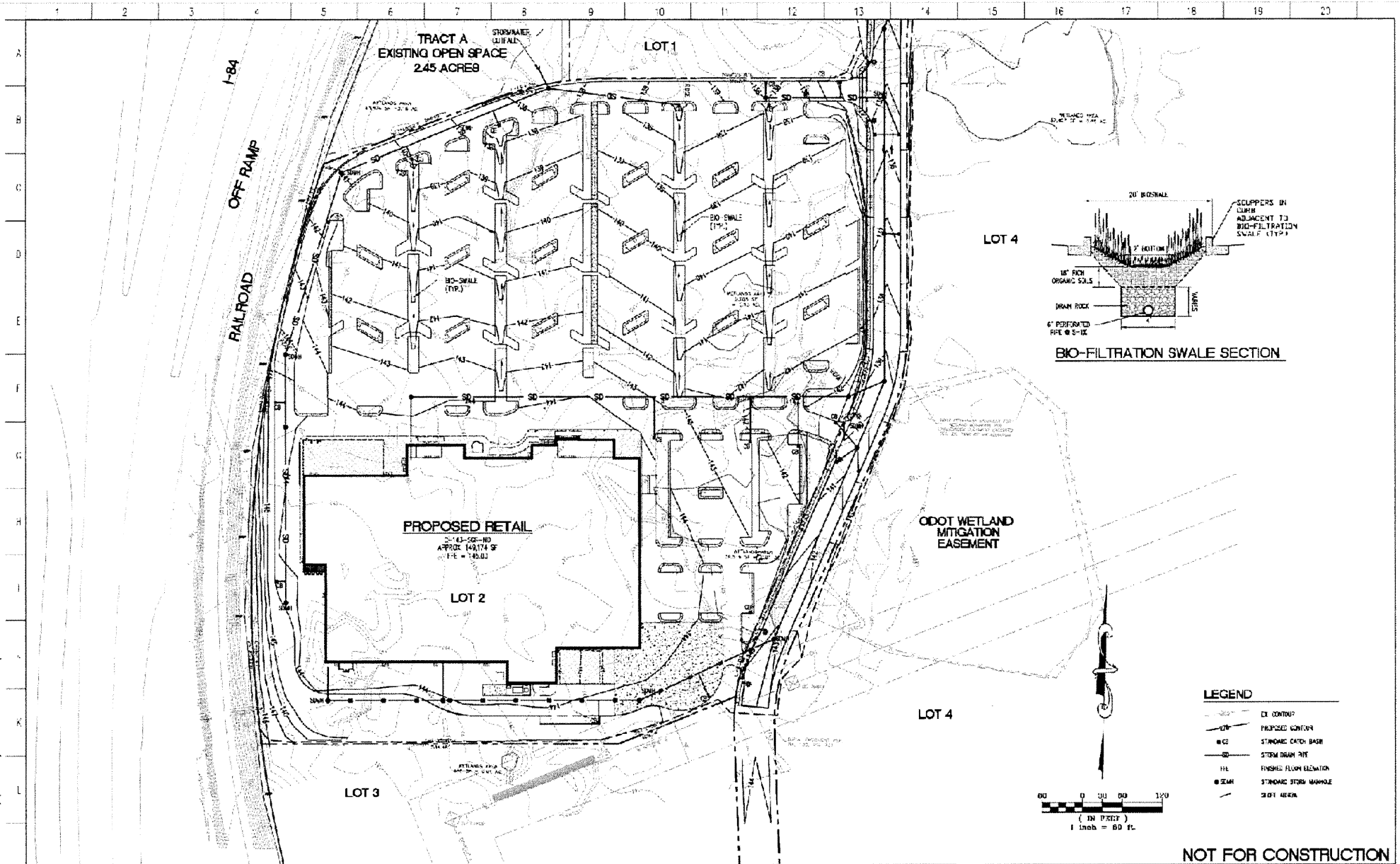
T 503.899.9500
 F 503.899.2207
 www.pacland.com

PROPOSED
Walmart
 RIVER ROAD
 THE DALLES, OR

PRELIMINARY SITE PLAN

PC-10

P:\Projects\10101\10101.dwg (11/11/2008) 11:00 AM



No.	Date	By	Revision Description

Designed By:	Issue Date:
By:	10/1/08
Drawn By:	PRELIMINARY
By:	
Checked By:	Project No:
JV	21,001,040

PACLAND

1400 SE 41st Road,
 Suite 202
 Portland, OR 97227

T (503) 457-2926
 F (503) 457-2927
 www.pacland.com

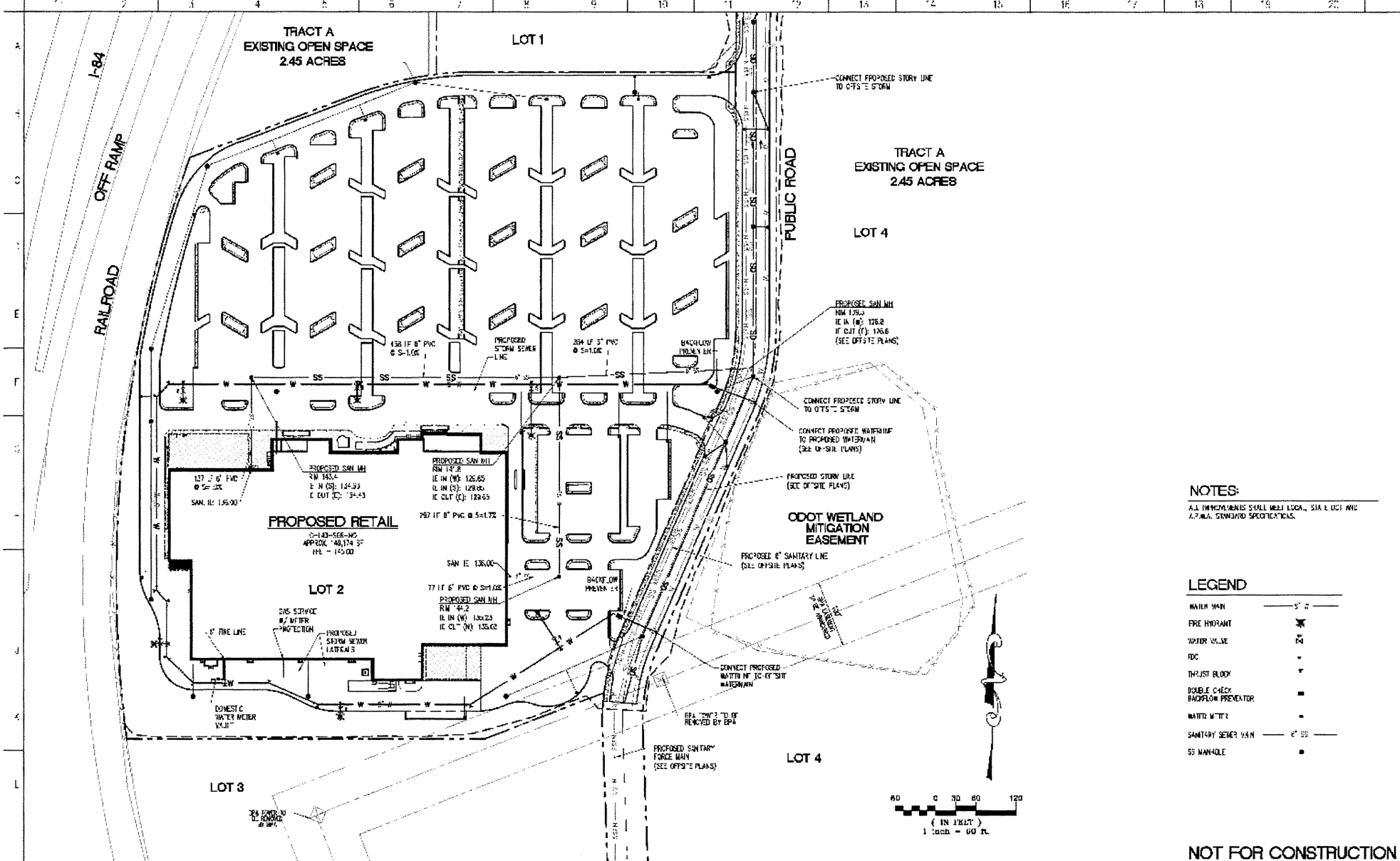
PROPOSED Walmart

RIVER ROAD THE DALLES, OR

PRELIMINARY GRADING PLAN

PC-2.0

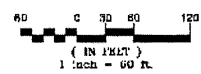
1: Morgan, J. - J:\morga\proj\walmart\022\022.dwg, 04/11/2013 - cadwin



NOTES:
 ALL DIMENSIONS SHALL MEET LOCAL, STATE AND FEDERAL SPECIFICATIONS.

LEGEND

WATER MAIN	— 12" —
FIRE HYDRANT	⊗
WATER VALVE	⊕
PVC	—
TRUST BLOCK	⊕
DOUBLE CHECK BACKFLOW PREVENTOR	⊕
WATER METER	⊕
SANITARY SEWER MAIN	— 8" SS —
SS MANHOLE	⊕



NOT FOR CONSTRUCTION

No.	Date	By	Revision Description

Designed By:	Issue Date:
Drawn By:	
Checked By:	Project No:

PACLAND

6100 SE John Road
 Suite 100
 Portland, OR 97221

T 503.899.1900
 F 503.899.2772
 www.pacland.com

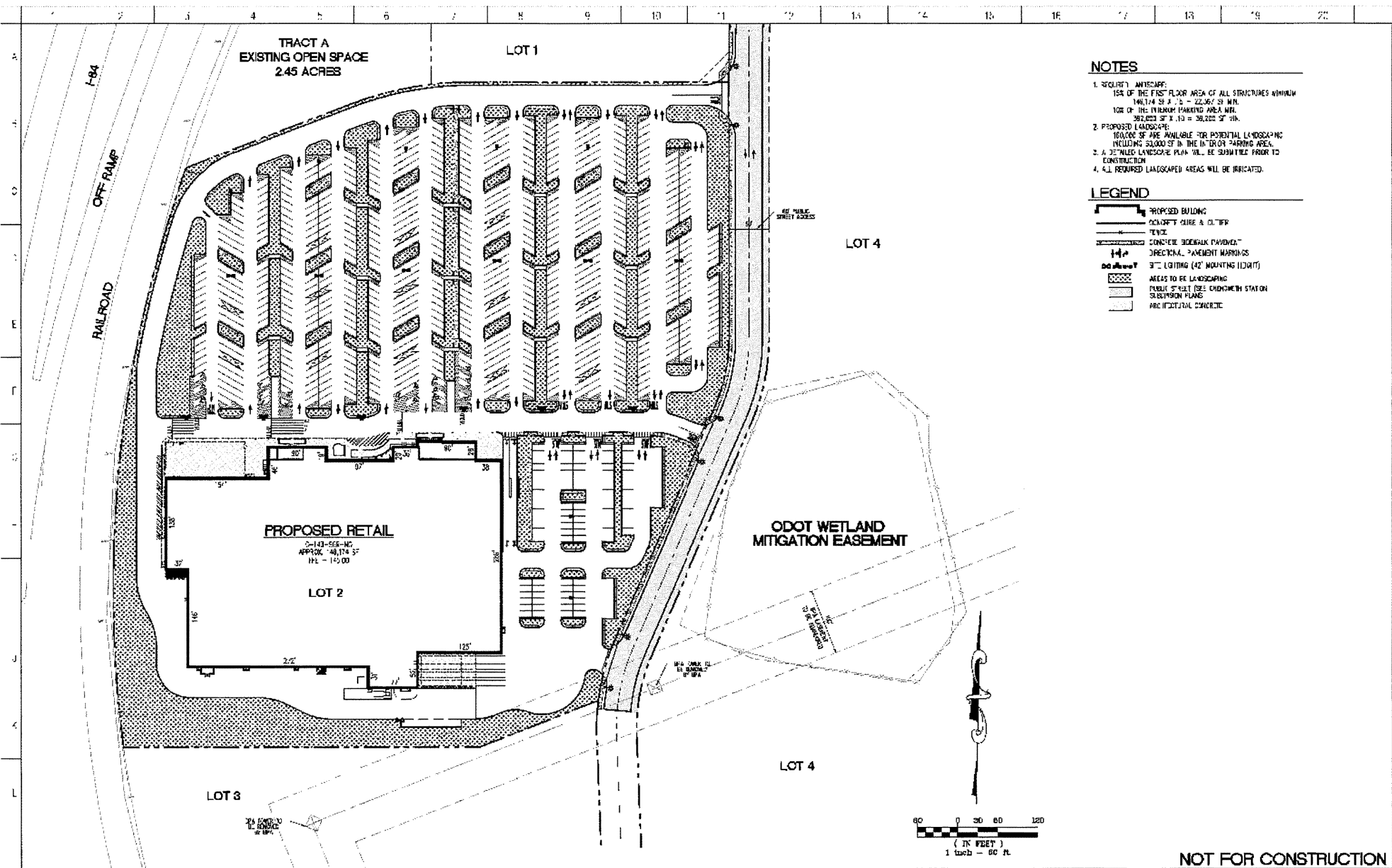
PROPOSED Walmart

RIVER ROAD
 THE DALLES, OR

PRELIMINARY UTILITY PLAN

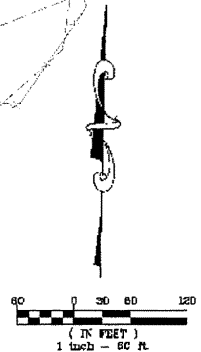
FC-3.0

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- NOTES**
1. SECURITY ANTICIPATE:
 15% OF THE FIRST FLOOR AREA OF ALL STRUCTURES MINIMUM
 146,174 SF X .15 = 22,367 SF MIN.
 10% OF THE INVENTORY PARKING AREA MIN.
 382,000 SF X .10 = 38,200 SF MIN.
 2. PROPOSED LANDSCAPE:
 100,000 SF ARE AVAILABLE FOR POTENTIAL LANDSCAPING
 INCLUDING 50,000 SF IN THE INVENTORY PARKING AREA.
 3. A 2" WETLAND LANDSCAPE PLAN WILL BE SUBMITTED PRIOR TO CONSTRUCTION.
 4. ALL REQUIRED LANDSCAPED AREAS WILL BE INDICATED.

- LEGEND**
- PROPOSED BUILDING
 - OFFSET CURVE & OFFSET FENCE
 - CONCRETE BLOCKWORK PAVEMENT
 - DIRECTIONAL PAVEMENT MARKINGS
 - 3" LIGHT (42" MOUNTING HEIGHT)
 - AREAS TO BE LANDSCAPING
 - PUBLIC STREET TREE CHILD CARE STATION SUBSTITUTION PLANS
 - PROPOSED FINAL CONCRETE



NOT FOR CONSTRUCTION

No.	Date	By	Revision Description

Designed By:	Issue Date:
FG	11/7/06
Drawn By:	PROJECT No:
EG	21001043
Checked By:	
JY	

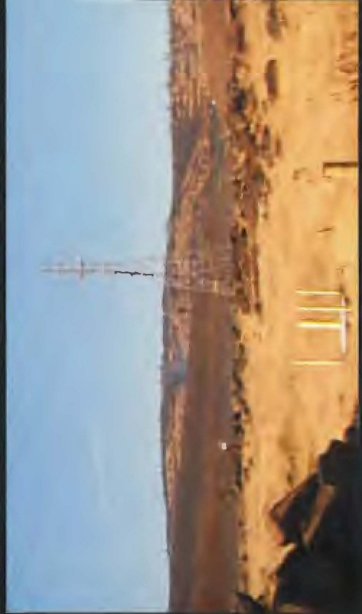
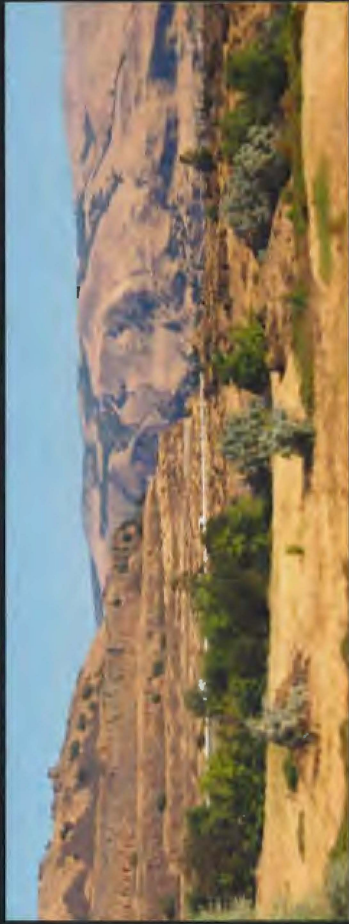
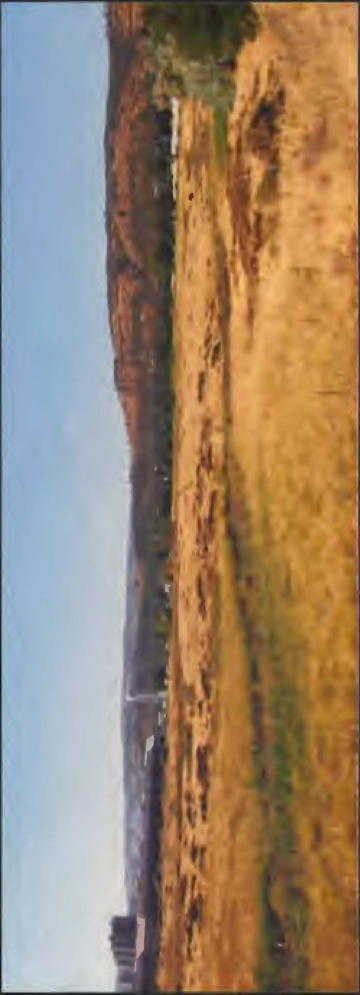
PACLAND
1400 SE Lake Road
 Suite 300
 Portland, OR 97221

PROPOSED
Walmart*
RIVER ROAD
THE DALLES, OR

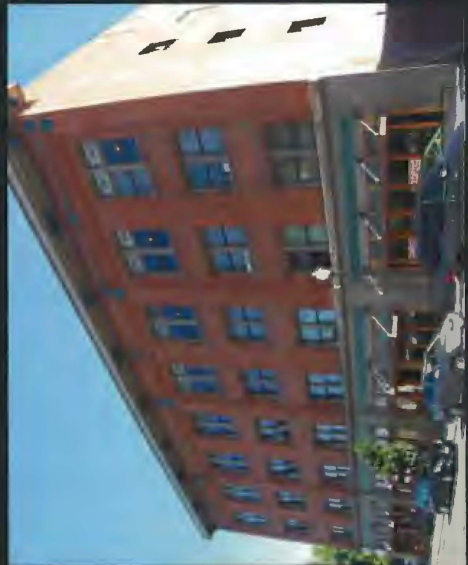
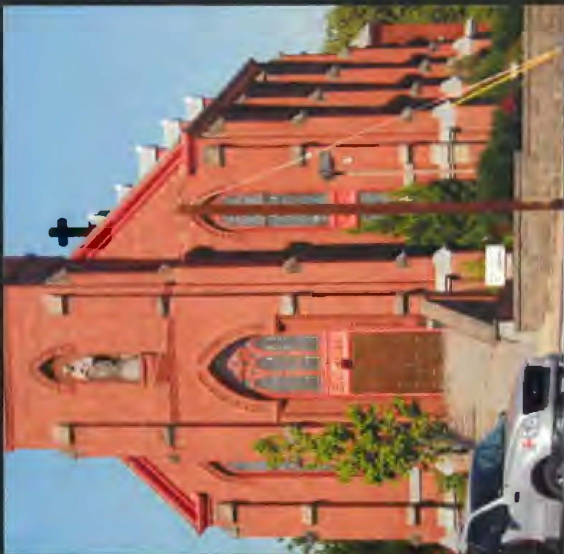
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 F (503) 897-7707
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PRELIMINARY LANDSCAPE PLAN **FL-10**

THE DALLES, OR



THE DALLES, OR



WALMART RETAIL STORE - THE DALLES, OR



① FRONT ELEVATION
 1'-0"=1'-0" 082004 4200-001-T



② LEFT ELEVATION
 1'-0"=1'-0" 012004 4200-001-T



③ REAR ELEVATION
 1'-0"=1'-0" 082004 4200-001-T



④ RIGHT ELEVATION
 1'-0"=1'-0" 072004 4200-001-T

WALMART RETAIL STORE - THE DALLES, OR

