

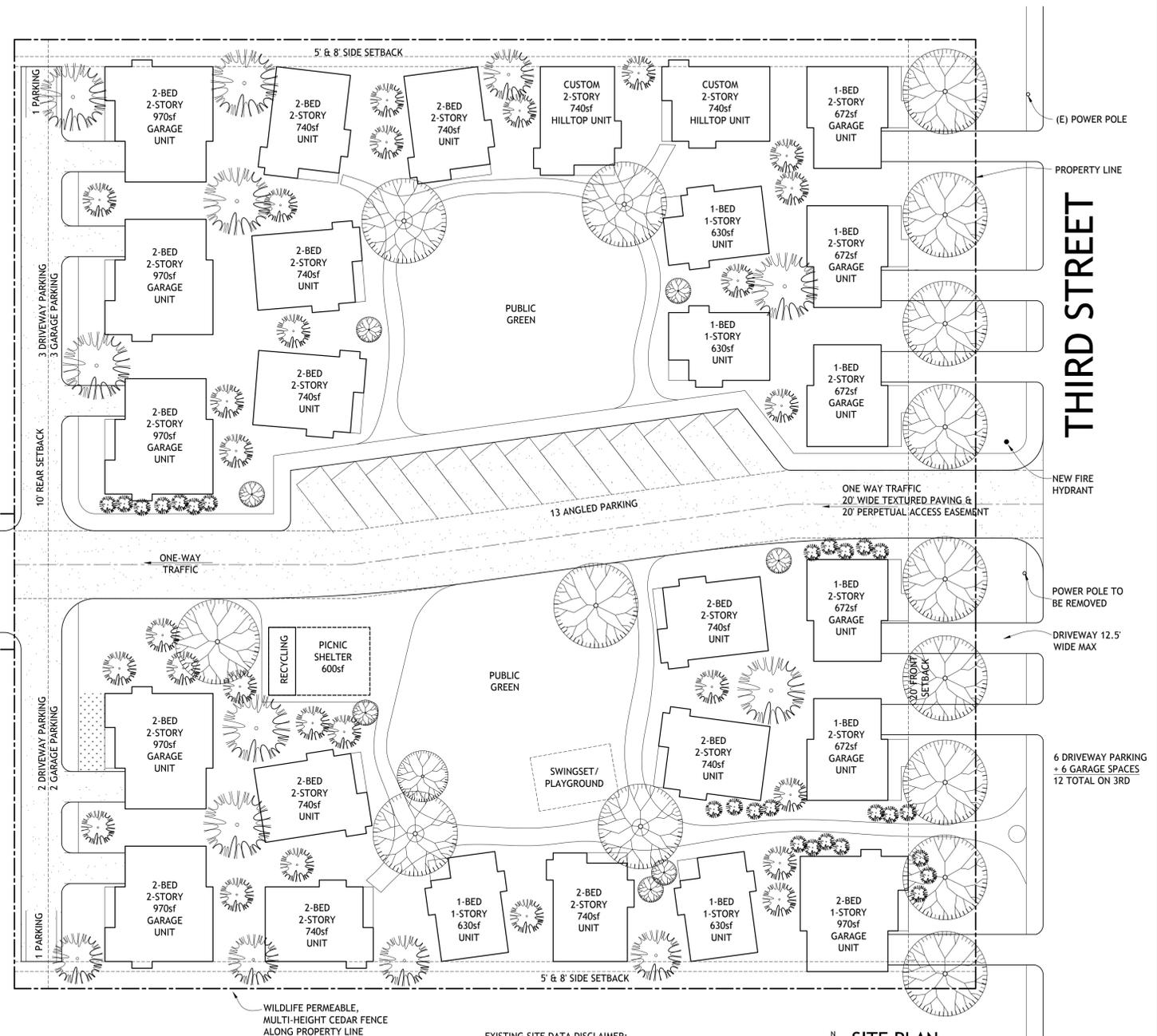
UNIT DENSITY FOR R3  
(LOT SIZE / 2,500) -1  
LOT SIZE: 79,700sf  
ALLOWABLE UNITS: 27  
ACTUAL UNITS: 26

MAX. LOT COVERAGE: 55%  
AVERAGE UNIT SIZE: 600sf (x26)  
PICNIC SHELTER: 600sf  
TOTAL BUILT AREA: ±16,000sf  
PLANNED LOT COVERAGE: ±20%

REQUIRED PARKING  
PROPOSED 2.0 PARKING SPACES PER  
DWELLING, 26 DWELLINGS,  
= 52 SPACES REQUIRED

PROPOSED PARKING  
2.0 SPACES PER GARAGE DWELLING  
x 11 UNITS= 22 SPACES  
1.0 SPACE PER COTTAGE  
X 15 UNITS= 15 SPACES  
37 TOTAL SPACES PROPOSED  
(AVG RATIO 1.4 SPACES/ UNIT)

ALL PORTIONS OF BUILDINGS ARE  
WITHIN 150' OF FIRE DEPARTMENT  
ACCESS



HALLIE  
LANE

THIRD STREET

EXISTING SITE DATA DISCLAIMER:  
THIS SITE PLAN IS BASED ON TAX LOT INFORMATION. WHILE THIS  
INFORMATION IS BELIEVED TO BE A RELIABLE RECORD OF EXISTING  
CONDITIONS, VIRIDIAN ARCHITECTURE LLC DOES NOT ASSURE THE  
ACCURACY OF THIS INFORMATION NOR CAN WE BE HELD  
RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE  
BEEN INCORPORATED AS A RESULT.

**SITE PLAN**  
1"=20' "AH"

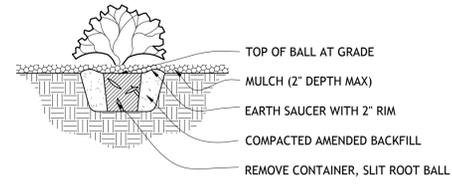
SUBDIVIDOR:  
CITY CENTER DEVELOPMENT PARTNERS LLC  
1233 CHERRY LANE, LAKE OSWEGO OR 97034

a planned development:  
**Heron's Rest**  
at the intersection of Hallie & Third  
Manzanita, Oregon 97130

No.	Description	Date
	REVISION	3.1.2025

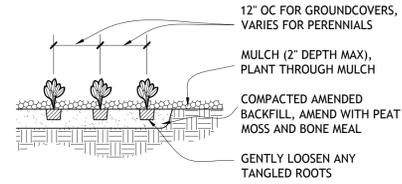
PRELIMINARY  
NOT FOR CONSTRUCTION





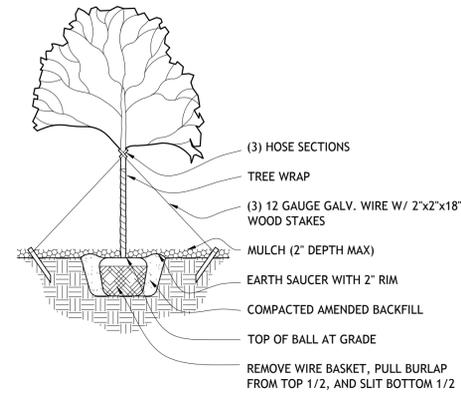
**CONTAINER SHRUB**

SCALE: NOT TO SCALE



**GROUNDCOVER/  
PERENNIAL BED**

SCALE: NOT TO SCALE



**GENERAL TREE PLANTING**

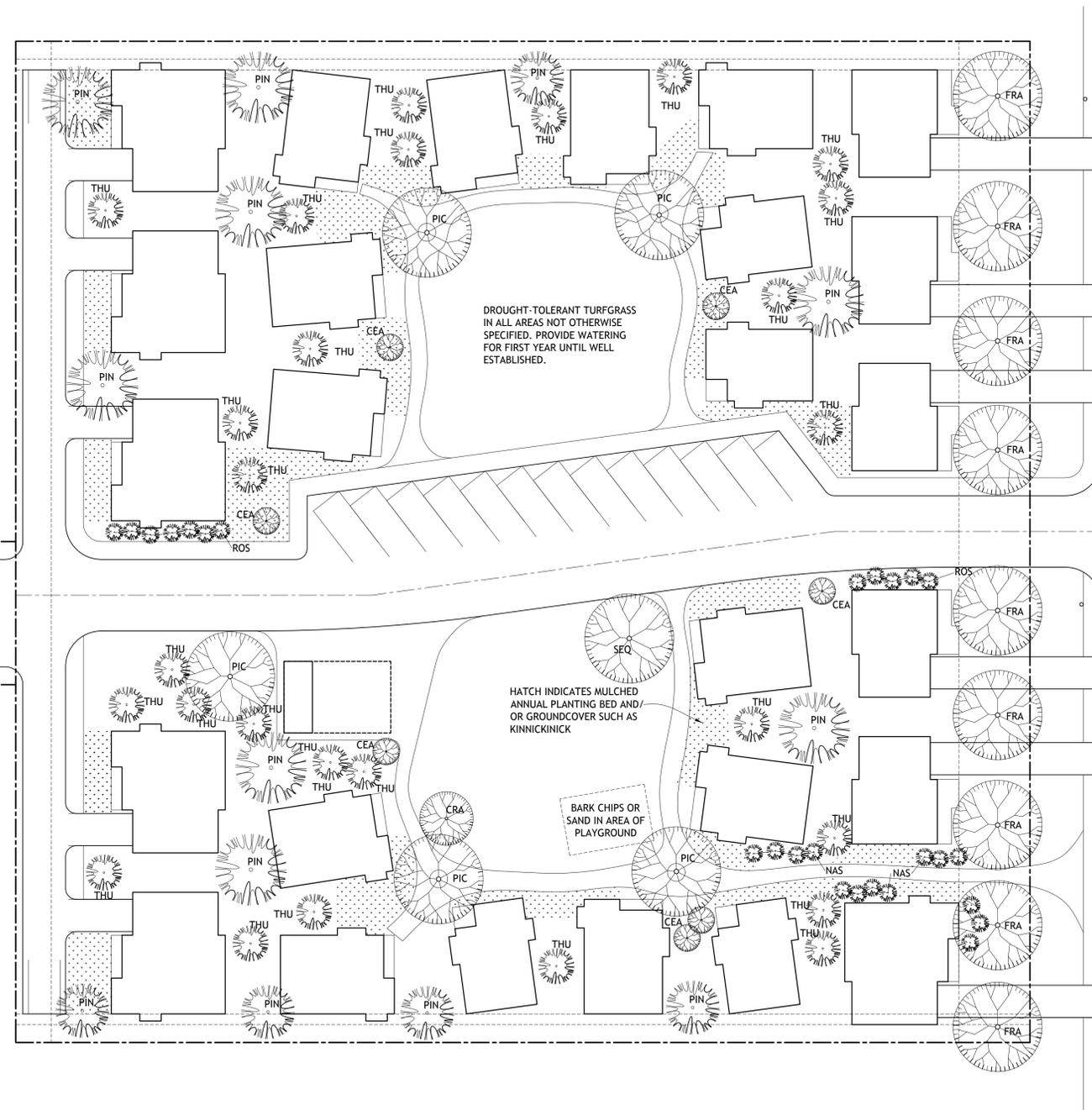
SCALE: NOT TO SCALE

**PLANTING SCHEDULE**

CODE	COMMON NAME	BOTANICAL NAME	SIZE/ CALIPER	SPACING	NOTES
BER	OREGON GRAPE	BERBERIS AQUIFOLIUM	1 GALLON	N/A	
CEA	WILD LILAC	CEANOTHUS THRYSIFLORUS	2\" CALIPER	N/A	
CRA	HAWTHORN "WINTER KING"	CRATAEGUS VIRIDIS "WINTER KING"	2\" CALIPER	N/A	POLLINATOR, BIRD FORAGE
FRA	OREGON ASH	FRAXINUS LATIFOLIA	2\" CALIPER	N/A	
NAS	NASELLA TENUISSIMA	MEXICAN FEATHER GRASS	1 GALLON	N/A	
PIC	SITKA SPRUCE	PICEA SITCHENSIS	2\" CALIPER	N/A	
PIN	SHORE PINE	PINUS CONTORTA	2\" CALIPER	N/A	
ROS	ROSEMARY, UPRIGHT	ROSMARINUS OFFICINALIS	1 GALLON	24\" OC	EDIBLE
SEQ	SEQUOIA	COAST REDWOOD	5\" HIGH	N/A	
THU	SEMPERVIRENS THUJA OCCIDENTALIS	ARBORVITAE, "EMERALD GREEN" OR SIM.	3\" HIGH	5'-0\" OC	

**LANDSCAPE NOTES**

1. THESE SPECIES ARE PROPOSED. COORDINATE FINAL SELECTION WITH ARCHITECT PRIOR TO INSTALLATION.
2. THESE SPECIES ARE DROUGHT TOLERANT, BUT REQUIRE PROPER WATERING UNTIL ESTABLISHED.
3. AT ALL AREAS OF DISTURBED EARTH WITHIN CONSTRUCTION AREA, RESEED GRASS & COVER WITH STRAW



**VIRIDIAN**  
ARCHITECTURE

35820 US101 Nehalem, Oregon 97131  
503.272.1701 www.ViridianArch.com

**A3**

a planned development:

**Heron's Rest**  
at the intersection of Hallie & Third  
Manzanita, Oregon 97130

No.	Description	Date
	REVISION	12.9.2024

**PRELIMINARY**  
NOT FOR CONSTRUCTION





# Heron's Rest

picnic shelter concept sketches





# Heron's Rest

playground concept references



A7





# Heron's Rest

wildlife-permeable fence concept sketches

