



City of Woodburn
Community Development

Memorandum

270 Montgomery Street

Woodburn, Oregon 97071

Phone (503) 982-5246

Fax (503) 982-5244

Date: March 2, 2023
To: Dago Garcia, P.E., City Engineer
Cc: Roy Reyes, PE, Project Engineer
Jamie Van Agtmael, PLS, President, LEI Engineering & Surveying
From: Colin Cortes, AICP, CNU-A, Senior Planner *cc*
Subject: **Planning Division review comments on 3rd / 2st revised submittal
November 4, 2022 of civil engineering plans for Allison Way Apts. Ph. 2**

Summary

Planning Division staff identifies on item needing resolution before sign-off on Public Works Department Engineering Division approval and issuance of civil engineering plans for Allison Way Apartments Phase 2 (DR 2019-05) along the east/southeast side of Allison Way south of Hooper Street.

Revision Items

The one item remains below.

G. Condition EX2b: Relating to the Stacy Allison Way extension, demonstrate conformance regarding: ...

- Part (9): Interim signage. Revise Sheet SP-2.

The plans aren't revised. The relevant Condition EX2b(9) reads:

(9) Interim signage: Signed barricades remain required per WDO 3.01.05A.2.b & c. and to PW SS&Ds. The developer shall also install an MUTCD-compliant dead-end sign, either W14-1 or W14-2, at the intersection of Allison & Hooper for southbound drivers. The City Engineer may require the developer to install either (a) also at the intersection either a W14-1a or a W14-2a sign to warn drivers turning south from Hooper that Allison ends in the left direction as the arrow within the sign copy would indicate, or (b) a sign or signs serving similar purpose.



- (i) Regarding "Signed barricades remain required per WDO 3.01.05A.2.b & c. and to PW SS&Ds", illustrate and note conformance. Specify the revised sheet(s), which needs to include Sheet SP-2 "Striping Plan" (Sheet 26).
- (ii) Regarding, "The developer shall also install an MUTCD-compliant dead-end sign, either W14-1 or W14-2, at the intersection of Allison & Hooper for southbound drivers", revise Sheet SP-1 "Striping Plan" (Sheet 25), which is also a traffic control signage sheet, to add a symbol with note reference to a construction note relevant to the requirement and to add an image of the sign.
- (iii) Regarding, "The City Engineer may require the developer to install either (a) also at the intersection either a W14-1a or a W14-2a sign to warn drivers turning south from Hooper that Allison ends in the left direction as the arrow within the sign copy would indicate, or (b) a sign or signs serving similar purpose," provide a status update confirming yes or no. If yes, revise Sheet SP-2 "Striping Plan" (Sheet 26) to add a symbol with note reference to a construction note relevant to the requirement and to add an image of the sign. (Note: SP-2 as drawn cuts off the south end of the Stacy Allison Way improvements.)

Next Steps

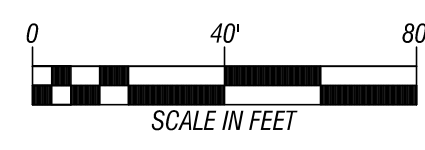
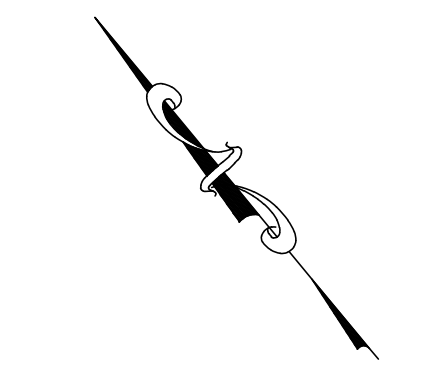
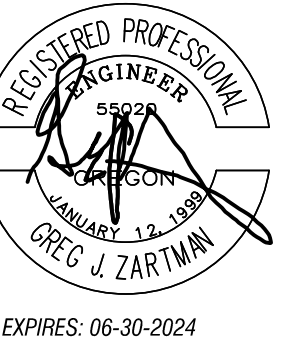
Planning Division requests the one revision (Item G) and re-submittal by the applicant and affirms that the Public Works Department Engineering Division is not to approve civil engineering plan until the item is resolved.

That said, to keep it simpler and faster, no need to re-submit to me. Specifically, I ask that Public Works and the applicant work out the revisions needed to conform with Condition EX2b(9) faster without my further involvement and upon resolution that Public Works can issue an approved plan set. (I ask the City Engineer to please let me know when the item is resolved, forwarding me a PDF copy of the approved plan set.)

Feel free to contact me at (503) 980-2485 or <colin.cortes@ci.woodburn.or.us>.

Attachment(s):

- Civil engineering plan set: (3rd submittal, Nov. 4, 2022; excerpted: Sheets SP-1 / 25 & SP-2 / 26)



NO.	DATE	BY	REVISION

STACY ALLISON WAY APARTMENTS
 PREPARED FOR: WEST COAST HOME SOLUTIONS, LLC

2564 19TH STREET SE
 Salem, Oregon 97302
 (503) 399-3828
 www.leiengineering.com

LEI ENGINEERING & SURVEYING OF OREGON

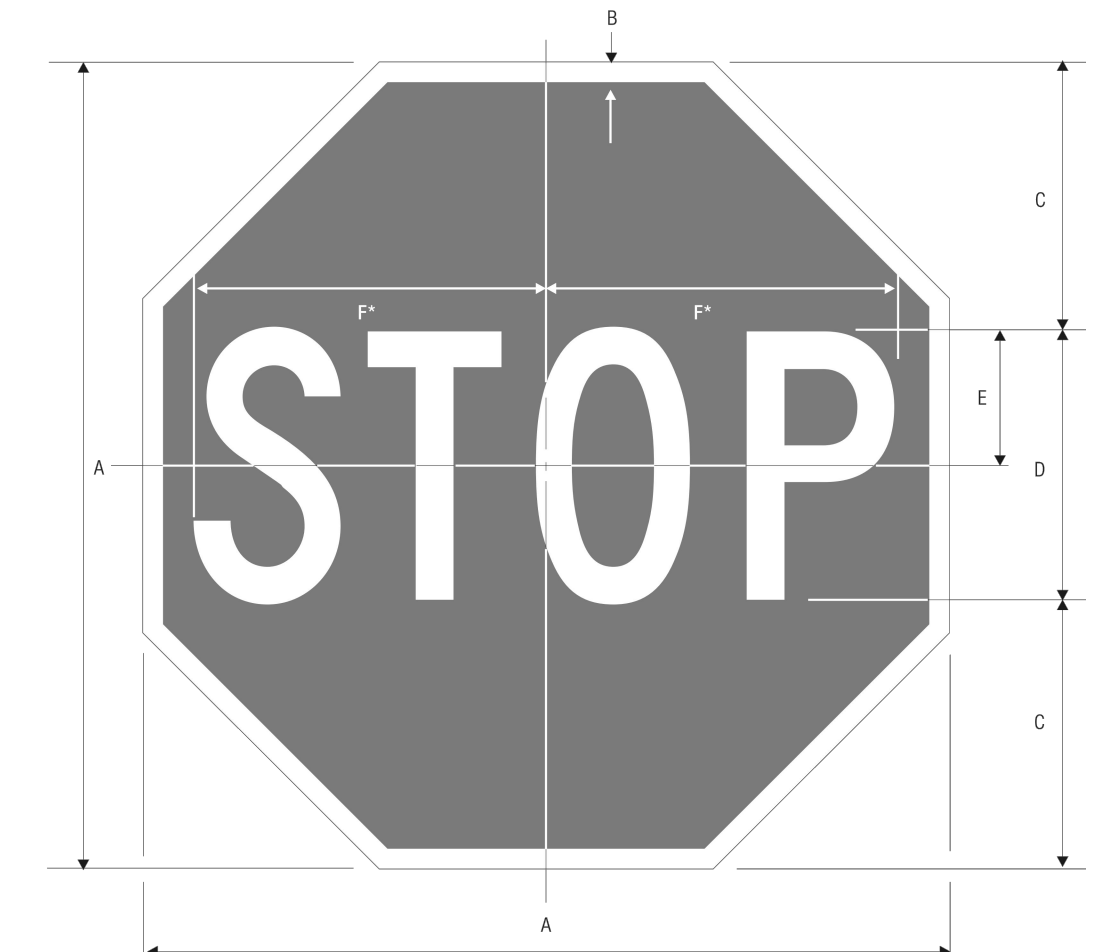
STRIPING PLAN
 SCALE: 1" = 40'
 PROJECT NO: 60-10
 SHEET: 25 OF 34

CONSTRUCTION NOTES:

- (AP) CONTRACTOR SHALL PAINT ACCESSIBLE PARKING AREA, AS SHOWN, PURSUANT TO ODOT STANDARD DRAWING TM500 SHOWN ON SHEET DT-5.
- (CC) CONTRACTOR SHALL INSTALL A CUSTOM SIGN DESCRIBING THE MARKING OF COMPACT STALLS AT THE ENTRANCE OF THE COMPLEX. THE SIGN SHALL READ, "COMPACT STALLS MARKED WITH 12" WHITE LETTERS, "COMPACT ONLY".
- (CW) CONTRACTOR SHALL INSTALL CONCRETE WHEEL STOPS, AS SHOWN, PURSUANT TO DETAIL ON SHEET DT-4.
- (R) CONTRACTOR SHALL PAINT CURB IN FRONT OF FIRE ACCESS LANE RED, AS SHOWN.
- (S) CONTRACTOR SHALL PAINT 1" STOP BAR, AS SHOWN, PURSUANT TO ODOT STANDARD DRAWING TM503 SHOWN ON SHEET DT-5.
- (ST) CONTRACTOR SHALL INSTALL R1-1 "STOP SIGN", AS SHOWN. REFERENCE DETAIL SHOWN HEREON.
- (VA) CONTRACTOR SHALL ADD VAN-ACCESSIBLE SIGNAGE TO PARKING PLACES PURSUANT TO SINGLE AND DOUBLE ACCESSIBLE PARKING DETAILS SHOWN ON SHEET DT-6.
- (W) CONTRACTOR SHALL PAINT STANDARD CROSSWALK TWO (2) WHITE BARS, AS SHOWN, PURSUANT TO DETAIL ON SHEET DT-5.
- (WCP) COMPACT PARKING STALLS:
 CONTRACTOR SHALL PAINT 4" WHITE LANE STRIPING, AS SHOWN, PURSUANT TO ODOT STANDARD DRAWING TM500 SHOWN ON SHEET DT-5, AND DOUBLE STRIPED PURSUANT TO CITY OF WOODBURN DETAIL, SHOWN ON SHEET DT-5. COMPACT PARKING STALLS SHALL BE PAINTED WITH 12" WHITE LETTERS, "COMPACT ONLY".
- (WSP) STANDARD PARKING STALLS:
 CONTRACTOR SHALL PAINT 4" WHITE LANE STRIPING, AS SHOWN, PURSUANT TO ODOT STANDARD DRAWING TM500 SHOWN ON SHEET DT-4 AND DOUBLE STRIPED PURSUANT TO CITY OF WOODBURN DETAIL, SHOWN ON SHEET DT-5.
- (W-2) CONTRACTOR SHALL PAINT 8" WHITE LANE LINE, AS SHOWN, PURSUANT TO ODOT STANDARD DRAWING TM500 SHOWN ON SHEET DT-5.
- (NO) CONTRACTOR SHALL INSTALL W14-2 "NO OUTLET" SIGN, AS SHOWN. CONTRACTOR SHALL ALSO INSTALL CUSTOM ALUMINUM SIGN THAT READS "FIRE EXIT DO NOT BLOCK", OR EQUIVALENT, TO INDICATE THAT THE FIRE EXIT SHALL NOT BE BLOCKED AT ANY TIME.
- (SA) CONTRACTOR SHALL PAINT STRAIGHT ARROW FOR ONE-WAY DRIVE AISLE, AS SHOWN, PURSUANT TO ODOT STANDARD DRAWING TM501 ON SHEET DT-5.
- (DE) CONTRACTOR SHALL INSTALL W14-1 "DEAD END" SIGN, AS SHOWN. REFERENCE DETAIL SHOWN HEREON.
- (DN) CONTRACTOR SHALL INSTALL RS-1 "DO NOT ENTER" SIGN, AS SHOWN. REFERENCE DETAIL SHOWN HEREON.

GENERAL NOTES:

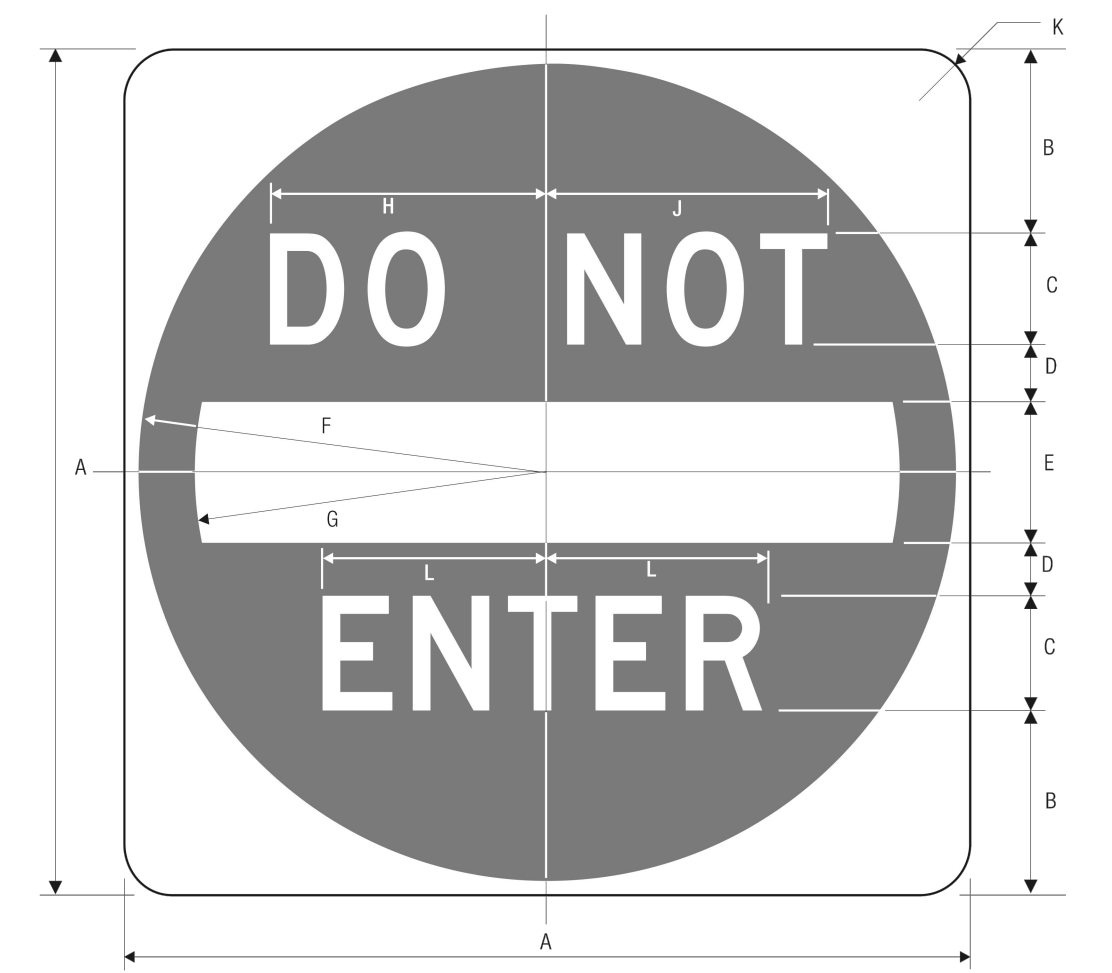
- REFERENCE ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS AND SPECIFICATIONS FOR THE CONSTRUCTION OF CARPORTS ON THE PROPERTY.
- PARKING STALLS THAT OVERHANG A PLANTING AREA ARE 2' SHORTER IN LENGTH.
- SIGNS SHALL BE MOUNTED IN THE FOLLOWING MANNER:
 1: 2" - 12GA SINGLE PERFORATED STEEL SQUARE TUBE AS DESCRIBED AND SPECIFIED ON ODOT STANDARD DETAIL TM681 SHOWN ON SHEET DT-6.
 2: POST SHALL BE MOUNTED IN ANCHOR FOUNDATION DESCRIBED IN ODOT STANDARD DETAIL TM687 SHOWN ON SHEET DT-6.
 3: SIGNS SHALL BE MOUNTED TO POST PURSUANT TO ODOT STANDARD DETAIL TM676 SHOWN ON SHEET DT-6.



R1-1 STOP *Reduce spacing 40%

A	B	C	D	E	F
18	.375	6	6 C	3	7.75
24	.625	8	8 C	4	10
30	.75	10	10 C	5	12.5
36	.875	12	12 C	6	15
48	1.25	16	16 C	8	20

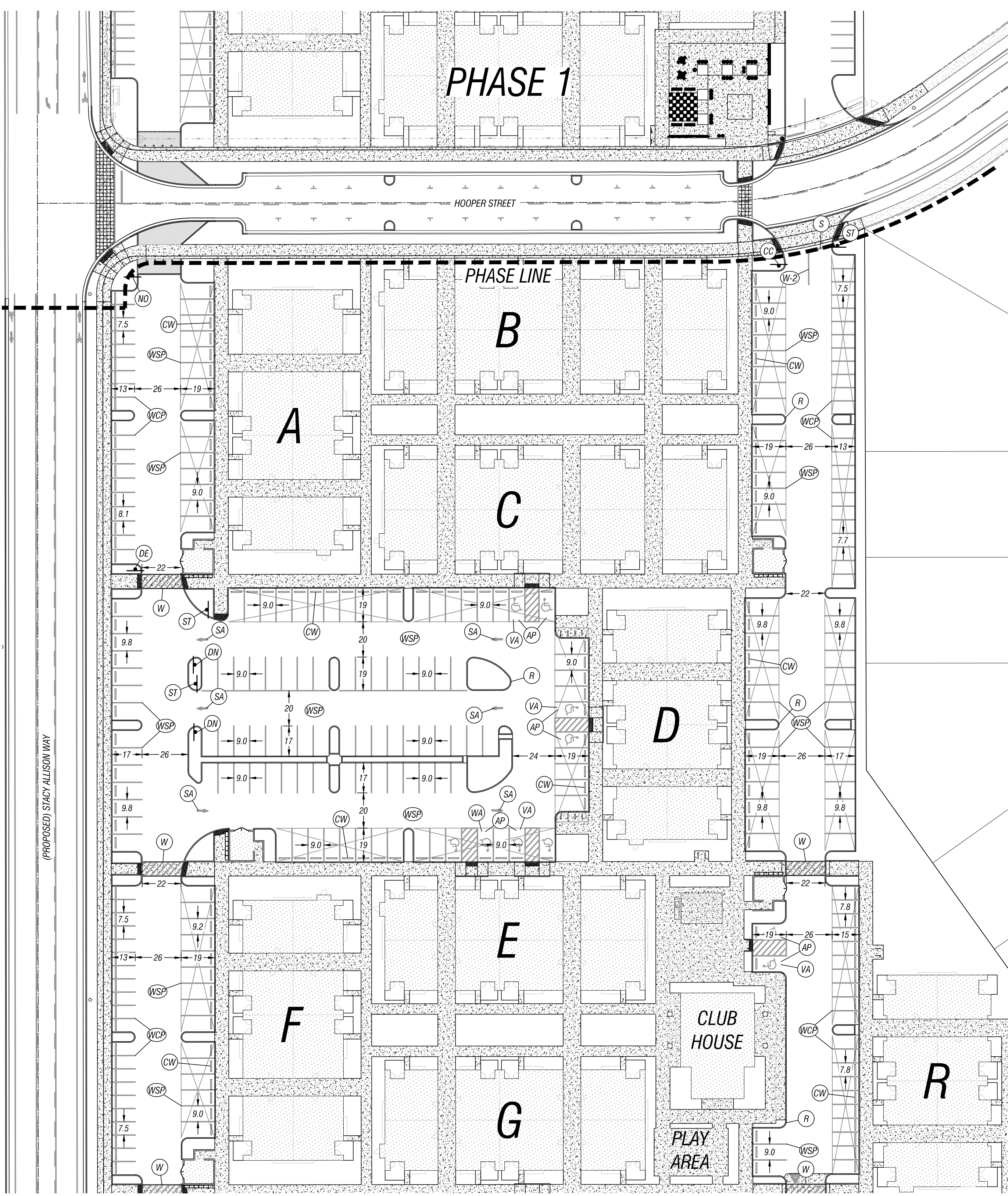
COLORS: LEGEND — WHITE (RETROREFLECTIVE)
 BACKGROUND — RED (RETROREFLECTIVE)
 1-1



RS-1 DO NOT ENTER

A	B	C	D	E	F	G	H	J	K	L
30	6.5	4 D	2	5	14.5	12.5	9.75	10	1.875	7.875
36	7.5	5 D	2.5	6	17.5	15	12	12.375	2.25	9.813
48	11	6 D	3	8	23.5	20	14.5	15	3	11.75

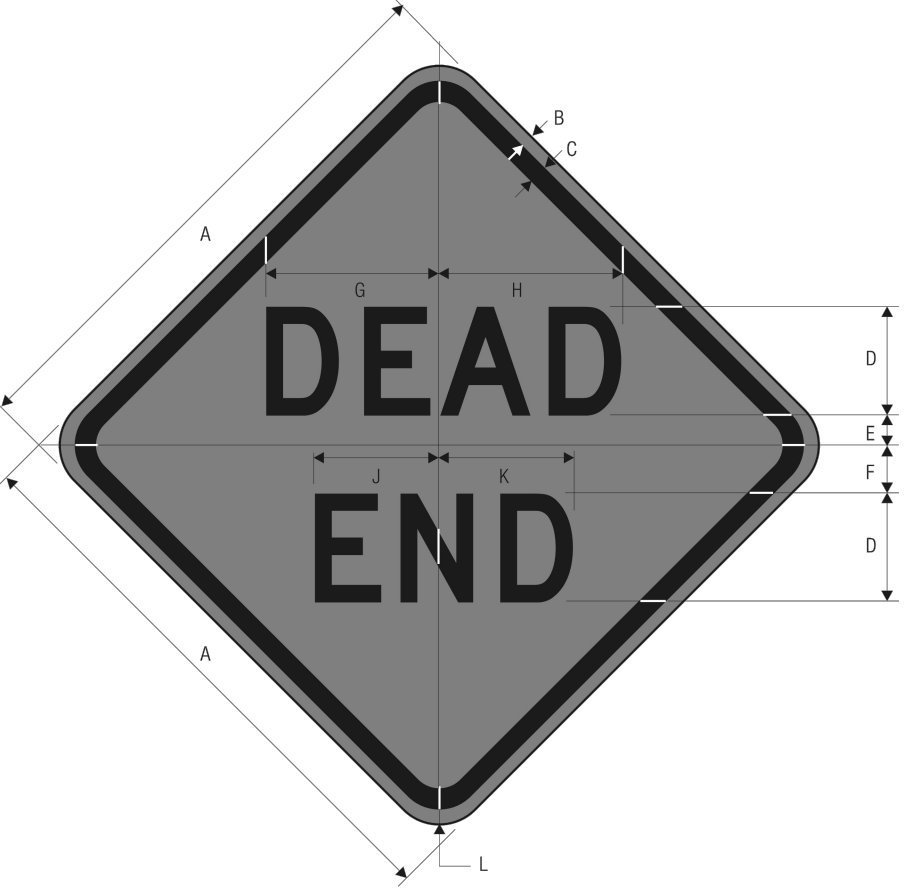
COLORS: SYMBOL — RED (RETROREFLECTIVE)
 LEGEND & BACKGROUND — WHITE (RETROREFLECTIVE)
 1-3



W14-2 NO OUTLET

A	B	C	D	E	F	G	H	J	K	L
24	.375	.625	5 D	3	.75	4.125	4.5	11.625	12.063	1.5
30	.5	.75	6 D	4	.938	5	5.375	13.938	14.5	1.875
36	.625	.875	7 D	5	1.125	5.875	6.25	16.25	16.938	2.25

COLORS: LEGEND — BLACK
 BACKGROUND — YELLOW (RETROREFLECTIVE)
 2-118

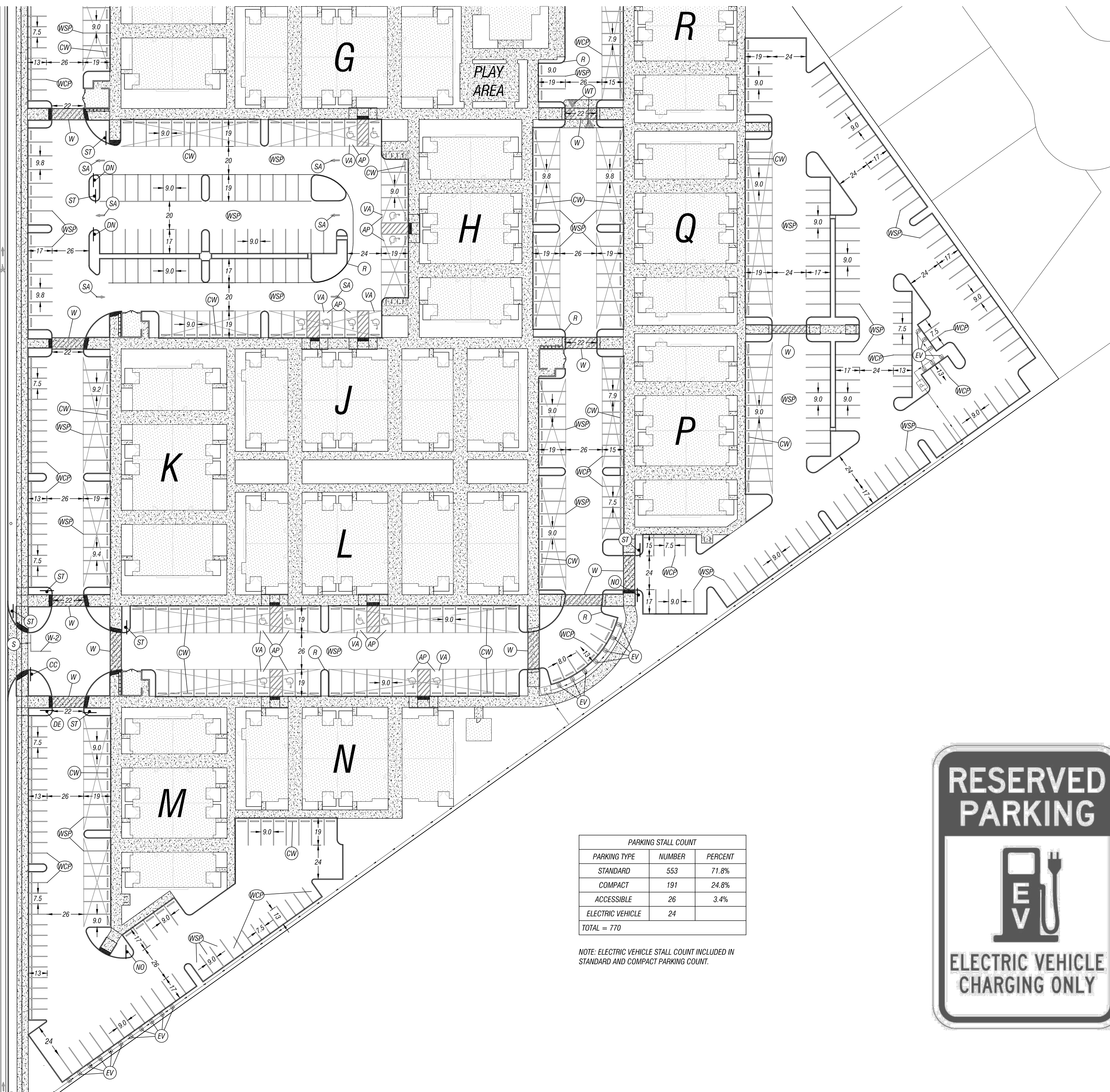


W14-1 DEAD END

A	B	C	D	E	F	G	H	J	K	L
24	.375	.625	5 D	1	2	8.25	8.563	5.625	6.25	1.5
30	.5	.75	6 D	1.5	2.5	9.75	10.25	6.75	7.5	1.875
36	.625	.875	7 D	2	3	11.375	11.938	7.875	8.75	2.25

COLORS: LEGEND — BLACK
 BACKGROUND — YELLOW (RETROREFLECTIVE)
 2-116

PREPARED BY: G. ZARTMAN
 CHECKED BY: G. ZARTMAN
 DATE: 05/24/2024
 PROJECT: 60-10
 SHEET: SP-1
 SCALE: 1" = 40'
 DRAWING NO: 25 OF 34



(PROPOSED) STACY ALLISON WAY

PARKING STALL COUNT		
PARKING TYPE	NUMBER	PERCENT
STANDARD	553	71.8%
COMPACT	191	24.8%
ACCESSIBLE	26	3.4%
ELECTRIC VEHICLE	24	
TOTAL = 770		

NOTE: ELECTRIC VEHICLE STALL COUNT INCLUDED IN STANDARD AND COMPACT PARKING COUNT.



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- (DN) CONTRACTOR SHALL INSTALL R5-1 "DO NOT ENTER" SIGN, AS SHOWN. REFERENCE DETAIL SHOWN ON SHEET SP-1.
- (WT) CONTRACTOR SHALL PAINT 38-30 STRIPE SPEED TABLES WITH WARNING TRIANGLES, AS SHOWN, PURSUANT TO MUTCD FIGURE 38-30, OPTION A, SHOWN ON SHEET DT-7.
- (EV) ELECTRIC VEHICLE READY PARKING: ELECTRIC VEHICLE PARKING STALLS SHALL BE PAINTED WITH 12" WHITE LETTERS, "ELECTRIC VEHICLE CHARGING", AND AN EV IMAGE OR LOGO TO MARK THE STALL. EV IMAGE OR LOGO SHALL BE PAINTED PURSUANT TO CITY OF WOODBURN SPECIFICATIONS AND APPROVED BY CITY OF WOODBURN PLANNING PRIOR TO INSTALLATION. A SIGN SHALL BE POSTED WITH DIMENSIONS OF 1 FOOT WIDTH AND 1.5 FOOT HEIGHT, MINIMUM, AND SHALL BE POSTED SUCH THAT THE TOP OF THE SIGN IS BETWEEN 5.5 FEET AND 6.5 FEET ABOVE VEHICULAR GRADE. AN EXAMPLE SIGN IS SHOWN HEREON.

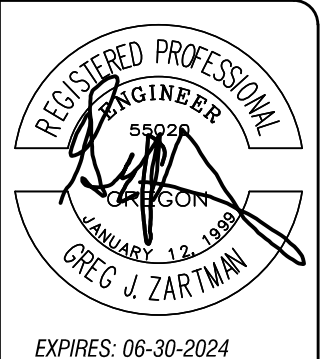
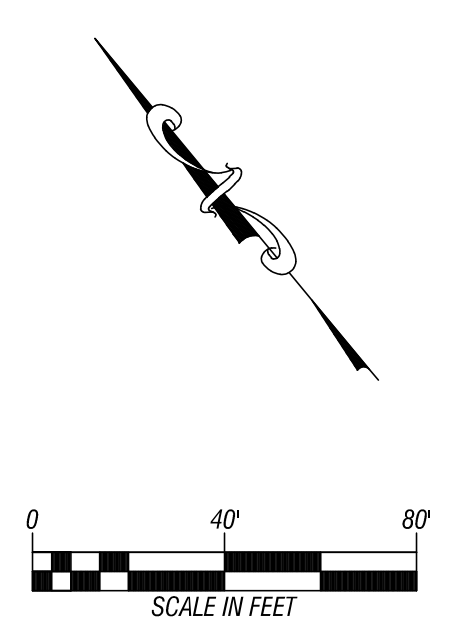
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STACY ALLISON WAY APARTMENTS

WEST COAST HOME SOLUTIONS, LLC

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 Seaside, Oregon 97132
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LEI ENGINEERING & SURVEYING OF OREGON

STRIPING PLAN

SCALE: 1" = 40'

PROJECT NO: 60-10

SHEET: 26 OF 34

PREPARED FOR: WEST COAST HOME SOLUTIONS, LLC
 PROJECT NO: 60-10
 SHEET: 26 OF 34
 DATE: 05/24/24
 DRAWN BY: G. ZARZAVIN
 CHECKED BY: G. ZARZAVIN
 IN CHARGE: G. ZARZAVIN
 PROJECT: STACY ALLISON WAY APARTMENTS STRIPING PLAN