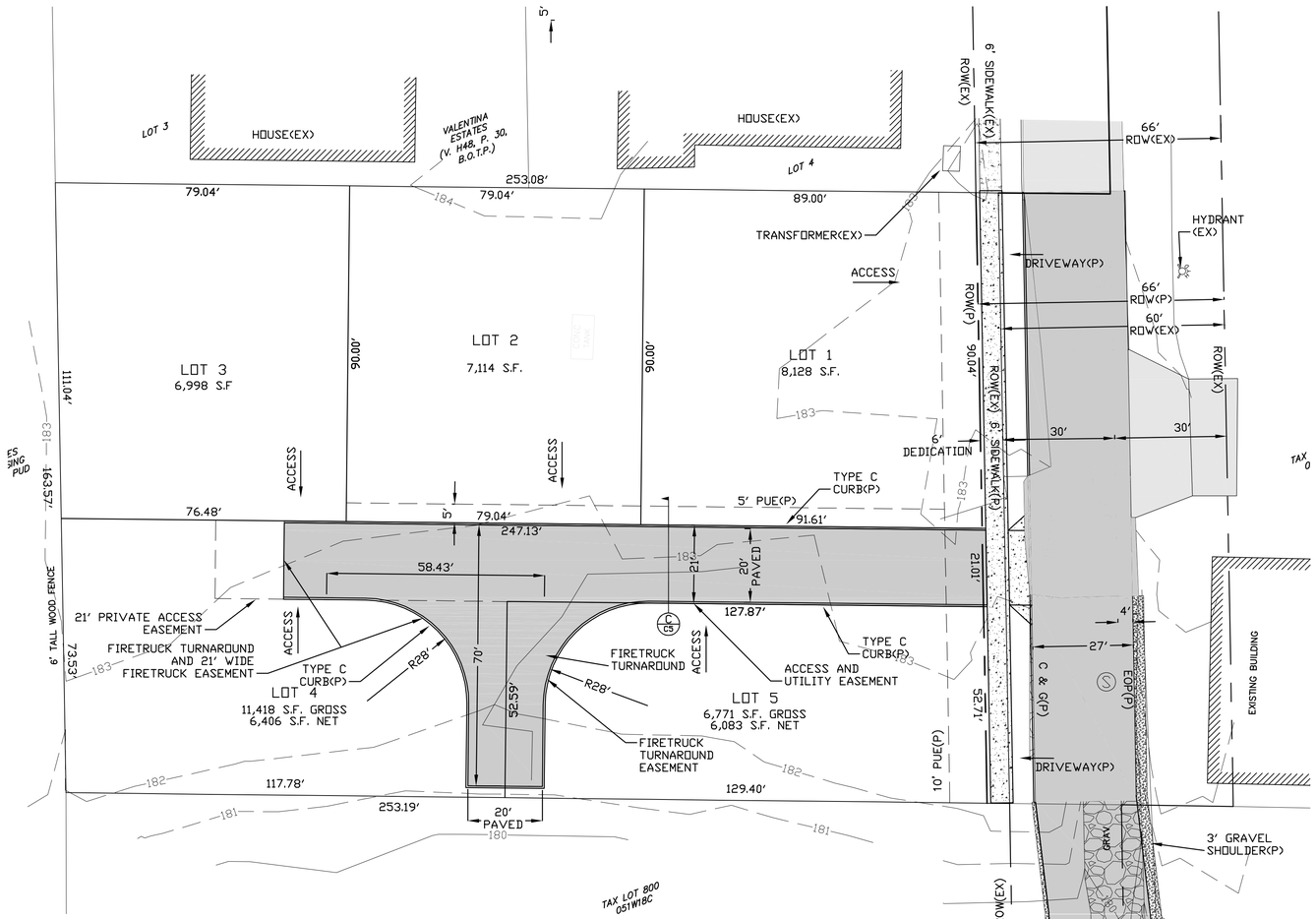


ABBREVIATIONS:

AC – ASPHALTIC CONCRETE
AD – ALGEBRAIC DIFFERENCE
ALCSP – ALUMINIZED CORRUGATED STEEL PIPE
ASSY – ASSEMBLY
BVCE – BEGINNING V.C. ELEVATION
BVCS – BEGIN V.C. STATION
BO – BLOW OFF
BFV – BUTTERFLY VALVE
CB – CATCH BASIN
CHDPE – CORRUGATED HIGH DENSITY POLYPROPELENE
CL – CENTERLINE
CMP – CORRUGATED METAL PIPE
CO – CLEANOUT
CONC – CONCRETE
COSSD – CITY OF SALEM STANDARD DRAWING
COKSD – CITY OF KEIZER STANDARD DRAWING
COWSD – CITY OF WOODBURN STANDARD DRAWINGS
CUL – CULVERT
DI – DUCTILE IRON
DS – DOWN SPOUT
DWG – DRAWING
E – EXISTING
EG – EXISTING GROUND/GRADE
EP – EDGE OF PAVEMENT
ELEC – ELECTRIC
EL – ELEVATION
ER – ENTERING RADIUS
EVCE – ENDING V.C. ELEVATION
EVCS – ENDING V.C. STATION
EX – EXISTING
FT – FEET
FF – FINISH FLOOR
FG – FINISH GRADE
FH – FIRE HYDRANT
FM – FORCE MAIN
GR BK – GRADE BREAK
INT – INTERSECTION
INV – INVERT
K – DESIGN CONSTANT
L – LENGTH,LINE
LP – LIGHT POLE
NTS – NOT TO SCALE
MC – MARION COUNTY
MH – MANHOLE
M – METER
MJ – MECHANICAL JOINT
ML – MEGALUG JOINT
MW – METER WATER
P – PROPOSED
PED – PEDESTAL
PVC – POLYVINYL CHLORIDE
PP – POWER POLE
PL – PROPERTY LINE
R – RADIUS
RD – ROOF DRAIN
ROW – RIGHT-OF-WAY
SS – SANITARY SEWER
S – SLOPE
SCH – SCHEDULE
ST – STATION
ST – STREET
STD – STANDARD
SD – STORM DRAIN
SVC – SERVICE
TC – TOP OF CURB
TEL – TELEPHONE
TYP – TYPICAL
VC – VERTICAL CURVE
WM – WATER MAIN
PC – POINT OF CURVE
PT – POINT OF TANGENT
PERF – PERFORATED

SYMBOLS:

BLOW OFF ASSY. EXISTING
BLOW OFF ASSY. PROPOSED
CATCH BASIN EXISTING
CATCH BASIN PROPOSED
CATCH BASIN CLEANOUT EXISTING
CATCH BASIN CLEANOUT PROPOSED
CLEANOUT EXISTING
CLEANOUT PROPOSED
FIRE HYDRANT EXISTING
FIRE HYDRANT PROPOSED
GATE VALVE EXISTING
GATE VALVE PROPOSED
GAS VALVE
MANHOLE STORM DRAIN EXISTING
MANHOLE STORM DRAIN PROPOSED
MANHOLE SAN. SEWER EXISTING
MANHOLE SAN. SEWER PROPOSED
REDUCER/INCREASER
STREET LIGHT EXISTING
STREET LIGHT PROPOSED
3/4"-1" WATER METER EXISTING
3/4"-1" WATER METER PROPOSED
UTILITY/POWER POLE
CENTER LINE
EASEMENT LINE
E – ELECTRICAL LINE
G – GAS MAIN
SS – SANITARY SEWER
SD – STORM DRAIN
E – TELEPHONE
WM – WATER MAIN
THRUST BLOCK
GV – GATE VALVE

PAVEMENT LEGEND

CONCRETE (EX)
CONCRETE (NEW)
ASPHALT (EXISTING)
ASPHALT (NEW)
GRAVEL(EX)

DEVELOPER:

NW WILLAMETTE HOMES
14795 WOODBURN MONITOR ROAD
WOODBURN, OREGON 97071

LOT DATA:

BEFORE DEDICATION AREA – 1.09 ACRES
AFTER DEDICATION AREA – 0.95 ACRES
LOTS – 5
AVERAGE SQ. FT. – 8,259 S.F.
LOTS/ACRE – 5.26 ACRES

SUBDIVISION DATA

SECTION	– 18C
TOWNSHIP	– 5 SOUTH
RANGE	– 1 WEST
COUNTY	– MARION
TOTAL ACREAGE	– 1.45 ACRES

SURVEY DATUM:

CITY OF WOODBURN BENCHMARK #9462
ELEV 183.84' NAVD 88

LOCATION DESCRIPTION:
3" BRASS DISK ON SOUTH SIDE TOP OF CURB ADJACENT TO 1062 WILSON ST., WOODBURN, OREGON.

DRAWING LIST:

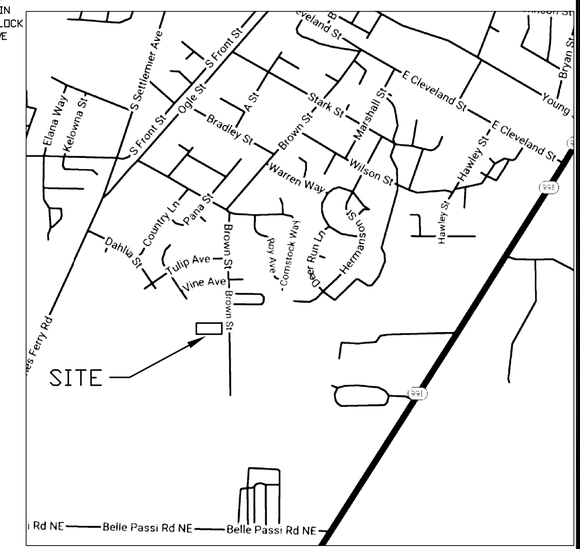
C1	TITLE SHEET, SITE PLAN, ABBREVIATIONS AND GENERAL NOTES
C2	EXISTING SITE CONDITIONS, DEMOLITION PLAN, AND GENERAL NOTES
C3	COMPOSITE UTILITY PLAN AND STREET TREE PLAN
C4	BROWN ROAD STREET AND STORM IMPROVEMENTS
C5	BROWN ROAD STREET SECTIONS AND CIVIL DETAILS
C6	BROWN ROAD CROSS SECTIONS
C7	BROWN ROAD SANITARY SEWER PLAN AND PROFILE
C8	DOMESTIC WATER PLAN, DETAILS AND NOTES
C9	EROSION CONTROL PLAN AND NOTES
C10	EROSION CONTROL DETAILS
C11	CITY OF WOODBURN STANDARD DETAILS
C12	CITY OF WOODBURN STANDARD DETAILS
C13	CITY OF WOODBURN STANDARD DETAILS
C14	CITY OF WOODBURN STANDARD DETAILS

REQUIRED INSEPCTIONS:

A. ALL INSPECTIONS WILL BE PERFORMED BY WILLAMETTE ENGINEERING. CONTRACTOR SHALL COORDINATE WITH THE ENGINEER. 24 HOUR NOTICE REQUIRED AND ONLY ONE TRIP PER DAY.
1. STREETS
   a. STREET SUBGRADE
   b. BASE ROCK COMPACTION
   c. DRIVEWAY AGGREGATE
   d. DRIVEWAY FORMS
   e. ADA FORMS
   f. FINAL ASPHALT AGGREGATE BEFORE PAVEMENT PLACEMENT
2. STORM
   a. PIPE ALIGNMENT
   b. MANHOLE AND CATCH BASIN INSTALLATION
   c. TRENCH COMPACTION
3. WATER
   a. NO ENGINEERING INSPECTION REQUIRED
4. SANITARY SEWER
   a. PIPE SUBGRADE
   b. PIPE ALIGNMENT
   c. MANHOLE INSTALLATION
   d. TRENCH COMPACTION
   e. MAINLINE PRESSURE TEST
   f. MANHOLE VACUUM TEST
   g. MAINLINE TV
   h. CLEANOUT INSTALLATION
5. EROSION CONTROL
   a. CONSTRUCTION ACCESS INSTALLATION
   b. CATCH BASIN SEDIMENT TRAP
   c. SILT FENCE INSTALLATION

SUBDIVISION PLAN

22x34: SCALE: 1"=20'
11x17: SCALE: 1"=40'



VICINITY MAP

REGISTERED PROFESSIONAL ENGINEER
13685
OREGON
JULY 16, 1987
GERALD P. HORNER
EXPIRES: JUNE 30, 2023

REV.	DATE	BY	DESCRIPTION
0	07-23-21	GPH	ISSUED FOR ANNEX AND SUBDIVISION APPLICATION

ENGINEER:
WILLAMETTE ENGINEERING INC.
P.O. BOX 9032
SALEM, OREGON 97305
PH: 503-304-0905
FAX: 503-304-9512

SUBDIVISION PLAN
TITLE SHEET, SITE PLAN, ABBREVIATIONS, AND GENERAL NOTES

VALENTINA ESTATES PHASE 2
5 LOT SUBDIVISION
SUB 2015-02 & FSUB 2017-02
1251 BROWN STREET
WOODBURN, OREGON 97071

DESIGNED BY:	GPH
DRAWN BY:	RW
DATE:	07-23-21
JOB NO.	2020-38
CLIENT NO.	
DRAWING NO.	C1
REV.	0