



City of Woodburn
Community Development Department
270 Montgomery Street
Woodburn, OR 97071-4730
(503) 982-5246

Transmittal Form: Plat Paper Check

To: Marion County Surveyor; Attn: Kent Inman

From: Colin Cortes, AICP, CNU-A,
Senior Planner

Date:
January 9,
2024

Cc: Chris Kerr, Community Development Director; Curtis Stultz, Public Works Director; Dago Garcia, P.E., City Engineer; Cole Grube, Project Engineer; Roy Reyes, Project Engineer; Aidan O'Connell, Public Works Management Analyst; John Raugust, PE, AKS Engineering & Forestry, LLC (Tualatin); Janelle Guiao, AKS; Elizabeth Younger, AKS

Re: Woodburn Subdivision Final Plat App FSUB 23-05 Macadam at Tukwila PUD (County SP23-013 "Macadam at Tukwila") related to City master/parent land use case file no. ANX 22-02

Summary: City of Woodburn staff received the mailed "paper check" on 12/21/2023 that the County Surveyor's office had sent.

The applicant needs to resolve the following items:

- A. Public improvements: What's the status of conformance with ANX 22-02 Condition G4a & WDO 5.01.06B.1 – construction of public improvements?

Notes:

- Regarding the street trees bond request paperwork, Planning Division staff is reviewing the recent revised submittal.
- Public Works typically is willing to defer sidewalks and driveway aprons along lots (as opposed to tracts) to dwelling building permit final inspections.

- B. Geotech report: Condition SUB-2a: Where's the geotech(nical) report?

- C. Hazelnut: Condition PUD-3d: With staff knowing that the subject property plat is likely not the instrument to accomplish such, what's the status of conversion of Hazelnut Drive tax lots into City ROW?

- D. HOA: Condition PUD-10: Demonstrate conformance with what land use final decision [Attachment 203](#) Part E requires. Start by submitting draft articles, bylaws, and CC&Rs for review by the City Attorney's office, the City Engineer, and myself.

- E. Plat drawings:

1. Public easements per land use final decision Attachment 203, Part D, Table 203D:

- a. Several sheets: It looks like the sidewalk overlap public access easements (PAEs) are discontinuous along block faces based on the starts and stops of the dashed line. Explain or revise.
- b. Sheet 1, Plat Note 1: Append the text, "through the land use final decision dated August 8, 2022".
- c. Sheet 2: Tract G: What Table 203D requires is missing. Revise the sheet and Sheet 1 plat notes.
- d. Sheet 2 Detail B: Tract H: The proposed delineated westerly PAE doesn't conform with what Table 203D requires. It doesn't clearly indicate allowance for public utilities (including a bus pad and shelter) and doesn't follow the conditioned geography. Revise the sheet and Sheet 1 plat notes.
- e. Sheet 3: Tract A, A/B, or B: What Table 203D requires is missing. Revise the sheet and Sheet 1 plat notes.
- f. Sheet 3: Tract F: What Table 203D requires is missing. Revise the sheet and Sheet 1 plat notes.
- g. Sheet 4: Tract C: Revise the sheet and Sheet 1 plat notes:
 - (1) Public access over riparian corridor is missing.
 - (2) Utilities: "Stormwater drainage and detention" is too limited and specific. Per WDO 3.02.02A, refer either to "public improvement and maintenance" or make it as general as a public utility easement (PUE) would be.
- h. Sheet 4: Tract E: What Table 203D requires is missing. Revise the sheet and Sheet 1 plat notes.

- i. Sheets 4 & 5: Flag lots: Demonstrate conformance with what the Table 203D eleventh row requires:
 - (1) Correct “private” to “public” access.
 - (2) Add the text that WDO 3.04.01A.2 requires.
 - j. Sheet 5: In or at Tract D, add a reference to Sheet 1 Plat Note 7.
 - k. Golf course: Demonstrate conformance with what Table 203D ninth and tenth rows require. (Staff knows that the subject property plat is likely not the instrument to accomplish such and that a separate grant document would need review and recordation.)
2. See attached redlines by the City Engineer and revise accordingly. Questions? Contact Dago Garcia, P.E., City Engineer, (503) 982-5248, dago.garcia@ci.woodburn.or.us.

Notes:

These notes are for the developer, not the County:

1. The land use final decision document with the conditions of approval remains on the [City project webpage](#). City project webpages can be found via the gateway webpage at www.woodburn-or.gov/projects.
2. Construction: Prior to delivering a Mylar to the City, the developer is to fully construct public improvements and through the “engineer of record” contact the City for inspections, providing Planning Division staff in particular at least 3 business days notice, and obtain City acceptance of improvements.
3. Copies (PDFs for City GIS): After Mylar signature and recordation and as Woodburn Development Ordinance (WDO) 2.01.05 requires, before building permit application the developer is to forward electronic copies of any and all recorded documents – plat(s), easement(s) if separate from plat(s), and any supplemental conveyance/dedication documents – to the City so that the City may update its geographic information system (GIS). Submit to the attention of both the Public Works Department Engineering Division and Community Development Department Planning Division.)
4. Street addresses: A reminder that the time approaches to submit an [Address Assignment Request](#). It can take up to two weeks for staff to review and issue. I recommend submittal at the same time that the developer gets to production of a plat Mylar, because by the time that the Director would be ready to sign a Mylar, it would be ideal for staff to be ready to issue assigned street addresses.

Assigned street addresses are critical because without them Accela / Oregon ePermitting could not accept building permit applications. Contact Heidi Hinshaw, Associate Planner, (503) 980-2494 with any street address process questions.

My contact info is Colin Cortes, AICP, CNU-A, (503) 980-2485,
colin.cortes@ci.woodburn.or.us.

Attachment(s):

City Engineer redlines (January 8, 2024; 2 sheets)

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE AND MONUMENT PARCEL 2 OF PARTITION PLAT NO. 2022-69, MARION COUNTY PLAT RECORDS, INTO LOTS AND TRACTS AS SHOWN. THE BASIS OF BEARINGS (N88°44'44"W) IS ALONG THE WESTERLY SOUTH LINE OF SAID PARCEL 2. ALL BOUNDARY LINES ARE PER SAID PARTITION PLAT NO. 2022-69. I HELD ALL MONUMENTS AND DATA FROM SAID PARTITION PLAT.

MACADAM AT TUKWILA

A REPLAT OF PARCEL 2 OF PP NO. 2022-069 LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 5 AND THE SOUTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF WOODBURN, MARION COUNTY, OREGON

DATE: _____

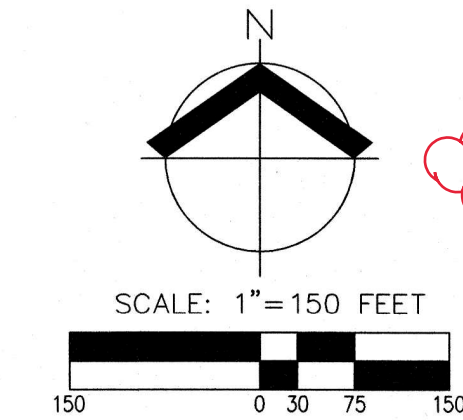
SHEET INDEX

- SHEET 1 - PLAT BOUNDARY, NARRATIVE, SURVEYOR'S CERTIFICATE, PLAT NOTES, CURVE TABLE, LEGEND
SHEET 2 - LOTS 59-78, TRACTS 'G' AND 'H', CURVE TABLE, LEGEND, DETAILS 'A', 'B', AND 'C'
SHEET 3 - LOTS 1-3, 50-58, 79-87, TRACTS 'A', 'B', 'F', AND 'I', CURVE TABLE, LEGEND, DETAILS 'D', 'E', AND 'F'
SHEET 4 - LOTS 4-14, 38-49, TRACTS 'C' AND 'E', CURVE TABLE, LEGEND, DETAILS 'G' AND 'H'
SHEET 5 - LOTS 15-37, TRACT 'D', PRAUE DETAIL 'I', SSE DETAIL 'J', LEGEND
SHEET 6 - DECLARATION, ACKNOWLEDGMENT, APPROVALS, REMAINING CORNER MONUMENTATION

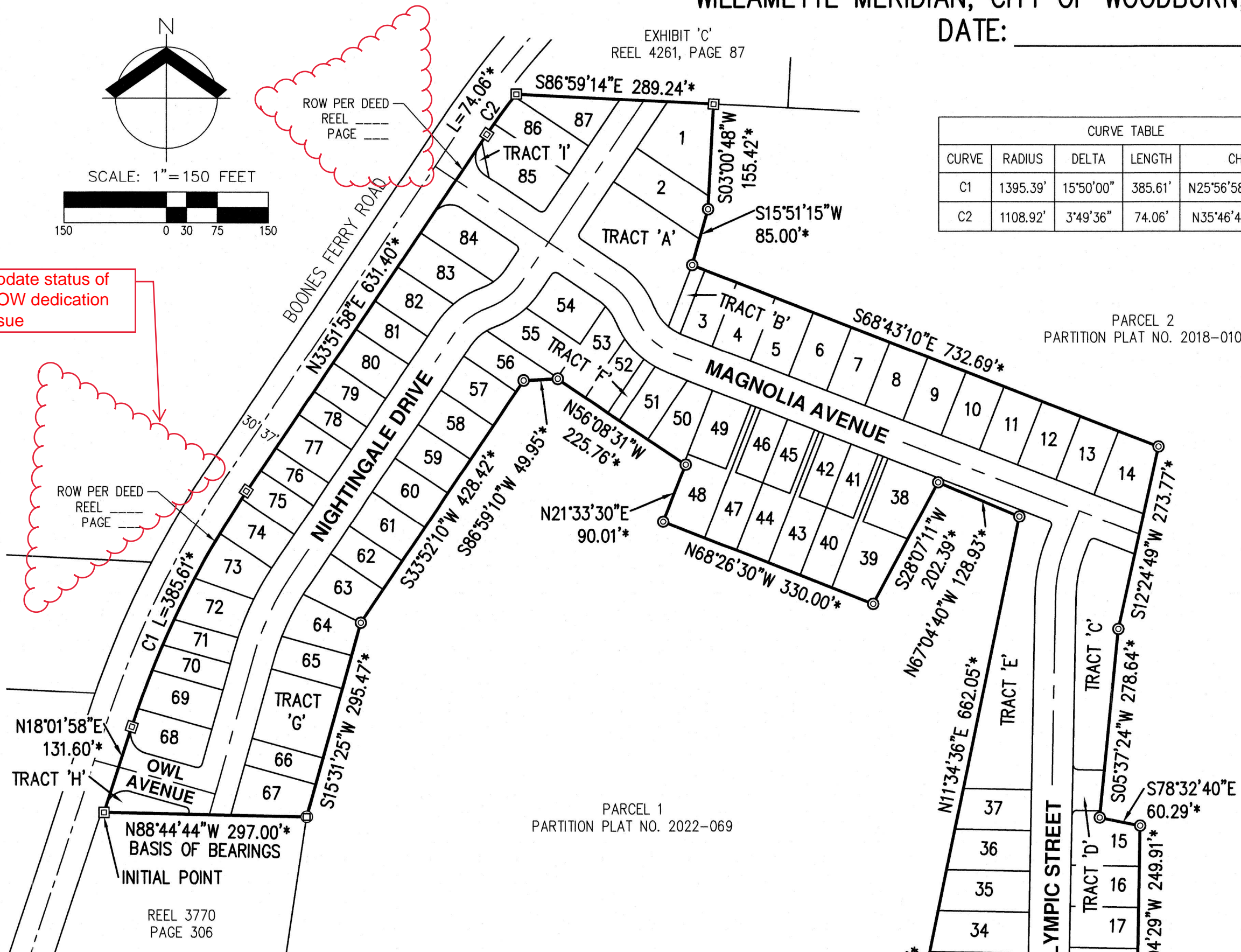
LEGEND

- FOUND 5/8" IRON ROD; PER PLAT OF "TUKWILA"; HELD UNLESS NOTED OTHERWISE
FOUND 5/8" IRON ROD W/YPC INSCRIBED "BARKER PLS 636"; PER MCSR 33644; HELD UNLESS NOTED OTHERWISE
FOUND 5/8" IRON ROD W/YPC INSCRIBED "AZIMUTH SURVEYING"; PER PP NO. 2018-010; HELD UNLESS NOTED OTHERWISE
FOUND 3/4" IP; PER MCSR 17843; HELD UNLESS NOTED OTHERWISE
IRON PIPE
RIGHT-OF-WAY
WITH A YELLOW PLASTIC CAP
PARTITION PLAT NUMBER PER MARION COUNTY PARTITION PLAT RECORDS
MARION COUNTY SURVEY RECORDS
MEASURED AND RECORD DATA PER PP NO. 2022-069
ALL MONUMENTS FOUND OR SET ARE FLUSH WITH GROUND SURFACE UNLESS NOTED OTHERWISE

CURVE TABLE with columns: CURVE, RADIUS, DELTA, LENGTH, CHORD. Includes data for curves C1 and C2.



Update status of ROW dedication issue



SURVEYOR'S CERTIFICATE

I, MICHAEL S. KALINA, 89558PLS, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LANDS REPRESENTED ON THE ANNEXED MAP OF "MACADAM AT TUKWILA", SITUATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 5 AND THE SOUTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF WOODBURN, MARION COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING A FOUND 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AZIMUTH SURVEYING" AT THE WESTERLY SOUTHWEST CORNER OF PARCEL 2 OF PARTITION PLAT NO. 2022-69, MARION COUNTY PLAT RECORDS, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF BOONES FERRY ROAD (37.00 FEET FROM CENTERLINE); THENCE TRACING SAID EASTERLY RIGHT-OF-WAY LINE ALONG THE FOLLOWING COURSES: NORTH 18°01'58" EAST 131.60 FEET TO A FOUND 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AZIMUTH SURVEYING"; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 1395.39 FEET, A CENTRAL ANGLE OF 15°50'00", AN ARC LENGTH OF 385.61 FEET, AND A CHORD OF NORTH 25°56'58" EAST 384.38 FEET TO A FOUND 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AZIMUTH SURVEYING"; THENCE NORTH 33°51'58" EAST 631.40 FEET TO A FOUND 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AZIMUTH SURVEYING"; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 1108.92 FEET, A CENTRAL ANGLE OF 3°49'36", AN ARC LENGTH OF 74.06 FEET, AND A CHORD OF NORTH 35°46'46" EAST 74.05 FEET TO A FOUND 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AZIMUTH SURVEYING" AT THE NORTHWEST CORNER OF SAID PARCEL 2 ALONG THE FOLLOWING COURSES: SOUTH 86°59'14" EAST 289.24 FEET TO A FOUND 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "AZIMUTH SURVEYING"; THENCE SOUTH 03°00'48" WEST 155.42 FEET TO A FOUND 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "BARKER PLS 636"; THENCE SOUTH 15°51'15" WEST 85.00 FEET TO A FOUND 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "BARKER PLS 636"; THENCE SOUTH 68°43'10" EAST 732.69 FEET TO A FOUND 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "BARKER PLS 636"; THENCE SOUTH 12°24'49" WEST 273.77 FEET TO A FOUND 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "BARKER PLS 636"; THENCE SOUTH 05°37'24" WEST 278.64 FEET TO A FOUND 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "BARKER PLS 636"; THENCE SOUTH 78°32'40" EAST 60.29 FEET TO A FOUND 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "BARKER PLS 636"; THENCE SOUTH 01°04'29" WEST 249.91 FEET TO A FOUND 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "BARKER PLS 636"; THENCE SOUTH 29°42'37" EAST 244.17 FEET TO A FOUND 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "BARKER PLS 636"; THENCE NORTH 88°58'13" WEST 555.09 FEET TO A FOUND 5/8-INCH IRON ROD WITH NO CAP; THENCE NORTH 07°09'18" WEST 59.84 FEET TO A FOUND 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "BARKER PLS 636"; THENCE NORTH 34°33'35" EAST 240.06 FEET TO A FOUND 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "BARKER PLS 636"; THENCE NORTH 11°34'36" EAST 662.05 FEET TO A FOUND 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "BARKER PLS 636"; THENCE NORTH 67°04'40" WEST 128.93 FEET TO A FOUND 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "BARKER PLS 636"; THENCE NORTH 28°07'11" WEST 202.39 FEET TO A FOUND 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "BARKER PLS 636"; THENCE NORTH 68°26'30" WEST 330.00 FEET TO A FOUND 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "BARKER PLS 636"; THENCE NORTH 21°33'30" EAST 90.01 FEET TO A FOUND 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "BARKER PLS 636"; THENCE NORTH 56°08'31" WEST 225.76 FEET TO A FOUND 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "BARKER PLS 636"; THENCE SOUTH 86°59'10" WEST 49.95 FEET TO A FOUND 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "BARKER PLS 636"; THENCE SOUTH 33°52'10" WEST 428.42 FEET TO A FOUND 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "BARKER PLS 636"; THENCE SOUTH 15°31'25" WEST 295.47 FEET TO A FOUND 3/4-INCH IRON PIPE; THENCE NORTH 88°44'44" WEST 297.00 FEET TO THE INITIAL POINT. CONTAINS 18.61 ACRES, MORE OR LESS.

AS PER O.R.S. 92.070(2), I ALSO CERTIFY THAT THE POST MONUMENTATION OF THE REMAINING MONUMENTS IN THIS SUBDIVISION WILL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF PAVING IMPROVEMENTS OR ONE YEAR FOLLOWING THE ORIGINAL PLAT RECORDATION, WHICHEVER COMES FIRST, IN ACCORDANCE WITH O.R.S. 92.060.

PREPARED FOR TUKWILA DEVELOPMENT, LLC P.O. BOX 61426 VANCOUVER, WA 98666-1426

PLAT NOTES

- 1. THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL SET FORTH IN CITY OF WOODBURN CASE FILE NUMBERS ANX 22-02, PLA 22-02, PUD 22-02, RCWOD 22-01, SUB 22-03, AND ZC 22-02.
2. THIS PLAT IS SUBJECT TO UTILITY EASEMENTS FOR UNDERGROUND SEWER, WATER AND OTHER UTILITY LINES PER REEL 1124, PAGE 655, MCDR. SAID EASEMENT IS BLANKET IN NATURE AND NO SPECIFIC LOCATION IS GIVEN.
3. TRACT 'A', 'B', 'E', 'F', AND 'H' SHALL BE CONVEYED TO THE MARION POINTE HOMEOWNERS ASSOCIATION BY A SEPARATE INSTRUMENT.
4. TRACTS 'A', 'B', 'E', AND 'F' ARE SUBJECT TO A PUBLIC PEDESTRIAN ACCESS EASEMENT OVER THEIR ENTIRETIES.
5. TRACTS 'C' AND 'G' SHALL BE CONVEYED TO THE MARION POINTE HOMEOWNERS ASSOCIATION BY A SEPARATE INSTRUMENT AND ARE FOR STORMWATER FACILITIES. SAID TRACTS ARE SUBJECT TO A STORMWATER DRAINAGE AND DETENTION EASEMENT TO THE CITY OF WOODBURN OVER THEIR ENTIRETIES.
6. TRACT 'D' SHALL BE CONVEYED TO THE MARION POINTE HOMEOWNERS ASSOCIATION AND IS SUBJECT TO A PUBLIC STREET EASEMENT TO THE CITY OF WOODBURN OVER ITS ENTIRETY.
7. TRACT 'I' SHALL BE CONVEYED TO THE MARION POINTE HOMEOWNERS ASSOCIATION BY A SEPARATE INSTRUMENT.

REVIEW COPY

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JANUARY 12, 2016 MICHAEL S. KALINA 89558PLS RENEWS: 6/30/25

Table with columns: JOB NAME, JOB NUMBER, DRAWN BY, CHECKED BY, DRAWING NO. Values: MACADAM AT TUKWILA, 7564, HDS, MSK, 7564 PLAT

AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM ENGINEERING · SURVEYING · NATURAL RESOURCES FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

PREPARED FOR

TUKWILA DEVELOPMENT, LLC
P.O. BOX 61426
VANCOUVER, WA 98666-1426

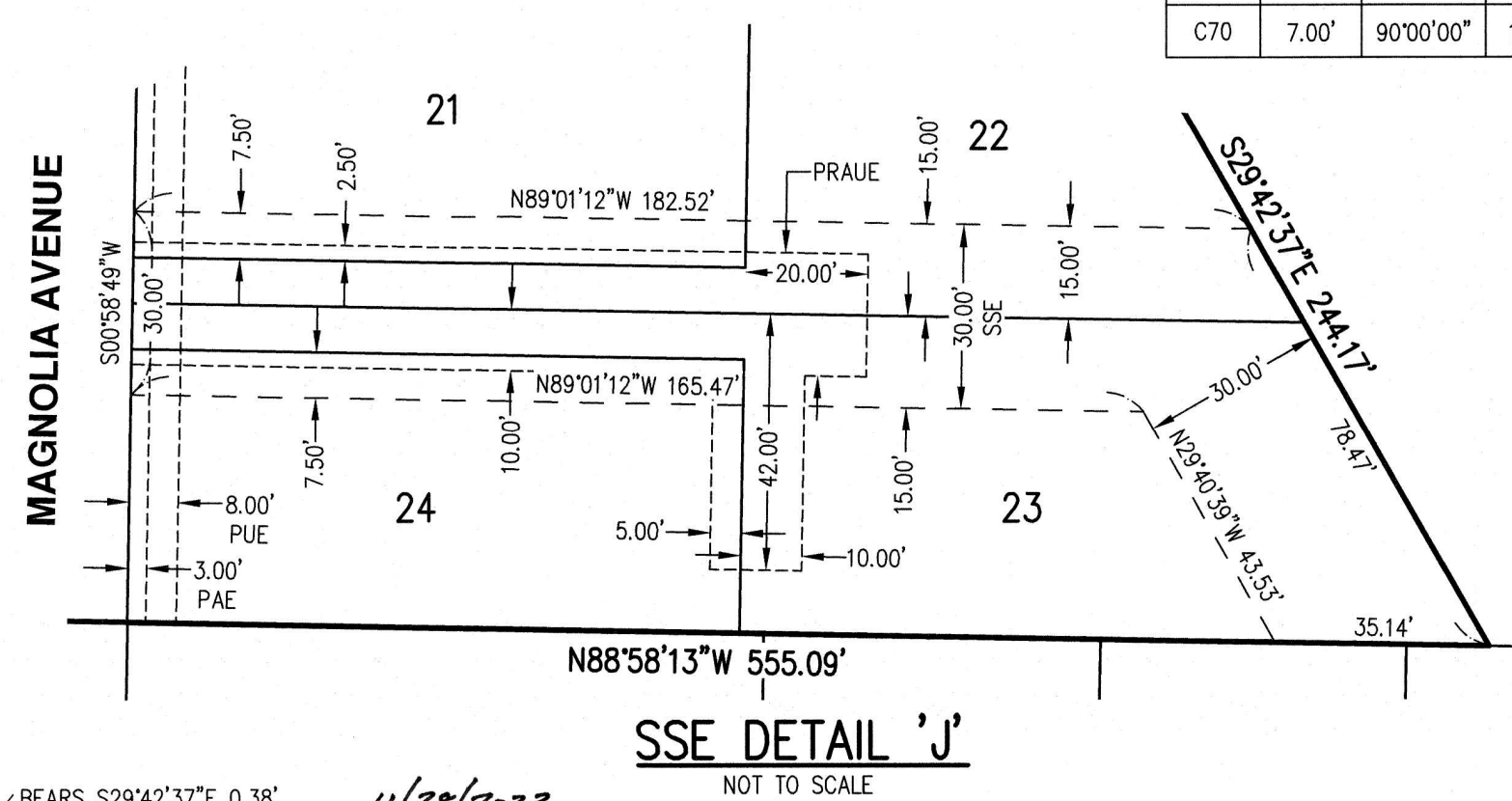
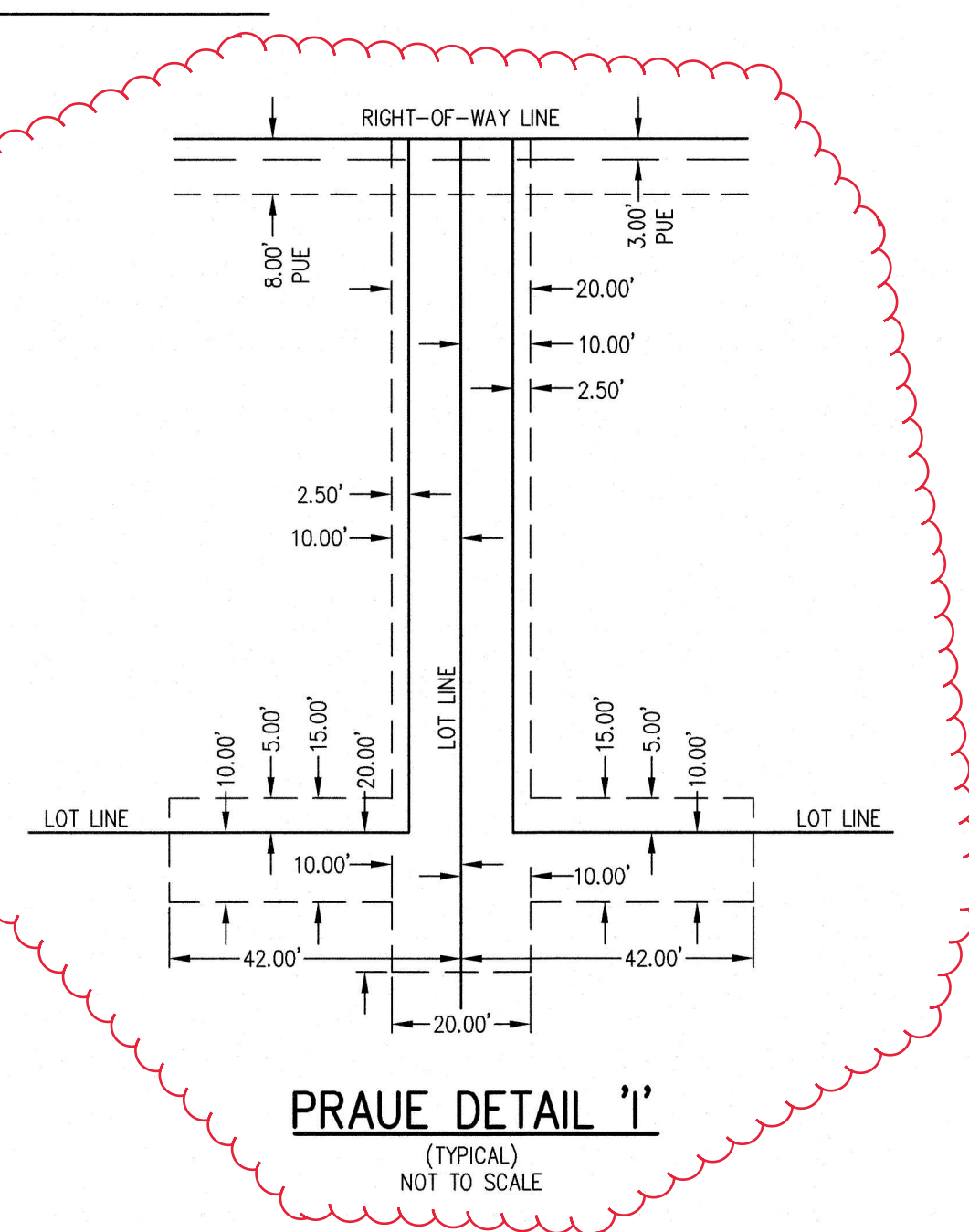
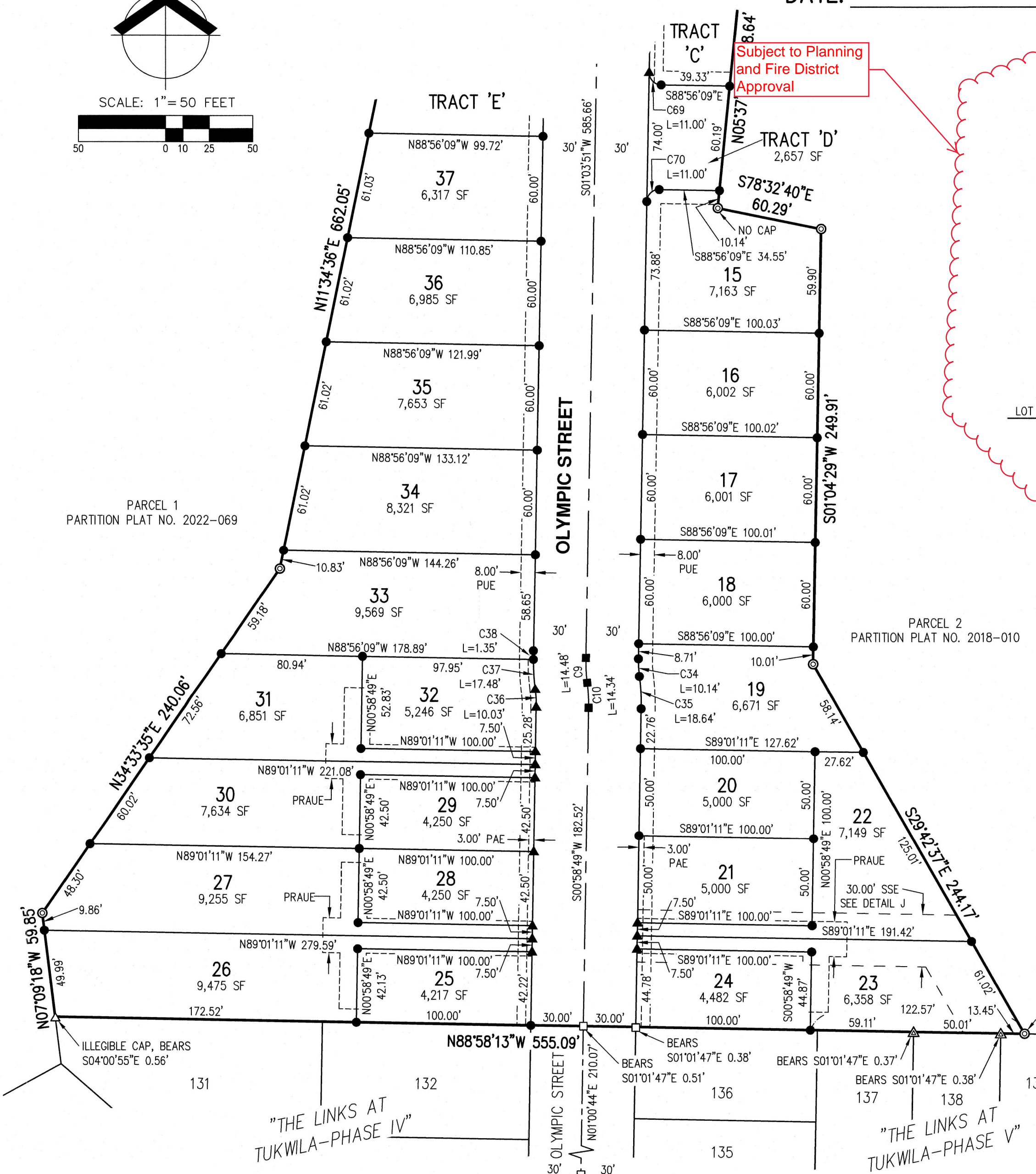
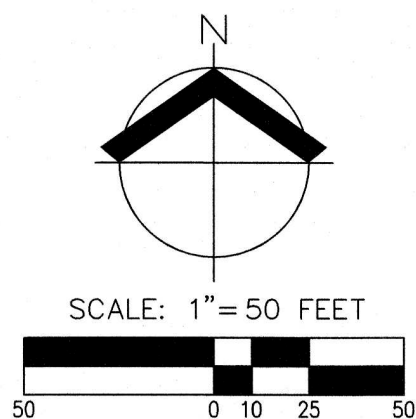
MACADAM AT TUKWILA

A REPLAT OF PARCEL 2 OF PP NO. 2022-069
LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 5 AND THE
SOUTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 1 WEST,
WILLAMETTE MERIDIAN, CITY OF WOODBURN, MARION COUNTY, OREGON

LEGEND

- 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR.", TO BE SET DURING REMAINING MONUMENTATION; SET ON: __/__/20__
- ▲ 1-1/8" COPPER DISC INSCRIBED "AKS ENGR.", TO BE SET DURING REMAINING MONUMENTATION; SET ON: __/__/20__
- 5/8" X 30" IRON ROD W/ALC INSCRIBED "AKS ENGR.", TO BE SET DURING REMAINING MONUMENTATION; SET ON: __/__/20__
- ⊙ FOUND 5/8" IRON ROD W/YPC INSCRIBED "BARKER PLS 636"; PER MCSR 33644; HELD UNLESS NOTED OTHERWISE
- ▲ FOUND 5/8" IRON ROD W/YPC INSCRIBED "W&H PACIFIC"; PER PLAT OF "THE LINKS AT TUKWILA-PHASE V"; HELD UNLESS NOTED OTHERWISE
- △ FOUND 5/8" IRON ROD W/YPC INSCRIBED "BARKER PLS 636"; PER PLAT OF "TUKWILA"; HELD UNLESS NOTED OTHERWISE
- FOUND 5/8" IRON ROD W/YPC INSCRIBED "W&H PACIFIC"; PER PLAT OF "THE LINKS AT TUKWILA-PHASE IV"; HELD UNLESS NOTED OTHERWISE
- PUE PUBLIC UTILITY EASEMENT
- PAE PUBLIC ACCESS EASEMENT
- PRAUE PRIVATE ACCESS AND UTILITY EASEMENT TO BENEFIT ADJACENT LOTS, TYPICAL, SEE DETAIL I ON THIS SHEET
- SSE PUBLIC SANITARY SEWER EASEMENT
- W/YPC WITH A YELLOW PLASTIC CAP
- W/ALC WITH AN ALUMINUM CAP
- PP NO. PARTITION PLAT NUMBER PER MARION COUNTY PARTITION PLAT RECORDS
- MCSR MARION COUNTY SURVEY RECORDS
- SF SQUARE FEET
- NOTE: ALL MONUMENTS FOUND OR SET ARE FLUSH WITH GROUND SURFACE UNLESS NOTED OTHERWISE

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C9	100.00'	81°7'51"	14.48'	S03°05'04"E 14.47'
C10	100.00'	81°2'49"	14.34'	S03°07'36"E 14.32'
C34	70.00'	81°7'51"	10.14'	S03°05'04"E 10.13'
C35	130.00'	81°2'49"	18.64'	S03°07'36"E 18.62'
C36	70.00'	81°2'49"	10.03'	S03°07'36"E 10.03'
C37	130.00'	74°2'09"	17.48'	S03°22'54"E 17.46'
C38	130.00'	0°35'42"	1.35'	S00°46'00"W 1.35'
C69	7.00'	90°00'00"	11.00'	S43°56'09"E 9.90'
C70	7.00'	90°00'00"	11.00'	S46°03'51"W 9.90'



11/28/2023
REGISTERED PROFESSIONAL LAND SURVEYOR
Michael S. Kalina
OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS
RENEWS: 6/30/25

REVIEW COPY

JOB NAME: MACADAM AT TUKWILA
JOB NUMBER: 7564
DRAWN BY: HDS
CHECKED BY: MSK
DRAWING NO.: 7564 PLAT

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM

AKS

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