



Final Decision

Planning Commission

File number(s): DR 22-05, EXCP 22-07, & VAR 22-06

Project name: Woodburn Apartments

Date of decision: November 10, 2022

Date of mailing: November 14, 2022

Applicant: Jim Toporek, Studio 3 Architecture

Landowner: Woodburn Real Estate LLC

Site location: 119 N. Pacific Hwy (Tax Lot 051W17BC07500)

Summary:

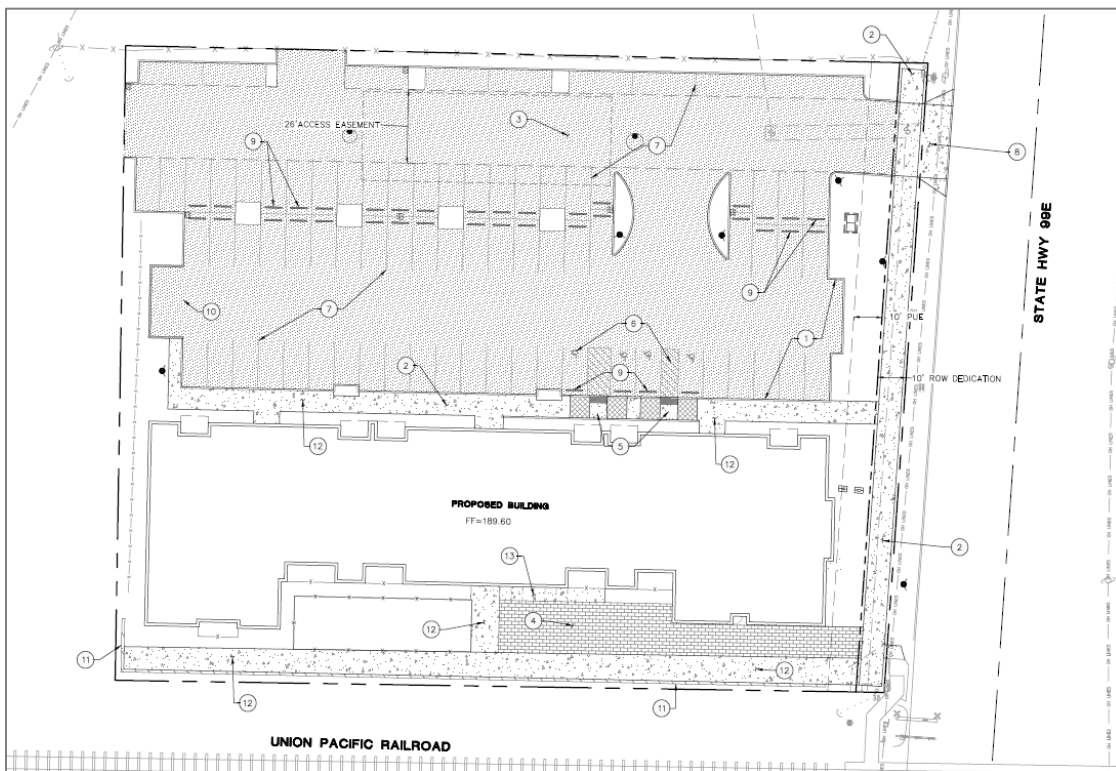
The Planning Commission held a public hearing on November 10, 2022 and unanimously approved the Design Review (DR), Exception to Street Right of Way and Improvement Requirements ("Street Exception", EXCP), and Variance (VAR) application package with the conditions recommended by staff through the staff report published November 3. Two individuals submitted testimony – Carol Callahan & Tim Vermeire at 1072 Young St.

The subject property is 119 N. Pacific Hwy, an undeveloped 1.42-acre property in the Mixed Use Village (MUV) zoning district.

The Planning Commission approved a 35-unit multifamily residential apartment building with site improvements for parking and landscaping, a cross-access easement over the drive aisle benefitting adjacent properties, as well as a public path along the south property line. The Commission also approved the applicant's Street Exception request for modified street improvement requirements along the N. Pacific Highway frontage and the applicant's Variance request to remove the garage parking requirement for multifamily dwellings.



Aerial view of the subject property.



Site plan.

Conditions of Approval

Section references are to the [Woodburn Development Ordinance \(WDO\)](#).

1. Substantial Conformance: The applicant or successor shall develop the property in substantial conformance with the final plans submitted and approved with this application, except as modified by these conditions of approval. Were the applicant to revise plans other than to meet conditions of approval or meet building code, even if Planning Division staff does not notice and signs off on building permit issuance, Division staff retains the right to obtain restoration of improvements as shown on an earlier land use review plan set in service of substantial conformance.
2. Public Works: Follow the attached "Public Works Conditions November 1, 2022" (Attachment 102).
3. Fence Permit: To demonstrate conformance with WDO 2.06.02 and 5.01.03, the applicant shall submit application for and obtain approval of a Fence Permit prior to building permit issuance.
4. Grading Permit: Prior to beginning any grading work on-site, the applicant shall apply for and obtain a Grading Permit per WDO 5.01.04.
5. Addressing: Prior to building permit issuance, the applicant shall submit an [Address Assignment Request Form](#), with accompanying fee payment and materials, to the Community Development Department to begin the process of getting addresses assigned for the apartments.
6. N. Pacific Hwy improvements: The applicant shall complete the following items prior to building permit issuance:
 - a. ROW: Dedicate right-of-way (ROW) along the property frontage to achieve 50 feet of width from centerline.
 - b. Curb: Close the existing driveways and restore the existing curb line along the frontage, except as modified for the proposed driveways.
 - c. Sidewalk: Construct an 8-foot wide sidewalk along the frontage, with a 1-foot buffer between the sidewalk and the property line. The sidewalk shall connect into the existing sidewalk crossing the railroad in a manner acceptable to the Public Works Director and Oregon Department of Transportation. The sidewalk shall also connect to the proposed 8-foot path on site along the south property line.
 - d. Landscape strip: Pursuant to WDO 3.06.03A3, the applicant shall revise the landscape plans to remove the six proposed street trees within the landscape strip area between sidewalk and curb. This area shall instead be planted at a ratio of 1 Plant Unit per 15 square feet, following the "Setbacks abutting a street" yard type within WDO Table 3.06A. Plant Unit values are outlined within Table 3.06B. Trees

are not allowed within this landscape strip. Provide a revised landscaping plan that demonstrates conformance.

7. Underground utilities: Pursuant to WDO 3.02.04, all utility services to and within the development shall be underground.
8. Easements: The applicant shall grant the following easements. A draft copy of each easement shall be provided to the City for review prior to recordation with Marion County. Proof of recordation shall be submitted prior to building permit issuance.
 - a. Streetside PUE: A 10-foot wide public utility easement along the widened right-of-way of N. Pacific Highway, pursuant to WDO Figure 3.01B and 3.02.01C.
 - b. Cross-access: A 26-foot wide private access easement benefiting 203 N. Pacific Hwy, 1072 Young St, and 1030 Young St (Tax Lots 051W17BC07400, 6900, and 6800, respectively), pursuant to WDO 3.04.03B1 & 3.
 - c. Public path: A 12-foot wide public trail easement along the entirety of the south property line, pursuant to WDO 2.03A4 and 3.07.05C3a. This easement shall also allow for temporary construction access for future extension of the path west through the adjacent property.
 - d. Sewer line: A 16-foot wide public utility easement over the portion of the 8-inch public sewer line that crosses through the subject property, centered on the sewer line, pursuant to WDO 3.02.01A.
9. Street lighting: Pursuant to WDO 3.02.03A, adjacent street lighting shall comply with City of Woodburn and Portland General Electric (PGE) standards and specifications. The applicant shall either provide documentation to the attention of the Public Works Department indicating that existing illumination complies with the standards or install new lighting to conform.
10. Emergency access driveway: The 'emergency access only' driveway south of the building shall utilize a mountable curb instead of a standard driveway approach. The area between mountable curb and sidewalk shall be paved, and removable bollards shall be installed on the portion of driveway on private property within 10 feet of the front property line. The final design of the improvements for this driveway shall be to the satisfaction of the Community Development Director, the Woodburn Fire Marshal, and Oregon Department of Transportation.
11. Accessible parking: Pursuant to WDO 3.05.03B and Table 3.05B, at least one accessible parking space shall be designated as 'Van Accessible'.
12. Exterior lighting: Pursuant to WDO 3.05.02L3, all exterior lighting fixtures shall be full cut off or fully shielded.

13. Trash enclosure: To meet WDO Table 3.06D, the applicant shall provide design drawings demonstrating the outdoor trash enclosure is enclosed within an architectural wall that meets the design standards in 3.06.06B. This is due prior to building permit issuance.
14. Retaining wall: Prior to building permit issuance, the applicant shall provide design details for the proposed retaining wall on the south side of the pedestrian path along the southern property line. The design shall be in conformance with the standards in WDO 3.06.06B.

Notes to the Applicant

The following are not planning / land use / zoning conditions of approval, but are notes for the applicant to be aware of and follow:

1. Permits: Permits are applied for using the [Oregon ePermitting](#) online permit system. The City Building Division administers building and mechanical permits; Marion County Public Works administers plumbing and electrical permits.
2. Demolition Permits: Demolition of any existing structures may require [Demolition Permit](#) approval through the Building Division.
3. Records: Staff recommends that the applicant retain a copy of the subject approval.
4. Fences, fencing, & free-standing walls: The approval excludes any new fences, fencing, & free-standing walls, which are subject to WDO 2.06 and the permit process of 5.01.03.
5. Signage: The approval excludes any signage, which is subject to WDO 3.10 and the permit process of 5.01.10.
6. Other Agencies: The applicant, not the City, is responsible for obtaining permits from any county, state and/or federal agencies, which may require approval or permit, and must obtain all applicable City and County permits for work prior to the start of work and that the work meets the satisfaction of the permit-issuing jurisdiction. The Oregon Department of Transportation (ODOT) might require highway access, storm drainage, and other right-of-way (ROW) permits. All work within the public ROW or easements within City jurisdiction must conform to plans approved by the Public Works Department and must comply with a Public Works Right-of-Way permit issued by said department. Marion County plumbing permits must be issued for all waterline, sanitary sewer, and storm sewer work installed beyond the Public Right-of-Way, on private property.
7. Inspection: The applicant shall construct, install, or plant all improvements, including landscaping, prior to City staff verification. Contact Planning Division staff at least three (3) City business days prior to a desired date of planning and zoning inspection of site improvements. This is required and separate from and in addition to the usual building code and fire and life safety inspections. Note that Planning staff are not primarily inspectors, do

not have the nearly immediate availability of building inspectors, and are not bound by any building inspector's schedule or general contractor convenience.

8. Stormwater management: The storm sewer system and any required on-site detention for the development must comply with the City Storm Water Management Plan, Public Works storm water practices and the Storm Drainage Master Plan.
9. Public Works Review: Staff performs final review of the civil plans during the building permit stage. Public infrastructure must be constructed in accordance with plans approved by the City and ODOT, as well as current Public Works construction specifications, Standard Drawings, Standard Details, and General Conditions.
10. Franchises: The applicant provides for the installation of all franchised utilities and any required easements.
11. Water: All water mains and appurtenances must comply with Public Works, Building Division, and Woodburn Fire District requirements. Existing water services lines that are not going to be use with this new development must be abandoned at the main line. The City performs required abandonment of existing water facilities at the water main with payment by the property owner. All taps to existing water mains must be done by a "Hot Tap" method and by approved City of Woodburn Contractors. The applicant shall install the proper type of backflow preventer for all domestic, lawn irrigation and fire sprinkler services. The backflow devices and meters shall be located near the city water main within an easement, unless approved otherwise by Public Works. Contact Byron Brooks, City of Woodburn Water Superintendent, for proper type and installation requirements of the backflow device at (503) 982-5380.
12. Grease Interceptor/Trap: If applicable, a grease trap would need to be installed on the sanitary service, either as a central unit or in the communal kitchen/food preparation area. Contact Marion County Plumbing Department for permit and installation requirements, (503) 588-5147.
13. Fire: Fire protection requirements must comply with the Woodburn Fire District standards and requirements. Place fire hydrants within the public ROW or public utility easement and construct them in accordance with Public Works Department requirements, specifications, standards, and permit requirements. Fire protection access, fire hydrant locations and fire protection issues must comply with current fire codes and Woodburn Fire District standards. See City of Woodburn Standard Detail No. 5070-2 Fire Vault. The fire vault must be placed within the public right-of-way or public utility easement.
14. SDCs: The developer pays System Development Charges at the time of building permit issuance.

Expiration

Per Woodburn Development Ordinance (WDO) 4.02.04B., a final decision expires within three years of the date of the final decision unless:

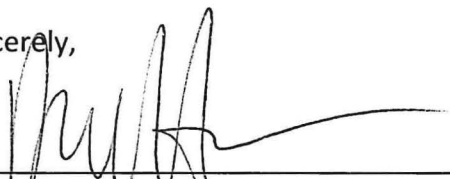
1. A building permit to exercise the right granted by the decision has been issued;
2. The activity approved in the decision has commenced; or
3. A time extension, Section 4.02.05, has been approved.

Appeals

Per WDO 4.01.11E., the decision is final unless appealed pursuant to Oregon Revised Statutes (ORS), state administrative rules, and WDO [4.02.01](#). The appeal to City Council due date is twelve (12) days from the mailing date of this final decision notice per 4.02.01B.1. A valid appeal must meet the requirements of 4.02.01.

A copy of the decision is available for inspection at no cost, and the City would provide a copy at reasonable cost at the Community Development Department, City Hall, 270 Montgomery Street, Woodburn, OR 97071. For questions or additional information, contact the Planning Division at (503) 982-5246 or planning@ci.woodburn.or.us.

Sincerely,



Dan Handel, AICP, Planner



Date

Affirmed,



Charles Piper, Chair, Planning Commission



Date

attachments:

1. Public Works Conditions November 1, 2022 (Planning Commission Staff Report Attachment 102)
2. Site Plans (Planning Commission Staff Report Attachment 106)

Public Works

November 1, 2022

CONDITIONS OF LAND USE APPROVAL:

1. The Applicant, not the City, is responsible for obtaining permits from state, county and/or federal agencies that may require such permit or approval. All work within the Oregon Department of Transportation (ODOT) right-of-way requires the applicant to obtain approval and permits from ODOT.
2. The Applicant shall obtain approval from the Oregon Department of Transportation (ODOT) for the storm drainage analysis that will impact ODOT's system. Provide a final storm drainage analysis for detention and conveyance system. The storm drainage hydraulic analysis shall comply with both ODOT and City's requirements.
3. The applicant shall obtain approval from the Oregon Department of Transportation (ODOT) for all required improvements along Highway 99E (Pacific Highway), included but not limited to street improvements, striping, Highway signage, water and sewer work, and additional improvements.
4. Applicant to provide for the installation of all franchise utilities and shall provide any required easements for these facilities. All permanent utility services to the development shall be underground.
5. Department of Environmental Quality Erosion Control 1200C permit will need to be obtained for this development prior to City issuance of permit.
6. Final review of the Civil Plans will be done during the building permit application. Public infrastructure will be constructed in accordance with plans approved by public works and ODOT.
7. Provide and record the required right-of-way dedication, public utility easements, and waterline easements prior to building permit issuance.
8. Provide street lighting plan and design for review to the City and ODOT.
9. Fire hydrants locations and fire protection requirements shall be as per the Woodburn Fire Districts and City of Woodburn requirements. Actual fire hydrant locations and in-line valving locations shall not be determined until the construction final plan review.
10. System Development fees shall be paid at the time of building permit issuance.

SITE LEGEND:

SITE ELEMENT DESCRIPTION:	LEGEND:
BUILDINGS:	
LANDSCAPING:	
CONCRETE SIDEWALKS:	

SITE PLAN NOTES:

- MUTCD-COMPLIANT "NO OUTLET" SIGN
- CONCRETE WHEEL STOP.
- EV PARKING. PROVIDE STRIPING AND SIGNAGE PER WDO 3.05.03.I
- HORIZONTAL U-RACK. SEE A1.02 FOR ADDITIONAL REQUIREMENTS.
- MINIMUM 3'-4" PEDESTRIAN ACCESS TO TRASH ENCLOSURE REQUIRED.
- MINIMUM 20' CLEAR EMERGENCY ACCESS FOR FIRE DEPARTMENT.
- PROVIDE 6' TALL SAFETY CEDAR FENCE ALONG THE ENTIRETY OF THE SOUTHERN PROPERTY LINE, ALONG THE PROPERTY LINE.

DEVELOPMENT SUMMARY:

35 Apartment Units
(18) 2-Bed/1-Bath
(17) 3-Bed/2-Bath
70 Parking Spaces Required
75 Parking Spaces Provided

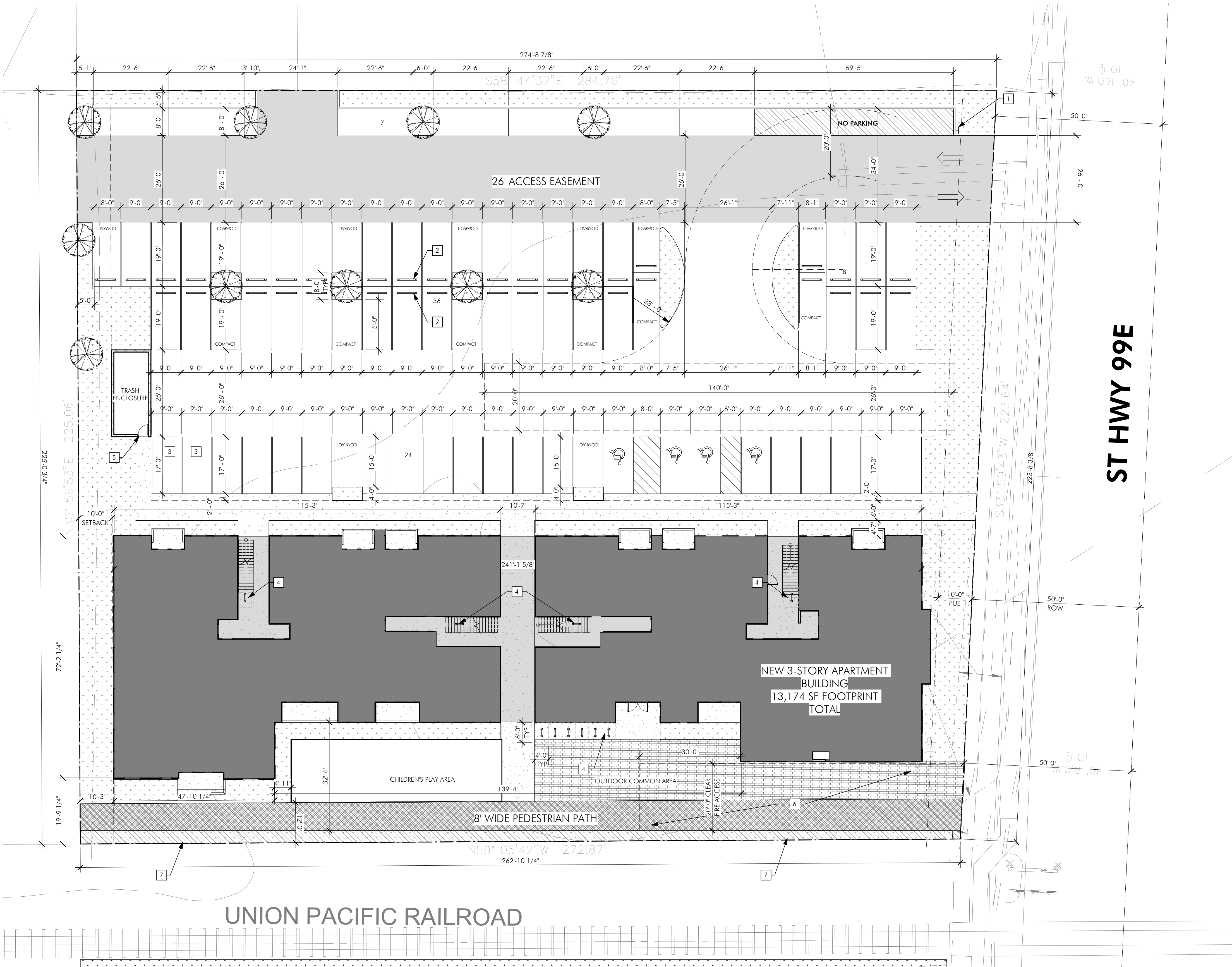
Site Area = 59,740sf
30% Open Space = 17,922 Req
15,978 SF Site Open Space
792 SF Community Room, 2,376 sf 1:3 bonus
18,354 SF with Community Room

AC: 1.3714
Density: 32/AC = 43.88 units allowed

Building Area: 39,522sf

DEVELOPMENT NOTES:

- PARKING STRIPING SHOWN IS FOR DIMENSIONAL CLARITY. ALL PARKING STRIPING SHALL CONFORM TO THE STRIPING STANDARDS OF WDO FIGURE 3.05C.
- PARKING BUMPERS SHALL BE PLACED PER WDO FIGURE 3.05C.
- PARKING LIGHTING SHALL CONFORM TO CHAPTER 3.11
- EV PARKING IS REQUIRED TO MEET THE STANDARDS OF WDO 3.05.03.I



CITY DEVELOPMENT NOTES:

- EV charging requirements:
1. Electric vehicle (EV) includes both electric vehicle and plug-in hybrid vehicle, and EV parking stalls shall meet the following standards:
 1. Convenient locations: The distance from a stall, in whole or in part, shall be maximum 50 feet to a building perimeter walkway or, where there is no walkway, a building main or stall-only entrance.
 2. Charging level: minimum Level 2 (240 volt alternating current [AC] charging), or faster charging.
 3. Striping: Stripe each stall in lettering 1 ft high min "ELECTRIC VEHICLE CHARGING" or similar and stencil of an EV image or logo.
 4. Signage: Post at each stall a wall-mounted or pole-mounted sign for "Electric Vehicle Charging" or similar and include an EV image or logo. Each sign 1 1/2 by 1 foot minimum with top of a posted sign between 5 1/2 and 7 feet high max above vehicular grade.
 5. Management/operations: The landowner or property manager shall keep EV stalls available for EVs and plug-in hybrid vehicles and keep conventional gasoline vehicles from parking in them, and in the context of multiple-family dwelling development:
 - a. Priority users shall be tenants, and guests/visitors would be secondary.
 - b. May charge EV stall users for the costs of charging on EV through a charging station, but shall not (1) charge users for either simply parking on EV or plug-in hybrid vehicle in an EV stall or for leaving such a vehicle parked without actively charging, and (2) shall charge to recoup costs to the landowner or property manager and not generate profit for the landowner or property manager. (This does not preclude the landowner or property manager contracting with a for-profit company to manage EV charging stations).
 - c. Shall not charge any fee that discriminates among particular EV parking stalls based on the perception of some stalls being more convenient or otherwise desirable than others.It is anticipated but not required that the layout would be that each charging station would serve a pair of stalls.

- 3.05.05 Shared Parking
- F. Multiple-family dwellings: If the developer or property management company were to designate and mark a number of parking spaces as leasing office visitor parking, then the spaces shall be available for resident parking before and after office hours. A sign 1 1/2 by 1 ft min shall note the range of hours when a space is limited to visitor parking, for example 10 a.m. to 6 p.m., and specify that it is available for resident parking outside the specified hours. (This provision applies regardless of whether Section 3.05.05A is relevant or not.)

- Landscaping
- 3.06.02 General Requirements
- A. Building plans for all uses subject to landscaping requirements shall be accompanied by landscaping and irrigation plans.
- B. All required landscaped areas shall be irrigated unless it is documented that the proposed landscaping does not require irrigation.
- C. All shrubs and ground cover shall be of a size upon installation so as to attain 80% of ground coverage within 3 years.
- D. Installation of plant materials and irrigation specified in an approved landscaping plan shall occur at the time of development and shall be a condition of final occupancy. Should site conditions make installation impractical, an acceptable performance guarantee may be approved, subject the requirements of this Ordinance (Section 4.02.08).
- E. The property owner shall be responsible for maintaining all landscaping, fences, and walls in good condition, so as to present a healthy and orderly appearance. Unhealthy and dead plants shall be removed and replaced, in conformance with the original landscape plan.
- F. The required number of plant units shall be met by a combination of plant materials listed in this Ordinance (Table 3.06B).
- G. Required plant units need not be allocated uniformly throughout specified landscaping areas, but may be grouped for visual effect.
- H. Landscaped areas that are not covered by plant materials shall be covered by a layer of bark mulch or decorative rock, a minimum of two inches in depth.
- I. A minimum 4 inch high and wide concrete curb shall be provided between landscaped areas and parking and circulation areas.
- J. Plant materials shall be appropriate to the climate and environment of Woodburn. Inclusion of plants identified in "Suggested Plant Lists for Required Landscaping", published by the Portland Bureau of Development Services, can be used to meet this standard. A landscape architect, certified arborist or nursery person may also attest to plant appropriateness.
- K. Prohibited trees identified by this ordinance (Table 3.06C) do not count towards required landscaping.

Street Trees. 3.06.03.A.3 Root barriers: The developer shall install root barriers per the public works construction code.

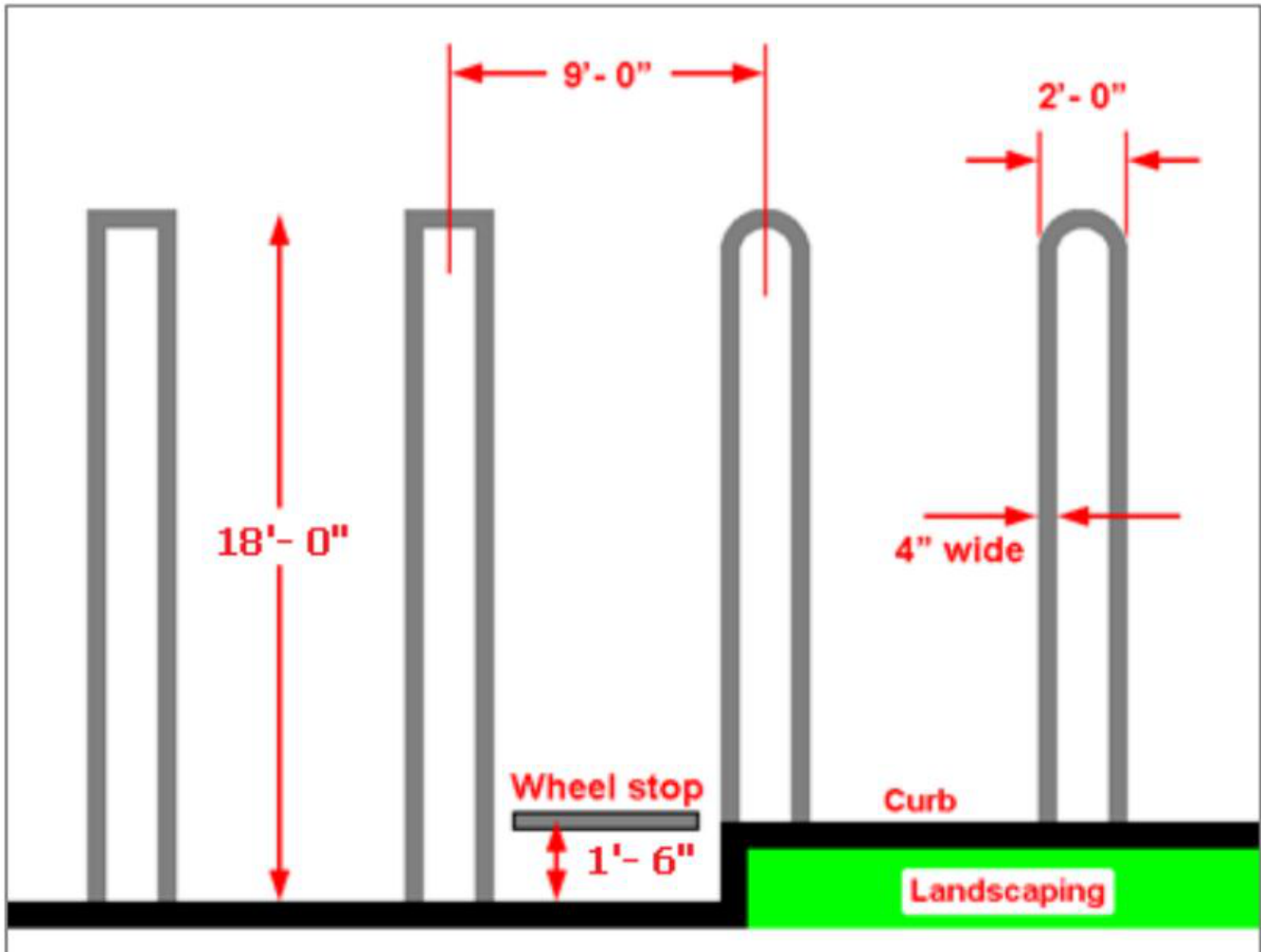


Figure 3.05C - Parking Space Striping



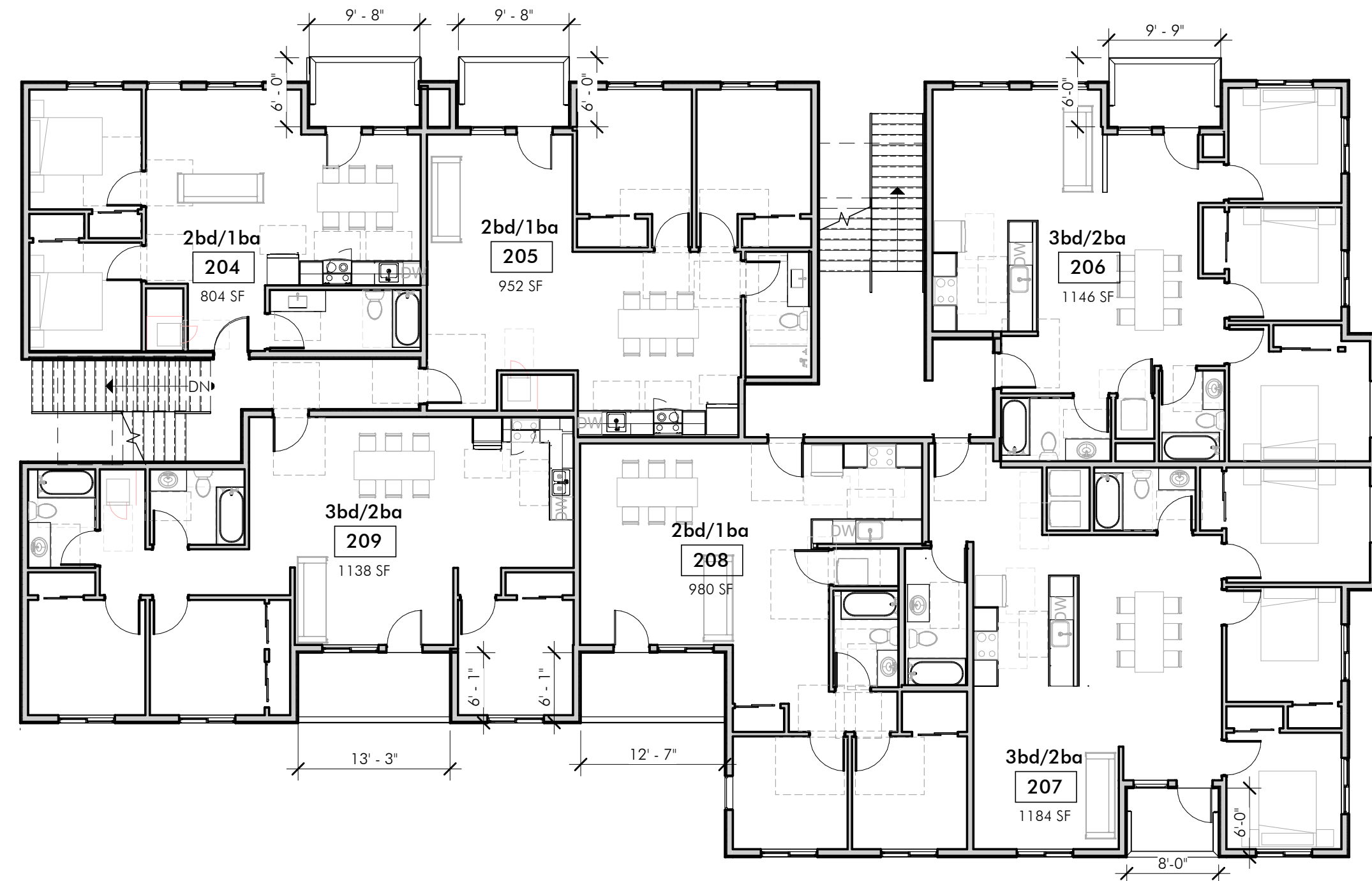
New Multifamily Project
119 N Pacific Hwy
Woodburn, Oregon 97071

SHEET:

A1.21



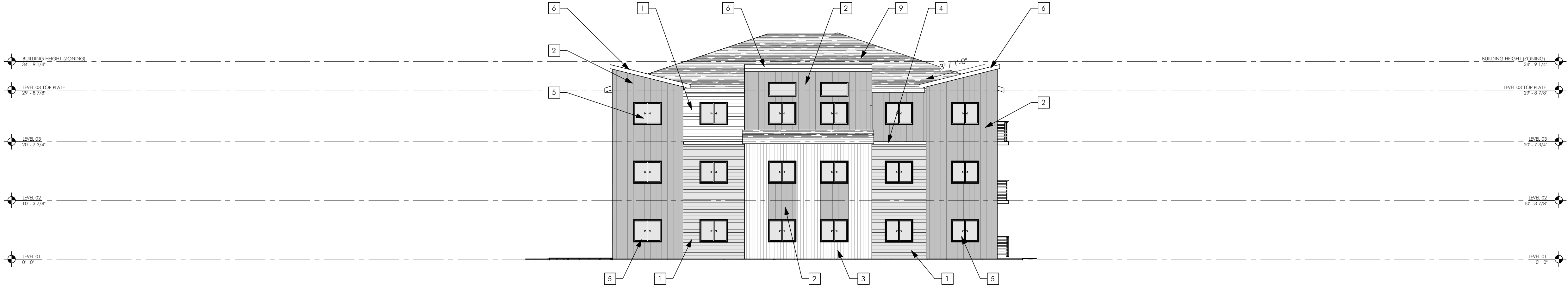
1 LEVEL 01 FLOOR PLAN
0' 4' 8' 12' 16' 24' 32' 3/32" = 1'-0"



2 LEVELS 02 AND 03
0' 4' 8' 12' 16' 24' 32' 3/32" = 1'-0"

ELEVATION NOTES:

- 1 FIBER CEMENT LAP SIDING.
- 2 VERTICALLY ORIENTED PROFILED METAL PANEL.
- 3 VERTICAL WOOD SIDING.
- 4 TRIM, PAINT FINISH.
- 5 VINYL WINDOW.
- 6 WOOD FASCIA BOARD W/ PRE-FINISH METAL FLASHING.
- 7 STAIRWAY.
- 8 WOOD FRAMED AWNING.
- 9 ASPHALT COMPOSITION ARCHITECTURAL SYTLE SHINGLE ROOF. CITY REQUIRES "CERTIFIED PERFORMANCE OF AT LEAST 25 YEARS".
- 10 FIBERGLASS PATIO DOOR.
- 11 WOOD FRAMED BALCONY.



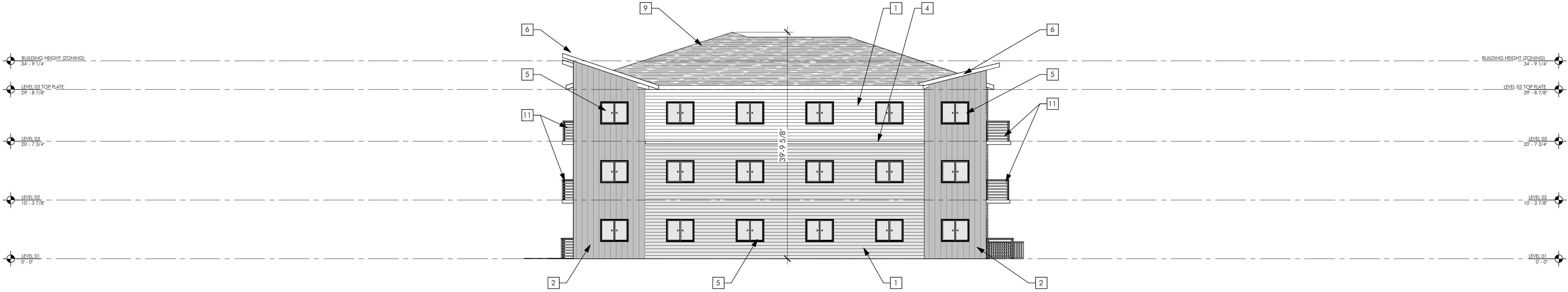
1 East Elevation



2 North Elevation

ELEVATION NOTES:

- 1 FIBER CEMENT LAP SIDING.
- 2 VERTICALLY ORIENTED PROFILED METAL PANEL.
- 3 VERTICAL WOOD SIDING.
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1 West Elevation
0' 4' 8' 12' 16' 24' 32' 3/32" = 1'-0"



2 South Elevation
0' 4' 8' 12' 16' 24' 32' 3/32" = 1'-0"



EAST ELEVATION

New Multifamily Project
119 N Pacific Hwy
Woodburn, Oregon 97071



SOUTHEAST PERSPECTIVE

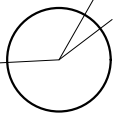
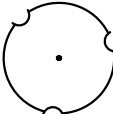
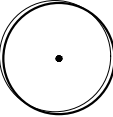
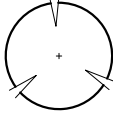
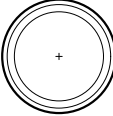
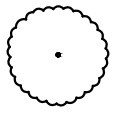
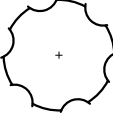
New Multifamily Project
119 N Pacific Hwy
Woodburn, Oregon 97071

Landscape Planting Requirements:
Street Setback




REQUIRED PLANTS: 1 PLANT UNIT (PU) / 15 SF		
LANDSCAPE SQUARE FOOTAGE = 1619 SF NUMBER OF PLANT UNITS = 108 PU		
Plants	# of Plants	Plant Units
Large Shrub	9	18
Small / Medium Shrub	76	76
Lawn / Groundcover	306 sf	6
Total Plant Units	100*	


*No Trees proposed due to PUE

Plant Legend

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE
	3	Acer circinatum / Vine Maple	10" Ht. Min.	Small
	6	Acer platanoides 'Crimson Sentry' / Crimson Sentry Norway Maple	2" Cal., B&B	Medium
	4	Acer rubrum 'October Glory' / October Glory Red Maple	2" Cal., B&B	Medium
	8	Lagerstroemia indica x fauriei 'Muskogee' / Muskogee Crape Myrtle	6-8" Ht., B&B	Small
	6	Nyssa sylvatica / Tupelo	2" Cal., B&B	Large (Street Tree)
	11	Prunus serrulata 'Amanogawa' / Japanese Flowering Cherry	2" Cal., B&B	Small
	4	Zelkova serrata 'Green Vase' / Green Vase Sawleaf Zelkova	2" Cal., B&B	Large

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	5	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Japanese Barberry	2 Gal.
	18	Berberis thunbergii 'Rose Glow' / Rose Glow Japanese Barberry	2 Gal.
	36	Buxus microphylla japonica 'Winter Gem' / Winter Gem Japanese Boxwood	3 Gal.
	33	Cornus sericea 'Kelsey' / Kelsey's Dwarf Red Twig Dogwood	2 Gal.
	15	Euonymus alatus 'Compactus' / Compact Burning Bush	3 Gal.
	71	Euonymus japonicus 'Silver King' / Silver King Euonymus	3 Gal.
	9	Hibiscus syriacus 'Rwoods5' TM / Magenta Chiffon Rose of Sharon	5 Gal.
	15	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	24"-30" Ht.
	42	Nandina domestica 'Gulf Stream' TM / Gulf Stream Heavenly Bamboo	2 Gal.
	11	Osmanthus x burkwoodii / Burkwood Osmanthus	3 Gal.
	19	Prunus laurocerasus 'Otto Luyken' / Otto Luyken English Laurel	3 Gal.
	24	Sarcococca confusa / Sweetbox	2 Gal.
	17	Spiraea japonica 'Goldmound' / Goldmound Japanese Spirea	2 Gal.
	59	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	5"-6" Ht.

GRASSES / PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE
	11	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 Gal.
	6	Miscanthus sinensis 'Adagio' / Adagio Eulalia Grass	2 Gal.
	52	Pennisetum alopecuroides 'Hameln' / Hameln Fountain Grass	1 Gal.

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	647	Arctostaphylos uva-ursi 'Massachusetts' / Massachusetts Kinnikinnick	1 Gal.	24" o.c.

Landscape Planting Requirements:
Other Yards

REQUIRED PLANTS: 1 PLANT UNIT (PU) / 50 SF		
LANDSCAPE SQUARE FOOTAGE = 5,352 SF NUMBER OF PLANT UNITS = 107 PU		
Plants	# of Plants	Plant Units
Large Tree	0	0
Medium Tree	2	16
Small Tree	7	28
Large Shrub	121	242
Small / Medium Shrub	153	153
Lawn / Groundcover	663 sf	13
Total Plant Units	452	

Landscape Planting Requirements:
Off-Street Parking/Loading

REQUIRED PLANTS: 1 PLANT UNIT (PU) /20 SF AND REQUIRED TREE PER PARKING SPACES BELOW		
1 SMALL TREE PER 10 PARKING SPACES 1 MEDIUM TREE PER 15 PARKING SPACES 1 LARGE TREE PER 25 PARKING SPACES		
LANDSCAPE SQUARE FOOTAGE = 3,685 SF NUMBER OF PLANT UNITS = 184 PU NUMBER OF PARKING SPACES = 78 SPACES = 5 MEDIUM TREES		
Plants	# of Plants	Plant Units
Large Tree	4	40
Medium Tree	3 (8 Total)	24
Small Tree	8	32
Large Shrub	71	142
Small / Medium Shrub	61	61
Lawn / Groundcover	560 sf	11
Total Plant Units	310	

Site Information

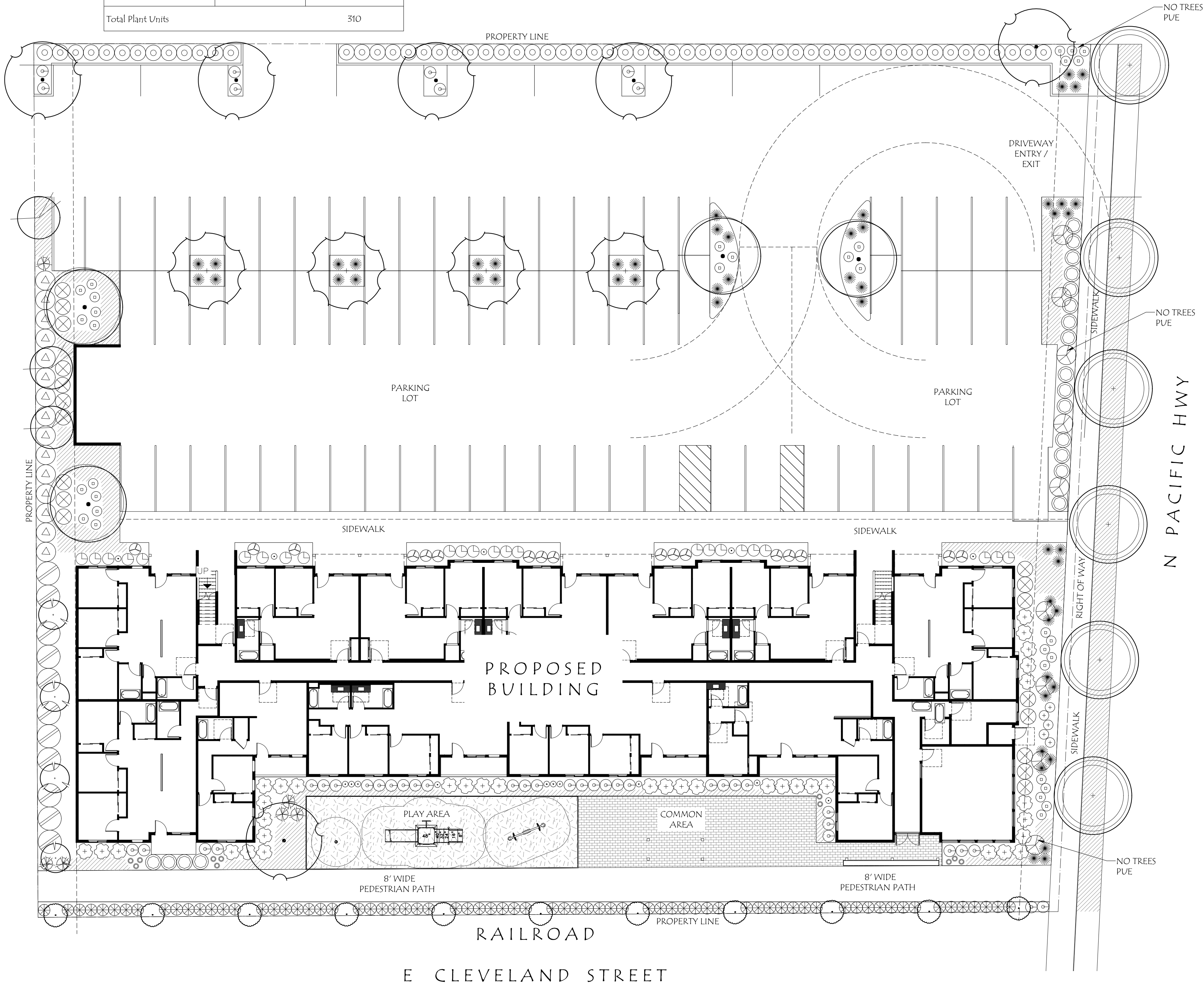
TOTAL SITE AREA (SF) = 60,274 SF
TOTAL LANDSCAPE AREA = 7,943 SF
COMMON AREA/PLAY AREA = 2,660 SF

Planting Density

PLANT UNITS
SIGNIFICANT TREE = 15 PU
LARGE TREE = 10 PU
MEDIUM TREE = 8 PU
SMALL TREE = 4 PU
LARGE SHRUB = 2 PU
SMALL/MEDIUM SHRUB = 1 PU
LAWN/GROUND COVER = 1 PU / 50 SF

General Notes:

1. PLANS ARE PRELIMINARY, NOT FOR BIDDING OR CONSTRUCTION.
2. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN AND BUILDING DETAILS.
3. STREET TREES SELECTED FROM WOODBURN APPROVED STREET TREE LIST FOR LARGE TREES.
4. PLANTING REQUIREMENTS SEE THIS SHEET.
5. PLANT LEGEND SEE THIS SHEET.
6. CHILDREN'S PLAY AREA AND WOODCHIP PLAY SURFACE TO CONFORM TO CPSC AND ASTM PLAYGROUND STANDARDS AND GUIDELINES. EQUIPMENT TO BE SELECTED.
7. IRRIGATION TO BE AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.



Laurus
Designs, LLC



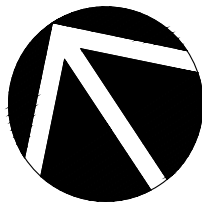
1012 Pine Street
Silverton, Oregon
503.784.6494

Woodburn
Apartments

119 N Pacific Highway
Woodburn, Oregon



PRELIMINARY
PLANTING
PLAN



SCALE: 1"=16'-0"
0' 8' 16' 32'
SCALE

January 10th, 2022

REVISIONS

#	DATE	NOTES	INITIALS

L1.1

SHEET 1 OF 1

PROJECT #: 1361R

NOTICE TO EXCAVATORS: ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503)-232-1987).

POTENTIAL UNDERGROUND FACILITY OWNERS

DIG SAFELY

CALL THE OREGON ONE-CALL CENTER
1-800-332-2344

EMERGENCY TELEPHONE NUMBERS

NW NATURAL GAS
M-F 7am-5pm 503-226-4211 EXT.4313
AFTER HOURS 503-226-4211

PGE 503-464-7777
QWEST 1-800-573-1311
VERIZON 1-800-483-1000



Know what's below.
Call before you dig.

GENERAL NOTES

- CONSTRUCTION LAYOUT (ALL ACTUAL LINES AND GRADES) SHALL BE STAKED BY A PROFESSIONAL SURVEYOR, REGISTERED IN THE STATE OF OREGON, BASED ON COORDINATES, DIMENSIONS, BEARINGS, AND ELEVATIONS, AS SHOWN, ON THE PLANS.
- PROJECT CONTROL SHALL BE FIELD VERIFIED AND CHECKED FOR RELATIVE HORIZONTAL POSITION PRIOR TO BEGINNING CONSTRUCTION LAYOUT.
- PROJECT CONTROL SHALL BE FIELD VERIFIED AND CHECKED FOR RELATIVE VERTICAL POSITION BASED ON THE BENCHMARK STATED HEREON, PRIOR TO BEGINNING CONSTRUCTION LAYOUT.
- WHEN DIMENSIONS AND COORDINATE LOCATIONS ARE REPRESENTED - DIMENSIONS SHALL HOLD OVER COORDINATE LOCATION. NOTIFY THE CIVIL ENGINEER OF RECORD IMMEDIATELY UPON DISCOVERY.
- BUILDING SETBACK DIMENSIONS FROM PROPERTY LINES SHALL HOLD OVER ALL OTHER CALLOUTS. PROPERTY LINES AND ASSOCIATED BUILDING SETBACKS SHALL BE VERIFIED PRIOR TO CONSTRUCTION LAYOUT.
- CONTRACTOR SHALL PRESERVE AND PROTECT FROM DAMAGE ALL EXISTING MONUMENTATION DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR THE REPLACEMENT OF ANY MONUMENTS DAMAGED OR REMOVED DURING CONSTRUCTION. NEW MONUMENTS SHALL BE REESTABLISHED BY A LICENSED SURVEYOR.
- ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THESE PLANS, THE PROJECT SPECIFICATIONS AND THE APPLICABLE REQUIREMENTS OF THE 2018 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION, THE 2017 OREGON PLUMBING SPECIALTY CODE AND LOCAL JURISDICTION REQUIREMENTS.
- THE COMPLETED INSTALLATION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, ORDINANCES AND REGULATIONS. ALL PERMITS, LICENSES AND INSPECTIONS REQUIRED BY THE GOVERNING AUTHORITIES FOR THE EXECUTION AND COMPLETION OF WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.
- ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 232-1987). EXCAVATORS MUST NOTIFY ALL PERTINENT COMPANIES OR AGENCIES WITH UNDERGROUND UTILITIES IN THE PROJECT AREA AT LEAST 48 BUSINESS-DAY HOURS, BUT NOT MORE THAN 10 BUSINESS DAYS PRIOR TO COMMENCING AN EXCAVATION, SO UTILITIES MAY BE ACCURATELY LOCATED.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. CONTRACTOR SHALL VERIFY ELEVATIONS, PIPE SIZE, AND MATERIAL TYPES OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WITH CONSTRUCTION AND SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF AAI ENGINEERING, 72 HOURS PRIOR TO START OF CONSTRUCTION TO PREVENT GRADE AND ALIGNMENT CONFLICTS.
- THE ENGINEER OR OWNER IS NOT RESPONSIBLE FOR THE SAFETY OF THE CONTRACTOR OR HIS CREW. ALL O.S.H.A. REGULATIONS SHALL BE STRICTLY ADHERED TO IN THE PERFORMANCE OF THE WORK.
- TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE IMPLEMENTED. THE ESC FACILITIES SHOWN IN THESE PLANS ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT LEAVE THE SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL ROADWAYS, KEEPING THEM CLEAN AND FREE OF CONSTRUCTION MATERIALS AND DEBRIS, AND PROVIDING DUST CONTROL AS REQUIRED.
- TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN TO LOCAL JURISDICTION FOR REVIEW AND APPROVAL PRIOR TO COMMENCING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND SCHEDULING ALL WORK WITH THE OWNER.
- THE CONTRACTOR SHALL HAVE A FULL SET OF THE CURRENT APPROVED CONSTRUCTION DOCUMENTS INCLUDING ADDENDA ON THE PROJECT SITE AT ALL TIMES.
- THE CONTRACTOR SHALL KEEP THE ENGINEER AND JURISDICTION INFORMED OF CONSTRUCTION PROGRESS TO FACILITATE SITE OBSERVATIONS AT REQUIRED INTERVALS. 24-HOUR NOTICE IS REQUIRED.
- EXISTING SURVEY MONUMENTS ARE TO BE PROTECTED DURING CONSTRUCTION OR REPLACED IN ACCORDANCE WITH OREGON REVISED STATUTES 209.140 - 209.155.

CONSTRUCTION NOTES

DEMOLITION

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND DISPOSAL OF EXISTING AC, CURBS, SIDEWALKS AND OTHER SITE ELEMENTS WITHIN THE SITE AREA IDENTIFIED IN THE PLANS.
- EXCEPT FOR MATERIALS INDICATED TO BE STOCKPILED OR TO REMAIN ON OWNER'S PROPERTY, CLEARED MATERIALS SHALL BECOME CONTRACTOR'S PROPERTY, REMOVED FROM THE SITE, AND DISPOSED OF PROPERLY.
- ITEMS INDICATED TO BE SALVAGED SHALL BE CAREFULLY REMOVED AND DELIVERED STORED AT THE PROJECT SITE AS DIRECTED BY THE OWNER.
- ALL LANDSCAPING, PAVEMENT, CURBS AND SIDEWALKS, BEYOND THE IDENTIFIED SITE AREA, DAMAGED DURING THE CONSTRUCTION SHALL BE REPLACED TO THEIR ORIGINAL CONDITION OR BETTER.
- CONCRETE SIDEWALKS SHOWN FOR DEMOLITION SHALL BE REMOVED TO THE NEAREST EXISTING CONSTRUCTION JOINT.
- SAWCUT STRAIGHT MATCHLINES TO CREATE A BUTT JOINT BETWEEN THE EXISTING AND NEW PAVEMENT.

UTILITIES

- ADJUST ALL INCIDENTAL STRUCTURES, MANHOLES, VALVE BOXES, CATCH BASINS, FRAMES AND COVERS, ETC. TO FINISHED GRADE.
- CONTRACTOR SHALL ADJUST ALL EXISTING AND/OR NEW FLEXIBLE UTILITIES (WATER, TV, TELEPHONE, ELEC., ETC.) TO CLEAR ANY EXISTING OR NEW GRAVITY DRAIN UTILITIES (STORM DRAIN, SANITARY SEWER, ETC.) IF CONFLICT OCCURS.
- CONTRACTOR SHALL COORDINATE WITH PRIVATE UTILITY COMPANIES FOR THE INSTALLATION OF OR ADJUSTMENT TO GAS, ELECTRICAL, POWER AND TELEPHONE SERVICE.
- BEFORE BACKFILLING ANY SUBGRADE UTILITY IMPROVEMENTS CONTRACTOR SHALL SURVEY AND RECORD MEASUREMENTS OF EXACT LOCATION AND DEPTH AND SUBMIT TO ENGINEER AND OWNER.

STORM AND SANITARY

- CONNECTIONS TO EXISTING STORM AND SANITARY SEWERS SHALL CONFORM TO THE 2021 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION, SECTION 00490, "WORK ON EXISTING SEWERS AND STRUCTURES".
- BEGIN LAYING STORM DRAIN AND SANITARY SEWER PIPE AT THE LOW POINT OF THE SYSTEM, TRUE TO GRADE AND ALIGNMENT INDICATED WITH UNBROKEN CONTINUITY OF INVERT. THE CONTRACTOR SHALL ESTABLISH LINE AND GRADE FOR THE STORM AND SANITARY SEWER PIPE USING A LASER.
- ALL ROOF DRAIN AND CATCH BASIN LEADERS SHALL HAVE A MINIMUM SLOPE OF 1 PERCENT UNLESS NOTED OTHERWISE IN THE PLANS.
- ALL STORM AND SANITARY FITTINGS TO BE ECCENTRIC FITTINGS UNLESS OTHERWISE NOTED.

WATER

- ALL WATER AND FIRE PROTECTION PIPE SHALL HAVE A MINIMUM 36-INCH COVER TO THE FINISH GRADE.
- ALL WATER AND FIRE PRESSURE FITTINGS SHALL BE PROPERLY RESTRAINED WITH THRUST BLOCKS PER DETAIL.
- ALL WATER MAIN / SANITARY SEWER CROSSINGS SHALL CONFORM TO THE OREGON STATE HEALTH DEPARTMENT REGULATIONS, CHAPTER 333.

EARTHWORKS

- CONTRACTOR SHALL PREVENT SEDIMENTS AND SEDIMENT LADEN WATER FROM ENTERING THE STORM DRAINAGE SYSTEM.
- TRENCH BEDDING AND BACKFILL SHALL BE AS SHOWN ON THE PIPE BEDDING AND BACKFILL DETAIL, THE PROJECT SPECIFICATIONS AND AS REQUIRED IN THE SOILS REPORT. FLOODING OR JETTING THE BACKFILLED TRENCHES WITH WATER WILL NOT BE PERMITTED.
- SUBGRADE AND TRENCH BACKFILL SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698. FLOODING OR JETTING THE BACKFILLED TRENCHES WITH WATER IS NOT PERMITTED.

PAVING

- SEE ARCHITECTURAL PLANS FOR SIDEWALK FINISHING AND SCORING PATTERNS.

MATERIAL NOTES

- GENERAL: MATERIALS SHALL BE NEW. THE USE OF MANUFACTURER'S NAMES, MODELS, AND NUMBERS IS INTENDED TO ESTABLISH STYLE, QUALITY, APPEARANCE, AND USEFULNESS. PROPOSED SUBSTITUTIONS WILL REQUIRE WRITTEN APPROVAL FROM ENGINEER PRIOR TO INSTALLATION.
- STORM AND SANITARY SEWER PIPING SHALL BE PVC PIPE AS INDICATED IN THE PLANS. PIPES WITH LESS THAN 2' OF COVER SHALL BE C900/C905 PVC, HDPE OR DUCTILE IRON PIPE.
- PRIVATE WATER MAINS 4-INCH DIAMETER AND LARGER SHALL BE DUCTILE IRON PIPE SCH 52 OR C900; AS INDICATED IN THE PLANS.
- PRIVATE WATER LINES 3-INCH DIAMETER AND SMALLER SHALL BE TYPE K COPPER OR PVC; AS INDICATED IN THE PLANS.
- CONCRETE FOR CURBS, SIDEWALK AND DRIVEWAYS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS.

SEPARATION STATEMENT

ALL WATER MAIN CROSSINGS SHALL CONFORM TO THE OREGON STATE HEALTH DEPARTMENT, CHAPTER 333. WATER MAINS SHALL CROSS OVER SANITARY SEWERS WITH A 18" MINIMUM CLEARANCE BETWEEN OUTSIDE DIAMETERS OF PIPE WITH ALL PIPE JOINTS EQUIDISTANT FROM CROSSING. HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWERS IN PARALLEL INSTALLATIONS SHALL BE 10'. MAINTAIN 12" MINIMUM VERTICAL DISTANCE FOR ALL OTHER UTILITY CROSSINGS AND 12" HORIZONTAL PARALLEL DISTANCE. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN THE MINIMUM 10' HORIZONTAL SEPARATION, THE WATER MAIN SHALL BE LAID ON A SEPARATE SHELF IN THE TRENCH 18" INCHES ABOVE THE SEWER.



AAI ajghn associates, inc.
ENGINEERING

4875 SW Griffin Drive | Suite 300 | Beaverton, OR 97005
503.620.3630 tel | 503.620.5539 fax | www.aaing.com

119 N PACIFIC HWY

WOODBURN, OR

SHEET TITLE

GENERAL NOTES

DATE: 12/13/21

DRAWN: JRW

CHECKED: NWS

REVISIONS:

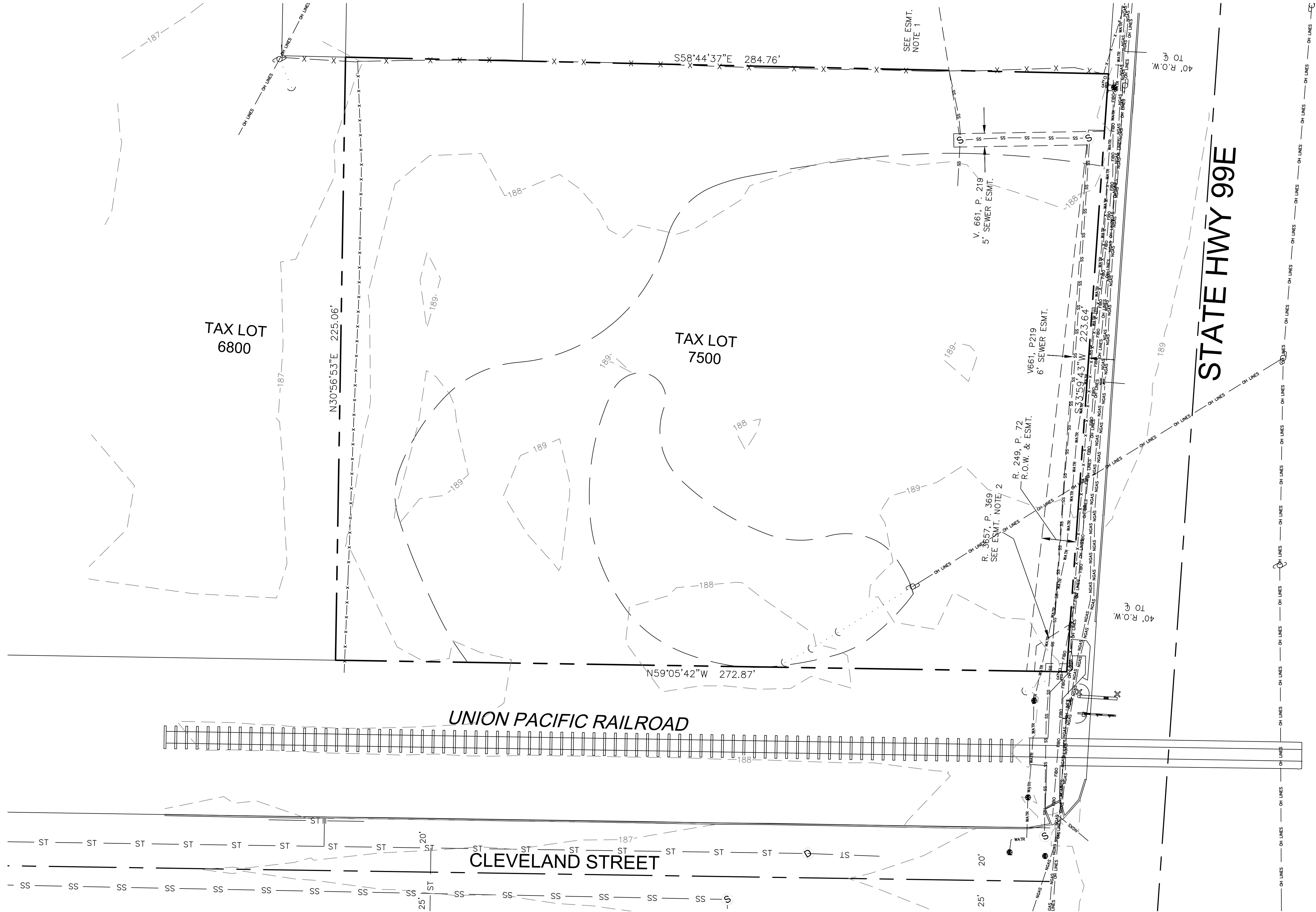
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SHEET NUMBER

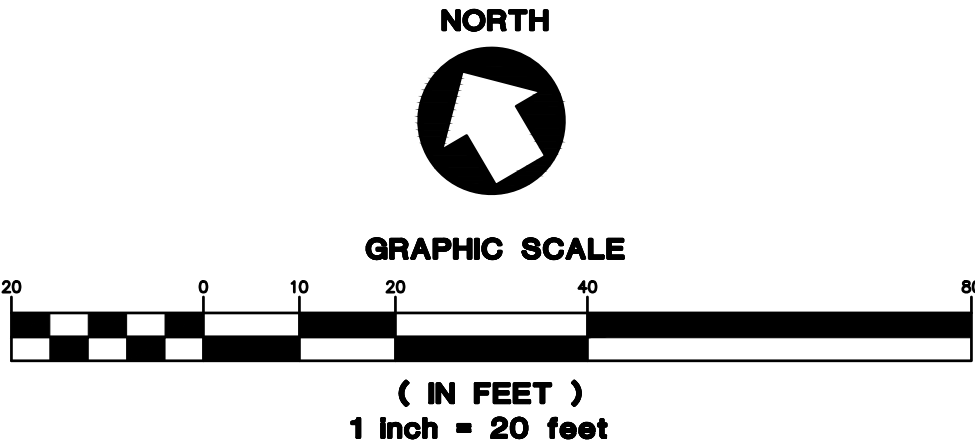
C0.1

JOB NUMBER: A21194.10



DISCLAIMER: THE BOUNDARY AS SHOWN IS PRELIMINARY. FURTHER FIELD SURVEY SEARCH FOR ADDITIONAL MONUMENTS AND REFERENCES IS ONGOING.

SURVEY FOR:		SILCO COMMERCIAL CONSTRUCTION	
LOCATION:		119 N PACIFIC HWY (SH 99E) WOODBURN, OR 97071	
NW 1/4 SECTION 17 T5S, R1W, W.M.		CITY OF WOODBURN MARION COUNTY, OREGON	
 2003 25TH STREET S.E. SALEM, OREGON 97302	 (503) 581-6362 FAX (503) 581-0901	CREW: TP/EG/CG	SCALE: 1"=20'
		REVIEW: R.J.G./M.A.T.	
		JOB NO.: 2021-012	SHEET
		DATE: 06/18/2021	1 OF 1



SHEET NOTES

1. SEE C0.1 FOR GENERAL SHEET NOTES.

EASEMENT NOTE 1:

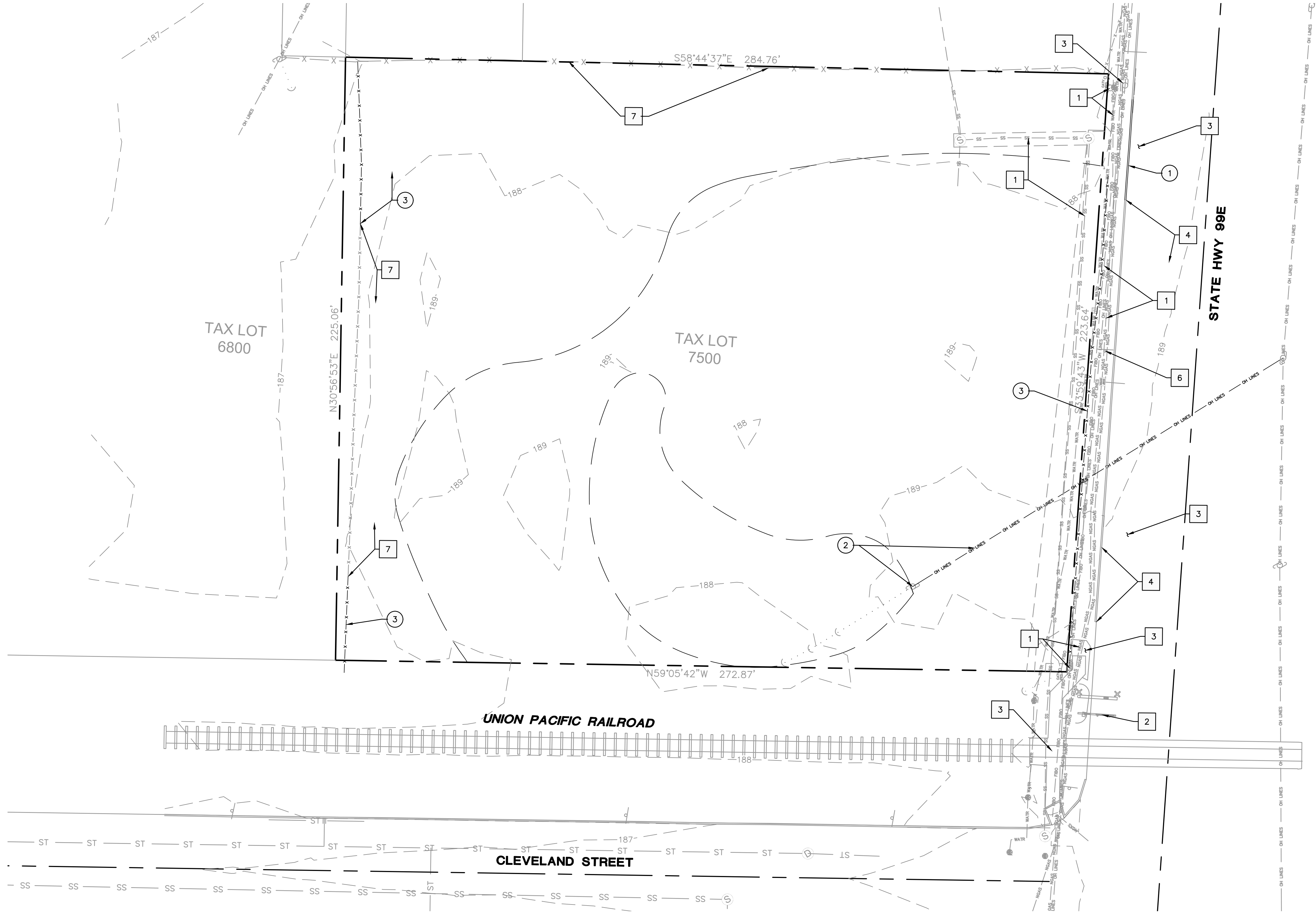
UNABLE TO FIND EXHIBIT "A" MENTIONED IN DEED VOLUME 481 PAGE 82 FOR THIS SECTION OF SEWER LINE. USED WOODBURN UTILITY MAP SECTION 35-MC21-39 TO SHOW APPROXIMATE/GENERAL LOCATION.

BOTH SEWER EASEMENTS DEEDS FOR TAX LOT 7400 AND 7300 HAVE A GENERAL STATEMENT AS FOLLOWS; "A PERMANENT EASEMENT AND RIGHT-OF-WAY OF SUCH WIDTH AS MAY BE REASONABLY NECESSARY TO ACCOMPLISH THE PURPOSE OF THIS EASEMENT AS HEREIN AFTER SET FORTH UPON, OVER, UNDER AND ACROSS THE REAL PROPERTY". THIS WOULD THEN POINT TO THE LOCATION OF THE EXISTING LINE, AND WOULD BE THE EASEMENT AS SHOWN BY THE WOODBURN UTILITIES MAPS AS SHOWN HEREON.

EASEMENT NOTE 2:

R. 3657, P. 369, PERMANENT EASEMENT FOR SIDEWALK, WATER, GAS, ELECTRIC AND COMMUNICATION SERVICE LINES, FIXTURES AND FACILITIES.

F:\2021\A21194.10 - 119 N Pacific Hwy-Woodburn\Civil\Cad\Streets\A21194 C0.3 DEMO.dwg : Aug. 2, 22 - 2:25 PM jsparrowgrove



SHEET NOTES

1. CONTRACTOR MAY STAGE WITHIN LIMITS OF DEMOLITION.
2. REMOVE ALL SITE COMPONENTS AND RECYCLE COMPONENTS AS REQUIRED IN THE SPECIFICATIONS.
3. ALL TRADE LICENSES AND PERMITS NECESSARY FOR THE PROCUREMENT AND COMPLETION OF THE WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING DEMOLITION.
4. THE CONTRACTOR SHALL PRESERVE AND PROTECT FROM DAMAGE ALL EXISTING RIGHT-OF-WAY SURVEY MONUMENTATION DURING DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR THE REPLACEMENT BY A LICENSED SURVEYOR OF ANY DAMAGED OR REMOVED MONUMENTS.
5. PROTECT ALL ITEMS ON ADJACENT PROPERTIES AND IN THE RIGHT OF WAY INCLUDING BUT NOT LIMITED TO SIGNAL EQUIPMENT, PARKING METERS, SIDEWALKS, STREET TREES, STREET LIGHTS, CURBS, PAVEMENT AND SIGNS. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ANY DAMAGED ITEMS TO ORIGINAL CONDITION.
6. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, AND OTHER FACILITIES IMMEDIATELY ADJACENT TO EXCAVATIONS FROM DAMAGES CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS.
7. SAWCUT STRAIGHT LINES IN SIDEWALK, AS NECESSARY.
8. CONTRACTOR IS RESPONSIBLE TO CONTROL DUST AND MUD DURING THE DEMOLITION PERIOD, AND DURING TRANSPORTATION OF DEMOLITION DEBRIS. ALL STREET SURFACES OUTSIDE THE CONSTRUCTION ZONE MUST BE KEPT CLEAN.
9. PROTECT ALL EXISTING UTILITY STRUCTURES AND UNDERGROUND MAINS TO REMAIN.
10. PROTECT ALL EXISTING VEGETATION TO REMAIN.

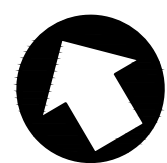
PROTECTION NOTES

1. PROTECT EXISTING UTILITY
2. PROTECT EXISTING TRAFFIC SIGNAL
3. PROTECT EXISTING ASPHALT
4. PROTECT EXISTING CURB
5. PROTECT EXISTING SIDEWALK
6. PROTECT EXISTING SPEED LIMIT SIGN
7. PROTECT EXISTING FENCE

DEMOLITION NOTES

1. REMOVE EXISTING CURB
2. REMOVE AND RELOCATE EXISTING POWER POLE. CONTRACTOR TO COORDINATE WITH POWER COMPANY.
3. REMOVE EXISTING FENCE

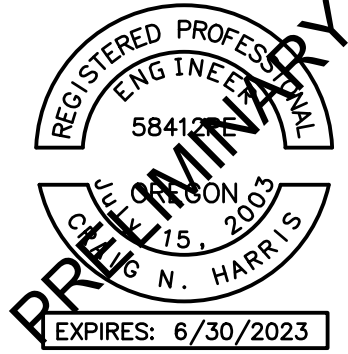
NORTH



GRAPHIC SCALE



(IN FEET)
1 inch = 20 feet



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503.820.3030 tel | 503.820.5539 fax | www.aaieng.com

119 N PACIFIC HWY

WOODBURN, OR

SHEET TITLE

DEMOLITION
PLAN

DATE: 12/13/21

DRAWN: JRW

CHECKED: NWS

REVISIONS:

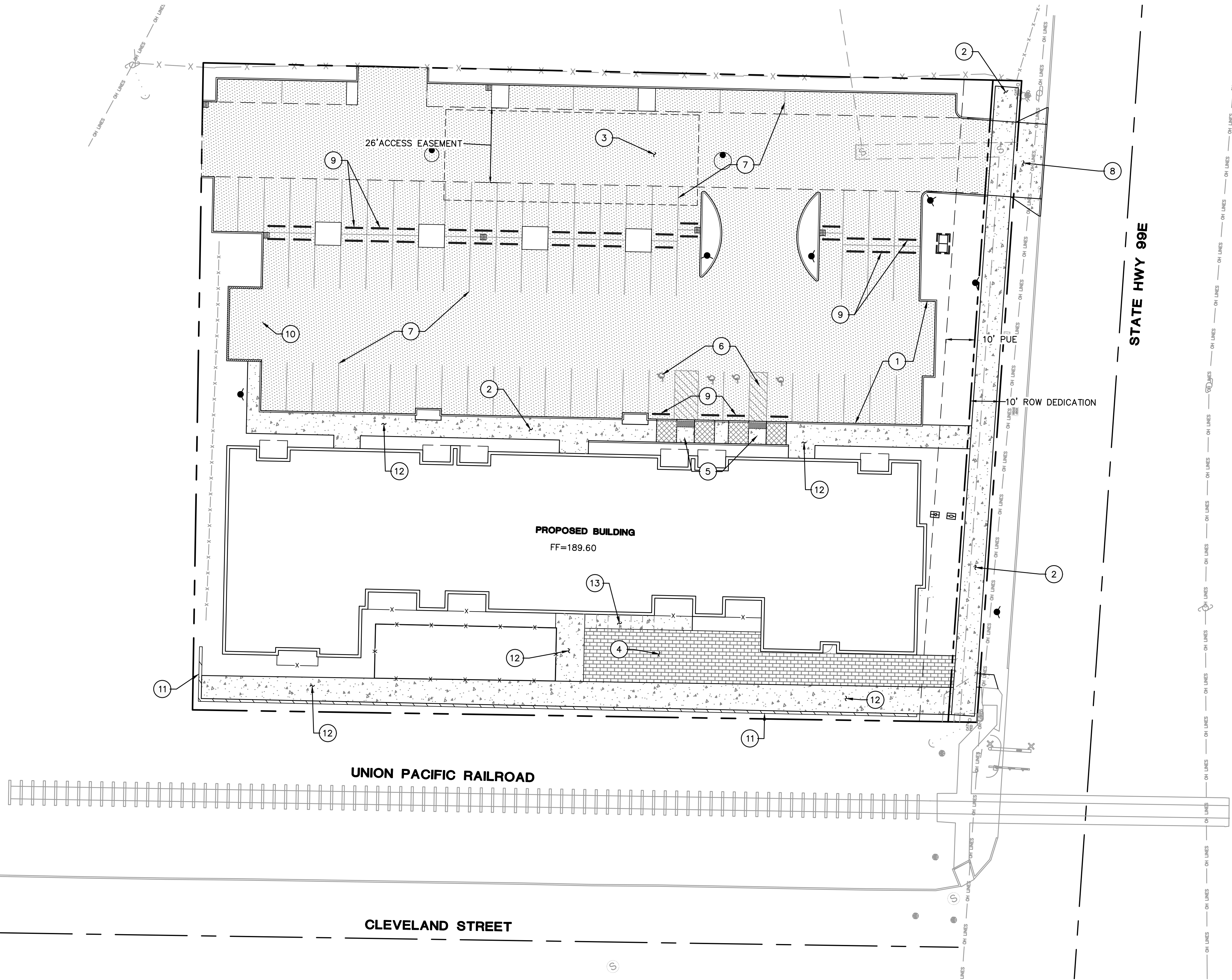
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SHEET NUMBER

C0.3

F:\2021\A21194.10 - 119 N Pacific Hwy-Woodburn\Civil\Cad\Streets\A21194 C1.0 SITE.dwg : Aug. 5, 22 -- 9:10 AM jsparrowgrov



SHEET NOTES

1. SEE SHEET C0.1 FOR GENERAL SHEET NOTES.
2. SEE ARCHITECTURAL PLANS FOR ADDITIONAL SITE INFORMATION.
3. THE CONTRACTOR SHALL HAVE A FULL SET OF THE CURRENT APPROVED CONSTRUCTION DOCUMENTS INCLUDING ADDENDA ON THE PROJECT SITE AT ALL TIMES.
4. THE CONTRACTOR SHALL KEEP THE ENGINEER AND JURISDICTION INFORMED OF CONSTRUCTION PROGRESS TO FACILITATE SITE OBSERVATIONS AT REQUIRED INTERVALS. 24-HOUR NOTICE IS REQUIRED.

(X) CONSTRUCTION NOTES

1. INSTALL CURB PER DETAIL 1/C4.0
2. INSTALL SIDEWALK PER CITY OF WOODBURN DETAIL 4150-8/C4.0
3. INSTALL ASPHALT SURFACE PER DETAIL 2/C4.0
4. INSTALL UNIT PAVER SURFACE, DESIGN BY OTHERS
5. INSTALL ADA RAMP TYPE 5 PER DETAIL 6/C4.0
6. INSTALL ADA STRIPING PER DETAIL 3/C4.0
7. INSTALL STRIPING, SEE ARCHITECTURAL PLANS FOR DETAILS
8. INSTALL DRIVEWAY PER DETAIL 4150-1/C4.0
9. INSTALL WHEELSTOP PER DETAIL 5/C4.0
10. INSTALL TRASH ENCLOSURE, DESIGN BY OTHERS
11. INSTALL RETAINING WALL, DESIGN BY OTHERS
12. INSTALL SIDEWALK PER DETAIL 7/C4.0
13. INSTALL BIKE PARKING. SEE ARCHITECTURAL PLANS FOR DETAILS

LEGEND

PROPERTY LINE	---
CONCRETE SIDEWALK SURFACING	[Pattern]
ASPHALT SURFACING	[Pattern]
EASEMENT BOUNDARY	---

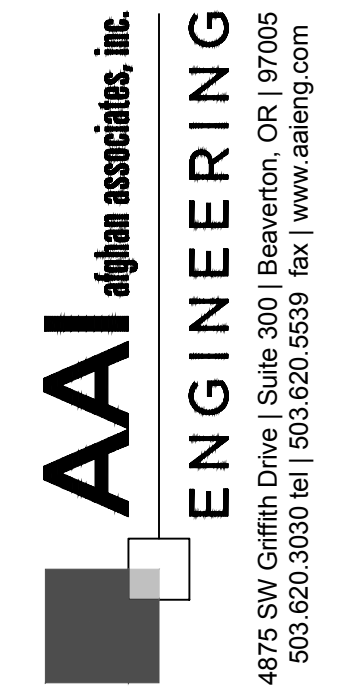
NORTH



GRAPHIC SCALE



(IN FEET)
1 inch = 20 feet



119 N PACIFIC HWY
WOODBURN, OR

SHEET TITLE

HARSCAPE
PLAN

DATE: 12/13/21

DRAWN: JRW

CHECKED: NWS

REVISIONS:

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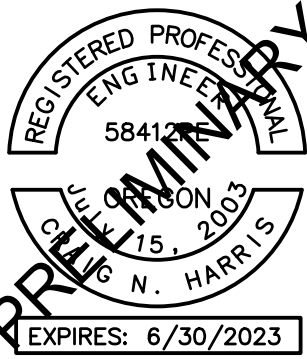
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SHEET NUMBER

C1.0

JOB NUMBER: A21194.10

08/01/2022 - DESIGN REVIEW



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119 N PACIFIC HWY

WOODBURN, OR

SHEET TITLE
GRADING PLAN
DATE: 12/13/21
DRAWN: JRW
CHECKED: NWS
REVISIONS:

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SHEET NUMBER

C2.0

JOB NUMBER: A21194.10

SHEET NOTES

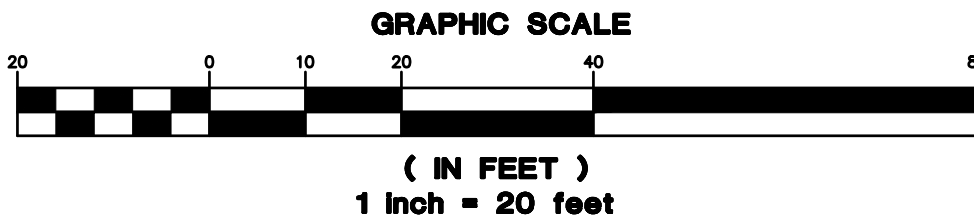
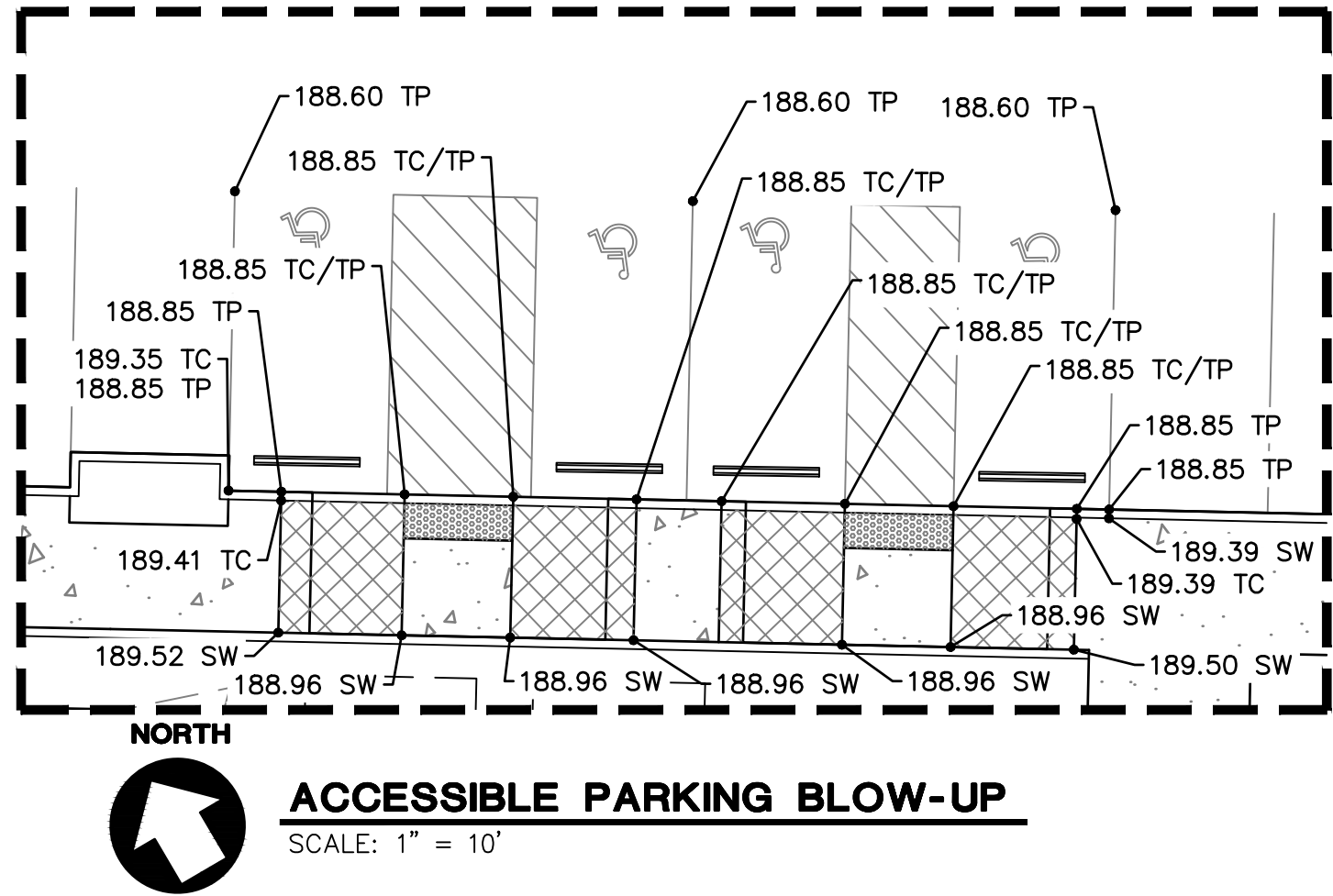
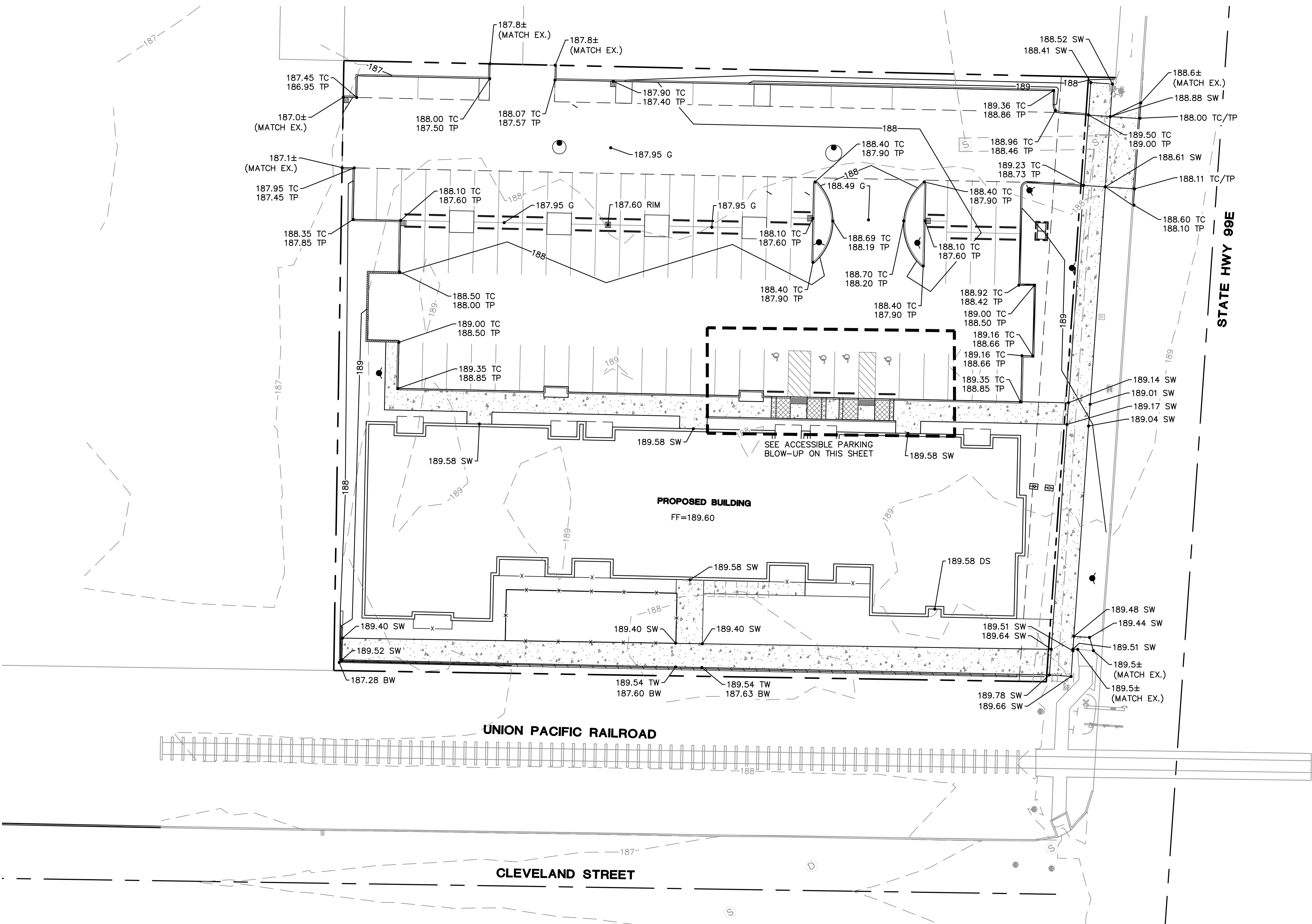
1. CURB HEIGHTS ARE 6" UNLESS NOTED OTHERWISE.
2. LANDINGS ON ACCESSIBLE ROUTES SHALL NOT EXCEED 2% IN ANY DIRECTION.
3. ALL ACCESSIBLE ROUTES SHALL COMPLY WITH CURRENT ADA ACCESSIBILITY GUIDELINES FOR BUILDING AND FACILITIES (ADAAG).
4. ALL WALKWAYS FROM ACCESSIBLE UNITS ARE DESIGNED TO NOT REQUIRE HANDRAILS. THEREFORE, RAMPS WITH SLOPES STEEPER THAN 5.0% AND LESS THAN 8.33% SHALL NOT EXCEED 0.5' RISE OR 6.0' LENGTH.
5. FINISH GRADES ARE TO BE BROUGHT TO WITHIN 0.08 FT IN 10 FT OF THE GRADES SHOWN AT SUBGRADE AND TO WITHIN 0.03 FT IN 10 FT AT FINISH GRADE. CONTRACTOR TO ALLOW FOR PLACEMENT OF REQUIRED TOPSOIL IN ROUGH GRADING.
6. GRADING ELEVATIONS AS SHOWN ON SITE AND LANDSCAPE PLANS ARE FINISHED GRADE WHICH INCLUDES SUBGRADE SOIL, TOPSOIL, SOIL AMENDMENTS, ROCKERY AND RUNOFF PROTECTION CONTRACTOR IS RESPONSIBLE TO COORDINATE GRADING WITH BOTH EXCAVATOR AND LANDSCAPE CONTRACTOR.

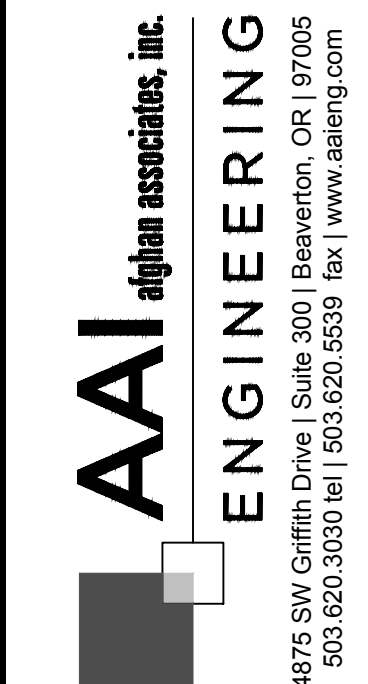
GRADING LABEL LEGEND

CALLOUT	DESCRIPTION
SPOT ELEVATION	
XX.XX XX	DESCRIPTION LISTED BELOW.
BS	BOTTOM OF STAIRS
BW	FINISHED GRADE AT BOTTOM OF WALL
DS	DOOR SILL
EX	EXISTING GRADE
FF	FINISHED FLOOR ELEVATION
FG	FINISH GRADE
G	GROUND
SW	SIDEWALK
TC	TOP OF CURB
TP	TOP OF PAVEMENT
TS	TOP OF STAIRS
TW	FINISHED GRADE AT TOP OF WALL

LEGEND

EXISTING CONTOUR MINOR	102
EXISTING CONTOUR MAJOR	100
PROPOSED CONTOUR MINOR	102
PROPOSED CONTOUR MAJOR	100
GRADE BREAK	GB





119 N PACIFIC HWY
WOODBURN, OR

SHEET TITLE

UTILITY PLAN

DATE: 12/13/21

DRAWN: JRW

CHECKED: NWS

REVISIONS:

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SHEET NUMBER

C3.0

JOB NUMBER: A21194.10

SHEET NOTES

- SEE SHEET C0.1 FOR GENERAL SHEET NOTES.
- STRUCTURES HORIZONTAL LOCATIONS AND PIPE INVERTS ARE BASED ON THE CENTER OF THE STRUCTURE.
- PIPE BEDDING AND BACKFILL UTILITIES SHALL BE DONE PER DETAIL 1/C4.1.
- INSTALL THRUST BLOCKS ON FIRE AND WATER LINES PER DETAIL 2/C4.1.
- ALL SANITARY PIPING SHALL BE PVC 3034 OR APPROVED EQUAL UNLESS NOTED OTHERWISE.
- THIS PLAN IS GENERALLY DIAGRAMMATIC. IT DOES NOT SHOW EVERY JOINT, BEND, FITTING, OR ACCESSORY REQUIRED FOR CONSTRUCTION.
- CLEAN OUTS SHALL BE INSTALLED IN CONFORMANCE WITH UPC CHAPTER SEVEN, SECTION 707 AND SECTION 719. THIS PLAN MAY NOT SHOW ALL REQUIRED CLEAN OUTS.
- DOMESTIC WATER AND FIRE LINES AND ACCESSORIES BETWEEN THE WATER METER AND THE BUILDING SHALL BE INSTALLED BY A LICENSED PLUMBER EMPLOYED BY A LICENSED PLUMBING CONTRACTOR.
- UTILITIES WITHIN FIVE FEET OF A BUILDING SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR INTERIOR USE AS DESCRIBED IN THE CURRENT EDITION OF THE UPC.
- INLETS AND OUTLETS TO ON-SITE MANHOLES SHALL HAVE FLEXIBLE CONNECTION NO CLOSER THAN 12" AND NO FARTHER THAN 36" FROM THE MANHOLE.
- CONTRACTOR TO VERIFY SANITARY AND WATER SIZING AND INVERTS WITH APPROVED PLUMBING PLANS PRIOR TO ORDERING MATERIALS OR BEGINNING CONSTRUCTION OF SAID UTILITIES.
- ALL STORM AND SANITARY FITTINGS TO BE ECCENTRIC FITTINGS UNLESS OTHERWISE NOTED.

LABEL LEGEND

PIPE LABELS

UTILITY LENGTH
UTILITY SIZE
XXLF - XX" XX — UTILITY TYPE
S=X.XX% — SLOPE (WHERE APPLICABLE)

STRUCTURE LABELS

UTILITY TYPE (FP=FIRE PROTECTION, S=SANITARY, SD=STORM DRAINAGE, W=WATER)
STRUCTURE TYPE (SEE BELOW)
XX XX-XX — ID NUMBER (WHERE APPLICABLE)
RIM=XX.XX — STRUCTURE INFO (WHERE APPLICABLE)

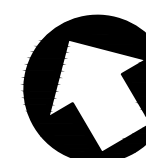
STRUCTURE TYPES

TYPE	DESCRIPTION
BF	BACKFLOW PREVENTION
CB	CATCH BASIN PER DETAIL 3/C4.1
FCMH	FLOW CONTROL MANHOLE PER DETAIL 8/C4.1
FDC	FIRE DEPARTMENT CONNECTION PER DETAIL 5/C4.1
FH	FIRE HYDRANT PER DETAIL 5070-1/C4.2
FV	FIRE SERVICE VAULT PER DETAIL 4/C4.1
MH	MAINTENANCE MANHOLE PER DETAIL 7/C4.1
RD	ROOF DRAIN CONNECTION
WM	WATER METER PER DETAILS 5000-1 & 5000-3/C4.2

LEGEND

SANITARY SEWER LINE	SS SS
WATER LINE	W W W
FIRE LINE	FP FP FP
FDC LINE	FDC FDC FDC
STORM LINE	SS SS SS

NORTH

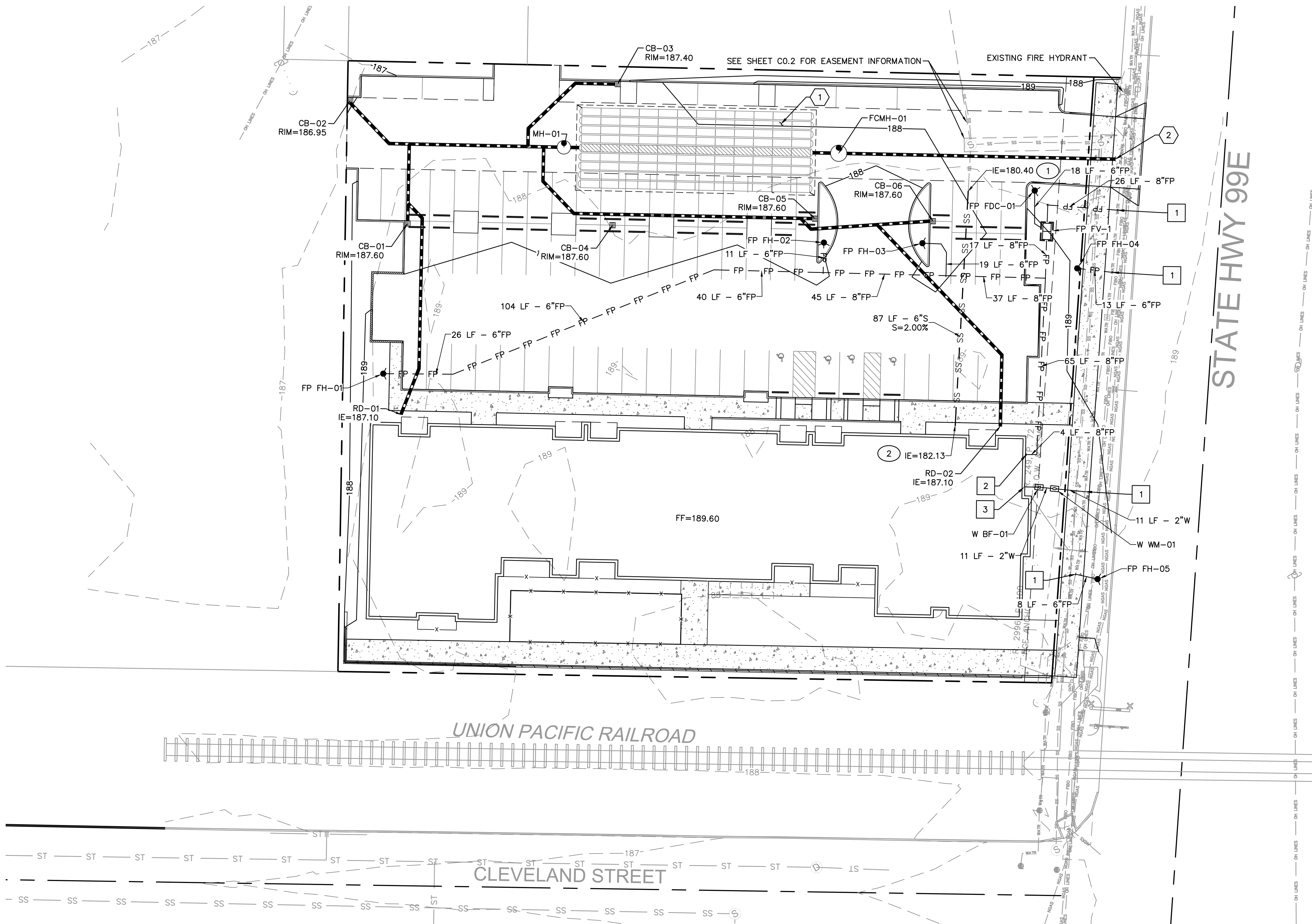


GRAPHIC SCALE



(IN FEET)
1 inch = 20 feet

STATE HWY 99E



WATER NOTES

- WET TAP EXISTING WATER MAIN
- CONNECT FIRE PROTECTION TO BUILDING
- CONNECT DOMESTIC WATER TO BUILDING

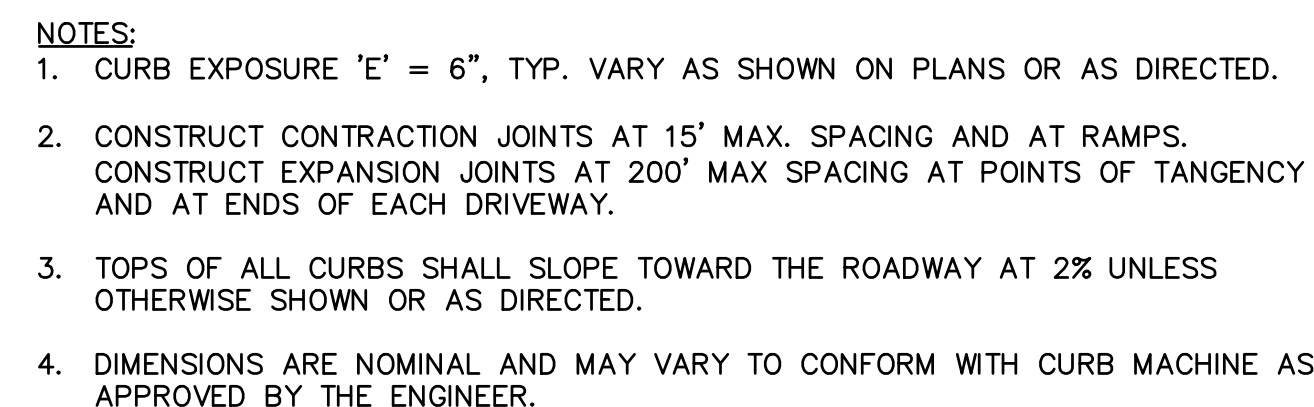
STORM NOTES

- INSTALL UNDERGROUND STORM WATER DETENTION FACILITY. (108) SC-310 STORMTECH CHAMBERS WITHIN A ROCK SECTION THAT HAS A FOOTPRINT OF 2,774SF AND 2.33' DEEP. WRAP ENTIRE ROCK SECTION IN GEOSYNTHETIC FABRIC.
- CONTRACTOR TO LOCATE AND CONNECT TO EXISTING STORM STUB PER CITY OF WOODBURN GIS.

SANITARY NOTES

- CONNECT TO EXISTING SANITARY STUB
- CONNECT TO BUILDING

08/01/2022 — DESIGN REVIEW



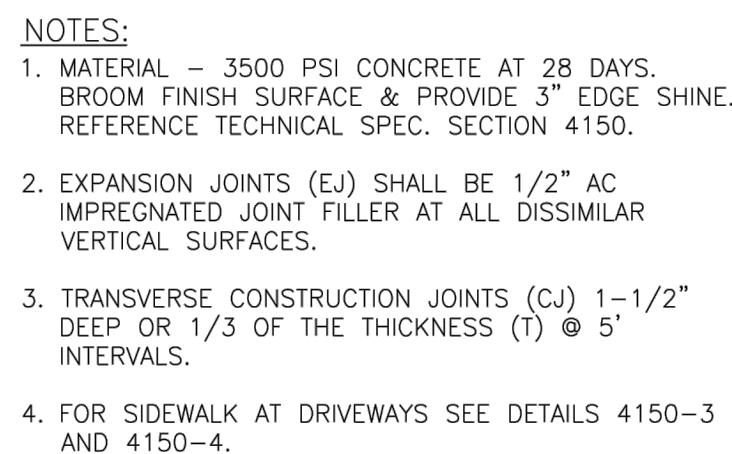
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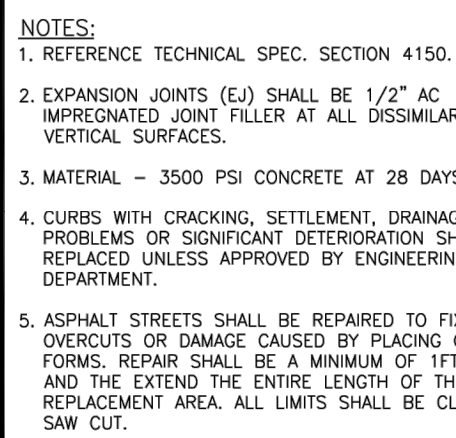
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SCALE: NTS



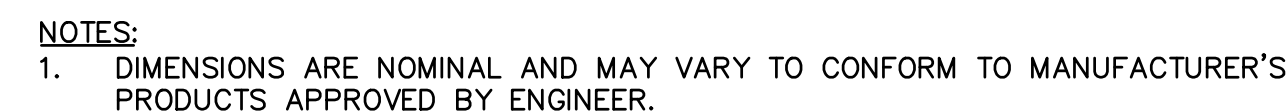
REV: JULY 2018
SCALE: NTS
DET No.
4150-8



REV: AUG. 2020
SCALE: NTS
DET No.
4150-1

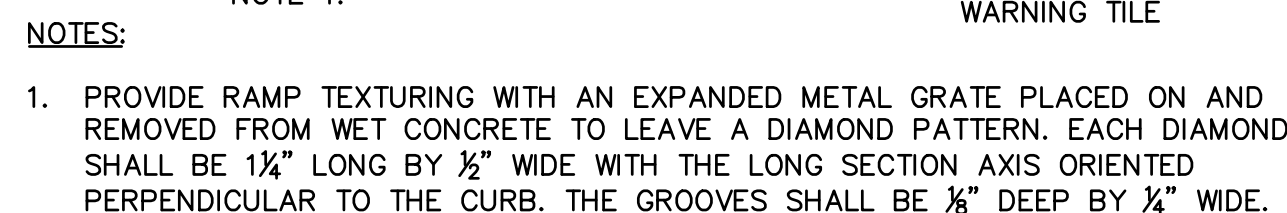


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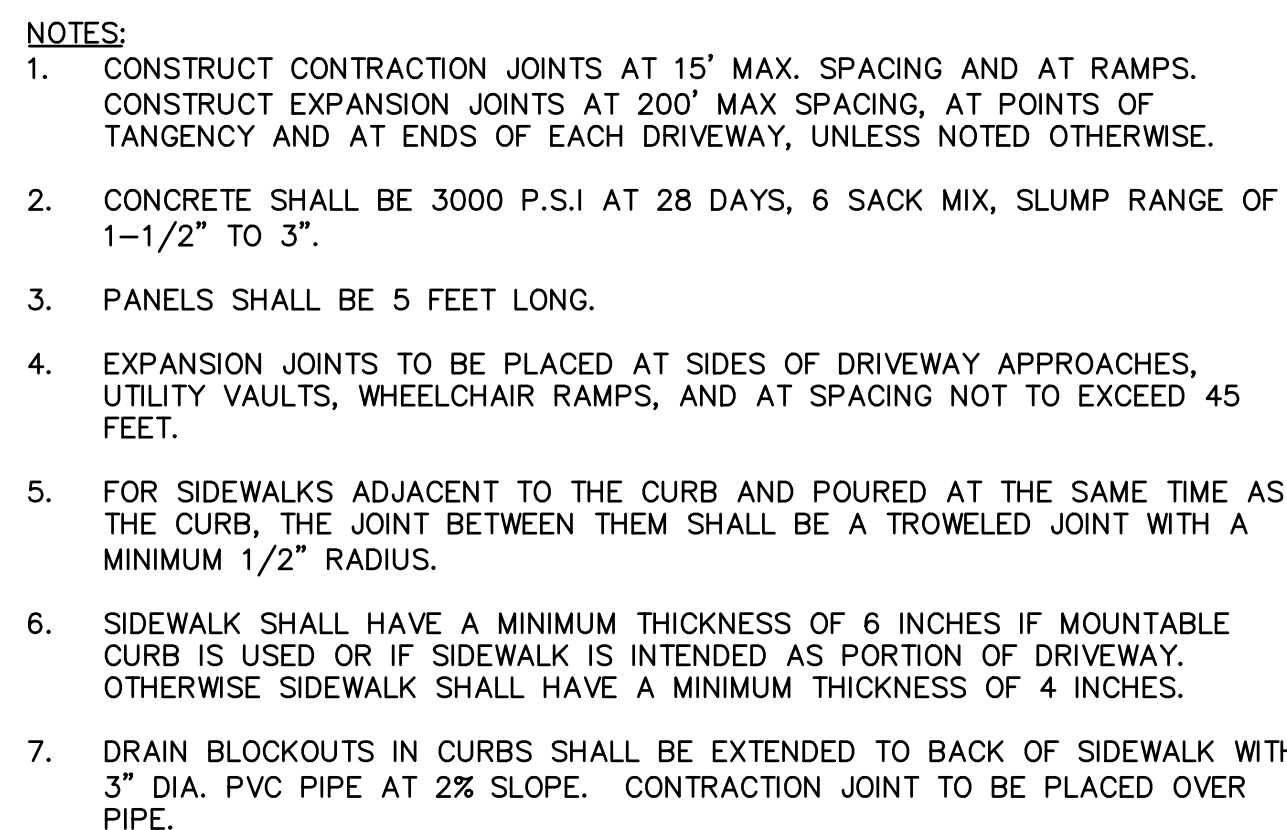
PRECAST CONCRETE WHEEL STOP

SCALE: NTS



6 CURB RAMP - TYPE 5

SCALE: NTS



7 CONCRETE SIDEWALK

SCALE: NTS



CONCRETE/AGGREGATE BASE THICKNESS AND REINFORCEMENT.				
NOTES: 1. REFERENCE TECHNICAL SPEC. SECTION 4150. 2. PLACE CONSTRUCTION JOINTS AT 5' INTERVALS 1/3 THICKNESS. 3. MATERIAL - 3500 PSI CONCRETE AT 28 DAYS.	USE	CONC.	1" - MINUS CRUSHED AGGREGATE	REBAR
	SINGLE FAMILY RESIDENTIAL	6"	4"	NONE
	ALL OTHER	8"	6"	No. 4 @ 12" O.C. EACH WAY



REV: JUNE. 201
SCALE: NT
DET No.
4150-4

DETAILS

DATE: 12 /13 /21

DRAWN: JRW

CHECKED: NWS

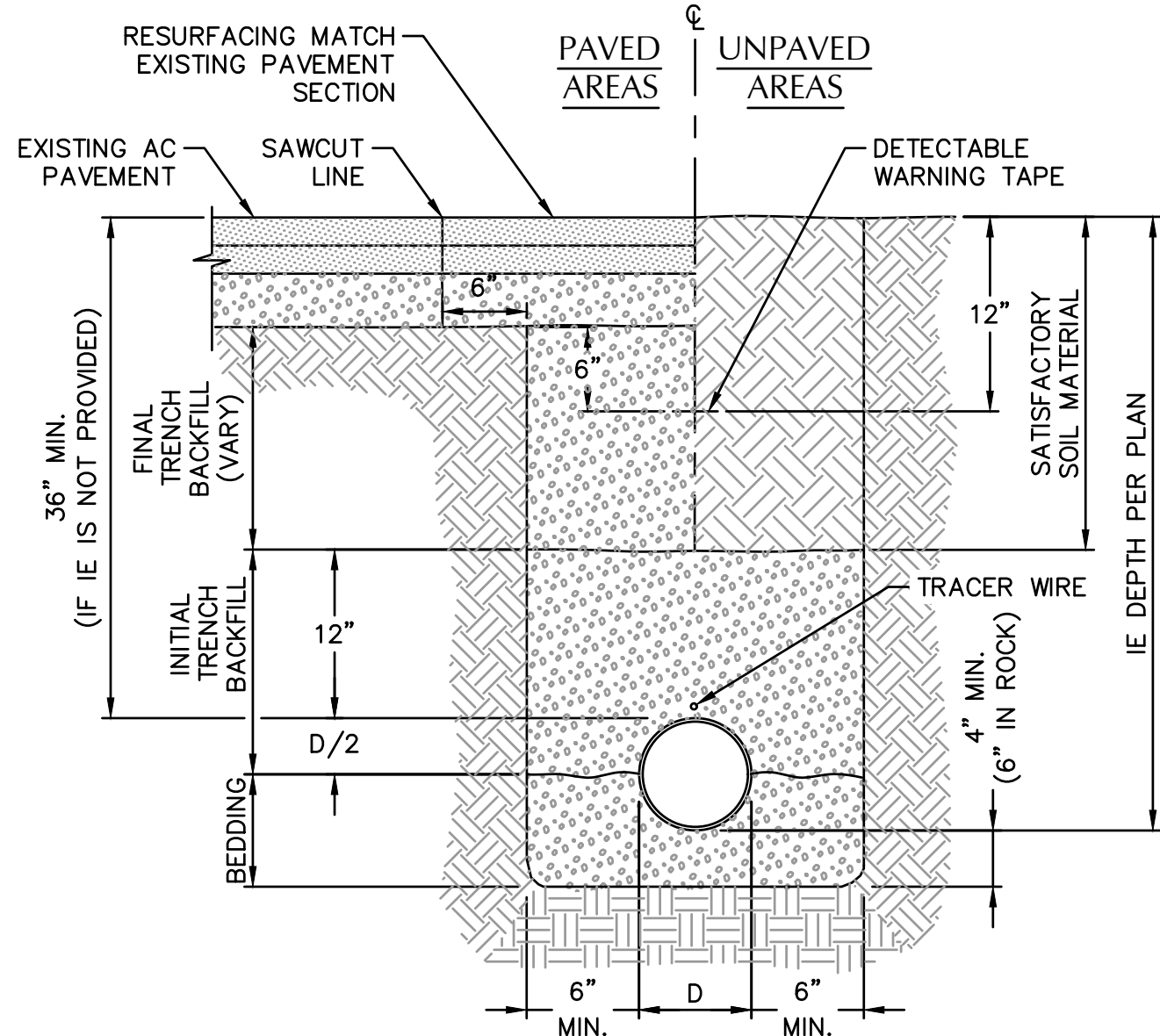
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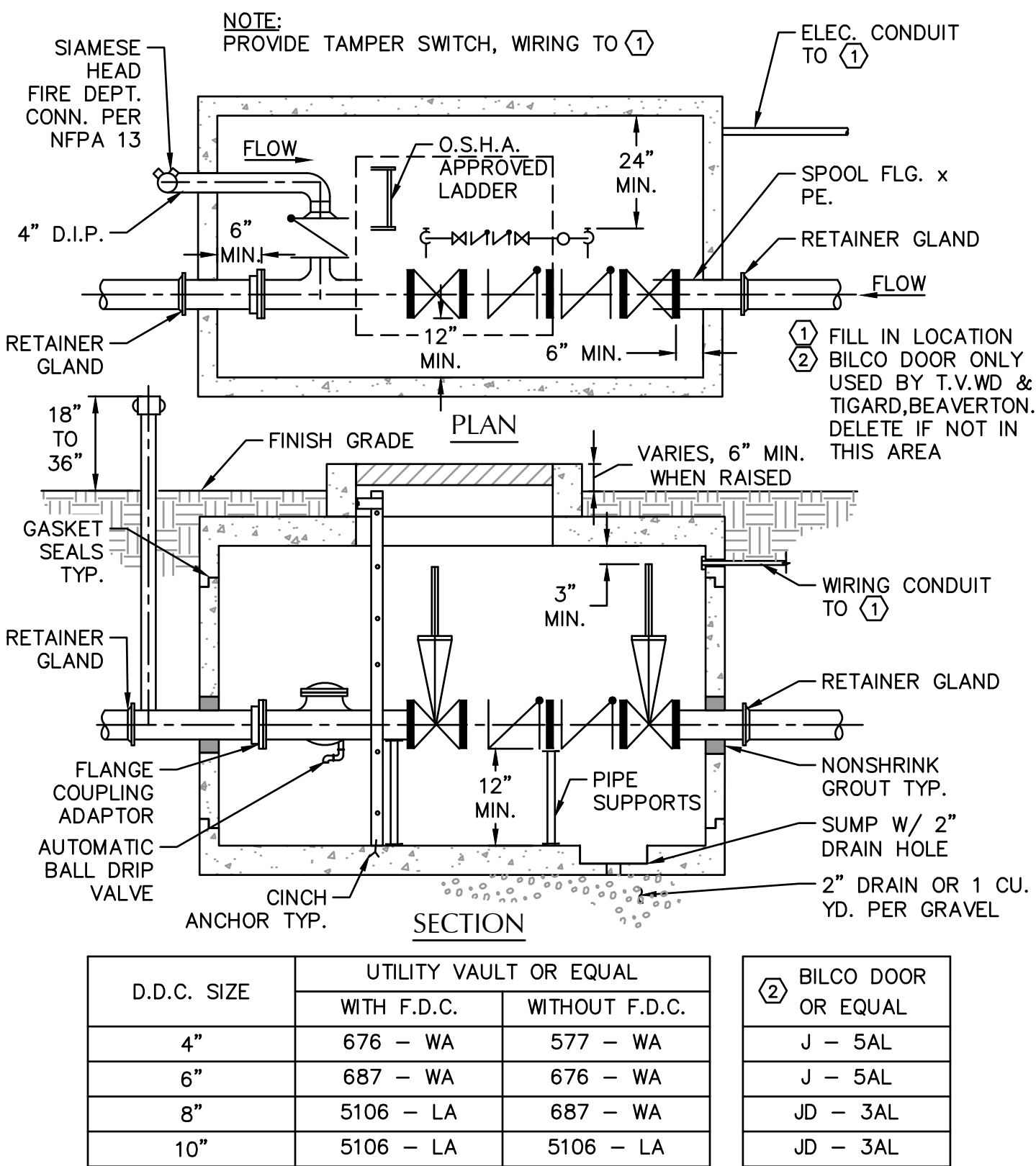
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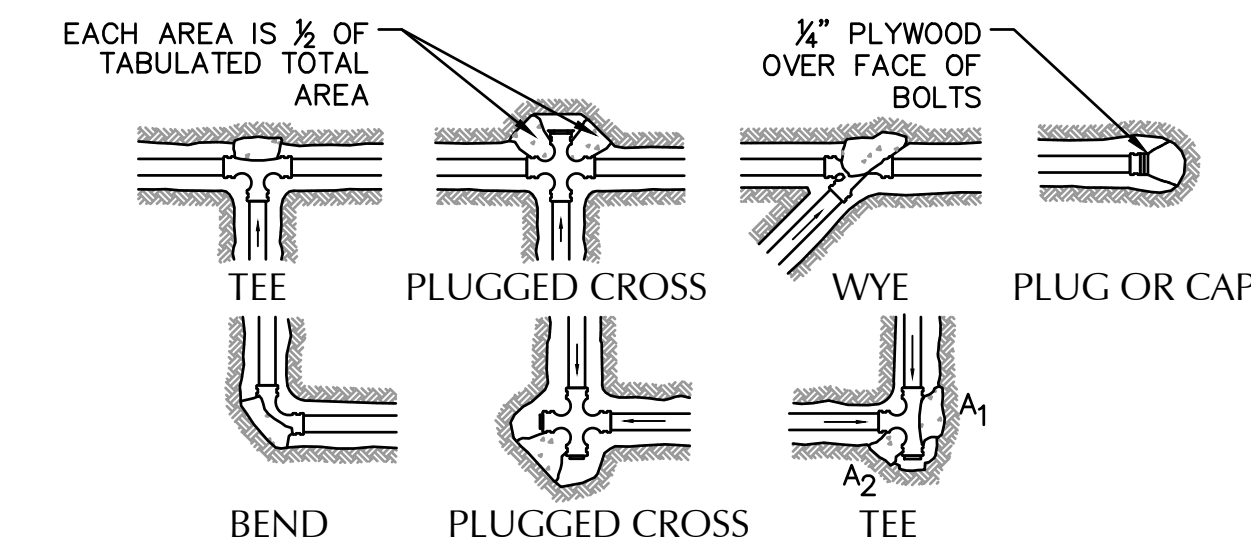
C4.0



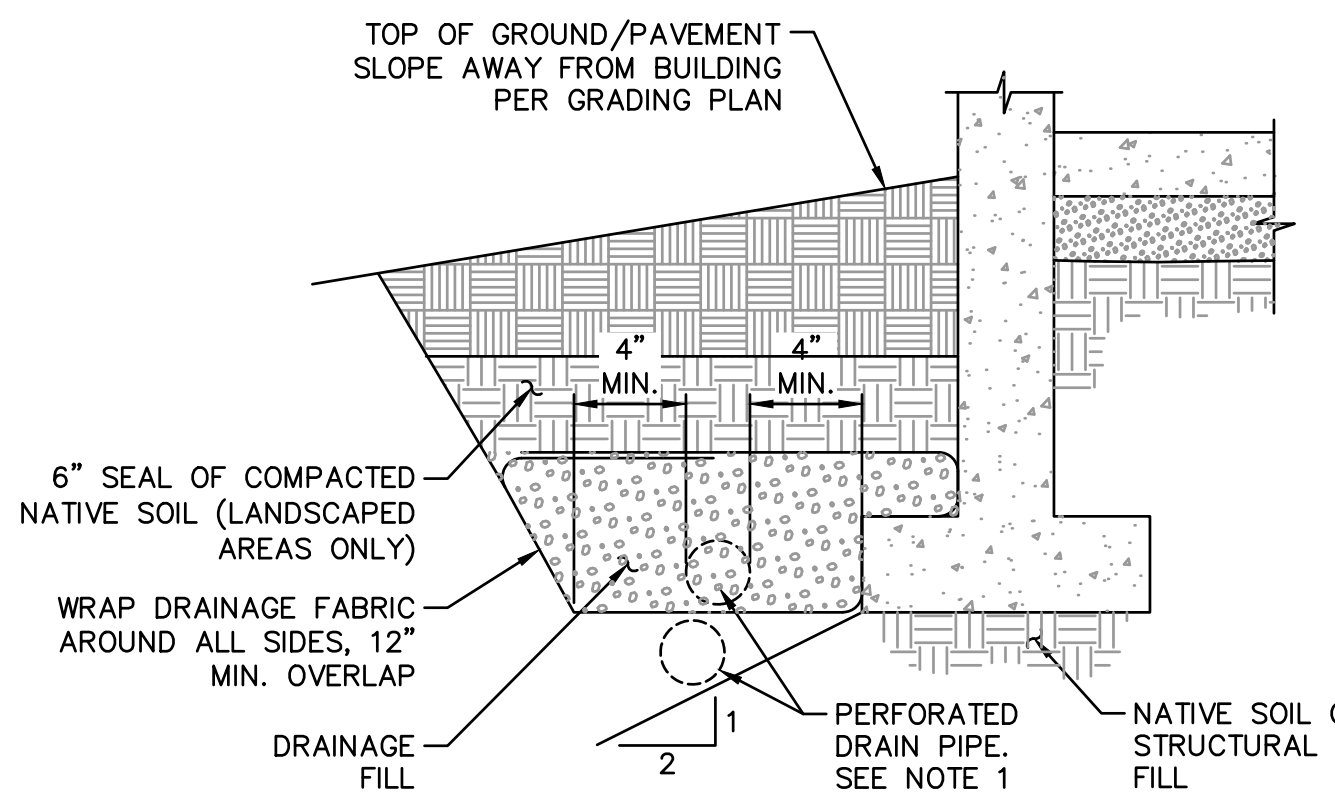
1 TYPICAL PIPE BEDDING AND BACKFILL
SCALE: NTS



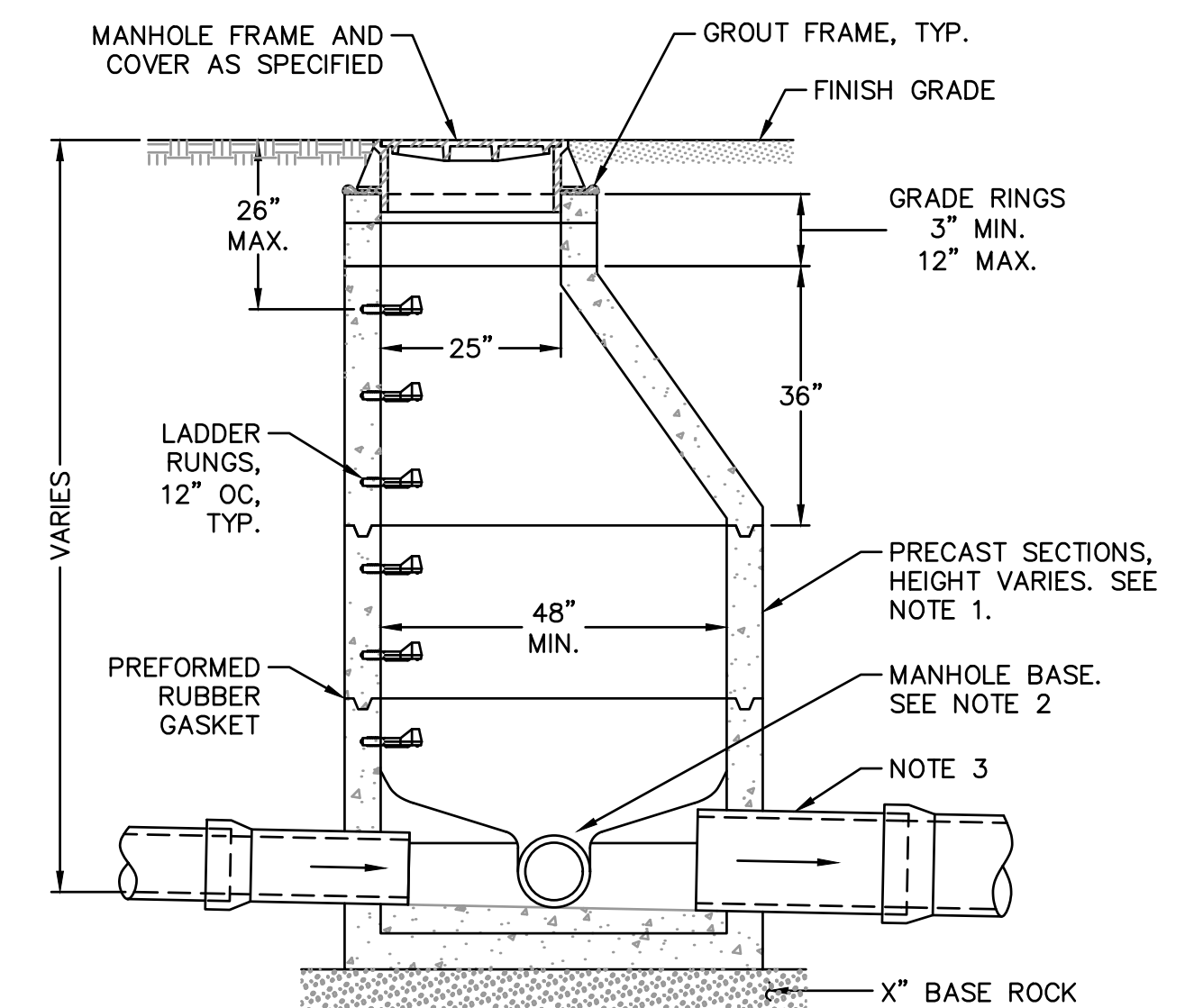
4 DOUBLE CHECK DETECTOR ASSEMBLY FIRE SERVICE VAULT W/ DRAIN TO GROUND
SCALE: NTS



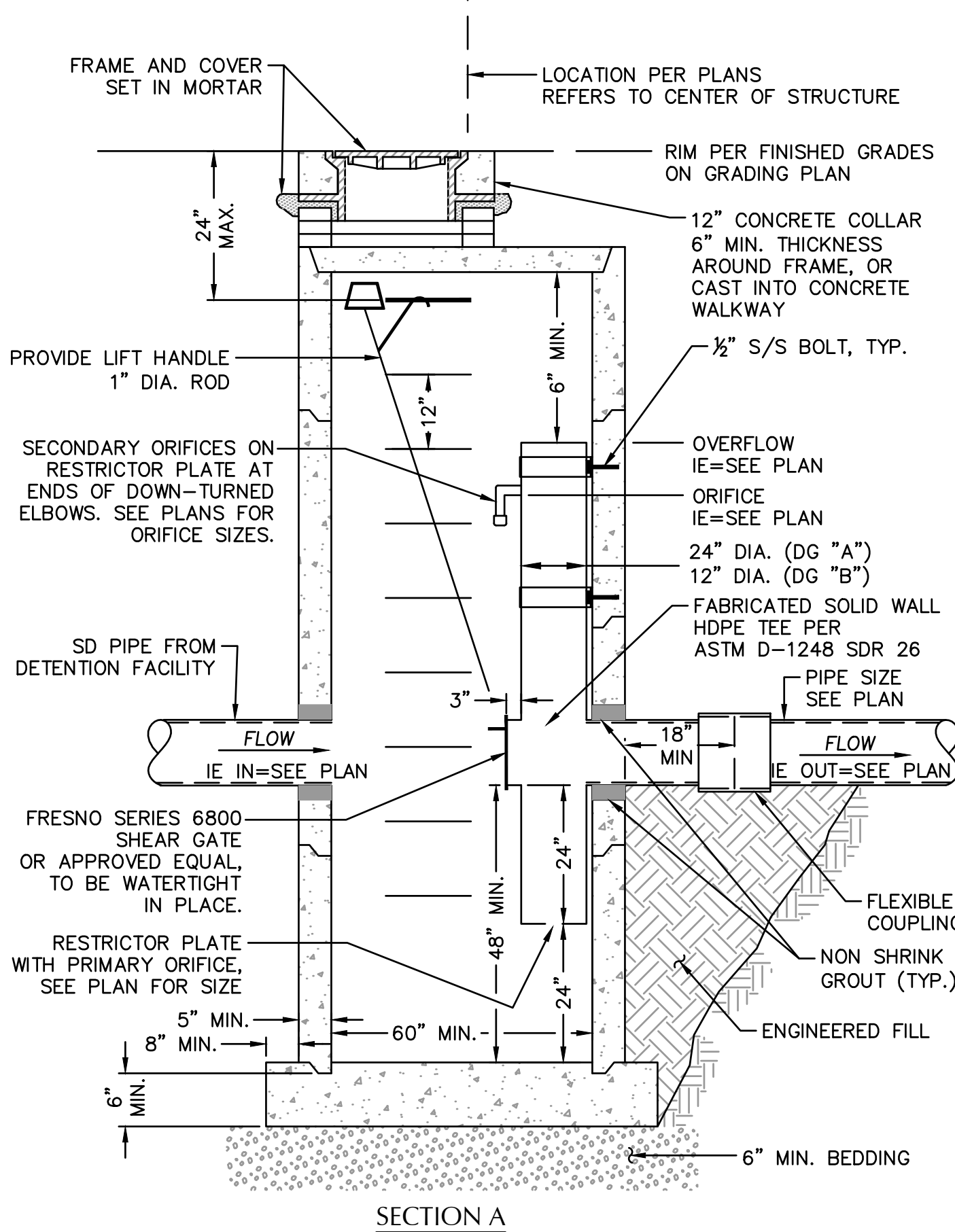
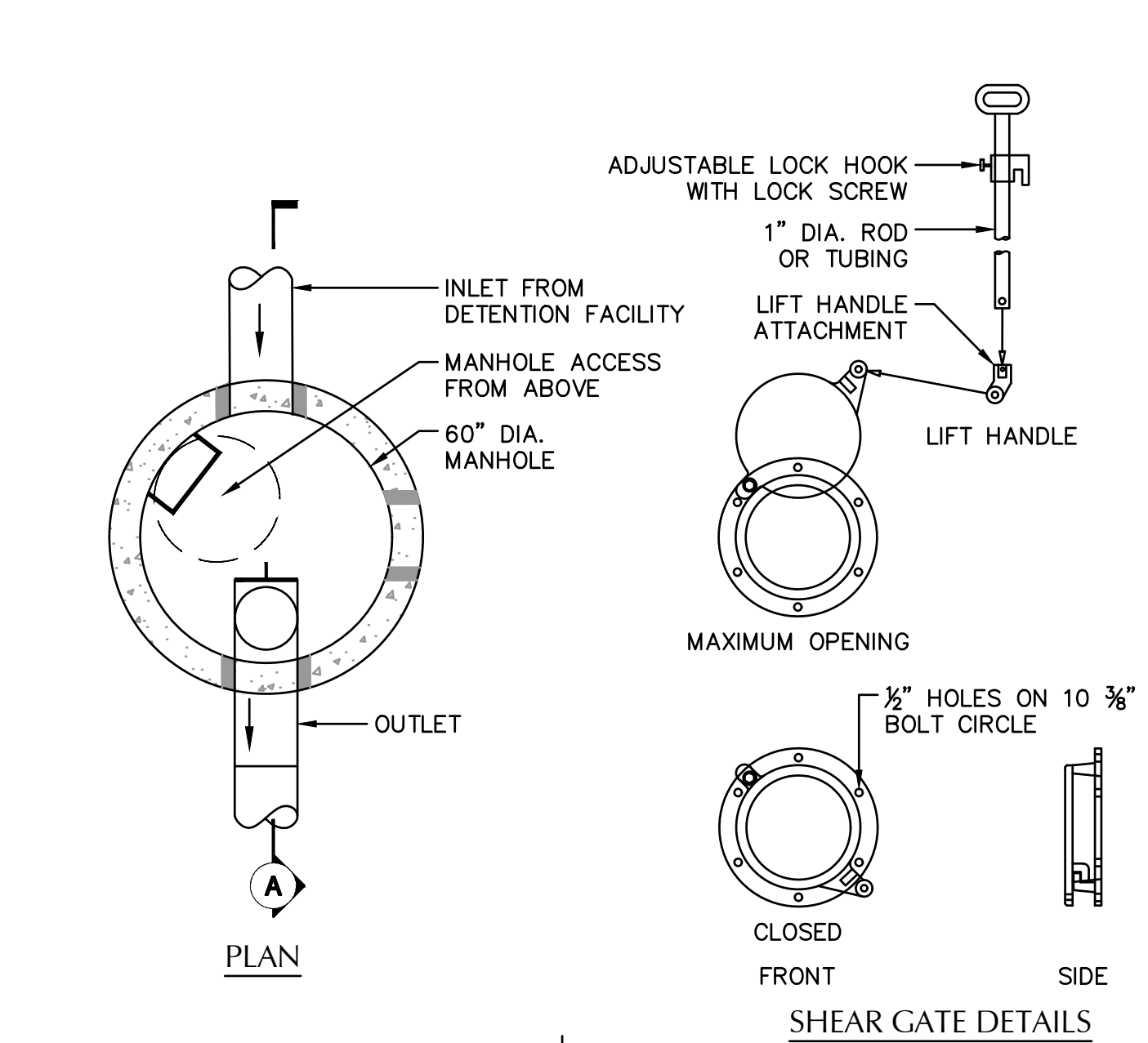
3 TRAPPED CATCH BASIN
SCALE: NTS



6 PERIMETER FOUNDATION DRAIN
SCALE: NTS



7 STANDARD MANHOLE
SCALE: NTS



8 FLOW CONTROL MANHOLE
SCALE: NTS

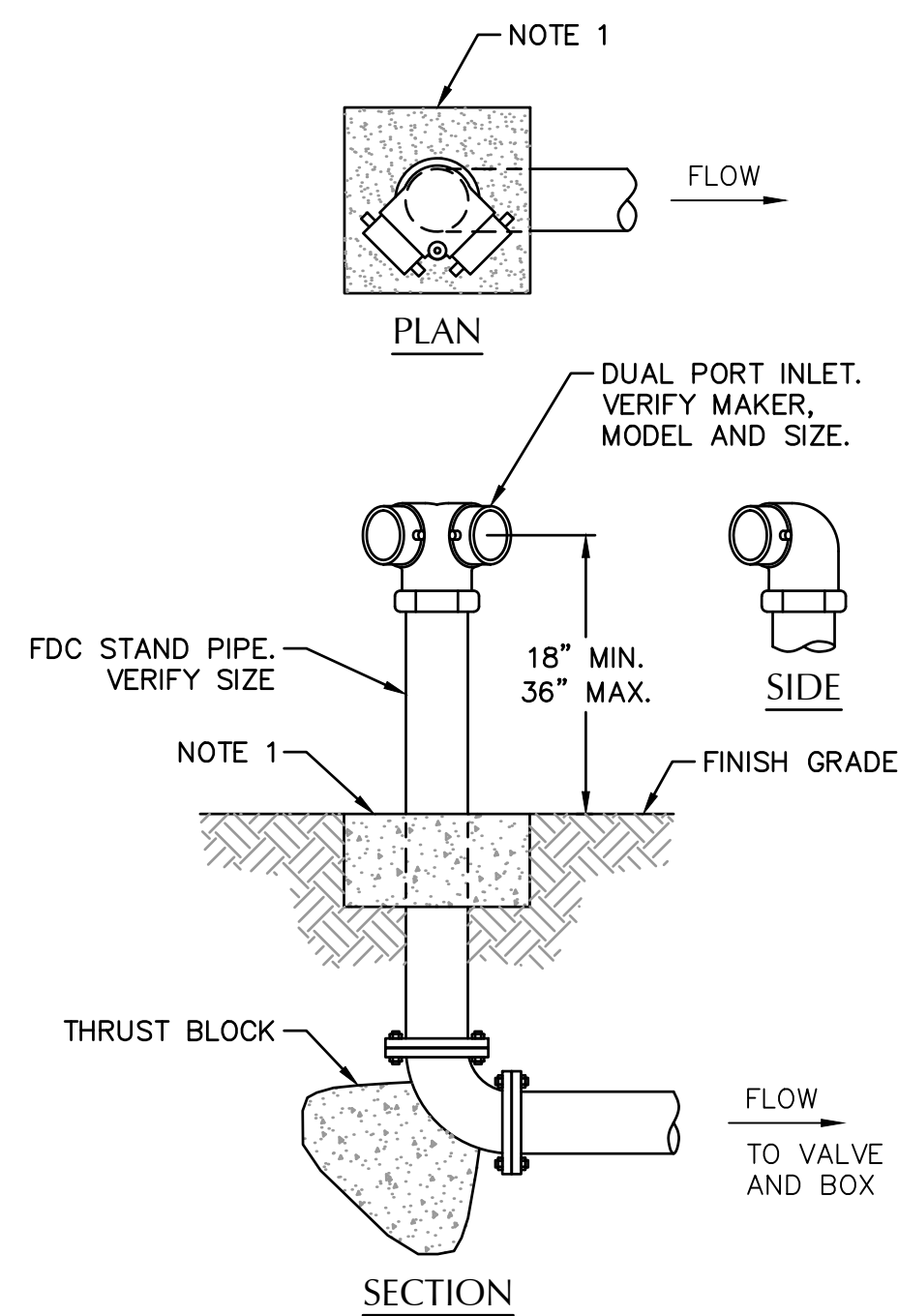
1. CONCRETE THRUST BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH.
2. KEEP CONCRETE CLEAR OF JOINT AND ACCESSORIES.
3. THE REQUIRED THRUST BEARING AREAS FOR SPECIAL CONNECTIONS ARE SHOWN ENCIRCLED ON THE PLAN; e.g. 15 INDICATES 15 SQUARE FEET BEARING AREA REQUIRED.
4. IF NOT SHOWN ON PLANS REQUIRED BEARING AREAS AT FITTING SHALL BE AS INDICATED BELOW, ADJUST IF NECESSARY, TO CONFORM TO THE TEST PRESSURE(S) AND ALLOWABLE SOIL BEARING STRESS (ES) STATED IN THE SPECIAL SPECIFICATIONS.
5. BEARING AREAS AND SPECIAL BLOCKING DETAILS SHOWN ON PLANS TAKE PRECEDENCE OVER BEARING AREAS AND BLOCKING DETAILS SHOWN ON THIS STANDARD DETAIL.

BEARING AREA OF THRUST BLOCK IN SQUARE FOOT

	TEE, WYE, PLUG, OR CAP	90° BEND PLUGGED CROSS	TEE PLUGGED ON RUN	45° BEND	22½° BEND	11½° BEND
FITTING SIZE						
4	1.0	1.4	1.9	1.4	1.0	
6	2.1	3.0	4.3	3.0	1.6	1.0
8	3.8	5.3	7.6	5.4	2.9	1.5
10	5.9	8.4	11.8	8.4	4.6	2.4

NOTE: ABOVE BEARING AREAS BASED ON TEST PRESSURE OF 150 p.s.i. AND AN ALLOWABLE SOIL BEARING STRESS OF 2000 p.s.i.. TO COMPUTE BEARING AREAS FOR DIFFERENT TEST PRESSURE AND SOIL BEARING STRESSES, USE THE FOLLOWING EQUATION: BEARING AREA = (TEST PRESSURE/150)X(2000/ SOIL BEARING STRESS)X(TABLE VALUE).

2 THRUST BLOCK
SCALE: NTS



- NOTES:
1. CONCRETE ANCHOR PAD TO BE 12"x12"x6" THICK, UNLESS NOTED OTHERWISE. ELIMINATE IF INSTALLED IN CONCRETE PAVED AREA.
 2. USE FLANGE OR THREADED FITTINGS.
 3. CONTRACTOR SHALL PROVIDE SINGLE CHECK VALVE AND BALL DRIP VALVE IN ACCESSIBLE LOCATION INSIDE DDCV VAULT. COORDINATE WITH PLUMBING.

5 FIRE DEPARTMENT CONNECTION (FDC) DUAL PORT
SCALE: NTS



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503.820.3830 tel | 503.820.5539 fax | www.aaiaeng.com

119 N PACIFIC HWY
WOODBURN, OR

SHEET TITLE

DETAILS

DATE: 12/13/21

DRAWN: JRW

CHECKED: NWS

REVISIONS:

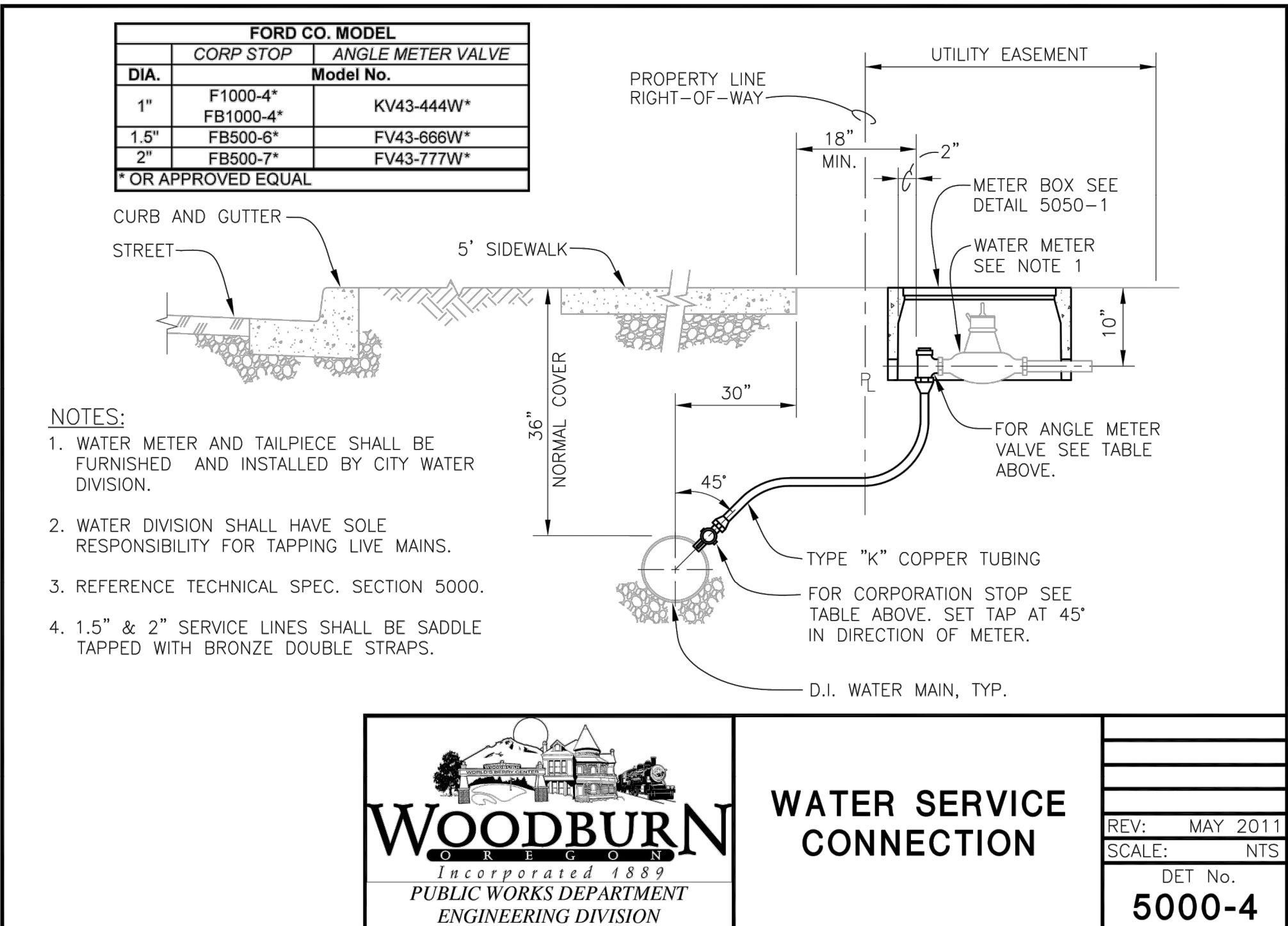
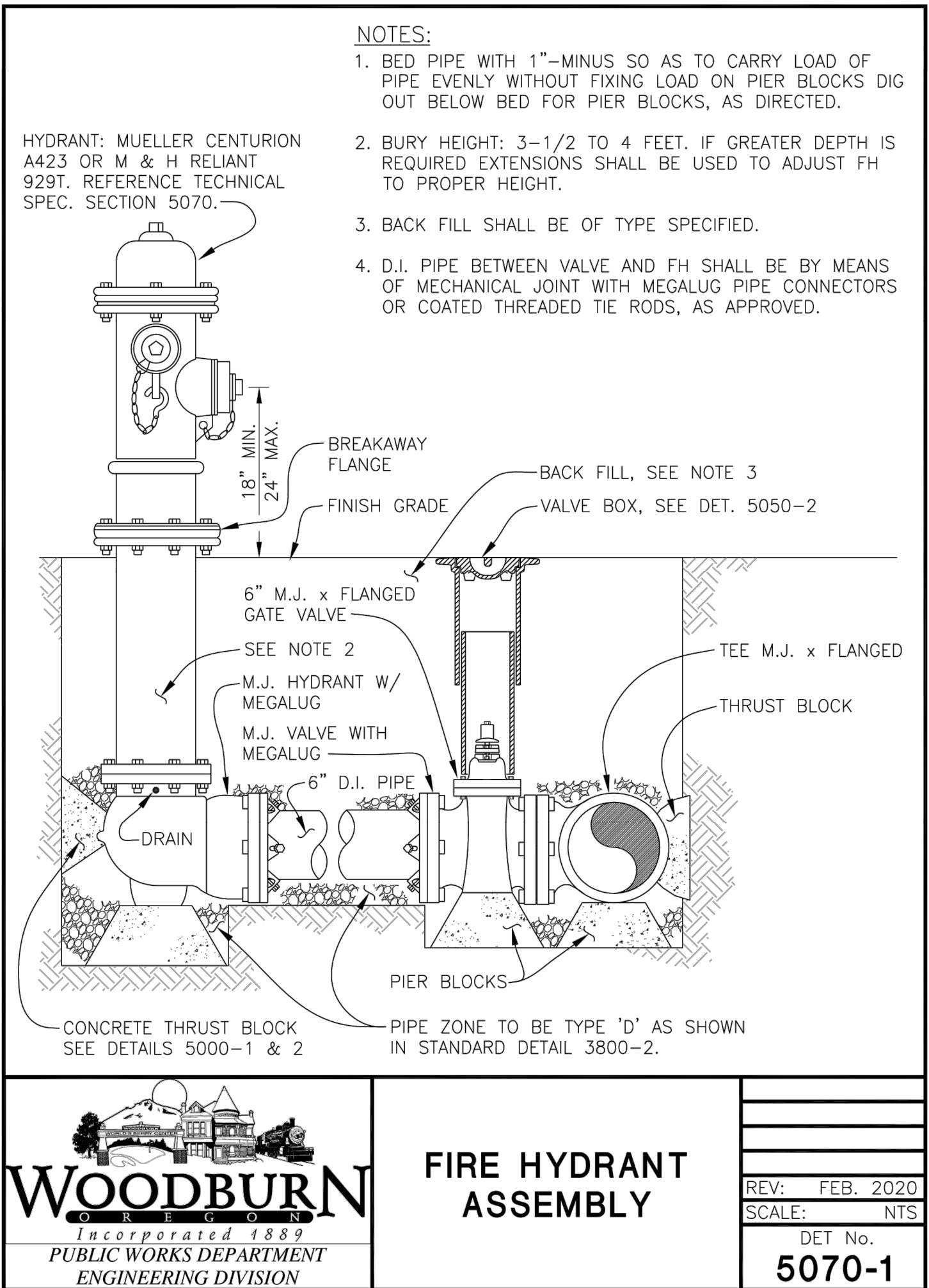
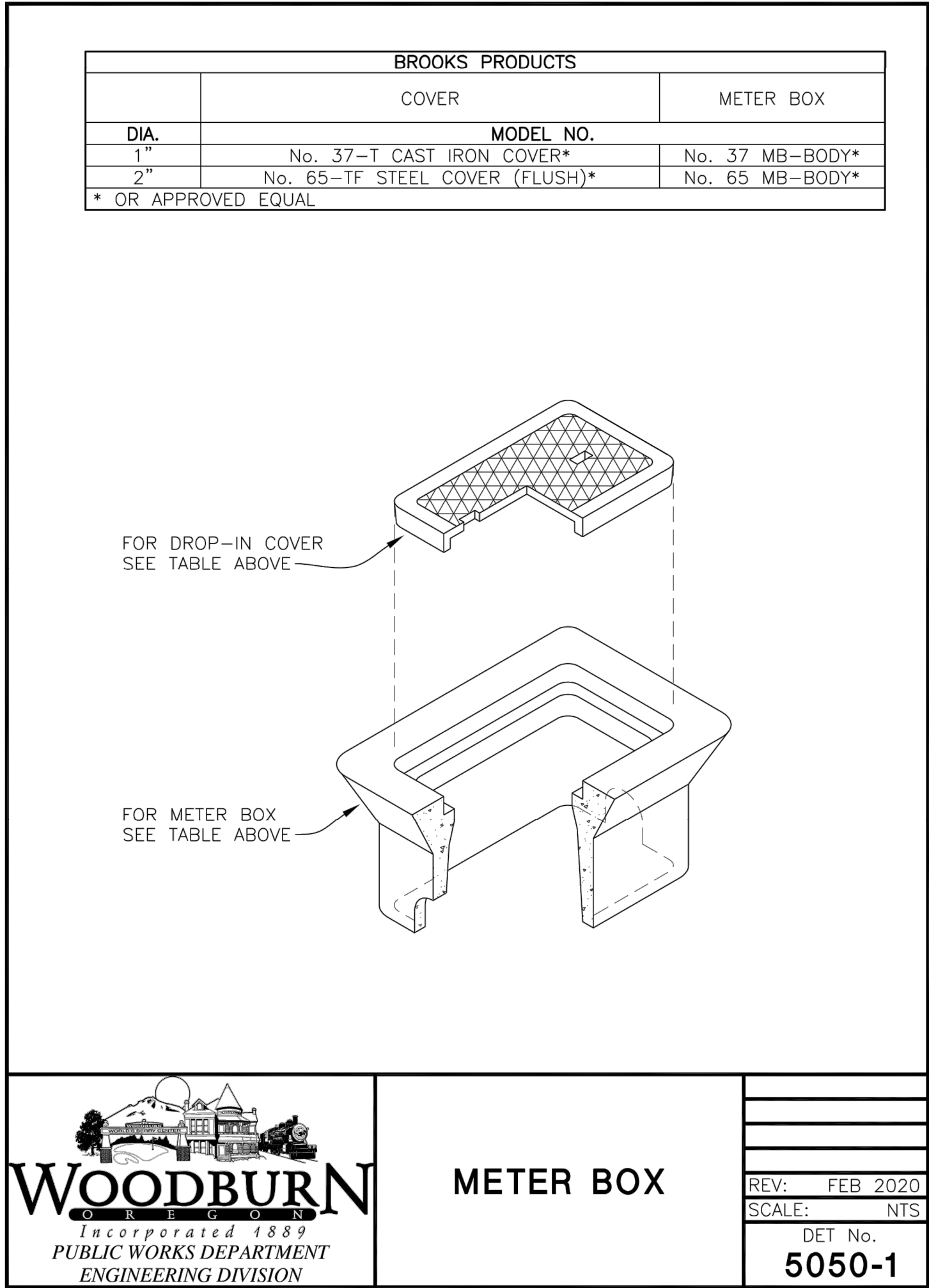
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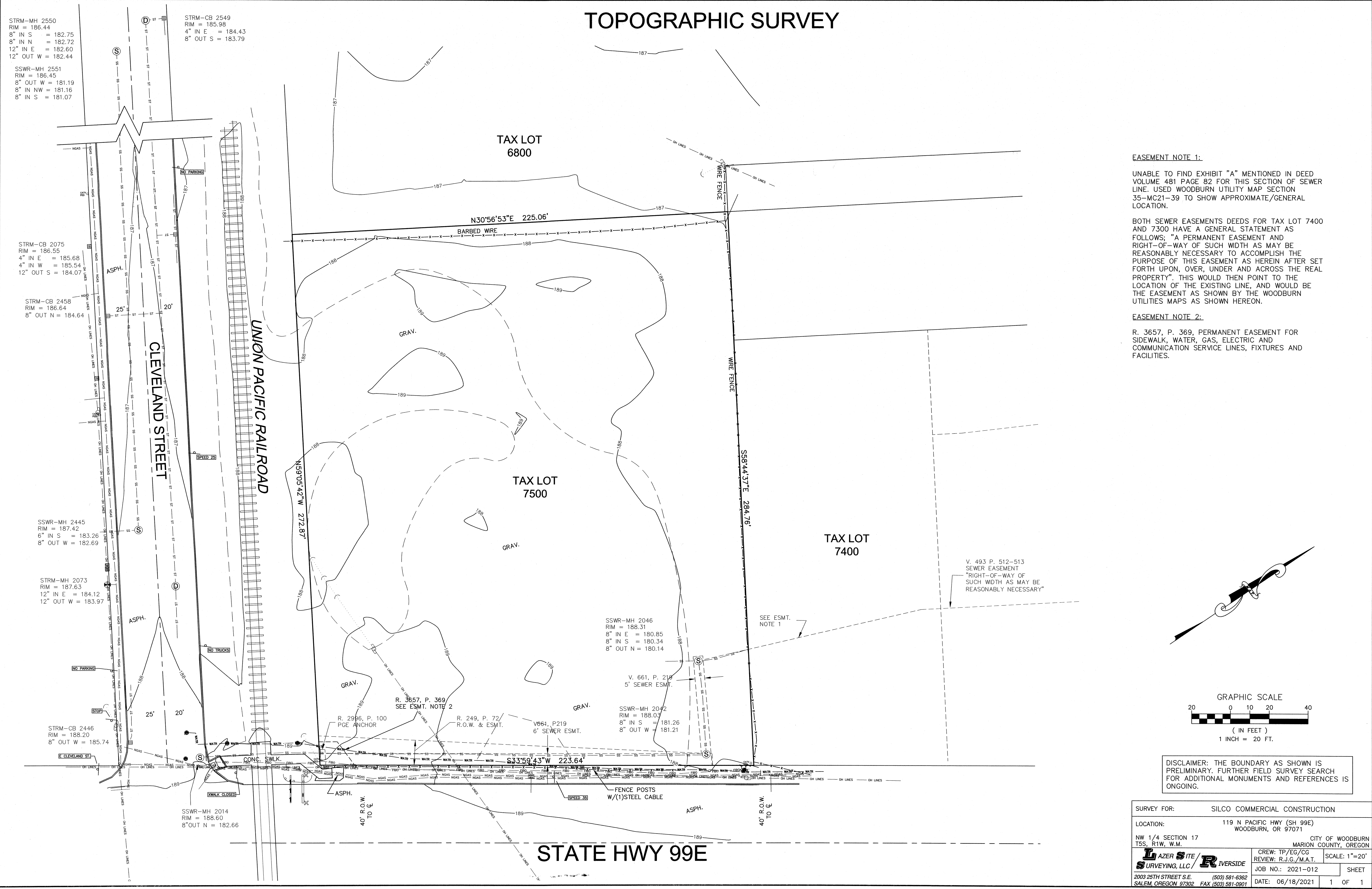
SHEET NUMBER

C4.1

JOB NUMBER: A21194.10



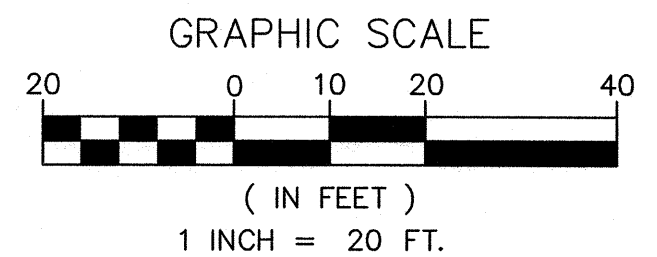
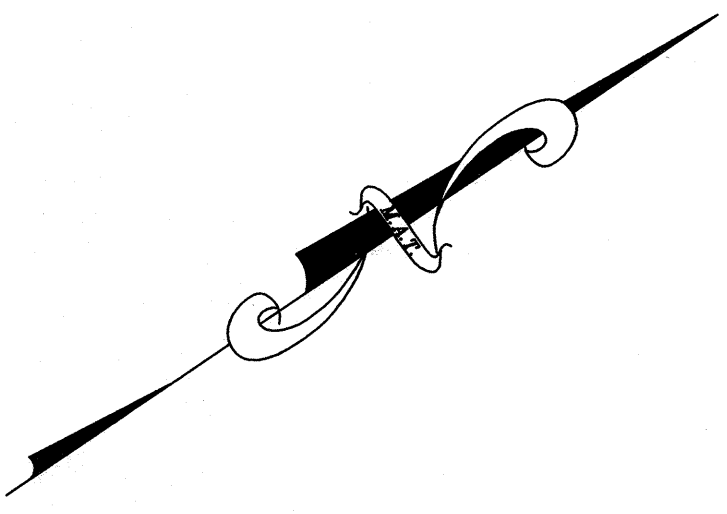
TOPOGRAPHIC SURVEY



EASEMENT NOTE 1:
UNABLE TO FIND EXHIBIT "A" MENTIONED IN DEED VOLUME 481 PAGE 82 FOR THIS SECTION OF SEWER LINE. USED WOODBURN UTILITY MAP SECTION 35-MC21-39 TO SHOW APPROXIMATE/GENERAL LOCATION.

BOTH SEWER EASEMENTS DEEDS FOR TAX LOT 7400 AND 7300 HAVE A GENERAL STATEMENT AS FOLLOWS: "A PERMANENT EASEMENT AND RIGHT-OF-WAY OF SUCH WIDTH AS MAY BE REASONABLY NECESSARY TO ACCOMPLISH THE PURPOSE OF THIS EASEMENT AS HEREIN AFTER SET FORTH UPON, OVER, UNDER AND ACROSS THE REAL PROPERTY". THIS WOULD THEN POINT TO THE LOCATION OF THE EXISTING LINE, AND WOULD BE THE EASEMENT AS SHOWN BY THE WOODBURN UTILITIES MAPS AS SHOWN HEREON.

EASEMENT NOTE 2:
R. 3657, P. 369, PERMANENT EASEMENT FOR SIDEWALK, WATER, GAS, ELECTRIC AND COMMUNICATION SERVICE LINES, FIXTURES AND FACILITIES.



DISCLAIMER: THE BOUNDARY AS SHOWN IS PRELIMINARY. FURTHER FIELD SURVEY SEARCH FOR ADDITIONAL MONUMENTS AND REFERENCES IS ONGOING.

SURVEY FOR:		SILCO COMMERCIAL CONSTRUCTION	
LOCATION:		119 N PACIFIC HWY (SH 99E) WOODBURN, OR 97071	
NW 1/4 SECTION 17 T5S, R1W, W.M.		CITY OF WOODBURN MARION COUNTY, OREGON	
LAZER SITE/ SURVEYING, LLC / RIVERSIDE		CREW: TP/EG/CG REVIEW: R.J.G./M.A.T.	SCALE: 1"=20'
2003 25TH STREET S.E. SALEM, OREGON 97302		JOB NO.: 2021-012	SHEET
(503) 581-6362 FAX (503) 581-0801		DATE: 06/18/2021	1 OF 1