

Narrative

The property abuts two streets. D avenue to the west and is a non classified residential street and Young Street which is a minor Arterial Feeder to the north see the attached survey. The site is planned to be divided into 4 pieces, three parcels at the west of the property and tract A to the east. See attached site plan for property lines.

Parcel 1,2, and 3:

Parcel 1, 2, and 3's street access are to D Ave at the north side of the property. The current improvements are paved street with no traffic marking, no sidewalks, no streetlights and a concrete curb on both sides. See photo #2

The proposed structure is a three unit multi-family two-story structure.

During the City of Woodburn's pre-application meeting the city is requesting the street be improved to comply with figure 3.01G which has a 60ft right of way.

Our request:

The neighborhood does not have a defined ROW as defined by Woodburn's Development Ordinance, however appears to be similar to an unimproved 50' ROW. We would like to maintain the 50'ROW.

Curb improvements proposed for the new construction are as follows.

- (3) Concrete driveways which comply with the City of Woodburn's guidelines
- 5' wide Curb tight concrete sidewalk on parcel 1,2,3 lots

Tract A:

Tract A is roughly 21,144 square feet, contains Mill creek, wetlands and is mostly inside of the 100year flood plane. The current street improvements are a turning lane, traffic lanes in both directions, bike lane and curb tight sidewalk on the east. Street lighting is located on the west side attached alternating utility poles. This configuration continues to the north and south side of the tract. See photo #1

Based on pre-application meeting January 8th 2020 the city of Woodburn is requesting the street to be improved to comply with figure 3.01C-Minor Arterial.

Our request:

The current street improvements to remain as is as the site will not be developed. When parcels 1,2,3 have obtained an occupancy permit for the proposed building the owner will deed Tract A to the City of Woodburn. Deeds to Parcel 1,2,3 will remain in the possession of the current owner and maintained at the owner's discretion.



Photo 1: Young street Looking East



Photo 2: D- street looking north



SCALE: 1" = 20'
 1-FOOT CONTOUR INTERVAL
 DATE: FEBRUARY 4, 2022
 REVISED DATE: FEBRUARY 16, 2022 (ADDED PROPOSED LOT LINES)
 REVISED DATE: MARCH 21, 2022 (FIXED MANHOLE I.E.'S)

OWNER: KERRY AND VONDA WALLS
 REQUESTED BY: JUSTIN WALLS • JRW CONSTRUCTION
 SITE ADDRESS: 156 D STREET

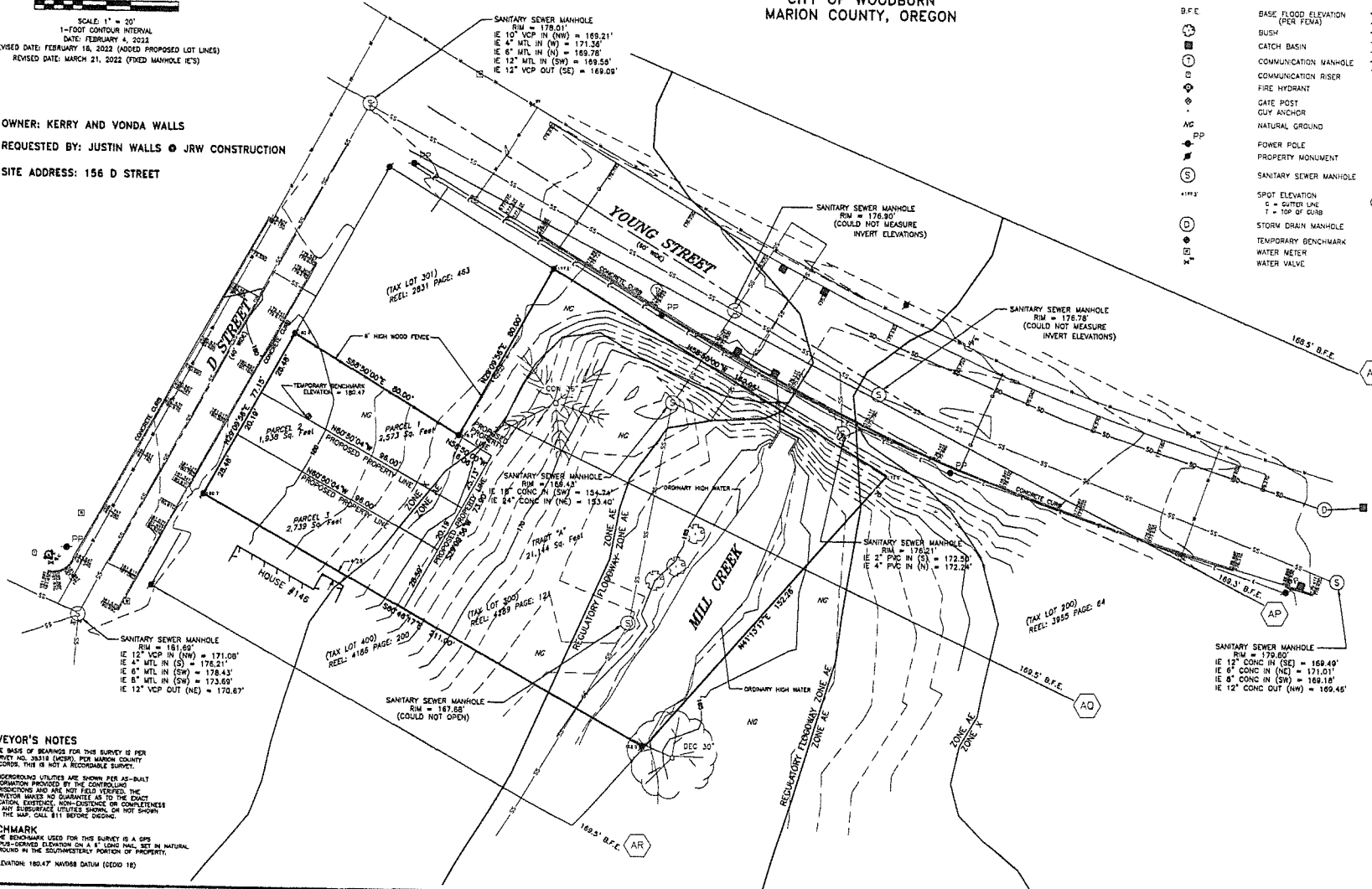
PRELIMINARY PARTITION PLAN

156 D STREET

LOTS 1, 2, AND 3, AND PORTION OF LOTS 4, 5, 6, 7, 8, 9, AND 10,
 BLOCK 1 OF "WOODBURN PACKING CO. ADDITION TO WOODBURN",
 IN THE N.E. 1/4 OF SECTION 18,
 T. 5 S., R. 1 W., W.M.,
 CITY OF WOODBURN
 MARION COUNTY, OREGON

LEGEND

B.F.E.	BASE FLOOD ELEVATION (PER FEMA)		BUILDING
	BUSH		FENCE (6' WOOD)
	CATCH BASIN		GAS
	COMMUNICATION MANHOLE		OVERHEAD ELECTRIC
	FIRE HYDRANT		SEWER
	GATE POST		STORM WATER
	GUY ANCHOR		CONCRETE
	NATURAL GROUND		PAVEMENT
	POWER POLE		CON = CONIFEROUS
	PROPERTY MONUMENT		DEC = DECIDUOUS
	SANITARY SEWER MANHOLE		CROSS SECTION PER FEMA FLOOD INSURANCE STUDY
	SPOT ELEVATION		
	STORM DRAIN MANHOLE		
	TEMPORARY BENCHMARK		
	WATER METER		
	WATER VALVE		



SURVEYOR'S NOTES

1. THE BASE OF BEARINGS FOR THIS SURVEY IS PER SURVEY AND DATA (SUDRS) FOR MARION COUNTY RECORDS. THIS IS NOT A RECORDABLE SURVEY.
2. UNDERGROUND UTILITIES ARE SHOWN PER AS-BUILT INFORMATION PROVIDED BY THE CONTROLLING JURISDICTIONS AND ARE NOT FIELD VERIFIED. THE SURVEYOR MAKES NO GUARANTEE AS TO THE EXACT LOCATION, EXISTENCE, NON-EXISTENCE, OR COMPLETENESS OF ANY SUBSURFACE UTILITIES SHOWN OR NOT SHOWN ON THIS MAP. CALL 811 BEFORE DIGGING.

BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY IS A GPS SPOT-DERIVED ELEVATION ON A 6" LONG IRON SET IN NATURAL GROUND IN THE SOUTHWESTERLY PORTION OF PROPERTY. ELEVATION: 180.47' NAVD83 DATUM (GEOID 18)

REGISTERED PROFESSIONAL LAND SURVEYOR
 ANTHONY E. RYAN
 LICENSE NO. 25833
 EXPIRES: RECEIVED 31, 2022



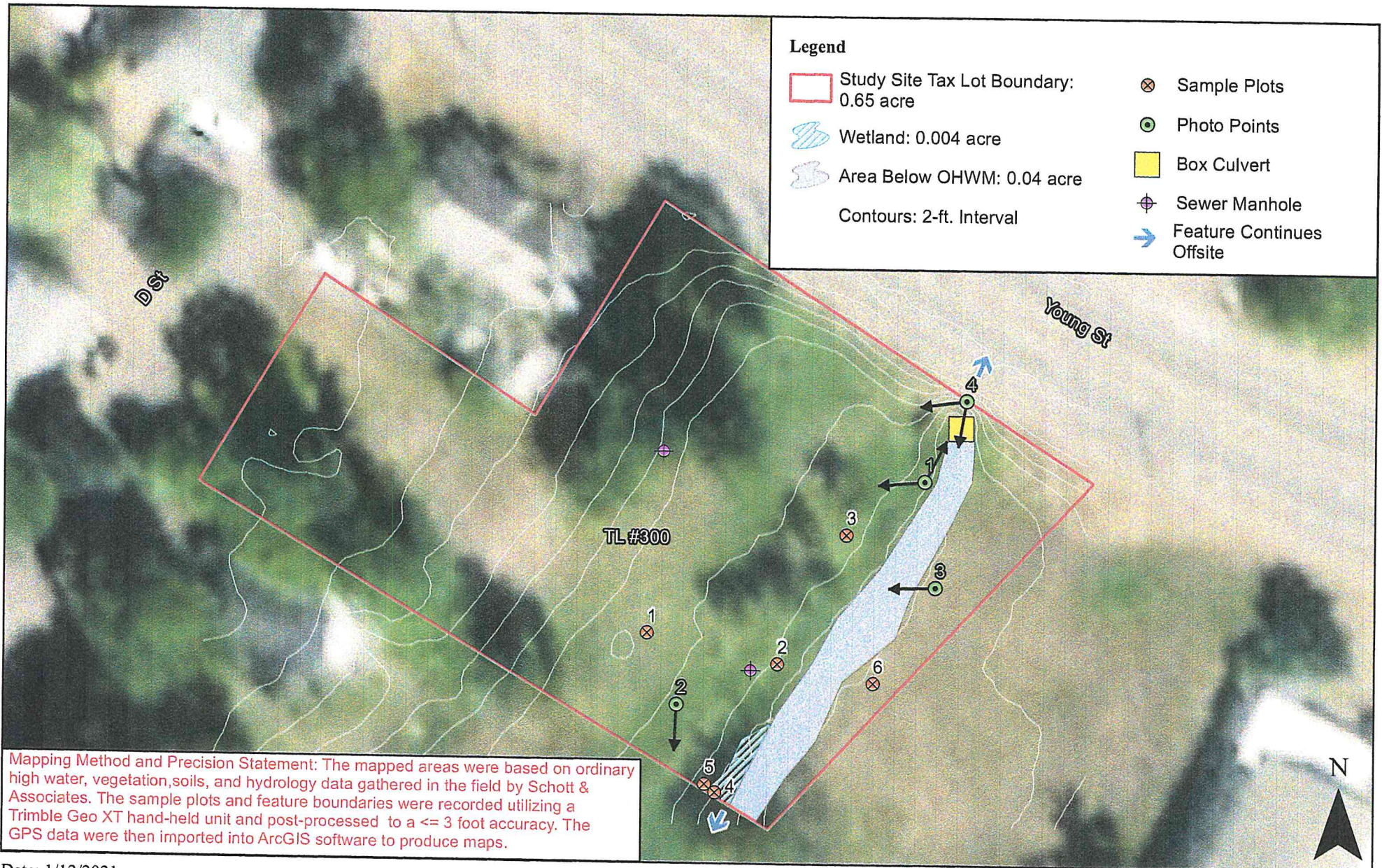
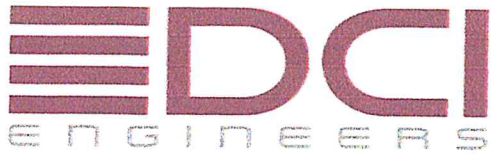


Figure 6. Wetland Delineation Map

D Street Project Site: S&A #2836



Architectural drawings and elevations

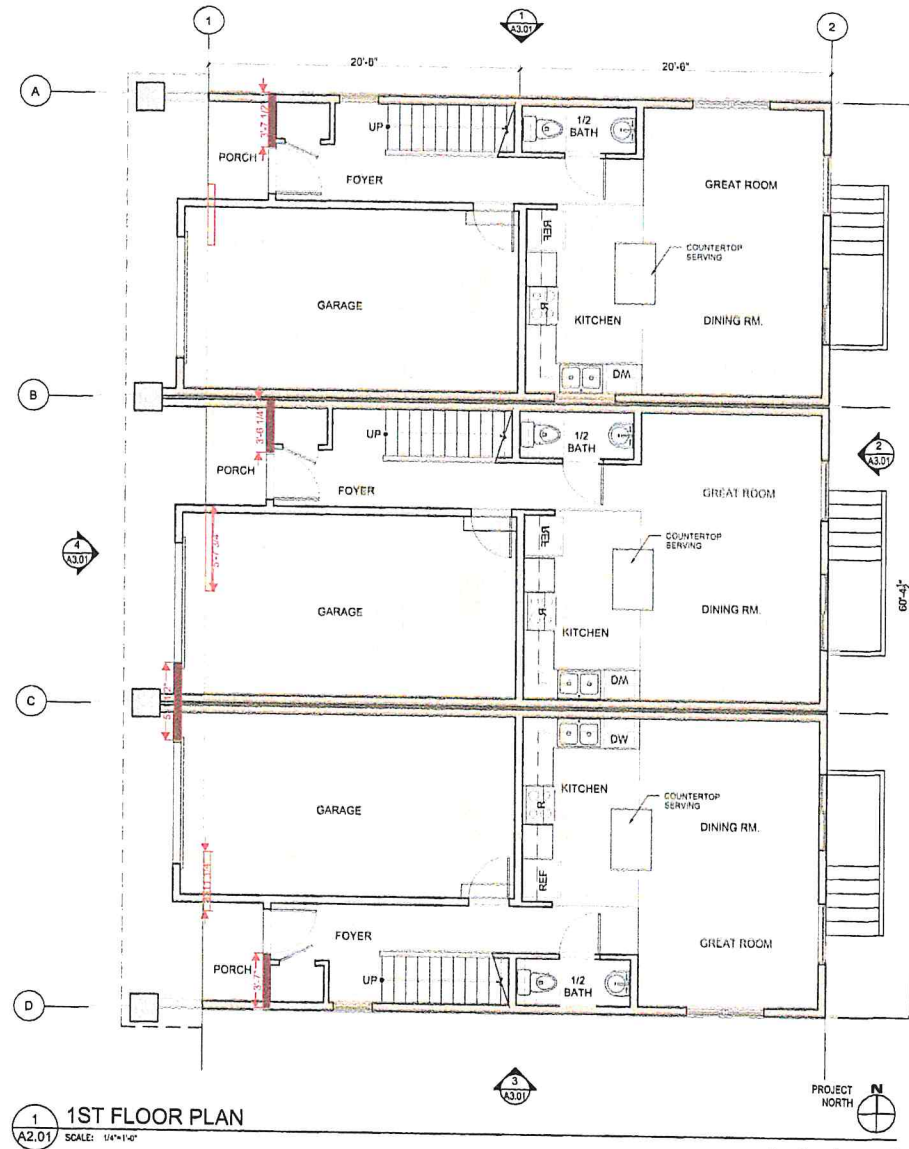
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JUN 21 2022

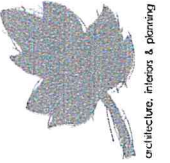
COMMUNITY DEVELOPMENT
DEPARTMENT

GENERAL NOTES

1. EXTERIOR DIMENSIONS ARE TO FACE OF CONCRETE OR FACE OF WOOD FRAMING
2. INTERIOR DIMENSIONS ARE TO FACE OF WOOD FRAMING.



PRELIMINARY - NOT FOR CONSTRUCTION



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Woodburn Townhomes
 156 D Street
 Woodburn, Oregon 97071

Project #: 2108
 File #: 2108-ARCH
 Date: 08/18/2021
 Revisions:
FLOOR PLANS

A2.01



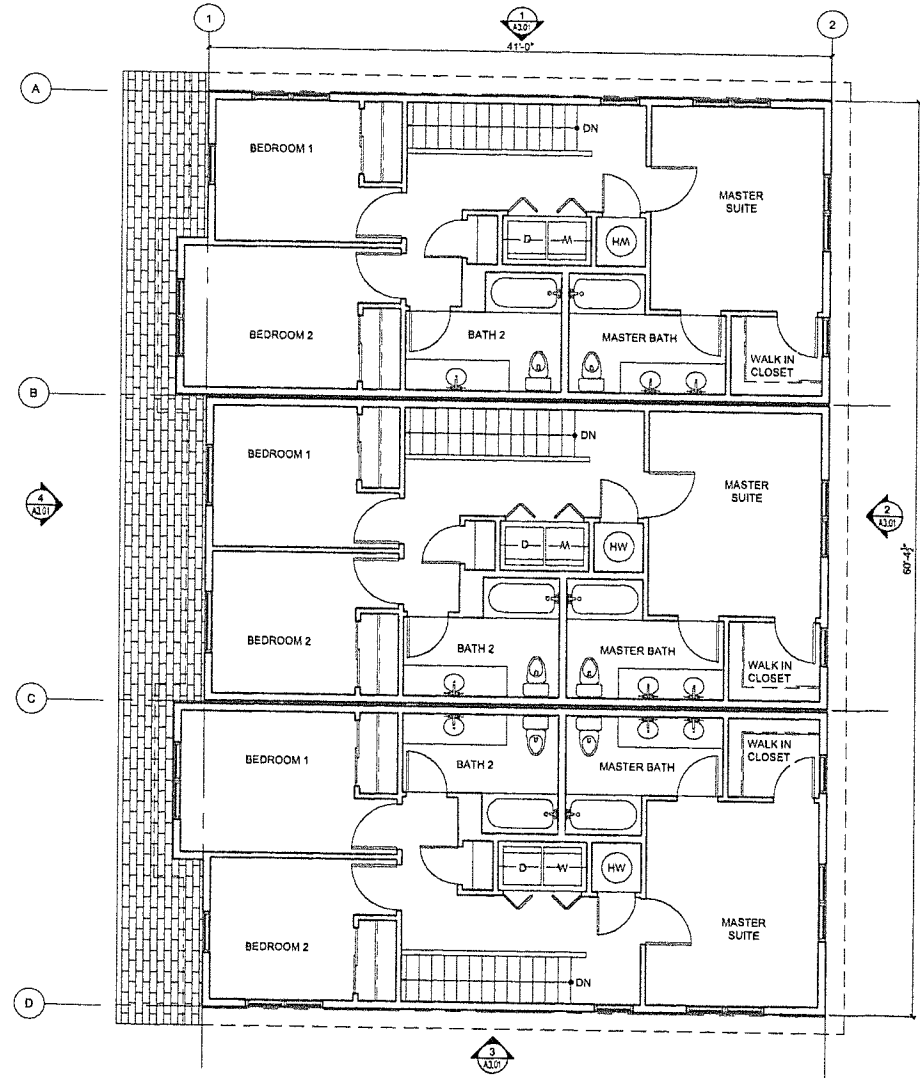
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413 SW 11th Ave
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info@waterleaf.com

Woodburn Townhomes

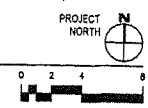
156 D Street
Woodburn, Oregon 97071

Project #: 2108
File #: 2108-ARCH
Date: 08/18/2021

Revisions:
FLOOR PLANS



1
A2.02
2ND FLOOR PLAN
SCALE: 1/4"=1'-0"

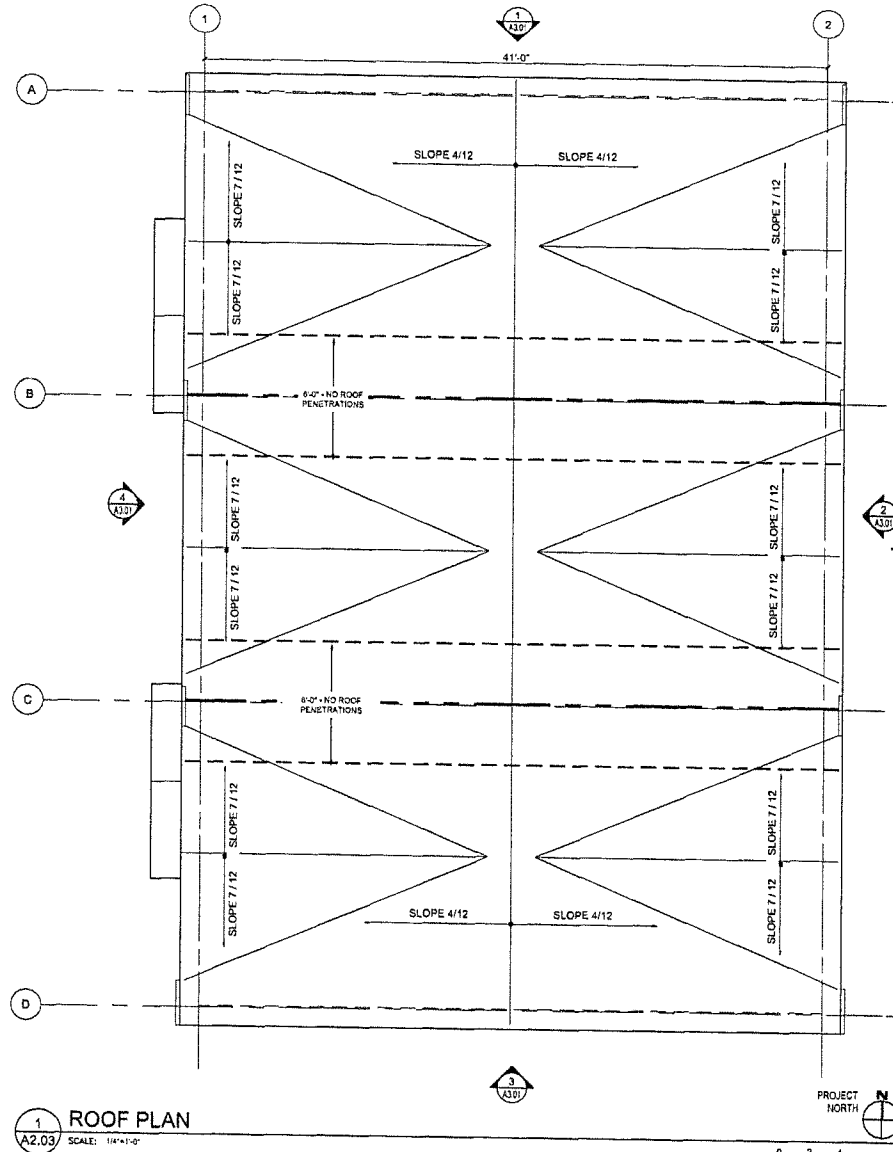


PRELIMINARY - NOT FOR CONSTRUCTION

A2.02

GENERAL NOTES

1. EXTERIOR DIMENSIONS ARE TO FACE OF CONCRETE OR FACE OF WOOD FRAME STRUCTURE INCLUDING EXTERIOR STRUCTURAL SHEATHING.
2. INTERIOR DIMENSIONS ARE TO FACE OF WOOD FRAMING.



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Woodburn Townhomes

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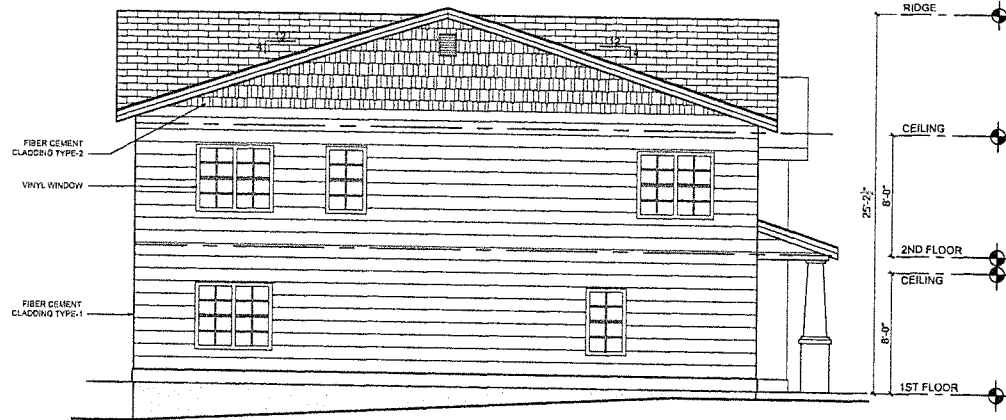
Revisions:
 ROOF PLAN

A2.03

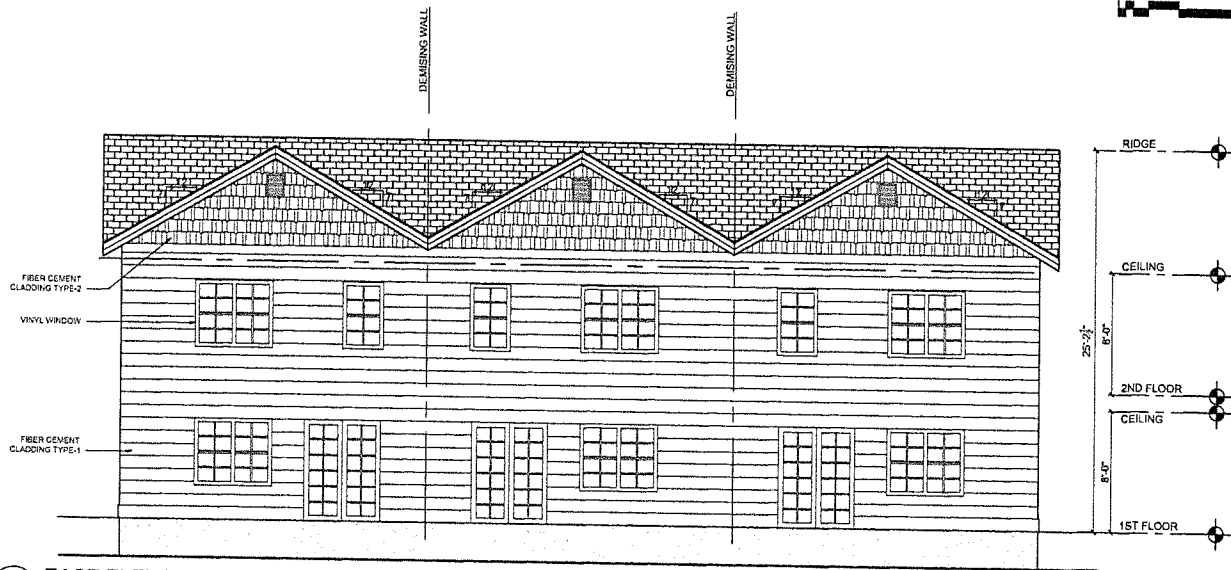
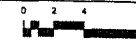
PRELIMINARY - NOT FOR CONSTRUCTION

GENERAL NOTES

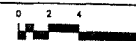
1. ?



1 NORTH ELEVATION
SCALE: 1/8"=1'-0"



2 EAST ELEVATION
SCALE: 1/8"=1'-0"



Woodburn Townhomes
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 Revisions:

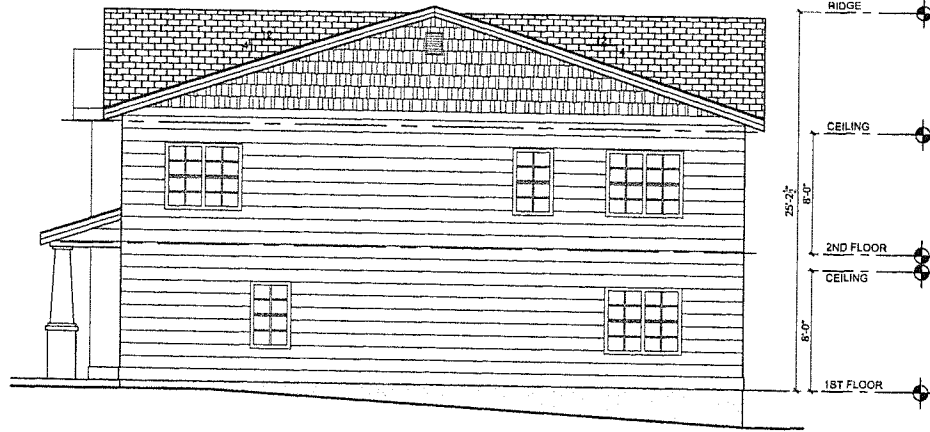
ELEVATIONS

PRELIMINARY - NOT FOR CONSTRUCTION

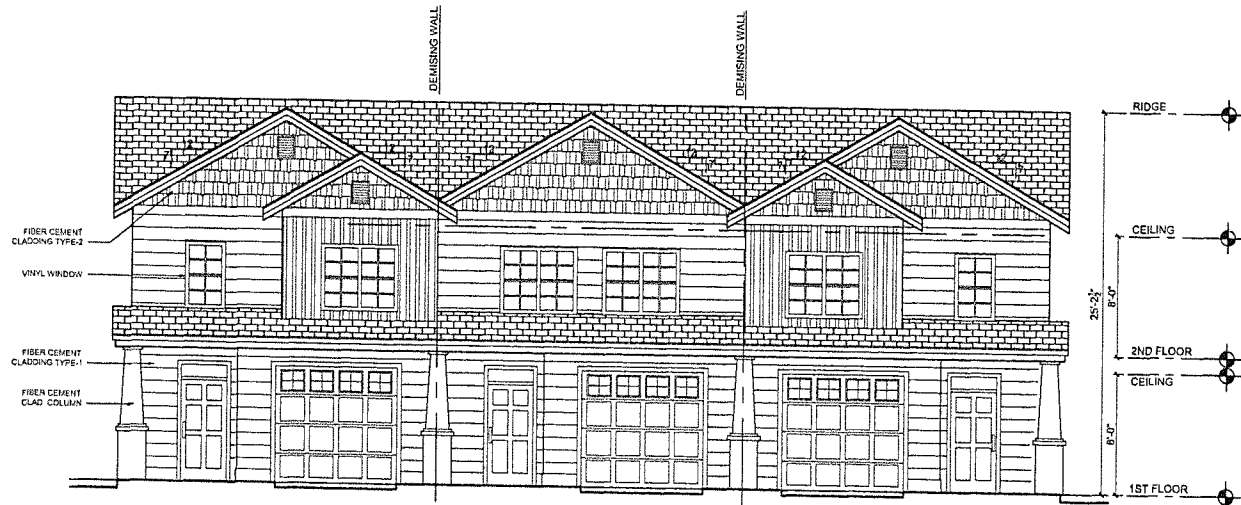
A3.01

GENERAL NOTES

1. 7.



1 SOUTH ELEVATION
A3.02 SCALE: 1/4"=1'-0"



2 WEST ELEVATION
A3.02 SCALE: 1/4"=1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION



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Woodburn Townhomes

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File #: 2108-ARCH
Date: 08/16/2021

Revisions:

ELEVATIONS

A3.02