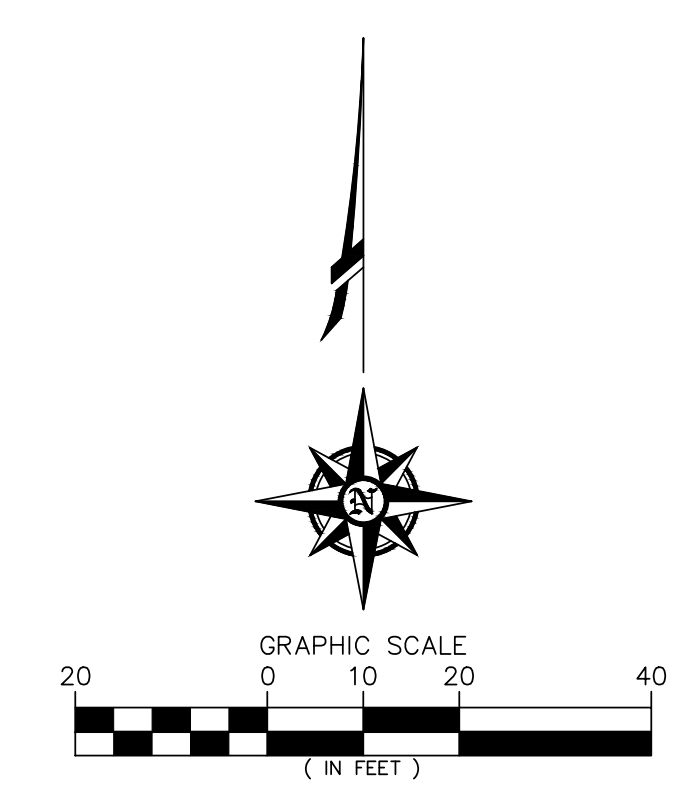
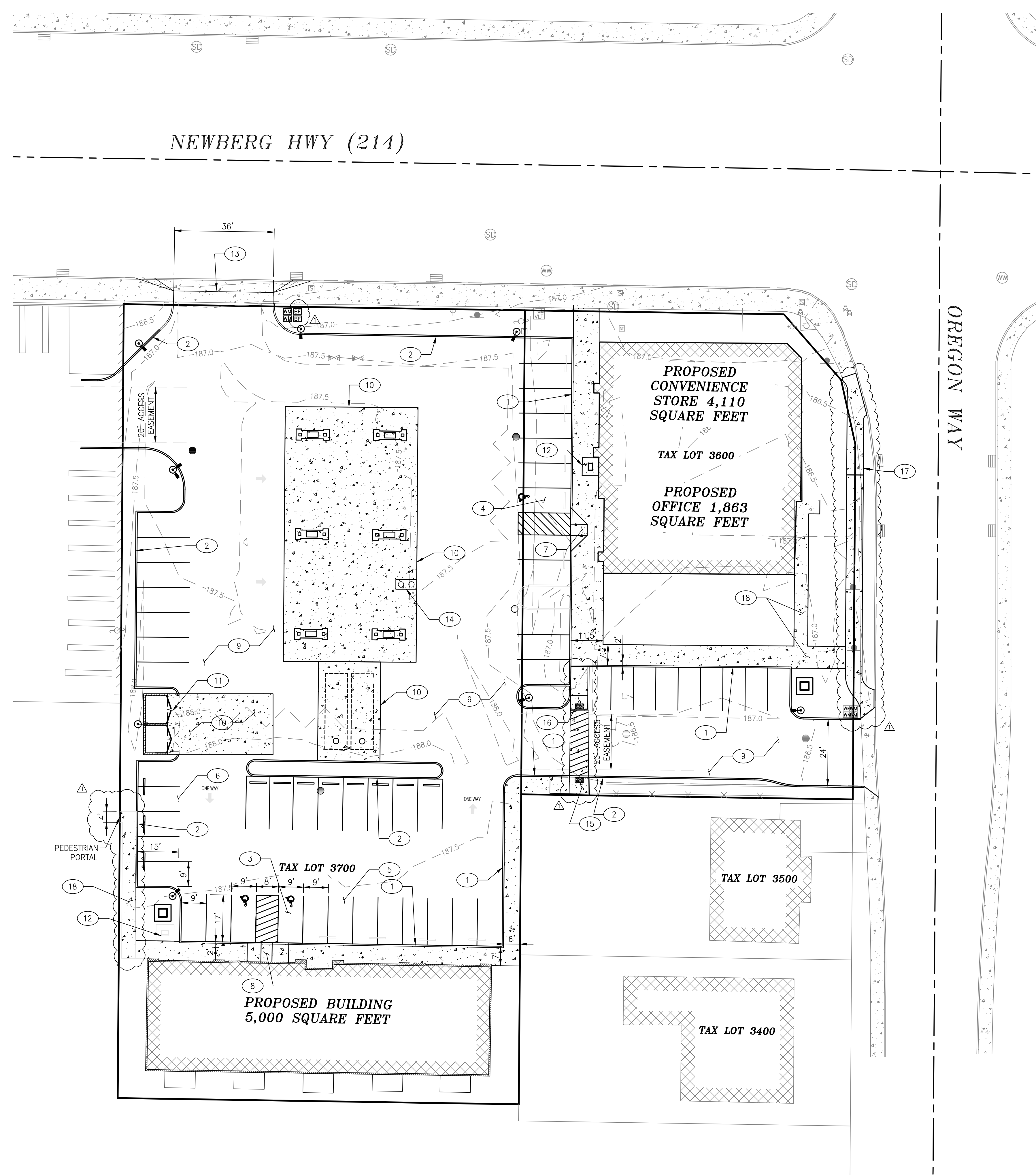


LEGEND

EXISTING	—	PROPERTY LINE
	—	ROW CENTER LINE
	187.0	CONTOUR LINE
	—	EDGE OF ASPHALT
	—	CURB
	X	FENCE
	E	ELECTRIC LINE
	G	GAS LINE
	S	SIGNAL LINE
	T	TELEPHONE LINE
	—	WASTE WATER LINE
	—	WATER LINE
	●	AREA DRAIN
	+	CLEANOUT
	□	COMMUNICATION RISER
	□	CATCH BASIN
	□	ELECTRIC BOX
	□	ELECTRIC VAULT
	⊕	FIRE HYDRANT
	⊕	GAS METER
	⊕	IRRIGATION VALVE
	⊕	IRRIGATION VAULT
	⊕	LIGHT POLE
	⊕	MAILBOX
	⊕	POWER POLE
	⊕	SIGN
	⊕	SIGNAL BOX
	⊕	STORM DRAIN MANHOLE
	⊕	TELEPHONE RISER
	⊕	TELEPHONE VAULT
	⊕	WASTE WATER MANHOLE
	⊕	WATER METER
	⊕	WATER VALVE
	▨	CONCRETE
	▨	STRUCTURE
PROPOSED	—	CURB
	—	EASEMENT
	—	PAVEMENT MARKINGS
	—	WALL
	●	AREA DRAIN
	⊕	OVERHEAD LIGHT
	▨	ASPHALT
	▨	CONCRETE
	▨	STRUCTURE



SITE DATA
 EXISTING IMPERVIOUS AREA: 43,839 SF
 NEW IMPERVIOUS AREA: 53,510 SF
 INCREASE IN IMPERVIOUS AREA: 9,671 SF

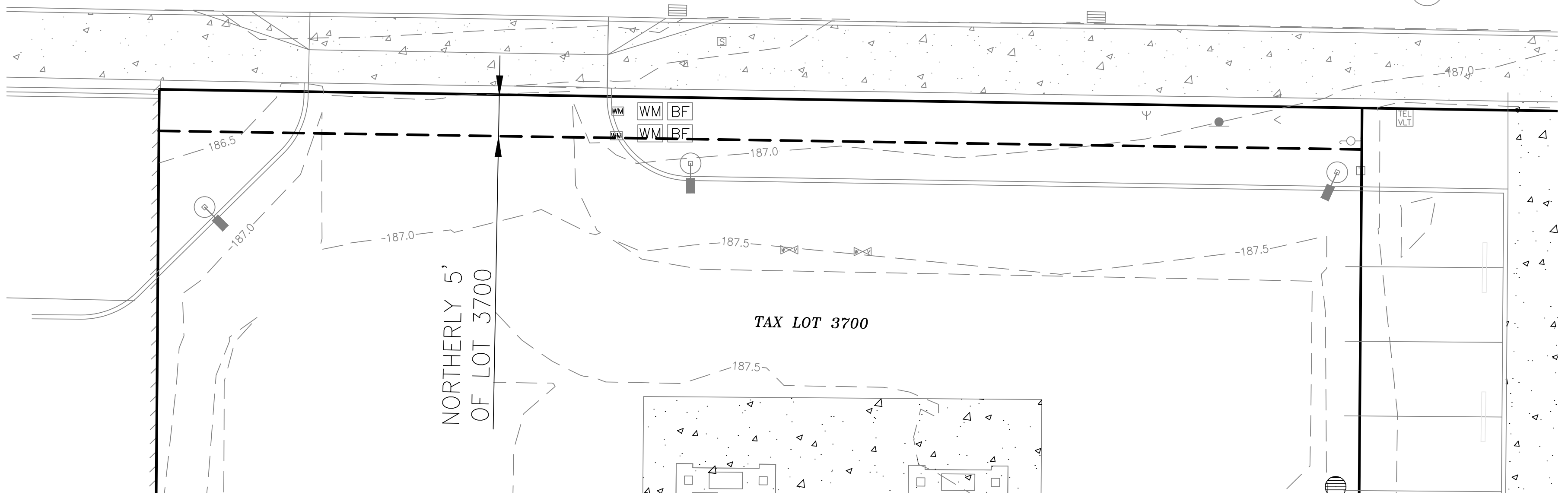
- CONSTRUCTION NOTES**
- 1 CONSTRUCT 415 LF OF VARIABLE WIDTH MONOLITHIC CURB AND SIDEWALK PER DETAIL 10, SHEET C5.
 - 2 CONSTRUCT 681 LF VERTICAL CURB PER DETAIL 3, SHEET C5.
 - 3 CONSTRUCT ADA DOUBLE-ACCESSIBLE PARKING SPACE PER FIGURE 2, SHEET C6.
 - 4 CONSTRUCT ADA SINGLE-ACCESSIBLE PARKING SPACE PER FIGURE 1, SHEET C6.
 - 5 CONSTRUCT STANDARD PARKING SPACE PER DETAIL 4, SHEET C5.
 - 6 CONSTRUCT COMPACT PARKING SPACE PER DETAIL 4, SHEET C5.
 - 7 CONSTRUCT ADA RAMP PER DETAIL 2, SHEET C8.
 - 8 CONSTRUCT ADA RAMP PER DETAIL 1, SHEET C8.
 - 9 CONSTRUCT ASPHALT PAVING PER DETAIL 1, SHEET C5.
 - 10 CONSTRUCT CONCRETE PAVING PER DETAIL 2, SHEET C5.
 - 11 CONSTRUCT TRASH ENCLOSURE. SEE ARCHITECTURAL FOR DETAILS.
 - 12 CONSTRUCT BICYCLE PARKING PER DETAIL 5, SHEET C5.
 - 13 CONSTRUCT DRIVEWAY APPROACH OPTION D PER OREGON STANDARD DRAWING RD730. SEE SHEET C7.
 - 14 INSTALL OIL AND WATER SEPARATOR.
 - 15 CONSTRUCT ADA RAMP PER DETAIL 3, SHEET C8.
 - 16 CONSTRUCT ADA RAMP PER DETAIL 4, SHEET C8.
 - 17 CONSTRUCT PROPERTY LINE SIDEWALK PER CITY OF WOODBURN STANDARD DETAIL NO. 4150-B. SEE SHEET C7.
 - 18 CONSTRUCT CONCRETE WALK PER DETAIL 2, SHEET C5.

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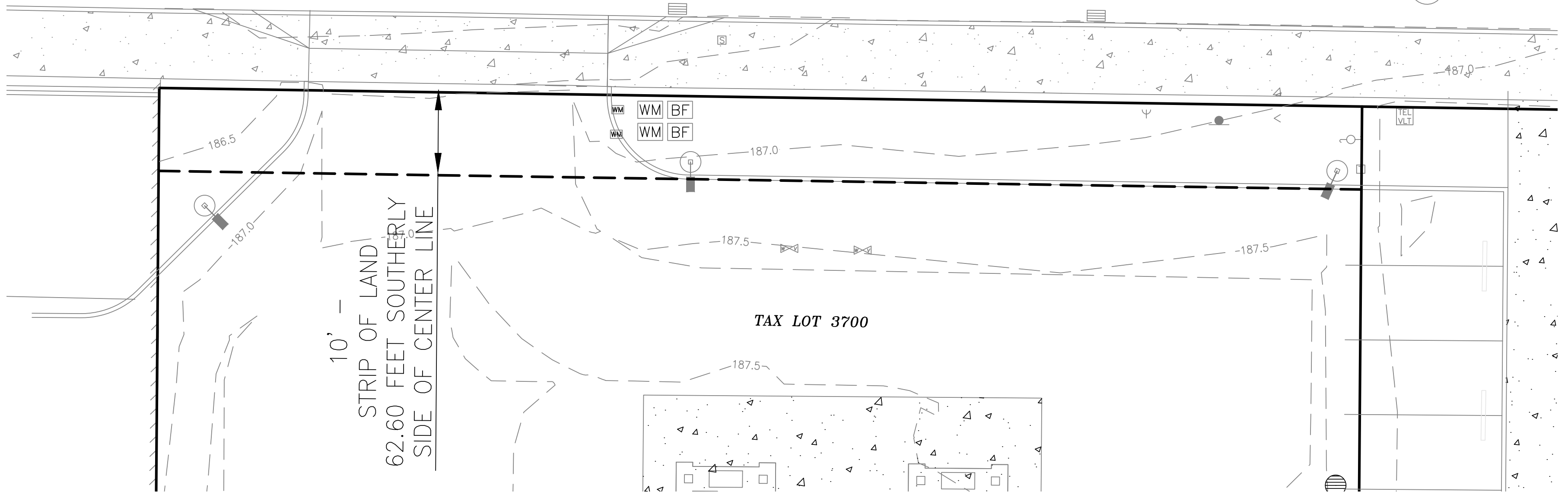
- EXISTING**
- PROPERTY LINE
 - ROW CENTER LINE
 - - - CONTOUR LINE
 - ▨ EDGE OF ASPHALT
 - ▨ CURB
 - ✕ FENCE
 - E ELECTRIC LINE
 - G GAS LINE
 - S SIGNAL LINE
 - T TELEPHONE LINE
 - WW WASTE WATER LINE
 - W WATER LINE
 - AREA DRAIN
 - ▽ CLEANOUT
 - COMMUNICATION RISER
 - ▣ CATCH BASIN
 - ▣ ELECTRIC BOX
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 - ⊕ WATER METER
 - ⊕ WATER VALVE
 - ▨ CONCRETE
 - ▨ STRUCTURE
- PROPOSED**
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 - ▨ WALL
 - AREA DRAIN
 - ⊕ OVERHEAD LIGHT
 - ▨ ASPHALT
 - ▨ CONCRETE
 - ▨ STRUCTURE

NEWBERG HIGHWAY (214)

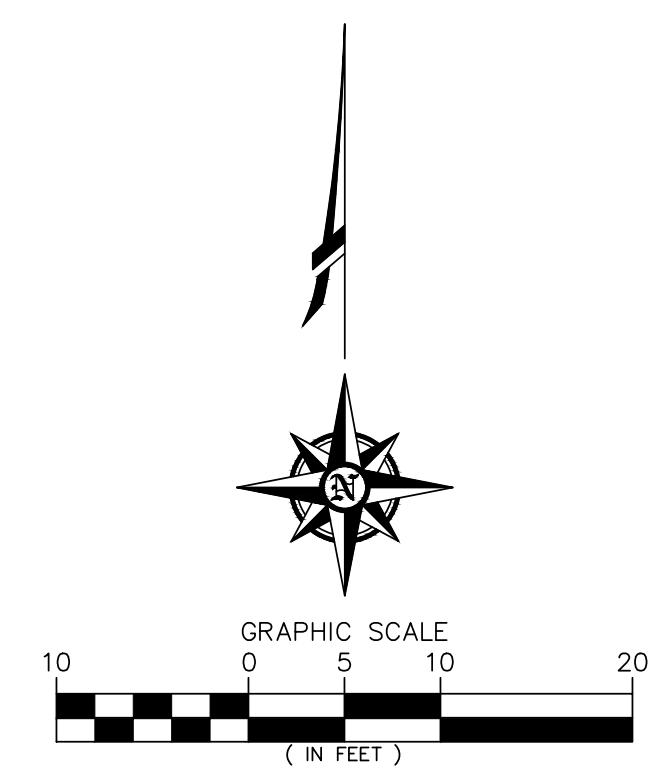


UNDERGROUND DISTRIBUTION LINE EASEMENT JULY 15, 1975

NEWBERG HIGHWAY (214)



ODOT PERMANENT SLOPE AND UTILITY EASEMENT OCT 4, 2012



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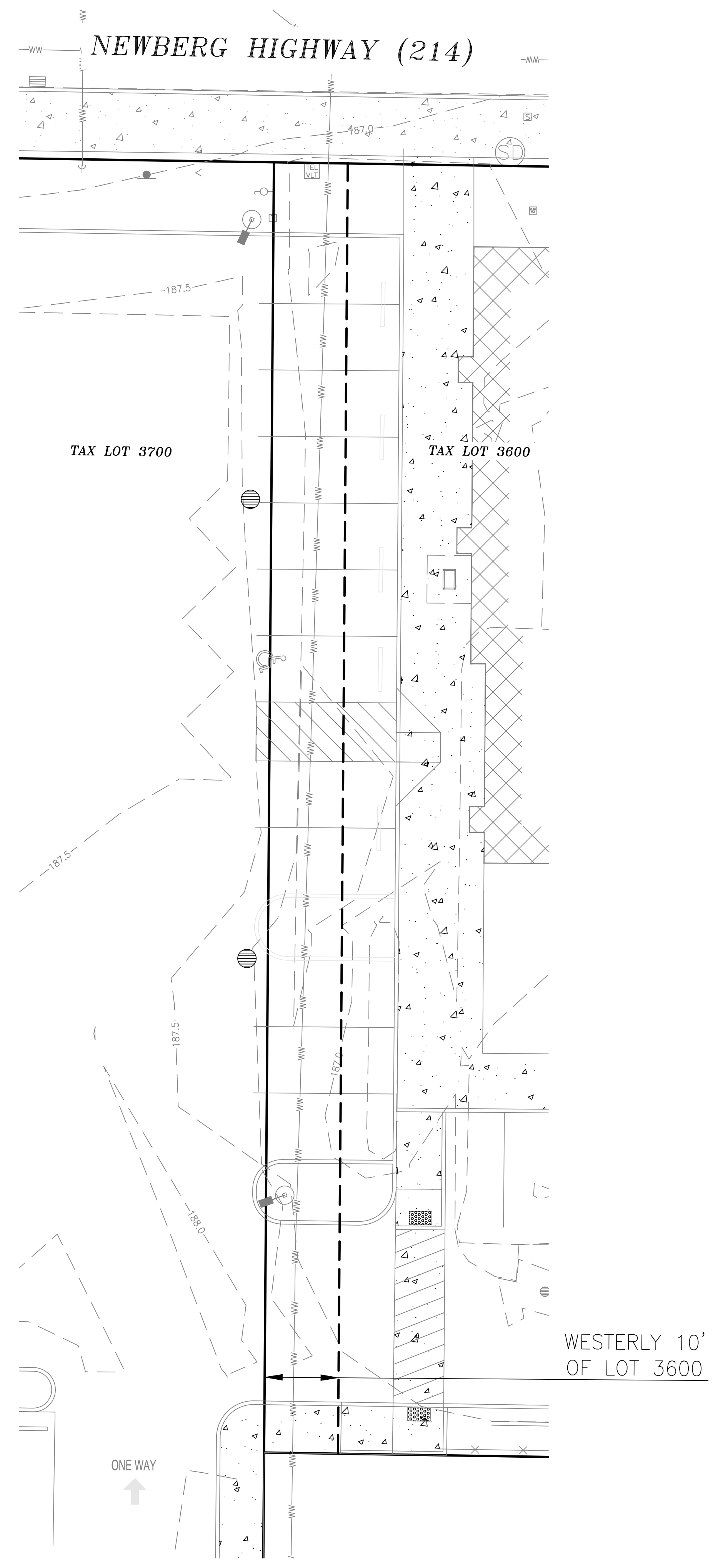
CIVIL EXISTING EASEMENTS
 NEW OFFICE, RETAIL AND GAS STATION
 US MARKET
 2540 AND 2600 NEWBERG HIGHWAY - WOODBURN OREGON
 DATE: JULY 16, 2021
 DRAWN: SMH/RJD
 JOB NO.: 20-468
 FEB 4, 2022
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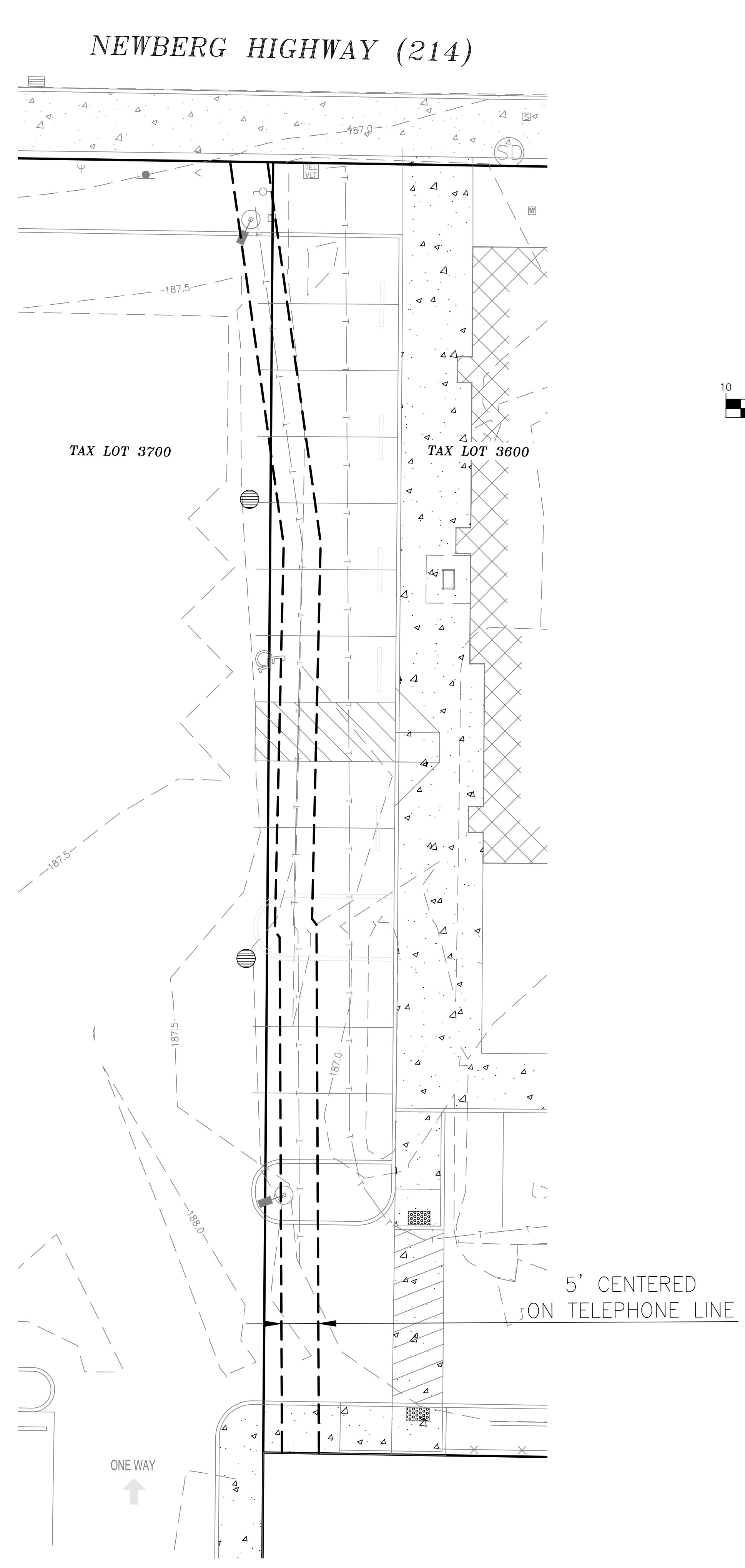
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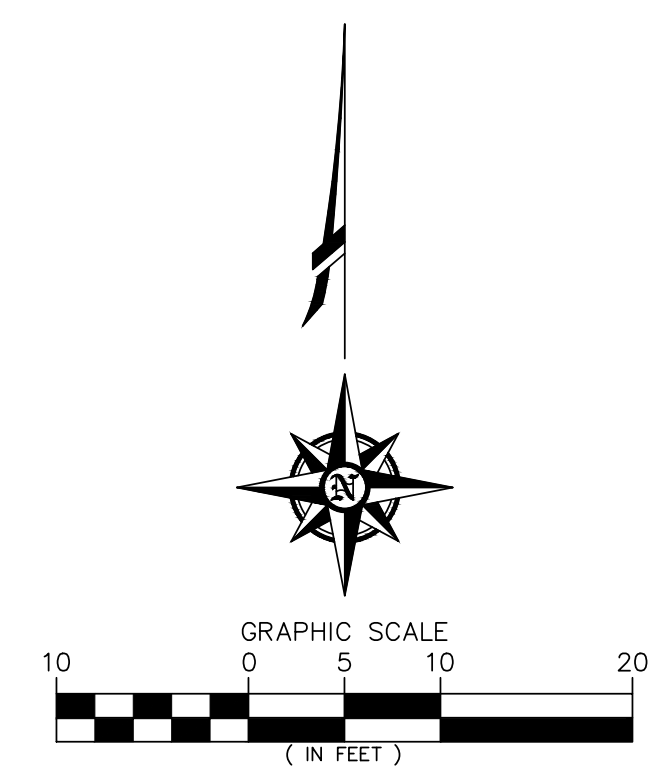
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—	—	ROW CENTER LINE
---	---	CONTOUR LINE
---	---	EDGE OF ASPHALT
---	---	CURB
X	X	FENCE
E	E	ELECTRIC LINE
G	G	GAS LINE
S	S	SIGNAL LINE
T	T	TELEPHONE LINE
WW	WW	WASTE WATER LINE
W	W	WATER LINE
●	●	AREA DRAIN
Y	Y	CLEANOUT
□	□	COMMUNICATION RISER
□	□	CATCH BASIN
□	□	ELECTRIC BOX
□	□	ELECTRIC VAULT
□	□	FIRE HYDRANT
□	□	GAS METER
□	□	IRRIGATION VALVE
□	□	IRRIGATION VAULT
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□	□	POWER POLE
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□	□	TELEPHONE RISER
□	□	TELEPHONE VAULT
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□	□	WATER METER
□	□	WATER VALVE
□	□	CONCRETE
□	□	STRUCTURE
PROPOSED	---	CURB
---	---	EASEMENT
---	---	PAVEMENT MARKINGS
---	---	WALL
●	●	AREA DRAIN
○	○	OVERHEAD LIGHT
□	□	ASPHALT
□	□	CONCRETE
□	□	STRUCTURE



UTILITY EASEMENT OCTOBER 20, 1966



COMMUNICATION EASEMENT AUGUST 1, 1973



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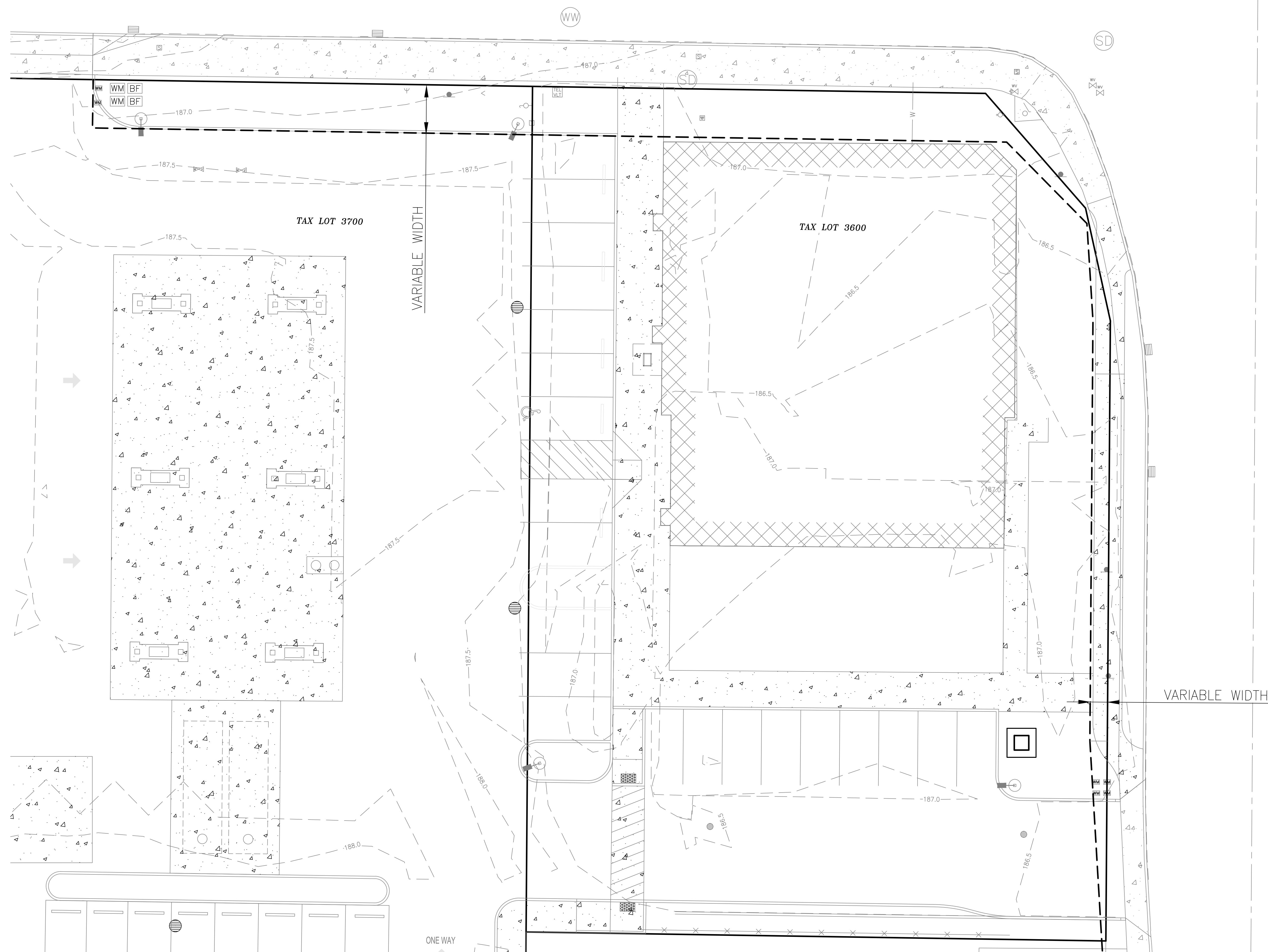
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DATE: JULY 16, 2021
 DRAWN: SMH/RJD
 JOB NO.: 20-468
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 FEB 4, 2022
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NEWBERG HIGHWAY (214)

LEGEND

- EXISTING**
- PROPERTY LINE
 - ROW CENTER LINE
 - - - CONTOUR LINE
 - - - EDGE OF ASPHALT
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ODOT SLOPE AND UTILITY EASEMENT AUGUST 28, 2017

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