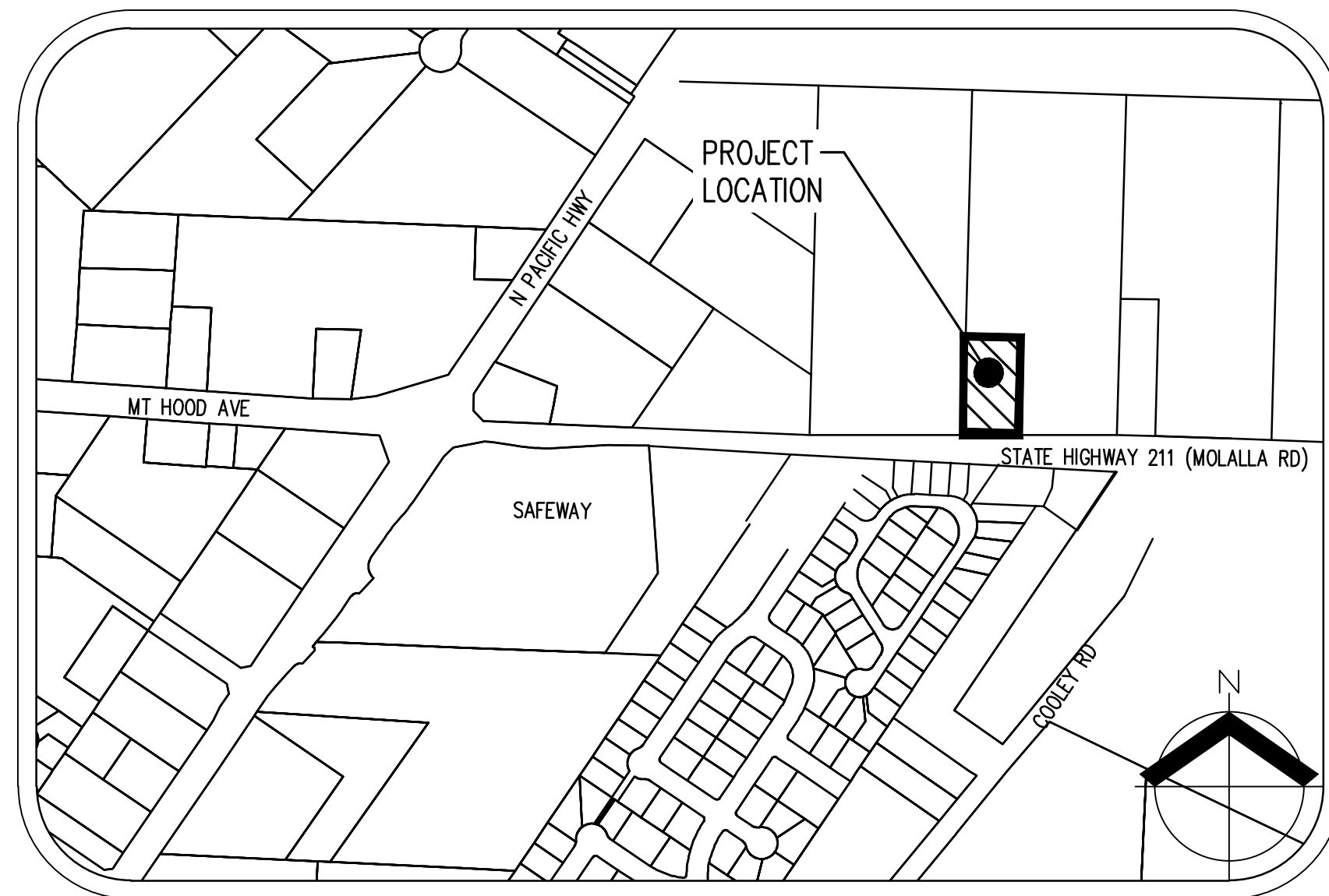


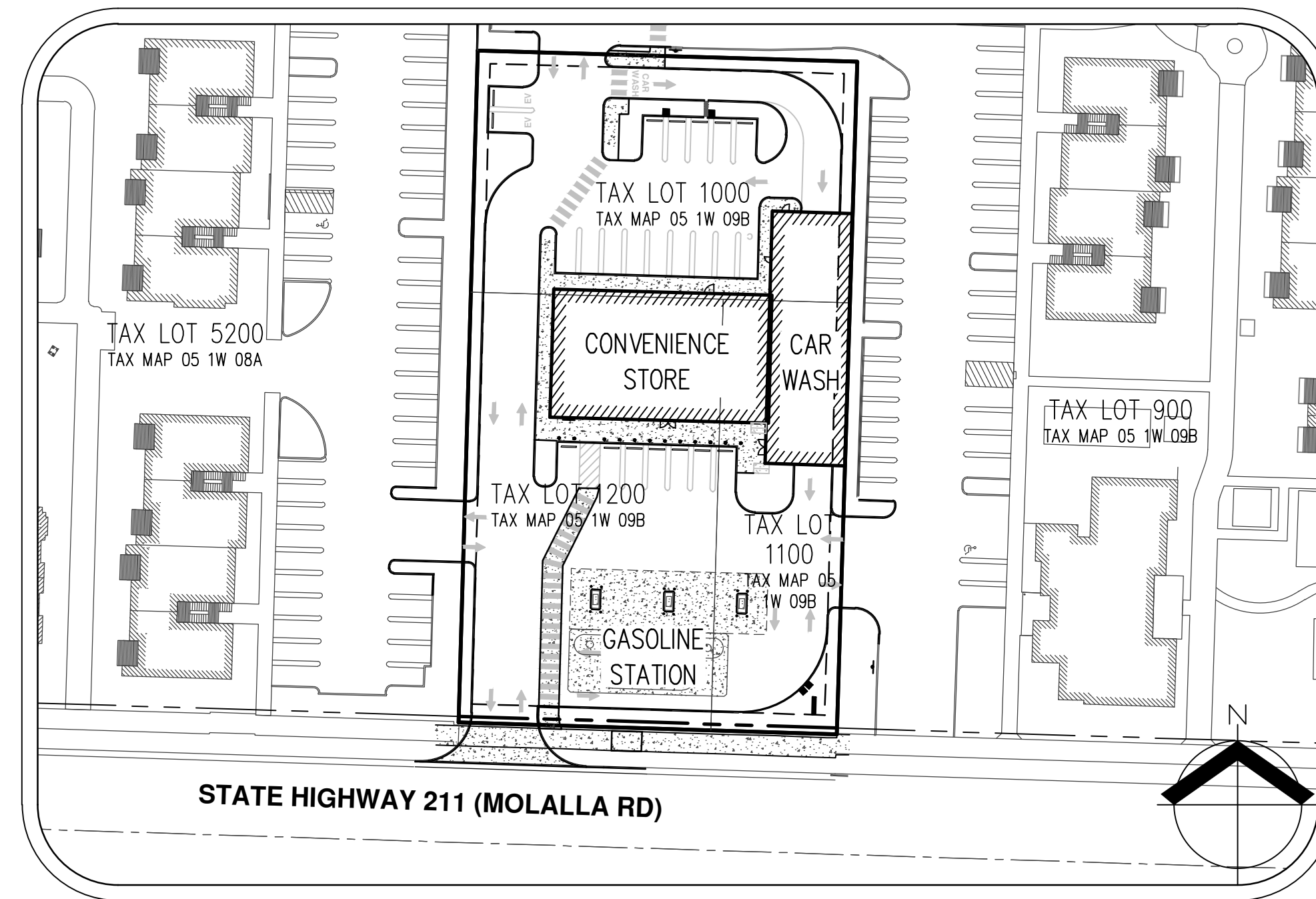
Exhibit B: Preliminary Land Use Plans

2115 MOLALLA RD NE - WOODBURN

PRELIMINARY LAND USE PLANS



VICINITY MAP
NOT TO SCALE



SITE MAP
NOT TO SCALE

**CIVIL ENGINEERING/
SURVEYING/LAND USE
PLANNING/LANDSCAPE
ARCHITECTURE**

AKS ENGINEERING & FORESTRY, LLC
CONTACT: TYLER ROTH
3700 RIVER RD N, STE 1
KEIZER, OR 97303
503.400.6028
WWW.AKS-ENG.COM

ARCHITECT

RONALD PED ARCHITECT, P.C.
CONTACT: RON PED
537 HIGH ST SE
SALEM, OR 97301
PH: 503.363.1456

OWNER

MATVEEV DEVELOPMENT, LLC
31696 S ONA WAY
MOLALLA, OR 97038

APPLICANT

I&E CONSTRUCTION, INC.
27375 SW PARKWAY AVENUE
WILSONVILLE, OR 97070

TRANSPORTATION

LANCASTER MOBLEY
CONTACT: JENNIFER DANZIGER
321 SW 4TH AVE, STE 400
PORTLAND, OR 97204
PH: 503.248.0313

LEGEND

EXISTING		PROPOSED		EXISTING		PROPOSED	
DECIDUOUS TREE				STORM DRAIN CLEAN OUT			
CONIFEROUS TREE				STORM DRAIN CATCH BASIN			
FIRE HYDRANT				STORM DRAIN AREA DRAIN			
WATER BLOWOFF				STORM DRAIN MANHOLE			
WATER METER				GAS METER			
WATER VALVE				GAS VALVE			
DOUBLE CHECK VALVE				GUY WIRE ANCHOR			
AIR RELEASE VALVE				UTILITY POLE			
SANITARY SEWER CLEAN OUT				POWER VAULT			
SANITARY SEWER MANHOLE				POWER JUNCTION BOX			
SIGN				POWER PEDESTAL			
STREET LIGHT				COMMUNICATIONS VAULT			
MAILBOX				COMMUNICATIONS JUNCTION BOX			
				COMMUNICATIONS RISER			

	EXISTING	PROPOSED
RIGHT-OF-WAY LINE		
BOUNDARY LINE		
PROPERTY LINE		
CENTERLINE		
DITCH		
CURB		
EDGE OF PAVEMENT		
EASEMENT		
FENCE LINE		
GRAVEL EDGE		
POWER LINE		
OVERHEAD WIRE		
COMMUNICATIONS LINE		
FIBER OPTIC LINE		
GAS LINE		
STORM DRAIN LINE		
SANITARY SEWER LINE		
WATER LINE		
RECLAIMED WATER LINE		

PROPERTY DESCRIPTION:

MARION COUNTY TAX MAP 05 1W 09B
TAX LOTS 1000, 1100 AND 1200
CITY OF WOODBURN, OREGON

VERTICAL DATUM

ELEVATIONS ARE BASED ON NGS BENCHMARK RD0246.
LOCATED IN WOODBURN APPROXIMATELY 100 FEET
SOUTHWEST OF THE CENTERLINE OF WEST LINCOLN STREET
IN THE CONCRETE ENTRANCE STEPS OF THE FORMER CITY
HALL. ELEVATION = 187.52 FEET (NAVD 88). THEN
ADJUSTED TO NGVD 29 WITH A VERTCON SHIFT OF -3.37
FEET SETTING THE NGVD 29 ELEVATION AT 184.15 FEET.

PROPERTY LOCATION:

2115 MOLALLA RD NE
WOODBURN, OR 97071

SHEET INDEX

C000	COVER SHEET
C100	PRELIMINARY SITE PLAN
C105	PRELIMINARY PHOTOMETRICS PLAN
C200	PRELIMINARY GRADING AND DRAINAGE PLAN
C300	PRELIMINARY COMPOSITE UTILITY PLAN
C301	PRELIMINARY FIRE SERVICE PLAN
L100	PRELIMINARY LANDSCAPE PLAN



REVISIONS: DECEMBER 31, 2024
JOB NUMBER: 9438
DATE: 01/18/2024
DESIGNED BY: TDR
DRAWN BY: ED
CHECKED BY: TDR

SITE PLAN KEYED NOTES: #

1. COMMERCIAL DRIVEWAY DROP AND APPROACH.
2. FREESTANDING SIGN.
3. AC PAVEMENT.
4. TYPE "C" CONCRETE CURB (TYP).
5. CONCRETE SIDEWALK.
6. FUEL STATION OVERHEAD (CANOPY TO BE CONSTRUCTED DESIGN-BUILD).
7. FUEL PUMP ISLAND (TYP).
8. PROPANE TANK FILLING STATION.
9. AIR AND WATER STATION.
10. VACUUM STATION (2 STALLS EACH).
11. WHEEL STOP (TYP).
12. CONVENIENCE STORE BUILDING.
13. DRIVE THROUGH CARWASH.
14. ACCESSIBLE PARKING SIGNAGE MOUNTED ON BUILDING. COORDINATE WITH BUILDING PLANS.
15. ACCESSIBLE PARKING STALL AND ACCESS AISLE.
16. BOLLARD (TYP).
17. CARPOOL/VANPOOL PARKING STALL.
18. UNCOVERED BICYCLE PARKING.
19. COVERED BICYCLE PARKING (COVERED BY BUILDING OVERHANG).
20. UNDERGROUND FUEL TANKS.
21. RELOCATED "NO PARKING FIRE LANE" SIGN.

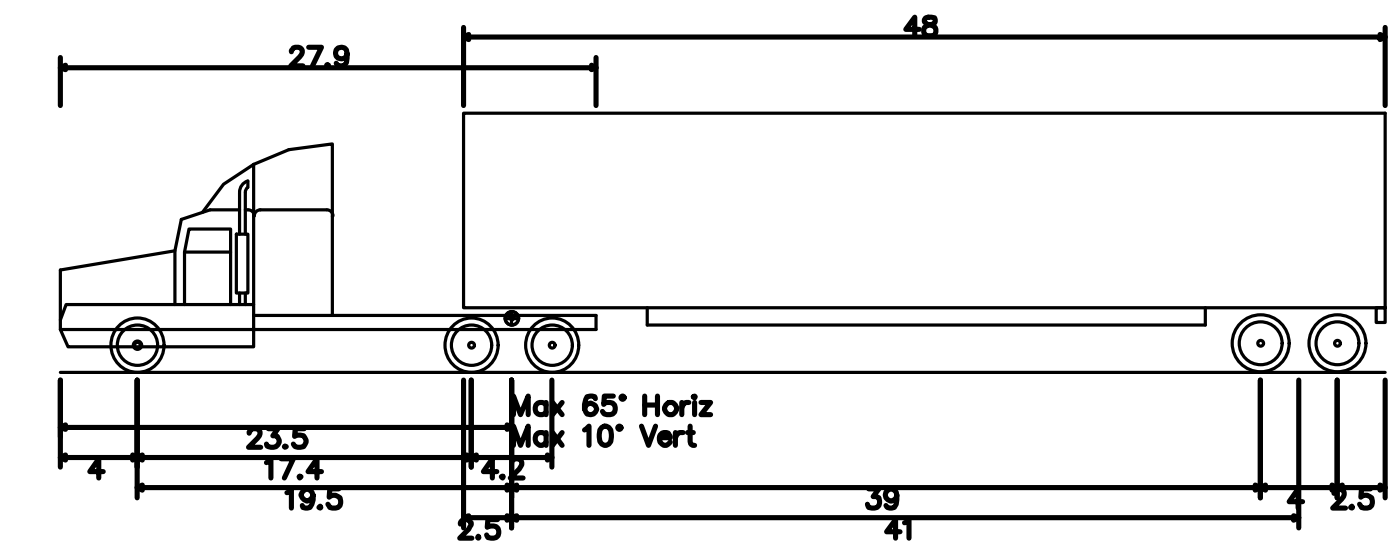
SITE AREA SUMMARY

AREA DESCRIPTION	AREA (SF)	% OF TOTAL AREA
TOTAL SITE AREA:	±40,000	--
STRUCTURES:	±7,556	±19%

PARKING COUNT:

TOTAL SPACES REQUIRED:	25 (1 STALL/200 SF OF RETAIL AREA + 1 STALL/PUMP STATION)
STANDARD SPACES PROVIDED:	14
COMPACT SPACES PROVIDED:	1
ADA SPACES PROVIDED:	1
ELECTRIC VEHICLE SPACES PROVIDED:	2
CARPOL/VANPOOL SPACES PROVIDED:	1
FUEL SPACES PROVIDED:	6
TOTAL SPACES PROVIDED:	25
BICYCLE PARKING REQUIRED:	4 (15% OF REQUIRED PARKING SPACES)
BICYCLE PARKING PROVIDED:	4

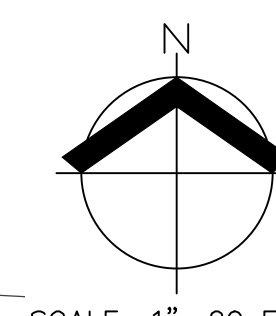
BASIS OF TRUCK TURNING MODELING



WB-62 - Interstate Semi-Trailer
 Overall Length 69.000ft
 Overall Width 8.500ft
 Overall Body Height 13.500ft
 Min Body Ground Clearance 1.334ft
 Max Track Width 8.500ft
 Lock-to-lock time 6.00s
 Max Steering Angle (Virtual) 28.40°

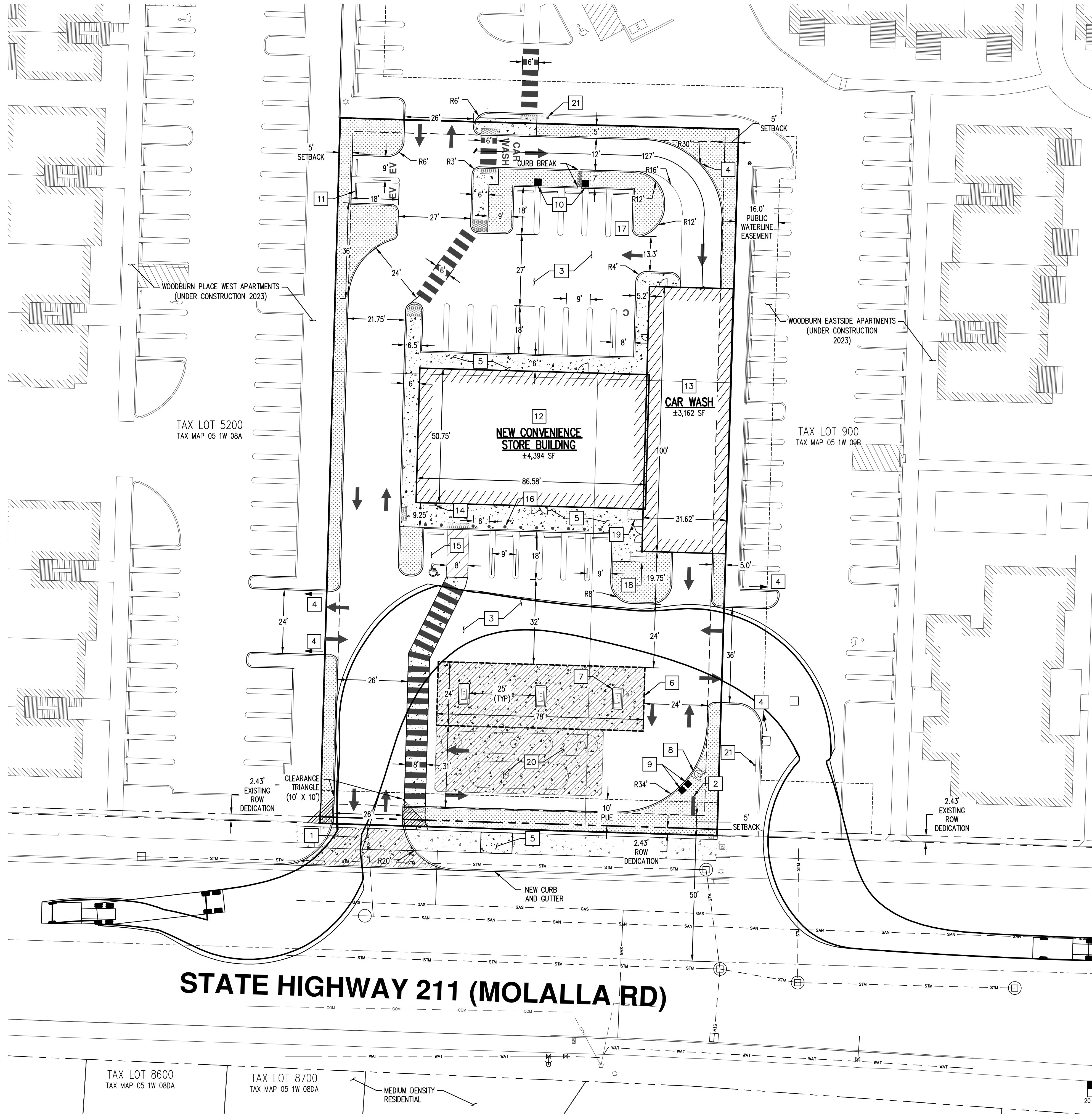
LEGEND

CONCRETE SIDEWALK (4" MIN THICKNESS)	
CONCRETE PAVEMENT SECTION (8" MIN THICKNESS)	
LANDSCAPE	

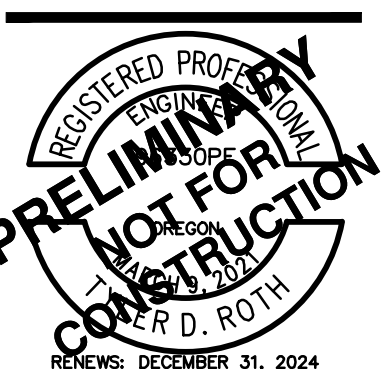


SCALE: 1" = 20 FEET
 ORIGINAL PAGE SIZE: 22" x 34"

STATE HIGHWAY 211 (MOLALLA RD)



PRELIMINARY SITE PLAN
2115 MOLALLA RD NE
MOLALLA PETROLEUM, LLC
WOODBURN, OR

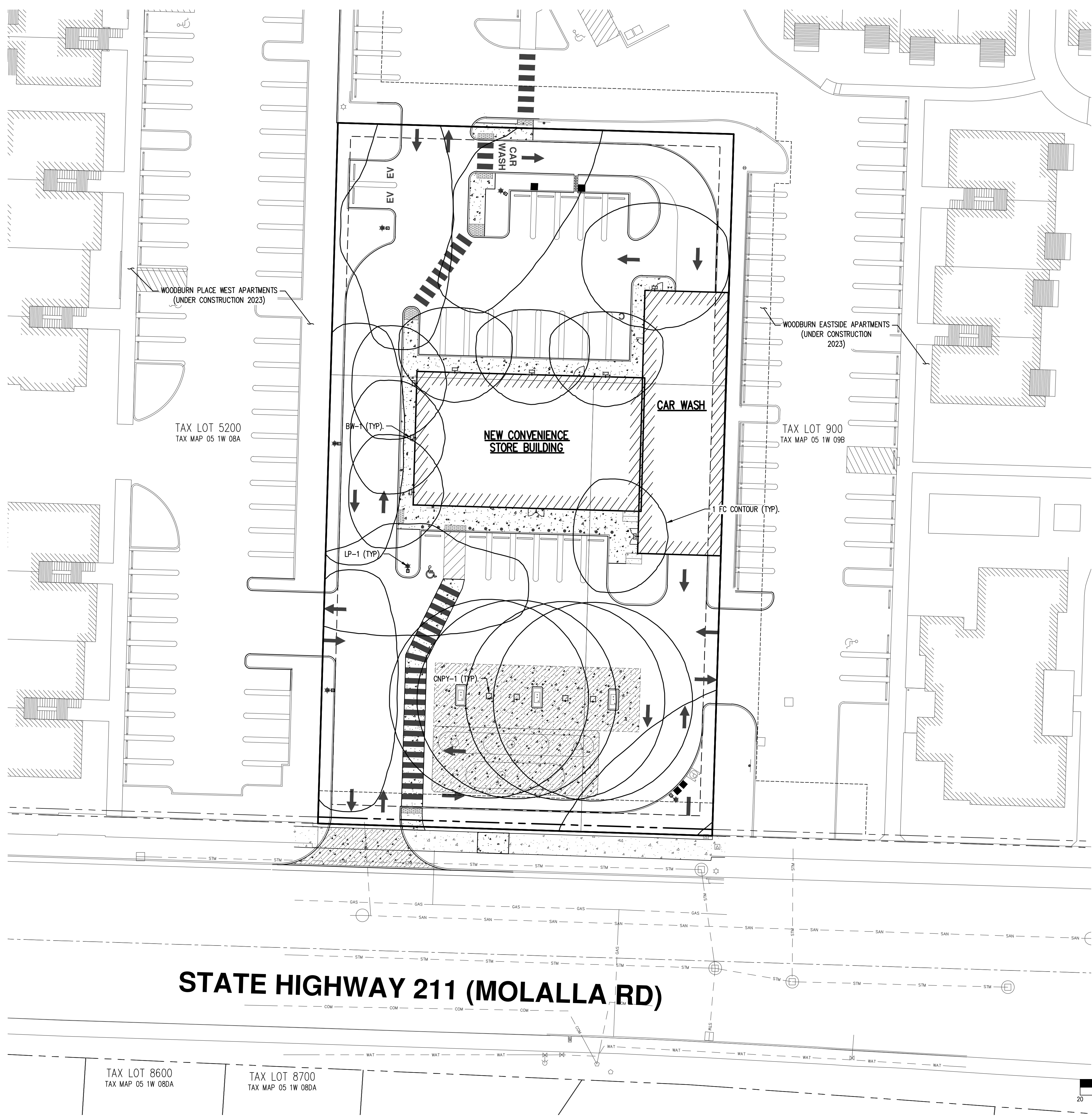


JOB NUMBER:	9438
DATE:	01/18/2024
DESIGNED BY:	TDR
DRAWN BY:	ED
CHECKED BY:	TDR

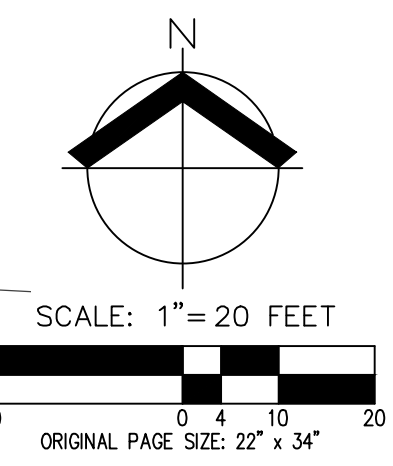
C100

- NOTES**
- BACK LIGHT SHIELDING SHALL BE INSTALLED TO LIGHT POLES ADJACENT TO PROPERTY LINES TO LIMIT LIGHT ENCROACHMENT ON TAX LOTS 900 AND 5200.

LUMINAIRE AND POLE SCHEDULE		MOUNTING HEIGHT (FT)	ARM LENGTH (FT)	QTY	TOTAL LUMENS	LUM. WATTS	LIGHT LOSS FACTOR (LLF)
LP-1	NEW LEOTEK ARIETA 13 ARCHITECTURAL LED AREA LUMINARIE (AR13 MV WW 2 DB 030)	12	3.3	6	2,970	22	0.85
CNPY-1	NEW GE EVOLVE CANOPY LED SOFFIC ECLS (ECLS01 T5SM730)	20	N/A	4	3,600	29	0.85
BW-1	NEW LUMARK XTOR CROSSTOUR LED (XTOR4B-Y)	8	N/A	8	3,995	38	0.85



STATE HIGHWAY 211 (MOLALLA RD)



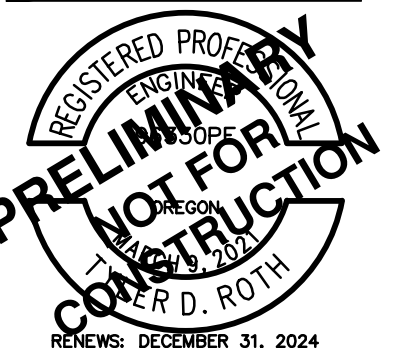
PRELIMINARY PHOTOMETRICS PLAN
2115 MOLALLA RD NE
MOLALLA PETROLEUM, LLC
WOODBURN, OR



REVISIONS: DECEMBER 31, 2024
 JOB NUMBER: 9438
 DATE: 01/18/2024
 DESIGNED BY: TDR
 DRAWN BY: ED
 CHECKED BY: TDR

C105

PRELIMINARY GRADING AND DRAINAGE PLAN
2115 MOLALLA RD NE
MOLALLA PETROLEUM, LLC
WOODBURN, OR



REVISIONS: DECEMBER 31, 2024
 JOB NUMBER: 9438
 DATE: 01/18/2024
 DESIGNED BY: TDR
 DRAWN BY: ED
 CHECKED BY: TDR

C200

STORM DRAIN (SD) KEYED NOTES: #

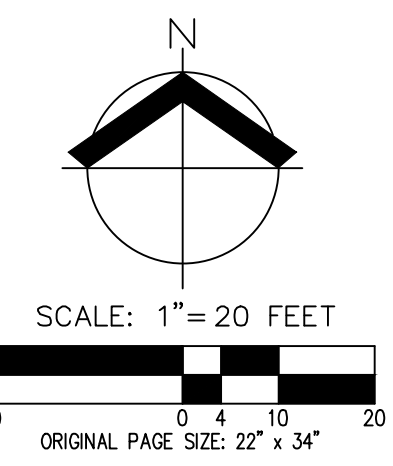
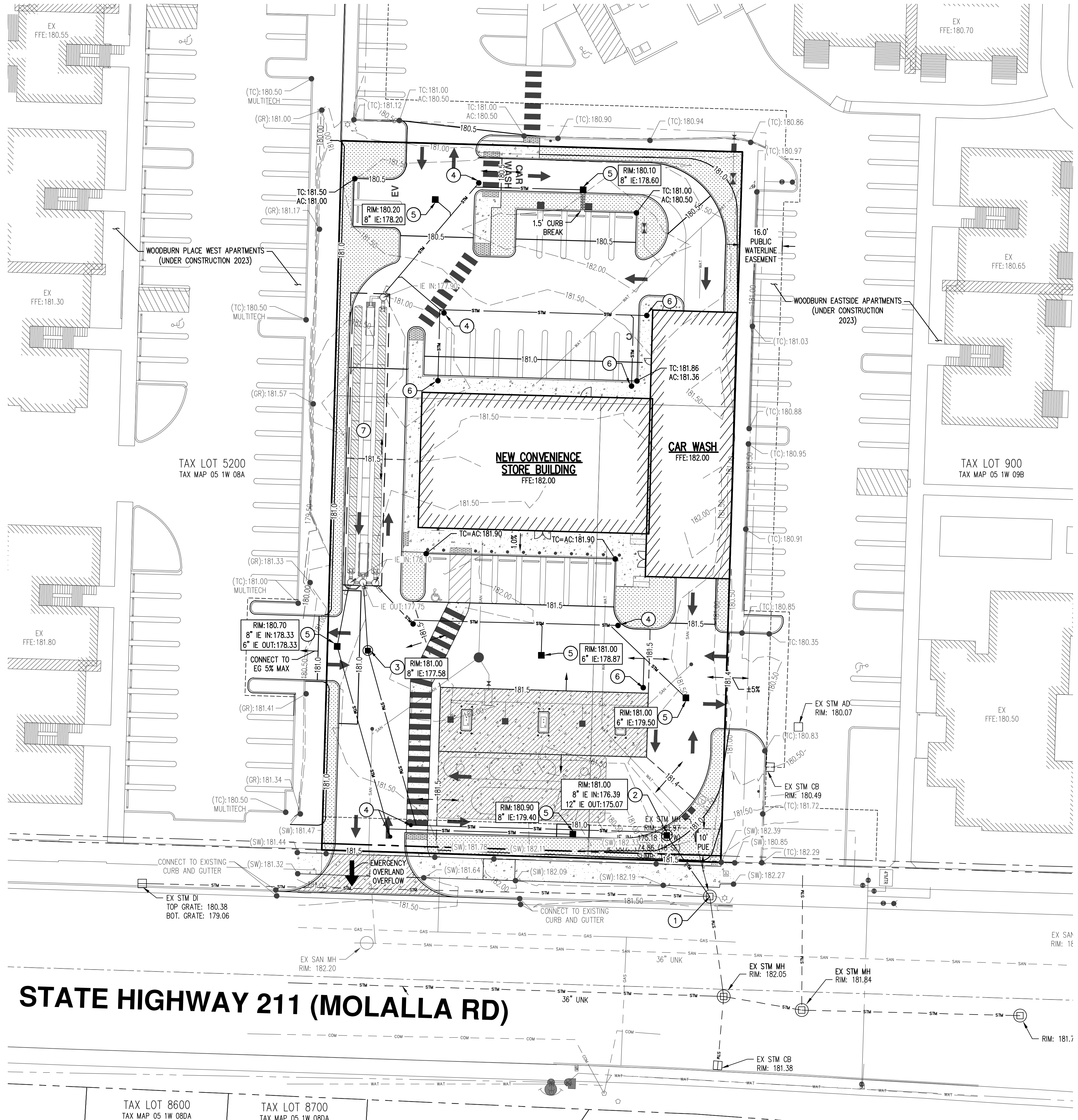
- CONNECT TO EXISTING SD MANHOLE.
12" IE IN (N): 174.90
- CONTECH 48" STORMFILTER WATER QUALITY MANHOLE.
RIM AND INVERTS PER PLAN.
3 LOW DROP CARTRIDGES.
- FLOW CONTROL MANHOLE.
ORIFICE SIZE: 2.21"
OVERFLOW: 179.09
- SD CLEANOUT.
- SD CATCH BASIN. RIM AND INVERT ELEVATIONS SHOWN ON PLAN.
- 4" DOWNSPOUT CONNECTION WITH CLEANOUT.
- ADS UNDERGROUND STORMTECH SC-310 CHAMBER
DETENTION SYSTEM.
NUMBER OF CHAMBER: 42
SYSTEM VOLUME: 1,865 CFS

ABBREVIATIONS:

- EXISTING:**
 (SW): EXISTING SIDEWALK ELEVATION
 (TC): EXISTING TOP OF CURB ELEVATION
 (GR): EXISTING GRAVEL ELEVATION
 (EG): EXISTING GROUND ELEVATION
- PROPOSED:**
 FFE: FINISHED FLOOR ELEVATION
 RIM: RIM ELEVATION
 TC: TOP OF CURB ELEVATION
 AC: ASPHALT CONCRETE ELEVATION

LEGEND

EXISTING GROUND CONTOUR (1 FT)	---	181
EXISTING GROUND CONTOUR (5 FT)	---	180
FINISHED GRADE CONTOUR (1 FT)	---	181
FINISHED GRADE CONTOUR (5 FT)	---	180
PROPOSED MANHOLE (MH)	●	
PROPOSED CLEANOUT (CO)\DOWNSPOUT (DS)	•	
PROPOSED CATCH BASIN (CB)	■	
GRADING RIDGE	—+—	



AKS DRAWING FILE: 9438 GRADING.DWG | LAYOUT: C200 PRELIMINARY GRADING AND DRAINAGE PLAN

STATE HIGHWAY 211 (MOLALLA RD)

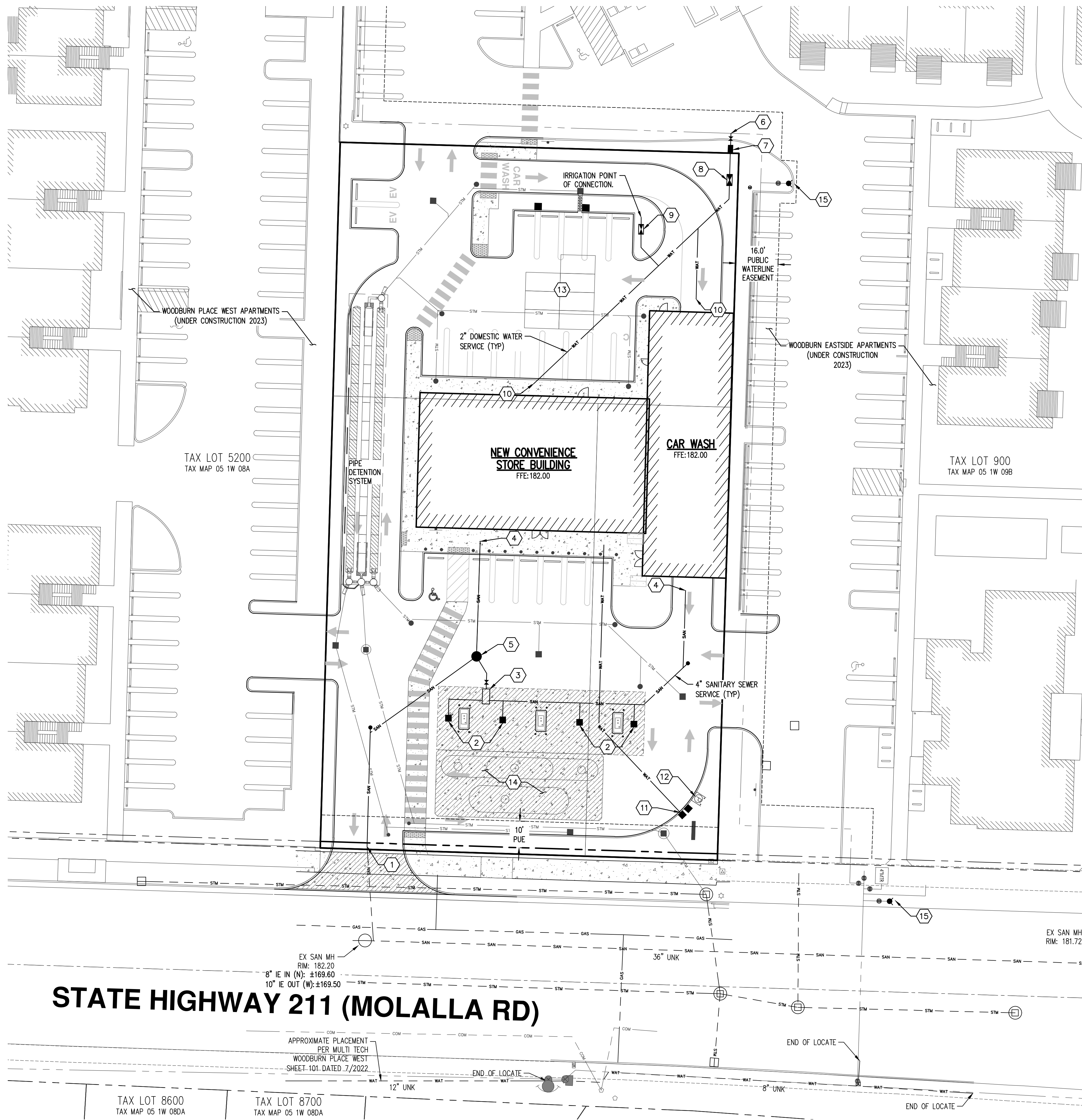
TAX LOT 8600 TAX MAP 05 1W 08DA
 TAX LOT 8700 TAX MAP 05 1W 08DA

COMPOSITE UTILITY PLAN KEYED NOTES: #

- CONNECT TO EXISTING SANITARY SEWER LATERAL.
ASSUMED IE: 169.74
- SANITARY SEWER CATCH BASIN.
- OIL/WATER SEPARATOR.
- SANITARY SEWER CONNECTION AT BUILDING.
4" IE: 178.82
- SANITARY SEWER MANHOLE.
RIM: 181.00
4" IE IN (S): 177.00
4" IE IN (N): 177.53
4" IE OUT (S): 176.00
- CONNECT TO EXISTING 8" PUBLIC WATER MAIN WITH 2" TAP.
- 2" WATER METER.
- 2" REDUCED PRESSURE (RP) BACKFLOW.
- 1" DCDA FOR IRRIGATION SYSTEM.
- 2" WATER SERVICE CONNECTION AT BUILDING.
- 1" DOMESTIC SERVICE TO WATER STATION.
- PROPANE TANK FILLING STATION.
- UNDERGROUND STORAGE TANKS FOR RECYCLING SYSTEM. DESIGNED BY VELOCITY WATER WORKS.
- 27'X40.5' UNDERGROUND FUEL TANKS. DESIGNED BY JF PETROLEUM GROUP.
20K GALLON TANK, 10" DIAMETER.
6K/6K/8K GALLON TANK, 8" DIAMETER.
- FIRE HYDRANT TO BE CONSTRUCTED WITH WOODBURN PLACE APARTMENTS.

NOTES:

- 50 GPM GREASE INTERCEPTOR TO BE INSIDE OF BUILDING AND SPECIFIED BY ARCHITECT.

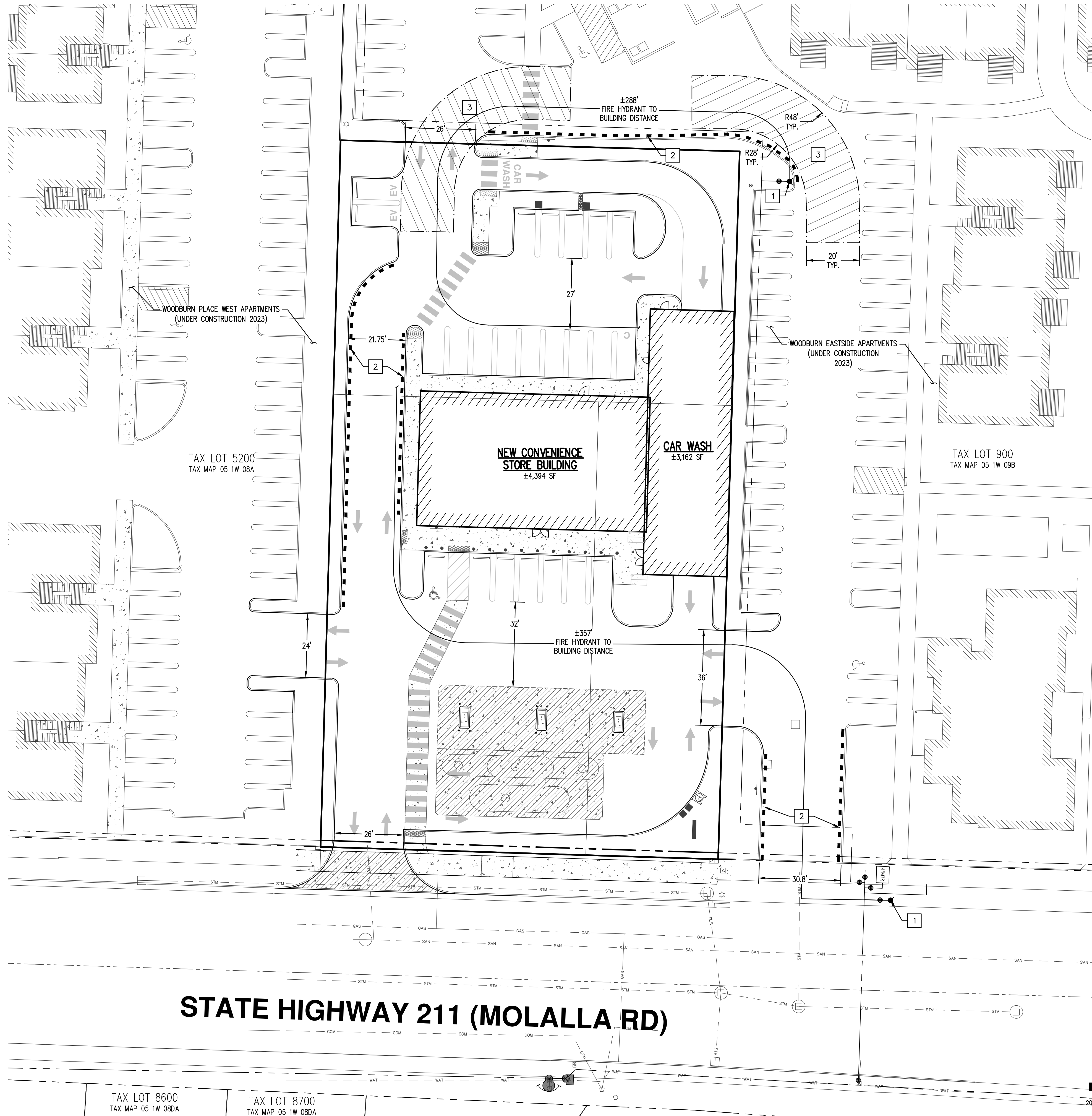


**PRELIMINARY COMPOSITE UTILITY PLAN
 2115 MOLALLA RD NE
 MOLALLA PETROLEUM, LLC
 WOODBURN, OR**



REVISIONS:	DECEMBER 31, 2024
JOB NUMBER:	9438
DATE:	01/18/2024
DESIGNED BY:	TDR
DRAWN BY:	ED
CHECKED BY:	TDR

AKS DRAWING FILE: 9438 UTILITIES.DWG | LAYOUT: C300 PRELIMINARY COMPOSITE UTILITY PLAN



FIRE SERVICE PLAN KEYED NOTES: #

1. FIRE HYDRANT TO BE CONSTRUCTED WITH WOODBURN PLACE APARTMENTS.
2. RED PAINTED CURB - NO PARKING FIRE LANE.
3. FIRE APPARATUS MOBILITY.

FIRE SPRINKLER NOTE:

A FIRE SPRINKLER SYSTEM IS NOT PROPOSED FOR THE DEVELOPMENT.

**PRELIMINARY FIRE SERVICE PLAN
 2115 MOLALLA RD NE
 MOLALLA PETROLEUM, LLC
 WOODBURN, OR**



JOB NUMBER:	9438
DATE:	01/18/2024
DESIGNED BY:	TDR
DRAWN BY:	ED
CHECKED BY:	TDR

AKS DRAWING FILE: 9438_PFDWG1_LAYOUT: C301 PRELIMINARY FIRE SERVICE PLAN

TAX LOT 8600
TAX MAP 05 1W 08DA

TAX LOT 8700
TAX MAP 05 1W 08DA

SCALE: 1" = 20 FEET
 ORIGINAL PAGE SIZE: 22" x 34"

PRELIMINARY PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	2	ACER CIRCINATUM	VINE MAPLE	5'-6' HT. B&B MULTI-TRUNK	AS SHOWN
	8	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	2" CAL. B&B	AS SHOWN
	13	POPULUS TREMULOIDES 'ERECTA'	COLUMNAR QUAKING ASPEN	2" CAL. B&B	AS SHOWN
	4	TILIA AMERICANA	AMERICAN LINDEN	2" CAL. B&B	AS SHOWN
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	32	CORNUS SERICEA 'KELSEY'	KELSEY'S DWARF RED TWIG DOGWOOD	2 GAL. CONT.	36" o.c.
	95	FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	1 GAL. CONT.	24" o.c.
	47	HEUCHERA X 'MIDNIGHT ROSE'	MIDNIGHT ROSE CORAL BELLS	1 GAL. CONT.	24" o.c.
	28	HEUCHERA X 'TIMELESS TREASURE'	TIMELESS TREASURE CORAL BELLS	1 GAL. CONT.	24" o.c.
	38	ILEX X MESERVEAE 'CHINA GIRL'	CHINA GIRL HOLLY	5 GAL. CONT.	60" o.c.
	47	LIGUSTRUM JAPONICUM 'TEXANUM'	TEXANUM JAPANESE PRIVET	5 GAL. CONT.	60" o.c.
	56	PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	1 GAL. CONT.	36" o.c.
	18	PRUNUS LAUROCARASUS 'OTTO LUYKEN'	OTTO LUYKEN ENGLISH LAUREL	5 GAL. CONT.	48" o.c.
	35	SPIRAEA JAPONICA 'WALBUMA'	MAGIC CARPET JAPANESE SPIREA	2 GAL. CONT.	36" o.c.
	31	VIBURNUM DAVIDII	DAVID VIBURNUM	2 GAL. CONT.	48" o.c.

PRELIMINARY LANDSCAPE NOTES

- PRELIMINARY LANDSCAPE PLAN IS INTENDED TO PORTRAY DESIGN INTENT ONLY. PLAN CHANGES, INCLUDING CHANGES TO PLANT VARIETY, LOCATIONS, AND OTHER PLAN ELEMENTS MAY OCCUR PRIOR TO FINAL PLAN APPROVAL, WHERE ALLOWED BY CITY OF WOODBURN STANDARDS.
- ALL LANDSCAPING SHALL CONFORM TO APPLICABLE CITY OF WOODBURN STANDARDS (WOODBURN DEVELOPMENT ORDINANCE (WDO) CHAPTER 3.06) AND TO AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z60.1, CURRENT EDITION. ALL LANDSCAPING MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH RECOGNIZED, BEST-PRACTICE INDUSTRY STANDARDS, SUCH AS THOSE ADOPTED BY THE OREGON LANDSCAPE CONTRACTORS BOARD (OLCB).
- CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AND PROVIDING IRRIGATION, AS NECESSARY, FOR ALL LANDSCAPE AREAS, PER WDO 3.06.02. IRRIGATION SYSTEM SHALL BE DESIGN-BUILD BY THE LANDSCAPE CONTRACTOR.
- ALL PLANT MATERIAL SHALL BE OF HIGH GRADE, HEALTHY, EVENLY BRANCHED, TYPICAL FOR THEIR SPECIES, AND MEET THE SIZE AND GRADING OF THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1). CONTAINERIZED PLANT STOCK SHALL BE FULLY ROOTED, BUT NOT ROOT-BOUND, IN THE CONTAINERS IN WHICH THEY ARE DELIVERED.
- MULCH: APPLY 3" DEEP WELL-AGED MEDIUM GRIND OR SHREDDED DARK HEMLOCK BARK MULCH IN PLANTING BEDS, TAKING CARE TO NOT COVER FOLIAGE OR BURY ROOT CROWNS.
- CHINA GIRL HOLLY AND OTTO LUYKEN LAUREL HEDGE IS TO BE MAINTAINED AT A HEIGHT OF NO MORE THAN 42" WITHIN VISION CLEARANCE AREAS. THE CHINA GIRL HOLLY AND TEXANUM JAPANESE PRIVET HEDGE ALONG THE REST OF THE PERIMETER IS TO BE MAINTAINED AT A HEIGHT OF 6-7 FEET FOR SCREENING IN LIEU OF ARCHITECTURAL WALL.

LANDSCAPE DATA

TOTAL PAVEMENT AREA: ±24,387 SF
 TOTAL LANDSCAPE AREA: ±4,901 SF (20.1%)

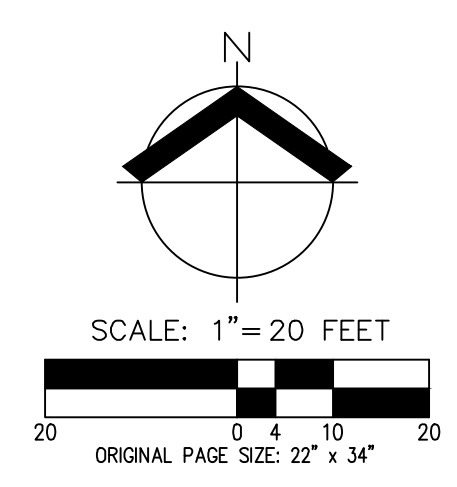
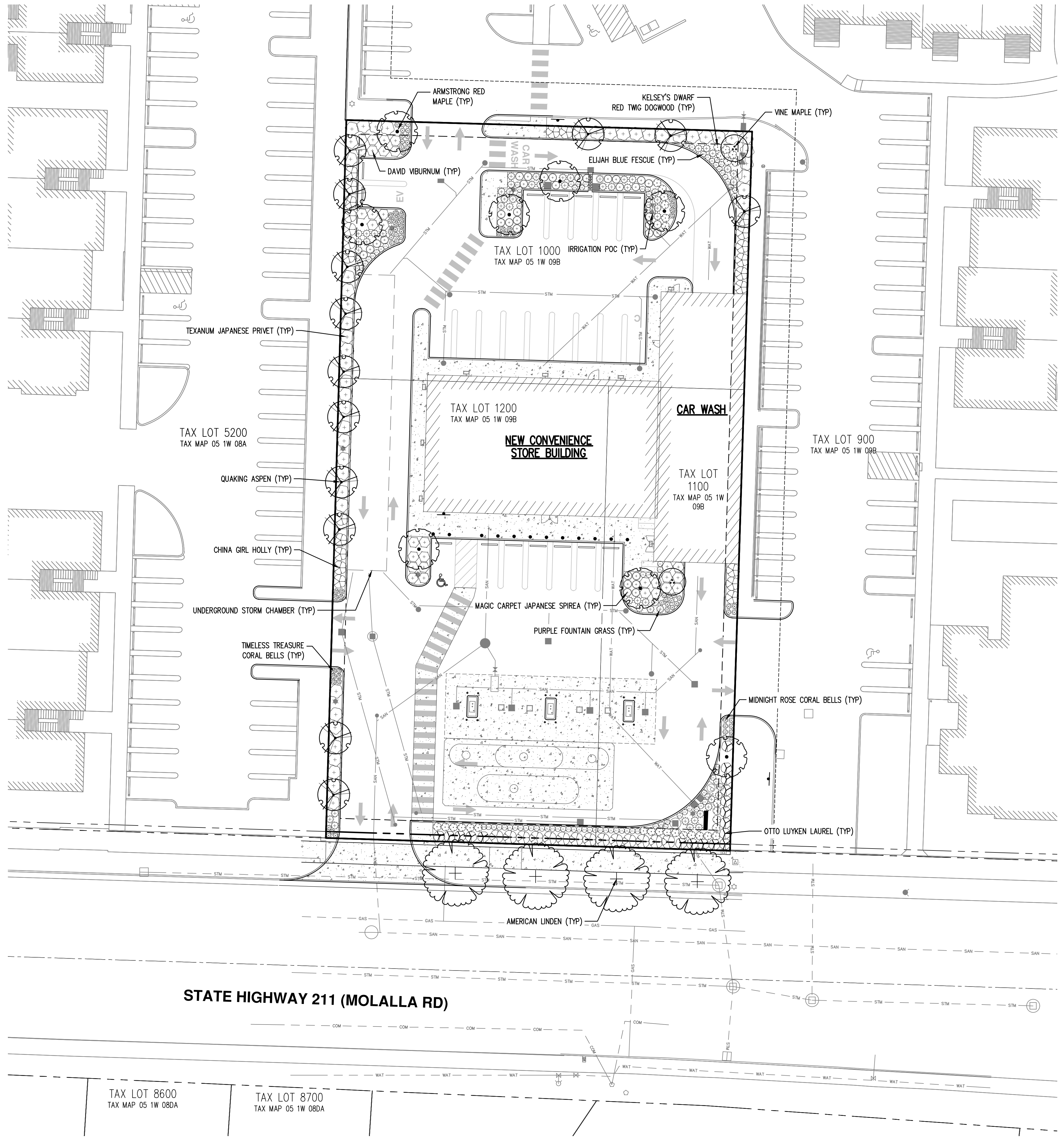


Exhibit C: Preliminary Architectural Drawings

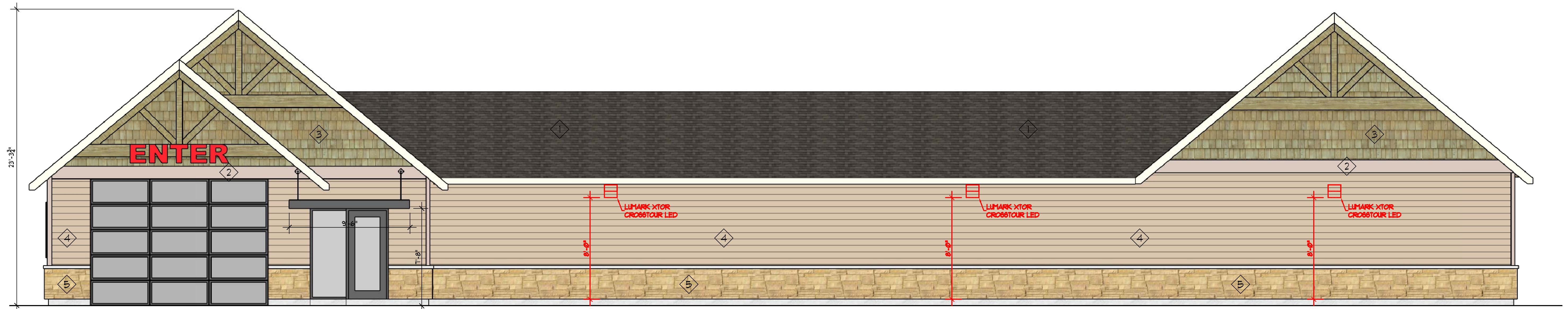


A SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

- EXTERIOR FINISHES**
- 1 ARCHITECTURAL COMP
 - 2 HARDI TRIM BOARD
 - 3 HARDI SHAKE
 - 4 HARDI SIDING 6" WEATHER
 - 5 CULTURED STONE VENEER

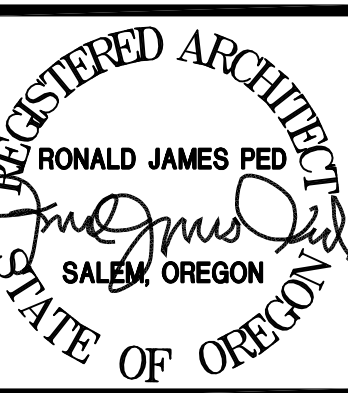


B EAST ELEVATION
 SCALE: 1/4" = 1'-0"



C NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

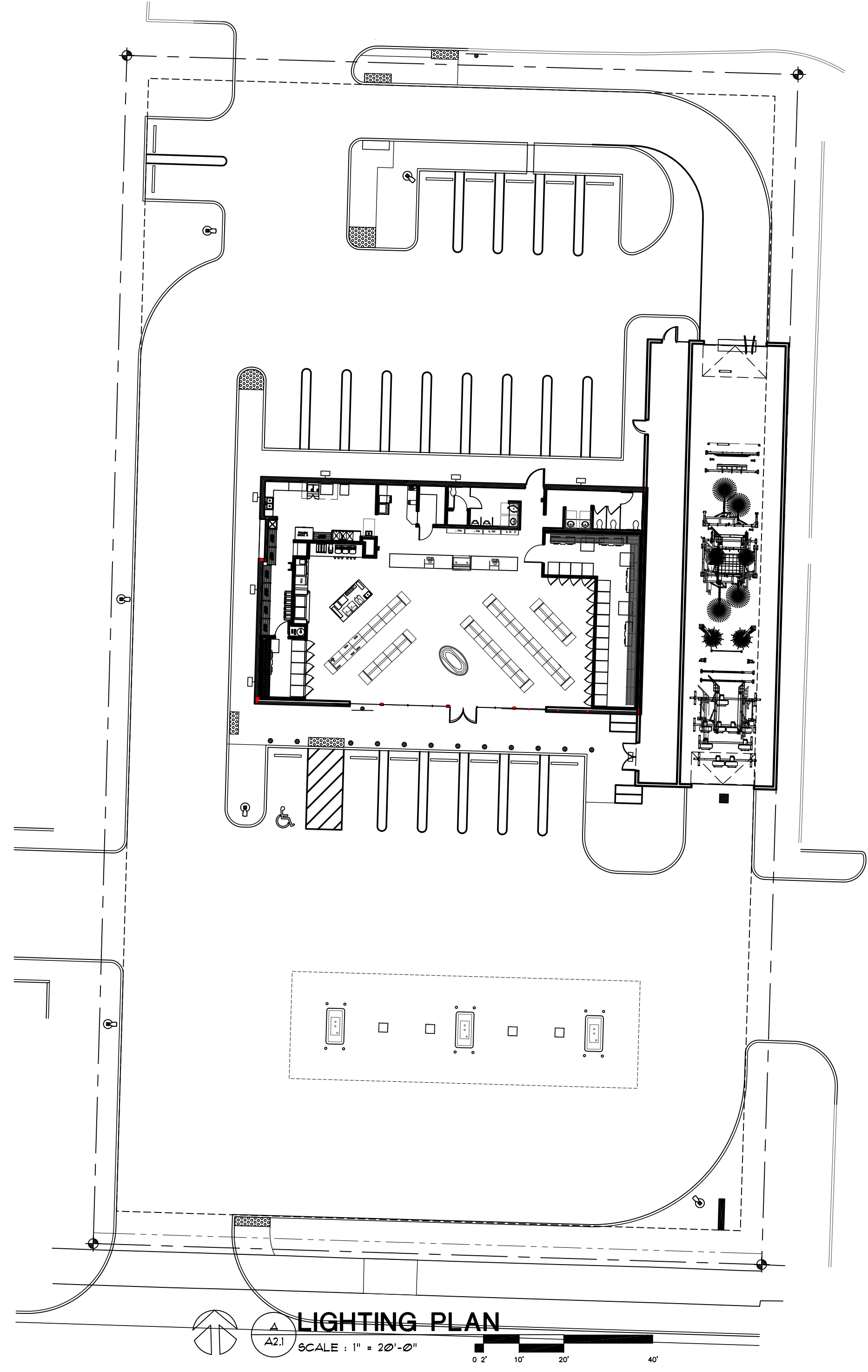
RONALD
 JAMES
 PED
 ARCHITECT P.C.



NEW CONVENIENCE STORE FOR:
US MARKET
 2115 MOLLALA ROAD, WOODBURN, OR
 DATE: MAY 17, 2022
 DRAWN:
 JOB NO. 2231
A3.1

LAST SAVED: Fri, 12 Jan 2024 - 10:04 am LOCATION: P:\2231 US Market IE Construction 2115 Mollala RD Woodburn\A1.1 01.11.24.dwg A3.1
 PRINTED: Mon, 15 Jan 2024 - 01:56 pm PRINTED BY: Jordan

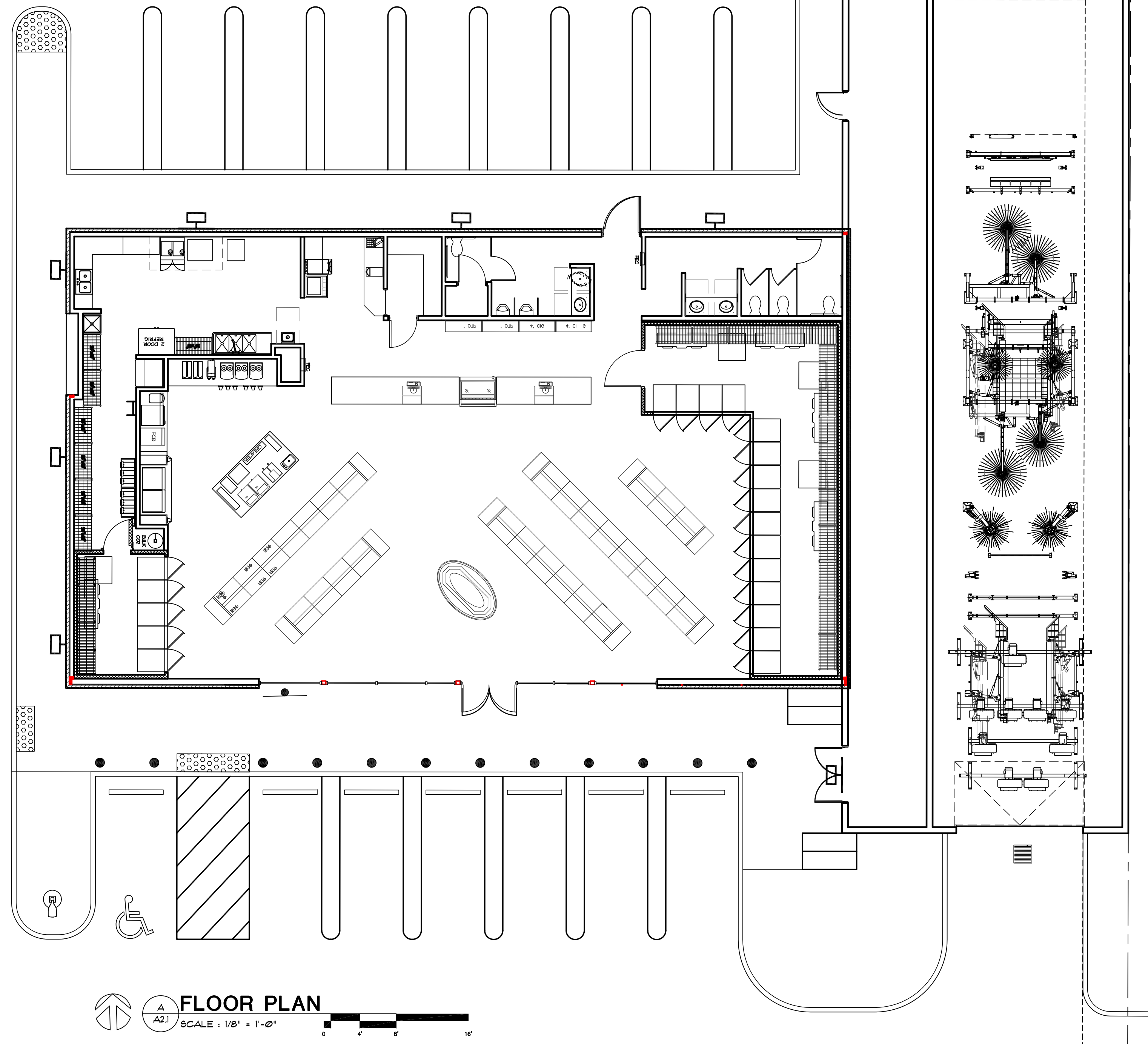
LAST SAVED: Fri, 12 Jan 2024 - 10:04 am
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 PRINTED: Mon, 15 Jan 2024 - 01:47 pm
 PRINTED BY: Jordan



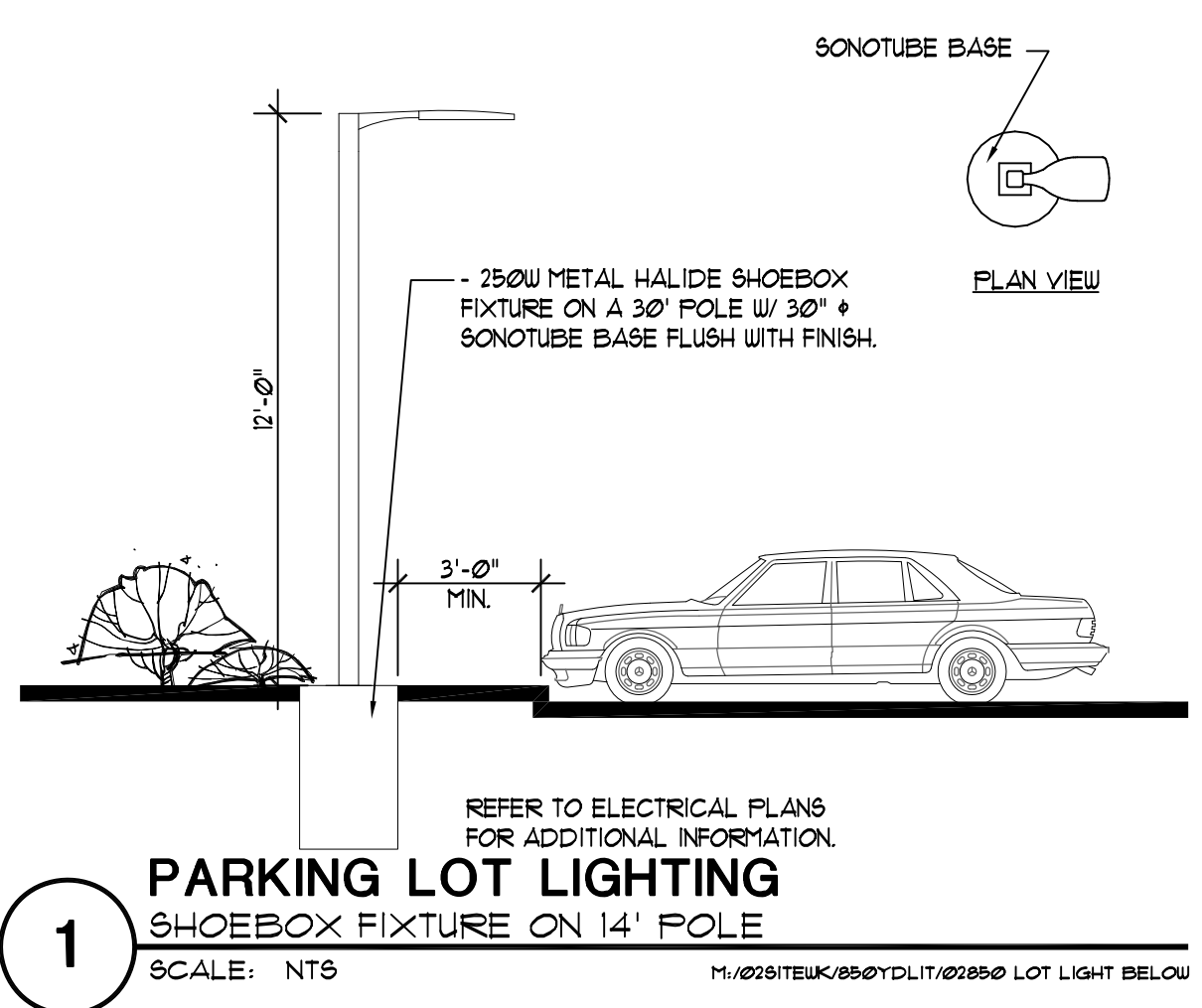
LIGHTING PLAN
 A2.1 SCALE: 1" = 20'-0"
 0' 2' 10' 20' 40'

LIGHTING SCHEDULE

- PARKING POLE LIGHT
LEOTEK ARIETA 13 ARCHITECTURAL
LED AREA LUMINAIRE
- CANOPY LIGHT
GE EVOLVE CANOPY
LED SOFFIT ECLS
- LUMARK XTOR
CROSSTOUR LED
- EXISTING PARKING
POLE LIGHT

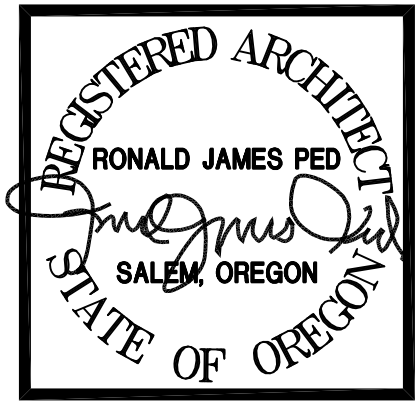


FLOOR PLAN
 A2.1 SCALE: 1/8" = 1'-0"
 0' 4' 8' 16'



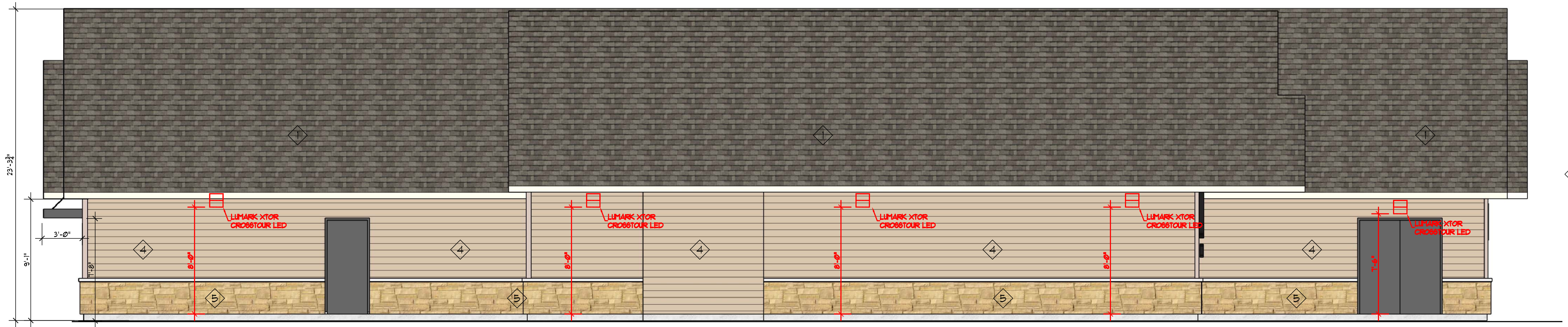
1

RONALD
 JAMES
 PED
 ARCHITECT P.C.
 600 381-1450
 1000 NE BURNS BLVD. SUITE 200
 SALEM, OREGON 97301

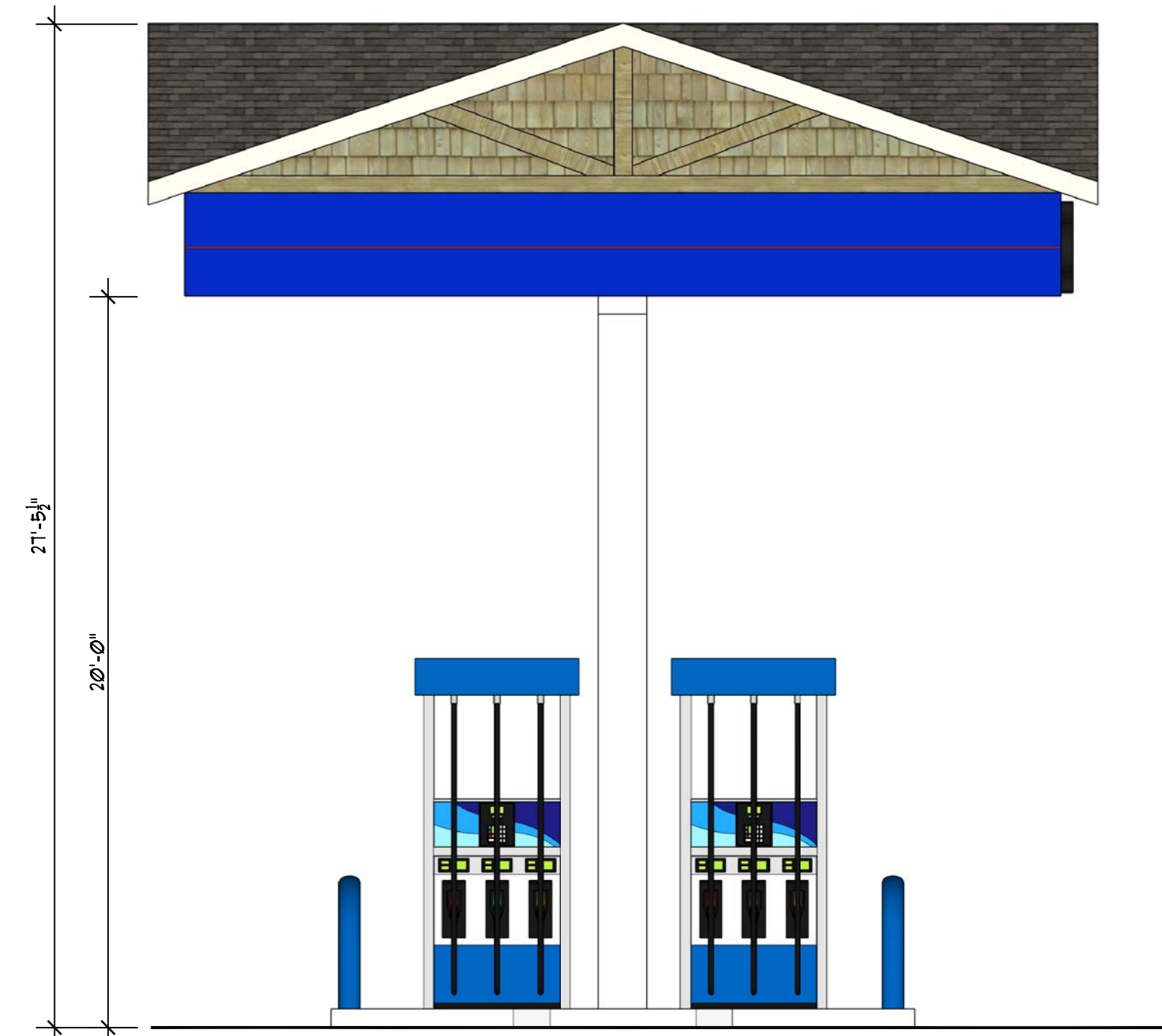


NEW CONVENIENCE STORE FOR:
US MARKET
 2115 MOLLALLA ROAD, WOODBURN, OR
 DATE: MAY 17, 2022
 DRAWN:
 JOB NO. 2231
A2.1

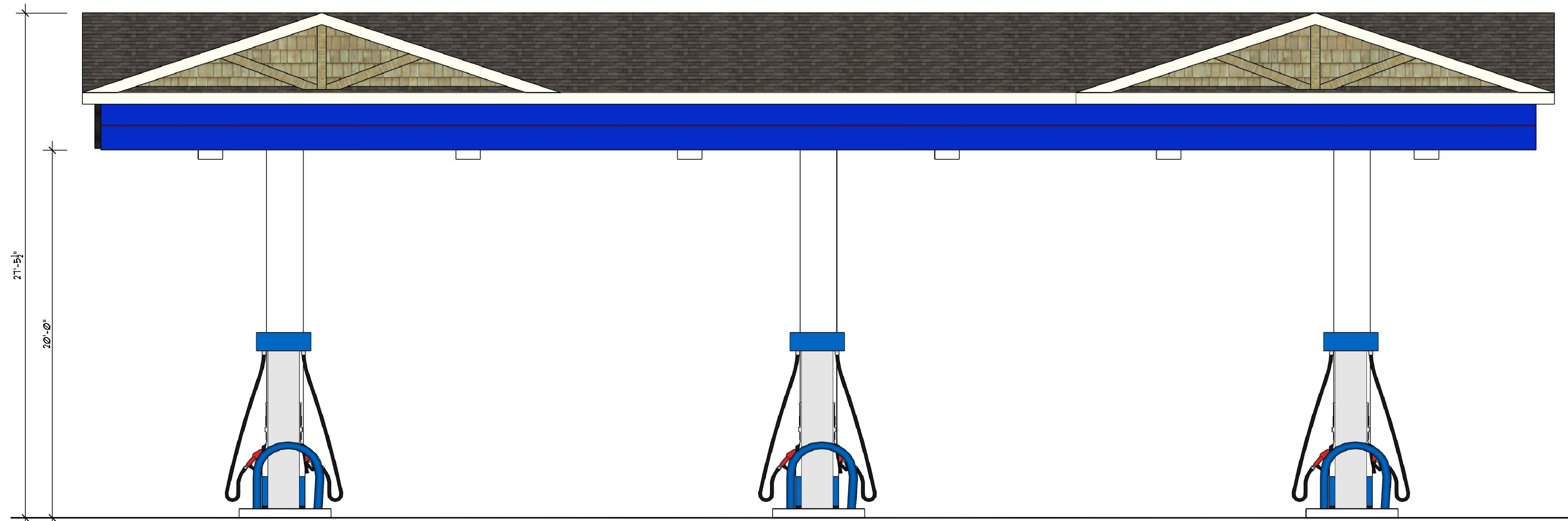
EXTERIOR FINISHES	
1	ARCHITECTURAL COMP
2	HARDI TRIM BOARD
3	HARDI SHAKE
4	HARDI SIDING 6" WEATHER
5	CULTURED STONE VENEER



A WEST ELEVATION
 A32 SCALE: 1/4" = 1'-0"



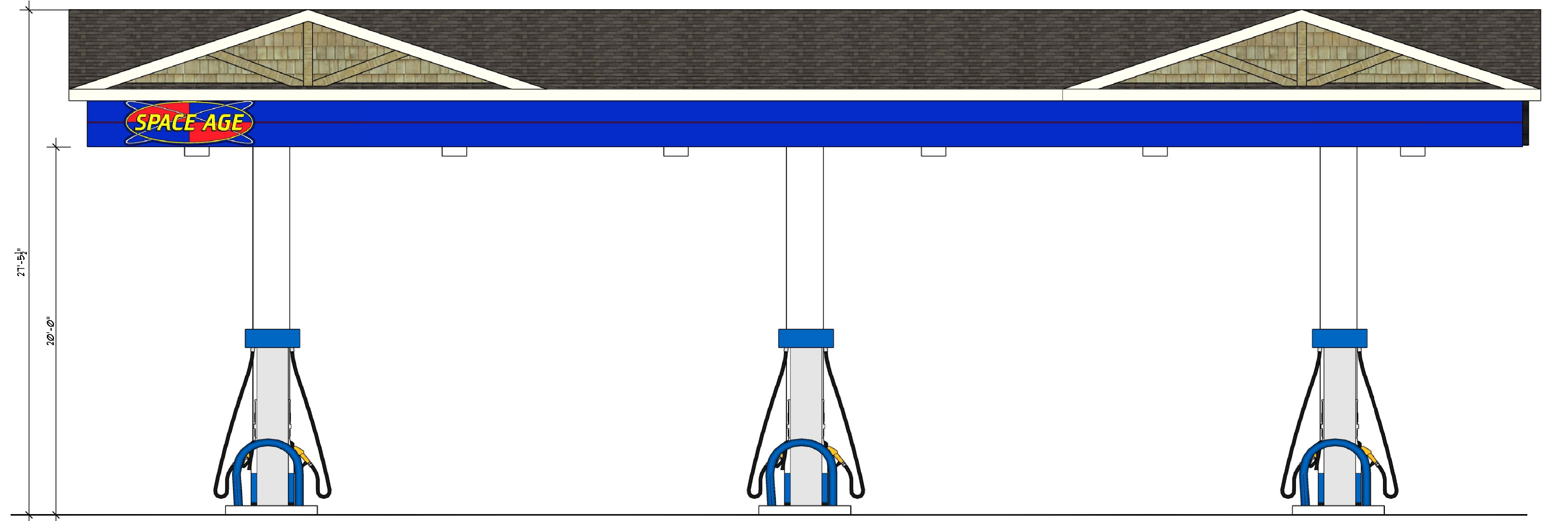
B CANOPY WEST ELEVATION
 A32 SCALE: 1/4" = 1'-0"



C CANOPY NORTH ELEVATION
 A32 SCALE: 1/4" = 1'-0"

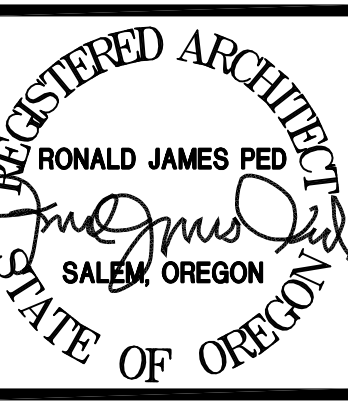


D CANOPY EAST ELEVATION
 A32 SCALE: 1/4" = 1'-0"



E CANOPY SOUTH ELEVATION
 A32 SCALE: 1/4" = 1'-0"

RONALD
 JAMES
 PED
 ARCHITECT P.C.
 600 383-1458



NEW CONVENIENCE STORE FOR:
US MARKET
 2115 MOLALLA ROAD, WOODBURN, OR
 DATE: MAY 17, 2022
 DRAWING: A3.2
 JOB NO.: 2231

A3.2

LAST SAVED: Fri, 12 Jan 2024 - 10:04 am LOCATION: P:\02231 US Market IE Construction 2115 Molalla RD Woodburn\A1.1 01.11.24.dwg A3.2
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