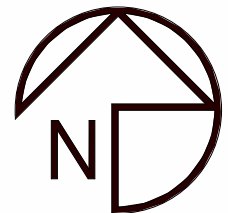




Scale 1" = 30'-0"

Salem, Oregon 97304
323.717.4405
info@marpezengineering.com
<https://marpezengineering.com/>

EXISTING CONDITION AND SITE DEMOLITION PLAN



JURISDICTION: WOODBRUN
COUNTY: MARION
MAP NO.: 51W08CC06100
TAX LOT: 06100
SUBDIVISION:

TYPE: SINGLE-FMLY
ZONE: MEDIUM DENSITY RESIDENTIAL (RM)

EACH UNITS :
(3) BEDROOMS
(2) FULL BATHROOM
(1) HALF BATHROOM

ELECTRICAL PERMIT	(BY OTHERS)
MECHANICAL PERMIT	(BY OTHERS)
PLUBING PERMIT	(BY OTHERS)

APPLICANT/OWNER

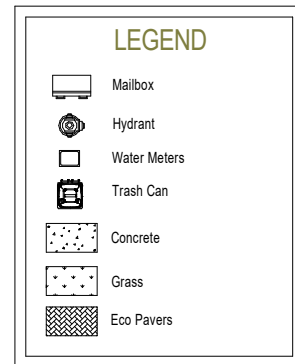
BCAZ LLC
2050 Beavercreek Rd. #101-236
Oregon City, OR. 97045
503-989-8546
CONTACT: Brian Schwindt

BRASS & STONE LAND SURVEYING
1132 Heritage Loop
Stayton, OR. 97383
503-871-0030
CONTACT: Brian Paul P.L.S.

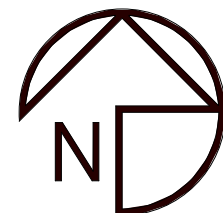
MARPEZ ENGINEERING LLC
629 Riverview Drive NW
Salem, OR 97304
503-807-5048
CONTACT: Cesar J. Lopez P.E.

WATER: CITY OF WOODBURN SEWER: CITY OF WOODBURN
GASER: ROR LATO GENERAL ELECTRIC (PGE)
N.W. NATURAL GAS
PHONE: VERIZON
CABLE: COMCAST

WOODBURN DEVELOPMENT ORDINANCE (WDO)



- 1 11' RIGHT OF WAY DEDICATION
- 2 CONST. 20' WIDE DRIVEWAY APPROACH FOR SHARE ACCESS AND FIRE ACCESS PER DET. NO. 4150-1
- 3 INST. MAILBOX
- 4 CONST. PAVED ACCESS DRIVEWAY
- 5 CONST. CURB WITH RED PAINT FOR FIREACCESS AND NO PARKING MARKINGS PER DET. NO 4100-2
- 6 CONST. FIRE TURNAROUND WITH 28' CURB RETURN RADIUS
- 7 CONST. CURB OPENING AT DRIVEWAY PER DET NO. 4100-5
- 8 INST. NEW FIRE HYDRANT PER DET. NO 5070-1



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E. LINCOLN DUPLEX
SUBDIVISION

PRELIMINARY SITE AND FIRE ACCESS PLAN

[illegible]

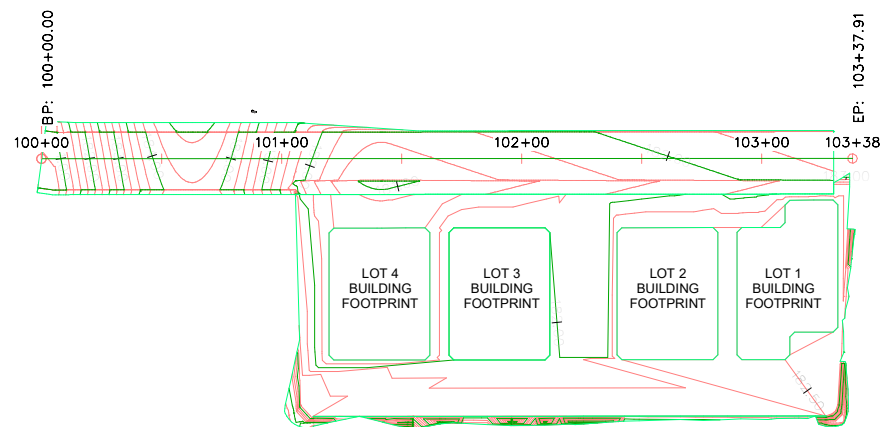
E. LINCOLN ST. WOODBURN,
OR 97071

BCAZ LLC

Project number	S0012024
Date	10/01/2023
Drawn by	Author
Checked by	Checker

P101

Scale

$$1'' = 40'-0''$$

$$1'' = 40'-0''$$

$$1'' = 20'-0''$$
The logo for WarpZ Engineering LLC features the word "WarpZ" in a large, bold, teal font. The letters are filled with a complex, circuit-like pattern. To the right of "WarpZ", the words "ENGINEERING LLC" are written in a smaller, teal, sans-serif font, stacked vertically.

323.717.4405
info@marpezengineering.com
<https://marpezengineering.com/>



E. LINCOLN DUPLEX
SUBDIVISION

PRELIMINARY ALIGNMENT AND PROFILE

[illegible]

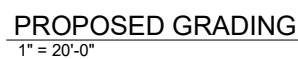
E. LINCOLN ST. WOODBURN,
OR 97071

BCAZ LLC

Project number	S0012024
Date	10/01/2023
Drawn by	Author
Checked by	Checker

P102

Scale	As indicated
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	Mailbox
	Hydrant
	Water Meters
	Trash Can
	Concrete
	Grass
	Eco Pavers

- 1 CONSTRUCT GRAVEL RECONSTRUCTION ENTRANCE
- 2 PROVIDE INLET PROTECTION TYPE 4
- 3 INST. SEDIMENT FENCE



Salem, Oregon 97304
323.717.4405
info@marpezengineering.com
<https://marpezengineering.com/>



E. LINCOLN DUPLEX
SUBDIVISION

PRELIMINARY GRADING PLAN

[illegible]

E. LINCOLN ST. WOODBURN,
OR 97071

BCAZ LLC

Project number	S001202
Date	10/01/202
Drawn by	Auto
Checked by	Verificado

P103

Scale

$$1'' = 20'-0''$$

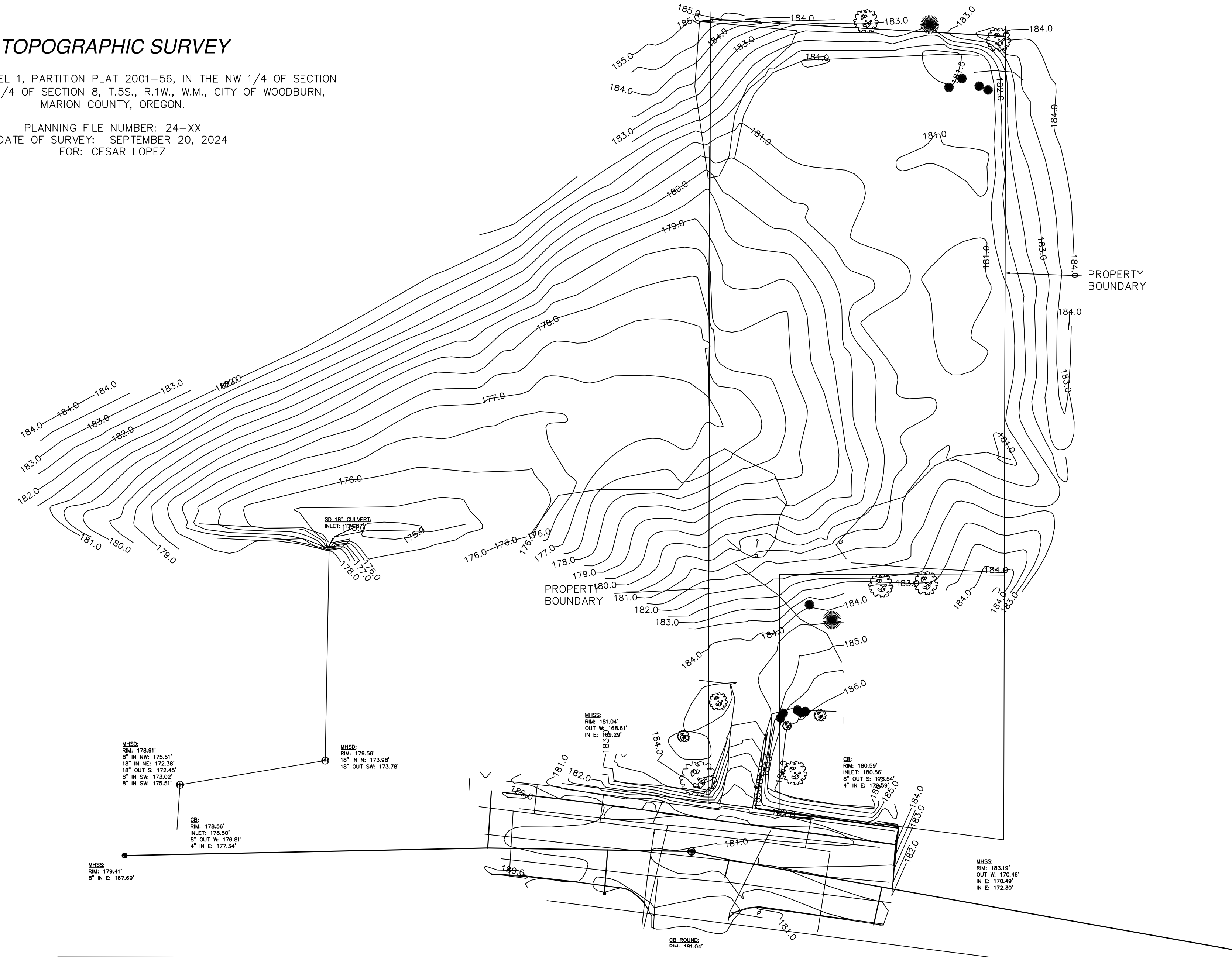
2/3/2025 11:57:25 AM



TOPOGRAPHIC SURVEY

A REPLAT OF PARCEL 1, PARTITION PLAT 2001-56, IN THE NW 1/4 OF SECTION 17 AND THE SW 1/4 OF SECTION 8, T.5S., R.1W., W.M., CITY OF WOODBURN, MARION COUNTY, OREGON.

PLANNING FILE NUMBER: 24-XX
DATE OF SURVEY: SEPTEMBER 20, 2024
FOR: CESAR LOPEZ



REGISTERED
PROFESSIONAL
LAND SURVEYOR
BRIAN W. PAULL
MARCH 13, 2018
89074
Expires 12/31/2024

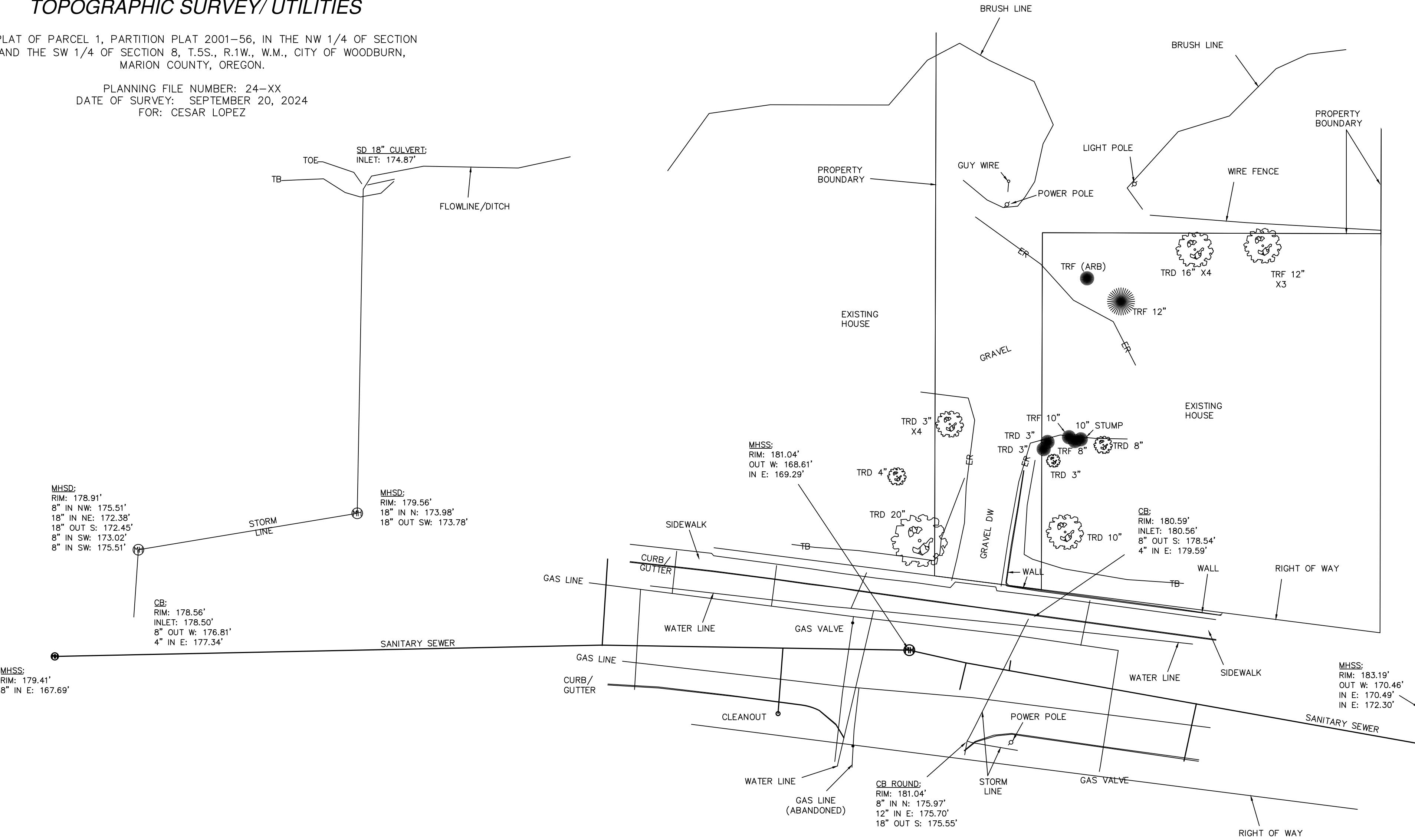


1132 HERITAGE LOOP
STAYTON, OR 97383
Drawn By: BWP 09/20/24
Job File: 24-021

TOPOGRAPHIC SURVEY/ UTILITIES

A REPLAT OF PARCEL 1, PARTITION PLAT 2001-56, IN THE NW 1/4 OF SECTION 17 AND THE SW 1/4 OF SECTION 8, T.5S., R.1W., W.M., CITY OF WOODBURN, MARION COUNTY, OREGON.

PLANNING FILE NUMBER: 24-XX
DATE OF SURVEY: SEPTEMBER 20, 2024
FOR: CESAR LOPEZ



REGISTERED
PROFESSIONAL
LAND SURVEYOR
B. W. PAULL
MARCH 13, 2018
BRION W. PAULL
89074
Expires 12/31/2024



BRASS & STONE
LAND SURVEYING
503-871-0030

1132 HERITAGE LOOP
STAYTON, OR 97383
Drawn By: BWP 09/20/24
Job File: 24-021

A REPLAT OF PARCEL 1, PARTITION PLAT 2001-56, IN THE NW 1/4 OF SECTION 17 AND THE SW 1/4 OF SECTION 8, T.5S., R.1W., W.M., CITY OF WOODBURN, MARION COUNTY, OREGON.

125.12'
S 86°40'08" E



OREGON
MARCH 13, 2018
BRIAN W. PAULL
89074
Expires 12/31/2026

PAGE 3 OF 3



BRASS & STONE
LAND SURVEYING
503-871-0030

1132 HERITAGE LOOP
STAYTON, OR 97383

Drawn By: BWP 09/20/24

Job File: 24-021