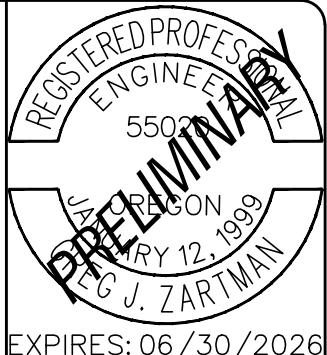


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OR: WEST COAST HOME SOLUTIONS, LLC

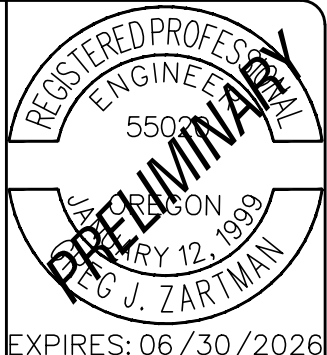
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2564 19TH STREET SE
Salem, Oregon 97302
(503) 399-3828
www.leiengineering.com

COVER
SHEET

SCALE NO SCALE	CV-1
PROJECT NO. 60-32	
SHEET 01 OF 15	

FILE PATH: P:\601 West Coast Home Solutions\60-22 Hemuscan Process\dup\Preminary Plan Set.dwg	2025-5-16 12:00 PM	LAYOUT	CW-1	DESIGN	G. MALDONADO	CHECKED	J. VAN GIGHEM	APPROVED	G. ZAHNMAN
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OR: WEST COAST HOME SOLUTIONS, LLC

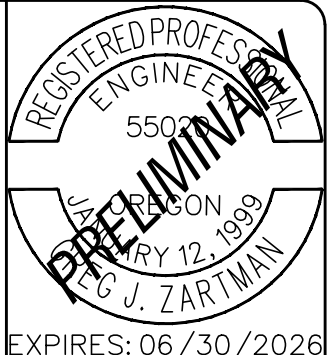
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SCALE NO SCALE	CV-1
PROJECT NO. 60-32	
SHEET 01 OF 15	

FILE PATH: P:\601 West Coast Home Solutions\60-22 Hemuscan Process\dup\Preminary Plan Set.dwg	2025-5-16 12:00 PM	LAYOUT	CW-1	DESIGN	G. MALDONADO	CHECKED	J. VAN GIGHEM	APPROVED	G. ZAHNMAN
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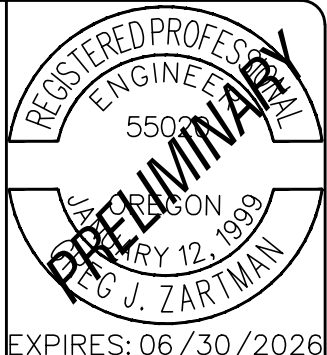
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SCALE NO SCALE	CV-1
PROJECT NO. 60-32	
SHEET 01 OF 15	

FILE PATH: P:\601 West Coast Home Solutions\60-22 Hemuscan Process\dup\Preminary Plan Set.dwg	2025-5-16 12:00 PM	LAYOUT	CW-1	DESIGN	G. MALDONADO	CHECKED	J. VAN GIGHEM	APPROVED	G. ZAHNMAN
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FILE PATH: P:\601 West Coast Home Solutions\60-32 Hermanson Preservation\Preliminary Plan Set\60-32 Preliminary Plan Set.dwg	2/25/5-16	12:00 PM	LAYOUT	CW-1	DESIGN
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OR: WEST COAST HOME SOLUTIONS, LLC

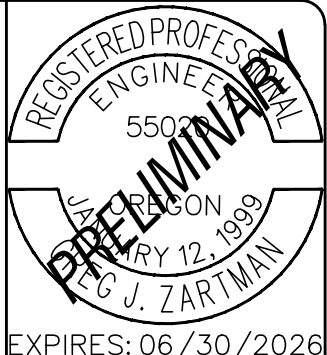
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SCALE NO SCALE	CV-1
PROJECT NO. 60-32	
SHEET 01 OF 15	

FILE PATH: P:\601 West Coast Home Solutions\60-22 Hemuscan Process\dup\Preminary Plan Set.dwg	2025-5-16 12:00 PM	LAYOUT	CW-1	DESIGN	G. MALDONADO	CHECKED	J. VAN GIGHEM	APPROVED	G. ZAHNMAN
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FILE PATH: P:\601 West Coast Home Solutions\60-32 Hermanson Preservation\Preliminary Plan Set\60-32 Preliminary Plan Set.dwg	2/25/5-16	12:00 PM	LAYOUT	CW-1	DESIGN
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[illegible]HERMANSON PRESERVE SUBDIVISION

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COVER
SHEET

SCALE NO SCALE	CV-1
PROJECT NO. 60-32	
SHEET 01 OF 15	

DATE: 02/17/2023 BY: J. ZARTMAN, P.E. PROJECT: HERMANSON PRESERVE SUBDIVISION SHEET: 02 OF 15

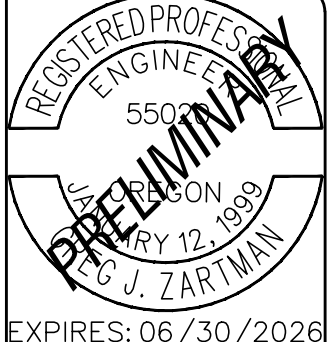


GENERAL NOTES:

- THE LOCATION OF UTILITIES SERVING THE PROPERTY HAVE BEEN DETERMINED BY OBSERVED EVIDENCE, TOGETHER WITH MARKINGS PROVIDED BY UTILITY COMPANIES; 811 OREGON UTILITY NOTIFICATION CENTER. THE LOCATION OF THE UTILITIES, SHOWN HEREON, DETERMINED BY ABOVE GROUND EVIDENCE AND ILLUSTRATED WITH HELP FROM CITY MAPS, IS APPROXIMATE. NO AS-BUILT SURVEYS HAVE BEEN PROVIDED OR REVIEWED AT THIS TIME. LEI MAKES NO WARRANTIES TO THE LOCATION OF THE UTILITIES. THE CONTRACTOR SHALL CALL FOR PRIVATE UTILITY LOCATES AND FIELD VERIFY ALL UTILITIES BEFORE CONSTRUCTION ACTIVITIES.
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LEGEND:

- CONTROL POINT. REFERENCE SITE CONTROL TABLE FOR DESCRIPTIONS.
- FOUND MONUMENT. REFERENCE MONUMENT TABLE FOR DESCRIPTION.
- RPC = RED PLASTIC CAP
- YPC = YELLOW PLASTIC CAP
- ALC = ALUMINUM CAP



NO.	DATE	REVISION	BY	APP'D

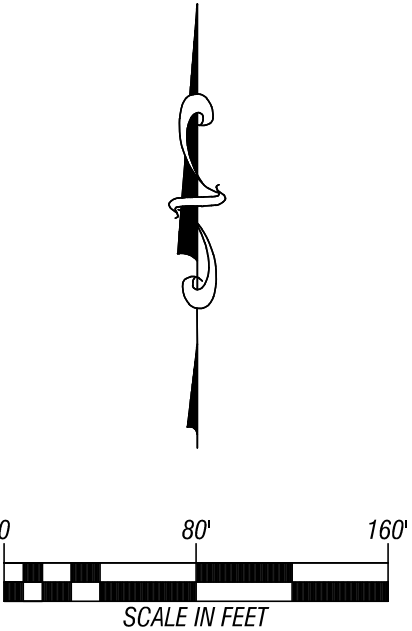
HERMANSON PRESERVE SUBDIVISION
WEST COAST HOME SOLUTIONS, LLC
PREPARED FOR:

2564 19TH STREET SE
Salem, Oregon 97302
(503) 599-5828
www.leiengineering.com

LEI ENGINEERING & SURVEYING OF OREGON

EXISTING CONDITIONS

SCALE: 1" = 100'
PROJECT NO: 60-32
SHEET: 02 OF 15
EX-1



EXPIRES: 06/30/2026

[illegible]

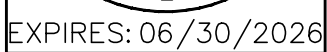
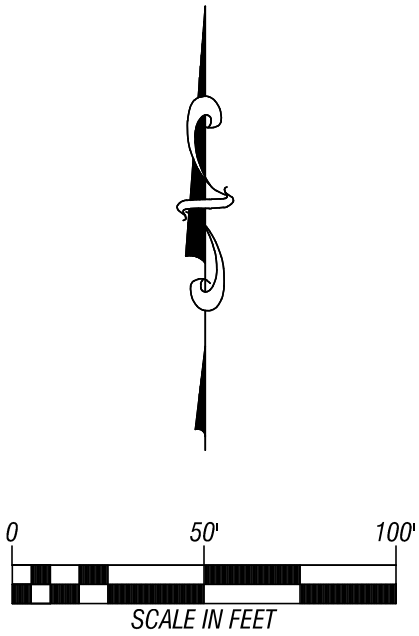
FOR:
WEST COAST HOME SOLUTIONS, LLC

LEI ENGINEERING & SURVEYING
OF OREGON

SCALE 1" = 80'	OV-1
PROJECT NO. 60-32	
SHEET 03 OF 15	

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Q1E PATH: P-60 West Coast Home Solutions/60-22 Homeowner Preservation/Primary Plan Set/60-22 Preliminary Plan Set.dwg	2025-5-16 12:00 PM	LAYOUT	DP-1	DESIGN	DRAWN	G. MALDONADO	CHECKED	G. MALDONADO	J. VAN AGHEMEL PAS	APPROVED	G. ZARINIAN PE
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HERMANSON PRESERVE SUBDIVISION

PREPARED FOR:
WEST COAST HOME SOLUTIONS, LLC

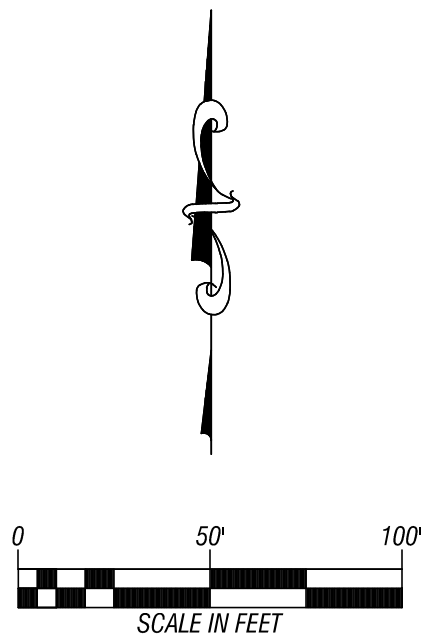
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SCALE 1" = 50'	DP-1
PROJECT NO. 60-32	
SHEET 04 OF 15	

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6. ZARMALEP
J. VAN DERMAER, PLS. 10/29/2024
6. MALDEN, CHECKED
6. MALDEN, DRAWN
6. MALDEN, DESIGNED
DP-2 60-32
LEI

CURVE TABLE		CURVE TABLE		CURVE TABLE	
CURVE #	LENGTH	CURVE #	LENGTH	CURVE #	LENGTH
C24	11.56'	C44	64.53'	C64	37.55'
C25	45.11'	C45	42.04'	C65	26.66'
C26	59.54'	C46	68.03'	C66	40.90'
C27	59.50'	C47	42.02'	C67	32.69'
C28	59.01'	C48	41.55'	C68	54.07'
C29	59.00'	C49	75.68'	C69	43.32'
C30	59.49'	C50	41.55'	C70	18.85'
C31	59.51'	C51	42.03'	C71	39.85'
C32	34.58'	C52	68.70'	C72	7.30'
C33	18.85'	C53	42.03'	C73	29.60'
C34	36.62'	C54	54.07'	C74	10.87'
C35	47.75'	C55	34.61'	C75	30.02'
C36	47.75'	C56	18.85'	C76	112.09'
C37	47.09'	C57	10.55'	C77	47.12'
C38	47.09'	C58	390.49'	C78	151.41'
C39	4.09'	C59	18.85'	C79	18.85'
C40	6.51'	C60	10.94'	C80	92.73'
C41	39.75'	C61	47.41'		
C42	4.09'	C62	2.38'		
C43	45.19'	C63	108.71'		



NO.	DATE	REVISION	BY	APP'D

HERMANSON PRESERVE SUBDIVISION

WEST COAST HOME SOLUTIONS, LLC

PREPARED FOR:

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DIMENSION PLAN 2

SCALE: 1" = 50'

PROJECT NO: 60-32

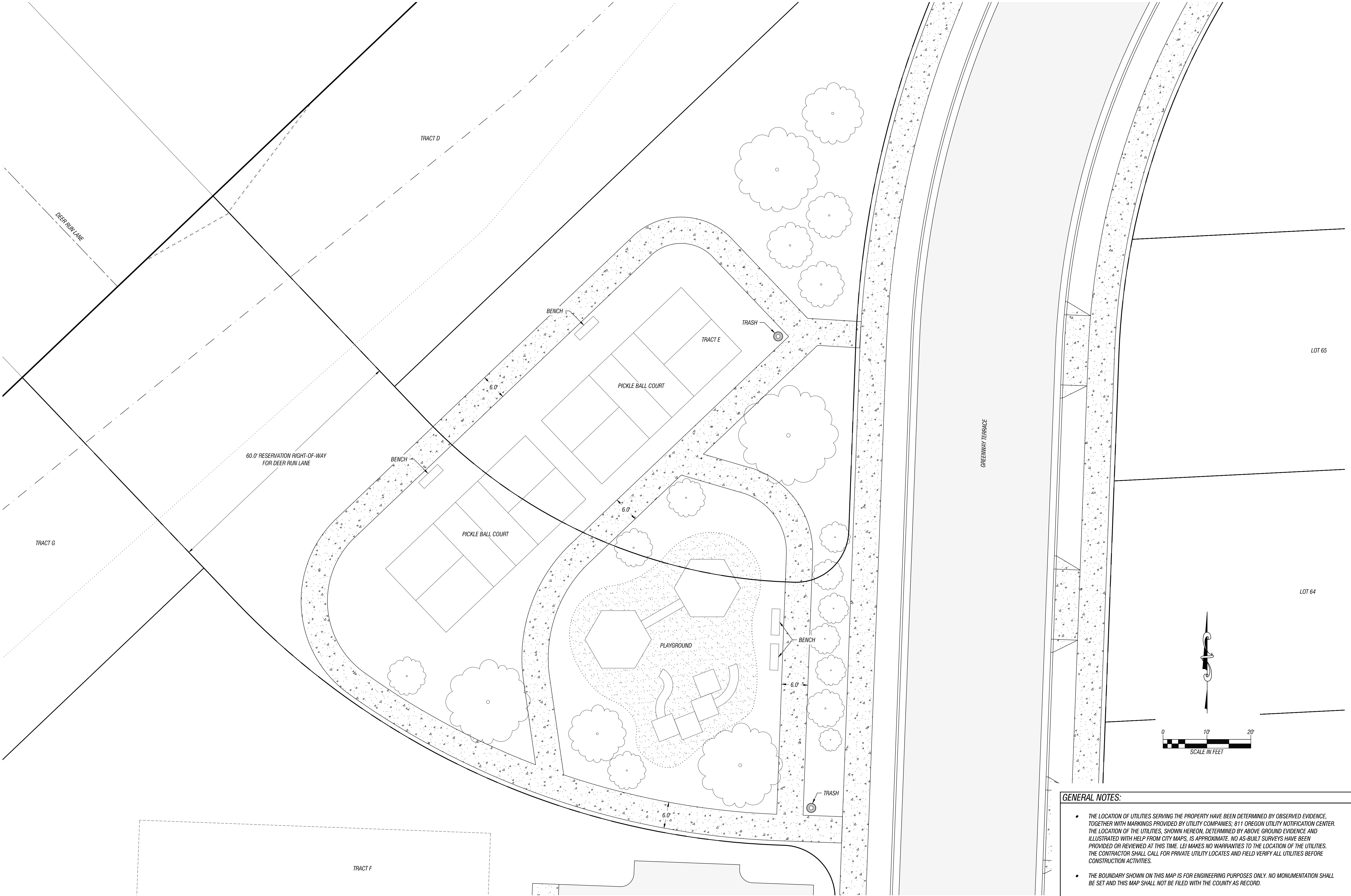
SHEET: 05 OF 15

DP-2

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DATE: 01/17/2025 BY: J. ZARTMAN CHECKED: J. ZARTMAN DESIGNED: J. ZARTMAN DRAWN: J. ZARTMAN PLOTTED: 01/17/2025 PLOT SCALE: 1" = 10'



- GENERAL NOTES:**
- THE LOCATION OF UTILITIES SERVING THE PROPERTY HAVE BEEN DETERMINED BY OBSERVED EVIDENCE, TOGETHER WITH MARKINGS PROVIDED BY UTILITY COMPANIES, 811 OREGON UTILITY NOTIFICATION CENTER. THE LOCATION OF THE UTILITIES, SHOWN HEREON, DETERMINED BY ABOVE GROUND EVIDENCE AND ILLUSTRATED WITH HELP FROM CITY MAPS, IS APPROXIMATE. NO AS-BUILT SURVEYS HAVE BEEN PROVIDED OR REVIEWED AT THIS TIME. LEI MAKES NO WARRANTIES TO THE LOCATION OF THE UTILITIES. THE CONTRACTOR SHALL CALL FOR PRIVATE UTILITY LOCATES AND FIELD VERIFY ALL UTILITIES BEFORE CONSTRUCTION ACTIVITIES.
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REGISTERED PROFESSIONAL ENGINEER
5500
J. ZARTMAN
EXPIRES: 06/30/2026

REVISION

DATE

BY

APP'D

HERMANSON PRESERVE SUBDIVISION

PREPARED FOR:
WEST COAST HOME SOLUTIONS, LLC

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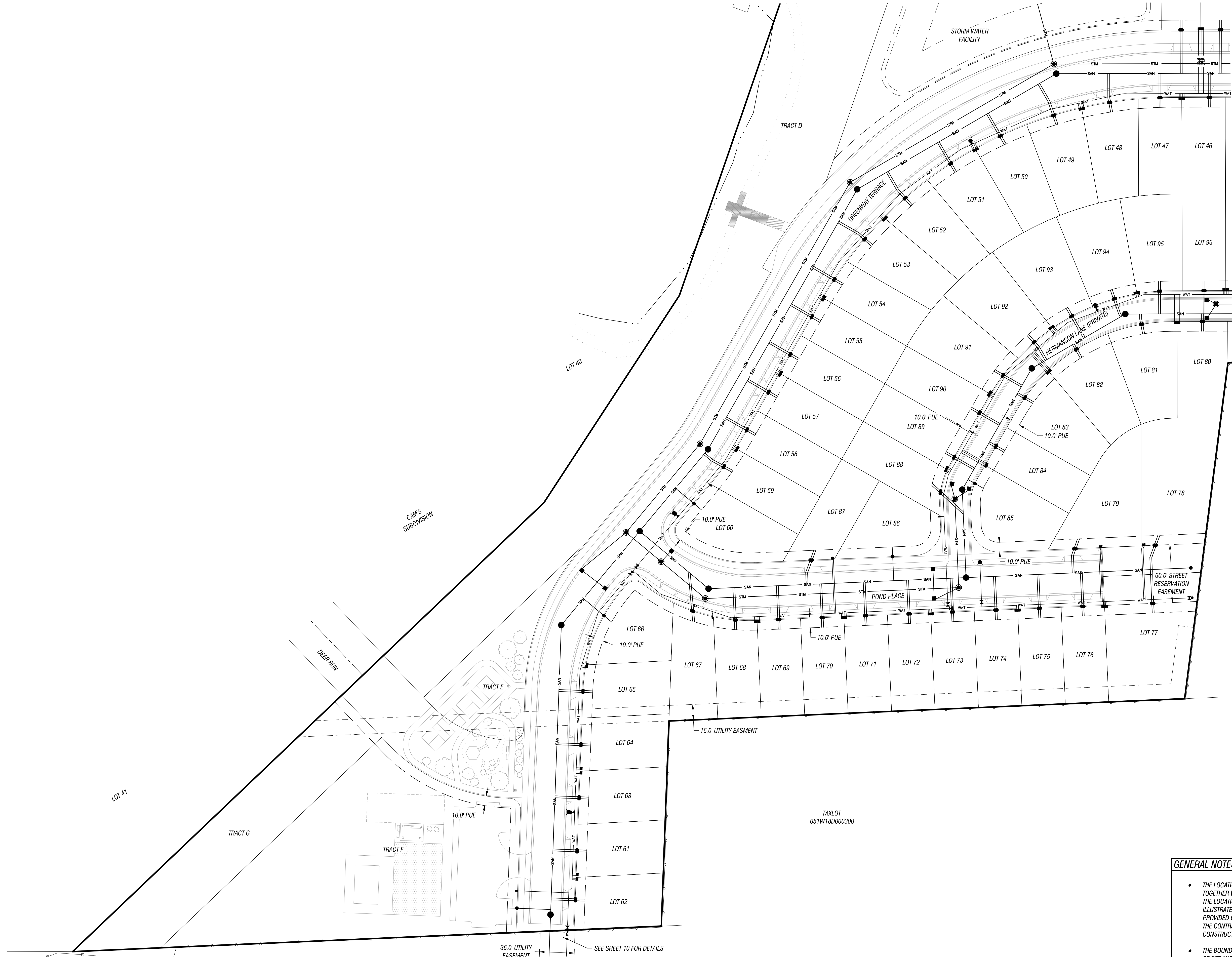
PUBLIC PARK
SITE PLAN

SCALE: 1" = 10'
PROJECT NO: 60-32
SHEET: 09 OF 15

SP-4

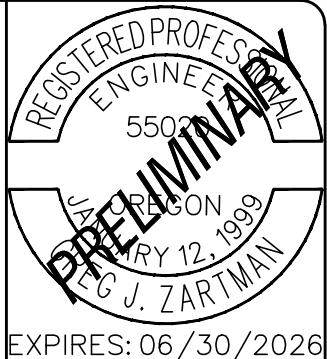
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DATE: 01/17/25 BY: G. ZARINIAN FOR: HERMANSON PRESERVE SUBDIVISION PROJECT NO: 60-32 SHEET 10 OF 15



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HERMANSON PRESERVE SUBDIVISION

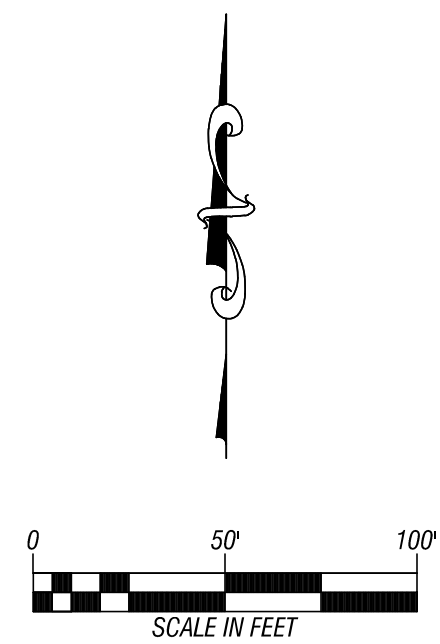
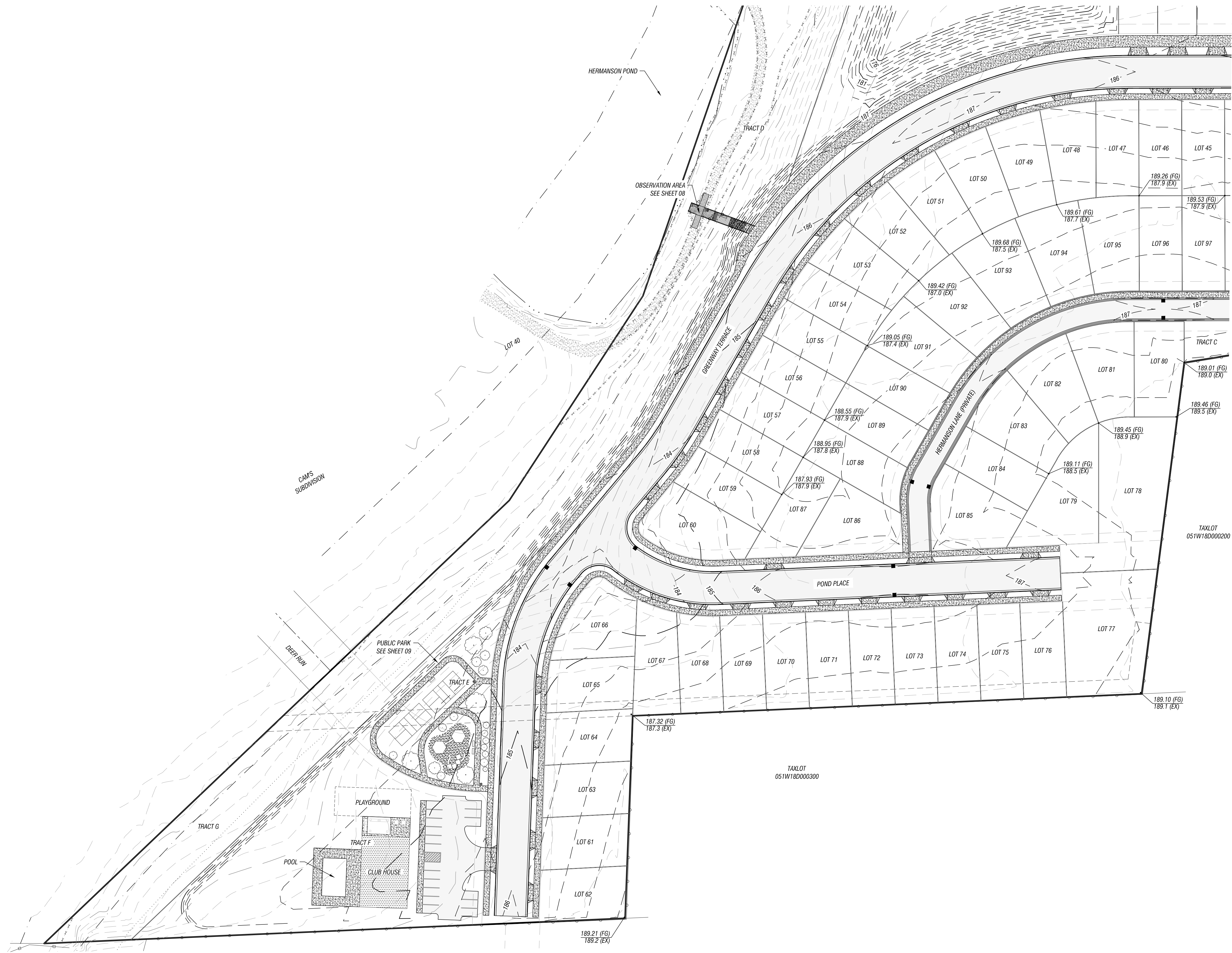
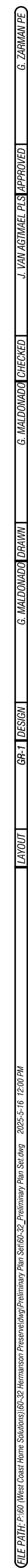
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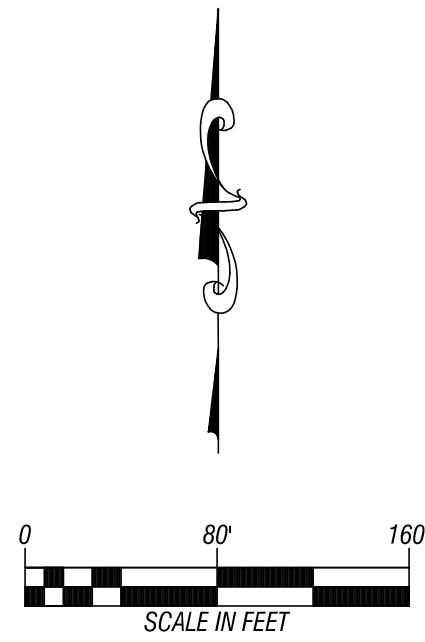
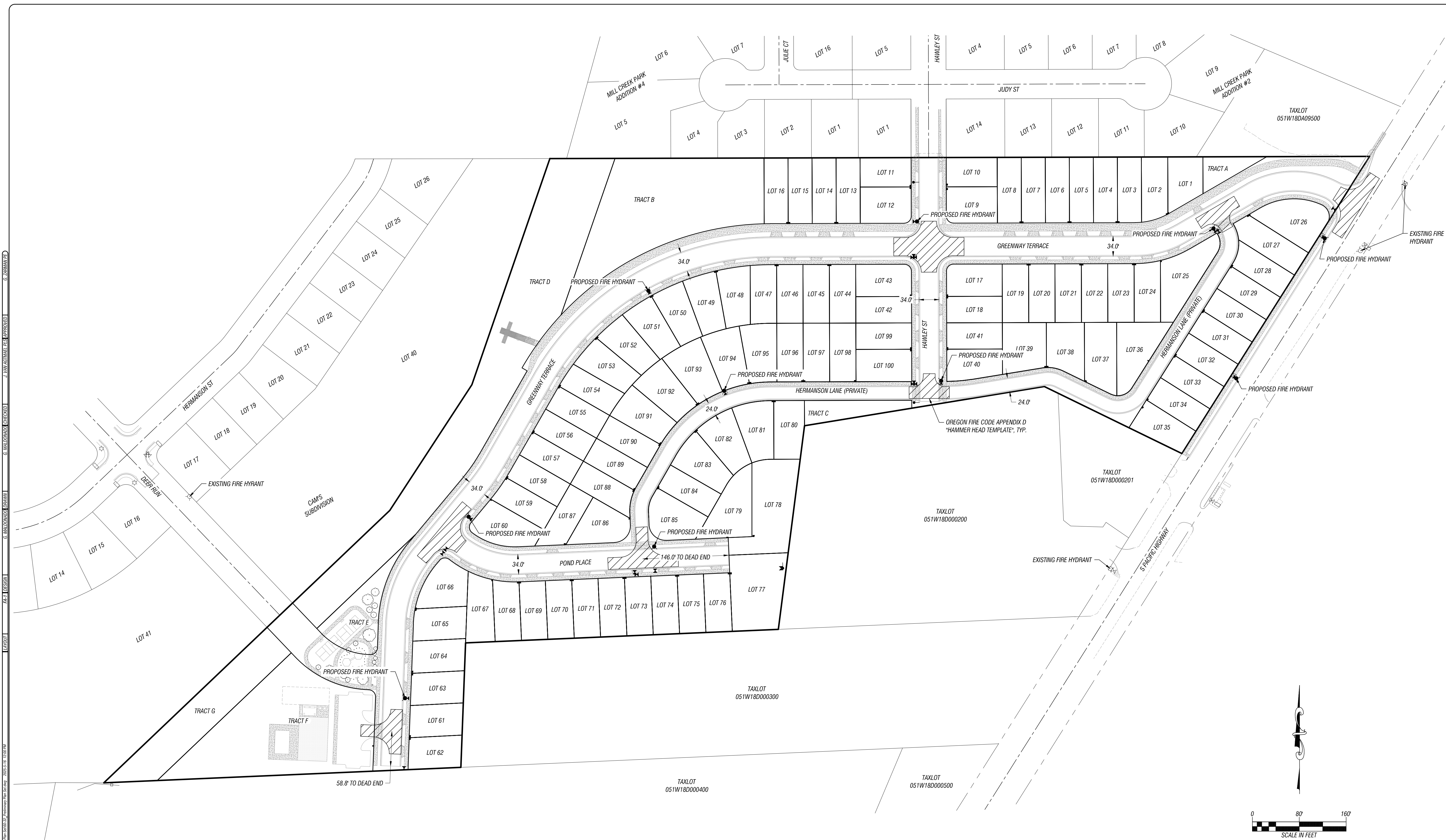
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COMPOSITE UTILITIES 1

SCALE: 1" = 50'	UT-1
PROJECT NO: 60-32	
SHEET 10 OF 15	



01/24/2024 2:40 PM: West Coast Home Solutions, LLC - Hermanson Preserve Subdivision - Fire Access Plan - 2024-01-24 15:30:04
FA-1 (ISSUED)
G. MALMQUIST (DRAFTER)
J. VAN ALSTADT (PLS)
G. ZIMMERMAN (PE)
1/24/24



GENERAL NOTES:

FIRE ACCESS MIN. TURNING AREAS

SCALE: 1" = 80'

PROJECT NO: 60-32

SHEET: 15 OF 15

REGISTERED PROFESSIONAL ENGINEER
5500
J. ZIMMERMAN
EXPIRES: 06/30/2026

REVISION

DATE

BY

APP'D

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OF OREGON

FA-1

FA-1

15 OF 15

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