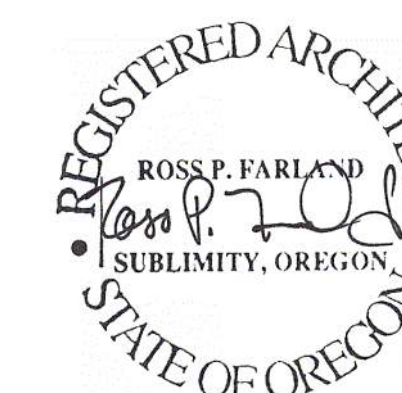


ROSS P. FARLAND, A.I.A.  
3531 DRIFT CREEK RD SE  
SUBLIMITY, OR. 97385  
(VOICE) -- 503-291-7160  
(E)ross@dezineworks.biz

THESE DRAWINGS ARE INTENDED FOR USE SOLELY WITH RESPECT TO THIS PROJECT & ARE THE PROPERTY OF ROSS P. FARLAND, A.I.A., WHICH RESERVES ALL COPYRIGHTS, STATUTORY, COMMON LAW & OTHER RIGHTS



Project Name  
**SIAMAK CAR COMPANY**  
LLC

Plan Set  
**SUBMITTAL**

Project Location  
**1241 EVERGREEN RD**  
WOODBURN, OREGON - 97071

**REVISIONS**

No.	Date	Issue

Distribution Date 7/9/2024

Project -

Drawing Scale 1" = 30'-0"

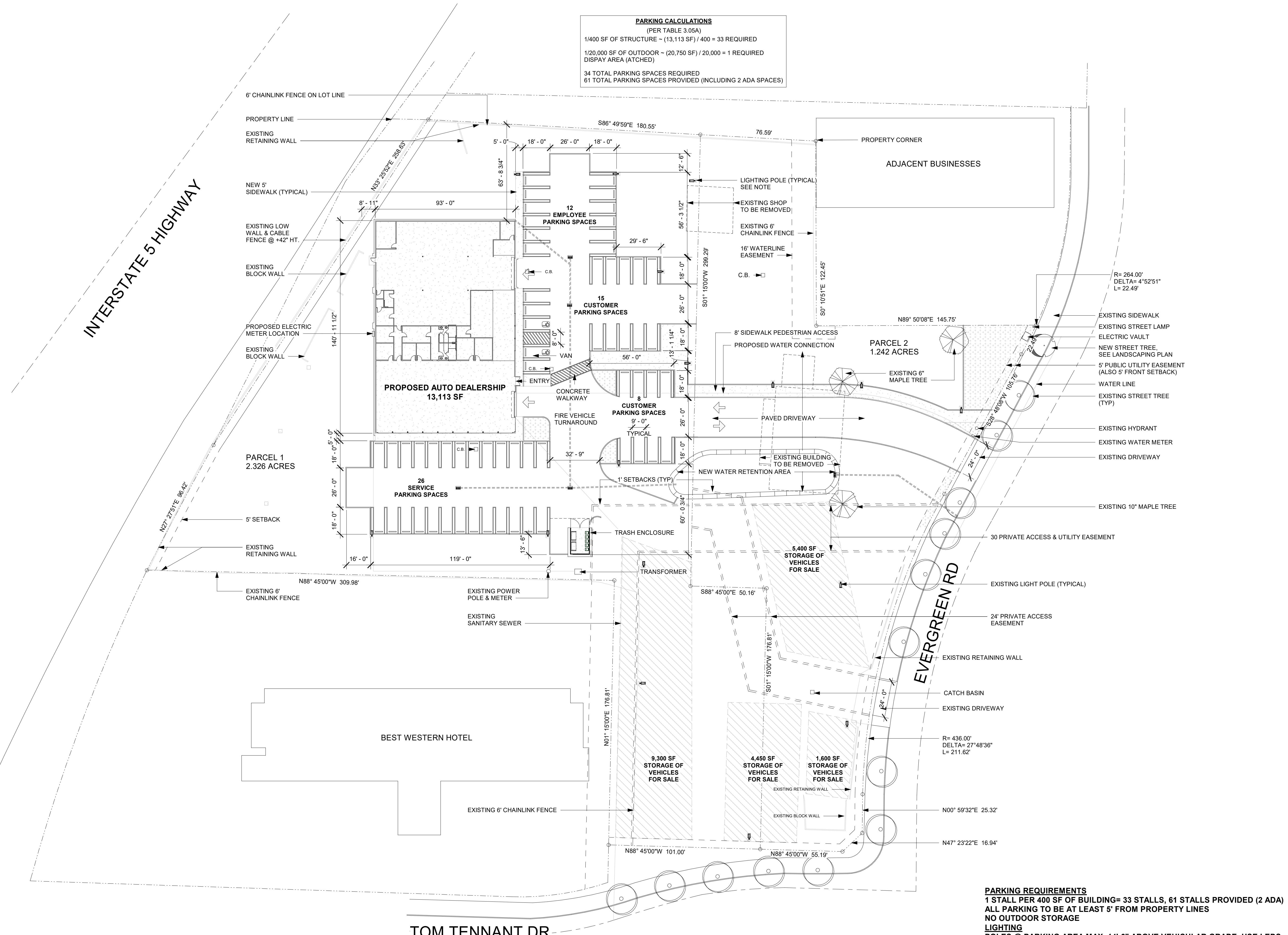
Drawing Title:

**SITE PLAN**

Sheet No..

**A 1.1**

**PARKING CALCULATIONS**  
(PER TABLE 3.05A)  
1/400 SF OF STRUCTURE ~ (13,113 SF) / 400 = 33 REQUIRED  
1/20,000 SF OF OUTDOOR ~ (20,750 SF) / 20,000 = 1 REQUIRED  
DISPAY AREA (ATCHED)  
34 TOTAL PARKING SPACES REQUIRED  
61 TOTAL PARKING SPACES PROVIDED (INCLUDING 2 ADA SPACES)



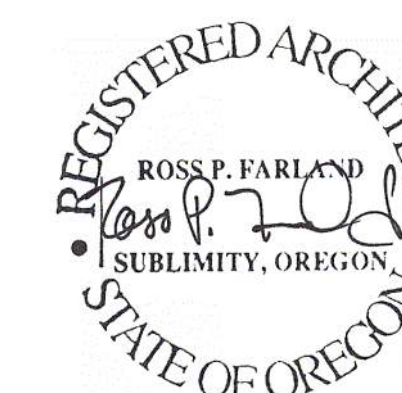
**PARKING REQUIREMENTS**  
1 STALL PER 400 SF OF BUILDING= 33 STALLS, 61 STALLS PROVIDED (2 ADA)  
ALL PARKING TO BE AT LEAST 5' FROM PROPERTY LINES  
NO OUTDOOR STORAGE  
**LIGHTING**  
POLES @ PARKING AREA MAX. 14'-6" ABOVE VEHICULAR GRADE, USE LEDS WITH COLOR TEMP. BETWEEN 2,700-4,000K, LIGHTING SHALL NOT SHINE OR REFLECT ONTO R.O.W.

1 SITE PLAN  
1" = 30'-0"



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Project Name  
**SIAMAK CAR COMPANY**  
LLC

Plan Set  
**SUBMITTAL**

Project Location  
**1241 EVERGREEN RD**  
WOODBURN, OREGON - 97071

REVISIONS  
No. Date Issue

Distribution Date 7/9/2024

Project -

Drawing Scale As indicated

Drawing Title:

**LANDSCAPING PLAN**

Sheet No..

**ALS 1.0**

**LANDSCAPING KEY**

- CD Calocedrus decurrens  
Incense cedar
- RH Rhododendron sp.  
Rhododendron, flowering
- BJ Berberis japonica  
Japanese barberry (red leaf)
- D Distylium x (hybrid)  
Distylium 'Linebacker' or sim.
- EZ Ulmus or Zelkova  
Match existing street trees (either elm or zelkova)  
(Tree well & root barrier per Woodburn code)
- E Euonymus alatus  
Burning bush
- V Viburnum davidii  
David viburnum
- F Forsythia x intermedia  
Lynwood Gold Forsythia
- CR Rubus hayata-koidzumi  
Creeping raspberry (groundcover)
- U Ulmus sp.  
Existing elm street tree
- M Acer palmatum  
Existing Japanese Maple

**PLANTING NOTES**

KEY	QUANTITY	NOTES
BJ	29	USE RED LEAF BARBERRY SUCH AS 'ROSY GLOW', MIN. SIZE 1 GAL.
RH	14	USE MIX OF FLOWER COLORS (I.E. RED, PINK, ORANGE, WHITE)
CR	FILL AREA	USE FLATS OR LINERS TO FILL AREA INDICATED

NOTES: STAKE ALL TREES WITH MINIMUM OF (3) STAKES

REQUIREMENTS: ALL LANDSCAPED AREAS SHALL BE IRRIGATED. ALL SHRUBS AND GROUND COVER SHALL BE OF A SIZE UPON INSTALLATION SO AS TO ATTAIN 80% OF GROUND COVERAGE WITHIN 3 YEARS. INSTALLATION OF LANDSCAPING AND IRRIGATION SYSTEM SHALL OCCUR AT THE TIME OF DEVELOPMENT. LANDSCAPED AREAS NOT COVERED BY PLANT MATERIALS SHALL BE COVERED BY A LAYER OF BARK MULCH WITH A MINIMUM OF 2" IN DEPTH. STREET TREES SHALL HAVE ROOT BARRIERS INSTALLED PER WOODBURN PUBLIC WORKS CONSTRUCTION CODE.

**LANDSCAPING REQUIREMENTS**  
STREET TREES 1 PER 30' (128' STREET/30' = 5 TREES) 4 EXISTING TREES, ADD ONE ALONG ROAD SETBACK (@ 1-5) 1P.U./15SF 1762/15= 118 PU  
@ EVERGREEN RD 1P.U./15 SF 634/15= 43 PU  
PARKING AREAS (TREES= 4 MEDIUM)+ 1P.U./20 SF, ALSO TOTAL SF 6,174/20= 309 PU  
(20% OF PAVED AREA 30,871 SF= 6174 SF)

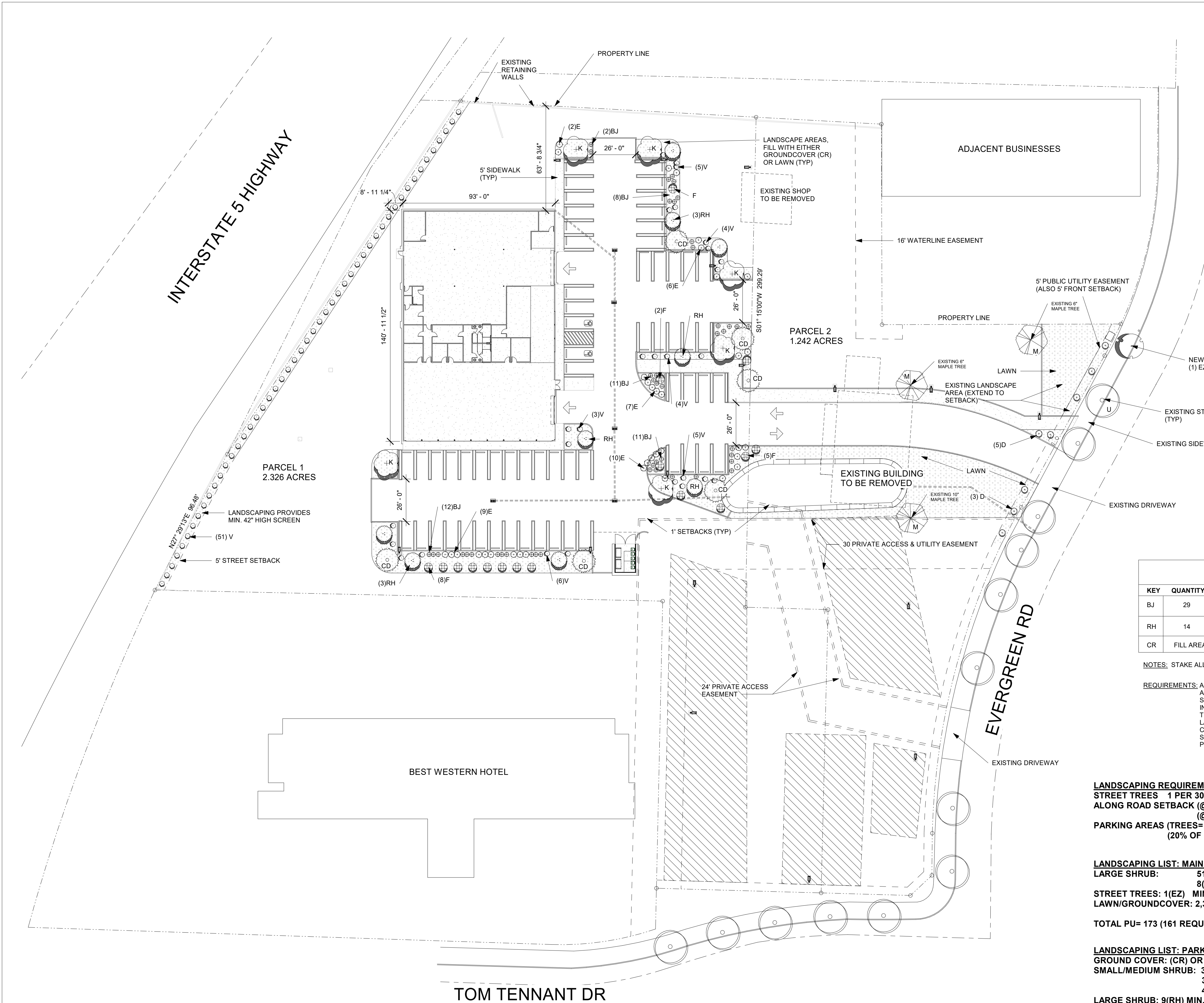
**LANDSCAPING LIST: MAIN STREETS (SETBACK LANDSCAPING)**

LARGE SHRUB: 51(V) MIN. 3 GALLON = 102 PU  
8(D) MIN. 3 GALLON = 24 PU  
STREET TREES: 1(EZ) MIN. 10' OR 2" CALIPER  
LAWN/GROUNDCOVER: 2,364 @ EVERGREEN RD= 47 PU  
TOTAL PU= 173 (161 REQUIRED)

**LANDSCAPING LIST: PARKING AREAS**

GROUND COVER: (CR) OR LAWN 6,174 SF/50 = 124 PU  
SMALL/MEDIUM SHRUB: 30(V) MIN. 1 GALLON = 30 PU  
34(E) MIN. 1 GALLON = 34 PU  
44(BJ) MIN. 1 GALLON = 44 PU  
LARGE SHRUB: 9(RH) MIN. 3 GALLON(OR B&B) = 18 PU  
17(F) MIN. 3 GALLON(OR B&B) = 34 PU  
MEDIUM TREES: 6(K) MIN. 10' OR 2" CALIPER = 48 PU  
MEDIUM TREES: 6(CD) MIN. 10' OR 2" CALIPER = 16 PU  
(4 REQUIRED, NOT COUNTED IN P.U.)

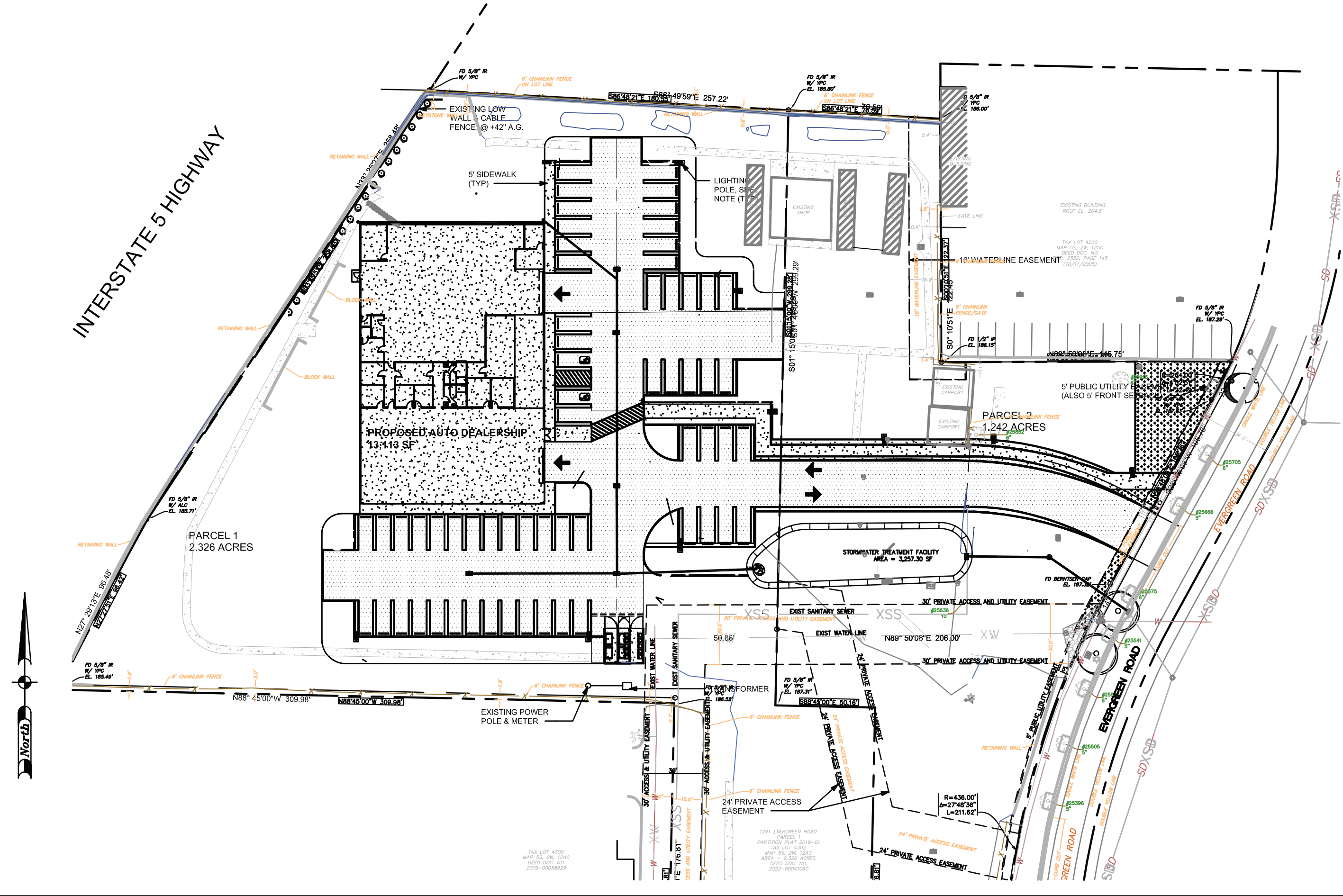
TOTAL PU= 348 (309 REQUIRED)



1 LANDSCAPING PLAN  
1" = 30'-0"



# SIAMAK'S CAR LOT FACILITY IMPROVEMENTS



## EROSION CONTROL NOTES:

### GENERAL NOTES

1. ALL WORK AND MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF CITY OF WOODBURN, MARION COUNTY AND OTHER JURISDICTIONS DESIGN & CONSTRUCTION STANDARDS SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION.
2. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES BEFORE STARTING CONSTRUCTION.
3. EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY; ADDITIONAL UNDERGROUND UTILITIES MAY EXIST. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND SHALL ARRANGE FOR THE RELOCATION OF ANY IN CONFLICT WITH THE PROPOSED CONSTRUCTION. UTILITY LOCATION 503-246-6699.
4. THE ENGINEER HAS BEEN RETAINED TO PROVIDE DESIGN AND CONSTRUCTION REVIEW SERVICES RELATING TO THE CONTRACT.
5. AN ON-SITE MEETING BETWEEN THE CONTRACTOR AND THE CITY OF WOODBURN STAFF IS NECESSARY PRIOR TO ANY GROUND DISTURBING ACTIVITY.
6. THE CONTRACTOR SHALL ASSIST THE ENGINEER IN PREPARING PORTLAND DRAWINGS. THE ENGINEER SHALL SUBMIT AS BUILT DRAWINGS TO CITY OF WOODBURN WHEN PROJECT IS COMPLETED.
7. A DEMOLITION PERMIT IS REQUIRED FOR REMOVAL OF EXISTING BUILDINGS.

### EXCAVATION AND GRADING

1. THE SURFACE SOIL WITH ORGANIC MATTER SHOULD BE REMOVED FROM PROPOSED BUILDING AND PAVEMENT LOCATIONS AND THE 5-FOOT-MARGIN AROUND SUCH AREAS.
2. STRIPPING DEPTH SHALL BE APPROXIMATELY TEN INCHES.
3. STRIPPING MATERIAL SHOULD BE TRANSPORTED OFF SITE FOR DISPOSAL OR STOCKPILED FOR USE IN LANDSCAPE AREAS.
4. SILT FENCES, HAY BALES, BUFFER ZONES OF NATURAL GROWTH, SEDIMENTATION PONDS, AND GRANULAR HAUL ROADS SHOULD BE USED AS REQUIRED TO REDUCE SEDIMENT TRANSPORT DURING CONSTRUCTION TO ACCEPTABLE LEVELS. MEASURES TO REDUCE EROSION SHOULD BE IMPLEMENTED IN ACCORDANCE WITH OREGON ADMINISTRATIVE RULE 340-41-006 AND CITY OF WOODBURN REGULATION REGARDING EROSION CONTROL.
5. AFTER SITE STRIPPING, AND PRIOR TO EXCAVATION FOR FOOTINGS, ENGINEERS REPRESENTATIVE SHOULD OBSERVE A PROOF ROLL OF THE EXISTING SITE SUBGRADE TO IDENTIFY AREAS OF EXCESSIVE YIELDING.
6. IF AREAS OF SOFT SOIL OR EXCESSIVE YIELDING ARE IDENTIFIED, THE MATERIAL SHOULD BE EXCAVATED AND REPLACED WITH COMPACTED MATERIALS AS RECOMMENDED FOR STRUCTURAL FILL.
7. AREAS THAT APPEAR TOO SOFT AND WET TO SUPPORT PROOF ROLLING EQUIPMENT SHOULD BE PREPARED IN ACCORDANCE WITH RECOMMENDATIONS FOR WET WEATHER CONDITIONS.
8. ALL EXCAVATION AND GRADING ACTIVITIES SHALL COMPLY WITH RECOMMENDATIONS OF GEOTECHNICAL REPORT.

### ROADS AND PARKING LOT

1. MATERIAL IN SOFT SPOTS WITHIN THE ROADWAY SHALL BE REMOVED TO THE DEPTH REQUIRED TO PROVIDE A FIRM FOUNDATION AND SHALL BE THOROUGHLY COMPACTED TO A RELATIVE DENSITY OF 95% OF T-99. 4" ROCK IS THE MAXIMUM ALLOWABLE SIZE.
2. WET WEATHER CONSTRUCTION AND OTHER UNFORESEEN CONDITIONS MAY REQUIRE THAT GEOTEXTILE BE PLACED ON THE SUBGRADE. IN THIS EVENT, THE CONTRACTOR IS TO CONSULT WITH THE ENGINEER AND WORK TO THE WRITTEN RECOMMENDATIONS OF THE ENGINEER.
3. THE CONTRACTOR SHALL NOTIFY CITY OF WOODBURN FOR INSPECTIONS: (1) WHEN THE SUBGRADE IS COMPLETE, (2) 24 HOURS PRIOR TO PLACEMENT OF ROCK BASE MATERIAL AND (3) 24 HOURS PRIOR TO FINAL PAVING FOR AN INSPECTION OF THE WORK.
4. THE ROADWAY MUST BE PROOF-ROLLED UNDER INSPECTION OF THE ENGINEER AND CITY OF PORTLAND WHEN THE SUBGRADE IS COMPLETE AND WHEN THE TOP ROCK IS INSTALLED PRIOR TO PAVING.
5. THE ASPHALT CONCRETE PAVEMENT SHALL BE PROVIDED FROM A MIX FORMULA AS SPECIFIED BY O.S.H.D. SPECIFICATION SECTION 403.11 FOR CLASS "B", "C", OR "D" ASPHALT AS SPECIFIED. THE CONTRACTOR IS TO PROVIDE THE ENGINEER WITH CERTIFICATE OF COMPLIANCE FROM THE ASPHALT PAVEMENT PLANT UNLESS OTHERWISE INDICATED.

### WATER SUPPLY

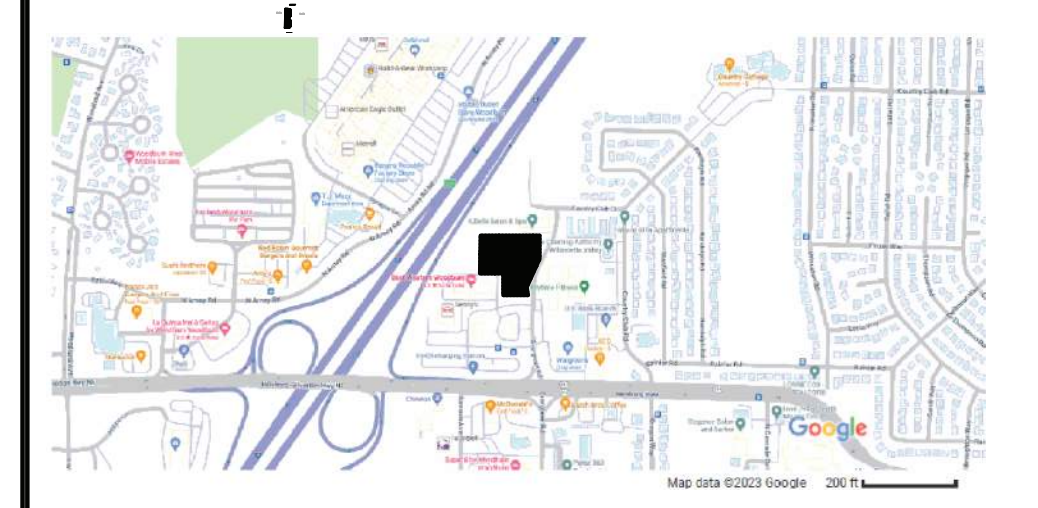
1. ALL WATER SYSTEM WORK AND MATERIALS SHALL COMPLY WITH CITY OF WOODBURN SPECIFICATIONS, THE OREGON STATE HEALTH DIVISION ADMINISTRATIVE RULES CHAPTER 333, THE AWWA AND THE 1988 APWA STANDARDS, IN THAT ORDER.
2. ALL WATER LINE PIPE SHALL HAVE MINIMUM COVER OF 36 INCHES TO THE FINISH GRADE.
3. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT PIPE INTERIORS, FITTINGS, AND VALVES AGAINST CONTAMINATION.
4. FITTINGS AND PIPE SECTIONS THAT WILL NOT BE DISINFECTED BY CHLORINE IN LINE FOR 25 HOURS SHALL HAVE THE INTERIORS SWABBED WITH A 5% HYPOCHLORITE SOLUTION BEFORE THEY ARE INSTALLED.
5. CONCRETE THRUST BLOCKS ARE TO BE CONSTRUCTED AT TEES, BENDS, FIRE HYDRANTS, BLOWOFFS AND WHERE INDICATED ON THE PLANS & STANDARD DETAILS. THE MINIMUM BEARING SURFACE AGAINST UNDISTURBED SOIL IS SHOWN ON THE DETAIL SHEET. THRUST BLOCKS SHALL BE ALLOWED TO CURE 14 DAYS BEFORE PIPELINE PRESSURE TESTING.
6. THE PIPELINE SHALL BE TESTED AT 150 PSI AT THE LOWEST POINT AND HELD AT THAT PRESSURE FOR 2 HOURS. THE TEST IS TO BE WITNESSED BY THE CITY OF WOODBURN WATER INSPECTOR AND THE ENGINEER.
7. THE PIPELINE IS TO BE THOROUGHLY DISINFECTED AND FLUSHED IN ACCORDANCE WITH THE CURRENT CITY OF WOODBURN WATER SYSTEMS STANDARDS.
8. PRIOR TO ENERGIZING THE WATER SYSTEM, A WATER SAMPLE SHALL BE TAKEN BY WATER BUREAU INSPECTOR, SUBMITTED TO AN ACCREDITED TESTING LAB, AND RETURNED TO THE CITY OF WOODBURN INDICATING NO HAZARD EXISTS.

### SANITARY SEWERS

1. ALL SANITARY SEWER PIPES ARE TO BE AS NOTED ON THE PLANS, AND SHALL BE THOROUGHLY CLEAN PRIOR TO PERFORMING ANY MANDRELLING, AIR TESTING, VACUUM TESTING, OR VIDEO RECORDING IN ACCORDANCE WITH WOODBURN STANDARD SPECIFICATIONS. ANY OTHER MATERIAL MUST BE APPROVED BY THE ENGINEER & BES PRIOR TO PLACING ON SITE.
2. TAPS INTO EXISTING LINE TO BE PERFORMED BY CONTRACTOR AND WILL REQUIRE PURCHASE OF TAP PERMITS FROM CITY OF WOODBURN.
3. ALL SANITARY SEWER LATERALS ARE TO BE 6" PVC WITH MINIMUM SLOPE OF 2.0%. LATERAL CONNECTION TO BE BY USE OF MANUFACTURED "T" CONNECTIONS. FOR DETAILS. LATERALS TO BE GREEN IN COLOR.

### STORM DRAINAGE

1. ALL STORM DRAIN MATERIALS SHALL BE AS NOTED ON THE PLANS AND SHALL BE GASKETED ANY OTHER MATERIAL MUST BE APPROVED BY THE ENGINEER & CITY OF WOODBURN PRIOR TO PLACING ON SITE.
2. ALL STORM SEWERS SHALL BE THOROUGHLY CLEAN PRIOR TO PERFORMING ANY MEANDERING OR VIDEO RECORDING OF WORK IN ACCORDANCE WITH CITY OF WOODBURN SPECIFICATIONS.



## VICINITY MAP

### PROJECT LOCATION

WEST OF I-5 BETWEEN COUNTRY CLUB CT AND SILVERTON RD  
1247 EVERGREEN ROAD  
WOODBURN, OREGON 97071

### BENCH MARK

ODOT BENCHMARK NO. W673, A BRASS DISC IN CONCRETE, AT THE NORTHWEST CORNER OF NORTH AINSWORTH STREET BRIDGE OVER I-5, ADJUSTED TO CITY OF PORTLAND DATUM

### OWNER

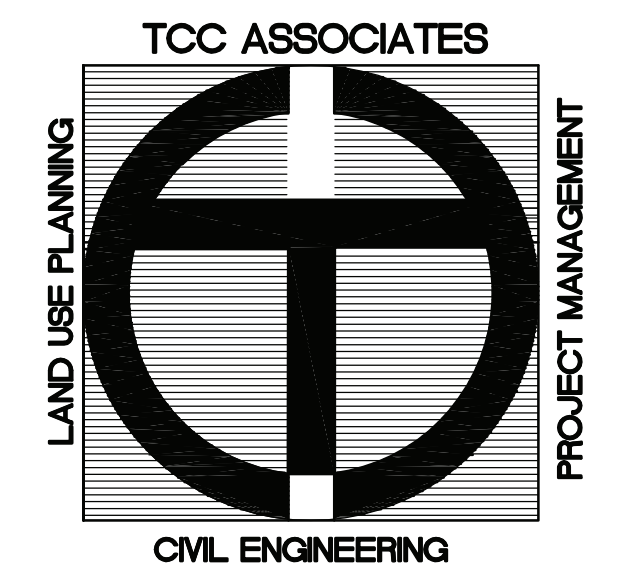
SIAMAK LOTFI  
SIAMAK'S CAR COMPANY  
1241 EVERGREEN RD  
WOODBURN, OREGON 97071

### PROJECT CASE FILE

DR 23-05 & VAR 23-02  
SIAMAK'S CAR COMPANY

### PROPERTY LEGAL DESCRIPTION

TAX LOT 04302 & 4303  
TOWNSHIP 05N RANGE 2W SECTION  
MARION COUNTY, OREGON



TCC ASSOCIATES INC  
5821 SE 82ND AVE, SUITE 111  
PORTLAND, OREGON 97266  
TEL: (503) 277-8143  
FAX: (503) 262-8668  
WWW.TCCENGR.COM

No:	Date:	REVISIONS

Drawn By: ET		Job No: 23-028
Checked By: WC		Job No: 23-028
Date: 12/18/23		Job No: 23-028
Job No: 23-028		Job No: 23-028
File: C:\TCC\PROJ\EVERGREEN	EXPIRES 06-30-24	Job No: 23-028

## DRAWING INDEX

SHEET	TITLE
1	COVER SHEET
2	EXISTING CONDITIONS & REMOVALS
3	SITE PLAN & COMPOSITE UTILITY PLAN
4	GRADING & EROSION CONTROL PLAN
5	GRADING & EROSION CONTROL DETAILS & NOTES
6	CONSTRUCTION DETAILS
7	CONSTRUCTION DETAIL
8	CONSTRUCTION DETAIL

## LEGEND

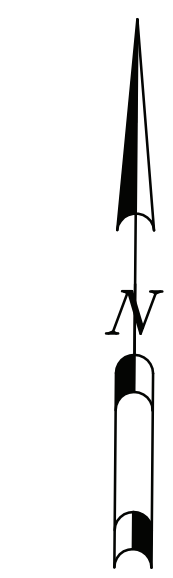
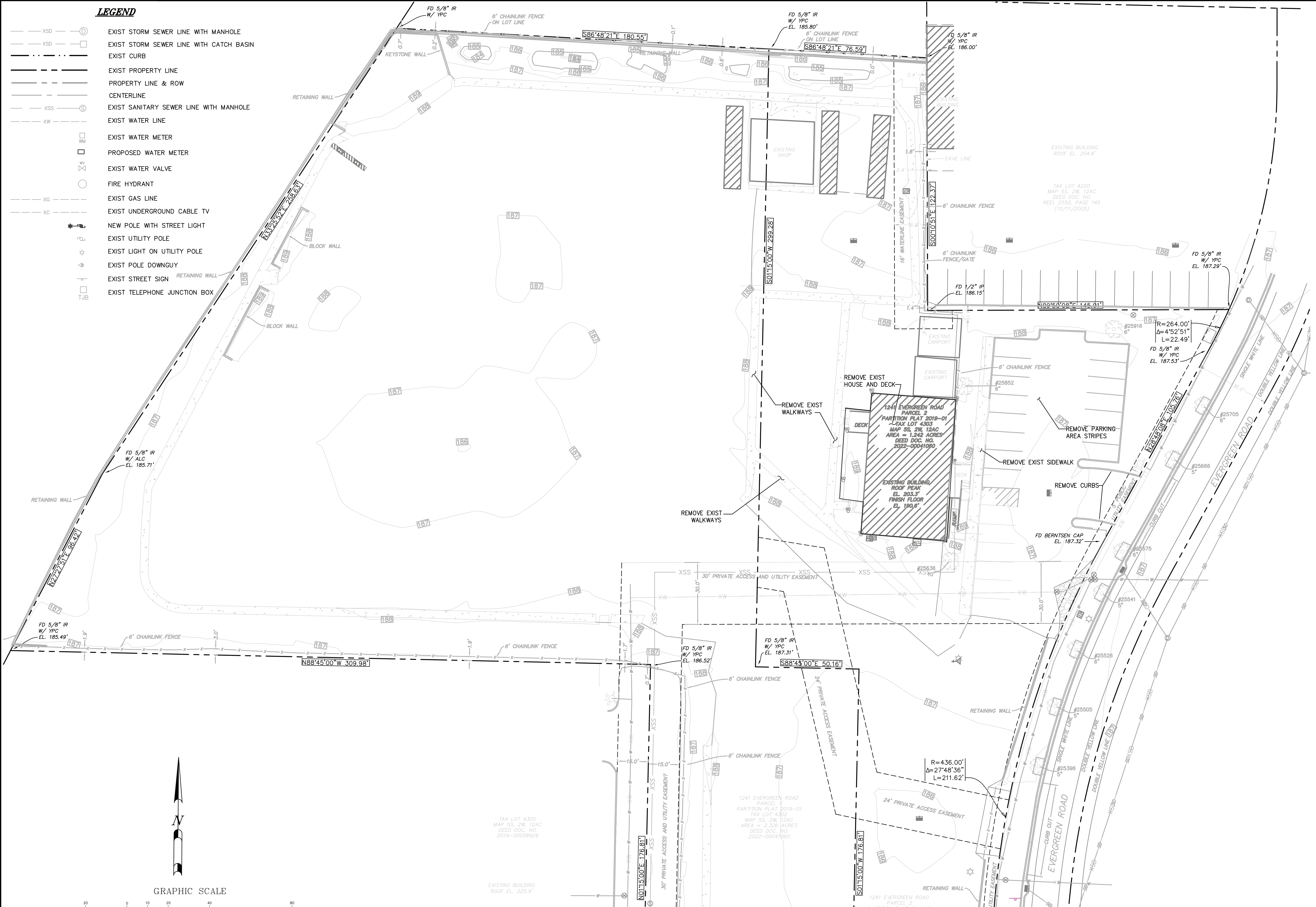
XSD	EXISTING STORM SEWER LINE WITH MANHOLE
XSD	EXISTING STORM SEWER LINE WITH CATCH BASIN
---	PROPOSED STORM SEWER LINE
---	PROPOSED STORM SEWER LINE WITH CATCH BASIN
XSS	EXISTING SANITARY SEWER LINE WITH MANHOLE
XW	EXISTING WATER LINE
WM	EXISTING WATER METER
WM	PROPOSED WATER METER
WV	EXISTING WATER VALVE
WV	FIRE HYDRANT
XG	EXISTING GAS LINE
XC	EXISTING UNDERGROUND CABLE TV
SL	NEW POLE WITH STREET LIGHT
U	EXISTING UTILITY POLE
UL	EXISTING LIGHT ON UTILITY POLE
PD	EXISTING POLE DOWNGUY
SS	EXISTING STREET SIGN
TJB	EXISTING TELEPHONE JUNCTION BOX
---	PROPOSED CURB
---	EXISTING CURB
---	EXISTING PROPERTY LINE
---	PROPERTY LINE & ROW
---	CENTERLINE
---	PROPOSED EDGE OF PAVEMENT
---	EXISTING EDGE GRAVEL ROAD
---	SAWCUT LINE
---	PUE



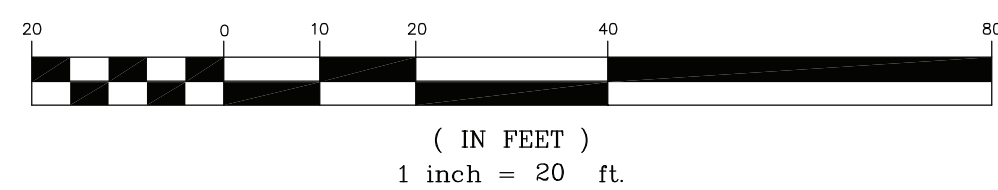
C:\Projects\1241 Evergreen Rd\Engineering\SIamak ECR.dwg 7/2/2024 9:58:18 PM PDT

**LEGEND**

- XSD --- (D) EXIST STORM SEWER LINE WITH MANHOLE
- XSD --- (C) EXIST STORM SEWER LINE WITH CATCH BASIN
- --- EXIST CURB
- --- EXIST PROPERTY LINE
- --- PROPERTY LINE & ROW
- --- CENTERLINE
- XSS --- (S) EXIST SANITARY SEWER LINE WITH MANHOLE
- XW --- --- EXIST WATER LINE
- WM --- (M) EXIST WATER METER
- WM --- (P) PROPOSED WATER METER
- (V) EXIST WATER VALVE
- (F) FIRE HYDRANT
- XG --- --- EXIST GAS LINE
- XC --- --- EXIST UNDERGROUND CABLE TV
- (S) NEW POLE WITH STREET LIGHT
- (U) EXIST UTILITY POLE
- (L) EXIST LIGHT ON UTILITY POLE
- (D) EXIST POLE DOWNGUY
- (S) EXIST STREET SIGN
- (J) EXIST TELEPHONE JUNCTION BOX



GRAPHIC SCALE



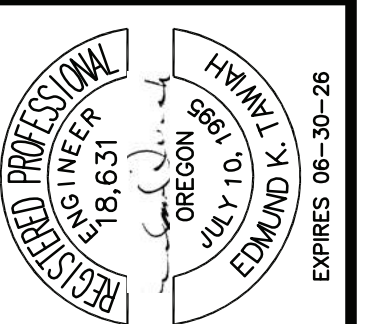
TAX LOT 4300  
 MAP 55, 2W, 12AC  
 DEED DOC. NO.  
 2019-0005829

EXISTING BUILDING  
 ROOF EL. 225.9'

1241 EVERGREEN ROAD  
 PARCEL 1  
 PARTITION PLAT 2019-01  
 TAX LOT 4302  
 MAP 55, 2W, 12AC  
 AREA = 2.328 ACRES  
 DEED DOC. NO.  
 2022-00041090

TAX LOT 4200  
 MAP 55, 2W, 12AC  
 DEED DOC. NO.  
 REEL 2552, PAGE 145  
 (10/11/2005)

**EXISTING CONDITIONS AND REMOVALS PLAN**  
 SCALE: 1"=20'



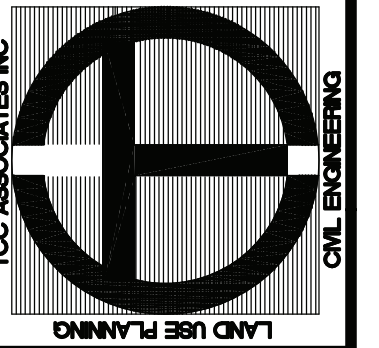
PROJECT  
**SIAMAK'S CAR LOT FACILITY**  
 1241 EVERGREEN RD  
 WOODBURN, OREGON 97071  
 TL 4302, 15N R2W SEC 12AC  
 MARION COUNTY

DRAWING TITLE:  
**EXISTING SITE CONDITIONS & REMOVALS**  
 FILE NAME: SIAMAKS-EC PLAN

NO.	REVISIONS	DATE	BY

DESIGNED	ET	DATE

**TCC ASSOCIATES INC**  
 5821 SE 82ND AVE  
 PORTLAND, OR 97286  
 Phone: (503) 277-8143  
 Email: jayco@tccassoc.com

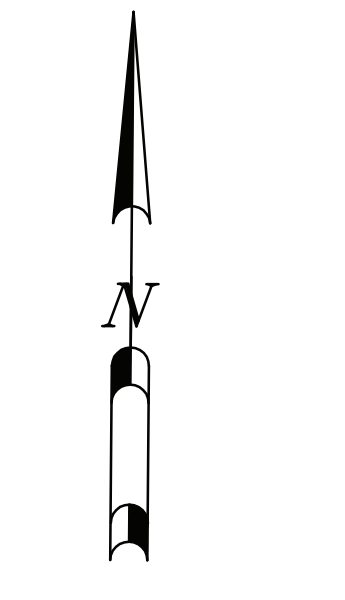
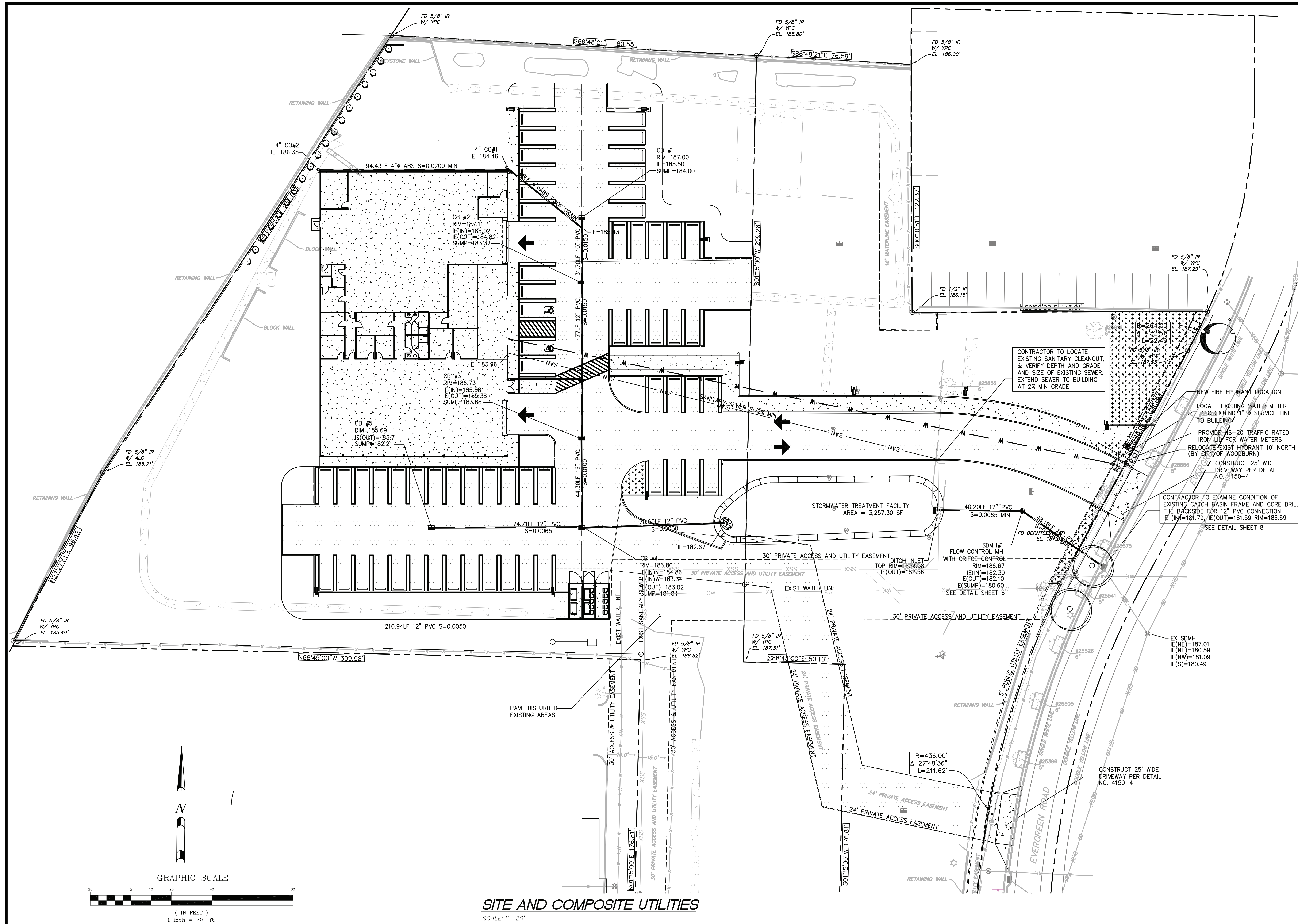


PREPARED BY  
**SIAMAK, LOTFI**  
**SIAMAK'S CAR COMPANY**  
 1241 EVERGREEN RD  
 WOODBURN, OREGON 97071  
 PH: (503) 991-5400  
 FAX: (503) 385-8014

SHEET	<b>2</b>
OF	8
JOB #	23-028



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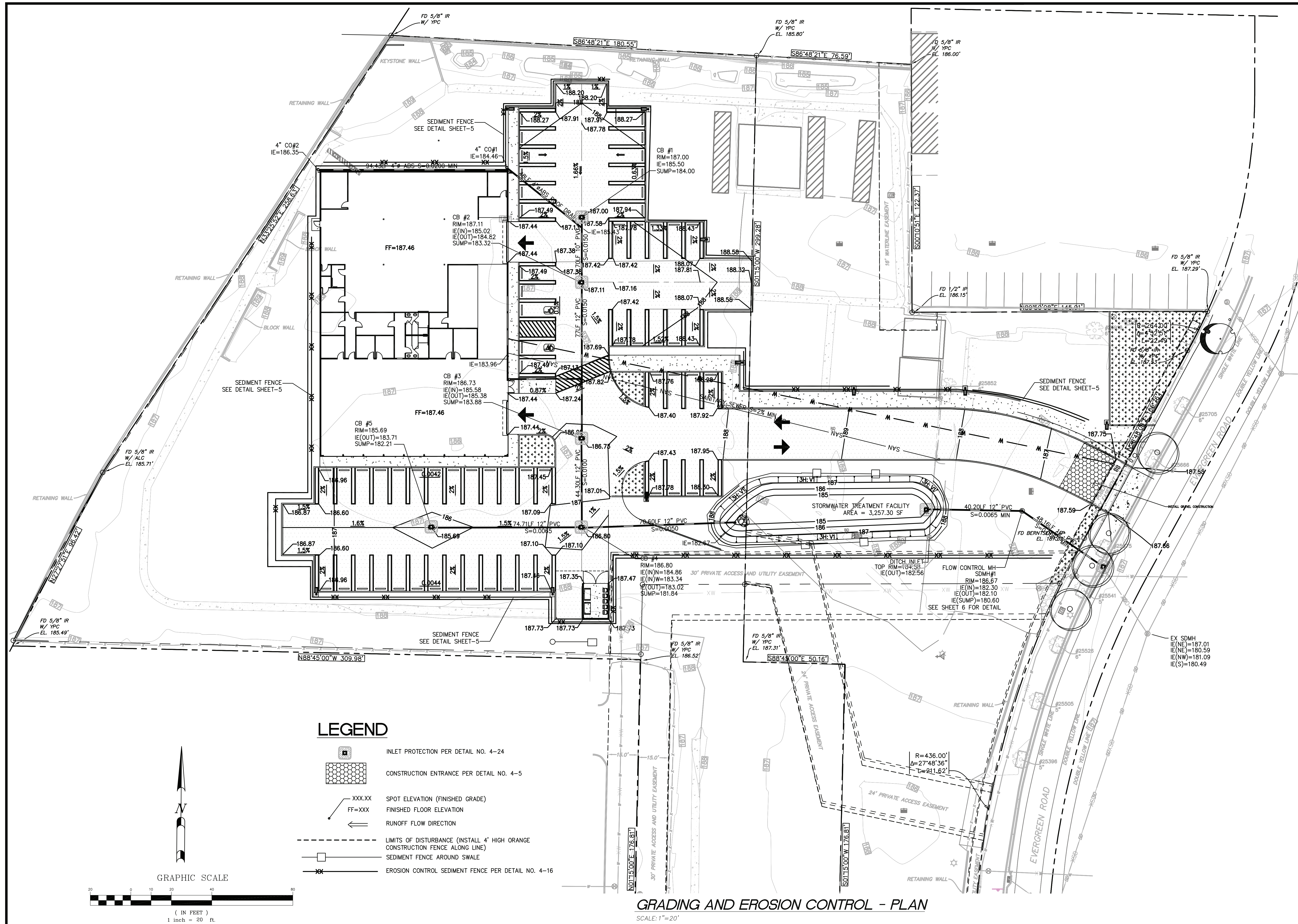


**SITE AND COMPOSITE UTILITIES**  
SCALE: 1"=20'

<b>SIAMAK'S CAR LOT FACILITY</b> 1241 EVERGREEN RD WOODBURN, OREGON 97071 TL4302, T5N R2W SEC 12AC MARION COUNTY	
<b>SITE AND COMPOSITE UTILITIES PLAN</b> FILE NAME: SIAMAKS-EC.PLAN	
DESIGNED BY	DATE
ET	
BRANK	
ET	
ORCID	
WC	
DATE	12-18-24
<b>TCC ASSOCIATES INC.</b> 5821 SE 82ND AVE PORTLAND, OR 97286 Phone: (503) 977-8143 Email: yves@tccinc.com	
<b>SIAMAK LOTFI</b> <b>SIAMAK'S CAR COMPANY</b> 1241 EVERGREEN RD WOODBURN, OREGON 97071 PH: (503) 991-5400 FAX: (503) 385-8014	
SHEET	23-028
3	
OF	8
JOB #	

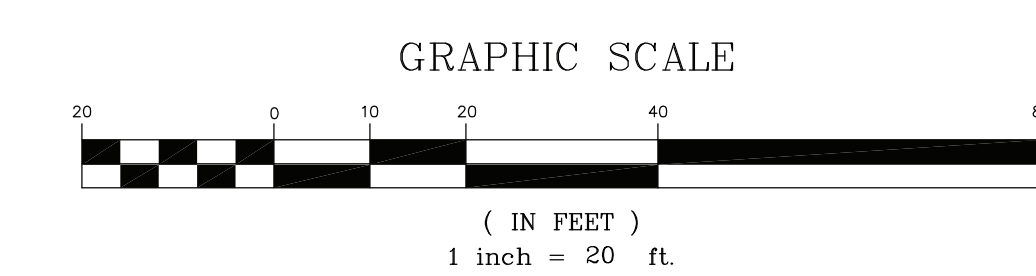
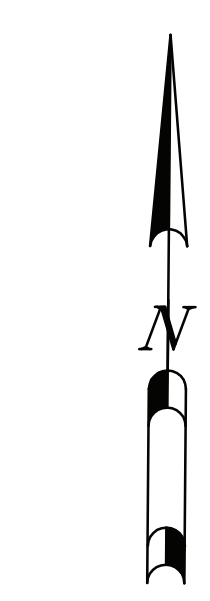


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### LEGEND

- INLET PROTECTION PER DETAIL NO. 4-24
- CONSTRUCTION ENTRANCE PER DETAIL NO. 4-5
- SPOT ELEVATION (FINISHED GRADE)
- FINISHED FLOOR ELEVATION
- RUNOFF FLOW DIRECTION
- LIMITS OF DISTURBANCE (INSTALL 4' HIGH ORANGE CONSTRUCTION FENCE ALONG LINE)
- SEDIMENT FENCE AROUND SWALE
- EROSION CONTROL SEDIMENT FENCE PER DETAIL NO. 4-16



## GRADING AND EROSION CONTROL - PLAN

SCALE: 1" = 20'

REGISTERED PROFESSIONAL ENGINEER  
NO. 18,637  
EXPIRES 06-30-28

PROJECT: **SIAMAK'S CAR LOT FACILITY**  
1241 EVERGREEN RD  
WOODBURN, OREGON 97071  
TL4302, T5N R2W SEC 12AC  
MARION COUNTY

DRAWING TITLE: **GRADING AND EROSION CONTROL PLAN**

DESIGNED BY: [Blank] DATE: [Blank]

ET: [Blank] ET: [Blank] WC: [Blank]

NO. [Blank] REVISIONS: [Blank]

DATE: 02-18-24

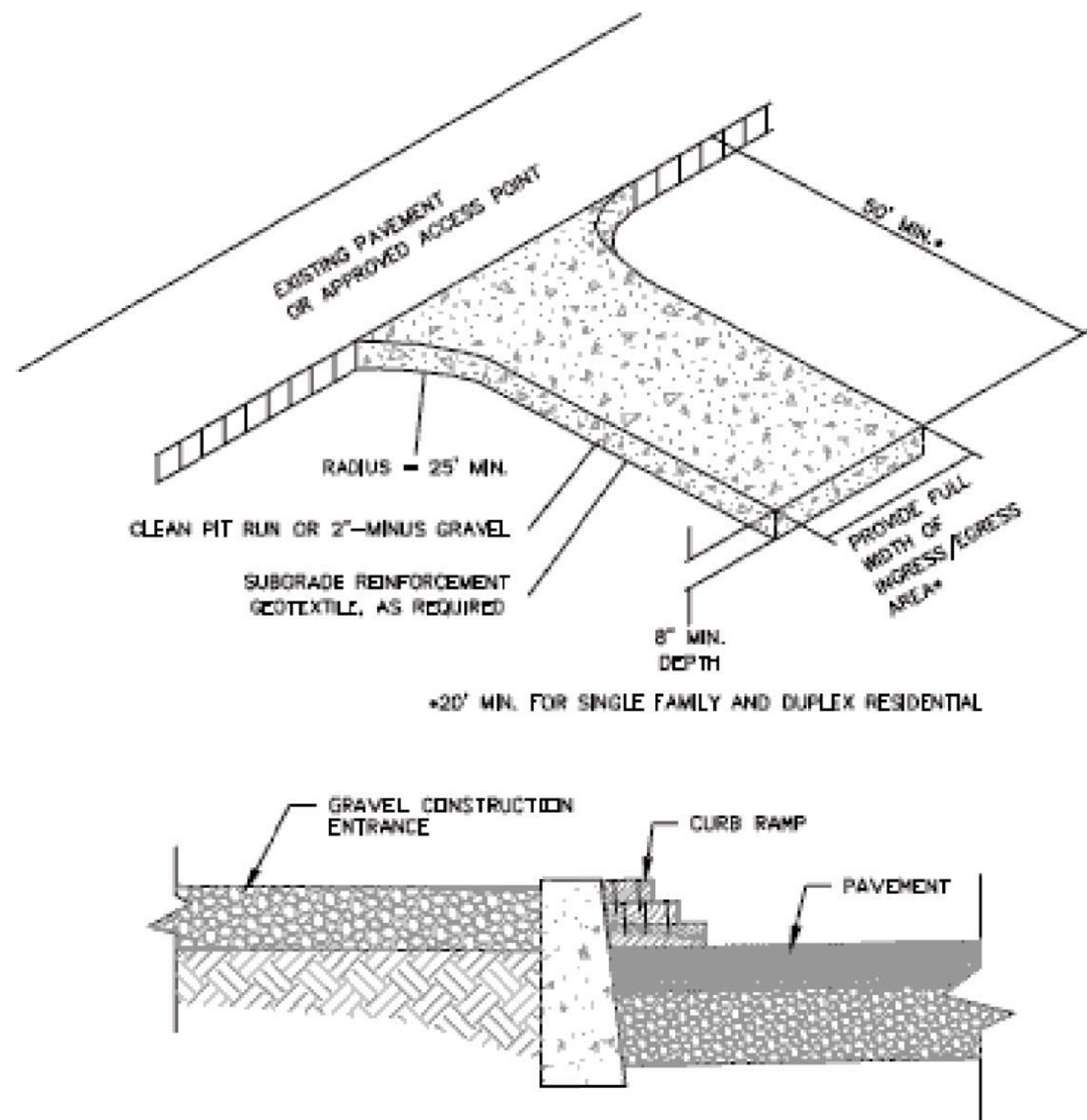
**TCC ASSOCIATES INC**  
5821 SE 80ND AVE  
Portland, OR 97286  
Phone: (503) 977-8143  
Email: yves@tccassoc.com

PROJECT MANAGEMENT  
LAND USE PLANNING  
CIVIL ENGINEERING

DEVELOPER: **SIAMAK LOTFI**  
**SIAMAK'S CAR COMPANY**  
1241 EVERGREEN RD  
WOODBURN, OREGON 97071  
PH: (503) 991-5400  
FAX: (503) 385-8014

SHEET **4** OF 8  
JOB # **23-028**



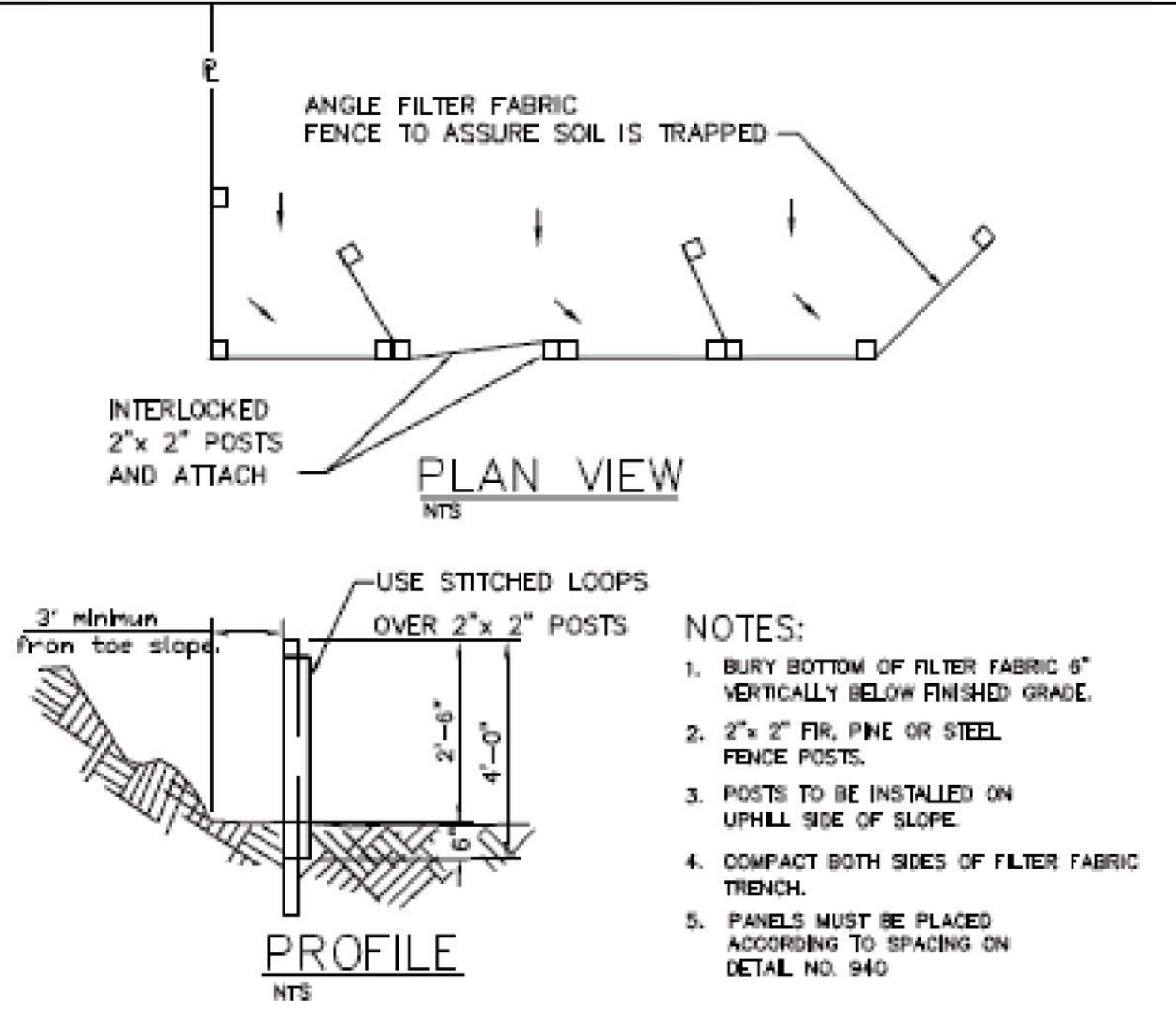


**NOTES:**  
**DIMENSIONS:**  
**SINGLE FAMILY:**  
 20' LONG BY 20' WIDE  
 8" DEEP OF 1/2" MINUS CLEAN ROCK.  
**COMMERCIAL:**  
 50' LONG BY 20' WIDE  
 3-6" CLEAN ROCK.  
 GOVERNING AUTHORITY MAY REQUIRE  
 GEOTEXTILE FABRIC TO PREVENT  
 SUB-SOIL PUMPING.

1  
P3.2

CONSTRUCTION ENTRANCE

Detail Drawing 4-5

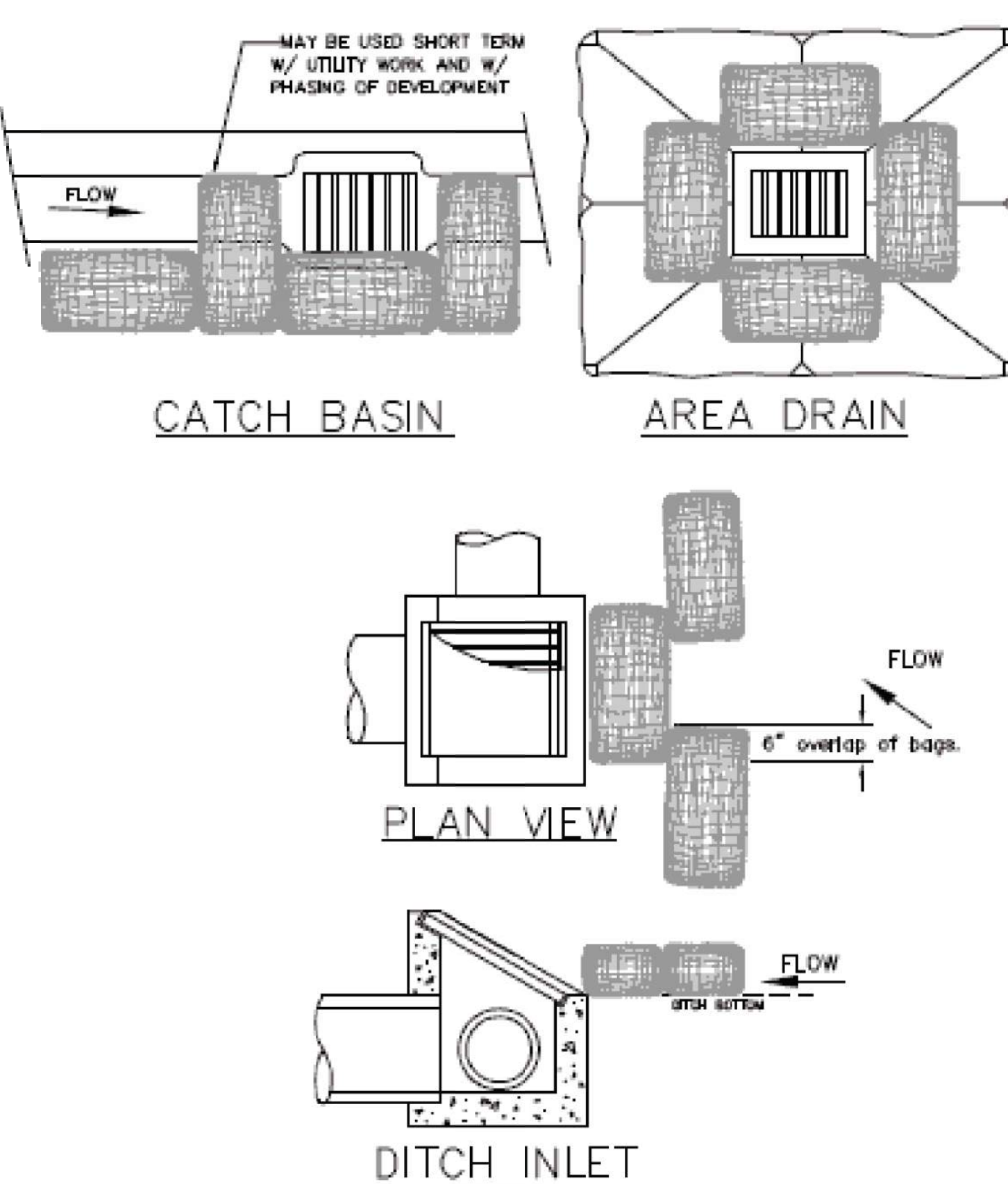


**NOTES:**  
 1. BURY BOTTOM OF FILTER FABRIC 6" VERTICALLY BELOW FINISHED GRADE.  
 2. 2" x 2" FR, PINE OR STEEL FENCE POSTS.  
 3. POSTS TO BE INSTALLED ON UPHILL SIDE OF SLOPE.  
 4. COMPACT BOTH SIDES OF FILTER FABRIC TRENCH.  
 5. PANELS MUST BE PLACED ACCORDING TO SPACING ON DETAIL NO. 940.

2  
P3.2

SEDIMENT FENCE

Detail Drawing 4-16

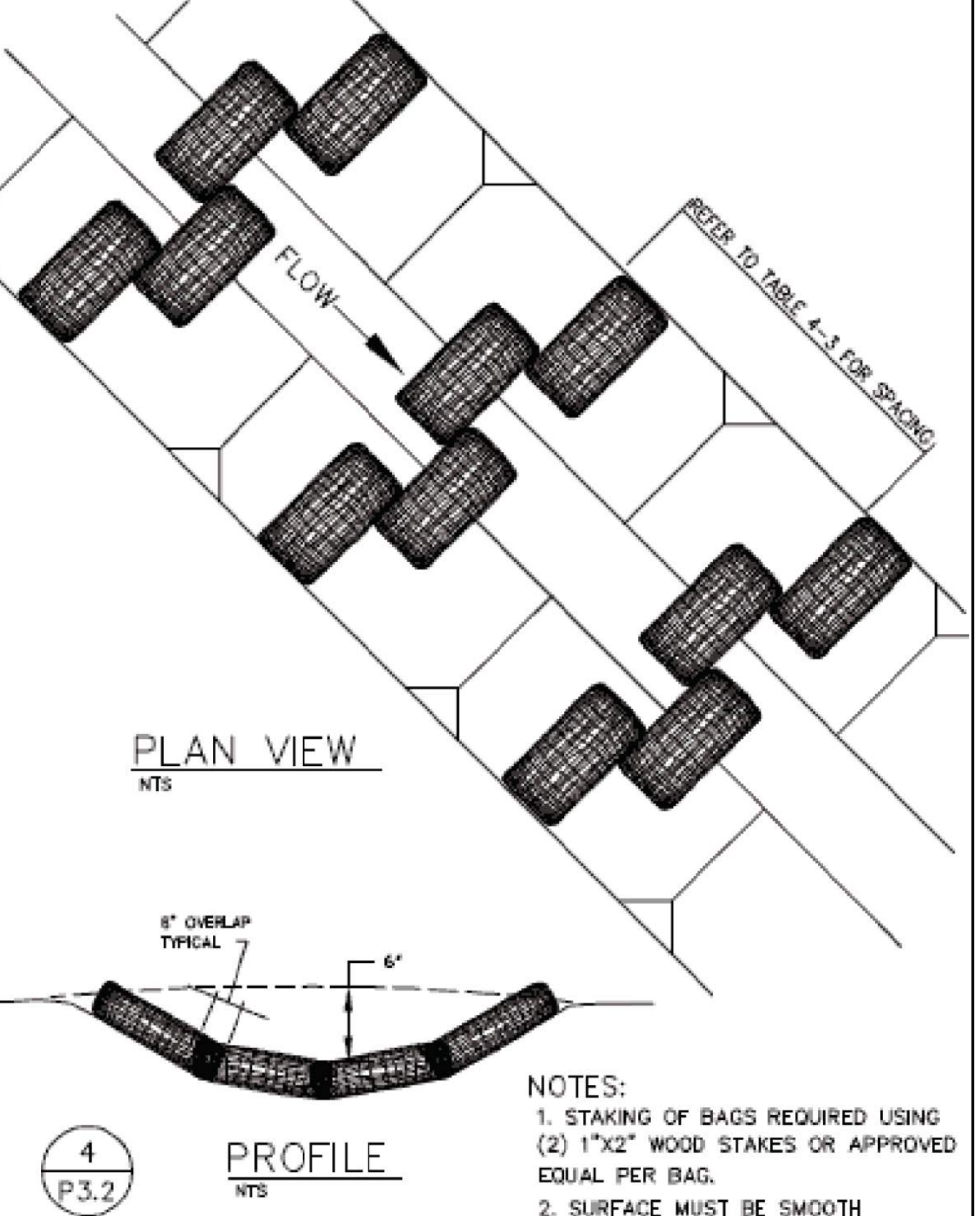


**NOTES:**  
 1. ADDITIONAL MEASURES MUST BE CONSIDERED DEPENDING ON SOIL TYPES.  
 2. BIOFILTER BAGS SHOULD BE STAKED WHERE APPLICABLE USING (2) 1"x2" WOODEN STAKES OR APPROVED EQUAL PER BAG.

3  
P3.2

INLET PROTECTION  
TYPE 4

Detail Drawing 4-24



**NOTES:**  
 1. STAKING OF BAGS REQUIRED USING (2) 1"x2" WOOD STAKES OR APPROVED EQUAL PER BAG.  
 2. SURFACE MUST BE SMOOTH BEFORE APPLICATION.

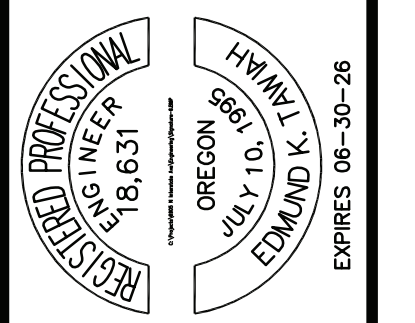
4  
P3.2

CHECK DAM  
BIO FILTER BAG

Detail Drawing 4-14

## STANDARD EROSION CONTROL NOTES

- WHEN RAINFALL AND RUNOFF OCCURS DAILY INSPECTIONS OF THE EROSION AND SEDIMENT CONTROLS AND DISCHARGE OUTFALLS MUST BE PROVIDED BY SOME ONE KNOWLEDGEABLE AND EXPERIENCED IN THE PRINCIPLES, PRACTICES, INSTALLATION, AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS WHO WORKS FOR THE PERMITTEE.
- CONSTRUCTION ACTIVITIES MUST AVOID OR MINIMIZE EXCAVATION AND CREATION OF BARE GROUND FROM OCTOBER 1 THROUGH MAY 31 EACH YEAR.
- DURING WET WEATHER PERIOD, TEMPORARY STABILIZATION OF THE SITE MUST OCCUR AT THE END OF EACH WORK DAY.
- SEDIMENT CONTROLS MUST BE INSTALLED AND MAINTAINED ON ALL DOWN GRADIENT SIDES OF THE CONSTRUCTION SITE AT ALL TIMES DURING CONSTRUCTION. THEY MUST REMAIN IN PLACE UNTIL PERMANENT VEGETATION OR OTHER PERMANENT COVERING OF EXPOSED SOIL IS ESTABLISHED.
- ALL ACTIVE INLETS MUST HAVE SEDIMENT CONTROLS INSTALLED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION, UNLESS OTHERWISE APPROVED. A SURFACE MOUNTED AND ATTACHABLE, U-SHAPED FILTER BAG IS REQUIRED FOR ALL CURB INLET CATCH BASINS.
- SIGNIFICANT AMOUNTS OF SEDIMENT WHICH LEAVES THE SITE MUST BE CLEANED UP WITHIN 24 HOURS AND PLACED BACK ON THE SITE AND STABILIZED OR PROPERLY DISPOSED. THE CAUSE OF THE SEDIMENT RELEASE MUST BE FOUND AND PREVENTED FROM CAUSING A REQUIREMENT OF THE DISCHARGE WITHIN THE SAME 24 HOURS. ANY IN-STREAM CLEAN UP OF SEDIMENT SHALL BE PERFORMED ACCORDING TO THE OREGON DEPARTMENT OF STATE LANDS REQUIRED TIME FRAME.
- SEDIMENT MUST NOT BE INTENTIONALLY WASHED INTO STORM SEWERS, DRAINAGE WAYS, OR WATER BODIES.
- SEDIMENT MUST BE REMOVED FROM BEHIND ALL SEDIMENT CONTROL MEASURES WHEN IT HAS REACHED A HEIGHT OF 1/3RD THE BARRIER HEIGHT, AND PRIOR TO THE CONTROL MEASURES REMOVAL.
- CLEANING OF ALL STRUCTURES WITH SUMPS MUST OCCUR WHEN THE SEDIMENT RETENTION CAPACITY HAS BEEN REDUCED BY 50% AND AT COMPLETION OF PROJECT.
- ANY USE OF TOXIC OR OTHER HAZARDOUS MATERIALS MUST INCLUDE PROPER STORAGE, APPLICATION, AND DISPOSAL.
- THE PERMITTEE MUST PROPERLY MANAGE HAZARDOUS WASTES, USED OILS, CONTAMINATED SOILS, CONCRETE WASTE, SANITARY WASTE, LIQUID WASTE, OR OTHER TOXIC SUBSTANCES DISCOVERED OR GENERATED DURING CONSTRUCTION.
- THE APPLICATION RATE OF FERTILIZERS USE TO REESTABLISH VEGETATION MUST FOLLOW MANUFACTURER'S RECOMMENDATIONS. NUTRIENT RELEASES FROM FERTILIZERS TO SURFACE WATERS MUST BE MINIMIZED. THE RELEASE FERTILIZERS SHOULD BE USED AND CARE SHOULD BE MADE IN APPLICATION OF FERTILIZERS WITHIN ANY WATER WAY RIPARIAN ZONE.
- OWNER OR DESIGNATED PERSON SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES, IN ACCORDANCE WITH CURRENT CLEAN WATER SERVICES STANDARDS AND STATE, AND FEDERAL REGULATIONS.
- PRIOR TO ANY LAND DISTURBING ACTIVITIES, THE BOUNDARIES OF THE CLEARING LIMITS, VEGETATED BUFFERS, ANY SENSITIVE AREAS SHOWN ON THIS PLAN SHALL BE CLEARLY DELINEATED IN THE FIELD. UNLESS OTHERWISE APPROVED, NO DISTURBANCE IS PERMITTED BEYOND THE CLEARING LIMITS. THE OWNER/PERMITTEE MUST MAINTAIN THE DELINEATION FOR THE DURATION OF THE PROJECT. NOTE: VEGETATED CORRIDORS TO BE DELINEATED WITH ORANGE CONSTRUCTION FENCE OR APPROVED EQUAL.
- PRIOR TO ANY LAND DISTURBING ACTIVITIES, THE BMPs THAT MUST BE INSTALLED ARE GRAVEL CONSTRUCTION ENTRANCE, PERIMETER SEDIMENT CONTROL, AND INLET PROTECTION. THESE BMPs MUST BE MAINTAINED FOR THE DURATION OF THE PROJECT.
- IF VEGETATED SEED MIXES ARE SPECIFIED, SEEDING MUST TAKE PLACE NO LATER THAN SEPTEMBER 1ST; THE TYPE AND PERCENTAGES OF SEED IN THE MIX ARE AS IDENTIFIED ON THE PLANS OR AS SPECIFIED BY THE DESIGN ENGINEER.
- WATER-TIGHT TRUCKS MUST BE USED TO TRANSPORT SATURATED SOILS FROM THE CONSTRUCTION SITE. AN APPROVED EQUIVALENT IS TO DRAIN THE SOIL ON SITE AT A DESIGNATED LOCATION USING APPROPRIATE BMPs; SOIL MUST BE DRAINED SUFFICIENTLY FOR MINIMAL SPILLAGE.
- ALL PUMPING OF SEDIMENT LADEN WATER MUST BE DISCHARGED OVER AN UNDISTURBED, PREFERABLY VEGETATED AREA, AND THROUGH A SEDIMENT CONTROL BMP (I.E. FILTER BAG).
- THE ESC PLAN MUST BE KEPT ONSITE. ALL MEASURES SHOWN ON THE PLAN MUST BE INSTALLED PROPERLY TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER A SURFACE WATER SYSTEM, ROADWAY, OR OTHER PROPERTIES.
- THE ESC MEASURES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE MEASURES SHALL BE UPGRADED AS NEEDED TO MAINTAIN COMPLIANCE WITH ALL REGULATIONS.
- WRITTEN ESC LOGS ARE SUGGESTED TO BE MAINTAINED ONSITE AND AVAILABLE TO DISTRICT INSPECTORS UPON REQUEST.
- IN AREAS SUBJECT TO WIND EROSION, APPROPRIATE BMPs MUST BE USED WHICH MAY INCLUDE THE APPLICATION OF FINE WATER SPRAYING, PLASTIC SHEETING, MULCHING, OR OTHER APPROVED MEASURES.
- ALL EXPOSED SOILS MUST BE COVERED DURING DURING WET WEATHER PERIOD.



PROJECT  
**SIAMAK'S CAR LOT FACILITY**  
 1241 EVERGREEN RD  
 WOODBURN, OREGON 97071  
 TL4302, T5N R2W SEC 12AC  
 MARION COUNTY

DRAWING TITLE:  
**GRADING AND EROSION CONTROL DETAILS & NOTES**  
 FILE NAME: SIAMAKS-EC PLAN

NO.	REVISIONS	DATE	BY

DESIGNED	ET	DATE
ET <td>ET <td>02-18-24</td> </td>	ET <td>02-18-24</td>	02-18-24

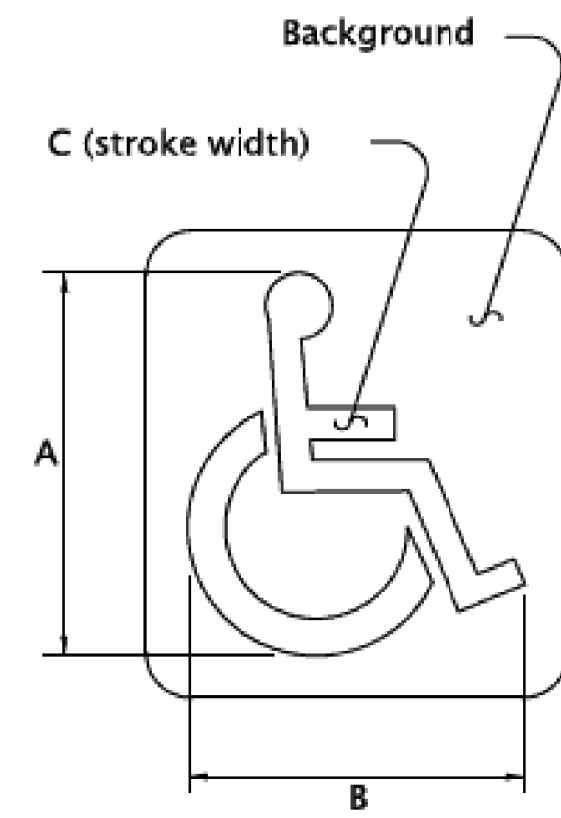
**TCC ASSOCIATES INC**  
 111 62ND AVE  
 PORTLAND, OR 97266-4343  
 PH: (503) 982-8888  
 Email: yveloyee@tcc.com



DEVELOPER  
**SIAMAK LOTFI**  
**SIAMAK'S CAR COMPANY**  
 1241 EVERGREEN RD  
 WOODBURN, OREGON 97071  
 PH: (503) 991-5400  
 FAX: (503) 365-8014



**PAVEMENT MARKING STENCIL**

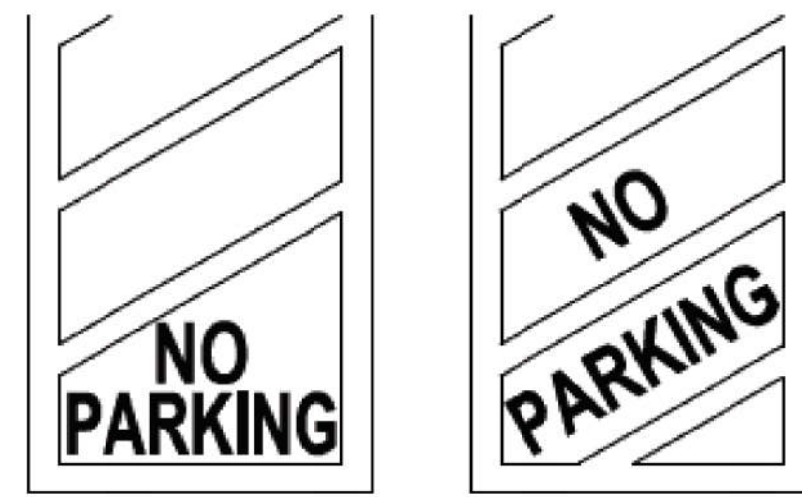


Pavement Marking Background: Optional: Blue, Retroreflective  
 Pavement Marking Stencil: White, Retroreflective

LEGEND	DIMENSIONS (INCHES)					
	A	B	C	D	E	F
MINIMUM	28	24	3			
STANDARD	41	36	4			

The pavement marking stencil shall be used to designate an accessible parking area reserved for vehicles with DMV permits.

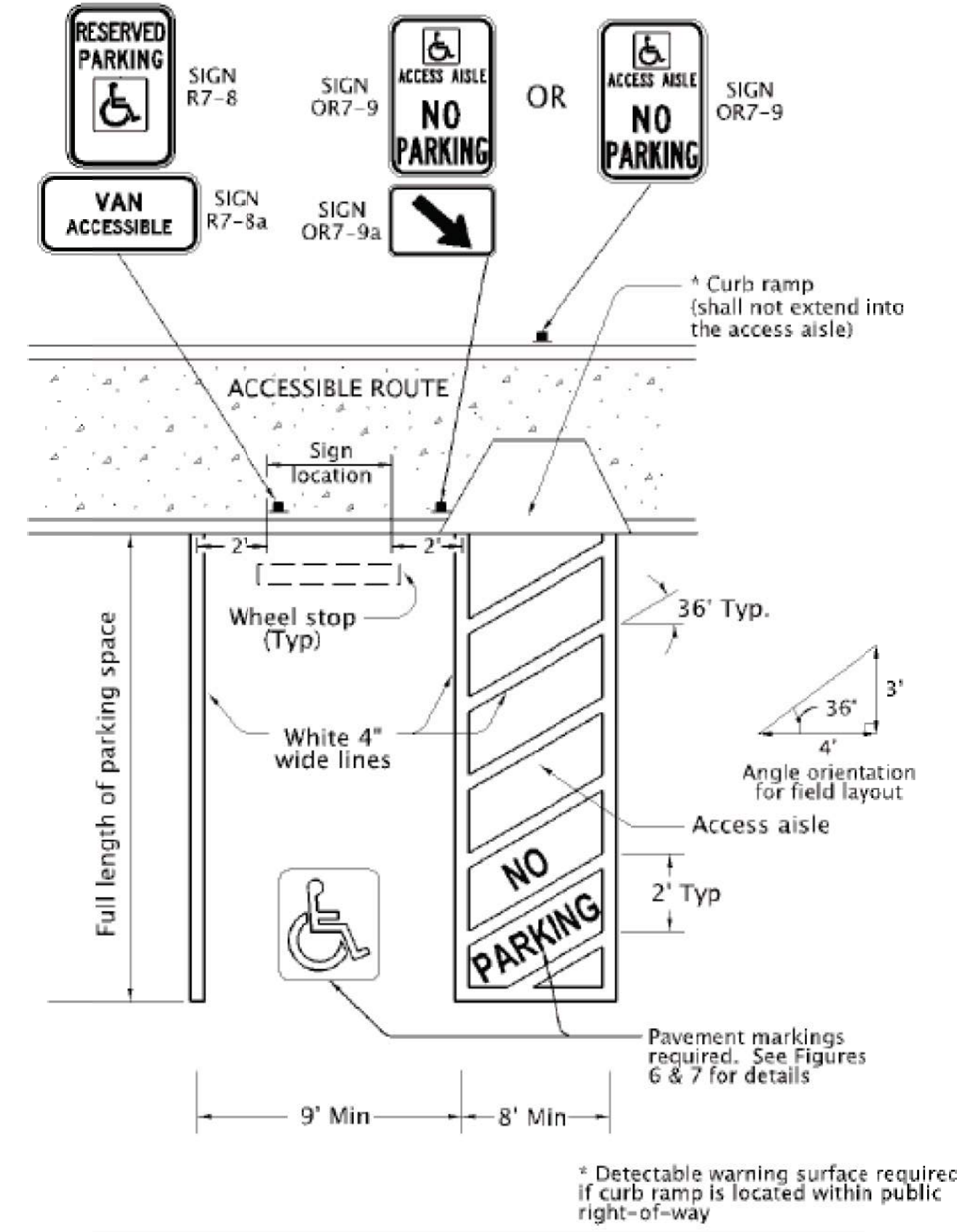
**PAVEMENT MARKING LEGEND**



Pavement Marking Legend: White or Yellow, Retroreflective

The "No Parking" pavement marking is used to designate an access aisle reserved for persons use parking with a DMV permit. This marking shall be required for all access aisles next to accessible parking spaces. Engineering judgement should be used for placement location to give best visual location to prevent illegal use of access aisle. Yellow may be used instead of white to increase contrast between access aisle white lines and the "No Parking" legend.

**MINIMUM STANDARD SINGLE-ACCESSIBLE PARKING SPACE (VAN-ACCESSIBLE DESIGNATION REQUIRED)**



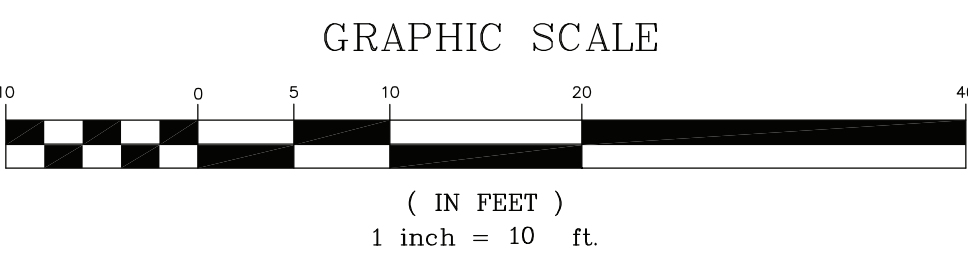
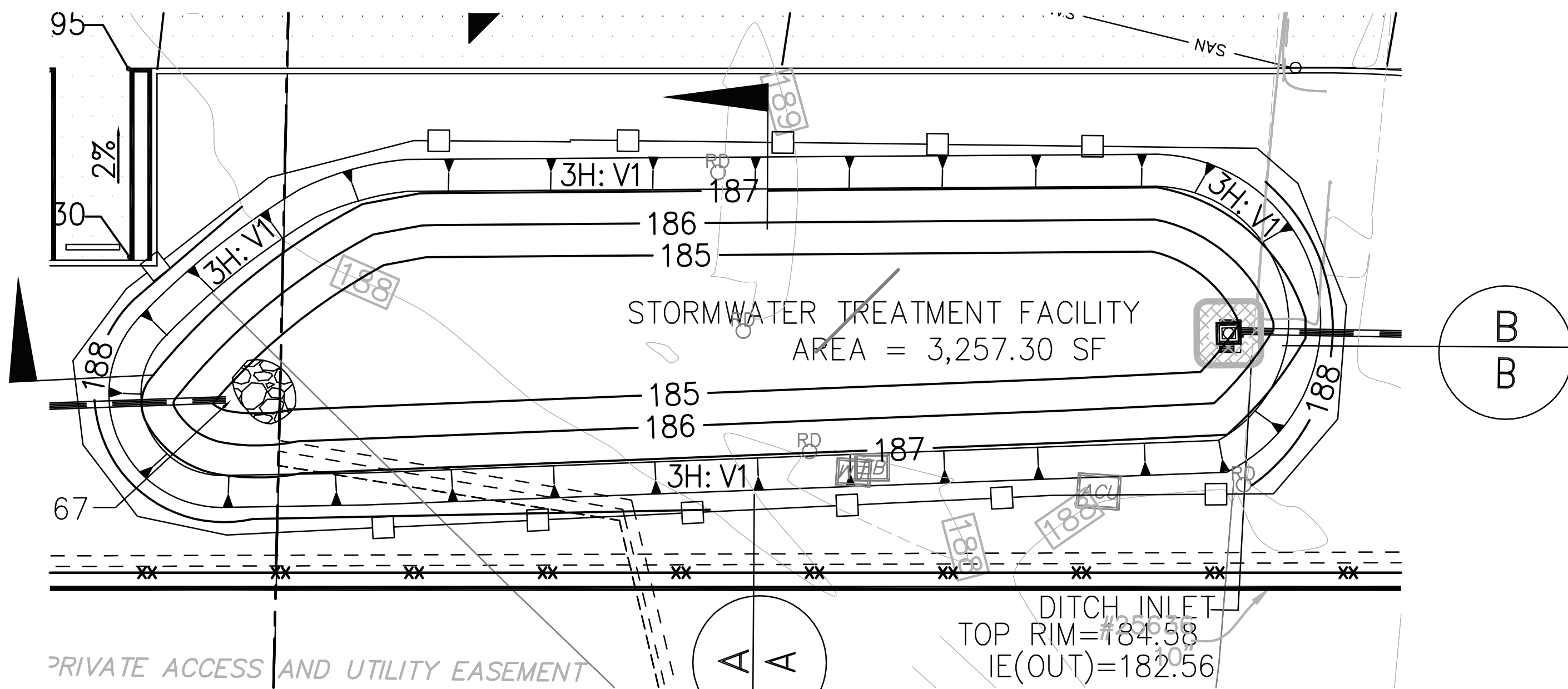
**SIGN DESIGN SIGN NO. R7-8**



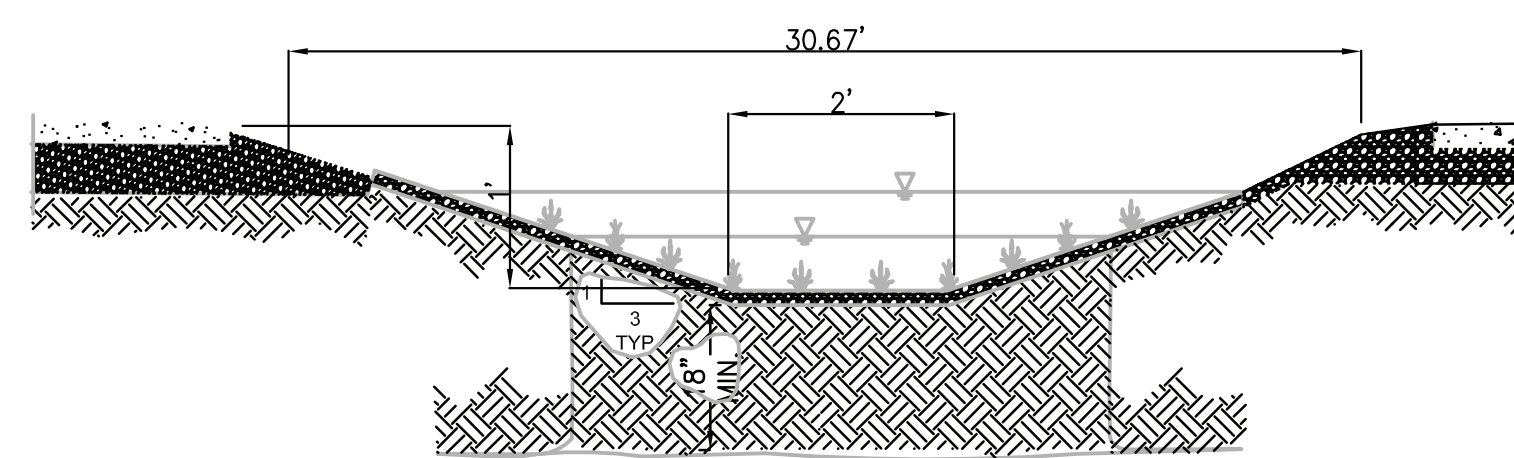
Sign Background: White, Retroreflective sheeting  
 Sign Legend: Green, Retroreflective sheeting  
 Sign Symbol: White on Blue, Retroreflective sheeting

Refer to Standard Highway Signs book for details.

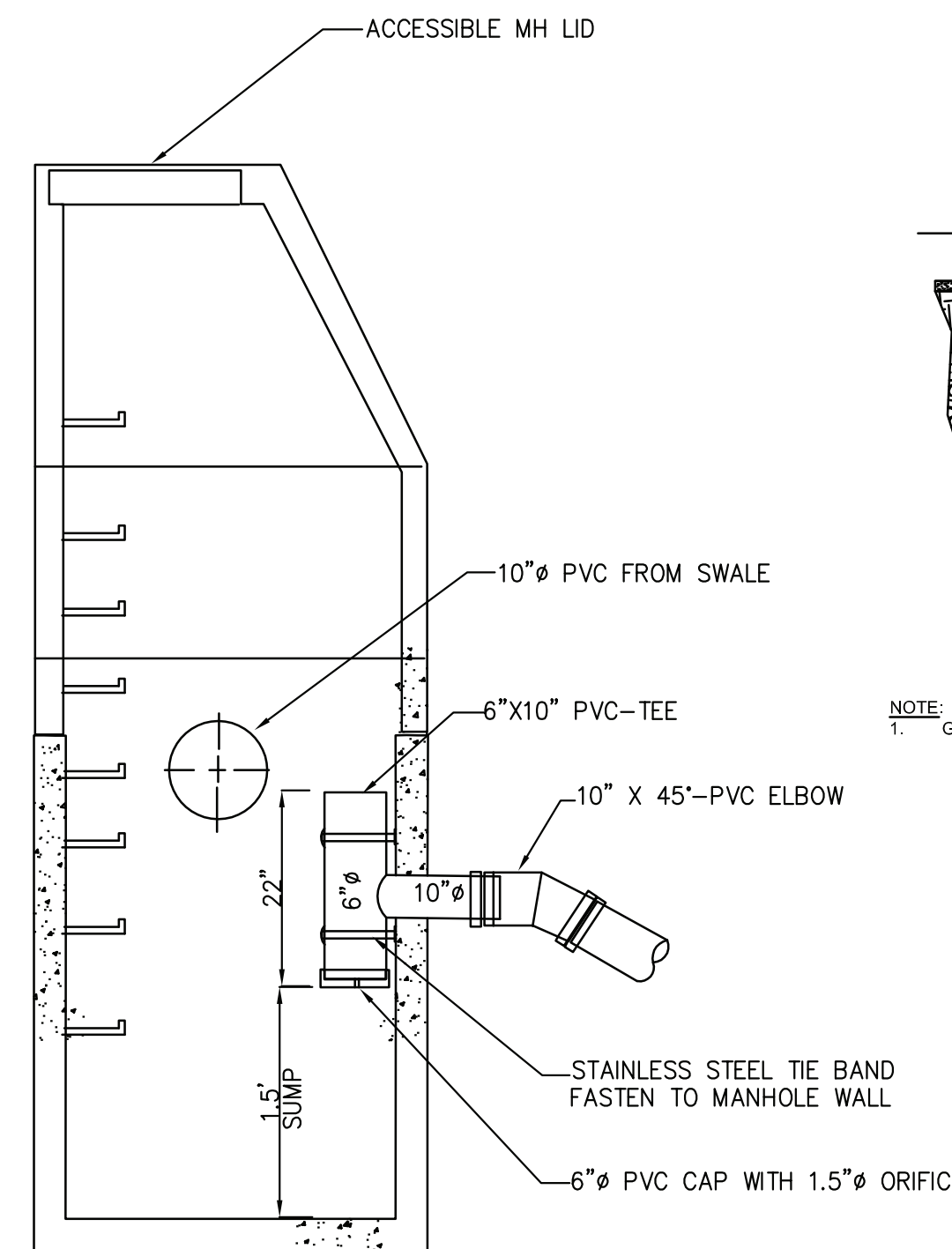
The Disabled Person parking sign is used to designate a parking area reserved for vehicles with DMV permit as stated.



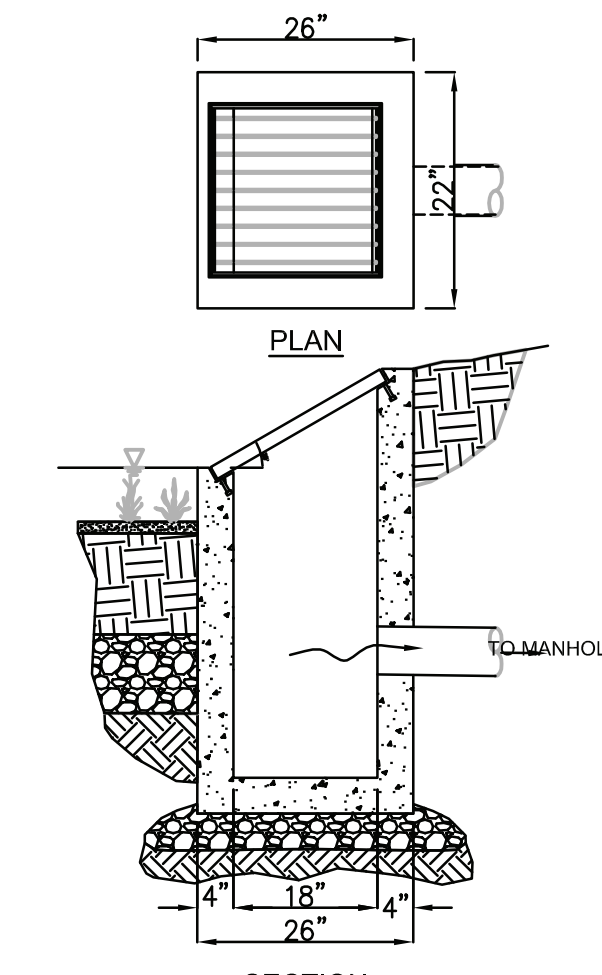
**FLOW THROUGH SWALE**



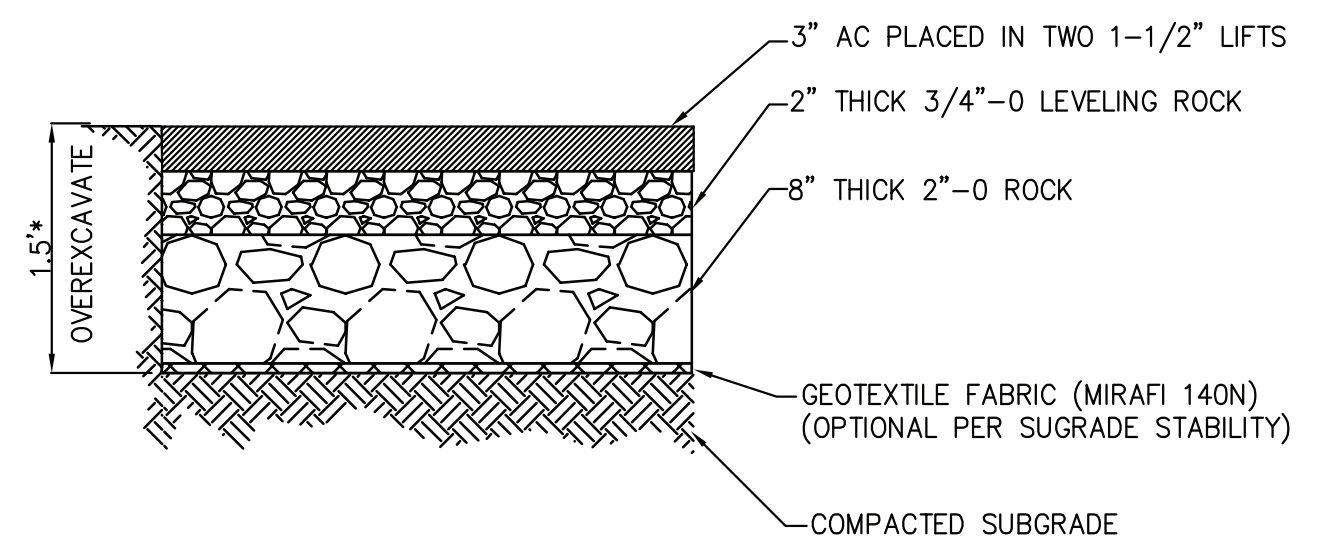
**SWALE TYPICAL SECTION A-A**



**FLOW CONTROL MANHOLE**

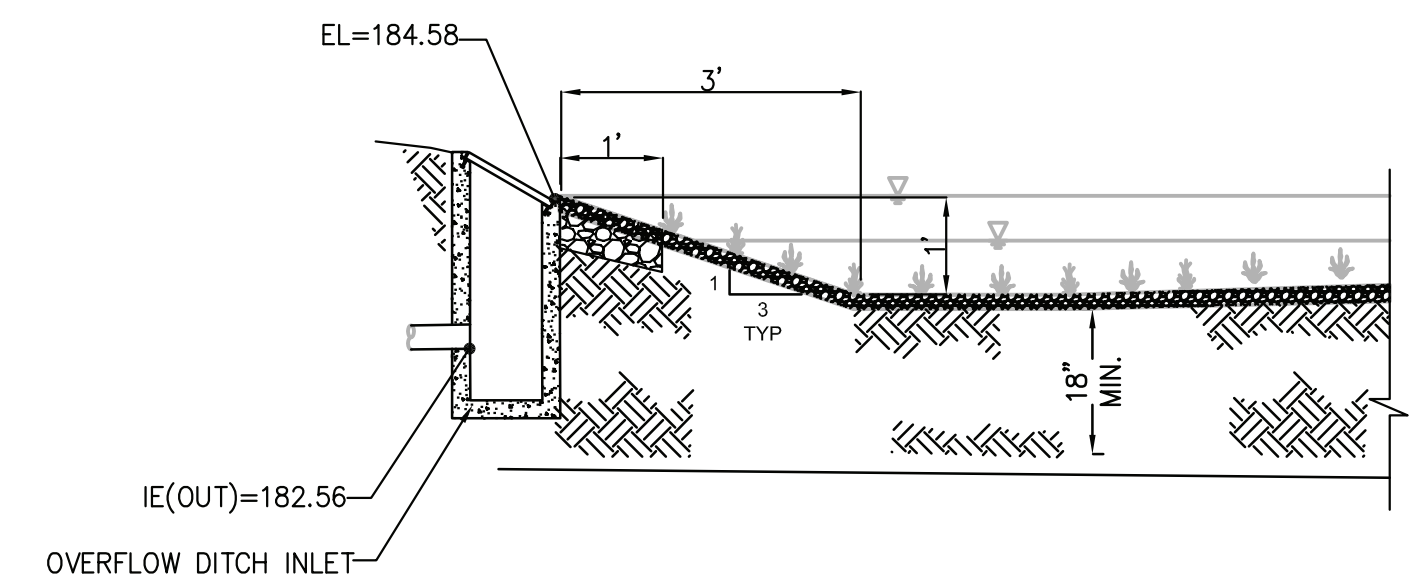


**DITCH INLET**

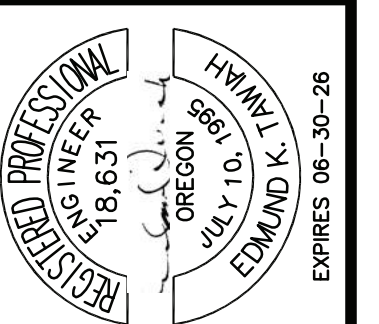


\*DEPTH OF OVEREXCAVATION DEPENDS ON SOIL CONDITIONS OVER-EXCAVATE TO A DEEPER DEPTH TO REMOVE POOR SOILS.

**PARKING LOT PAVEMENT SECTION**



**SWALE TYPICAL SECTION B-B**



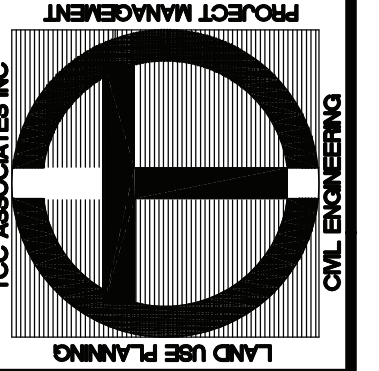
PROJECT: SIAMAK'S CAR LOT FACILITY  
 1241 EVERGREEN RD  
 WOODBURN, OREGON 97071  
 TL-4302, TSN R2W SEC 12AC  
 MARION COUNTY

DRAWING TITLE: CONSTRUCTION DETAILS  
 FILE NAME: SIAMAKS-EC PLAN

NO.	REVISIONS	DATE	BY

DESIGNED	ET	DATE	02-18-24
DRAWN	ET	CHECKED	WC

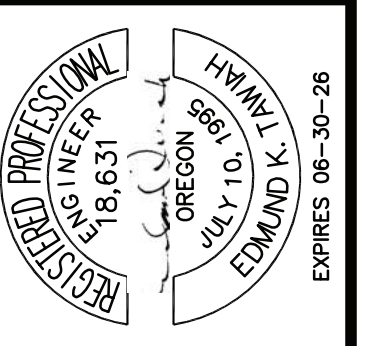
TCC ASSOCIATES INC  
 5821 SE 82ND AVE  
 PORTLAND, OR 97286  
 Phone: (503) 277-8143  
 Fax: (503) 991-5400  
 Email: jayco@tccassoc.com



CLIENT: SIAMAK, LOTFI  
 SIAMAK'S CAR COMPANY  
 1241 EVERGREEN RD  
 WOODBURN, OREGON 97071  
 PH: (503) 991-5400  
 FAX: (503) 385-8014

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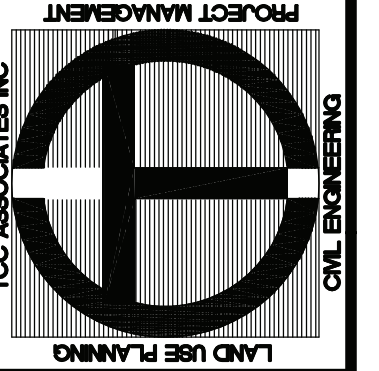
**SIAMAK'S CAR LOT FACILITY**  
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 MARION COUNTY

PROJECT: **SIAMAK'S CAR LOT FACILITY**  
 DRAWING TITLE: **CONSTRUCTION DETAILS**  
 FILE NAME: SIAMAKS-EC PLAN

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 CHECKED BY: [ ]  
 DATE: 02-18-24

REVISED BY: [ ]  
 DATE: [ ]

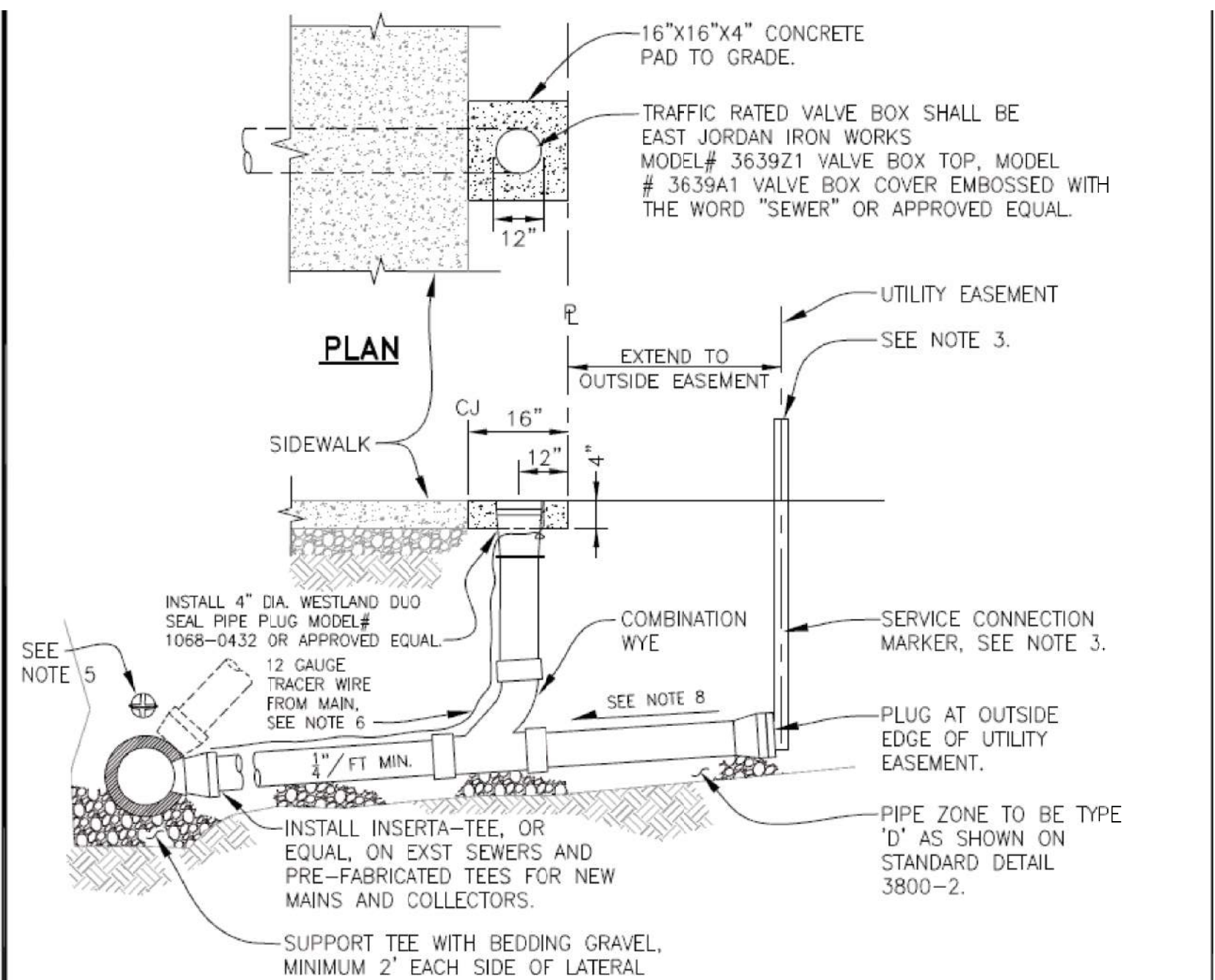
DESIGNED BY: [ ]  
 CHECKED BY: [ ]  
 DATE: 02-18-24



**TCC ASSOCIATES INC**  
 5821 SE 82ND AVE  
 PORTLAND, OR 97266  
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REQUIRE: **SIAMAK, LOTFI**  
**SIAMAK'S CAR COMPANY**  
 1241 EVERGREEN RD  
 WOODBURN, OREGON 97071  
 PH: (503) 991-5400  
 FAX: (503) 385-8014

SHEET: **7**  
 OF: **8**  
 JOB #: **23-028**

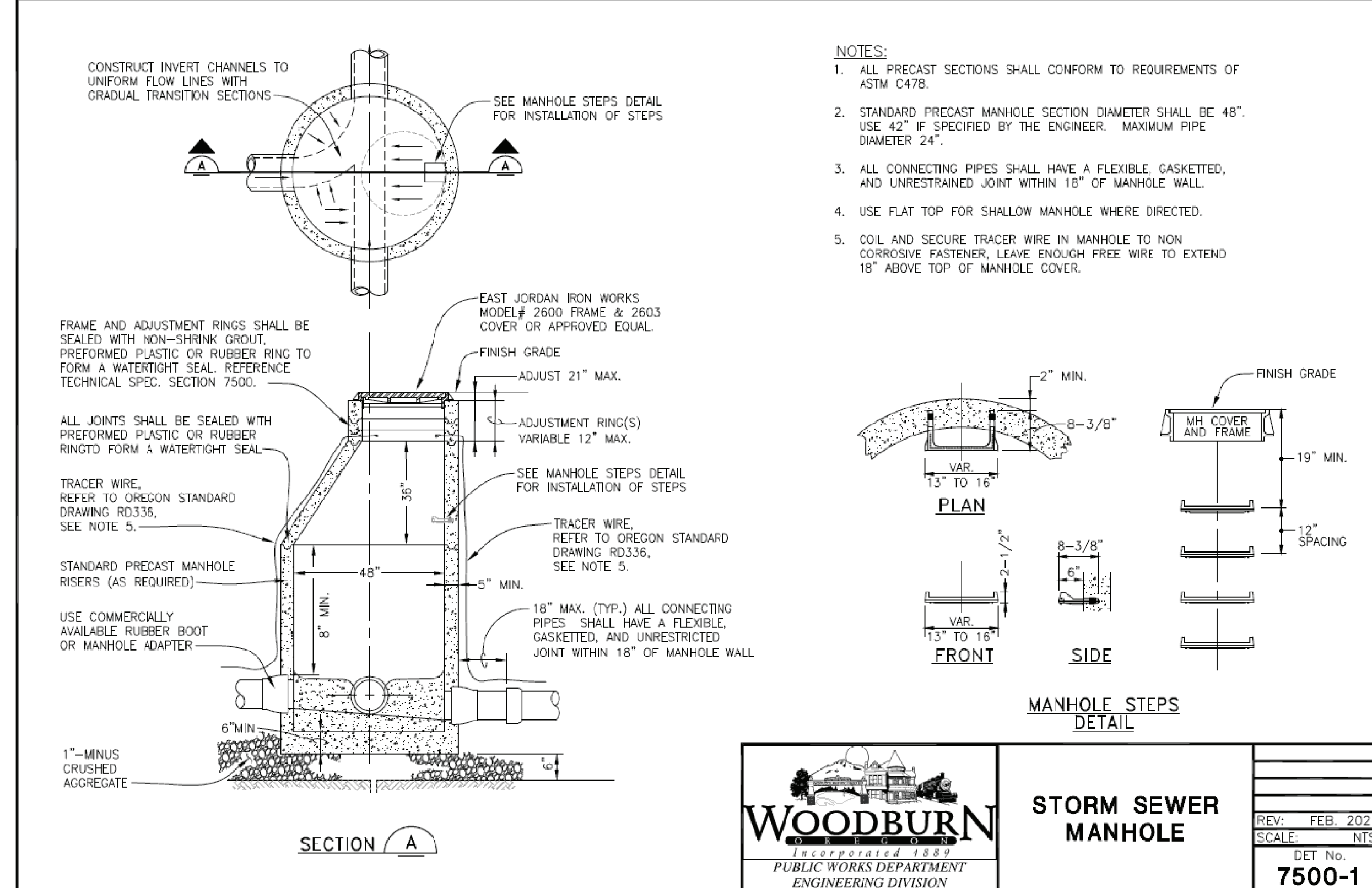


- NOTES:**
- PIPE AND FITTINGS SHALL BE COMPATIBLE. ONLY MANUFACTURED FITTINGS SHALL BE USED.
  - MINIMUM DEPTH AT RIGHT-OF-WAY OR EASEMENT LINE SHALL BE 4 FEET.
  - 2 x 4 FIR. POST TO EXTEND 36" MINIMUM ABOVE FINISH GRADE AND EXPOSED AREA SHALL BE PAINTED GREEN.
  - LAY SANITARY SEWER SERVICE TEE AT MAXIMUM 45°, MINIMUM 20" FROM HORIZONTAL.
  - INSTALL LOCATOR/MARKER BALL AT MAIN LINE CONNECTION 3FT MAX BELOW FINISH GRADE. CONTACT ENGINEERING FOR MORE INFORMATION.
  - INSTALL A CONTINUOUS 12-GAUGE TRACER WIRE FROM MAIN. PLACE TRACER WIRE DIRECTLY OVER PIPE CENTERLINE AND ON TOP OF THE PIPE ZONE MATERIAL.
  - REFERENCE TECHNICAL SPEC. SECTION 6200.
  - CONTACT MARION COUNTY PUBLIC WORKS FOR REQUIREMENTS.

**WOODBURN**  
 Incorporated 1889  
 PUBLIC WORKS DEPARTMENT  
 ENGINEERING DIVISION

**SEWER SERVICE CONNECTION**

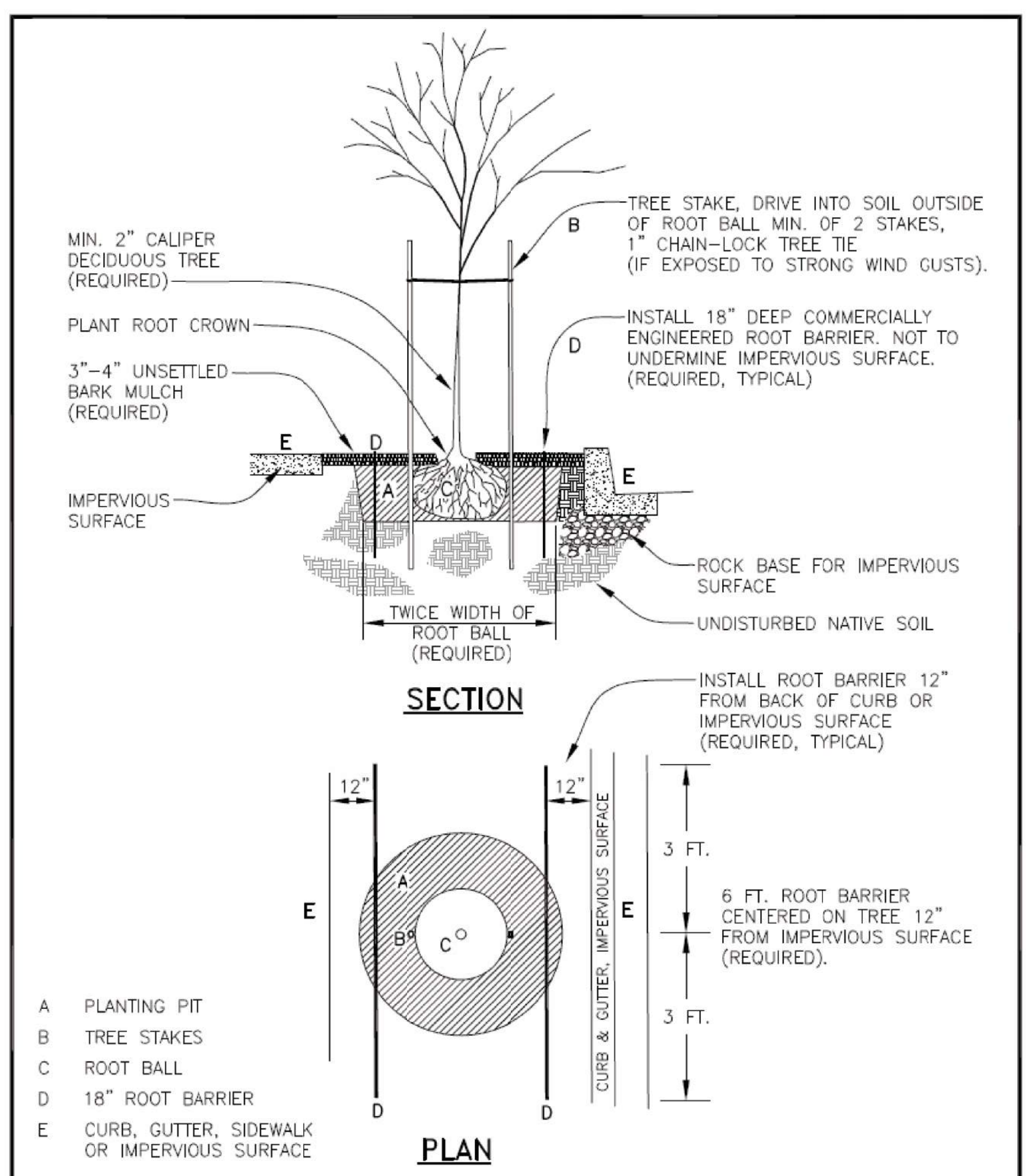
REV: JUNE 2021  
 SCALE: NTS  
 DET No. **6200-3**



**WOODBURN**  
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 PUBLIC WORKS DEPARTMENT  
 ENGINEERING DIVISION

**STORM SEWER MANHOLE**

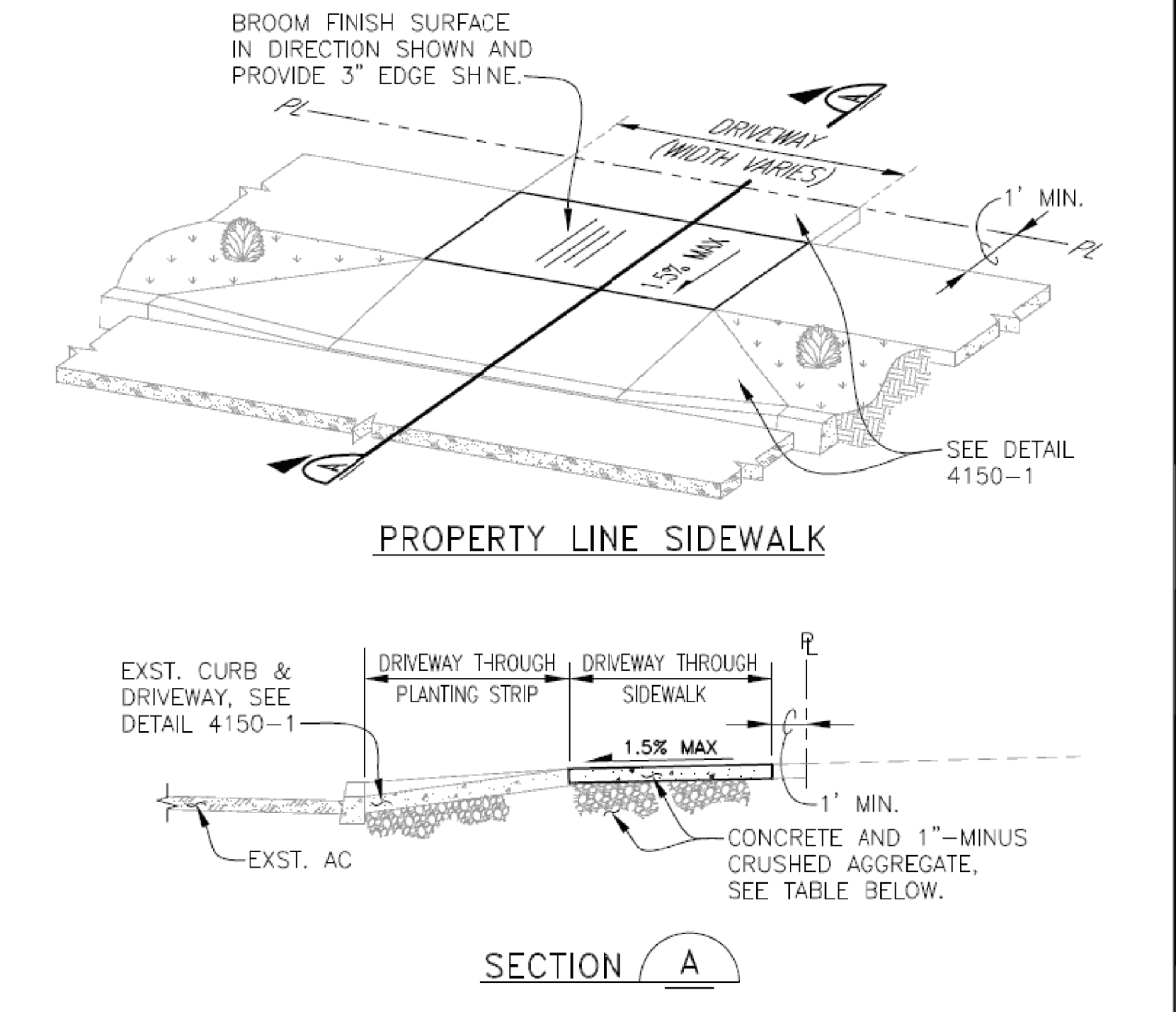
REV: FEB. 2021  
 SCALE: NTS  
 DET No. **7500-1**



**WOODBURN**  
 Incorporated 1889  
 PUBLIC WORKS DEPARTMENT  
 ENGINEERING DIVISION

**STREET TREE PLANTING NEW CONSTRUCTION**

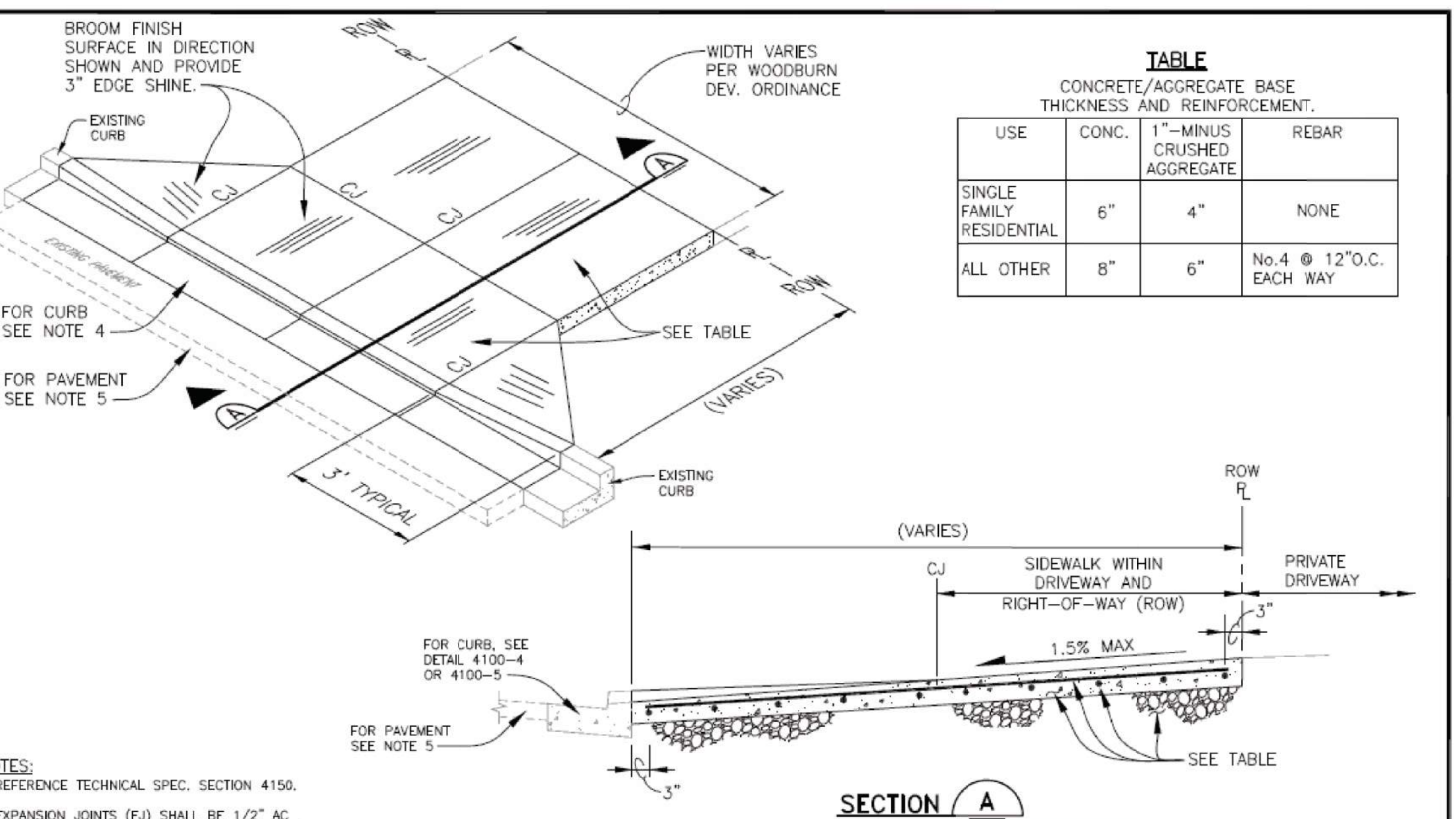
REV: AUG. 2020  
 SCALE: NTS  
 DWG No. **1**



**WOODBURN**  
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 PUBLIC WORKS DEPARTMENT  
 ENGINEERING DIVISION

**PROPERTY LINE SIDEWALK AT DRIVEWAY**

REV: JUNE, 2018  
 SCALE: NTS  
 DET No. **4150-4**



**WOODBURN**  
 Incorporated 1889  
 PUBLIC WORKS DEPARTMENT  
 ENGINEERING DIVISION

**DRIVEWAY APPROACH**

REV: AUG. 2020  
 SCALE: NTS  
 DET No. **4150-1**

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RD364.dgn  
20-JUL-2023

**7739M1 Grate**

**DETAIL A WITHOUT SUMP**

**SECTION B-B**

**SECTION A-A**

**TYPE G-1, G-2, G-2M**

TABLE A		
INLET TYPE	W	W <sub>1</sub>
G-1	2'-8 1/4"	1'-8 1/4"
G-2, G-2M, G-2MA	3'-3 1/4"	2'-3 1/4"

**GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:**

- Where precast inlets are used as an alternate to cast-in-place inlets, a 4" compacted leveling bed of sand or 1/4"-0 crushed aggregate shall be provided. All precast inlets shall conform to requirements of ASTM C913.
- Graphics show G-1 Inlet with Type 2 grate. See Table A for inlet dimensions. Type 1 grate allowed only in locations not subject to bicycle or pedestrian use. For frame and grate details, see Std. Dwg. RD365.
- Provide sump only where shown on plans, and allowed by jurisdiction. See Detail A for inlet without sump.
- For curb details, see Std. Dwg. RD700 & RD701.
- See Std. Dwg. RD336 for tracer wire details, or approved alternate.
- Max. pipe diameter varies with pipe material.
- Location, elevation, diameter, slope, and number of pipes varies, see project plans.
- All concrete shall be commercial grade concrete.
- 1/2" preformed filler (in concrete pavement or gutter only) to extend through thickness of concrete.
- See Std. Dwg. RD363 for gutter transition section, when curb and gutter are required.
- See Std. Dwg. RD339 for pipe to structure connections.

**CONCRETE INLETS**  
TYPE G-1, G-2, G-2M, & G-2MA

DATE: 2023  
REVISION DESCRIPTION:

BOOK NO.: N/A DATE: 24-MAR-2018 RD364

Effective Date: June 1, 2022 - November 30, 2023

**7739Z Frame**

**SECTION A-A**

**SECTION B-B**

Dimensions: 32", 29 5/16", 33 5/16", 28 1/4", 27 1/4", 24 9/16", 28 9/16", 2 1/2", 3 1/4", 1/2" TYP.

**PIPE CONNECTION TO EXISTING CATCH BASIN**

Labels: Frame & grate, Inlet top and face to match curb, Finish grade, Normal pavement slope, 1/2" preformed filler, Subgrade, Tracer wire, Aggr. backfill, Base drain, 4" drain pipe, 12" PVC, Sump, CORE DRILL BACKSIDE OF EXISTING CATCH BASIN TO MAKE A CONNECTION, EXISTING CATCH BASIN.

REGISTERED PROFESSIONAL ENGINEER  
NO. 18,631  
EDWARD K. SIAMAK  
EXPIRES 08-30-28

PROJECT: SIAMAK'S CAR LOT FACILITY  
1241 EVERGREEN RD  
WOODBURN, OREGON 97071  
TL 4302, T5N R2W SEC 12AC  
MARION COUNTY

DRAWING TITLE: CONSTRUCTION DETAILS  
FILE NAME: SIAMAKS-EC PLAN

NO.	REVISIONS	DATE	BY

DESIGNED	ET	DATE

CHECKED	WC	DATE

02-18-24

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TCC ASSOCIATES INC  
LAND USE PLANNING  
PROJECT MANAGEMENT  
CIVIL ENGINEERING

CLIENT: SIAMAK LOTFI  
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SHEET 8 OF 8  
JOB # 23-028