



City of Woodburn
 Community Development Department
 270 Montgomery Street
 Woodburn, OR 97071
 Phone: 503-982-5246
 Email: planning@ci.woodburn.or.us

OFFICE USE ONLY File Number(s):
PRE <u>25-02</u>

971-25-00007-AL/VG

RECEIVED Pre-Application Meeting Request Form

Visit the City of Woodburn [Planning webpage](#) for the most current forms and applications.

JAN 31 2025

Project COMMUNITY DEVELOPMENT DEPARTMENT			
Name:	Hermanson Preserve Subdivision		
Address(es):			
Tax Lot #(s):	051W18D000100		
Requestor			
Name:	Eugene Labunsky	Title:	President
Phone:	503-509-5916	Firm:	West Coast Home Solutions, LLC
Mailing Address:	25030 SW Parkway Ave. Suite 110, Wilsonville, OR 97070		
Email:	eugenel.wchs@gmail.com		
Requestor's Representative/Project Manager			
Name:	Gerardo Maldonado	Title:	Project Manager
Phone:	503-399-3828	Firm:	LEI Engineering & Surveying of Oregon
Mailing Address:	2564 19th St SE, Salem, OR 97302		
Email:	gmaldonado@leiengineering.com		

Purpose:

Pre-application meetings cover the general requirements applicable to a project and help discover potential issues. You may request to meet with a Planner to discuss the land use aspects of the project, or you may request feedback from Planning, Building, Public Works and the Woodburn Fire District in a joint meeting.

Fee: see the [planning fee schedule](#) online

Scheduling:

Pre-Application meeting slots are every generally Tuesdays, Wednesdays, or Thursdays starting between 10:00 and 11:00 a.m. for up to 1 hour. Staff requires two weeks advance notice after submittal and fee payment to schedule the meeting. Staff will e-mail the requestor with the meeting date and time as a calendar invitation upon staff scheduling a date.

Continued on next page.

January 16, 2025

City of Woodburn
Planning and Zoning
270 Montgomery Street
Woodburn, Oregon 97071

RE: Hermanson Preserve Subdivision Written Narrative

The existing parcel is located off S Pacific Highway, tax lot 051W18D000100. It is zoned RM (Medium Density Residential) and is 22.30 acres. The parcel is undeveloped and covered in vegetation except for the northeast corner of the lot that has been developed with a gravel pedestrian path and passes through a portion of Hermanson Pond, referring to existing conditions survey. The existing parcel is bounded to the north by Mill Creek Park Addition #2 and #4 residential developments and Hawley St a dead-end public street, to the east by S Pacific Highway a public street, to the south by commercial developments and to the west by public/semi-public zoned property.

The developer is proposing a 100-lot subdivision composed of 9 single-family lots, 91 duplex lots, and 6 tracts.

The development has proposed the dedication of right-of-way for the extension of Hawley St, two new public streets referred to as A Street and B Street, and a private alley, refer to site plan for right-of-way width and street sections. The development is also proposing half street improvements along its frontage of Pacific Highway, no dedication is proposed. A 12-foot-wide path is being proposed using a modified street section for access/commercial, extending from Pacific Highway to Hermanson Pond. The development will provide the necessary utility improvements to serve the development.

Thank you.

Sincerely,

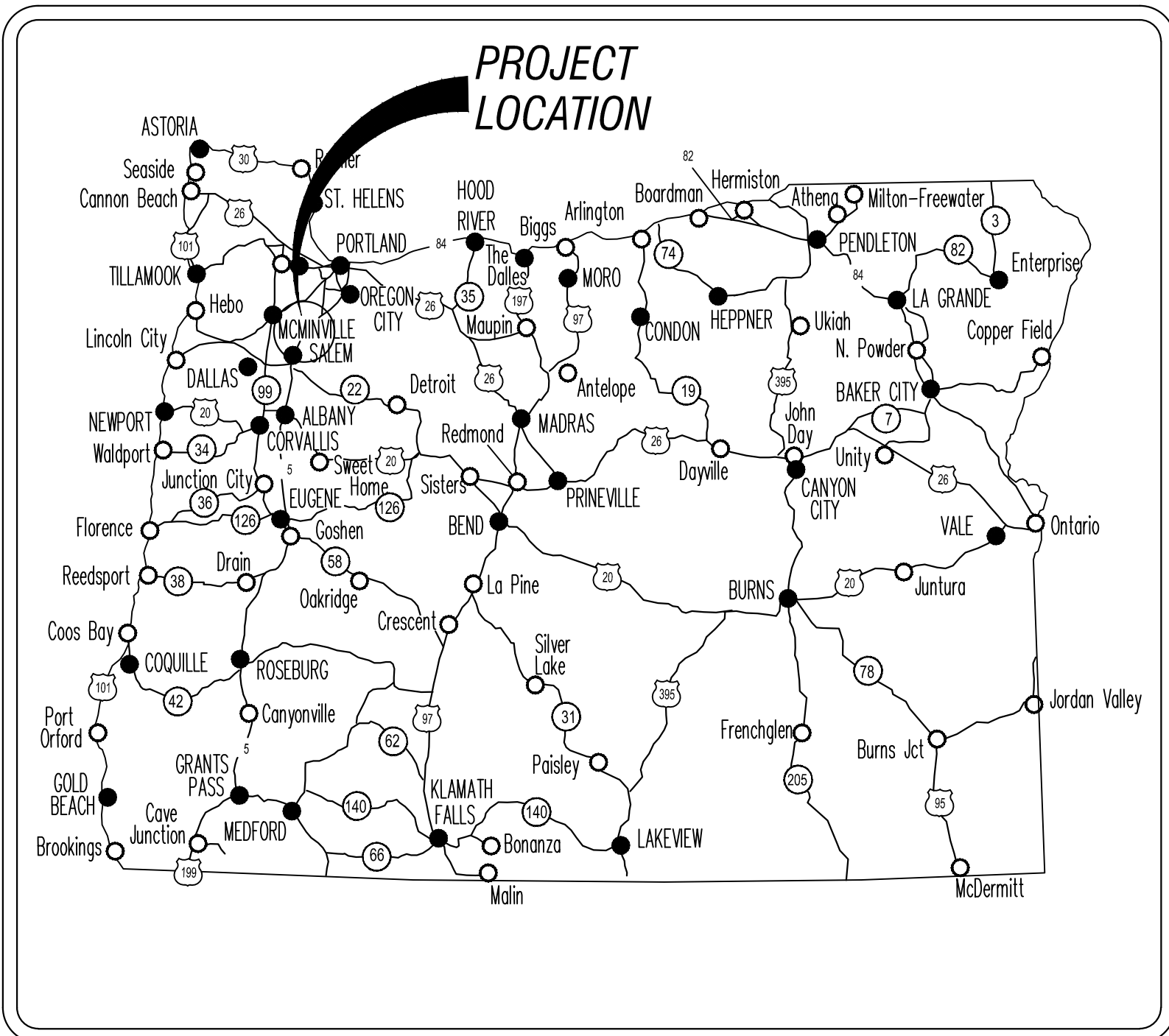
LEI Engineering & Surveying of Oregon, LLC

HERMANSON PRESERVE

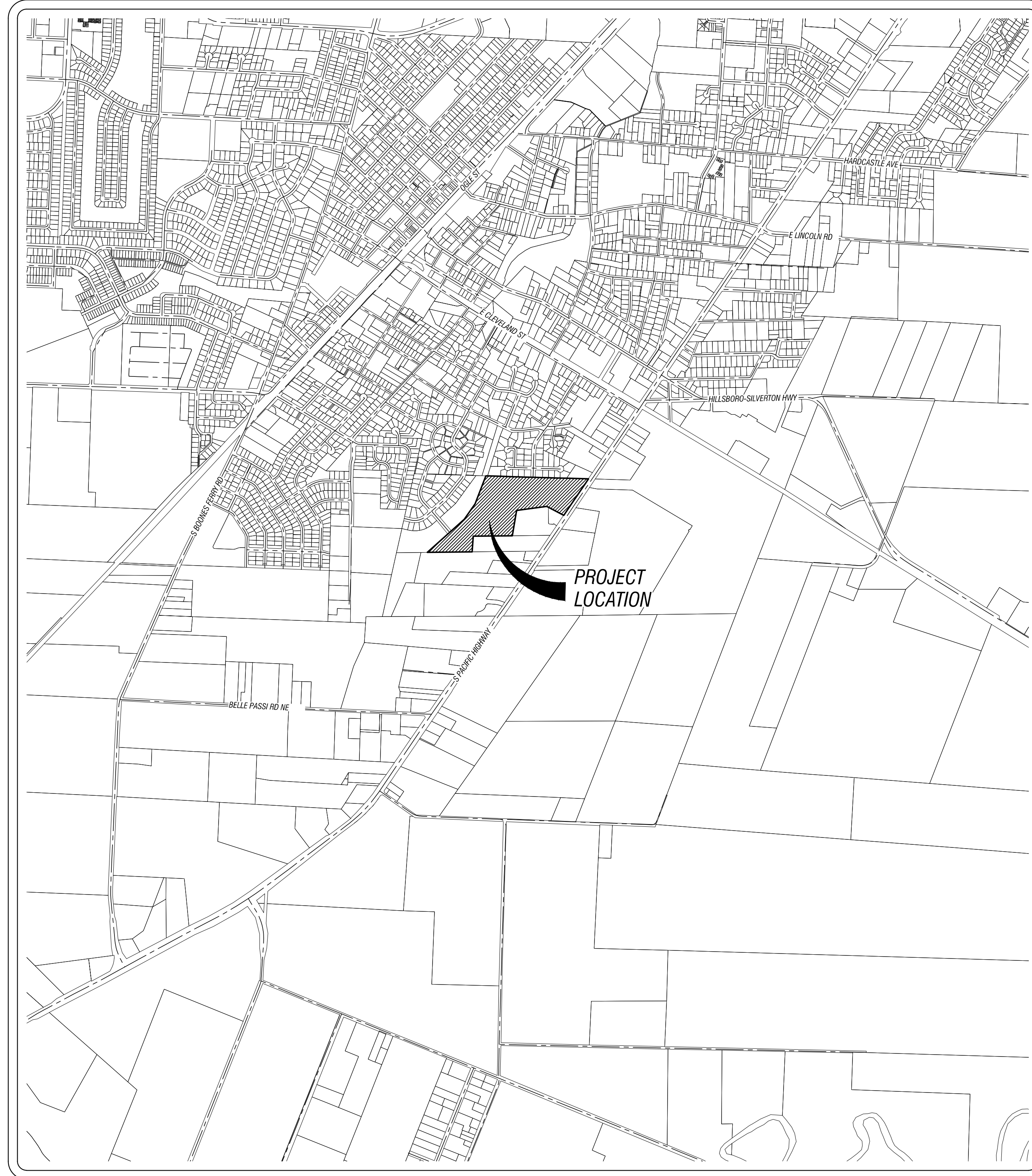
ASSESSOR'S MAP 05 1W 18D TAX LOTS 00100
 WOODBURN, MARION COUNTY, OREGON

EXISTING	PROPOSED	EXISTING	PROPOSED
RIGHT OF WAY LINE	EXISTING	PROPOSED	
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 SEWER LINE			
SANITARY SEWER LINE			
WATER LINE			

LEGEND



VICINITY MAP



SITE MAP SCALE: 1" = 1000'

PROJECT TEAM:

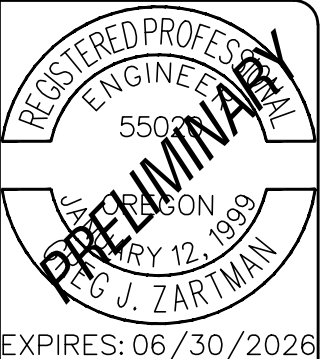
OWNER/APPLICANT:
 WEST COAST HOME SOLUTIONS, LLC
 25030 SW PARKWAY AVE., SUITE 110
 WILSONVILLE, OREGON 97070

ENGINEER:
 GREG J. ZARTMAN, PE
 LEI ENGINEERING & SURVEYING
 OF OREGON, LLC
 2564 19TH ST. SE
 SALEM, OREGON 97302

SURVEYOR:
 CHRIS FOGERSON, PE, PLS
 LEI ENGINEERING & SURVEYING
 OF OREGON, LLC
 2564 19TH ST. SE
 SALEM, OREGON 97302

PROPERTY DESCRIPTION:
 TAX LOTS 00100 MARION COUNTY TAX
 MAP 05 1W 18D. LOCATED IN SE 1/4 OF
 SECTION 18, TOWNSHIP 5 SOUTH,
 RANGE 1 WEST, WILLAMETTE MERIDIAN,
 MARION COUNTY, OREGON.

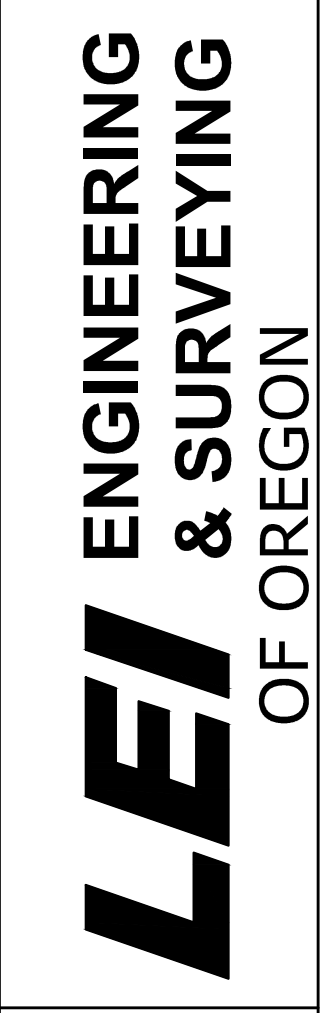
BENCHMARK/BASIS OF BEARING:
 VERTICAL DATUM: NAVD88 (COMPUTED
 USING GEO1D18)
 HORIZONTAL DATUM:
 OREGON COORDINATE REFERENCE
 SYSTEM, SALEM ZONE



NO.	DATE	REVISION

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

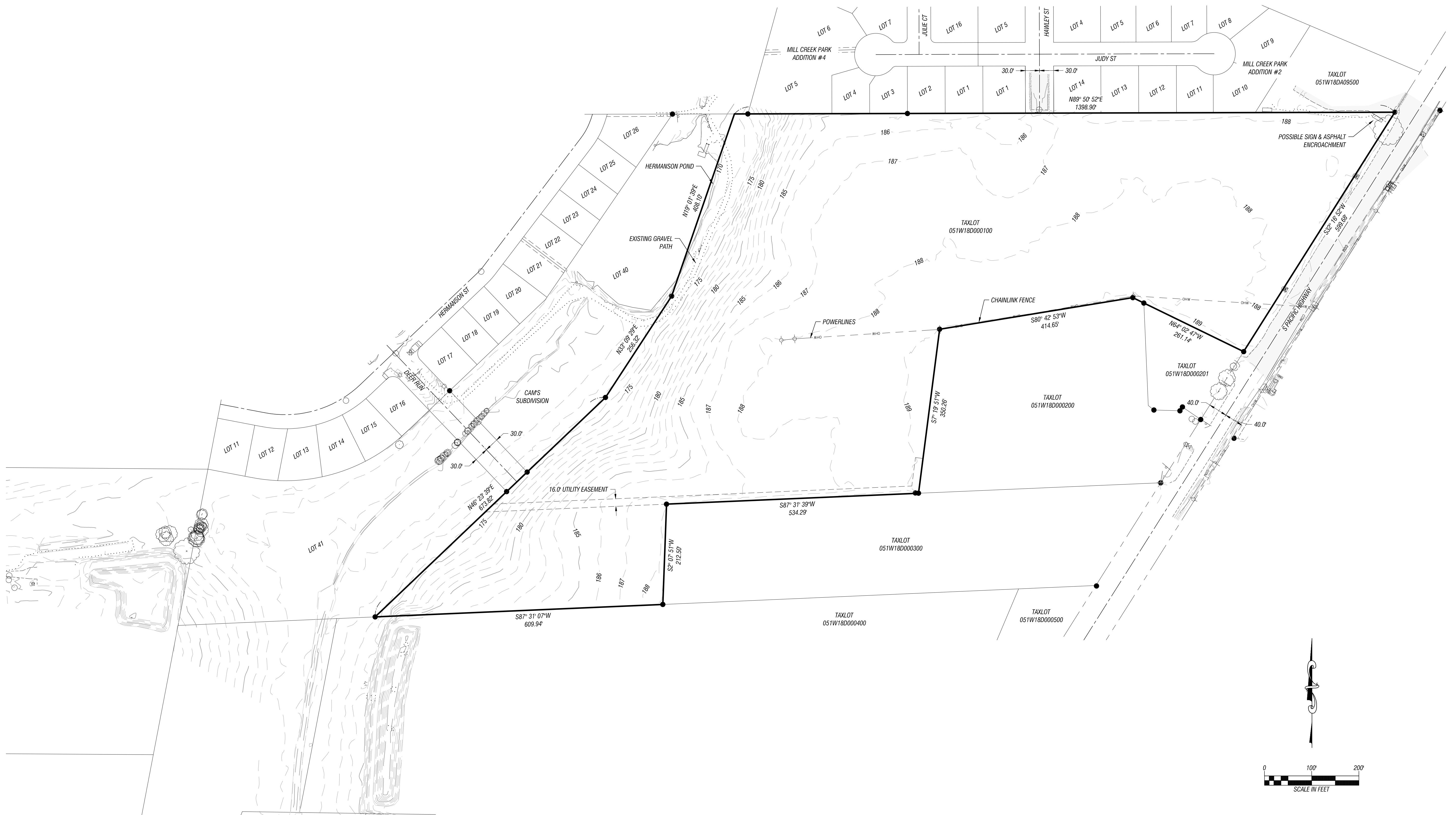
2564 19TH STREET SE
 Salem, Oregon 97302
 (503) 399-3828
 www.leiengineering.com



COVER SHEET
 SCALE: NO SCALE
 PROJECT NO: 60-32
 SHEET: CV-1
 01 OF 12

G. ZARTMAN, PE
 LEI ENGINEERING & SURVEYING OF OREGON, LLC
 2564 19TH STREET SE, SALEM, OREGON 97302
 (503) 399-3828
 www.leiengineering.com

DATE: 08/12/2024
 DRAWN BY: G. ZARADIAN
 CHECKED BY: G. ZARADIAN
 PROJECT: HERMANSON PRESERVE SUBDIVISION
 SHEET: 02 OF 12



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

SCALE: 1" = 100'

PROJECTING: 60-32
 SHEET: 02 OF 12

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

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

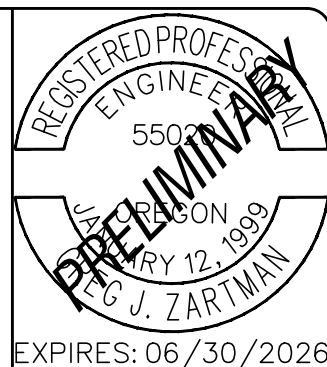
2564 19TH STREET SE
 SEASIDE, OREGON 97132
 (503) 399-3828
 www.leiengineering.com

LEI ENGINEERING & SURVEYING OF OREGON

EXISTING CONDITIONS
 EX-1

REUSE OF DOCUMENTS: THIS DOCUMENT AND THE LOGS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF LEI ENGINEERING AND SURVEYING OF OREGON, LLC AND IS NOT TO BE REPRODUCED, COPIED, OR IN ANY MANNER FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF LEI ENGINEERING.

DATE: 03/12/2024
 DRAWN BY: J. ZARTMAN
 CHECKED BY: J. ZARTMAN
 PROJECT NO: 60-32
 SHEET NO: 03 OF 12



NO.	DATE	REVISION

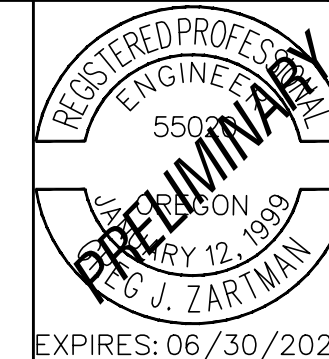
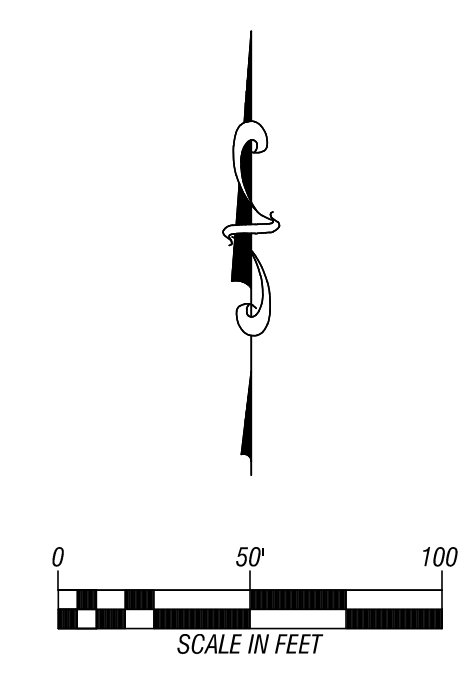
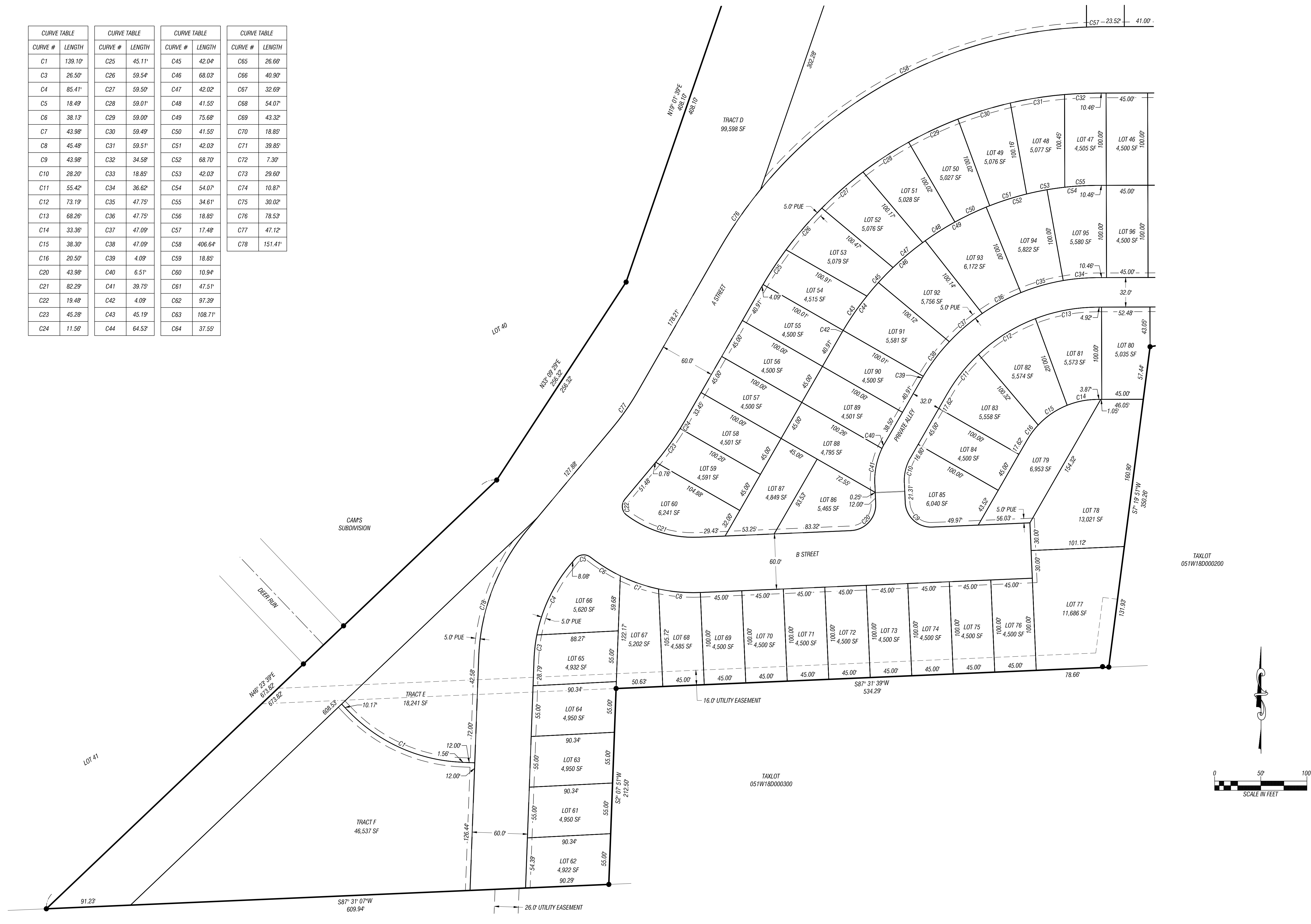
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 PREPARED FOR:
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 OF OREGON
 2564 19TH STREET SE
 Seaside, Oregon 97132
 (503) 399-3828
 www.leiengineering.com

SCALE: 1" = 80'	OV-1
PROJECT NO: 60-32	
SHEET: 03 OF 12	

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CURVE TABLE		CURVE TABLE		CURVE TABLE		CURVE TABLE	
CURVE #	LENGTH	CURVE #	LENGTH	CURVE #	LENGTH	CURVE #	LENGTH
C1	139.10'	C25	45.11'	C45	42.04'	C65	26.66'
C3	26.50'	C26	59.54'	C46	68.03'	C66	40.90'
C4	85.41'	C27	59.50'	C47	42.02'	C67	32.69'
C5	18.49'	C28	59.01'	C48	41.55'	C68	54.07'
C6	38.13'	C29	59.00'	C49	75.68'	C69	43.32'
C7	43.98'	C30	59.49'	C50	41.55'	C70	18.85'
C8	45.48'	C31	59.51'	C51	42.03'	C71	39.85'
C9	43.98'	C32	34.58'	C52	68.70'	C72	7.30'
C10	28.20'	C33	18.85'	C53	42.03'	C73	29.60'
C11	55.42'	C34	36.62'	C54	54.07'	C74	10.87'
C12	73.19'	C35	47.75'	C55	34.61'	C75	30.02'
C13	68.26'	C36	47.75'	C56	18.85'	C76	78.53'
C14	33.36'	C37	47.09'	C57	17.48'	C77	47.12'
C15	38.30'	C38	47.09'	C58	406.64'	C78	151.41'
C16	20.50'	C39	4.09'	C59	18.85'		
C20	43.98'	C40	6.51'	C60	10.94'		
C21	82.29'	C41	39.75'	C61	47.51'		
C22	19.48'	C42	4.09'	C62	97.39'		
C23	45.28'	C43	45.19'	C63	108.71'		
C24	11.56'	C44	64.53'	C64	37.55'		



NO.	DATE	REVISION

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

2564 19TH STREET SE
Seaside, Oregon 97132
(503) 399-3828
www.leiengineering.com



DIMENSION PLAN 1

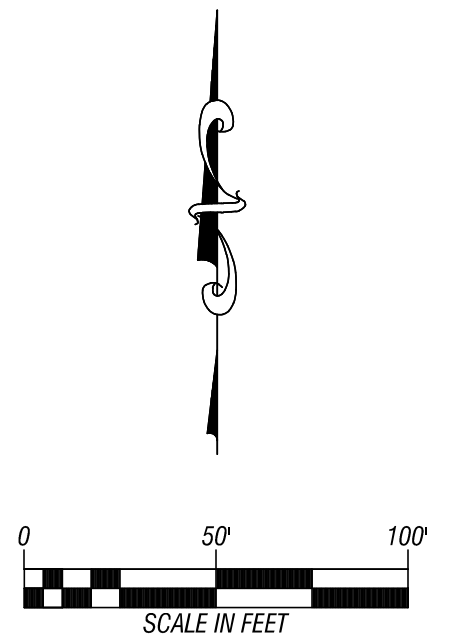
SCALE: 1" = 50'	DP-1
PROJECT NO: 60-32	
SHEET: 04 OF 12	

G. ZAMZANG
 A. M. HERRINGTON
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 B. HERRINGTON
 D. J. HERRINGTON
 E. J. HERRINGTON
 F. J. HERRINGTON
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 Y. J. HERRINGTON
 Z. J. HERRINGTON

G. ZAMARIFE
 J. VAN ARMAN, P.E.
 G. HAZARD, P.E.
 S. M. HAZARD, P.E.
 D. J. HAZARD, P.E.
 L. HAZARD, P.E.



CURVE TABLE		CURVE TABLE		CURVE TABLE	
CURVE #	LENGTH	CURVE #	LENGTH	CURVE #	LENGTH
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C29	59.00'	C49	75.68'	C69	43.32'
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C44	64.53'	C64	37.55'		



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

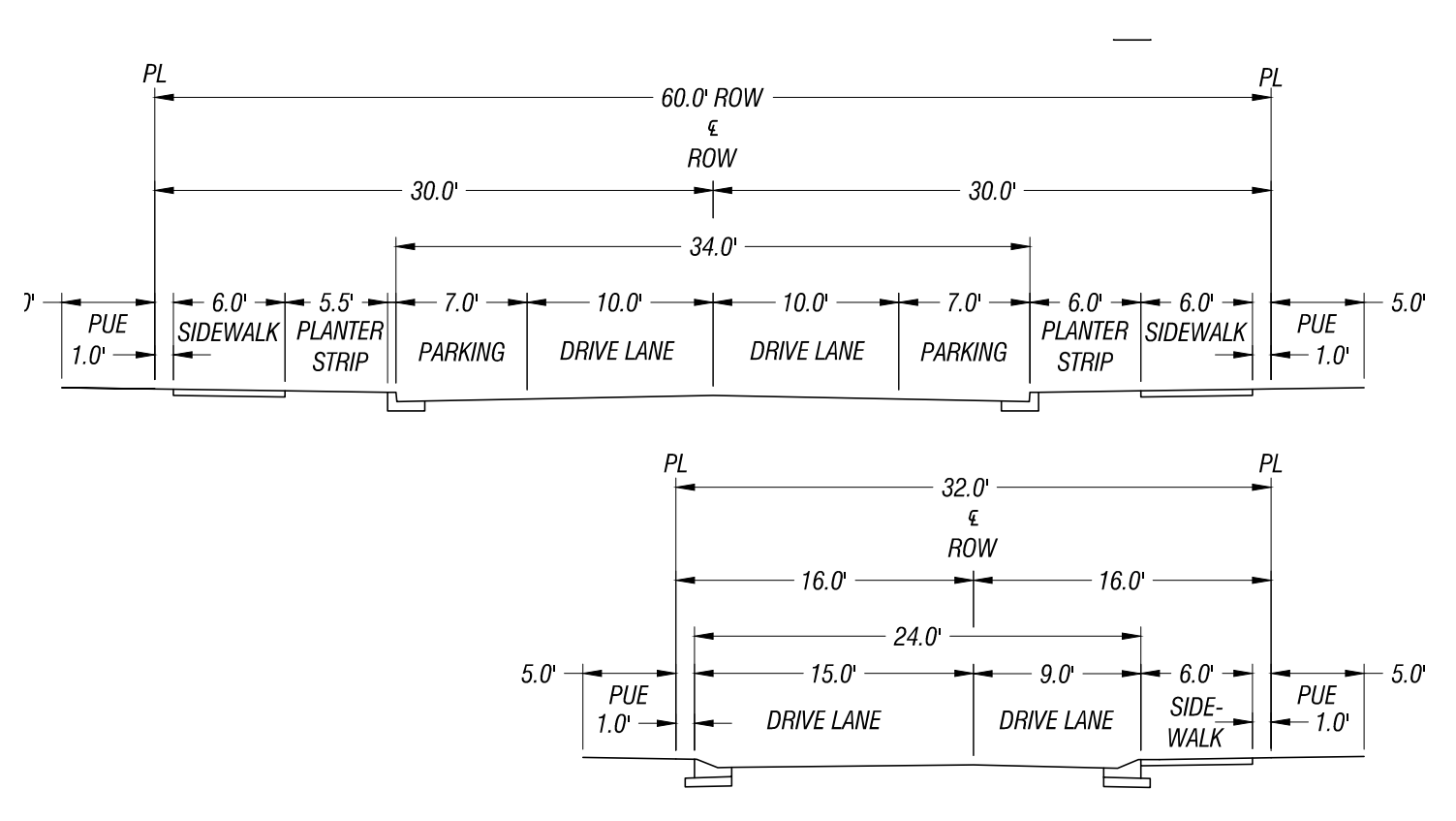
NO.	DATE	REVISION

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WEST COAST HOME SOLUTIONS, LLC

LEI ENGINEERING & SURVEYING OF OREGON
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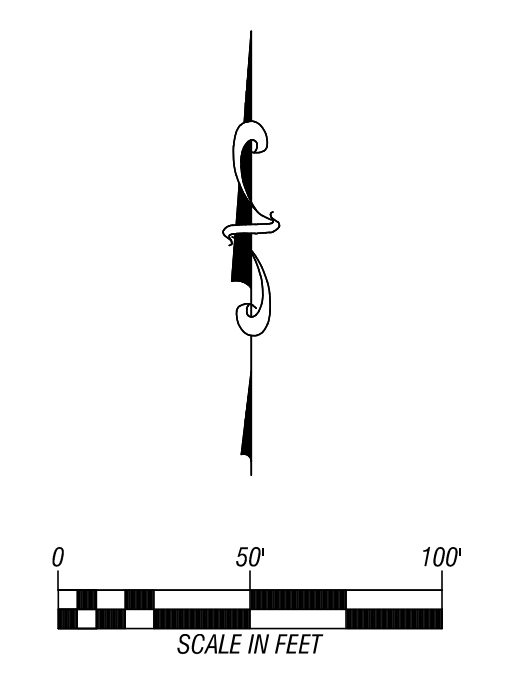
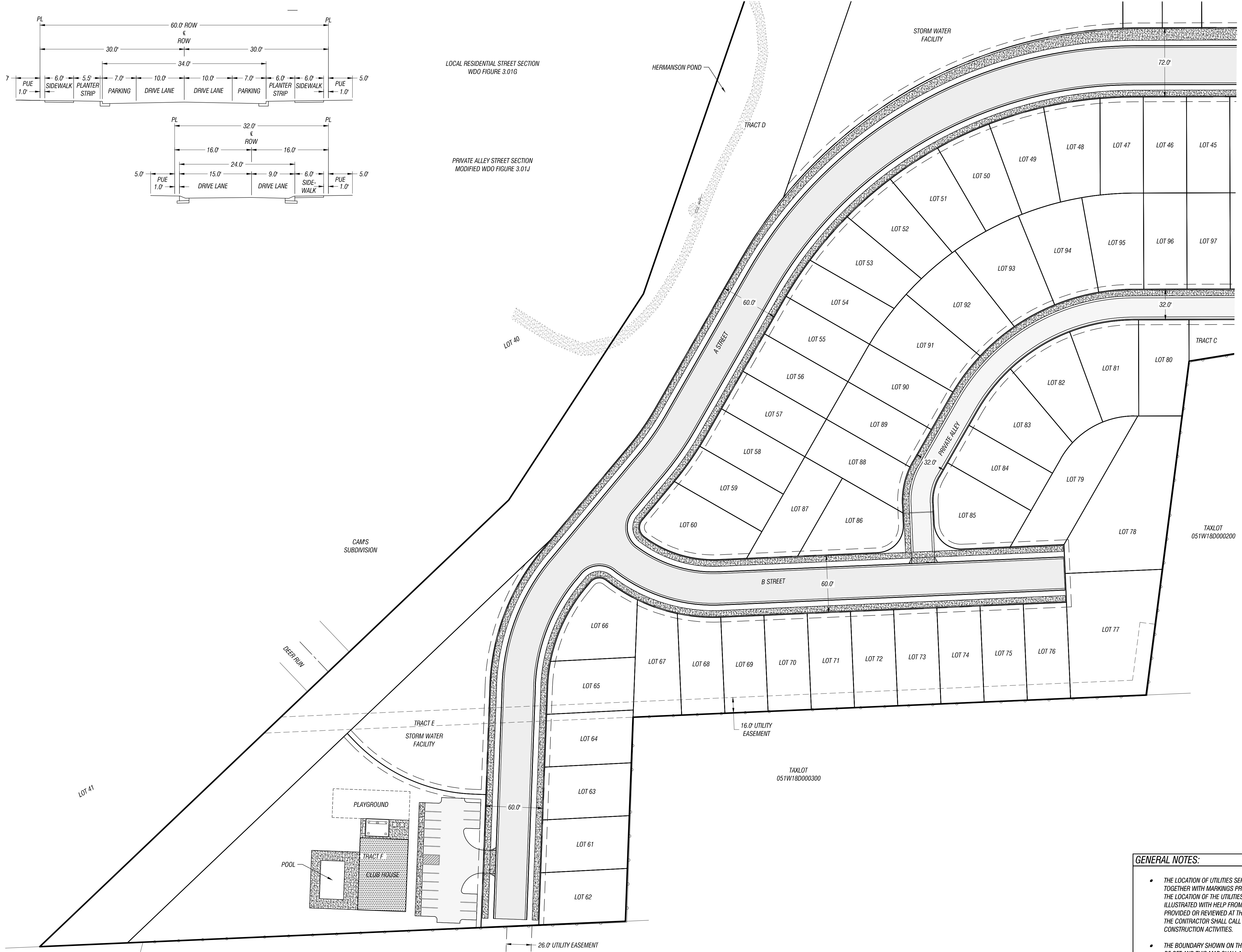
DIMENSION PLAN 2
 SCALE: 1" = 50'
 PROJECT NO: 60-32
 SHEET: 05 OF 12

6. ZAMALTEP
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LOCAL RESIDENTIAL STREET SECTION
WDO FIGURE 3.01G

PRIVATE ALLEY STREET SECTION
MODIFIED WDO FIGURE 3.01J



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NO.	DATE	REVISION	BY

HERMANSON PRESERVE SUBDIVISION

PREPARED FOR:
WEST COAST HOME SOLUTIONS, LLC

LEI ENGINEERING & SURVEYING OF OREGON

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

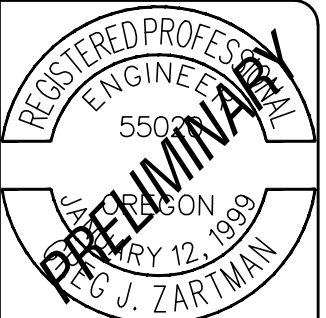
SITE PLAN 1

SCALE: 1" = 50'

PROJECT NO: 60-32

SHEET: SP-1

06 OF 12



EXPIRES: 06/30/2026

NO.	DATE	REVISION

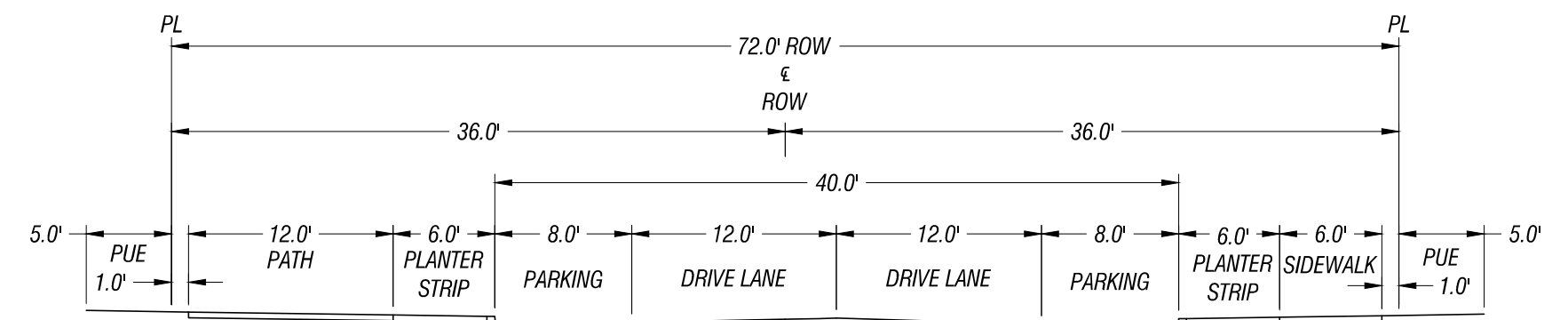
HERMANSON PRESERVE SUBDIVISION
 PREPARED FOR: **WEST COAST HOME SOLUTIONS, LLC**

2564 19TH STREET SE
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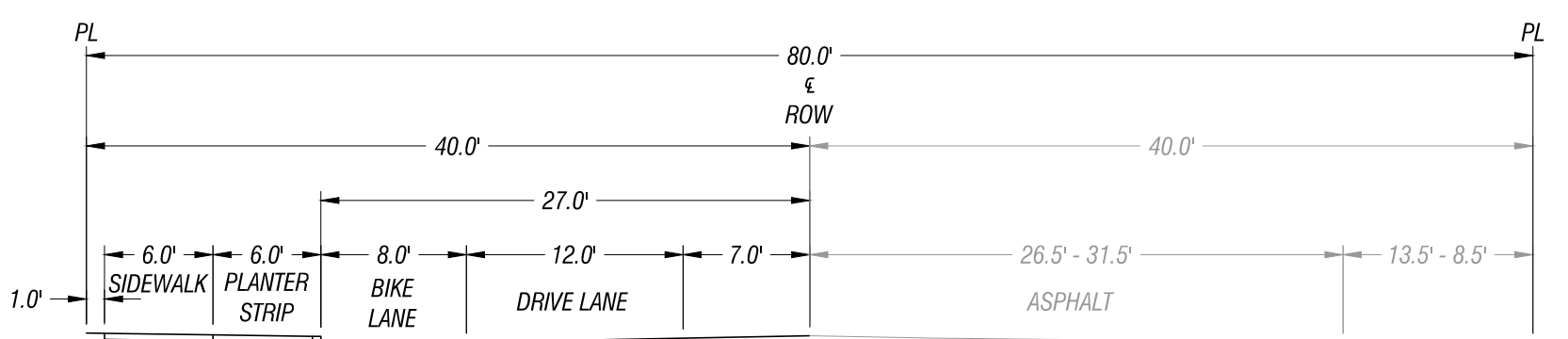
LEI ENGINEERING & SURVEYING OF OREGON

SITE PLAN 2

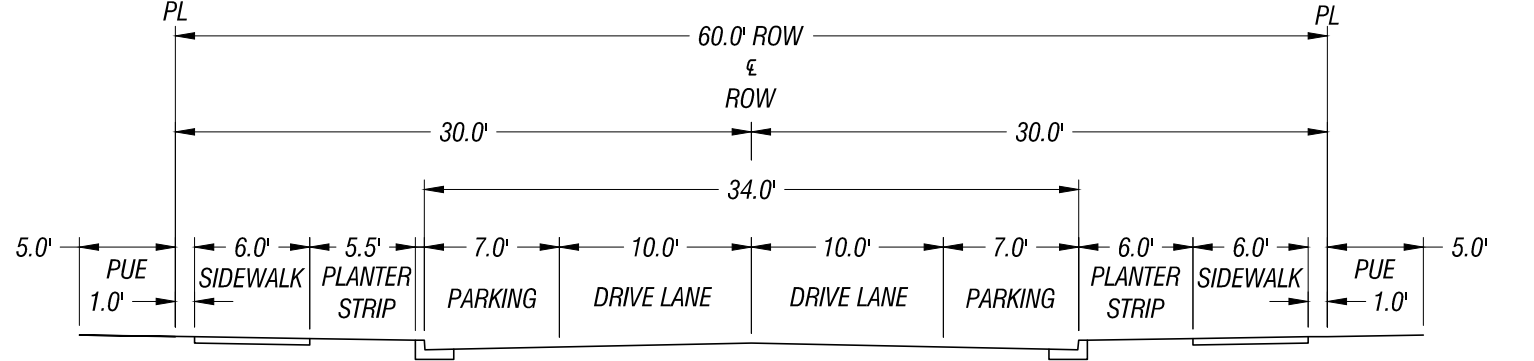
SCALE: 1" = 50'
 PROJECT NO: 60-32
 SHEET: SP-2
 07 OF 12



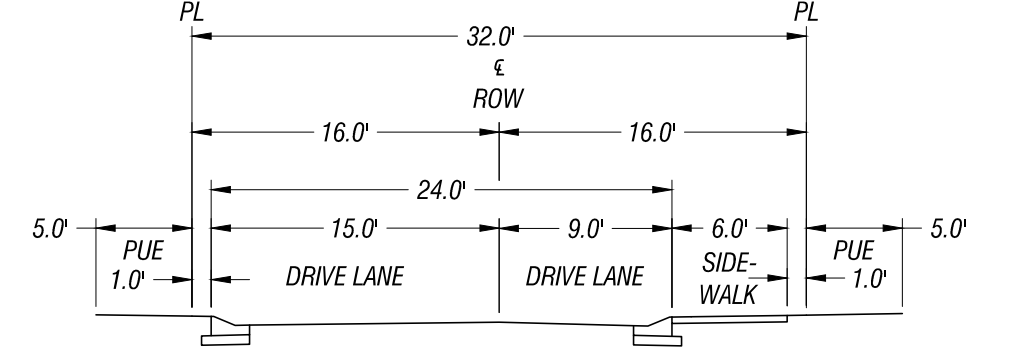
ACCESS/COMMERCIAL STREET SECTION
 MODIFIED WDO FIGURE 3.01E



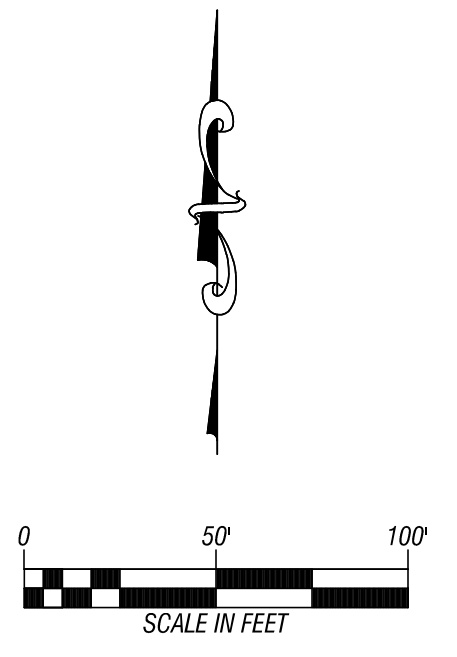
PACIFIC HIGHWAY 99E STREET SECTION
 WDO FIGURE 3.01R



LOCAL RESIDENTIAL STREET SECTION
 MODIFIED WDO FIGURE 3.01G



PRIVATE ALLEY STREET SECTION
 MODIFIED WDO FIGURE 3.01J

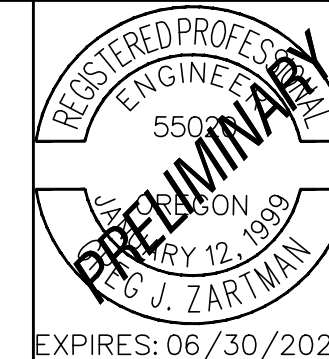
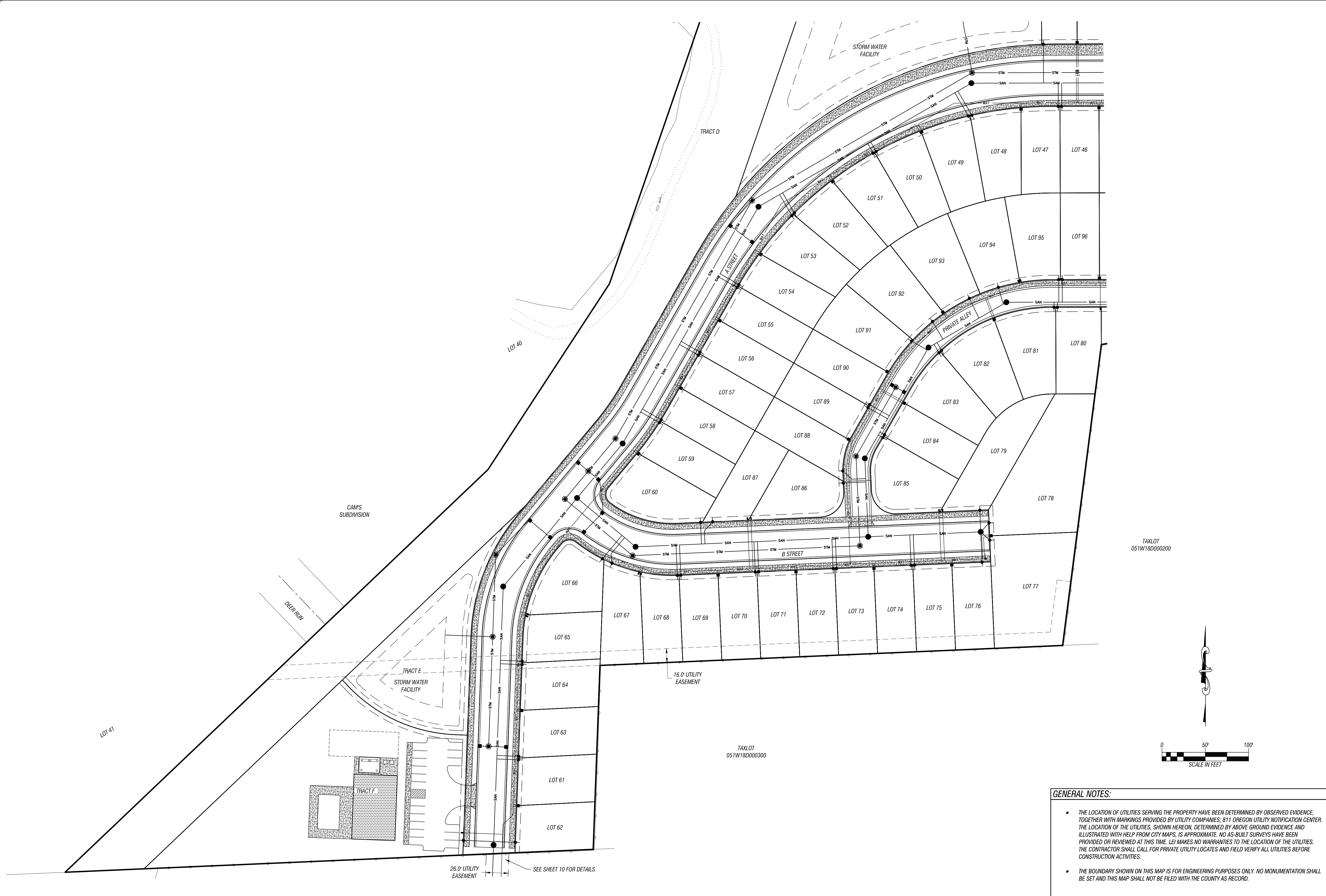


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G. ZARAMELLO
 J. K. MARSHALL
 G. MATHIAS
 S. J. HESS
 L. G. BROWN

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NO.	DATE	REVISION

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

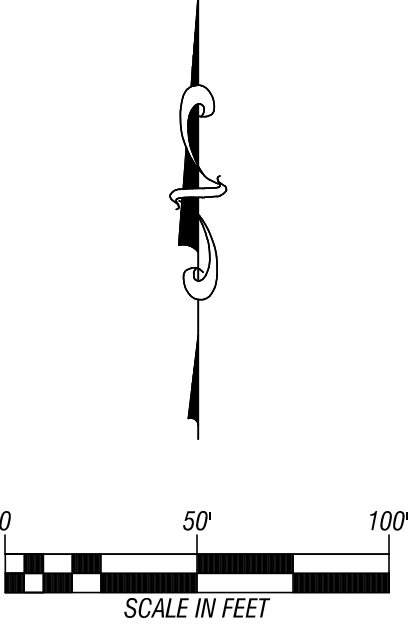
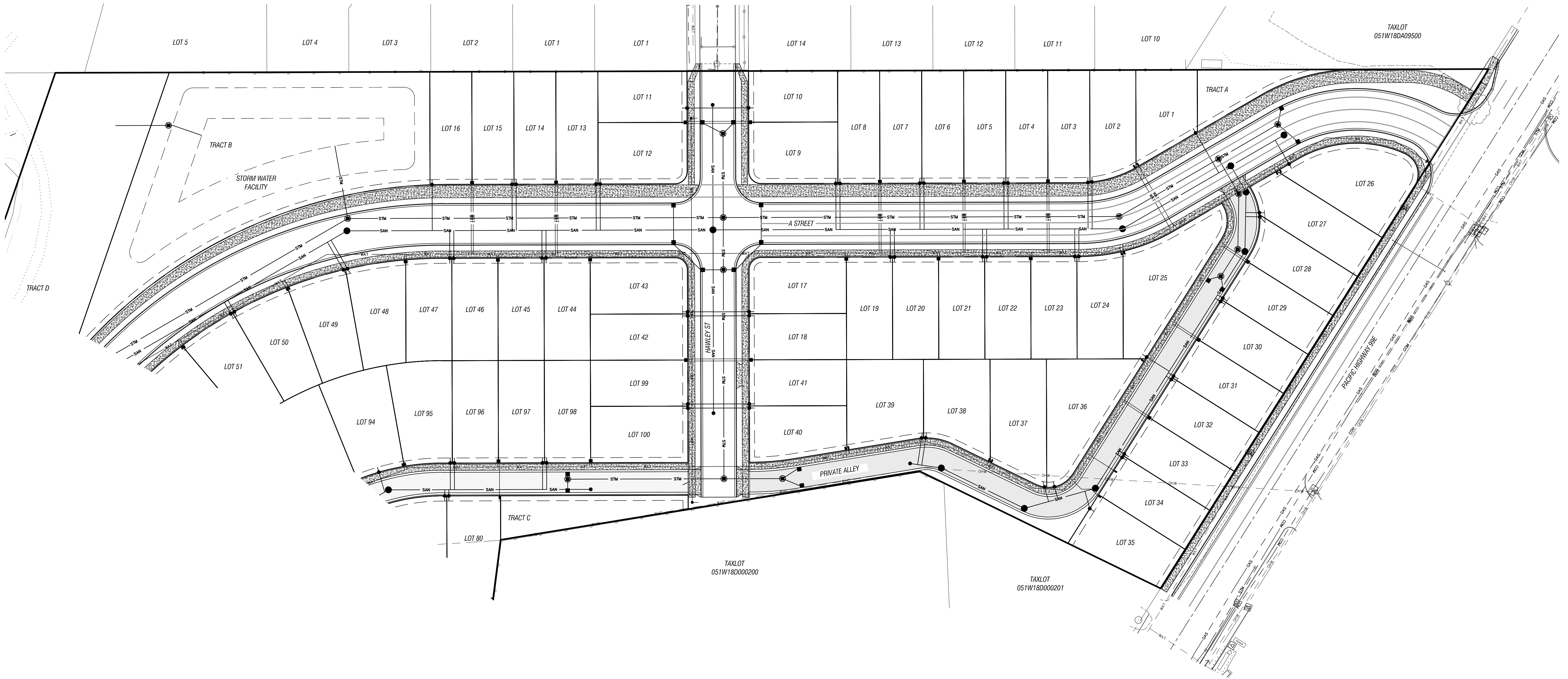
LEI ENGINEERING & SURVEYING OF OREGON
 2564 19TH STREET SE
 Seaside, Oregon 97132
 (503) 399-3828
 www.leiengineering.com

COMPOSITE UTILITIES 1
 SCALE: 1" = 50'
 PROJECT NO: 60-32
 SHEET: 08 OF 12
UT-1

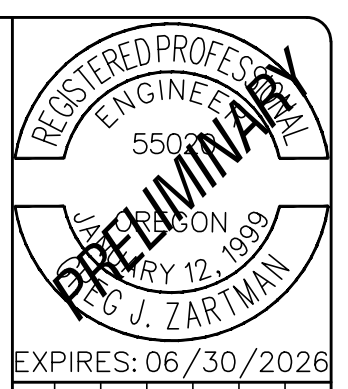
GENERAL NOTES:

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HERMANSON PRESERVE SUBDIVISION
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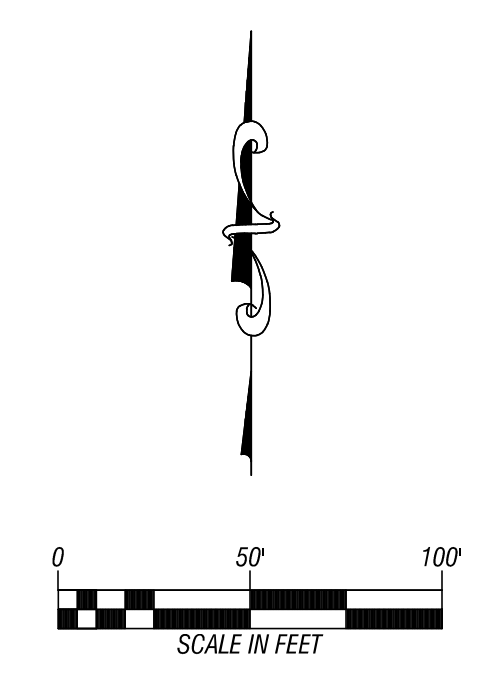
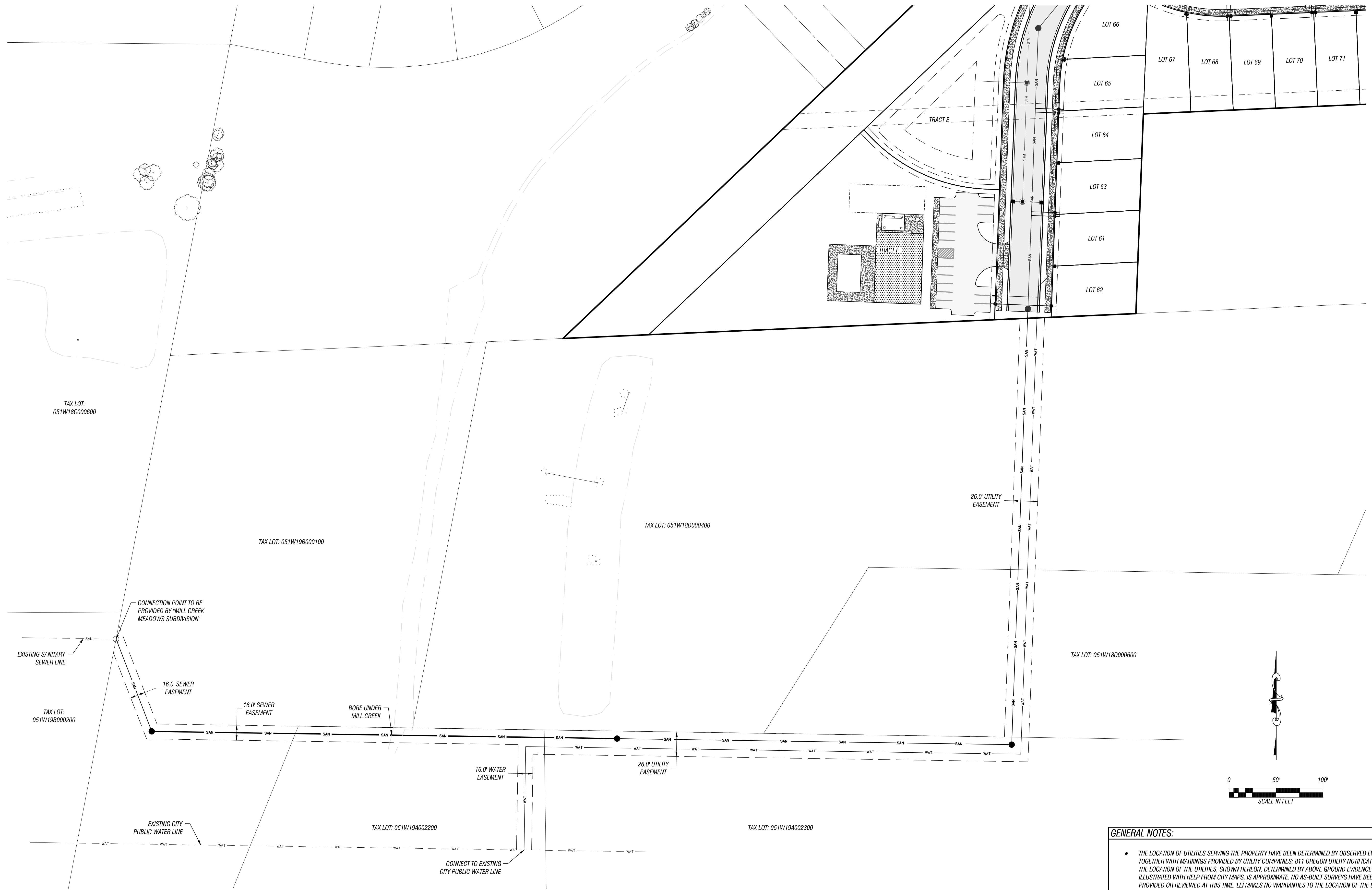
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 OF OREGON

COMPOSITE UTILITIES 2

SCALE: 1" = 50'
 PROJECT NO: 60-32
 SHEET: 09 OF 12
UT-2

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 6. MARIANASO (PREPARED)



GENERAL NOTES:

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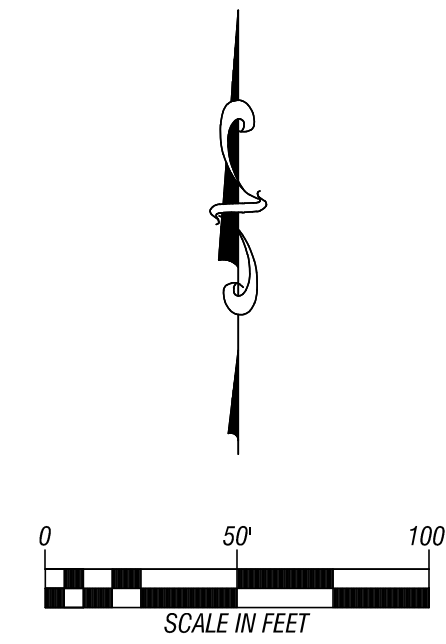
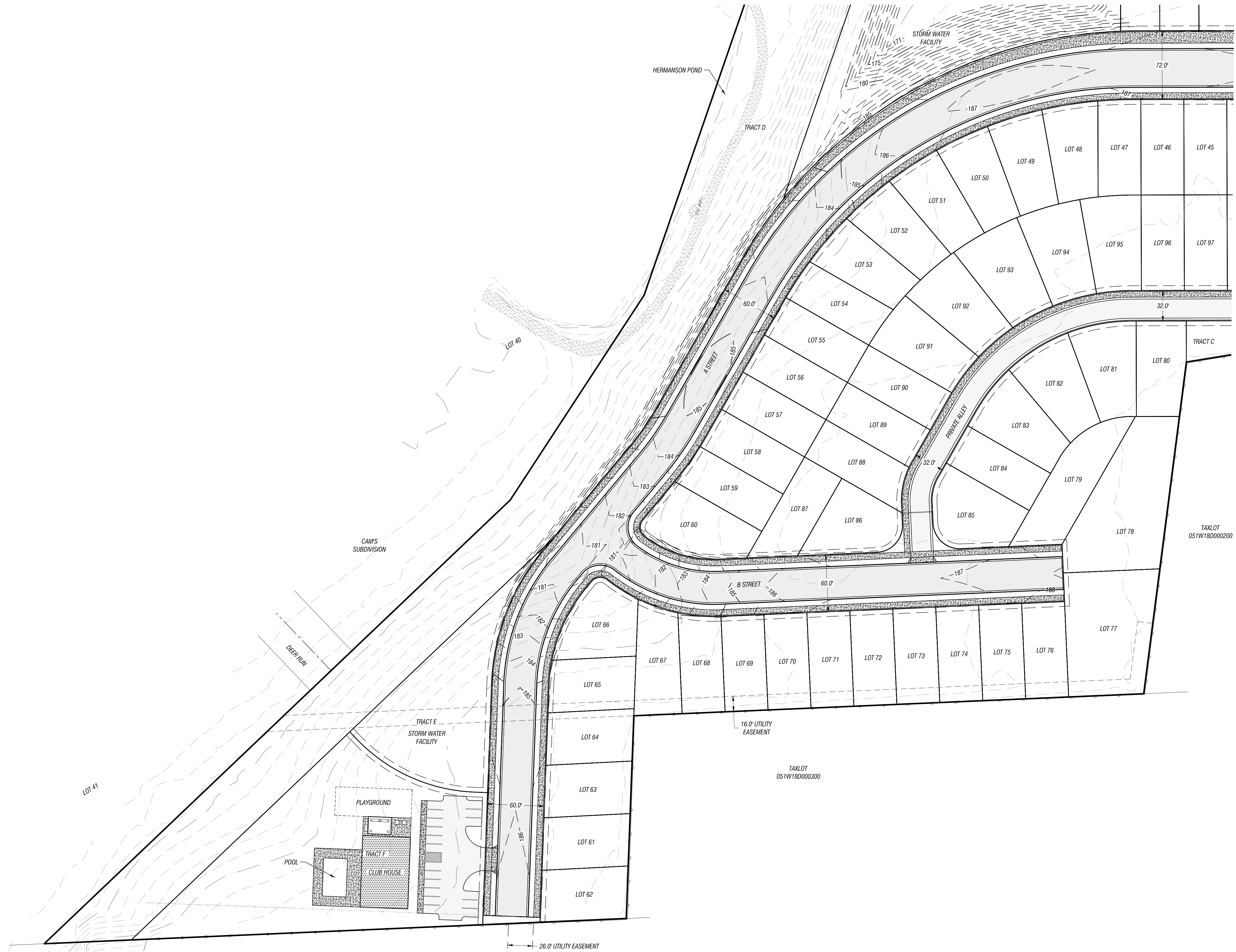
REGISTERED PROFESSIONAL ENGINEER
5500
HERMANSON
EXPIRES: 06/30/2026
BY MAPS
REVISION
NO. DATE

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

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Salem, Oregon 97302
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COMPOSITE UTILITIES 3
SCALE: 1" = 50'
PROJECT NO. 60-32
SHEET 10 OF 12

DATE: 05/13/2024 08:11:53 AM DRAWN: G. ZAMARINO CHECKED: G. ZAMARINO PLOT: 60-32



NO.	DATE	REVISION

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

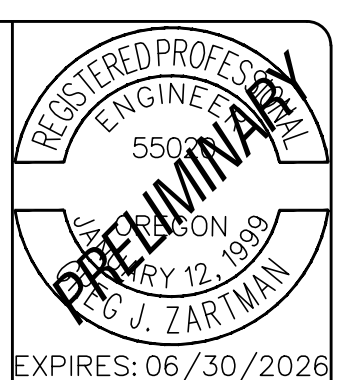
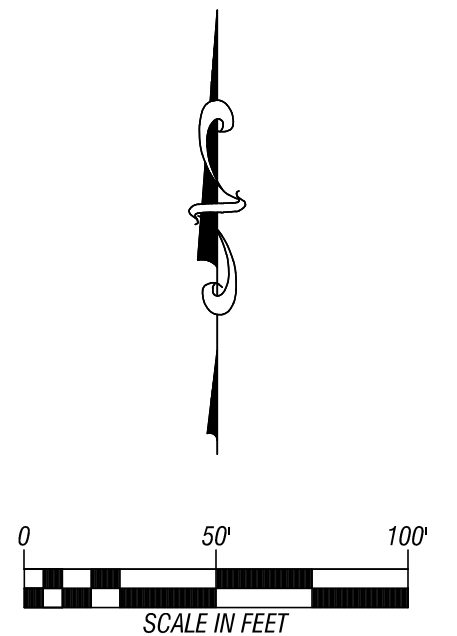
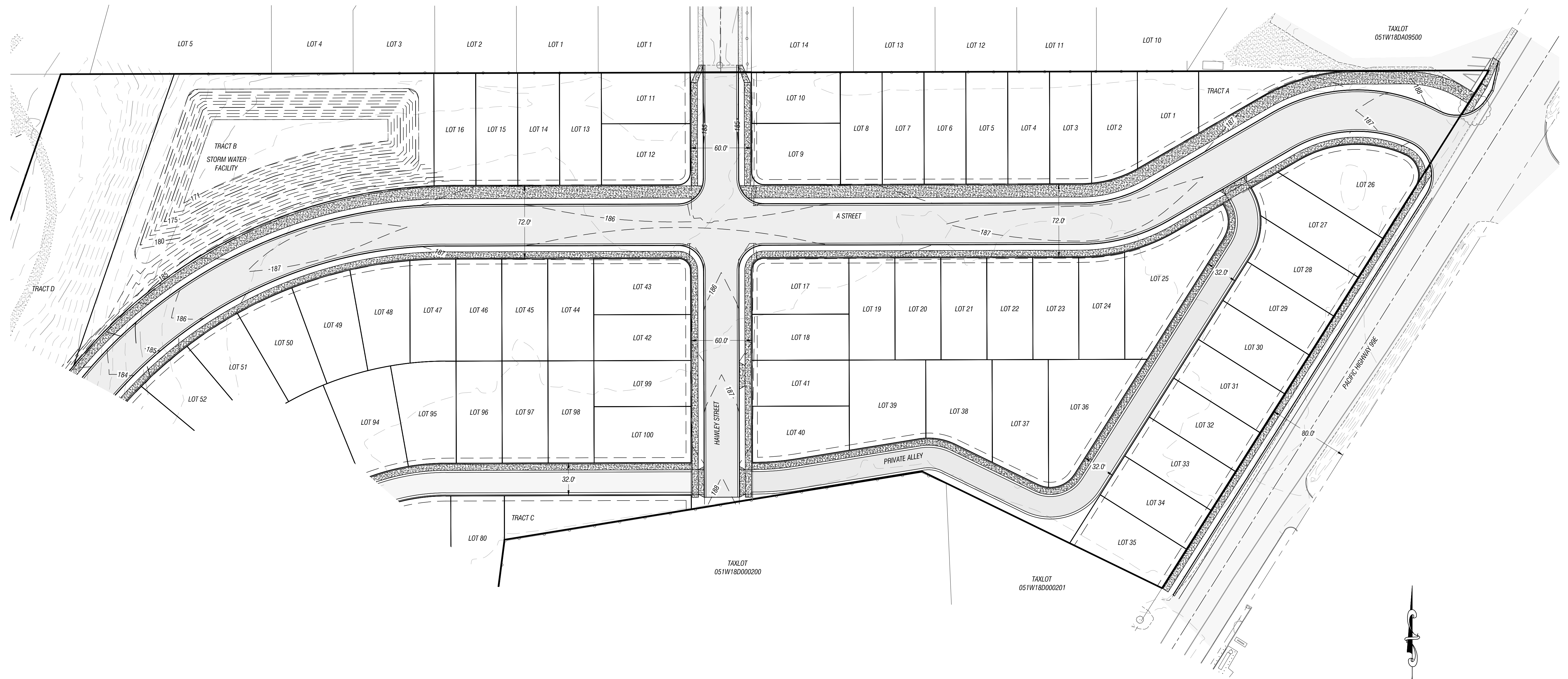
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 OF OREGON

GRADING 1
 PROJECT NO: **60-32**
 SHEET: **GR-1**
 11 OF 12

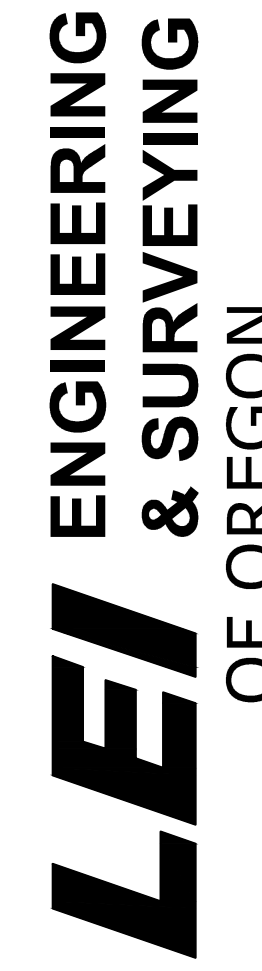
REGISTRATION NO. 5500, LICENSE EXPIRES 06/30/2026
 STATE OF OREGON
 REGISTERED PROFESSIONAL ENGINEER
 G. J. ZARTMAN
 PREPARED FOR: WEST COAST HOME SOLUTIONS, LLC
 PROJECT NO: 60-32
 SHEET: GR-1
 11 OF 12
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1. DATE: 09/12/24
 2. PROJECT: HERMANSON PRESERVE SUBDIVISION
 3. DRAWING: GRADING 2
 4. SHEET: 12 OF 12
 5. SCALE: 1" = 50'
 6. PREPARED FOR: WEST COAST HOME SOLUTIONS, LLC
 7. DRAWN BY: J. ZARTMAN
 8. CHECKED BY: J. ZARTMAN
 9. APPROVED BY: J. ZARTMAN
 10. DATE: 06/30/2026



HERMANSON PRESERVE SUBDIVISION
 PREPARED FOR:
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 Seaside, Oregon 97132
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GRADING 2
 SCALE: 1" = 50'
 PROJECT NO: 60-32
 SHEET: 12 OF 12

REGISTERED PROFESSIONAL ENGINEER
 NO. 5500
 STATE OF OREGON
 LICENSE EXPIRES: 06/30/2026
 J. ZARTMAN

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

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 Seaside, Oregon 97132
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GRADING 2
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 PROJECT NO: 60-32
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