

October 15, 2024

NARRATIVE LETTER

Project Description:

MarPez Engineering LLC is designing a proposed subdivision development of a 0.73-acre site at E. Lincoln St. (Tax lot Number: 051W08CC06100) next to the Washington Elementary School. This development is intended to provide nine (9) single residential housing lots.

Per my understanding, the development of the property would require obtaining an easement from the adjacent property owner to keep its current drainage outfall, which currently drains to the southwest via the as-built system located through the lot (895 E LINCOLN ST) and the ditch on the corner of the school lot. We do not anticipate any drainage pattern changes or a significant increase in the stormwater it had previously received. The development might need a drainage easement to continue draining the 18" storm drain.

Please confirm if the City of Woodburn would require the development to obtain a drainage easement from the School to continue using the existing 18" SD.

Setback for the property, as shown as 24' for the ground floor, and 30' for the second floor, is the design meeting per Table 2.02B (RS) for setbacks (Note 11: Applies to the story or stories of the building within this height tier, not the ground story, per Figure 2.02B.)

Does the 30' setback only apply to the portion above 16'?

Lot coverage assumed no maximum per table; please confirm. Townhouses are exempt from maximum lot coverage, and per OAR 660-046-0220(4)(g)

A street improvement would be limited to the property frontage (Access). Would an ADA Ramp be required for the NE corner since it conflicts with the access, or is the crossing considered closed as the other side is a marked crosswalk?

For the ROW dedication, what document does the city require? Is the 8' Public Utility Easement (PUE) part of the 11' RW dedication for the street?

Tree impacts near access: would that be under a grading permit?

I appreciate your time and assistance in this matter.

Best,

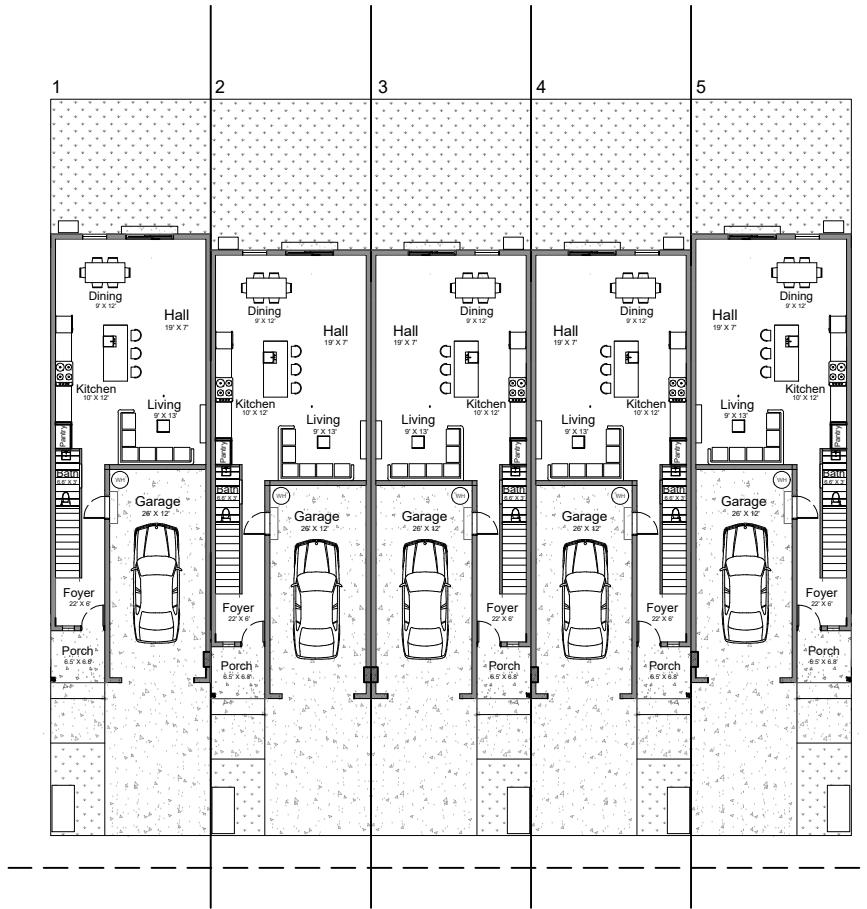
Cesar J. Lopez P.E.

MarPez Engineering LLC.

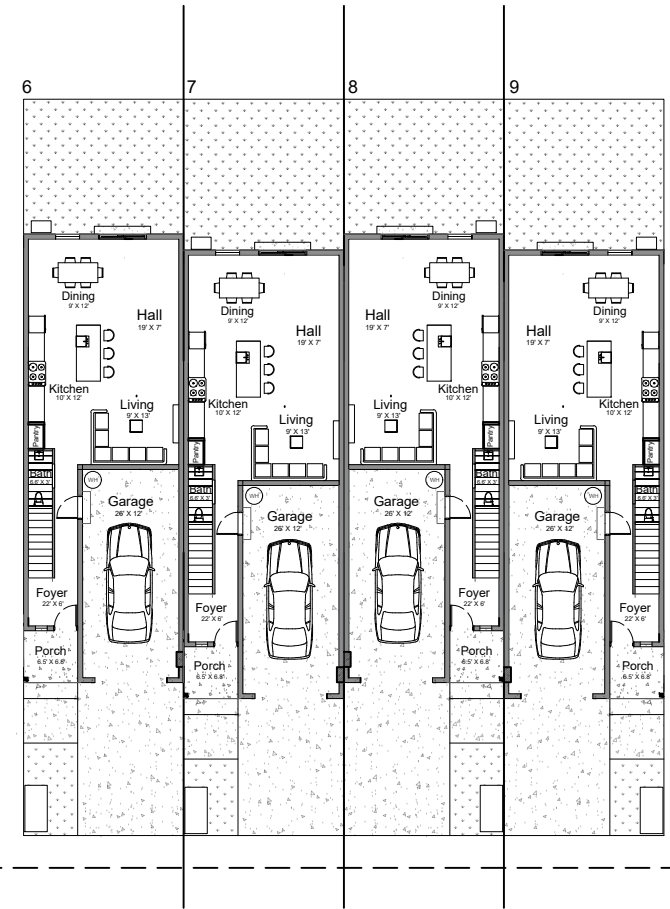
info@MarPezEngineering.com

323.717.4405

First Floor Plan-Layout



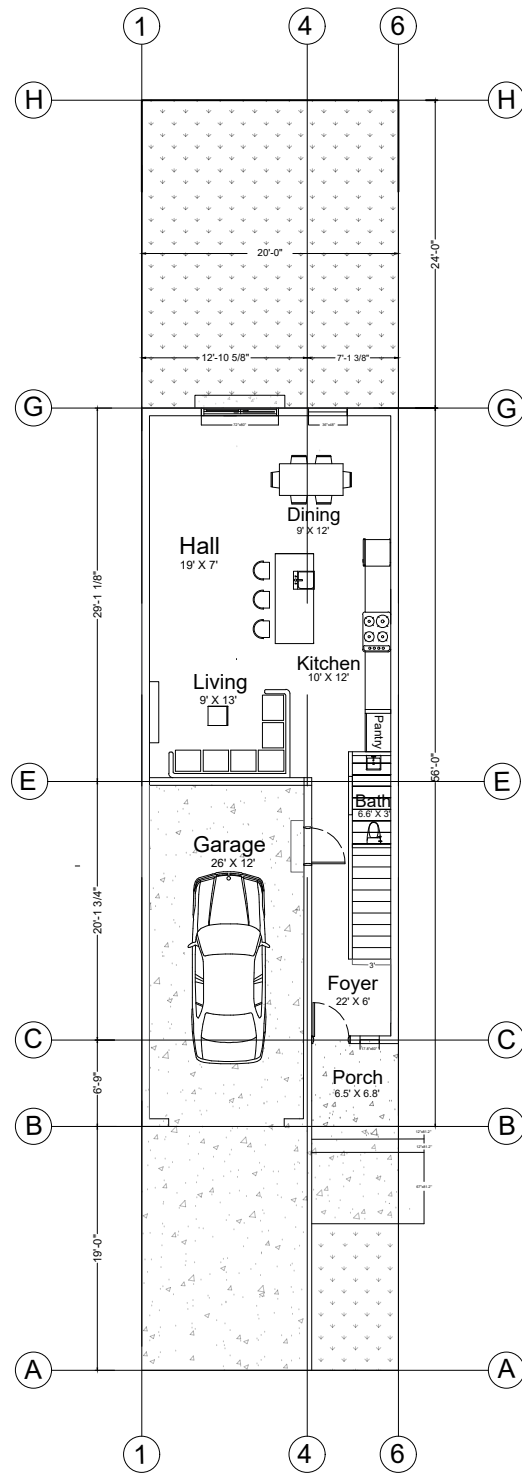
First Floor Plan-Layout



Fire Turnaround

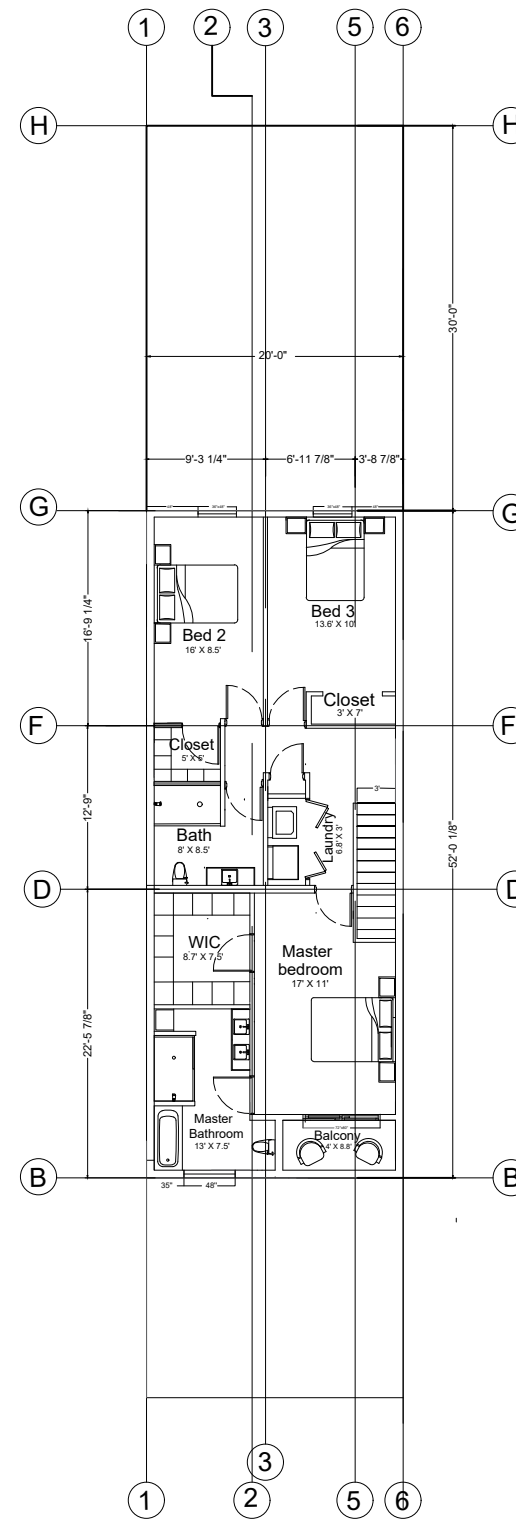


First Floor Plan-Layout



Room Schedule First Floor				
Spaces	Area	Ceiling Height	Floor Level	Remarks
Porch	44 SF	10'-0"		
Foyer	132 SF	10'-0"		
Bath	20 SF	10'-0"		
Living	117 SF	10'-0"		
Dining	108 SF	10'-0"		
Kitchen	120 SF	10'-0"		
Garage	312 SF	10'-0"		
Living Space	655 SF	10'-0"		

Second Floor Plan-Layout



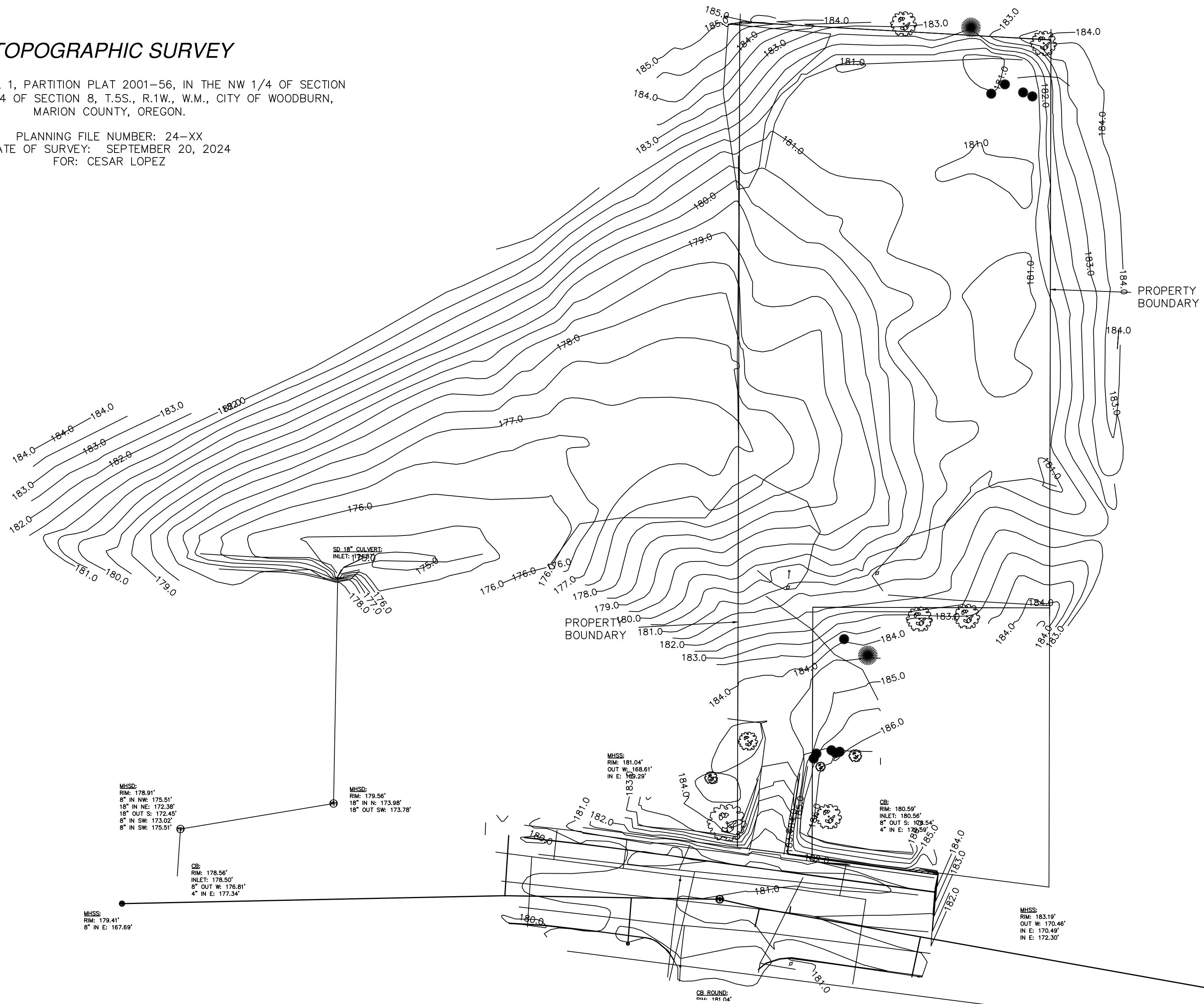
Room Schedule Second Floor				
Spaces	Area	Ceiling Height	Floor Level	Remarks
Master Bedroom	187 SF	10'-0"		
Master Bathroom	97.5 SF	10'-0"		
Walking in closet	65 SF	10'-0"		
Laundry	20 SF	10'-0"		
Bath	68 SF	10'-0"		
Bed 2	136 SF	10'-0"		
Closet-Bed 2	25 SF	10'-0"		
Bed 3	136 SF	10'-0"		
Closet-Bed 3	21 SF	10'-0"		
Balcony	35 SF	10'-0"		
Living Space	922 SF	10'-0"		



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



MHSS:
 RIM: 178.91'
 8" IN NW: 175.51'
 18" IN NE: 172.38'
 18" OUT S: 172.45'
 8" IN SW: 173.02'
 8" IN SW: 175.51'

CB:
 RIM: 178.56'
 INLET: 178.50'
 8" OUT W: 176.81'
 4" IN E: 177.54'

MHSS:
 RIM: 179.41'
 8" IN E: 167.69'

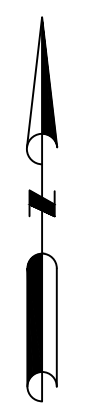
MHSS:
 RIM: 179.56'
 18" IN N: 173.98'
 18" OUT SW: 173.78'

MHSS:
 RIM: 181.04'
 OUT W: 168.61'
 IN E: 169.29'

CB:
 RIM: 180.59'
 INLET: 180.58'
 8" OUT S: 178.54'
 4" IN E: 178.58'

MHSS:
 RIM: 183.19'
 OUT W: 170.46'
 IN E: 170.49'
 IN E: 172.30'

CB ROUND:
 DIA: 181.04'



SCALE: 1"=30'

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

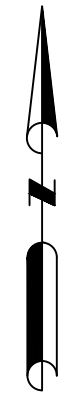
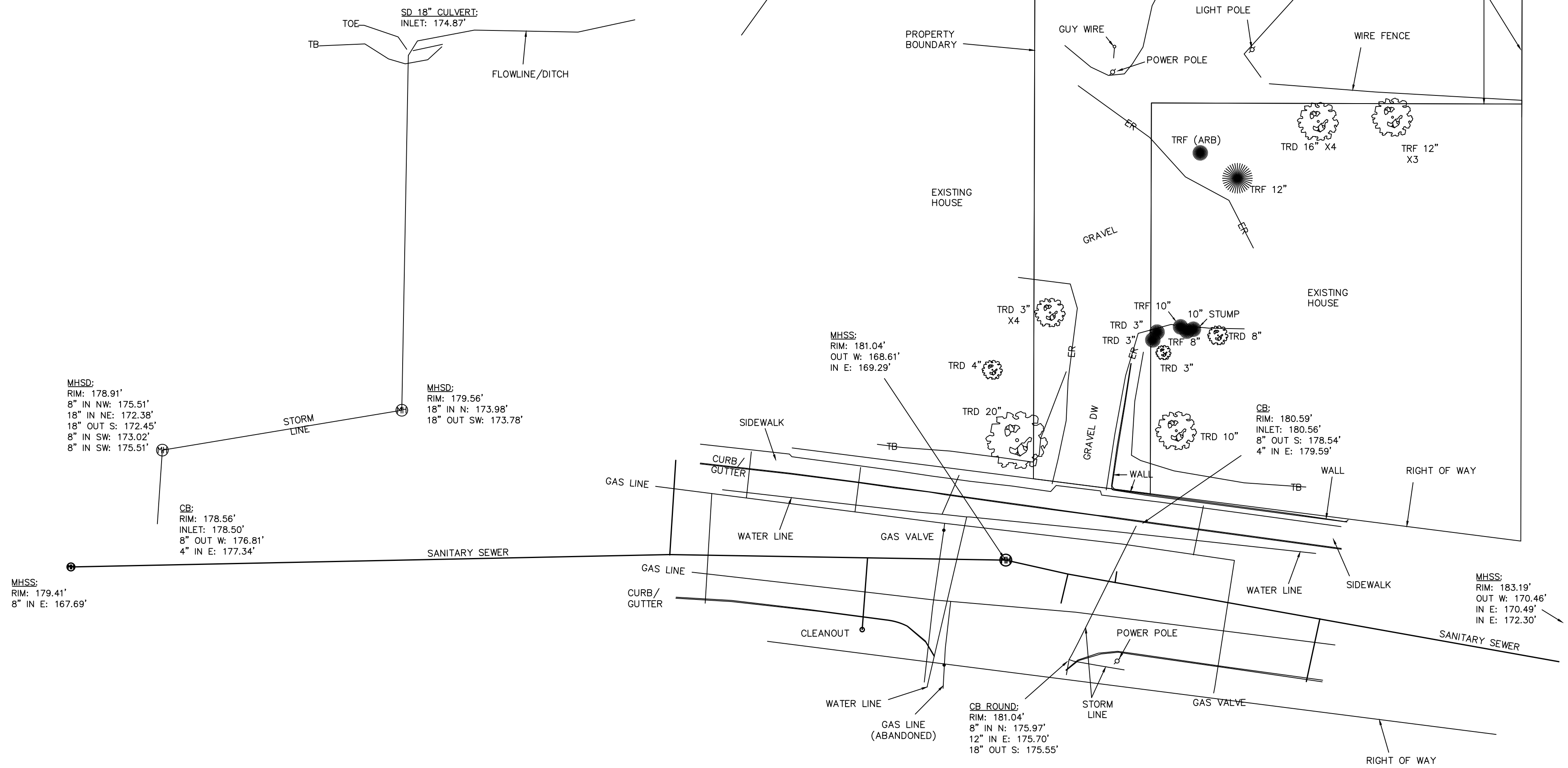
BRASS & STONE
 LAND SURVEYING
 503-871-0030

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

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



SCALE: 1"=20'

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 BRASS & STONE
 DRAFT
 BRUN W. PAULL
 MARCH 3, 2018
 89074
 Expires 12/31/2024

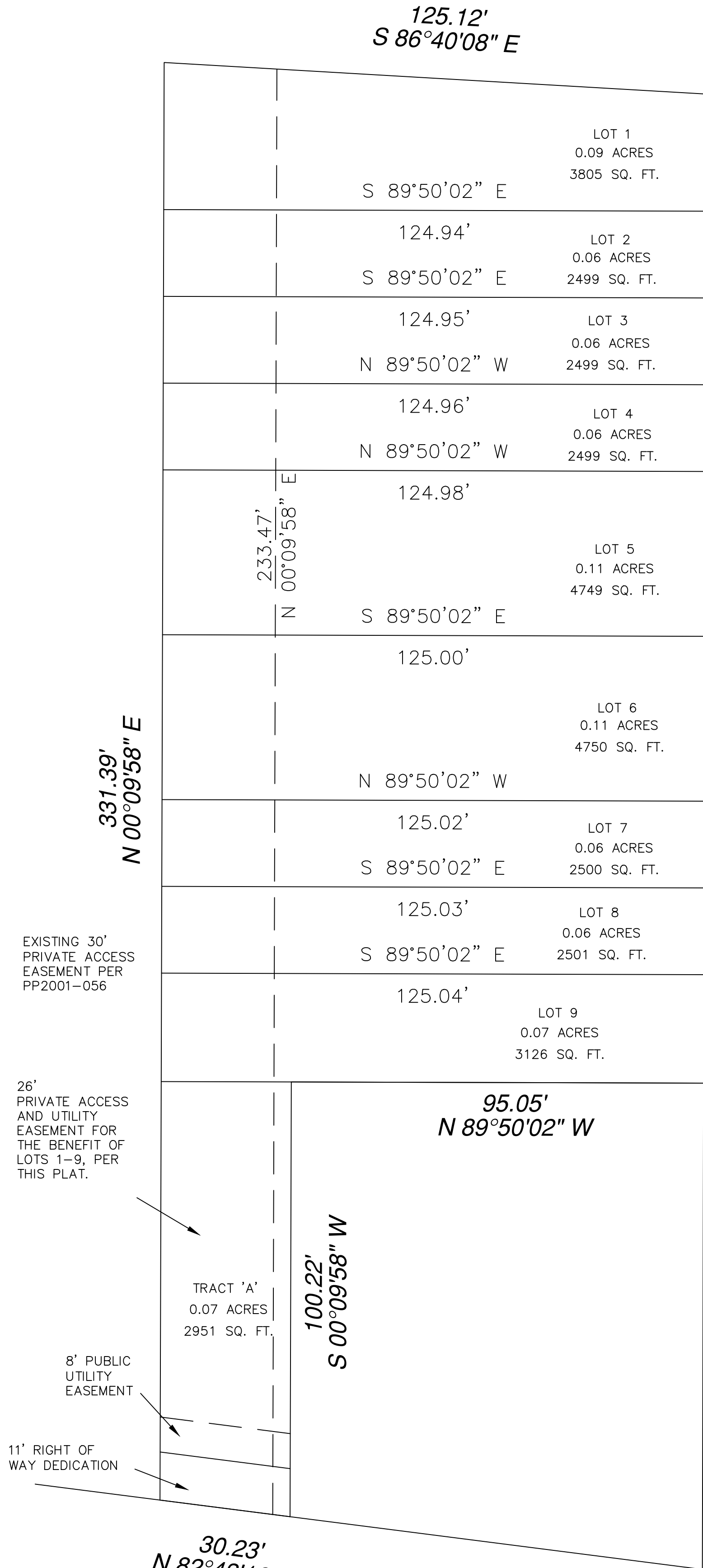


1132 HERITAGE LOOP
 STAYTON, OR 97383
 Drawn By: BWP 09/20/24
 Job File: 24-021

PROPOSED LOT LAYOUT

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: XXXX, 2024
 FOR: CESAR LOPEZ



30.23'
N 82°43'16" W

REGISTERED
PROFESSIONAL
 LAND SURVEYOR
 BRASS & STONE
 DRAFT
 MARGIE GONN
 MARCH 23, 2018
 BRON W. PAULL
 89074
 Expires 12/31/2024

E. LINCOLN STREET
 (50' WIDE)



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

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

PROJECT DESCRIPTION:

JURISDICTION: WOODBURN
COUNTY: MARION
MAP NO.:
TAX LOT: 051W08CC06100
SUBDIVISION:

TYPE: SINGLE-FMLY
ZONE: MEDIUM DENSITY RESIDENTIAL (RM-1)

APPLICABLE CODES:
- 2023 OREGON RESIDENTIAL SPECIALTY CODE (ORSC)

PROJECT DESCRIPTION:
TOWNHOUSE (1905 SQ. FT.)

AREAS:
1583 SQ. FT. NEW FLOOR (LIVING AREA)
322 SQ. FT. GARAGE

SETBACKS (TABLE 2.02E):

FRONT 15 FT. MIN
SIDE 5 FT. MIN (END UNIT EXTERIOR WALL)
0 FT. MIN (COMMON WALL)
REAR 24 FT. MIN (BUILDING HEIGHT 16' OR LESS)
30 FT. MIN (BUILDING HEIGHT > 16' & < 28')

LOT AREA: 2500 SQ. FT.
LOT COVERAGE MAX. (35%): N/A

NOTE: Townhouses are exempt from maximum lot coverage, and per OAR 660-046-0220(4)(g)

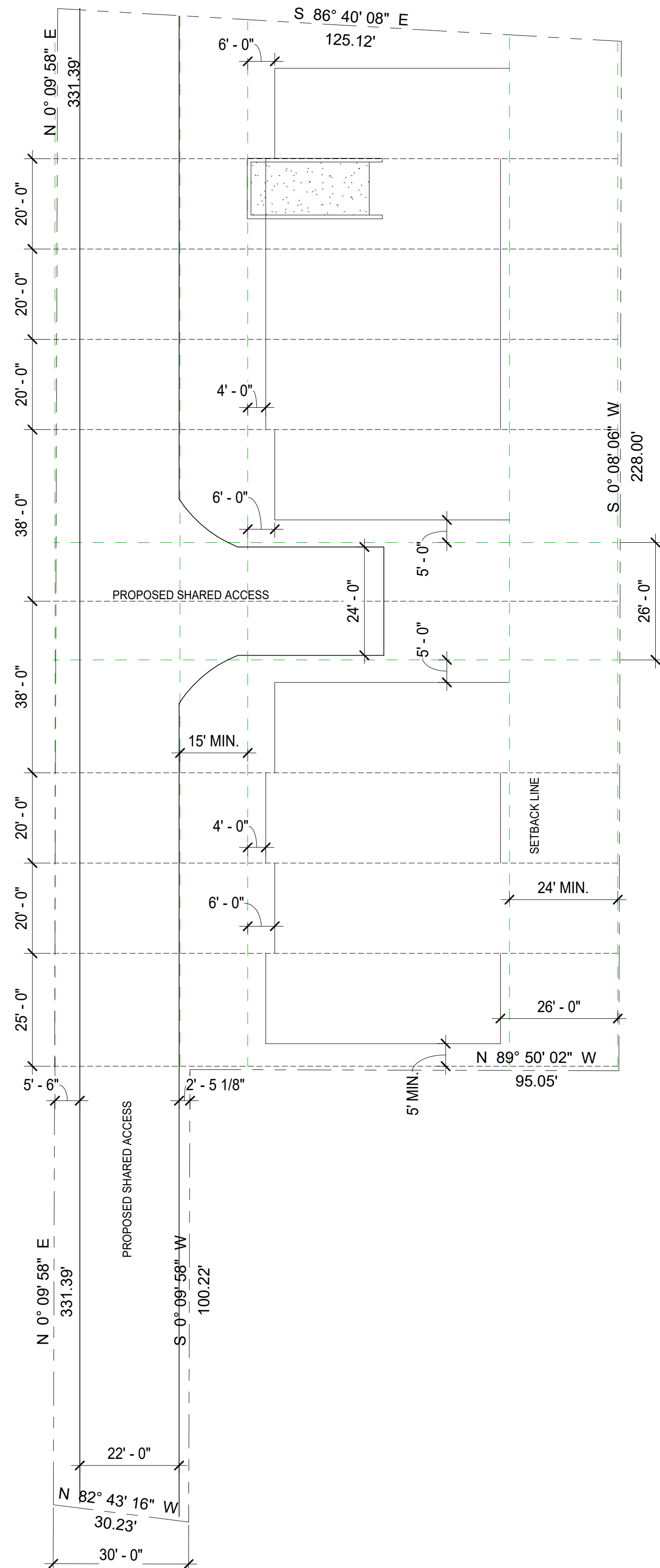
HEIGHT: 35 FT. MAX (NEW BUILDING)
28 FT. MAX (EXTG. BUILDING)

ELEVATION: APROX. 181.00 FT.

REFERENCES:

WOODBURN DEVELOPMENT ORDINANCE

TREES
REQUIERES PROTECTION MEASURES FOR ALL TREE WITHING THE DEVELOPMENT AREAS. ABOVE GROUND SILT FENCE IS REQUIERE TO EMCOMPASS 100% OF THE CRITICAL ROOT ZONE.



SD STORM DRAIN/ROOF
W CONNECTION TO COLD WATER
S CONNECTION TO WASTE LINE
ELEC. CONNECTION TO ELECTRICAL (PGE)

1 SITE PLAN
1" = 20'-0"



DO NOT USE REGION



Salem, Oregon 97304
PH: (323) 717-4405
EMAIL: info@marpezengineering.com



BCAZ LLC

E. LINCOLN ST.
WOODBURN, OR
97301

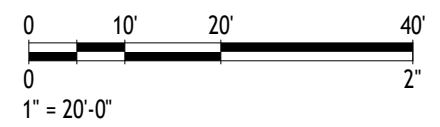


Table with 3 columns: No., Description, Date. Multiple empty rows for notes or changes.

Home Addition with Two Story

SITE PLAN

Project number S0012024
Date 9/24/2024
Drawn by CESAR L.
Checked by Checker

G103

Scale 1" = 20'-0"