



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>24-17</u>
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971-24-000084-PLWG

Pre-Application Meeting Request Form

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

PRE 24-17

RECEIVED

OCT 07 2024

COMMUNITY DEVELOPMENT
DEPARTMENT

Project			
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:

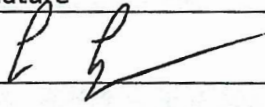
Pre-Application meeting slots are every generally Tuesdays, Wednesdays, or Thursdays starting between 10:00 and 11:00 a.m. for up to 1 hour. Staff requires two weeks advance notice after submittal and fee payment to schedule the meeting. Staff will e-mail the requestor with the meeting date and time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

Continued on next page.

Required Materials:

- Electronic versions of all application materials, which can be sent via zip folder in email or saved on a flash drive.
- Completed request form (1 copy)
- Narrative letter describing the proposal (one printed copy and one digital copy). Include any specific questions to staff or issues of concern.
- Draft site plans (3 printed copies, which may be any of letter [8½ x 11 inches], ledger [11 x 17], or plan size [24 x 26]) which could include:
 - Site: Preliminary site plan showing existing and proposed development and improvements relative to property lines. Illustrate natural features such as wetlands and floodplains, dimensions of building setbacks to property lines, and existing and proposed easements.
 - Utilities: Existing or proposed potable water, sanitary sewer, storm water sewer, fire hydrant locations, or streetlights. [WDO 3.02](#) addresses utilities.
 - Landscaping: Existing and proposed landscaping (trees, shrubs, groundcover, grass, etc.)
 - Architecture: Architectural drawings such as facades/elevations, isometric or perspective views, or color renderings.

Prior to deeming an application complete, the Director may request additional information.

Requestor's Signature

Print Name
Eugene Labunsky
Date
10/1/24

PRE 24-17
RECEIVED
OCT 07 2024
COMMUNITY DEVELOPMENT
DEPARTMENT

September 24, 2024

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, refer 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 an 82-lot subdivision composed of 78 single-family lots, 4 cottage cluster development lots, and 5 tracts. The cottage cluster development will consist of a mix of cottage style homes varying in size from 600 sq ft to 1500 sq ft in size, refer to site plan for an illustration of a possible layouts.

The development has proposed the dedication of right-of-way for the extension of Hawley St, a new public street referred to as A Street, and a public alley referred to as Alley 1A and 1B, 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 20-foot wide pedestrian corridor with a 12-foot wide path is being proposed along the northern boundary of the lot extending from Pacific Highway to Hermanson Pond. The development will be providing the necessary utility improvements to serve the development.

Thank you.

Sincerely,

LEI Engineering & Surveying of Oregon, LLC

PRE 24-17
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OCT 07 2024

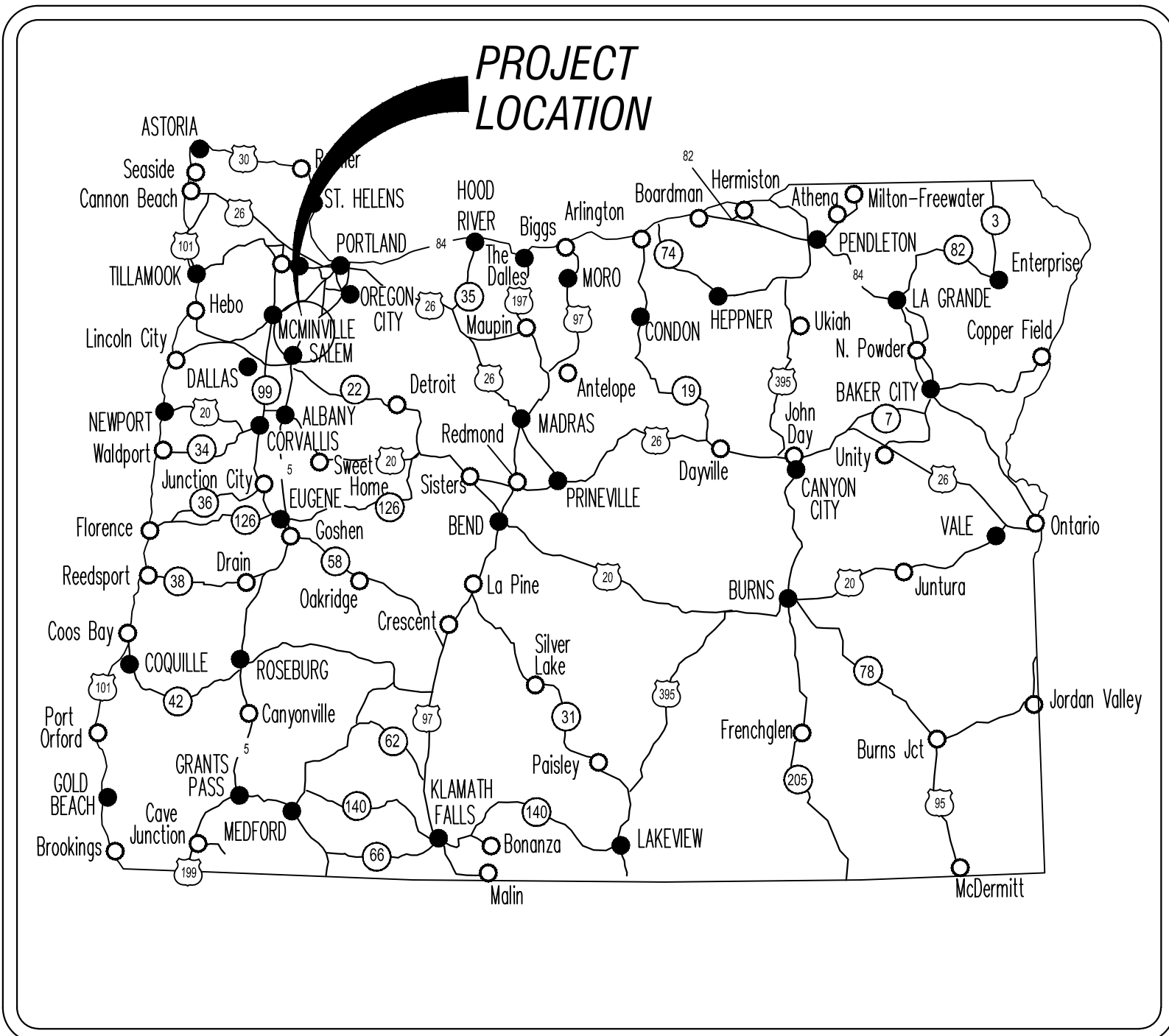
COMMUNITY DEVELOPMENT
DEPARTMENT

HERMANSON PRESERVE

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

EXISTING		PROPOSED		EXISTING		PROPOSED	
DECIDUOUS TREE			STORM SEWER MANHOLE			STORM SEWER CLEAN OUT	
CONIFEROUS TREE			STORM SEWER CATCH BASIN			GAS METER	
FIRE HYDRANT			GAS VALVE			GUY WIRE ANCHOR	
WATER BLOWOFF			POWER POLE			POWER VAULT	
WATER METER			POWER JUNCTION BOX			POWER PEDESTAL	
WATER VALVE			COMMUNICATIONS VAULT			COMMUNICATIONS JUNCTION BOX	
DOUBLE CHECK VALVE							
AIR RELEASE VALVE							
SANITARY SEWER CLEANOUT							
SANITARY SEWER MANHOLE							
SIGN							
STREET LIGHT							
MAILBOX							
RIGHT OF WAY LINE				PROPOSED			
BOUNDARY LINE				PROPERTY LINE			
CENTERLINE				DITCH			
CURB				EASEMENT			
EDGE OF PAVEMENT				FENCE LINE			
EASEMENT				GRAVEL EDGE			
FENCE LINE				POWER LINE			
GRAVEL EDGE				OVERHEAD WIRE			
POWER LINE				COMMUNICATIONS LINE			
OVERHEAD WIRE				FIBER OPTIC LINE			
COMMUNICATIONS LINE				GAS LINE			
FIBER OPTIC LINE				STORM SEWER LINE			
GAS LINE				SANITARY SEWER LINE			
STORM SEWER LINE				WATER LINE			
SANITARY SEWER LINE				WATER LINE			

LEGEND



VICINITY MAP



SITE MAP SCALE: 1" = 1000'

PROJECT TEAM:

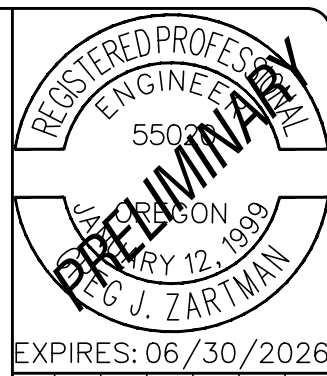
OWNER/APPLICANT:
WEST COAST HOME SOLUTIONS, LLC
25030 SW PARKWAY AVE., SUITE 110
WILSONVILLE, OREGON 97070

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



EXPIRES: 06/30/2026

NO.	DATE	REVISION

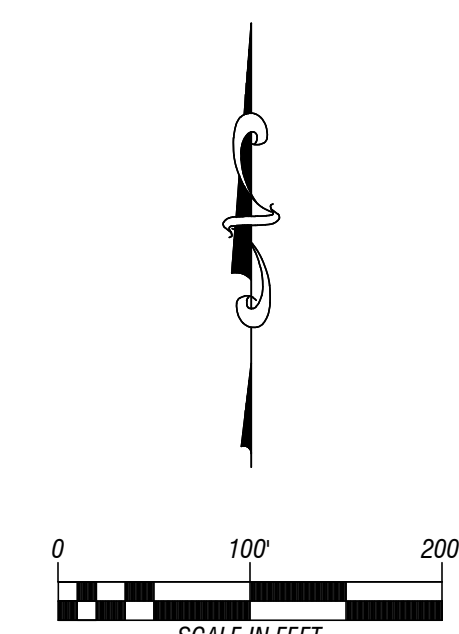
HERMANSON PRESERVE SUBDIVISION
PREPARED FOR: WEST COAST HOME SOLUTIONS, LLC

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

LEI ENGINEERING & SURVEYING
OF OREGON

COVER SHEET	
SCALE: NO SCALE	
PROJECT NO: 60-32	
SHEET: 01 OF 17	CV-1

1. DATE: 06/12/2024
 2. PROJECT: HERMANSON PRESERVE SUBDIVISION
 3. CLIENT: WEST COAST HOME SOLUTIONS, LLC
 4. DRAWN BY: J. ZARTMAN
 5. CHECKED BY: J. ZARTMAN
 6. APPROVED BY: J. ZARTMAN
 7. SCALE: AS SHOWN
 8. SHEET: 02 OF 17

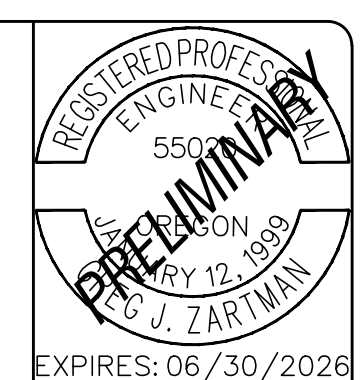


GENERAL NOTES:

- 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.
- THE BOUNDARY SHOWN ON THIS MAP IS FOR ENGINEERING PURPOSES ONLY. NO MONUMENTATION SHALL BE SET AND THIS MAP SHALL NOT BE FILED WITH THE COUNTY AS RECORD.

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	APPD.

HERMANSON PRESERVE SUBDIVISION

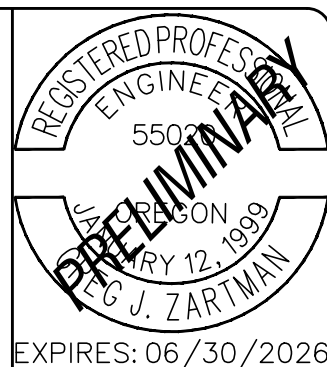
PREPARED FOR:
WEST COAST HOME SOLUTIONS, LLC

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

EXISTING CONDITIONS
 SCALE: 1" = 100'
 PROJECTING: 60-32
 SHEET: 02 OF 17
EX-1

REG. OF DOCUMENTS: THIS DOCUMENT, AND THE EGDS AND DESIGN INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF LEI ENGINEERING AND SURVEYING OF OREGON, LLC AND IS NOT TO BE COPIED, WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF LEI ENGINEERING. © LEI ENGINEERING

DATE: 03/11/2024
 DRAWN BY: G. ZARZAR
 CHECKED BY: G. ZARZAR
 PROJECT NO: 60-32
 SHEET NO: 03 OF 17



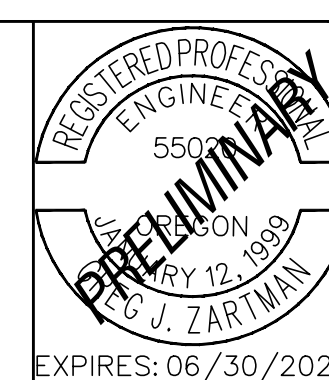
NO.	DATE	REVISION	BY	MAPS

HERMANSON PRESERVE SUBDIVISION
 PREPARED FOR: WEST COAST HOME SOLUTIONS, LLC
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LEI ENGINEERING & SURVEYING
 OF OREGON
 2564 19TH STREET SE
 Salem, Oregon 97302
 (503) 399-3828
 www.leiengineering.com

OVERALL VIEW
 SCALE: 1" = 80'
 PROJECT NO: 60-32
 SHEET: 03 OF 17
 TITLE: OV-1

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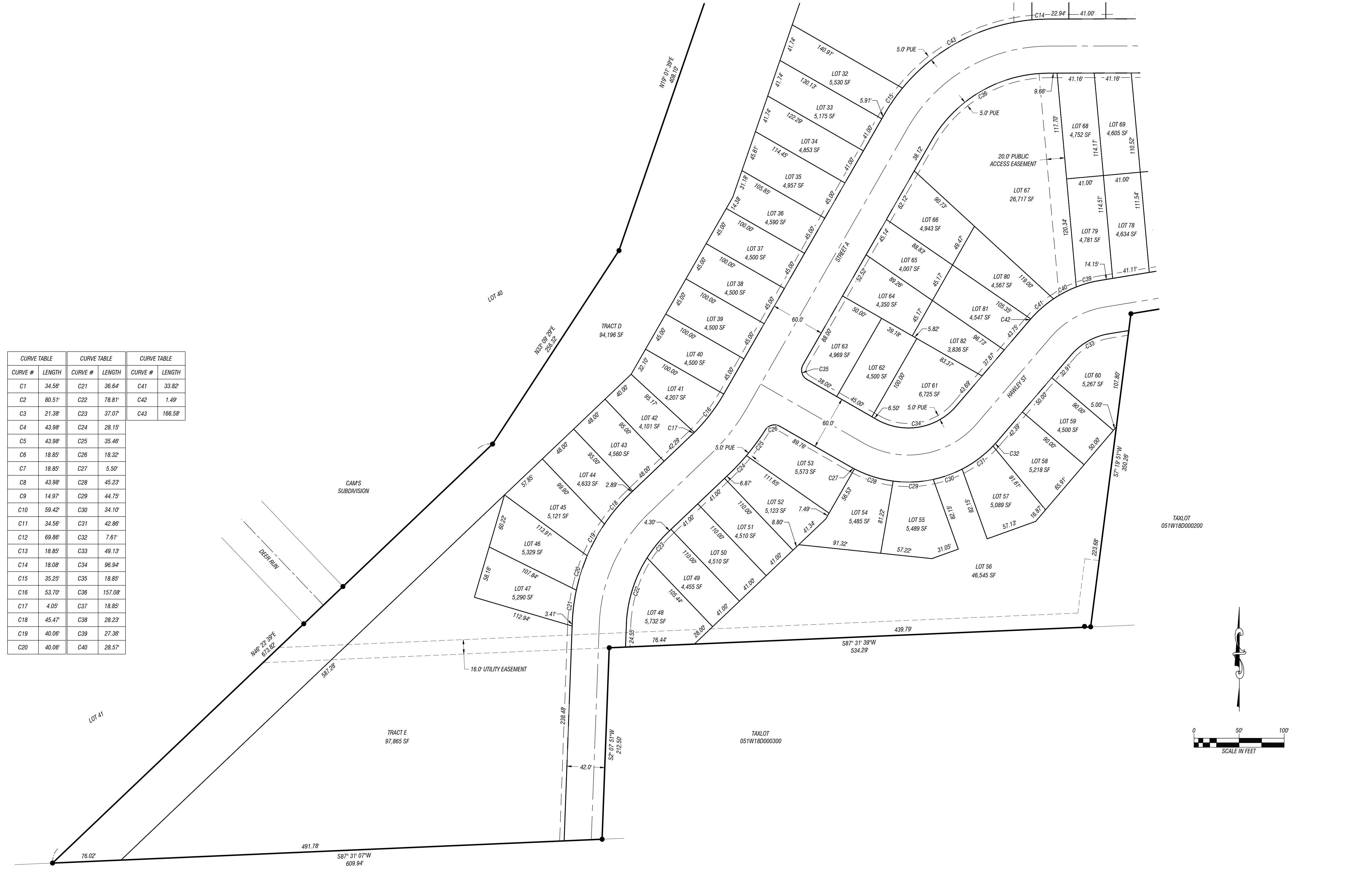
NO.	DATE	REVISION	BY	APP'D

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

LEI ENGINEERING & SURVEYING OF OREGON
2554 19TH STREET SE
Salem, Oregon 97302
(503) 399-3828
www.leiengineering.com

DIMENSION PLAN 1
PROJECT NO. 60-32
SHEET DP-1
04 OF 17

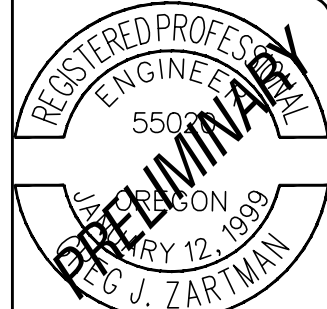
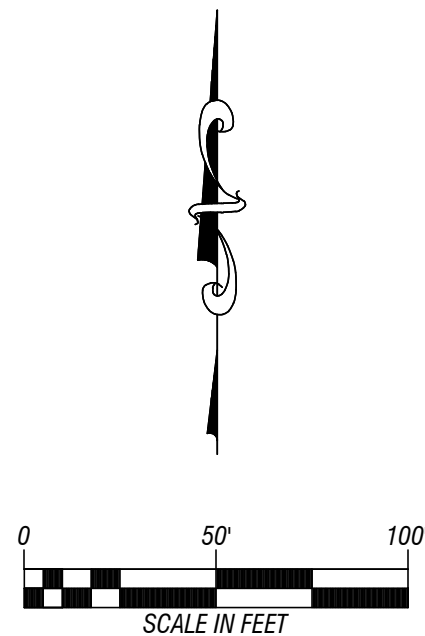
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C3	21.38'	C23	37.07'	C43	166.58'
C4	43.98'	C24	28.15'		
C5	43.98'	C25	35.46'		
C6	18.85'	C26	18.32'		
C7	18.85'	C27	5.50'		
C8	43.98'	C28	45.23'		
C9	14.97'	C29	44.75'		
C10	59.42'	C30	34.10'		
C11	34.56'	C31	42.86'		
C12	69.86'	C32	7.61'		
C13	18.85'	C33	49.13'		
C14	18.08'	C34	96.94'		
C15	35.25'	C35	18.85'		
C16	53.70'	C36	157.08'		
C17	4.05'	C37	18.85'		
C18	45.47'	C38	28.23'		
C19	40.06'	C39	27.36'		
C20	40.06'	C40	28.57'		



1. J. VAN ARMAN, P.E., REGISTERED PROFESSIONAL ENGINEER, LICENSE NO. 5500
 2. G. ZIMMERMAN, P.E., REGISTERED PROFESSIONAL ENGINEER, LICENSE NO. 5500
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C9	14.97'	C29	44.75'		
C10	59.42'	C30	34.10'		
C11	34.56'	C31	42.86'		
C12	69.86'	C32	7.61'		
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EXPIRES: 06/30/2026

NO.	DATE	REVISION

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

2554 19TH STREET SE
 Salem, Oregon 97302
 (503) 399-3828
 www.leiengineering.com

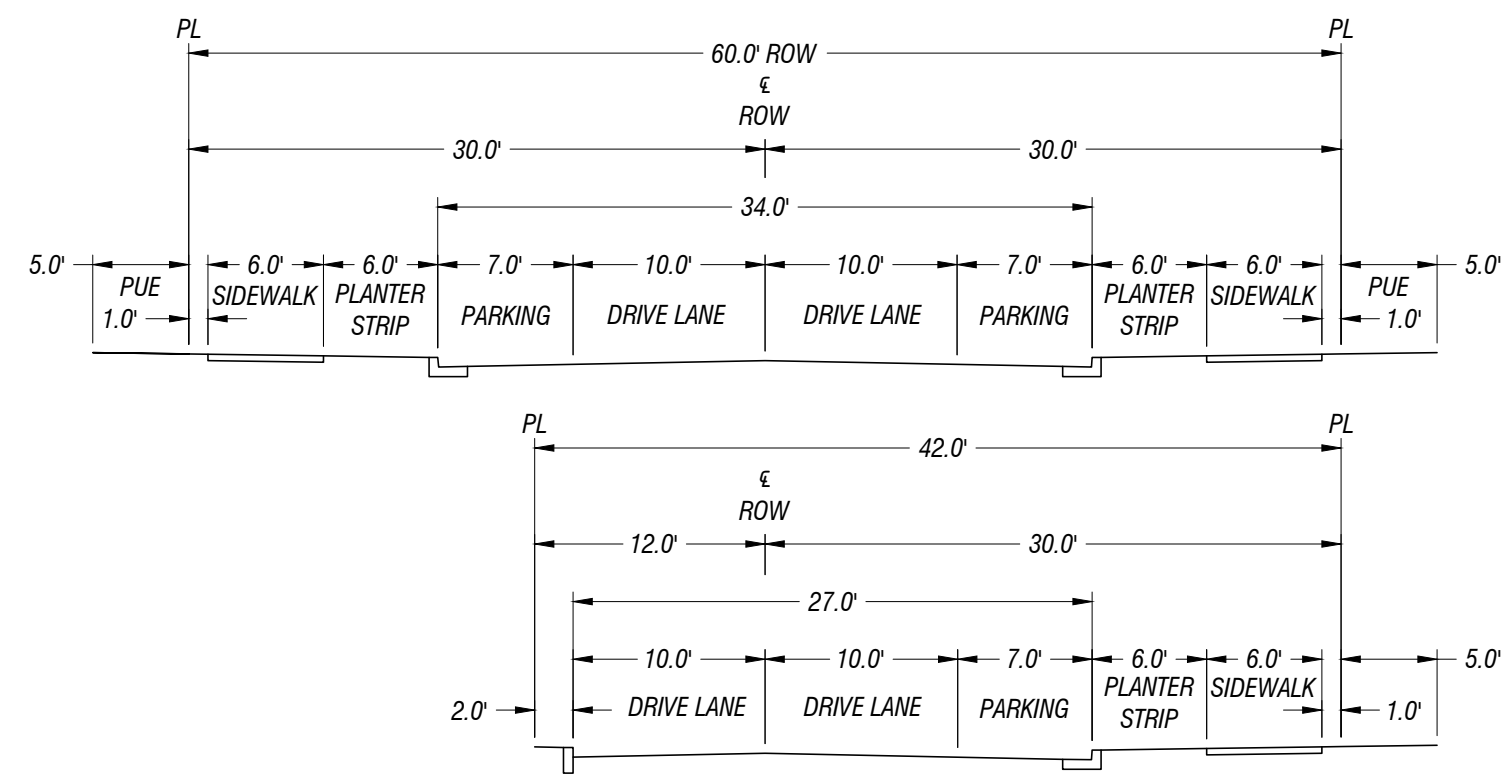
LEI ENGINEERING & SURVEYING OF OREGON

DIMENSION PLAN 2

SCALE: 1" = 50'
 PROJECT NO: 60-32
 SHEET: DP-2
 05 OF 17

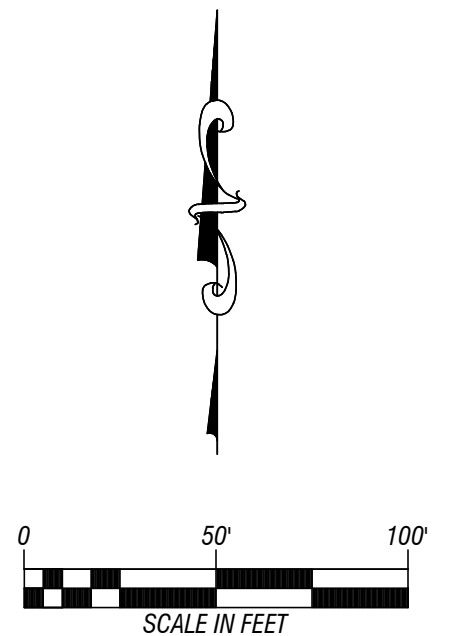
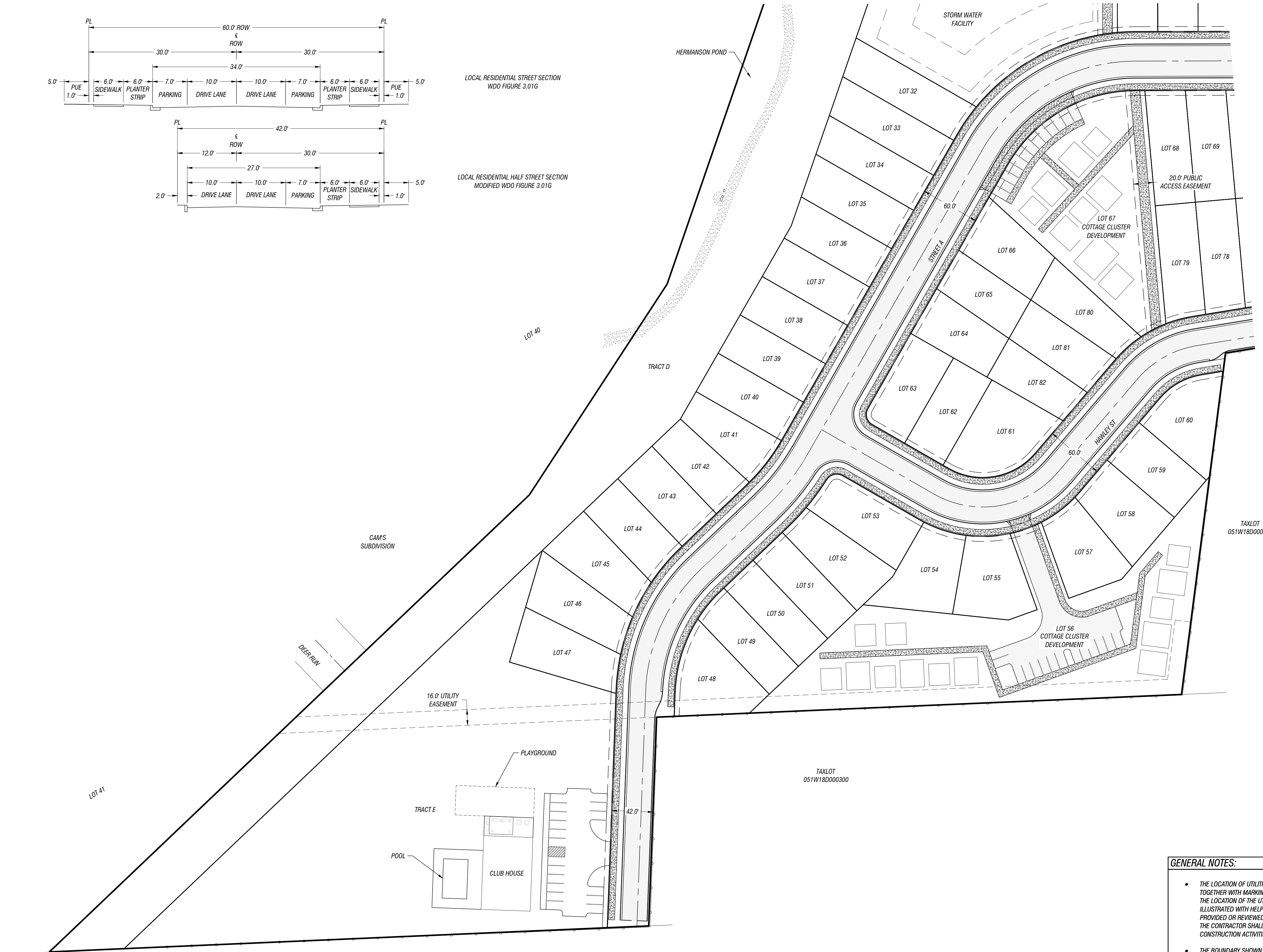
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DATE: 06/01/2023 09:51:41 AM
 DRAWN BY: J. ZARTMAN
 CHECKED BY: J. ZARTMAN
 PROJECT NO: 60-32
 SHEET NO: SP-1



LOCAL RESIDENTIAL STREET SECTION
 WDO FIGURE 3.01G

LOCAL RESIDENTIAL HALF STREET SECTION
 MODIFIED WDO FIGURE 3.01G



GENERAL NOTES:

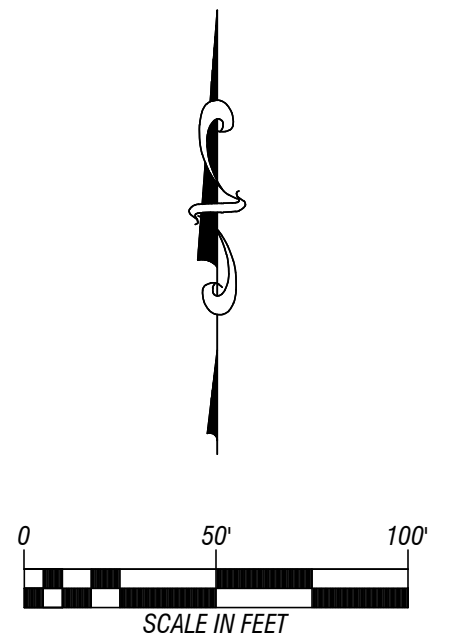
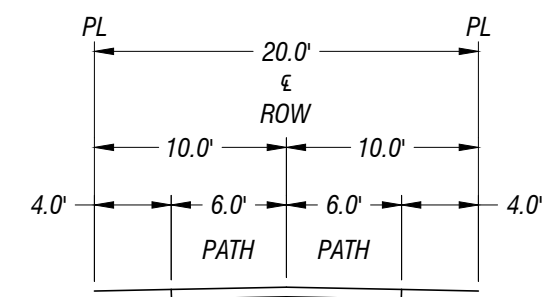
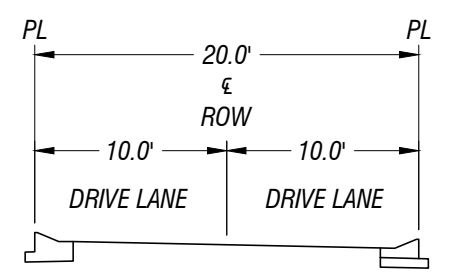
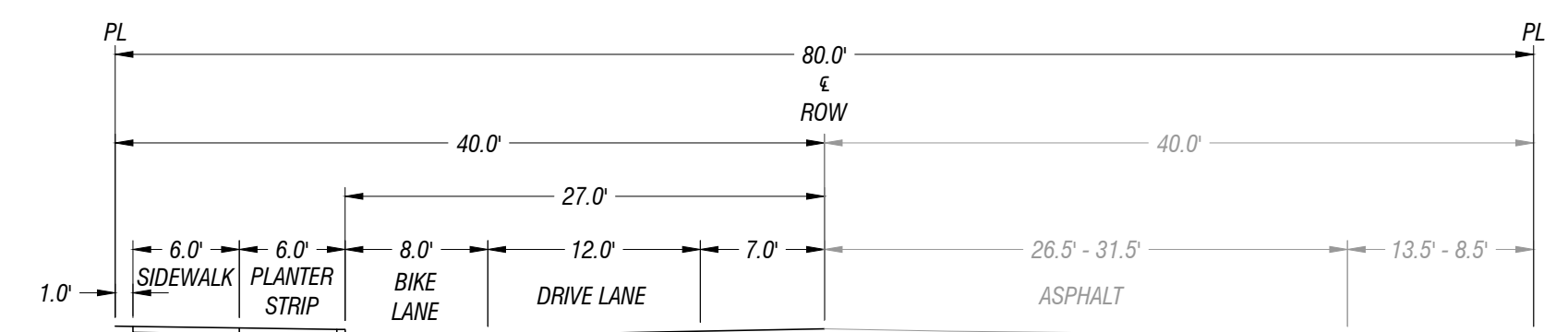
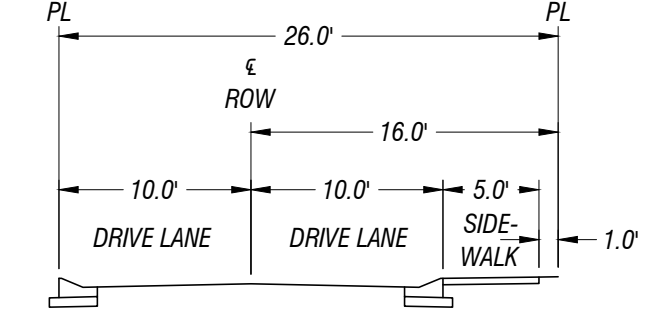
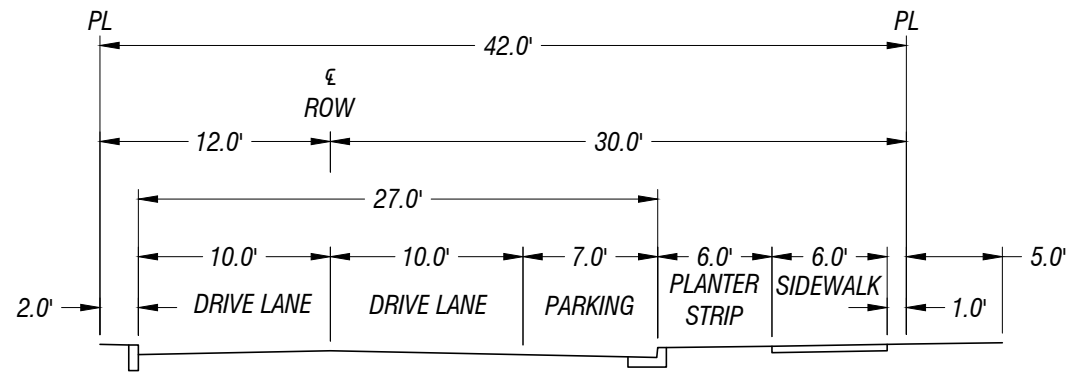
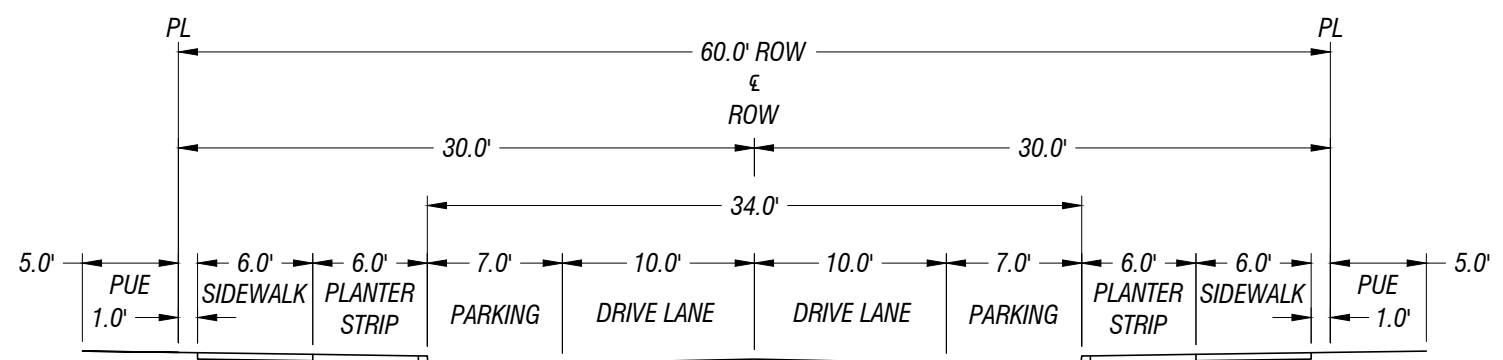
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REGISTERED PROFESSIONAL ENGINEER
 5500
 J. ZARTMAN
 EXPIRES: 06/30/2026

<p>HERMANSON PRESERVE SUBDIVISION</p>	<p>WEST COAST HOME SOLUTIONS, LLC</p>
<p>2564 197th STREET SE Salem, Oregon 97302 (503) 399-3828 www.leiengineering.com</p>	
<p>LEI ENGINEERING & SURVEYING OF OREGON</p>	<p>SITE PLAN 1</p>
<p>SCALE: 1" = 50'</p> <p>PROJECT NO: 60-32</p> <p>SHEET: 06 OF 17</p>	<p>SP-1</p>

PREPARED FOR: WEST COAST HOME SOLUTIONS, LLC
 REGISTERED PROFESSIONAL ENGINEER, STATE OF OREGON, LICENSE NO. 5500, EXPIRES 06/30/2026
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GENERAL NOTES:

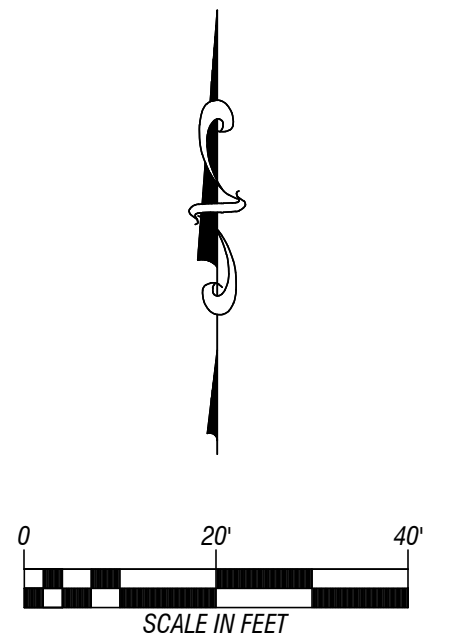
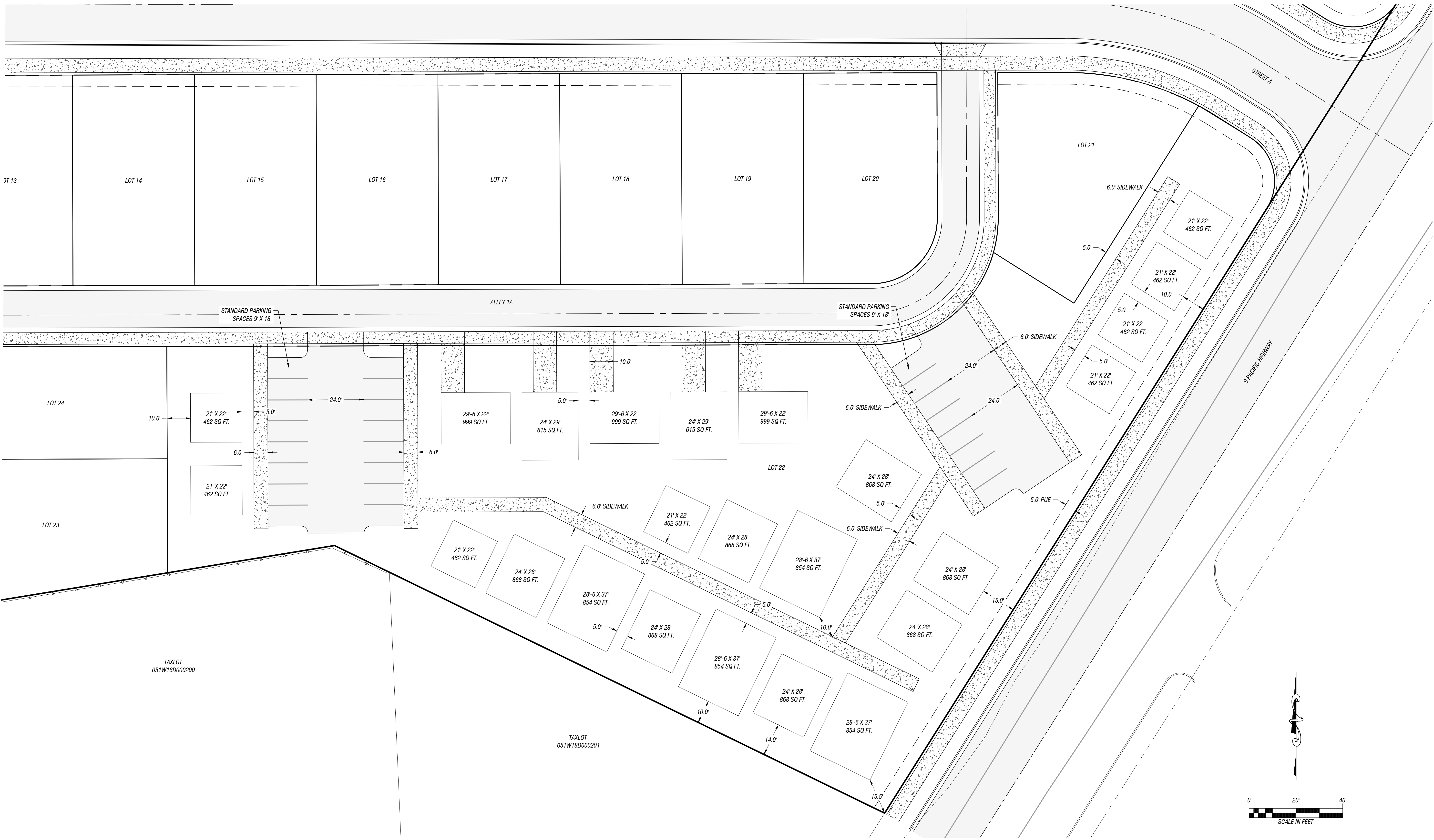
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HERMANSON PRESERVE SUBDIVISION
 PREPARED FOR: WEST COAST HOME SOLUTIONS, LLC

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

SITE PLAN 2
 SCALE: 1" = 50'
 PROJECTING: 60-32
 SHEET: SP-2
 07 OF 17

DATE: 05/17/24
BY: G. ZARITMAN
CHECKED: J. VAN ARMAN
DESIGNED: G. ZARITMAN
DRAWN: G. ZARITMAN
SCALE: AS SHOWN
SHEET: 60-32
PROJECT: SP-4

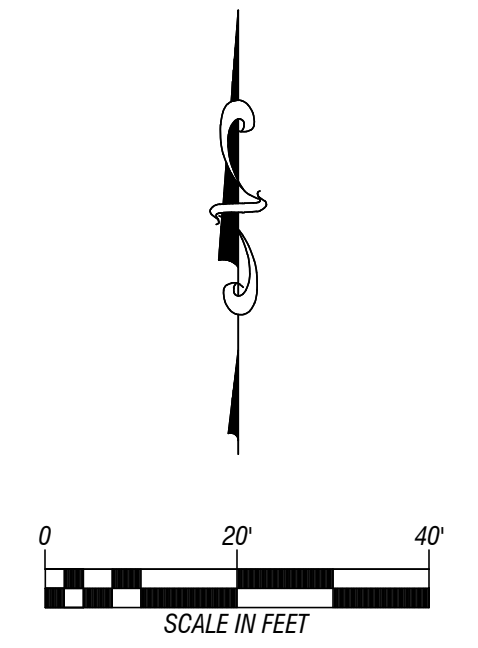
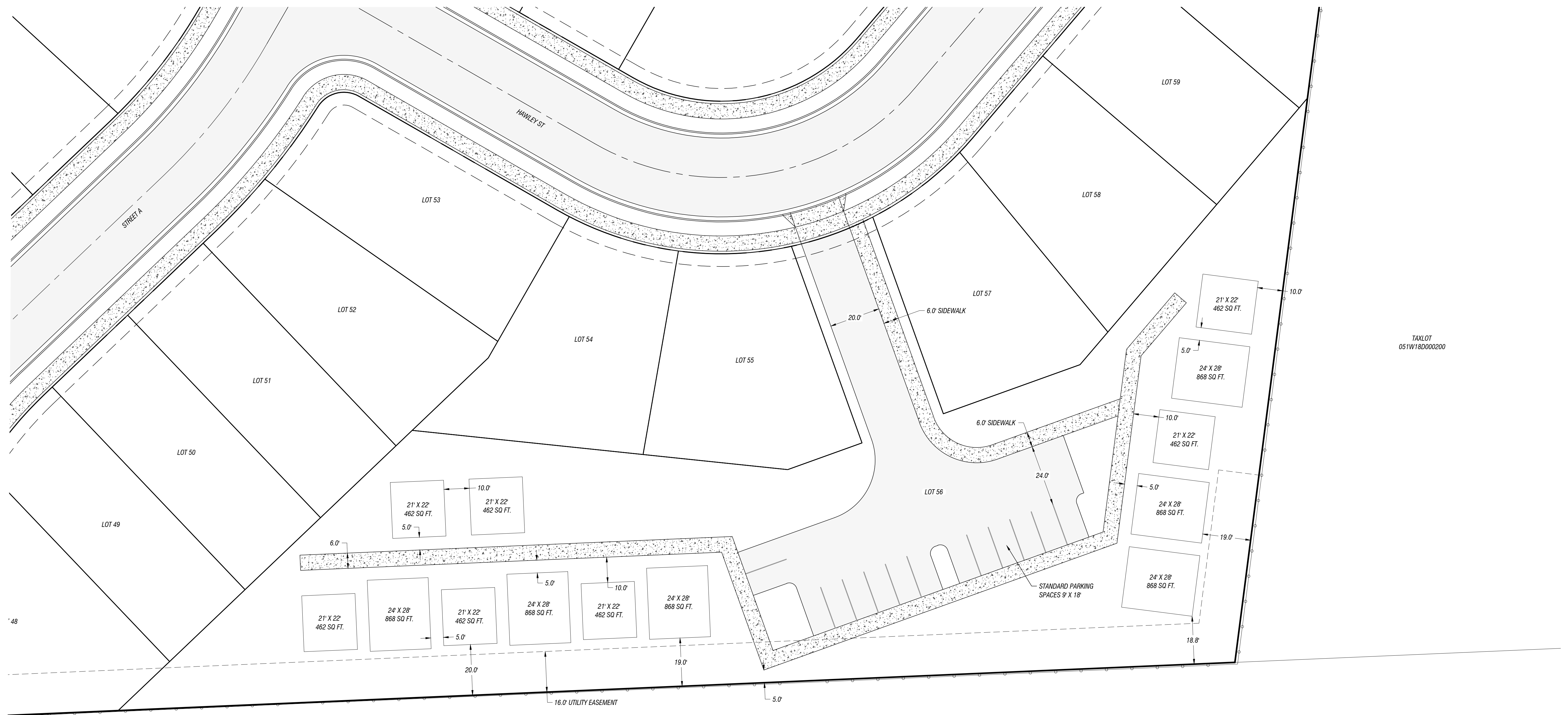


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WEST COAST HOME SOLUTIONS, LLC	
PREPARED FOR:	
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LEI ENGINEERING & SURVEYING OF OREGON	
SITE PLAN 4 - COTTAGE CLUSTER DEVELOPMENT	
SCALE: 1" = 20'	PROJECT NO: 60-32
SHEET: 09 OF 17	SP-4

1. DATE: 06/15/2023
 2. PROJECT: HERMANSON PRESERVE SUBDIVISION
 3. SHEET: SP-5
 4. DRAWN BY: J. ZARTMAN
 5. CHECKED BY: J. ZARTMAN
 6. SCALE: 1" = 20'
 7. TITLE: SITE PLAN 5 - COTTAGE CLUSTER DEVELOPMENT
 8. CLIENT: WEST COAST HOME SOLUTIONS, LLC



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

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WEST COAST HOME SOLUTIONS, LLC

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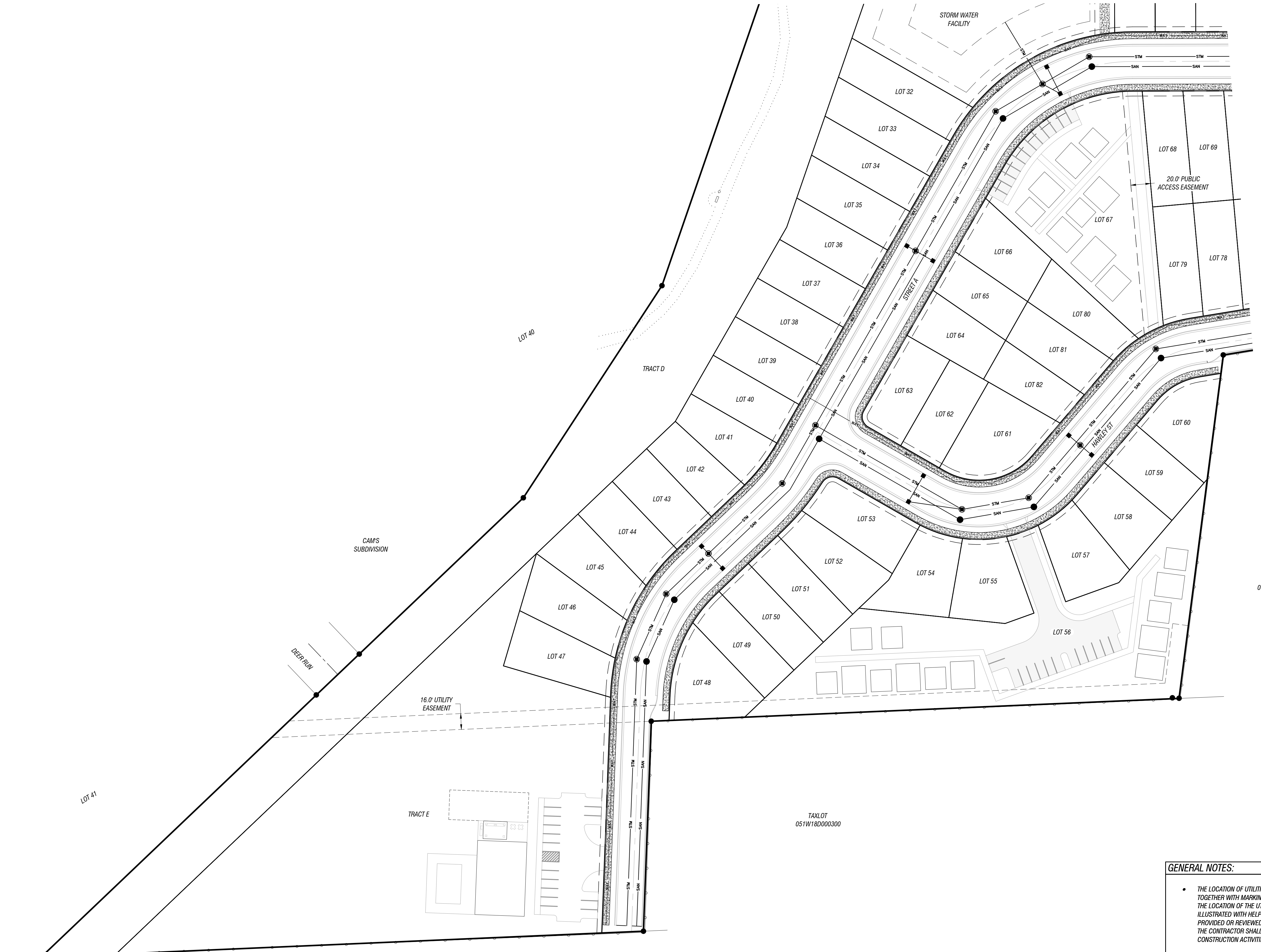
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SITE PLAN 5 - COTTAGE CLUSTER DEVELOPMENT

SCALE: 1" = 20'
 PROJECT NO: 60-32
 SHEET: SP-5
 10 OF 17

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DATE: 06/12/24 BY: J. ZARTMAN CHECKED: G. ZARTMAN DESIGNED: G. ZARTMAN DRAWN: G. ZARTMAN



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

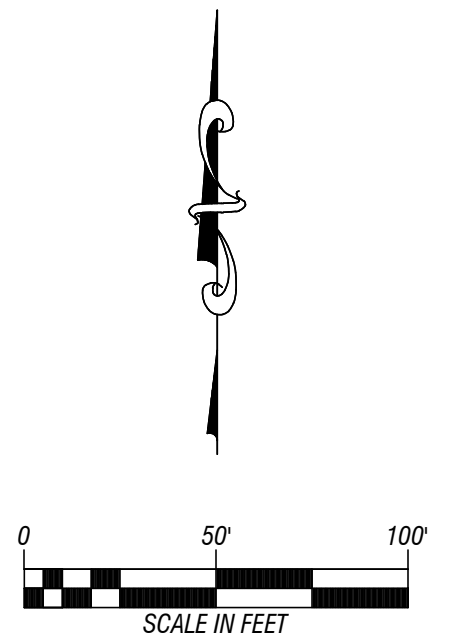
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 WEST COAST HOME SOLUTIONS, LLC

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COMPOSITE UTILITIES 1	
SCALE: 1" = 50'	UT-1
PROJECT NO: 60-32	
SHEET: 11 OF 17	

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 DRAWN BY: J. ZARTMAN
 CHECKED BY: J. ZARTMAN
 PROJECT NO: 60-32
 SHEET NO: UT-2



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NO.	DATE	REVISION

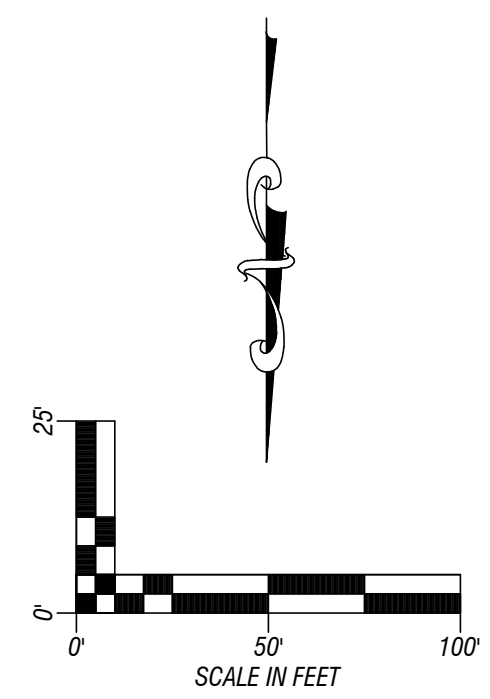
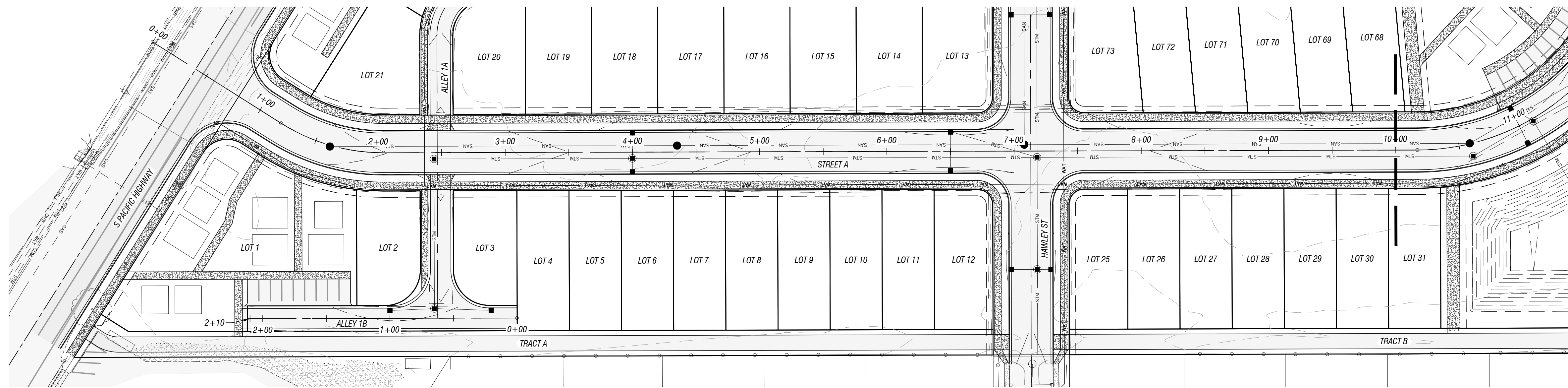
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 PREPARED FOR:
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COMPOSITE UTILITIES 2	
SCALE: 1" = 50'	UT-2
PROJECT NO: 60-32	
SHEET: 12 OF 17	

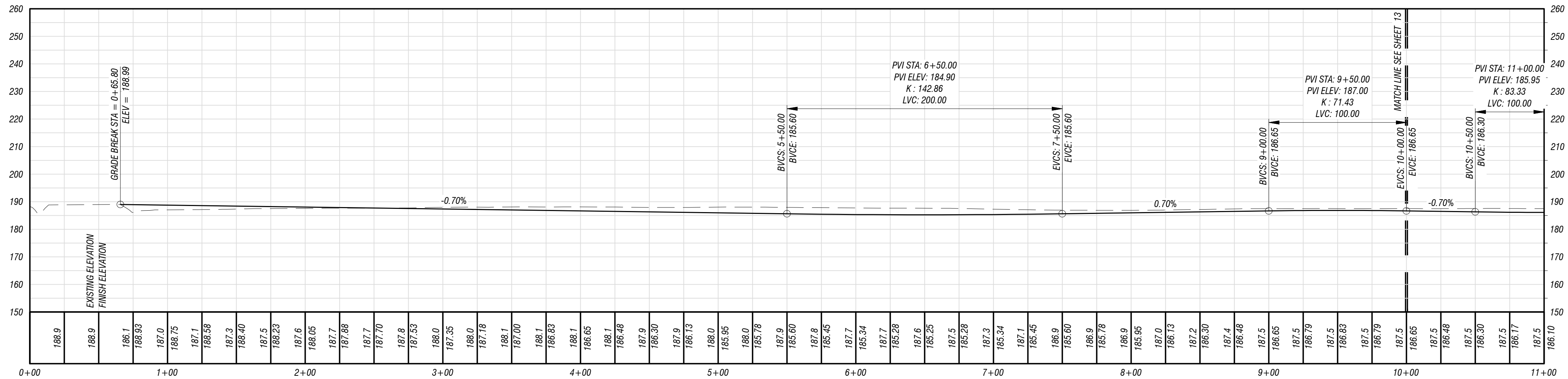
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DATE PLOT: 06/12/2024 10:00 AM USER: JAVASADAT@LEI.COM PROJECT: 60-32 SHEET: 13 OF 17



REGISTERED PROFESSIONAL ENGINEER
 STATE OF OREGON
 J. ZARTMAN
 EXPIRES: 06/30/2026

CONSTRUCTION NOTES:



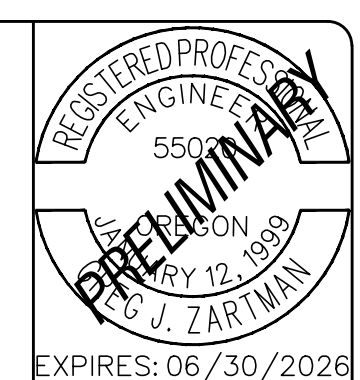
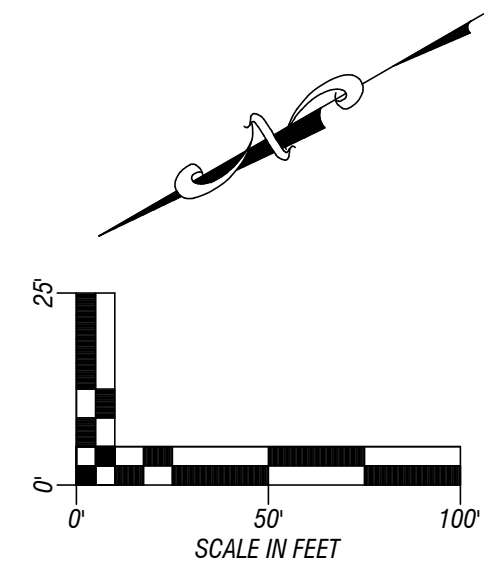
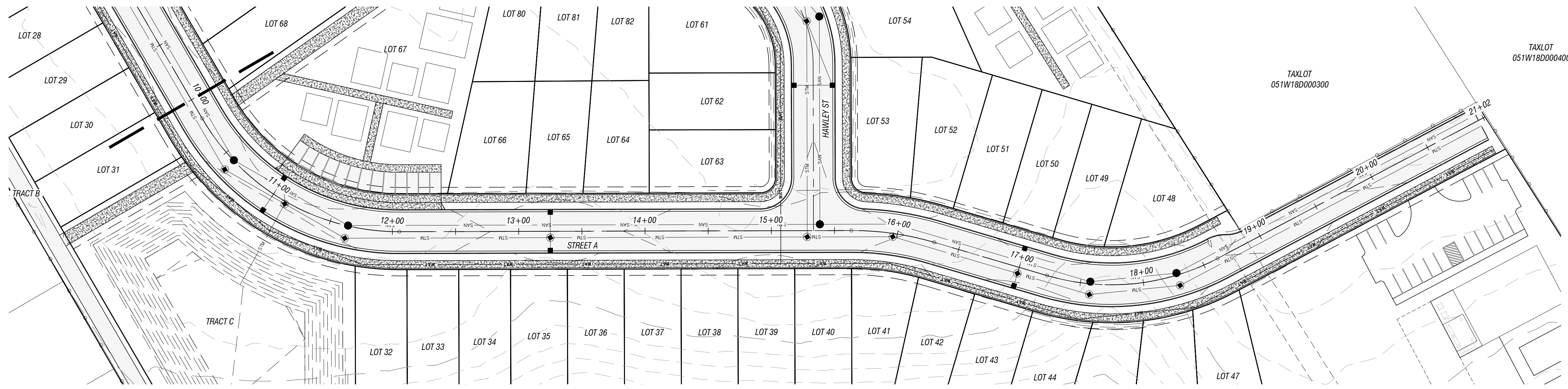
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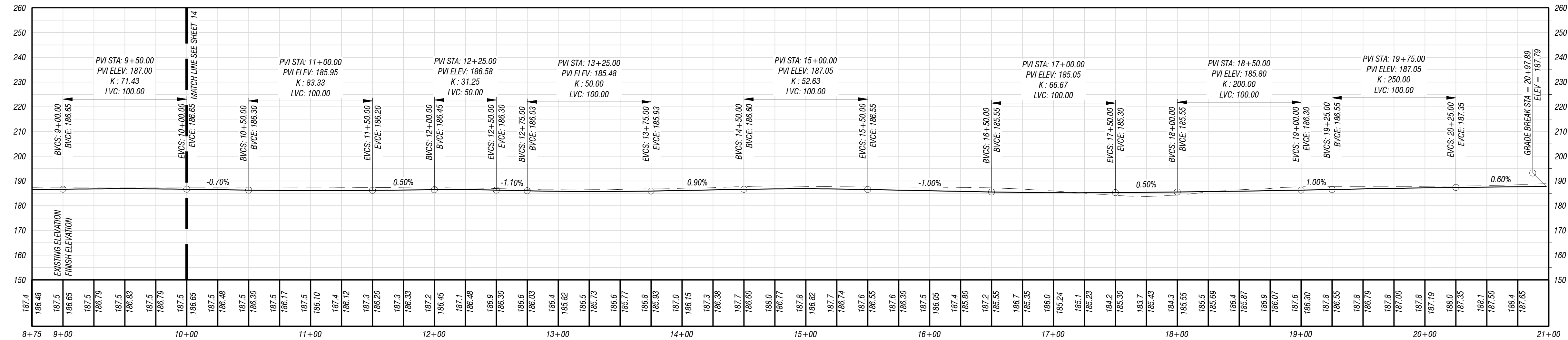
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 OF OREGON

STREET A PP 1
 SCALE: 1" = 50'
 PROJECT NO: 60-32
 SHEET: 13 OF 17

G. ZARZYCKI
 J. VAN ALBENEL, PLS.
 G. MALINOWSKI, DRAIN
 P. J. GIBSON
 L. G. GRIFFIN

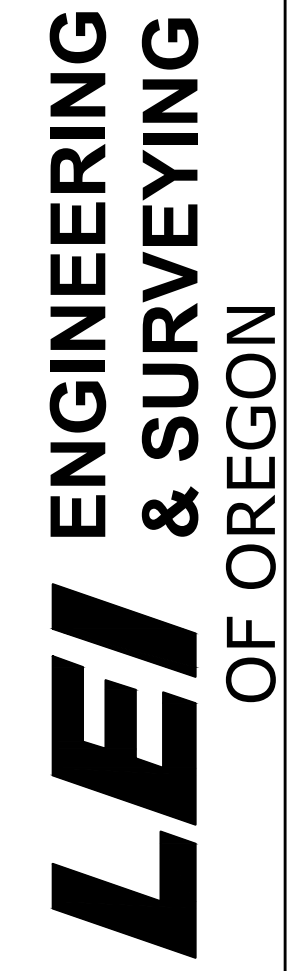


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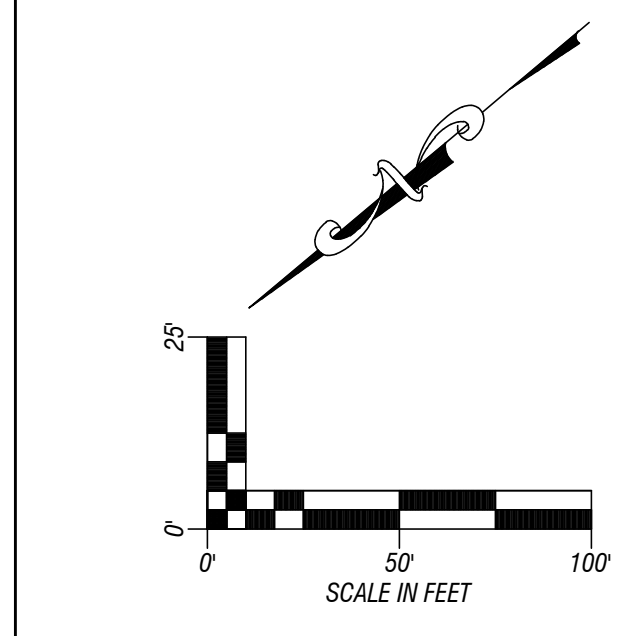
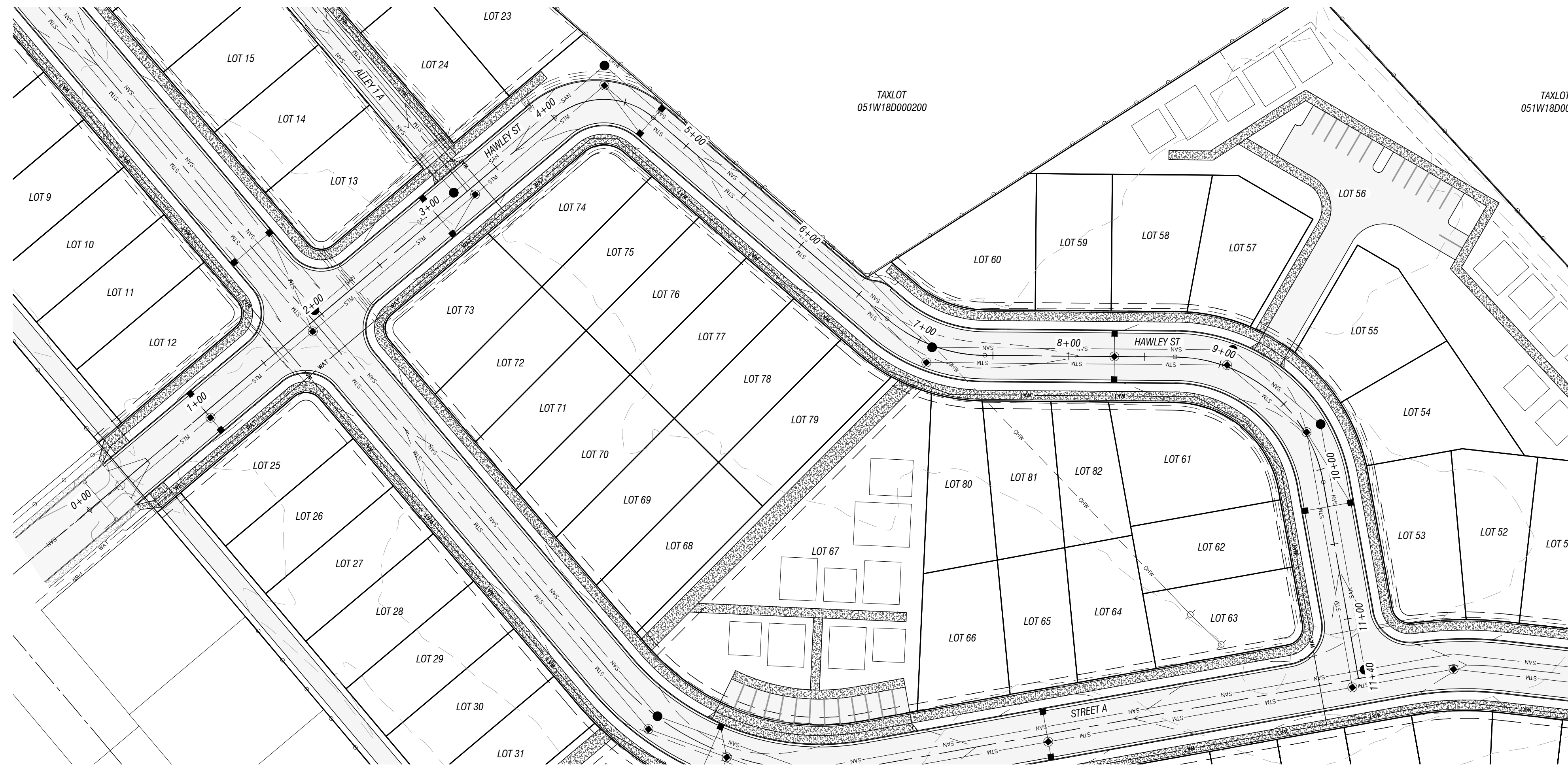
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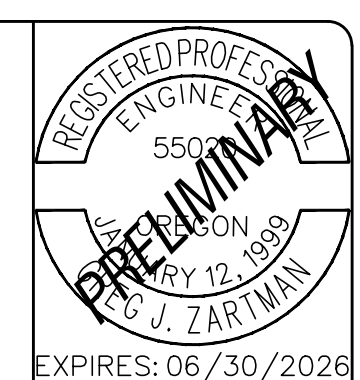
STREET A PP 2

SCALE	1" = 50'
PROJECT NO.	60-32
SHEET	PP-2
	14 OF 17

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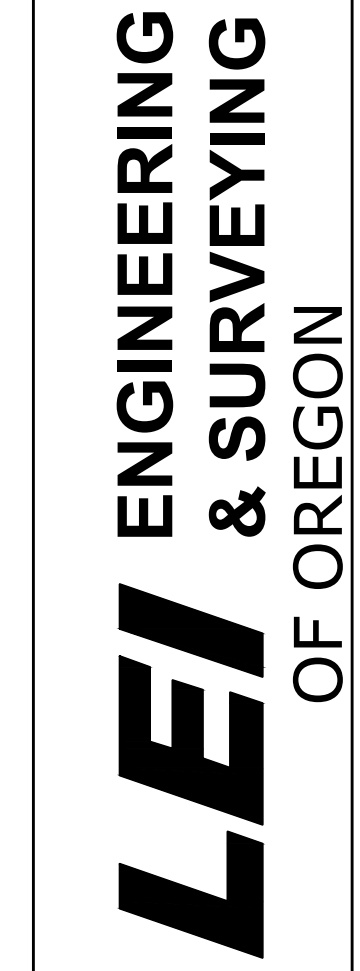
CONSTRUCTION NOTES:



NO.	DATE	REVISION	BY

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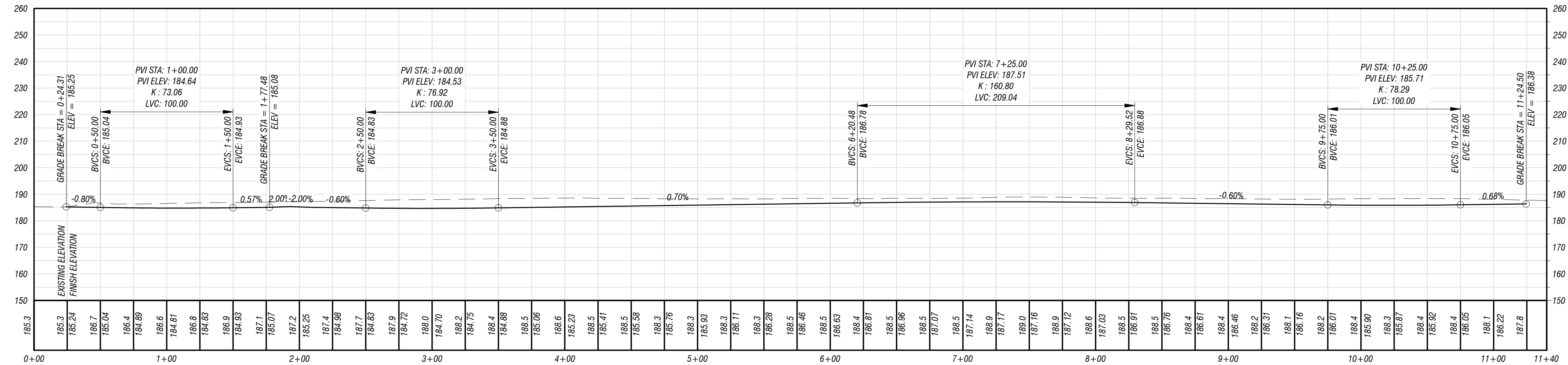
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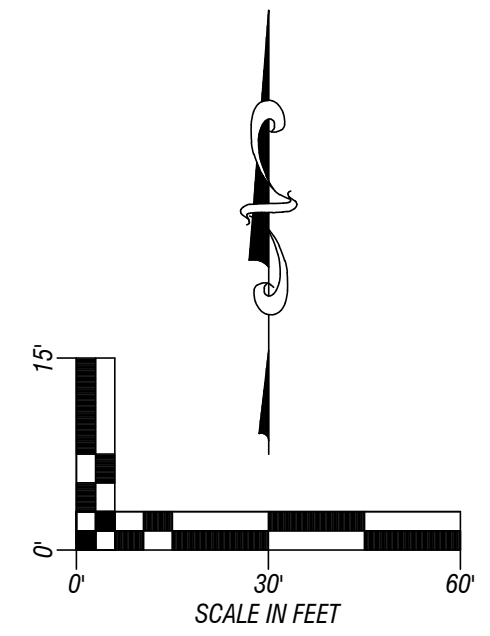
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SCALE	1" = 50'
PROJECT NO.	60-32
SHEET	PP-3
DATE	15 OF 17

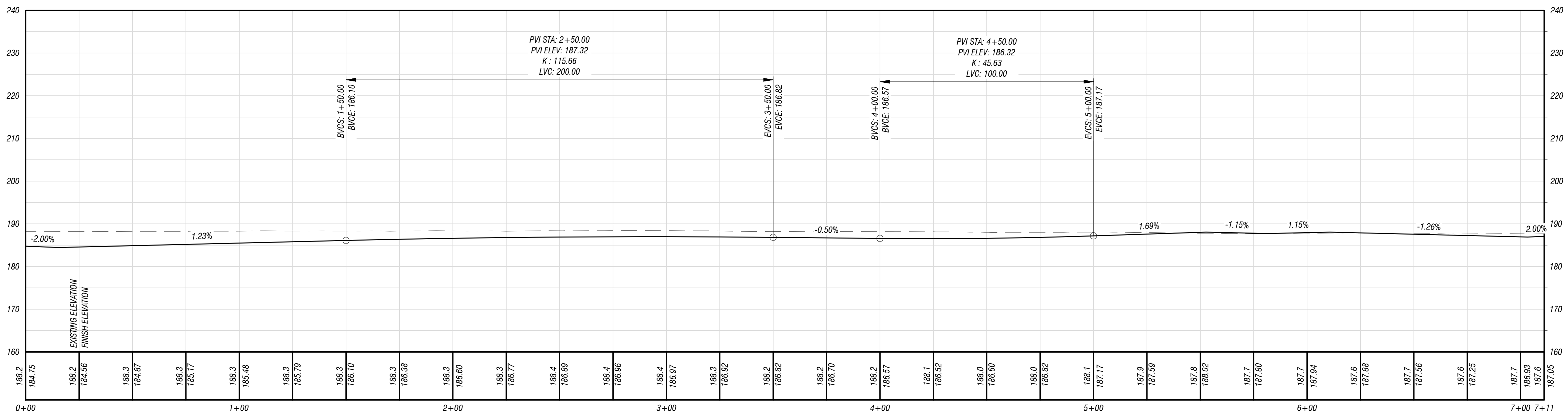
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G. ZAMARATEP
 J. VAN ASSAUME, PLS. (REGISTERED)
 G. MALCOLMSON, CIVIL ENGINEER
 B. MALCOLMSON, CIVIL ENGINEER
 PP-4 (60-32)
 LAYOUT
 2554 19TH STREET SE
 Salem, Oregon 97302
 (503) 399-3828
 www.leiengineering.com



CONSTRUCTION NOTES:



REGISTERED PROFESSIONAL ENGINEER
 5500
 MALCOLMSON
 CIVIL ENGINEER
 EXPIRES: 06/30/2026

BY: [Signature]

REVISION

NO. DATE

HERMANSON PRESERVE SUBDIVISION

PREPARED FOR: WEST COAST HOME SOLUTIONS, LLC

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ALLEY 1A PP

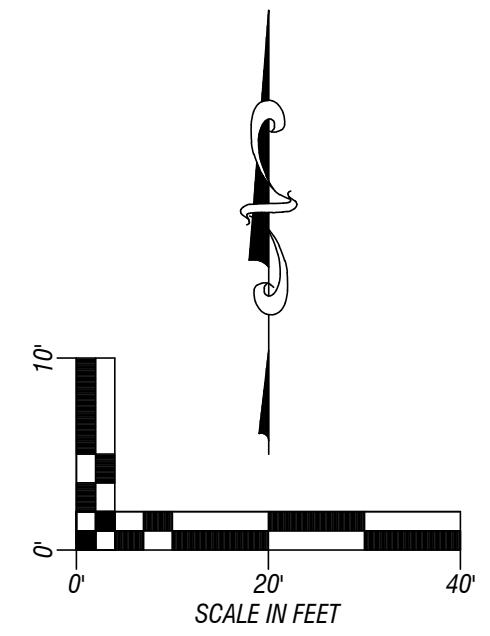
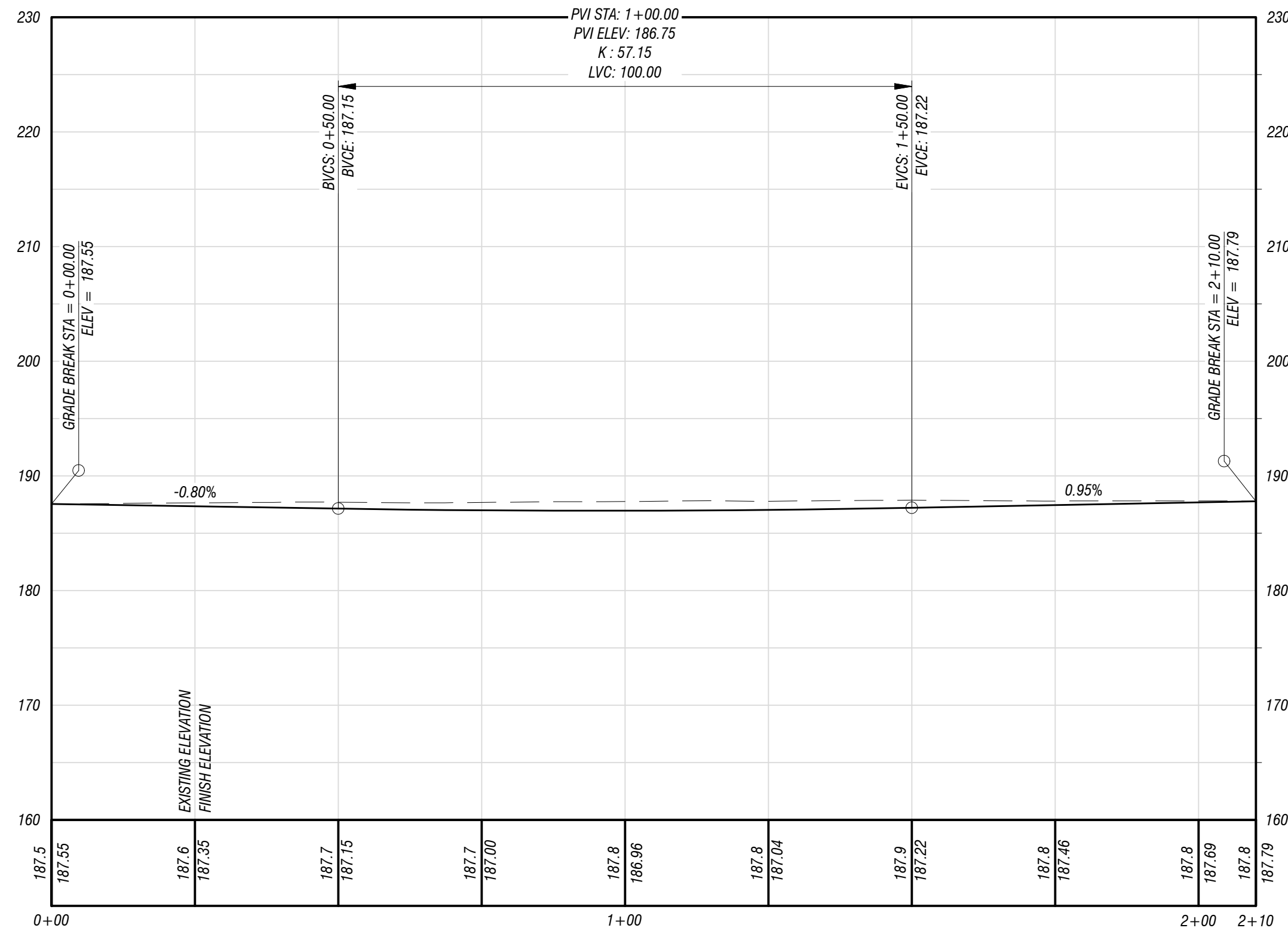
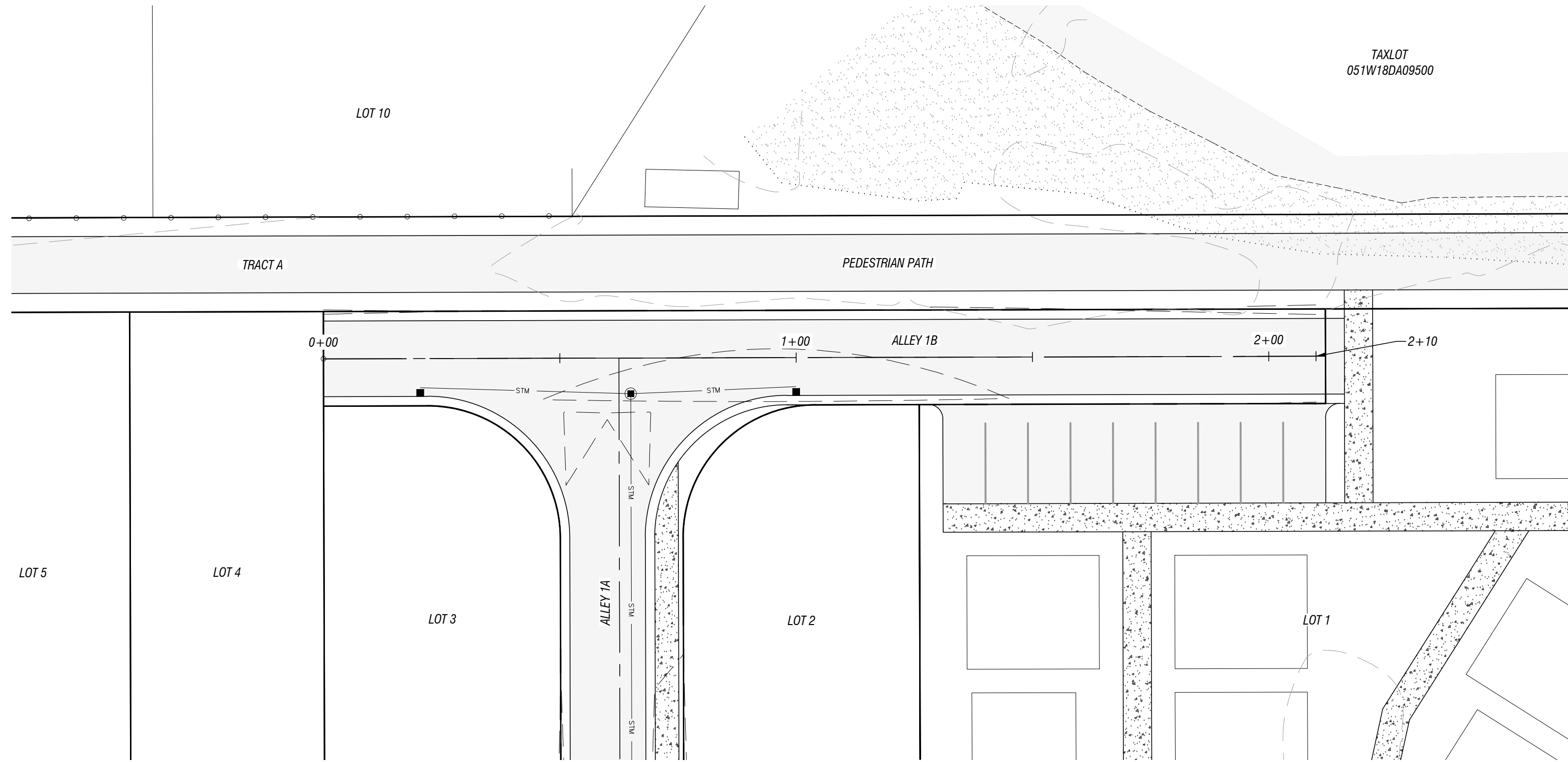
SCALE: 1" = 30'

PROJECT NO: 60-32

SHEET: 16 OF 17

PP-4

DATE PLOT: 08/20/2024 10:58:00 AM USER: JAVASADAT, PLS. APPROVED: G. ZARINIAN, PLS. CHECKED: G. MALEKZADEH, CHECKED: G. MALEKZADEH, DRAWN: G. MALEKZADEH, DATE PLOT: 08/20/2024 11:39:24



REGISTERED PROFESSIONAL ENGINEER
5500
HERMANSON
EXPIRES: 06/30/2026
BY: JAVASADAT
REVISION
DATE

CONSTRUCTION NOTES:

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LEI ENGINEERING & SURVEYING OF OREGON

ALLEY 1B PP

SCALE: 1" = 20'
PROJECT NO: 60-32
SHEET: PP-5
17 OF 17

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