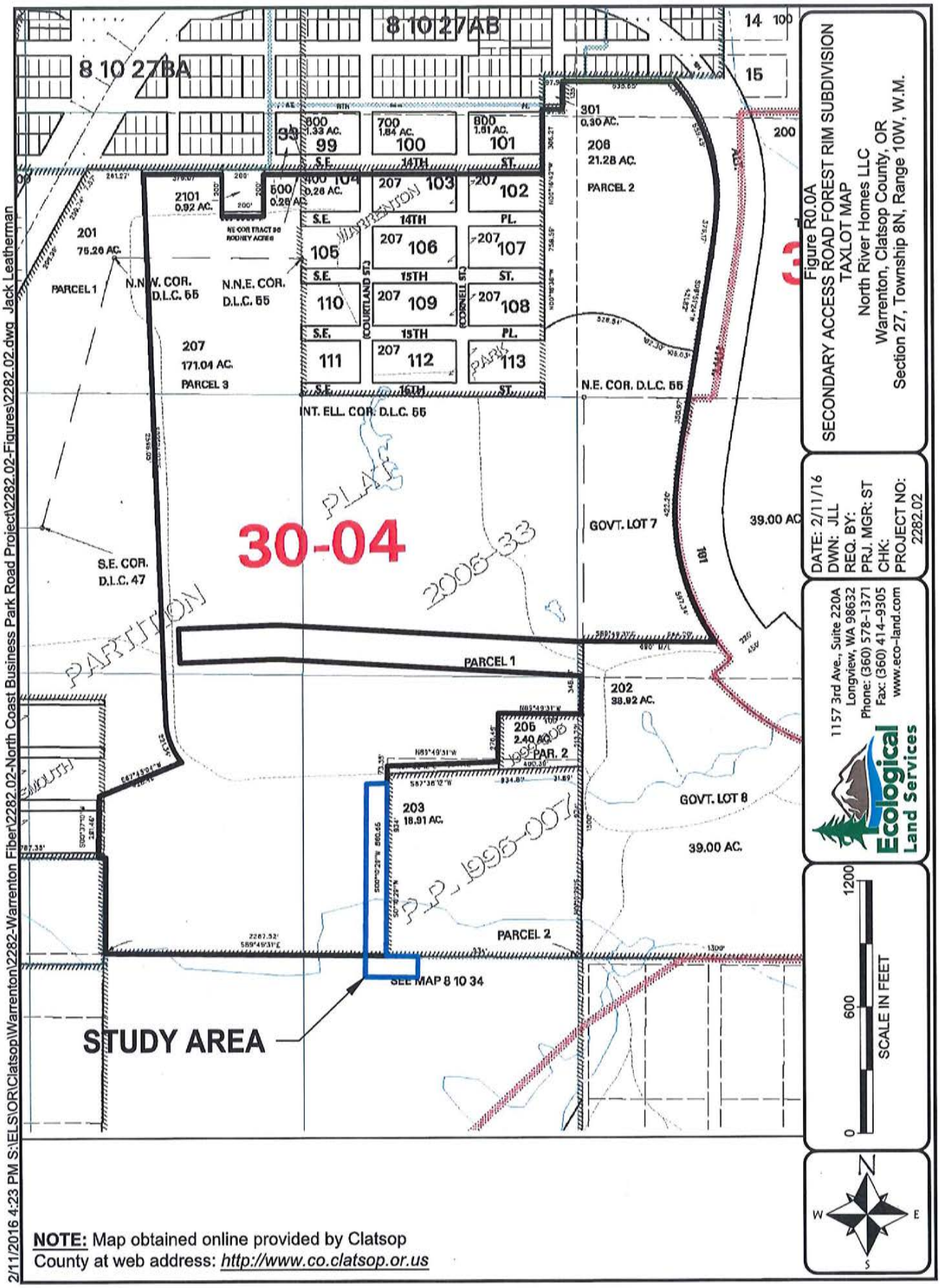
Figure R0.0A
SECONDARY ACCESS ROAD FOREST RIM SUBDIVISION
TAXLOT MAP
North River Homes LLC
Warrenton, Clatsop County, OR
Section 27, Township 8N, Range 10W, W.M.
DATE: 2/11/16
DWN: JLL
REQ. BY:
PRJ. MGR: ST
CHK:
PROJECT NO: 2282.02
1157 3rd Ave., Suite 220A
Longview, WA 98632
Phone: (360) 578-1371
Fax: (360) 414-9305
www.eco-land.com
Ecological Land Services
SCALE IN FEET
0
600
1200
N
S
E
W
8 10 27BA
8 10 27AB
PARCEL 1
PARCEL 2
PARCEL 3
201
75.26 AC.
207
171.04 AC.
208
21.28 AC.
301
0.30 AC.
202
38.92 AC.
203
18.91 AC.
205
2.40 AC.
GOVT. LOT 7
GOVT. LOT 8
39.00 AC.
N.N.W. COR. D.L.C. 55
N.N.E. COR. D.L.C. 55
N.E. COR. D.L.C. 55
INT. ELL. COR. D.L.C. 55
S.E. COR. D.L.C. 47
30-04
PARTITION PLAT 2005-33
P.P. 1995-007
SEE MAP 8 10 34
STUDY AREA
NOTE: Map obtained online provided by Clatsop County at web address: http://www.co.clatsop.or.us
2/11/2016 4:23 PM S:\ELS\OR\Clatsop\Warrenton\2282-Warrenton Fiber\2282.02-North Coast Business Park Road Project\2282.02-Figures\2282.02.dwg Jack Leatherman

SECONDARY ACCESS ROAD - FOREST RIM SUBDIVISION

CITY - PAVING PLAN NOTES

1. ALL EXISTING STREETS AND SIDEWALKS TO BE CLEANED AND OR PROTECTED DAILY. CITY HAS THE RIGHT TO ENFORCE CLEANING AND SAFETY ISSUES. IF NOT THE CONTRACTOR CAN BE FINED OR CHARGED FOR PUBLIC WORKS TIME AND MATERIAL. TRENCH EXCAVATION ON EXISTING ROADWAYS NEED TO BE COLD PATCHED AND KEPT SMOOTH WITH EXISTING ASPHALT AT END OF EACH DAY.
2. STANDARD MONOLITHICALLY POURED 6" CURB AND 18" GUTTER SECTION SHALL BE CONSTRUCTED. SUB-GRADE ASHTO-99 COMPACTION TESTS COMPLETED EVERY ONE HUNDRED FEET WITH TEST REPORTS GIVEN TO PUBLIC WORKS.
3. THE FULL STREET SECTION SHALL HAVE A MINIMUM OF 4" ASPHALT CONCRETE IN TWO 2" LIFTS. THE TOP LAYER SHALL BE 12.5 MM (1/2") DENSE MIX FOR THE SURFACE WEARING COURSE WITH THE LOWER LIFT EITHER 19 MM (3/4") DENSE HOT MIX ASPHALT CONCRETE (HMAC) OR 12.5 MM (1/2") DENSE MIX.
4. ROADWAY STRUCTURE OF TWELVE INCHES OF 1" OR ¾" – 0" INCH COMPACTED BASE ROCK. AN ADDITIONAL 12" LAYER OF 3" COBBLE SUB-BASE WITH GEOTEXTILE LAYER MAY BE USED DURING WET WEATHER OR WINTER CONSTRUCTION PERIODS.
5. ALL CUTS IN ASPHALT PAVING, PORTLAND CEMENT PAVING, CONCRETE CURBS, GUTTERS AND SIDEWALKS SHALL BE SAW CUTS AT LEAST THREE INCHES DEEP UNLESS EXCEPTED AS A CONDITION OF THE PERMIT.
6. TRENCH COMPACTION OF 1" OR ¾"-0" BACKFILL IN PUBLIC UTILITIES. STREET SAW CUT AND RESTORATION ARE REQUIRED. TACK COATING AND SAND SEALING OF EDGES OF PAVEMENT CUT IS REQUIRED.
7. MAILBOX UNITS MOUNTED IN SIDEWALK SHALL HAVE A SWEEP PROVIDED BEHIND THE OBSTRUCTION SO THAT 4 FEET OF CLEAR PASSING DISTANCE IS MAINTAINED. LOCATION TO BE COORDINATED WITH THE UNITED STATES POST SERVICE OFFICE FOR WARRENTON.
8. NEW ADA RAMP WITH TRUNCATED DOMES TEXTURE PATTERN IS REQUIRED ON ALL STREET CORNERS. THE CONTRACTOR SHALL PROVIDE THE PATTERN PANELS FOR THE RAMPS. DAMAGE TO ADA RAMPS OR SIDEWALKS DURING CONSTRUCTION OR BUILDING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR.
9. ALL STREET NAME SIGNS SHALL BE INSTALLED BY CONTRACTOR TO APWA AND CITY STANDARDS. SIGNS POLES MOUNTED IN GRADE, CURBS OR SIDEWALKS HAVE V-LOCK ANCHORS.
10. ALL STREET MARKINGS SUCH AS STOP BARS OR CROSSWALKS ETC., SHALL BE INSTALLED BY CONTRACTOR AND BE MADE OF THERMOPLASTIC MATERIAL PER APWA STANDARDS.
11. STREETLIGHT POLES AND LUMINARIES SHALL BE INSTALLED PRIOR TO FINAL APPROVAL.
12. SIDEWALK PORTIONS TO BE (RE)CONSTRUCTED FOR FULL FRONTAGE OR WHERE BROKEN AND MISSING. TWO INCHES OF COMPACTED ¾"-0" BASE ROCK UNDER CONCRETE, WITH ¼" FIBER BOARD EXPANSION JOINT AT ENDS, DUMMY TOOL CONSTRUCTION JOINTS EVERY 5 FEET ALSO MATCHING SCORE MARKS IN ANY EXISTING ADJACENT CURB AND GUTTER. AN 8-INCH THICKNESS IN COMMERCIAL (6" RESIDENTIAL) DRIVEWAY APRONS IS REQUIRED. ALL SIDEWALK WIDTHS ARE DETERMINED BY THE STREET CLASSIFICATION. THE SIDEWALK SHALL BE A MINIMUM OF FOUR INCHES THICK AND SIX INCHES THICK AT THE DRIVEWAYS. EACH LOT SHALL HAVE A DRIVEWAY APPROACH WITH THREE-FOOT CURB TRANSITIONS WITH SIDEWALK SWEEP AROUND THE BACK OF THE ACCESS PER THE ATTACHED PLAN SET.

PLAN INTENT

THESE PLANS HAVE BEEN PREPARED TO FACILITATE THE COORDINATION AND APPROVAL BETWEEN THE CITY OF WARRENTON, CLATSOP COUNTY, AND NORTH RIVER HOMES, LLC FOR A SECONDARY ACCESS ROAD INTO THE EXISTING FOREST RIM SUBDIVISION. THESE PLANS, ALTHOUGH NOT FINAL, HAVE BEEN PREPARED WITH THE DETAIL NECESSARY TO DETERMINE THE RIGHT OF WAY AND ASSOCIATED ROAD DETAILS.

WETLANDS
A WETLAND FILL PERMIT WILL BE NECESSARY TO CONSTRUCT THIS ACCESS ROAD. THE WETLAND BOUNDARIES SHOWN ON THESE PLANS CAME FROM CLATSOP COUNTY DRAWINGS AND ARE ASSUMED TO BE ACCURATE AND IN CONCURRENCE WITH DSL.

PAST PROJECTS SHOW THAT IT WILL TAKE AT LEAST ONE YEAR TO RECEIVE A WETLAND FILL PERMIT FROM DSL AND USACE. THESE PLANS HAVE BEEN PREPARED SO THE PROJECT CAN RECEIVE TENTATIVE APPROVALS FROM ALL PARTIES AND A JOINT FILL PERMIT APPLICATION CAN BE SUBMITTED AS SOON AS POSSIBLE.

STORMWATER
STORMWATER TREATMENT WILL BE NECESSARY AS PART OF THE JOINT FILL PERMIT AND WILL BE REVIEWED BY LOCAL, STATE AND FEDERAL AGENCIES. TREATMENT OF STORMWATER IS PROCESSED THROUGH FILTER STRIPS ON BOTH SIDES OF THE NEW ACCESS ROAD. DRAINAGE ON SE WILLOW DRIVE WILL CONTINUE TO DRAIN TO THE EXISTING CITY STORMWATER SYSTEM. A STORMWATER REPORT WILL BE AVAILABLE.

UTILITIES AND LIGHTS
FRANCHISE UTILITIES MAY BE LOCATED IN THE NEW ACCESS ROAD AND WILL BE LOCATED IN THE EXTENSION OF SE WILLOW DRIVE. COORDINATION WITH FRANCHISE UTILITIES AND LIGHTING WITH PACIFIC POWER WILL BE FINALIZED ONCE TENTATIVE APPROVAL CAN BE GIVEN BY THE CITY AND COUNTY.

CITY UTILITIES WILL ALSO BE EXTENDED WITH THE EXTENSION OF SE WILLOW DRIVE. THIS DESIGN PROCESS WILL ALSO BE COMPLETED AFTER TENTATIVE APPROVAL CAN BE GIVEN BY THE CITY AND COUNTY.

CONTACTS

CITY OF WARRENTON
PUBLIC WORKS DIRECTOR
DON SNYDER
225 S. MAIN
P.O. BOX 250
WARRENTON, OR 97146
503-861-0917

ELECTRICITY
PACIFIC POWER
MARILYN BROCKEY
2340 SE DOLPHIN
WARRENTON, OR 97146
503-861-6005
503-861-6020 (FAX)

GAS
NORTHWEST NATURAL GAS
ATTN.: TERESA ACCUARDI
176 W. MARINE DR.
ASTORIA, OR 97103
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503-325-4353 (FAX)

ENGINEER
RICHARD COLLIN STELZIG, PE
503-440-2286

OWNER
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503-580-1567

TELEPHONE
CENTURYLINK
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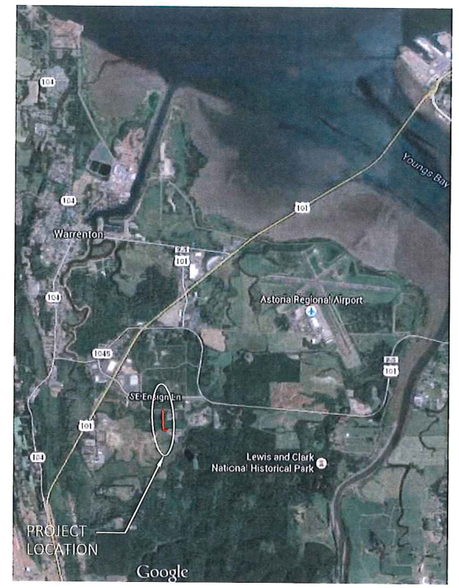
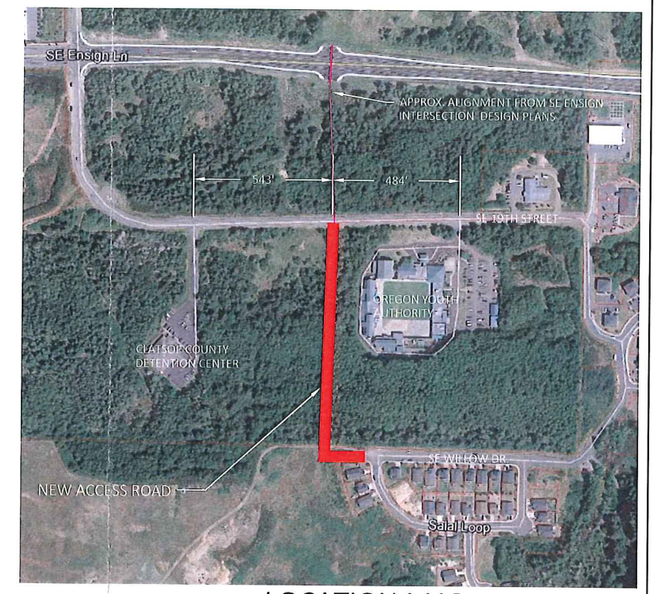
503-242-8449 (FAX)

CABLE TELEVISION
CHARTER COMMUNICATIONS
RICH McCANN
419 GATEWAY
ASTORIA, OR 97103
503-735-5887
503-325-7421 (FAX)

ONE CALL CENTER
800-332-2344



VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

SHEET INDEX

R0.0	COVER SHEET AND GENERAL NOTES, VICINITY MAP AND LOCATION MAP
R0.1	ALIGNMENT AND PROFILE TABLES, TYPICAL SECTION OF NEW ACCESS ROAD
R1.0	ACCESS ROAD ALIGNMENT W/PROFILE
R1.1	EXTENSION OF SE WILLOW DRIVE PROFILE
R2.0	ACCESS ROAD INTERSECTION WITH SE 19TH WIDENING OF SE 19TH ST.
R2.1	ACCESS ROAD TO SE WILLOW DRIVE ACCESS ROAD (STA 2+00 TO 7+70)
R2.2	ACCESS ROAD CONNECTION WITH SE WILLOW DRIVE

ODOT STANDARD DRAWINGS
RD300, RD371, RD372, RD390, RD700, RD720, RD755, RD757, RD759

REGISTERED PROFESSIONAL ENGINEER 60141PE OREGON JAN. 13, 2004 RICHARD C. STELZIG

PRELIMINARY

FILE NAME:ACCESS ROAD 10 27 15 b.dwg RENEWS: JUNE 30, 2016

REVISIONS

DATE: JUL. 22, 2015	MARK	DATE	DESCRIPTION
DESIGNED BY	RCS	10/27	COUNTY COMMENTS
DRAWN BY	RCS		
CHECKED BY	RCS		

COVER SHEET AND GENERAL NOTES
VICINITY MAP AND LOCATION MAP

NORTH RIVER HOMES, LLC

RICHARD COLLIN STELZIG, PE
RICHARD.STELZIG.ENGINEERING@GMAIL.COM - 503-440-2286

DRAWING NUMBER R0.0

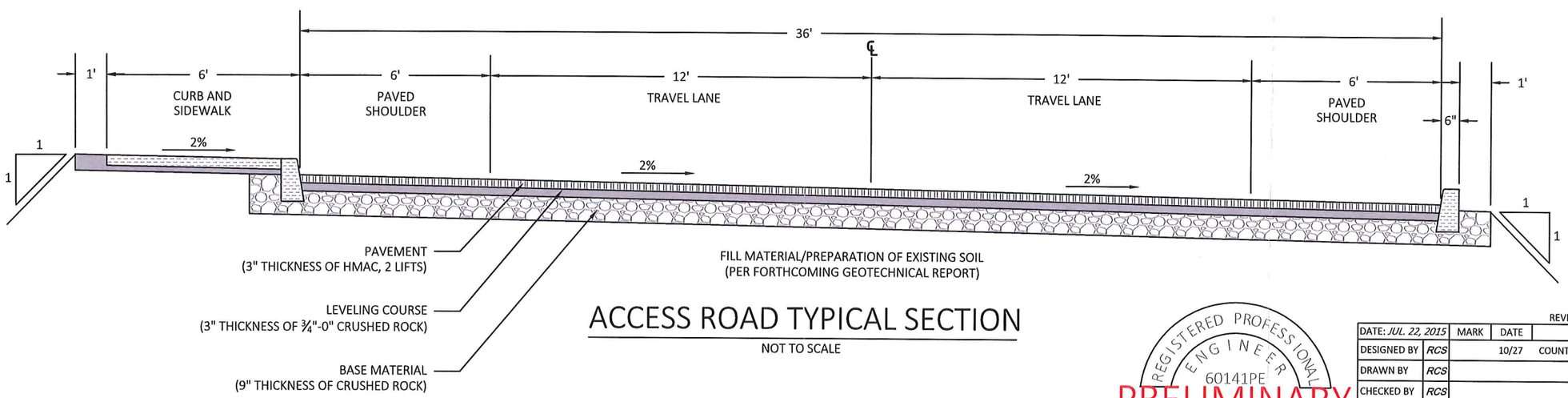
AGENCY REVIEW SET 50%

ACCESS ROAD - ALIGNMENT TABLE

ACCESS ROAD - PROFILE TABLE

SE WILLOW DR. EXTENSION - ALIGNMENT TABLE

SE WILLOW DR. EXT. - PROFILE TABLE



ACCESS ROAD TYPICAL SECTION

NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER
60141PE
OREGON
JAN. 13, 2004
RICHARD C. STELZIG

PRELIMINARY

REVISIONS

DATE: JUL. 22, 2015	MARK	DATE	DESCRIPTION
DESIGNED BY	RCS	10/27	COUNTY COMMENTS
DRAWN BY	RCS		
CHECKED BY	RCS		

ALIGNMENT AND PROFILE TABLES
TYPICAL SECTION OF NEW ACCESS ROAD

NORTH RIVER HOMES, LLC

RICHARD COLLIN STELZIG, PE
RICHARD.STELZIG.ENGINEERING@GMAIL.COM - 503-440-2286

DRAWING NUMBER R0.1

AGENCY REVIEW SET 50%

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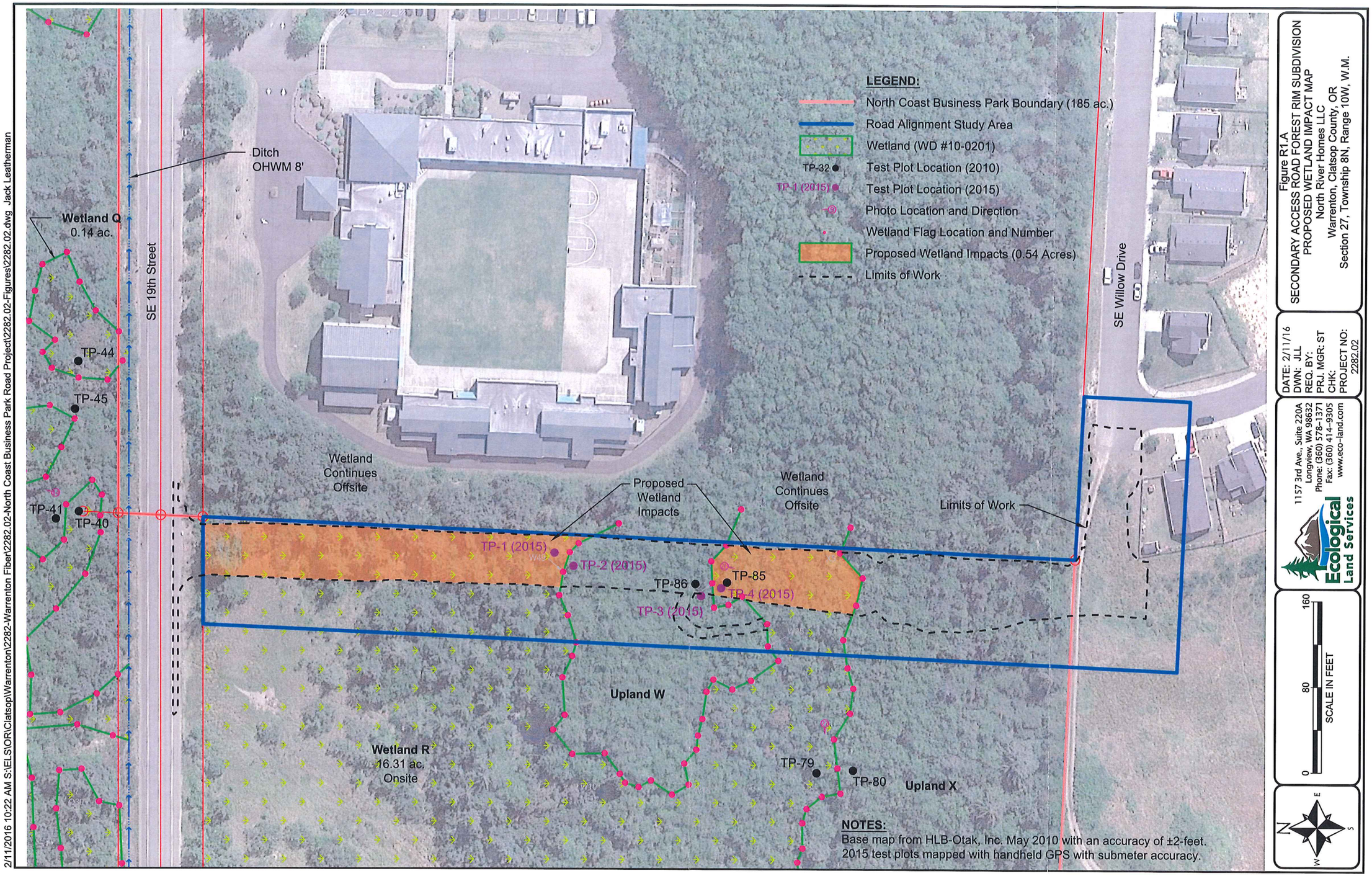

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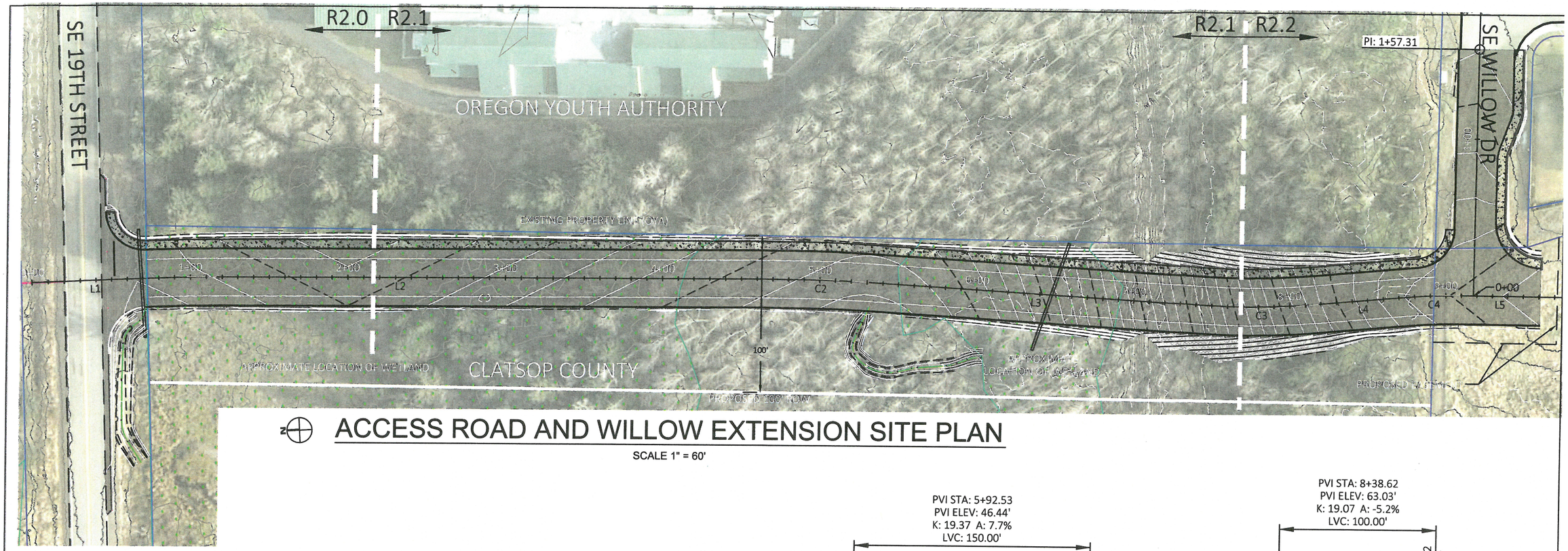
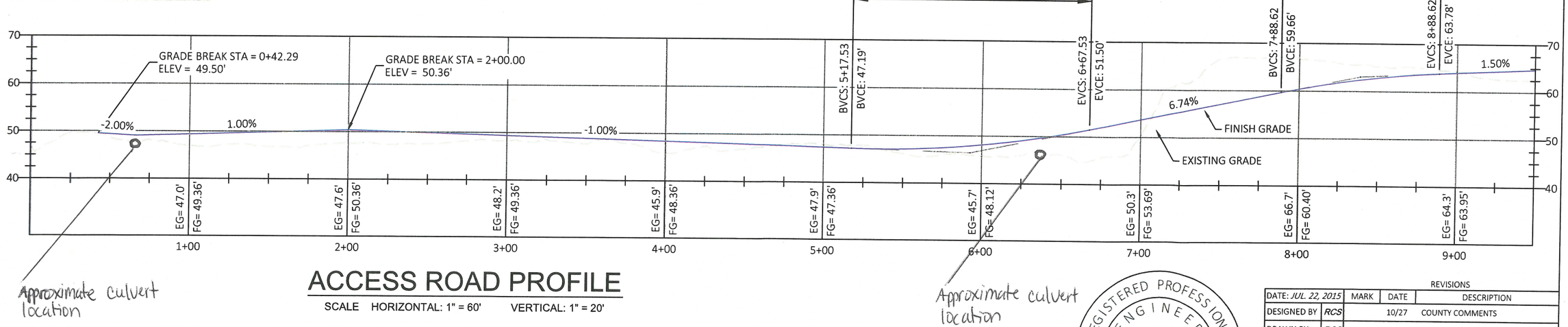


ACCESS ROAD AND WILLOW EXTENSION SITE PLAN

SCALE 1" = 60'



Approximate culvert location

Approximate culvert location

ACCESS ROAD PROFILE

SCALE HORIZONTAL: 1" = 60' VERTICAL: 1" = 20'

REGISTERED PROFESSIONAL ENGINEER 60141PE OREGON JAN. 13, 2004 RICHARD C. STELZIG

PRELIMINARY

RENEWS: JUNE 30, 2016

FILE NAME:ACCESS ROAD 10 27 15 b.dwg

REVISIONS

DATE: JUL. 22, 2015	MARK	DATE	DESCRIPTION
DESIGNED BY	RCS	10/27	COUNTY COMMENTS
DRAWN BY	RCS		
CHECKED BY	RCS		

ACCESS ROAD ALIGNMENT W/PROFILE
EXISTING AND FINISH GRADE CONTOURS

NORTH RIVER HOMES, LLC

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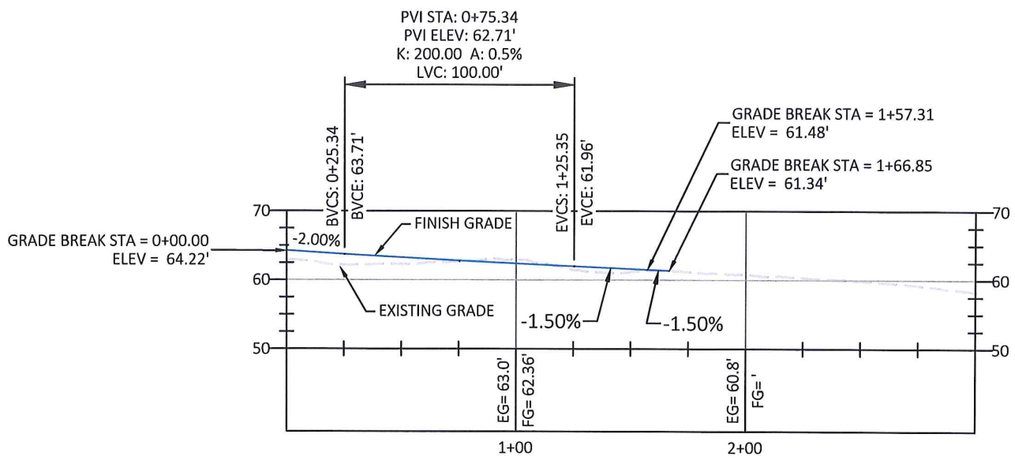
RICHARD.STELZIG.ENGINEERING@GMAIL.COM - 503-440-2286

DRAWING NUMBER R1.0

AGENCY REVIEW SET 50%



EXTENSION OF SE WILLOW DR. PROFILE

SCALE HORIZONTAL: 1" = 60' VERTICAL: 1" = 20'

REGISTERED PROFESSIONAL ENGINEER
60141PE
OREGON
JAN. 13, 2004
RICHARD C. STELZIG

PRELIMINARY

RENEWS: JUNE 30, 2016

REVISIONS

DATE: *JUL. 22, 2015*	MARK	DATE	DESCRIPTION
DESIGNED BY	*RCS*	10/27	COUNTY COMMENTS
DRAWN BY	*RCS*		
CHECKED BY	*RCS*		

EXTENSION OF SE WILLOW DRIVE PROFILE

NORTH RIVER HOMES, LLC

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RICHARD.STELZIG.ENGINEERING@GMAIL.COM - 503-440-2286

DRAWING NUMBER
R1.1

AGENCY REVIEW SET 50%

FILE NAME:ACCESS ROAD 10 27 15 b.dwg