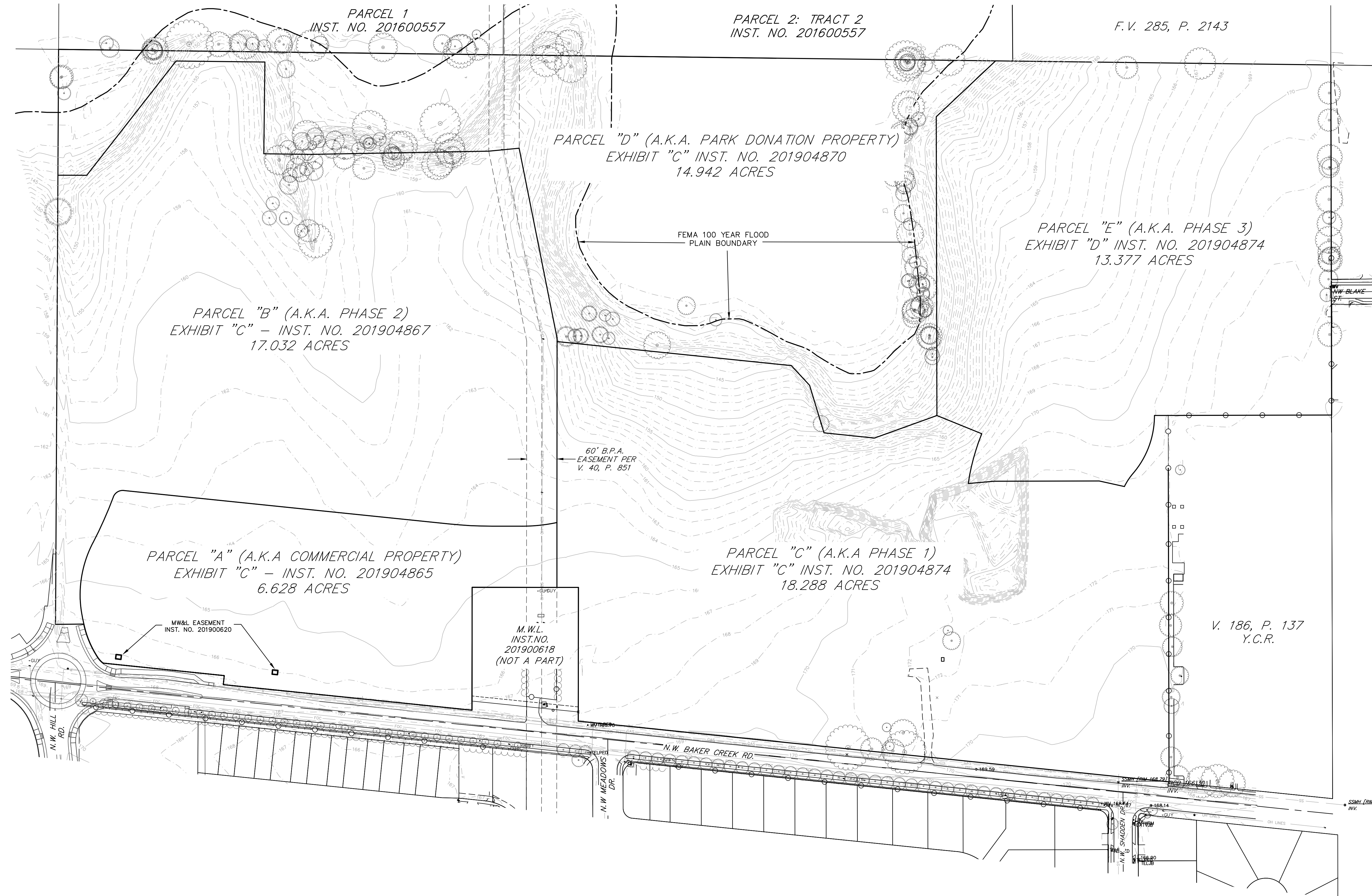


LAND USE APPLICATION - EXISTING CONDITIONS

BAKER CREEK NORTH

LOCATED IN THE NE 1/4 SECTION 18, TOWNSHIP 4 SOUTH, RANGE 4 WEST, W.M.,
CITY OF McMinnville, YAMHILL COUNTY, OREGON



Owner

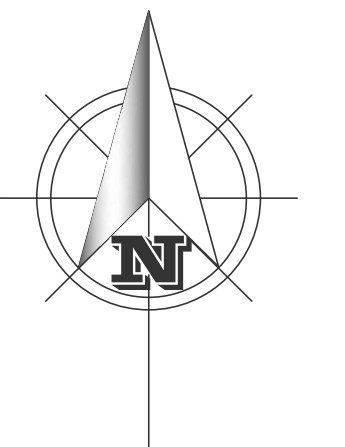
Baker Creek Development LLC
8840 S.W. Holly Ln.
Wilsonville, Oregon 97070

Surveyor:

Gregory L. Wilson
Barker Surveying
3657 Kashmir Way SE
Salem, OR 97317

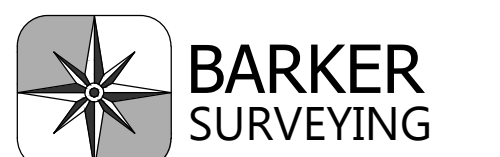
Site Address:

McMinnville, Oregon 97128



SCALE: 1" = 100'



[EXH-1]

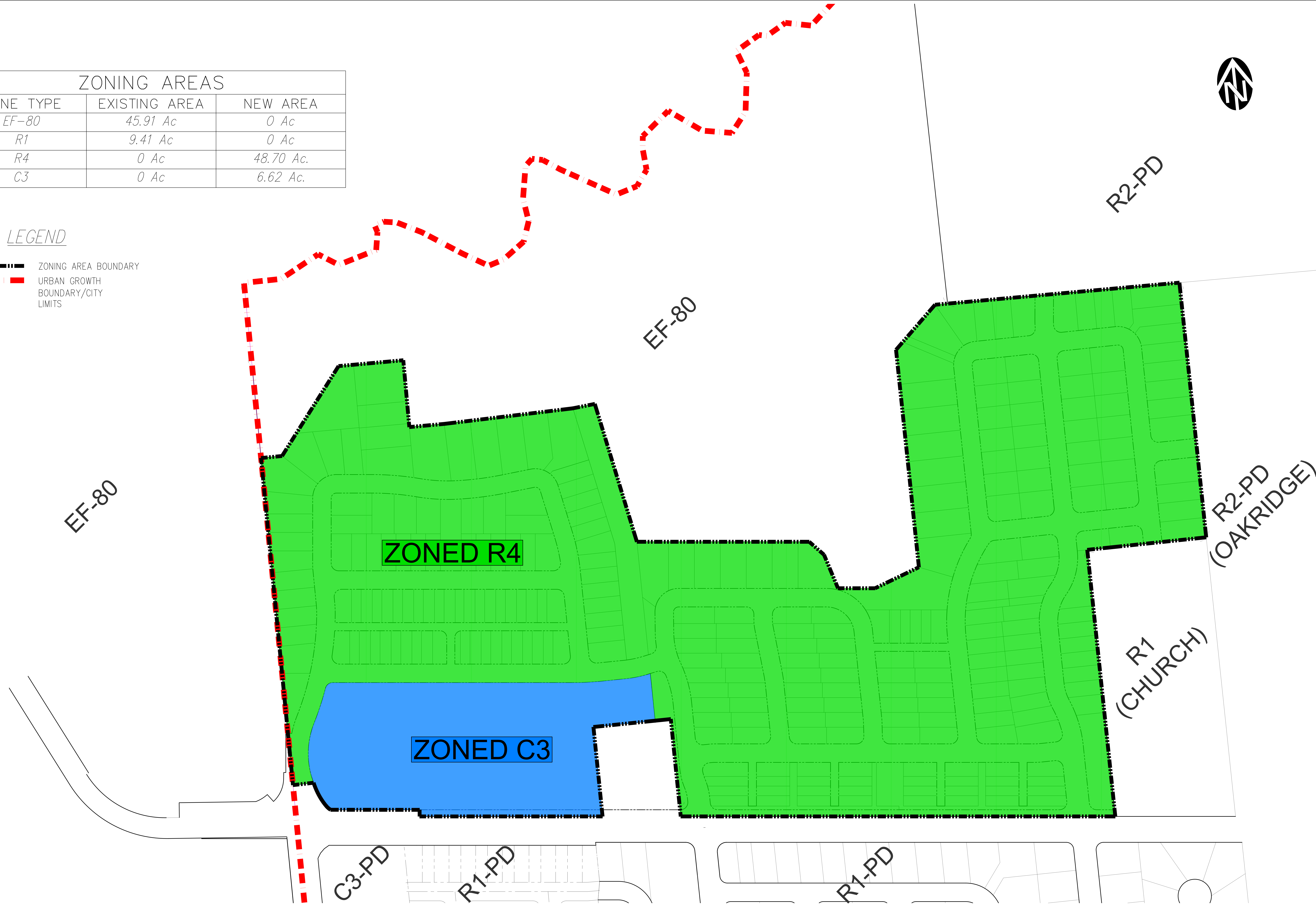


BARKER SURVEYING
3657 KASHMIR WAY SE
SALEM, OREGON 97317
PHONE (503) 585-8800
FAX (503) 363-2469
EMAIL: INFO@BARKERWILSON.COM

ZONING AREAS		
ZONE TYPE	EXISTING AREA	NEW AREA
EF-80	45.91 Ac	0 Ac
R1	9.41 Ac	0 Ac
R4	0 Ac	48.70 Ac.
C3	0 Ac	6.62 Ac.

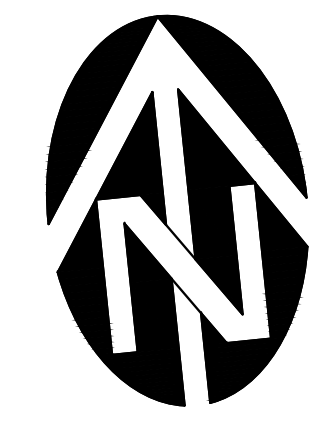
LEGEND

-  ZONING AREA BOUNDARY
-  URBAN GROWTH BOUNDARY/CITY LIMITS



11/7/2019 10:12:27 AM
C:\Users\jdoyle\OneDrive\Documents\Baker Creek North Subdivision\Baker Creek North Subdivision.dwg - 2019/11/07/10:12:27 AM

<p>STAFFORD DEVELOPMENT COMPANY BAKER CREEK NORTH SUBDIVISION</p> <p style="text-align: center;">PROPOSED ZONING PLAN</p>	<p style="text-align: center;">WE WESTCOAST ENGINEERING, INC. CIVIL AND LANDSCAPE ARCHITECTS</p> <p style="font-size: small;">3841 Empire Industrial Dr., E.E. Suite 100, Salem, OR 97302 Phone: 503.585.8888 Fax: 503.585.8889 www.westcoasteng.com</p>								
<p>DRAWING EXH-2 JOB NUMBER 2940.3000.0</p>	<p>SCALE: AS SHOWN DATE: 11-2019</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION	BY				
NO.	DATE	DESCRIPTION	BY						

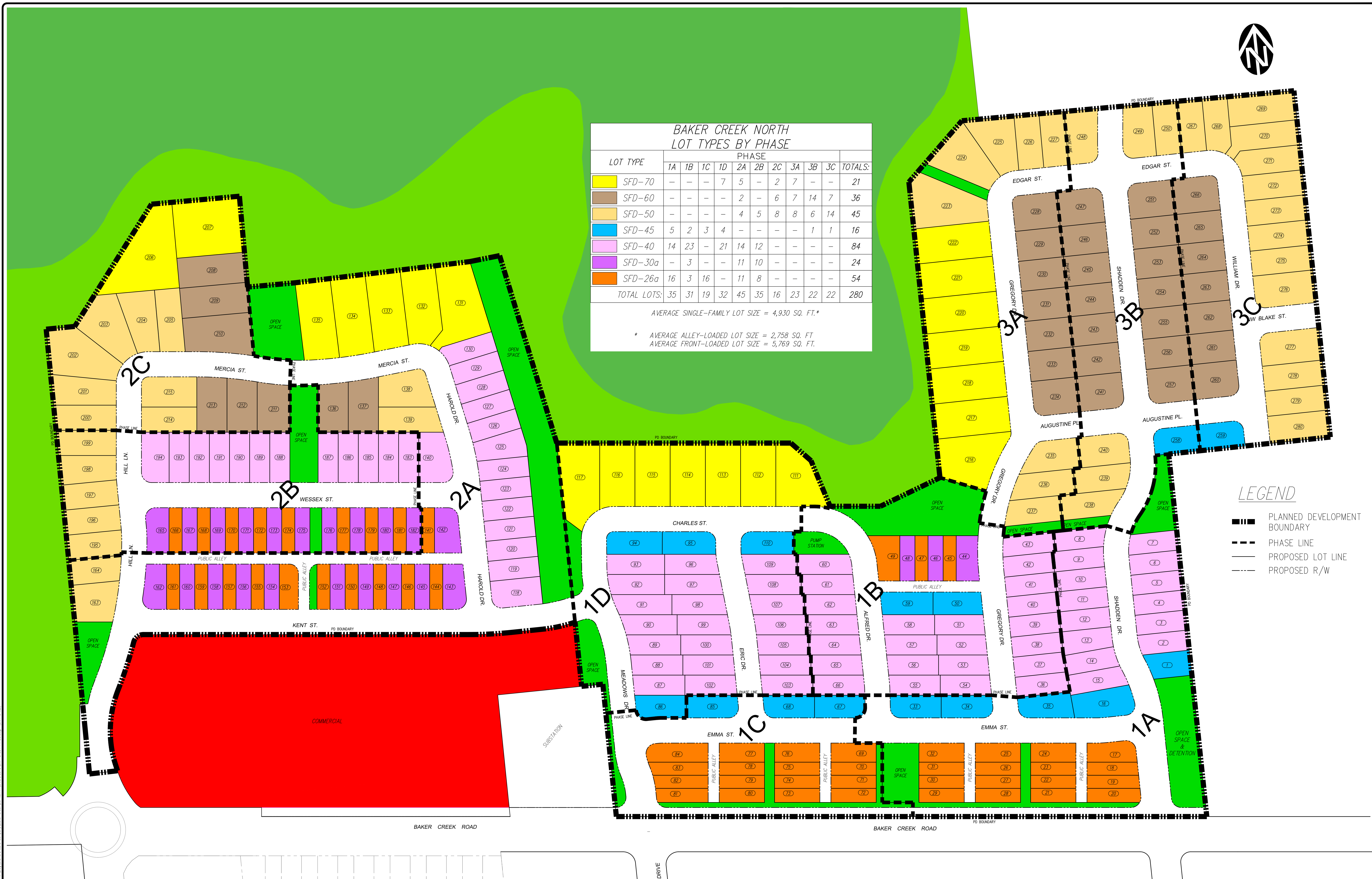


BAKER CREEK NORTH LOT TYPES BY PHASE

LOT TYPE	PHASE									TOTALS:	
	1A	1B	1C	1D	2A	2B	2C	3A	3B		3C
SFD-70	-	-	-	7	5	-	2	7	-	-	21
SFD-60	-	-	-	-	2	-	6	7	14	7	36
SFD-50	-	-	-	-	4	5	8	8	6	14	45
SFD-45	5	2	3	4	-	-	-	-	1	1	16
SFD-40	14	23	-	21	14	12	-	-	-	-	84
SFD-30a	-	3	-	-	11	10	-	-	-	-	24
SFD-26a	16	3	16	-	11	8	-	-	-	-	54
TOTAL LOTS:	35	31	19	32	45	35	16	23	22	22	280

AVERAGE SINGLE-FAMILY LOT SIZE = 4,930 SQ. FT.*

* AVERAGE ALLEY-LOADED LOT SIZE = 2,758 SQ. FT.
AVERAGE FRONT-LOADED LOT SIZE = 5,769 SQ. FT.



LEGEND

- PLANNED DEVELOPMENT BOUNDARY
- PHASE LINE
- PROPOSED LOT LINE
- PROPOSED R/W

11/7/2019 8:13:20 AM
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STAFFORD DEVELOPMENT COMPANY
BAKER CREEK NORTH SUBDIVISION

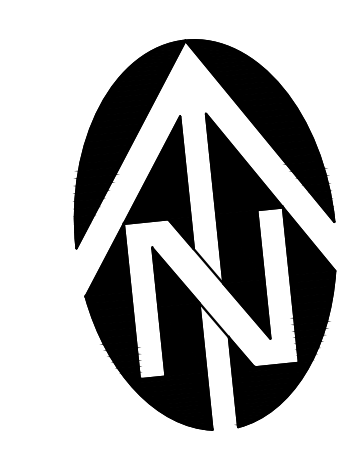
LOT TYPE PLAN

DRAWING EXH-3
JOB NUMBER 2940.3000.0

NO.	DATE	DESCRIPTION	BY

SCALE: 1" = 40' (AS SHOWN)
DATE: 11-2019

WESTECH ENGINEERING, INC.
3841 E. River Industrial Dr., Suite 100, Steam, OR 97152
Tel: 503-251-1000 Fax: 503-251-1008
www.westech-engineering.com



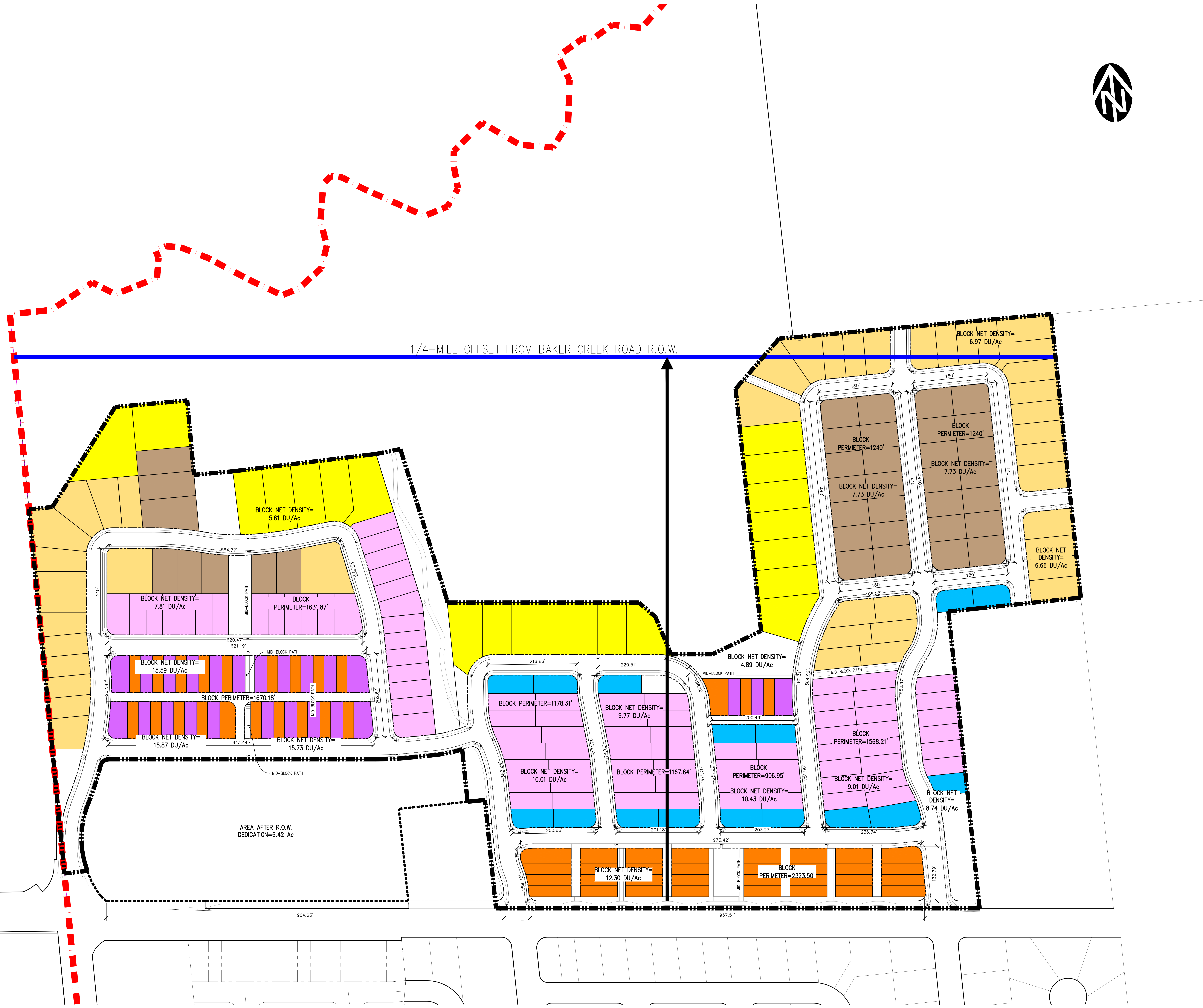
LEGEND

- PLANNED DEVELOPMENT BOUNDARY
- URBAN GROWTH BOUNDARY/CITY LIMITS

LOT TYPE	MIN. LOT AREA	MAX. LOT AREA	AVERAGE LOT AREA
SFD-70	8820 S.F.	17,977 S.F.	10,962 S.F.
SFD-60	5400 S.F.	10,083 S.F.	5978 S.F.
SFD-50	5060 S.F.	12,116 S.F.	6578 S.F.
SFD-45	4216 S.F.	6484 S.F.	4693 S.F.
SFD-40	3881 S.F.	6097 S.F.	4154 S.F.
SFD-30a	2700 S.F.	4401 S.F.	2977 S.F.
SFD-26a	2340 S.F.	4557 S.F.	2660 S.F.

GROSS DENSITY: 5.75 DWELLING UNITS/ACRE

NET DENSITY: 7.94 DWELLING UNITS/ACRE



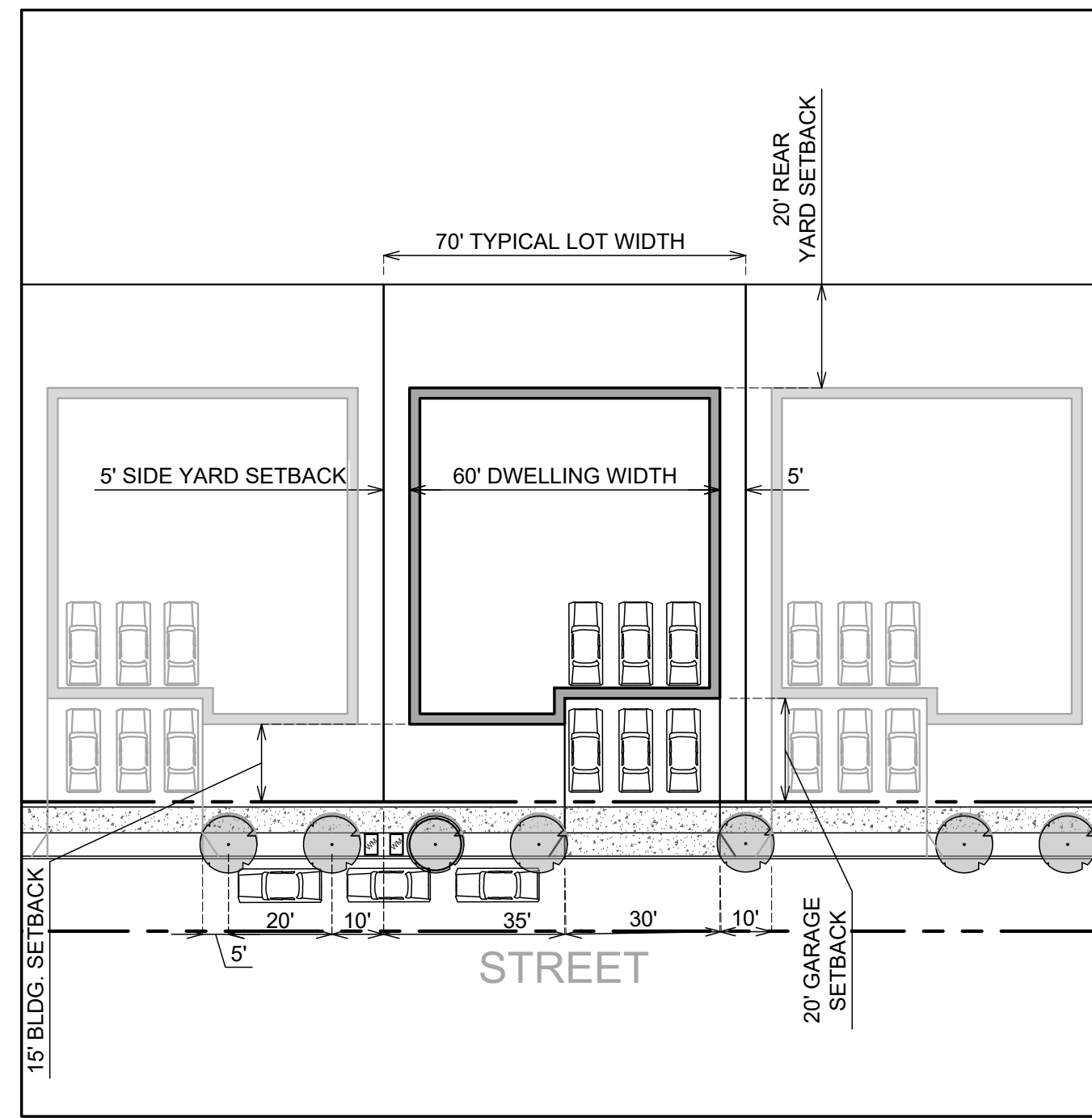
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C:\Users\jwheeler\OneDrive\Documents\Baker Creek\Baker Creek North\Baker Creek North Subdivision\Baker Creek North Subdivision.dwg

SCALE	
1" = 100'	AS SHOWN
1" = 200'	AS SHOWN
1" = 400'	AS SHOWN

NO.	DATE	BY
1		

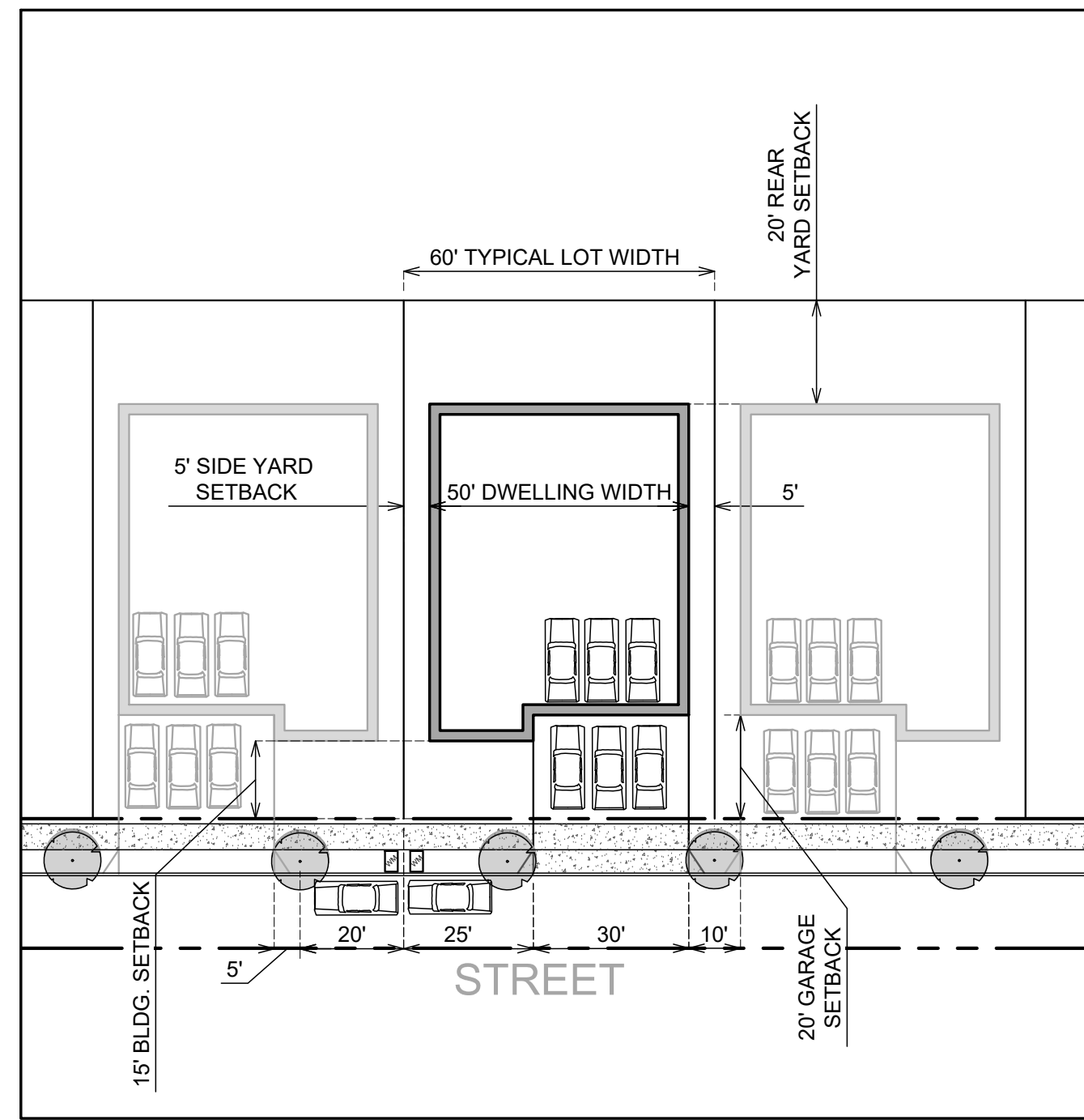
NO.	DATE	DESCRIPTION
1		

WESTCOAST ENGINEERING, INC.
CIVIL AND SURVEYING ENGINEERS
Professional Seal
3841 Fennell Industrial Dr., E.E. Suite 100, Salem, OR 97302
Phone: 503.325.1100 Fax: 503.325.1101
www.westcoasteng.com



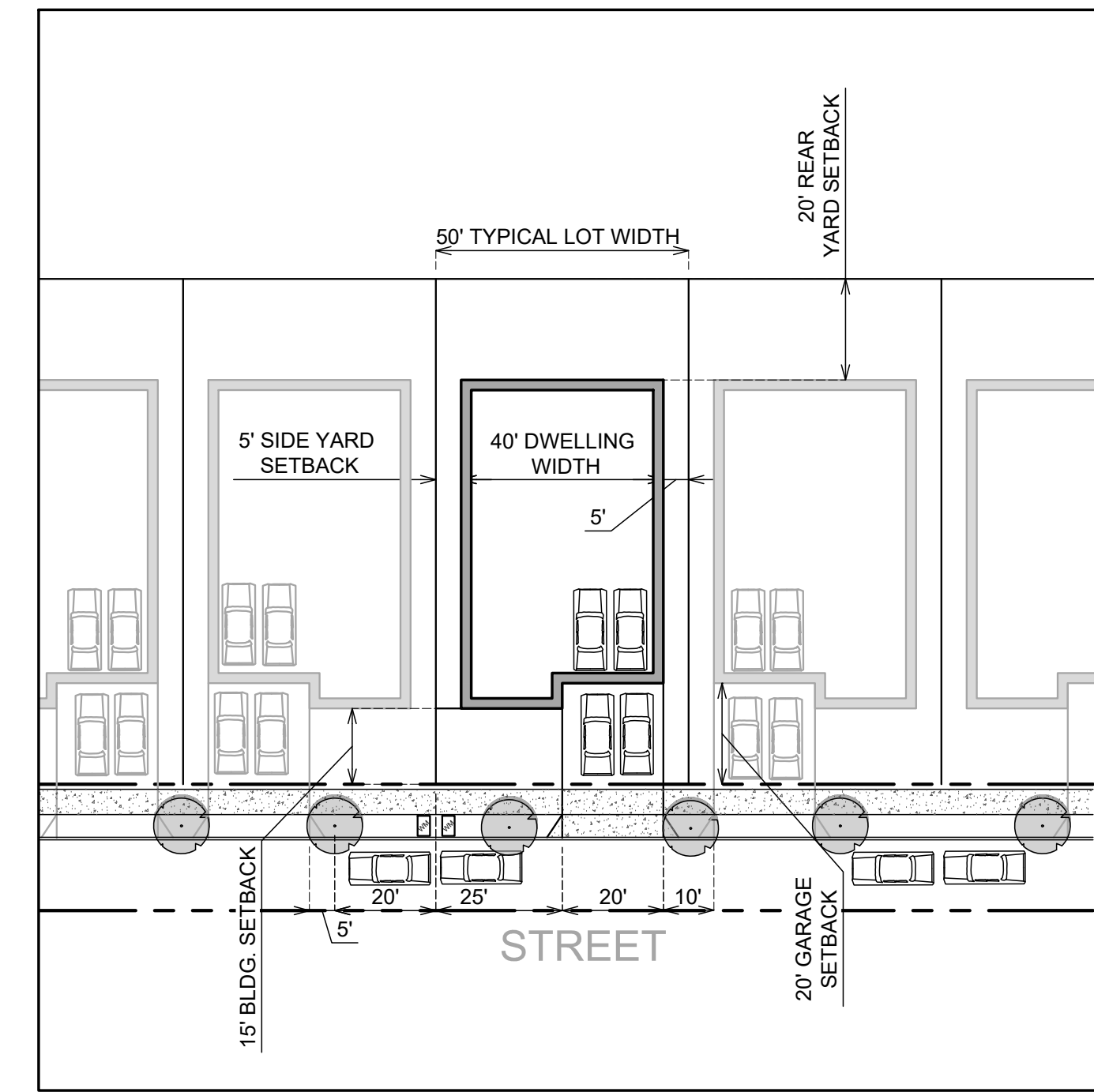
SFD-70
N.T.S.

- SIMILAR TO STANDARD R-1 ZONE LOT SIZE
- 9,000+ S.F. LOT AREA
- 20' GARAGE/REAR SETBACKS
- 15' BUILDING SETBACK
- 5' SIDE-YARD SETBACKS
- 60'-WIDE DWELLING UNIT
- 4-6 OFF-STREET PARKING SPACES



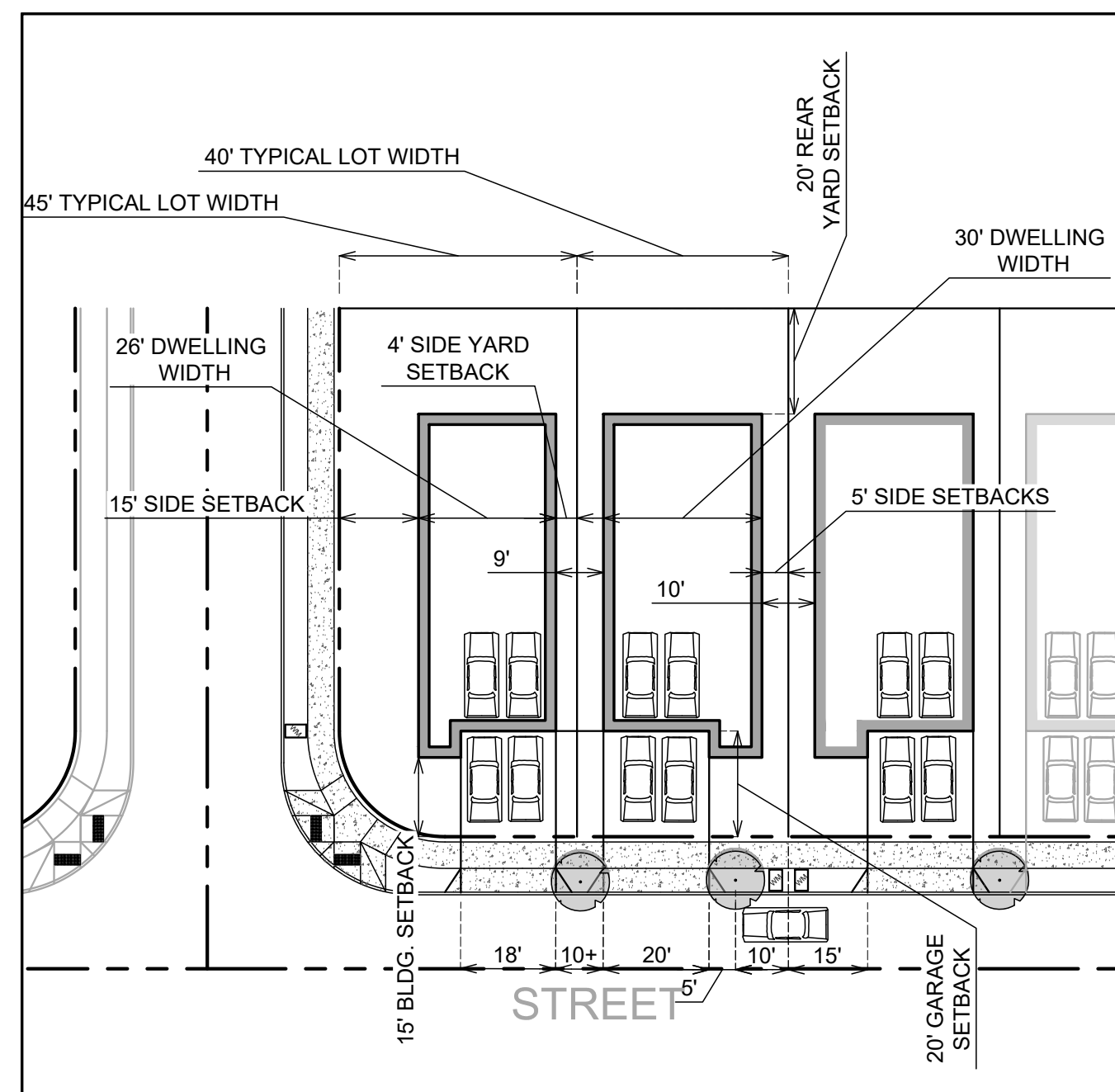
SFD-60
N.T.S.

- SIMILAR TO STANDARD R-4 ZONE LOT SIZE
- 5,000+ S.F. LOT AREA
- 20' GARAGE/REAR SETBACKS
- 15' BUILDING SETBACK
- 5' SIDE-YARD SETBACKS
- 50'-WIDE DWELLING UNIT
- 4 - 6 OFF-STREET PARKING SPACES



SFD-50
N.T.S.

- SIMILAR TO STANDARD R-4 ZONE LOT SIZE
- 5,000+ S.F. LOT AREA
- 20' GARAGE/REAR SETBACKS
- 15' BUILDING SETBACK
- 5' SIDE-YARD SETBACKS
- 40'-WIDE DWELLING UNIT
- 4 OFF-STREET PARKING SPACES



SFD-45 & SFD-40
N.T.S.

SFD-45

- PLANNED DEVELOPMENT R-4 ZONE LOT
- 4,000 S.F. LOT AREA TYPICAL
- 20' GARAGE/REAR SETBACKS
- 15' BUILDING SETBACK
- 4' SIDE-YARD SETBACKS
- 26'-WIDE DWELLING UNIT
- 4 OFF-STREET PARKING SPACES

SFD-40

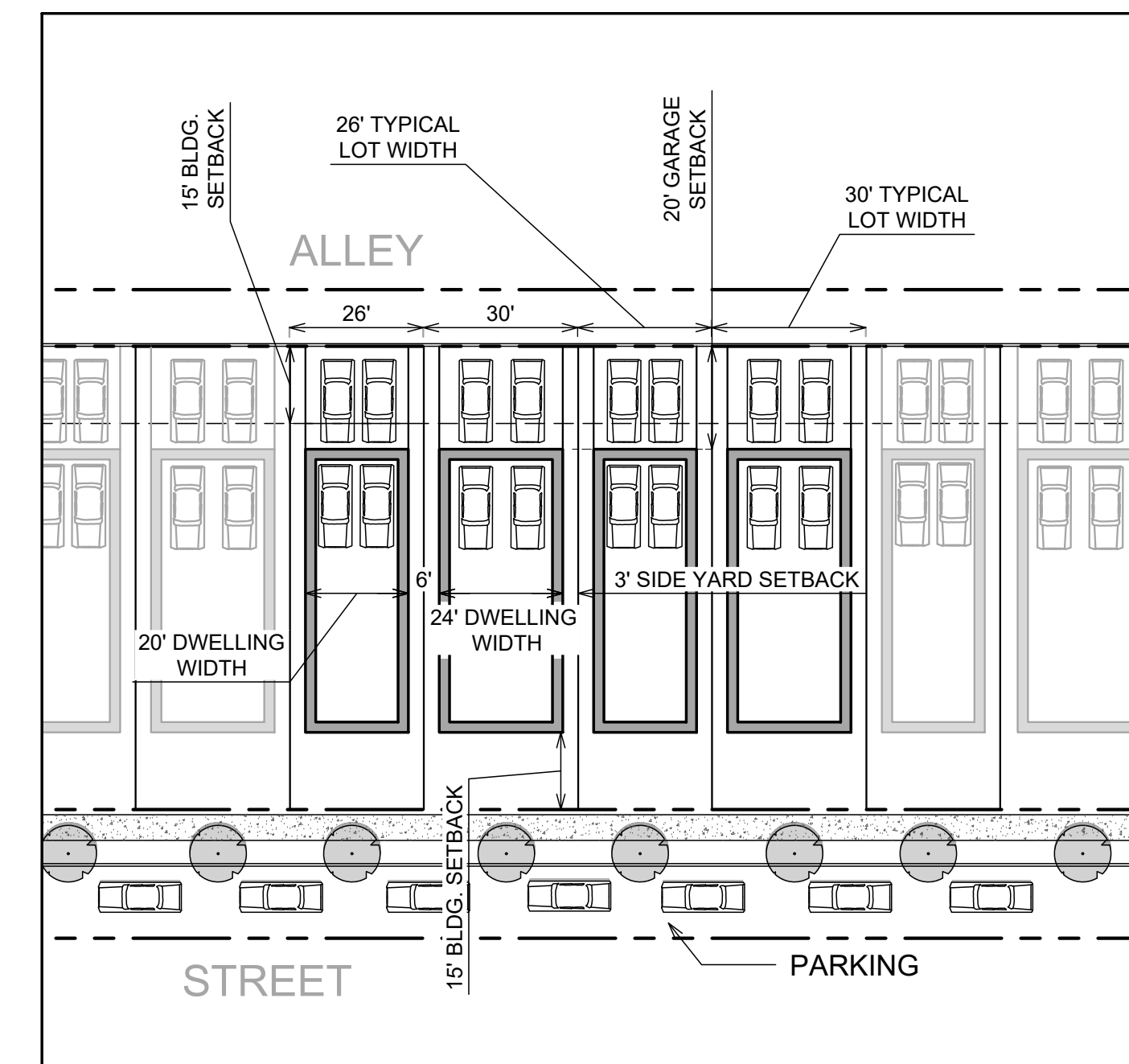
- SIMILAR TO STANDARD R-4 ZONE LOT
- 4,000 S.F. LOT AREA TYPICAL
- 20' GARAGE/REAR SETBACKS
- 15' BUILDING SETBACK
- 5' SIDE-YARD SETBACKS
- 30'-WIDE DWELLING UNIT
- 4 OFF-STREET PARKING SPACES

SFDA-30

- *INTERSPERSED WITH SFD-26*
- SIMILAR TO AN ATTACHED LOT IN THE R-4 ZONE
- 2,700 S.F. LOT AREA TYPICAL
- 20' GARAGE SETBACKS
- 15' BUILDING SETBACK
- 3' SIDE-YARD SETBACKS
- 24'-WIDE DWELLING UNIT
- 4 OFF-STREET PARKING SPACES

SFDA-26

- SIMILAR TO AN ATTACHED LOT IN THE R-4 ZONE
- 20' GARAGE SETBACKS
- 2,340 SF LOT AREA TYPICAL
- 15' BUILDING SETBACK
- 3' SIDE-YARD SETBACKS
- 20'-WIDE DWELLING UNIT
- 4 OFF-STREET PARKING SPACES



SFDA-30 & SFDA-26
N.T.S.

11/7/2019 10:04:03 AM R:\Data\Stafford Land Company\Baker Creek\BC NORTH\CIVIL\REFS\BAKER CREEK N DESIGN.dwg (TYPICAL LOTS - EXH-5.tbl)

NO.	DATE	DESCRIPTION	BY
1			

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON SCALES ACCORDINGLY

DATE: 11-2019

DSN. DRN. CKD.

WE
WESTTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3966
E-mail: westtech@westtech-eng.com

REVIEW
WILLIAM J. WELLS
REGISTERED PROFESSIONAL ENGINEER
OREGON REG. 12, 30583

REVISIONS: 6/30/2020

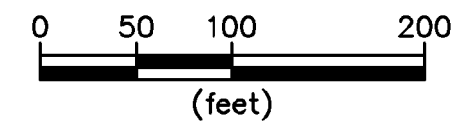
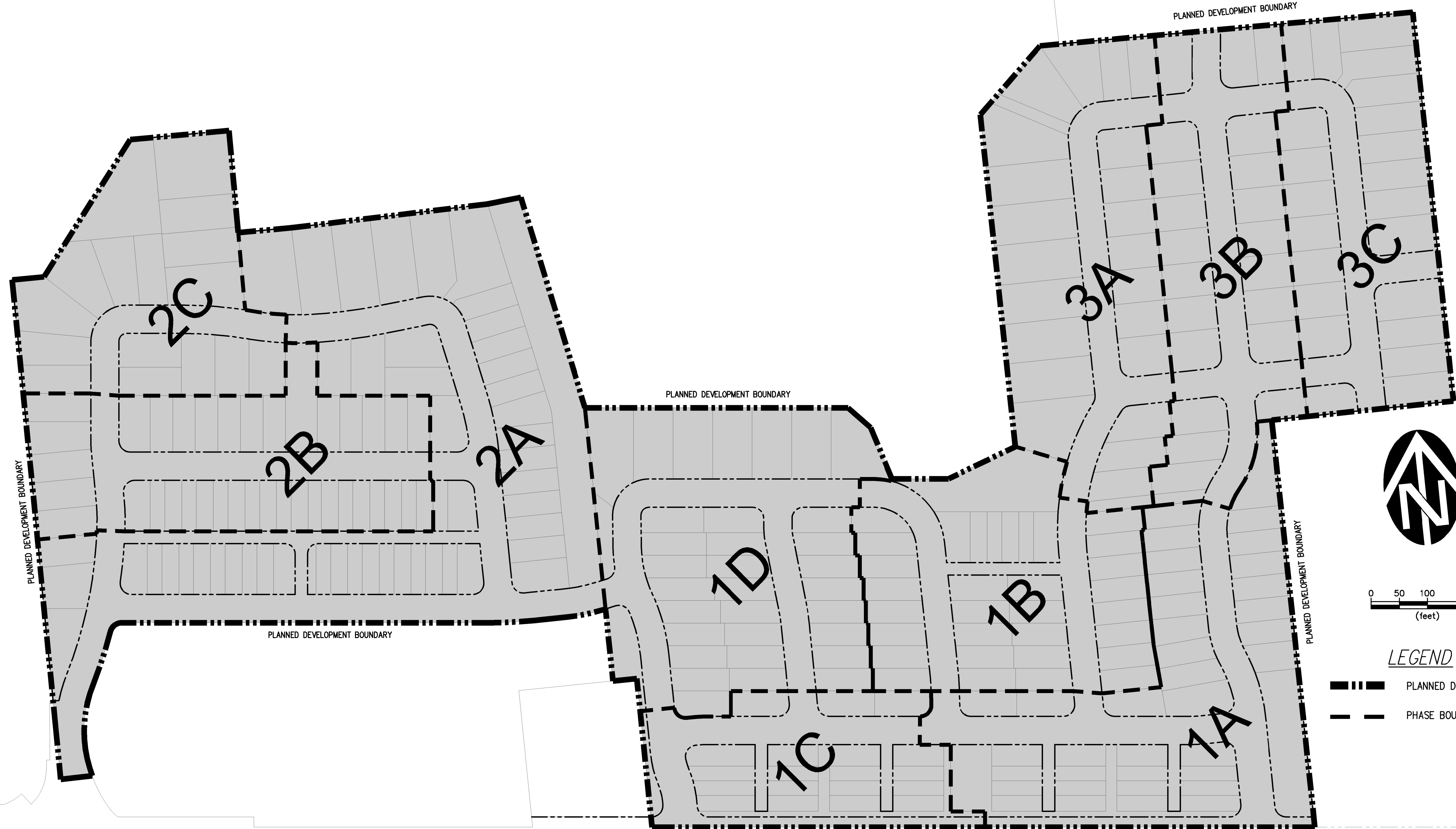
STAFFORD LAND COMPANY
BAKER CREEK NORTH SUBDIVISION

TYPICAL LOTS

DRAWING
EXH-5

JOB NUMBER
2940.3000.0

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LEGEND

- PLANNED DEVELOPMENT BOUNDARY
- PHASE BOUNDARY

NO.	DATE	DESCRIPTION	BY

VERIFIED SCALE	DATE: 11/2019
BASIS ONE INCH ON ORIGINAL DRAWING	DRN. RS
IF NOT ONE INCH ON SCALES ACCORDINGLY	CKD. JW
0	NO. 1
DSN. JW	DATE: 11/2019

REVIEW REVIEW

WESTTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS

WE

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3966
E-mail: westtech@westtech-eng.com

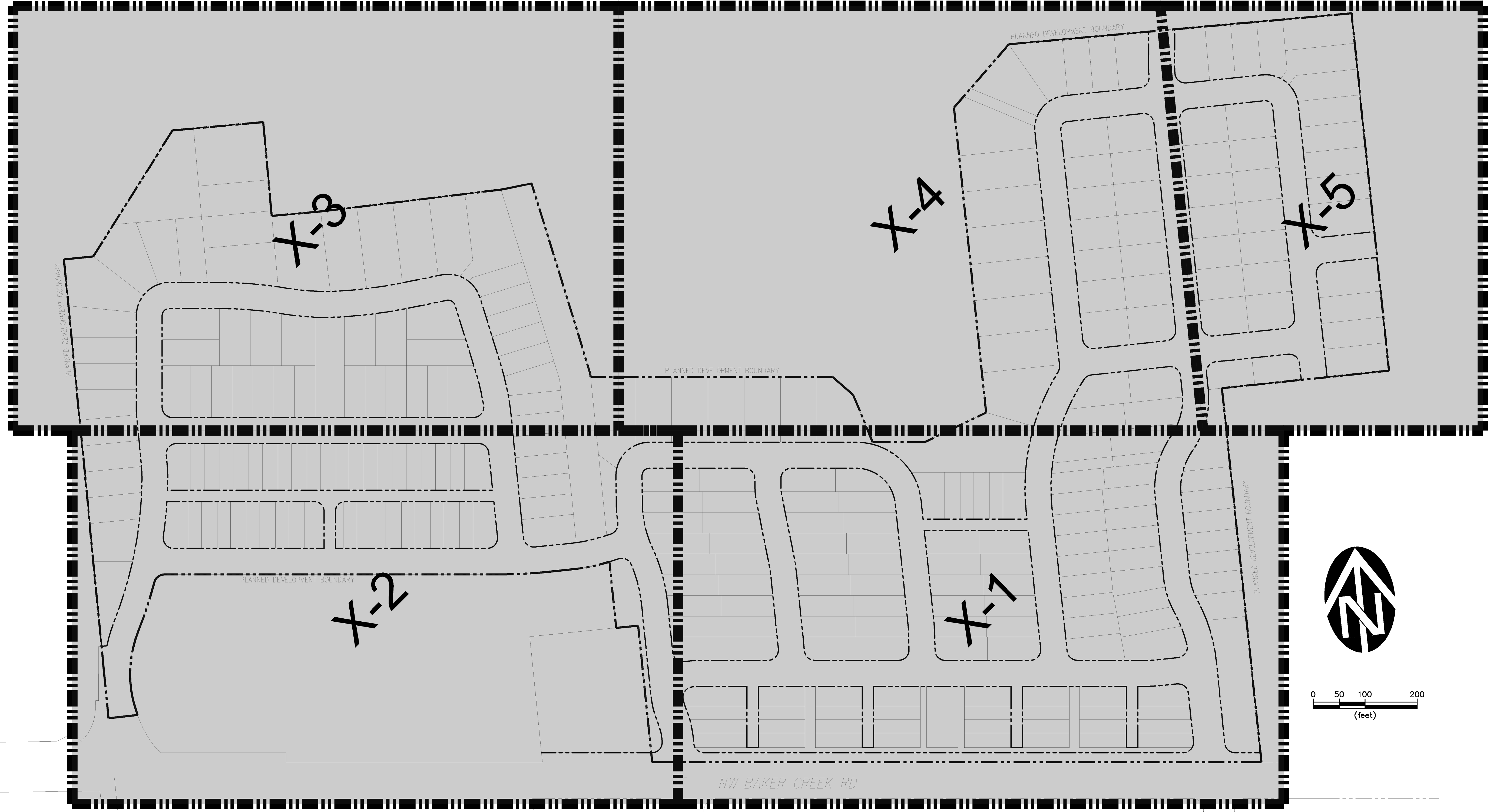
STAFFORD DEVELOPMENT COMPANY
BAKER CREEK NORTH SUBDIVISION

PHASING PLAN

DRAWING
EXH-6

JOB NUMBER
2940.3000.0

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NO.	DATE	DESCRIPTION	BY
1	11/2019		

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CONSULTING ENGINEERS AND PLANNERS

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 565-2474 Fax: (503) 565-3966
E-mail: westtech@westtech-eng.com

STAFFORD DEVELOPMENT COMPANY
BAKER CREEK NORTH SUBDIVISION

SHEET KEY

DRAWING
EXH-7

JOB NUMBER
2940.3000.0

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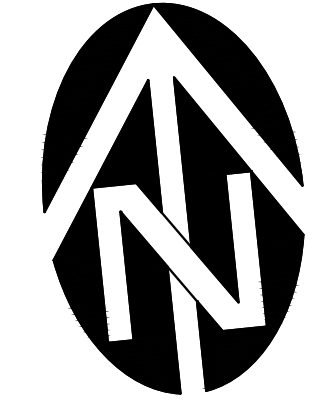
TOTAL ON-SITE DESIGNATED COMMERCIAL* = 11.30 Ac.

TOTAL ROW AREA = 2.06 Ac.

TOTAL LOT AREA = 2.70 Ac.

* ROW DEDICATED ALONG BAKER CREEK ROAD & SUBSTATION LOT NOT INCLUDED

ORIGINAL
 COMMERCIAL
 ZONE - 12.34
 Ac.



0 50 100 200
 (feet)

PLANNED DEVELOPMENT BOUNDARY

NW BAKER CREEK RD

NW HILL RD

MATTEO DR

HAUN DR

FIN FRANCH DR

NW MEADOWS DR

NW SHADDEN DR

NO.	DATE	DESCRIPTION	BY
1	11/2019		

REVIEW REVIEW

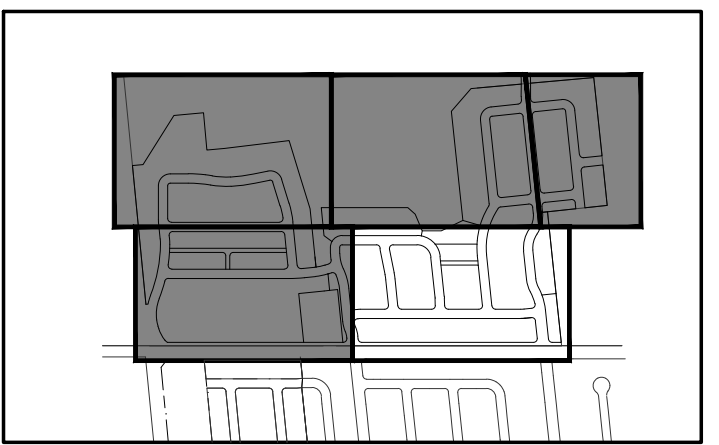
WESTTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS

WE

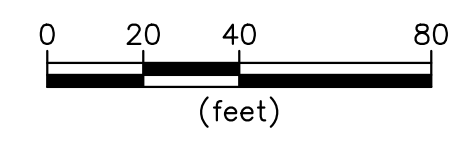
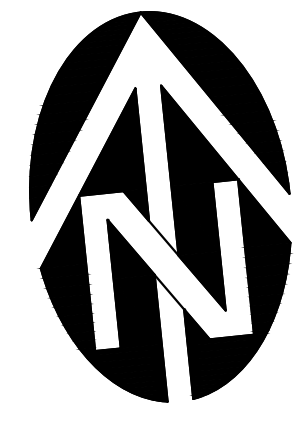
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 565-2474 Fax: (503) 565-3966
 E-mail: westtech@westtech-eng.com

STAFFORD DEVELOPMENT COMPANY
 BAKER CREEK NORTH SUBDIVISION
COMMERCIAL LOT ADJUSTMENT

DRAWING
EXH-8
 JOB NUMBER
 2940.3000.0

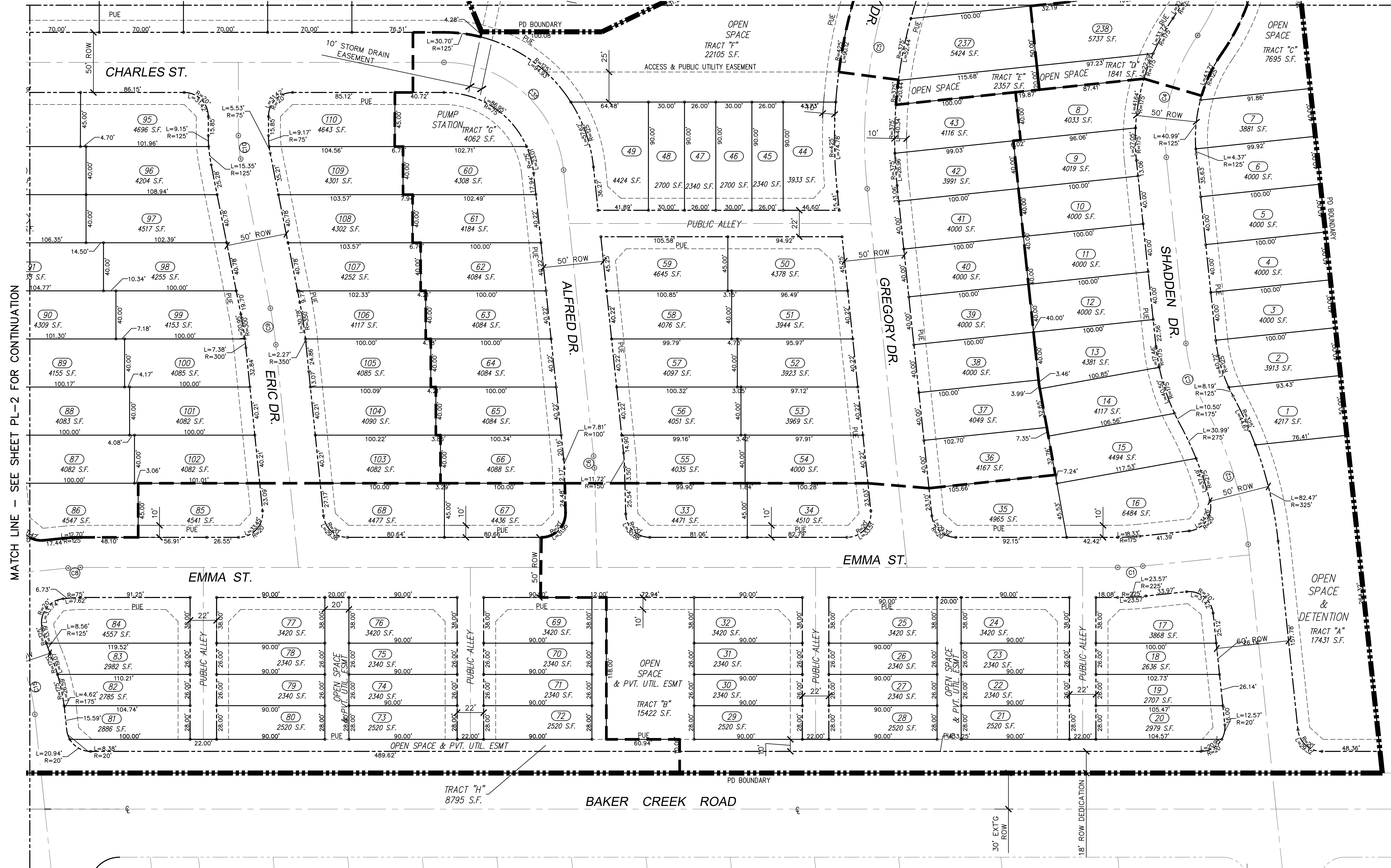


BAKER CREEK NORTH SHEET KEY
* SEE SHEET PL-5 FOR CURVE TABLES



MATCH LINE SEE SHEET PL-5 FOR CONTINUATION

MATCH LINE - SEE SHEET PL-4 FOR CONTINUATION



MATCH LINE - SEE SHEET PL-2 FOR CONTINUATION

NO.	DATE	DESCRIPTION	BY
1			

REVIEW REVIEW

VERIFIED SCALE
BASE IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON SCALES ACCURACELY

DSN. JW
DRN. RS
CKD. JW
DATE: 11-2019

WESTTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 565-2474 Fax: (503) 565-3966
E-mail: westtech@westtech-eng.com

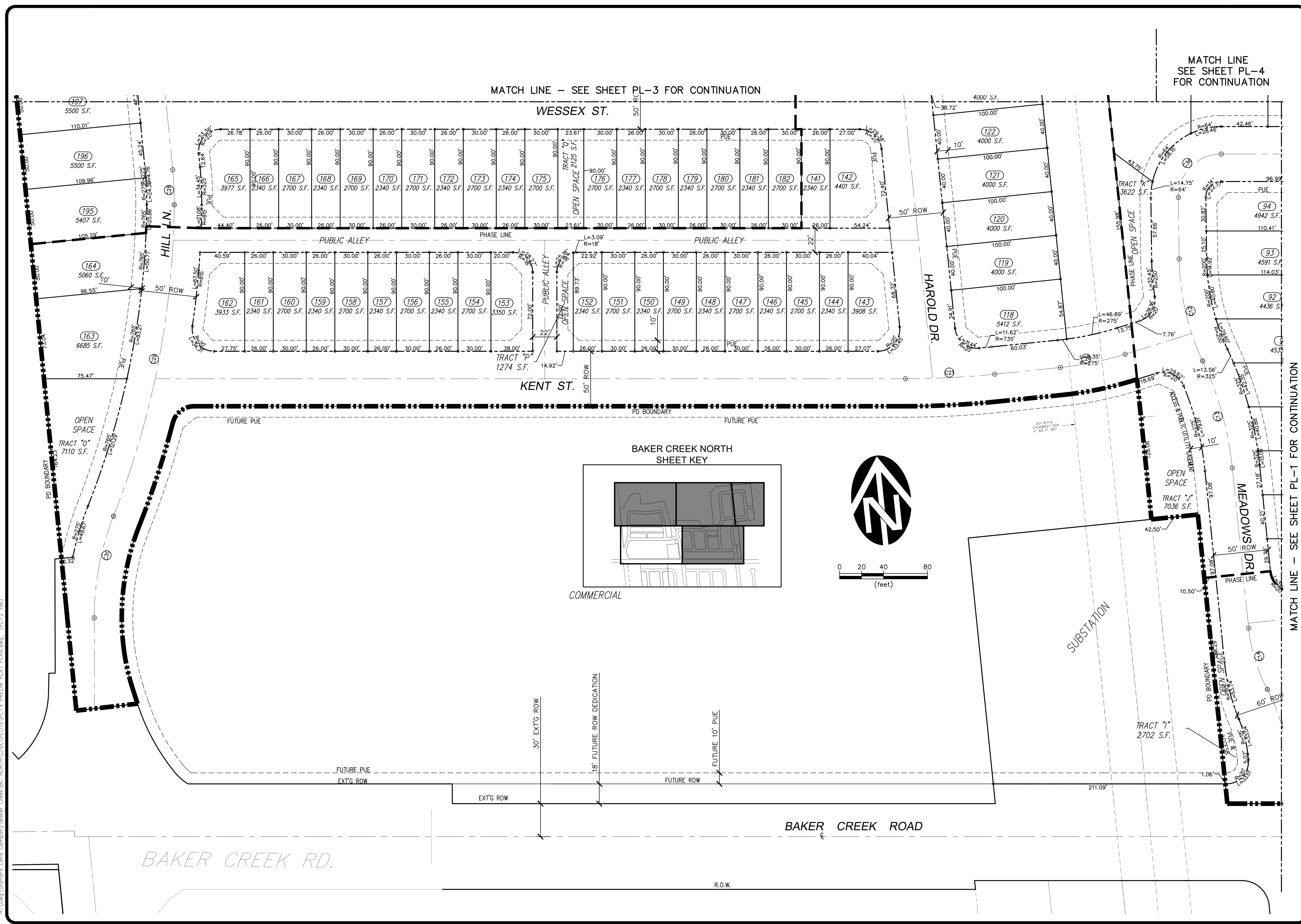
STAFFORD DEVELOPMENT COMPANY
BAKER CREEK NORTH SUBDIVISION

PRELIMINARY PLAT

DRAWING
PL-1
JOB NUMBER
2940.3000.0

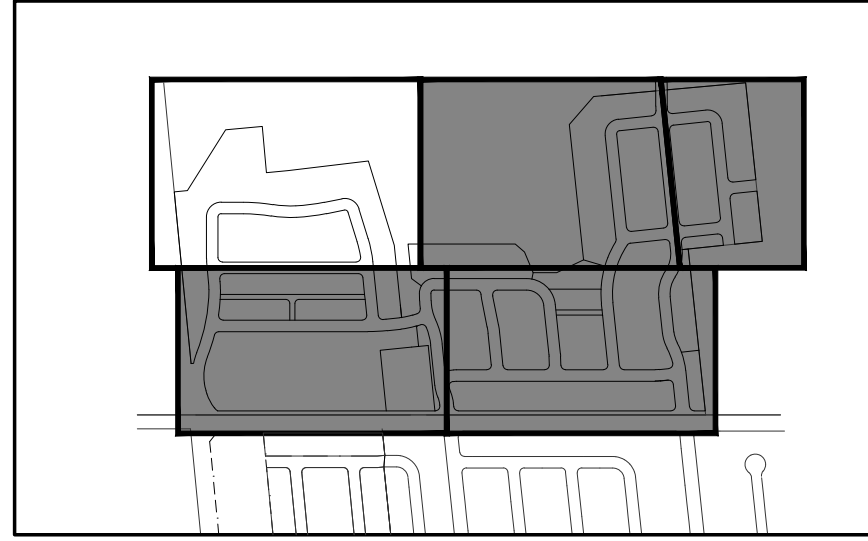
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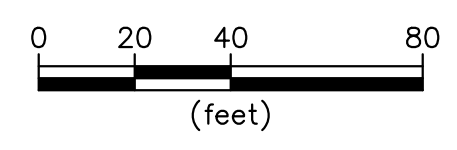
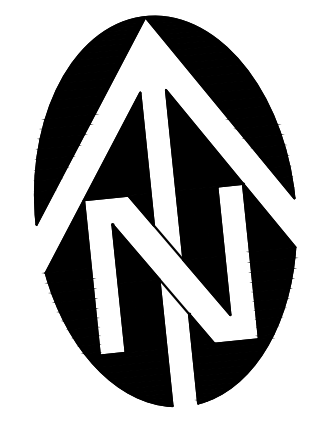


<p>STAFFORD DEVELOPMENT COMPANY BAKER CREEK NORTH SUBDIVISION</p> <p style="text-align: center;">PRELIMINARY PLAT</p>	<p style="text-align: center;">REVIEW REVIEW</p> <p style="font-size: small;">WESTTECH ENGINEERING, INC. CONSULTING ENGINEERS AND PLANNERS 3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302 Phone: (503) 585-2474 Fax: (503) 585-3966 E-mail: westtech@westtech-eng.com</p>								
<p>DRAWING PL-2</p>	<p>JOB NUMBER 2940.3000.0</p>								
<p>VERIFY SCALE 1" = 40' OR ORIGINAL DRAWING IF NOT ONE INCH ON SCALES ACCURACELY</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> <tr> <td>1</td> <td></td> <td></td> <td></td> </tr> </table>	NO.	DATE	DESCRIPTION	BY	1			
NO.	DATE	DESCRIPTION	BY						
1									

BAKER CREEK NORTH
SHEET KEY



11/5/2019 4:01:05 PM
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MATCH LINE - SEE SHEET PL-2 FOR CONTINUATION

MATCH LINE - SEE SHEET PL-4 FOR CONTINUATION

NO.	DATE	DESCRIPTION	BY
1			

REVIEW REVIEW

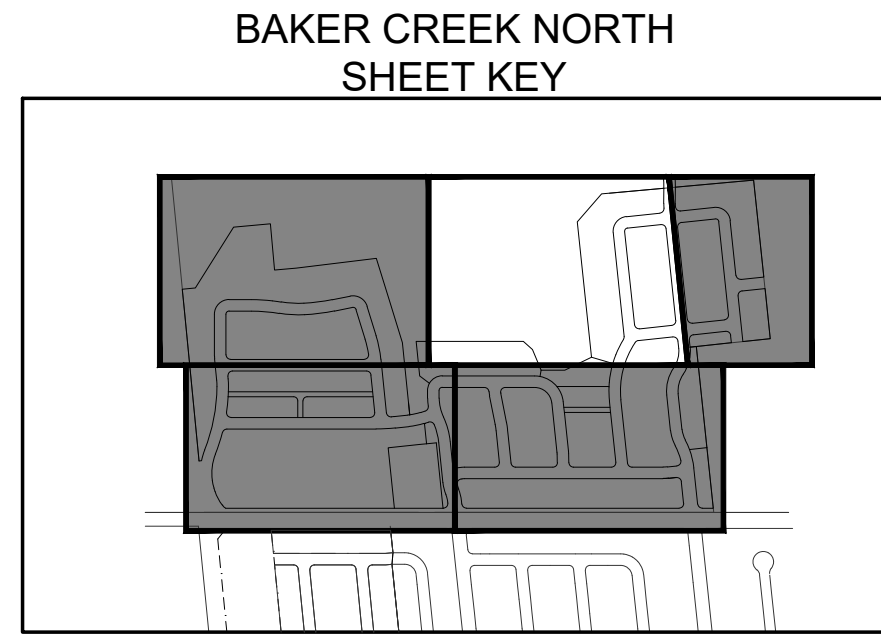
WESTTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 565-2474 Fax: (503) 565-3966
E-mail: westtech@westtech-eng.com

STAFFORD DEVELOPMENT COMPANY
BAKER CREEK NORTH SUBDIVISION
PRELIMINARY PLAT

DRAWING
PL-3
JOB NUMBER
2940.3000.0

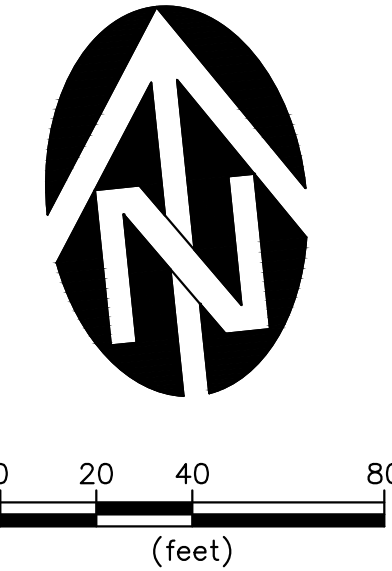
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MATCH LINE - SEE SHEET PL-3 FOR CONTINUATION



MATCH LINE
 SEE SHEET PL-2
 FOR CONTINUATION

MATCH LINE - SEE SHEET PL-1 FOR CONTINUATION



VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON SCALES ACCURACLY	DSN. JW	DRN. RS	CKD. JW	NO. 1	DATE	DESCRIPTION	BY

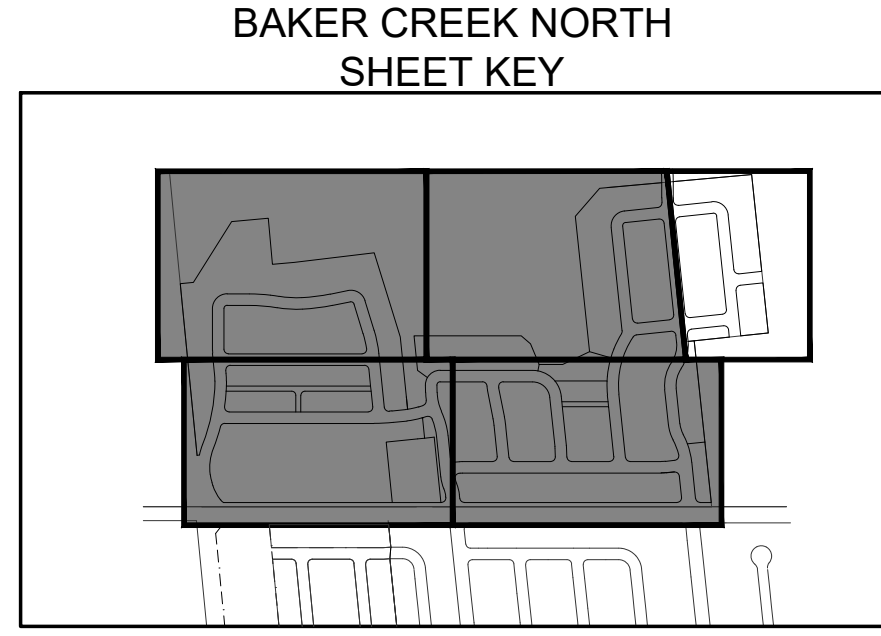
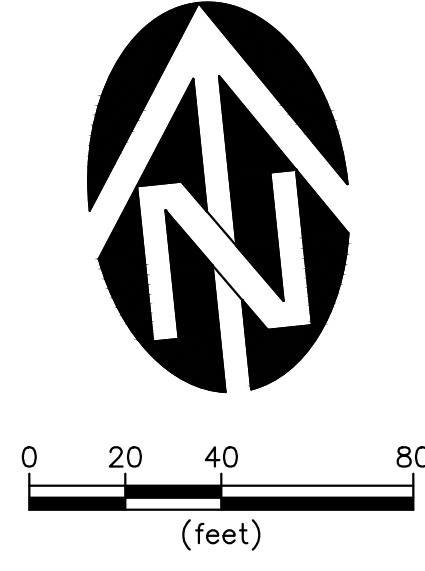
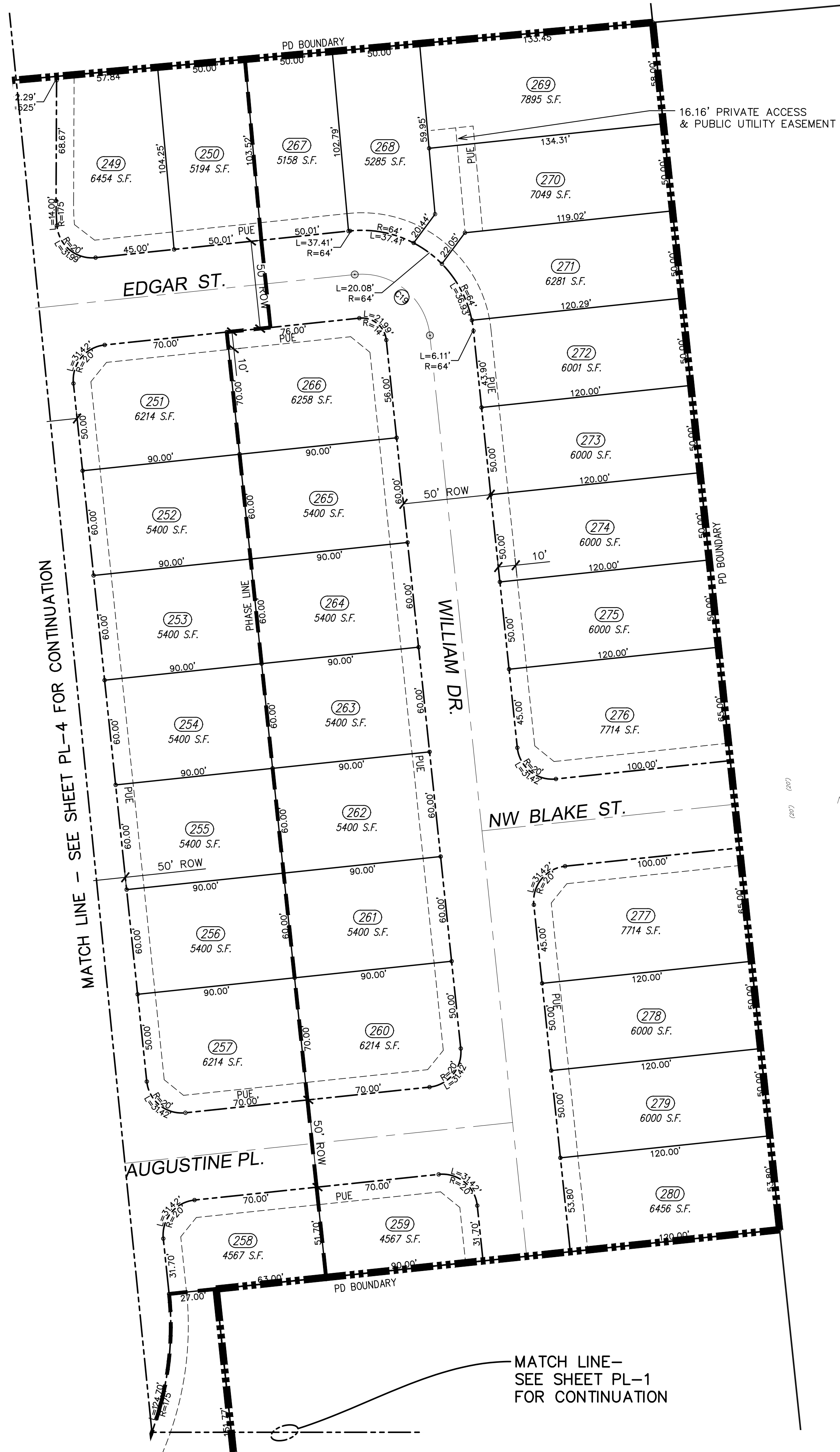
REVIEW REVIEW

WESTTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 565-2474 Fax: (503) 565-3966
 E-mail: westtech@westtech-eng.com

STAFFORD DEVELOPMENT COMPANY
 BAKER CREEK NORTH SUBDIVISION
 PRELIMINARY PLAT

DRAWING
 PL-4
 JOB NUMBER
 2940.3000.0



Curve Table			
Curve #	Length	Radius	Delta
C1	20.95'	200.0'	006°00'09"
C2	117.37'	300.0'	022°24'55"
C3	58.68'	150.0'	022°24'55"
C4	106.89'	150.0'	040°49'44"
C5	263.33'	400.0'	037°43'12"
C6	9.76'	125.0'	004°28'30"
C8	10.16'	100.0'	005°49'21"
C9	30.69'	325.0'	005°24'38"
C10	19.60'	100.0'	011°13'58"
C12	95.98'	225.0'	024°26'31"
C13	101.40'	300.0'	019°21'56"
C14	58.55'	150.0'	022°21'56"
C15	58.08'	150.0'	022°11'07"
C16	29.63'	45.0'	037°43'12"
C17	106.89'	150.0'	040°49'44"
C18	61.26'	39.0'	090°00'00"
C19	61.26'	39.0'	090°00'00"
C20	60.27'	300.0'	011°30'35"
C21	81.30'	800.0'	005°49'21"
C22	98.94'	500.0'	011°20'15"

Curve Table			
Curve #	Length	Radius	Delta
C23	57.34'	39.0'	084°13'59"
C24	127.67'	875.0'	008°21'36"
C25	125.73'	750.0'	009°36'19"
C26	61.26'	39.0'	090°00'00"
C27	9.71'	100.0'	005°33'50"
C28	31.80'	300.0'	006°04'27"
C29	290.31'	790.0'	021°03'17"
C30	94.74'	250.0'	021°42'48"
C31	21.78'	200.0'	006°14'27"
C32	104.77'	475.0'	012°38'18"
C35	146.60'	100.0'	083°59'51"
C36	61.77'	39.0'	090°44'46"

NO.	DATE	DESCRIPTION	BY
1			

VERIFY SCALE
 BAR IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON SCALES ACCORDINGLY

DSN. JW
 DRN. RS
 CKD. JW
 DATE: 11-2019

REVIEW REVIEW

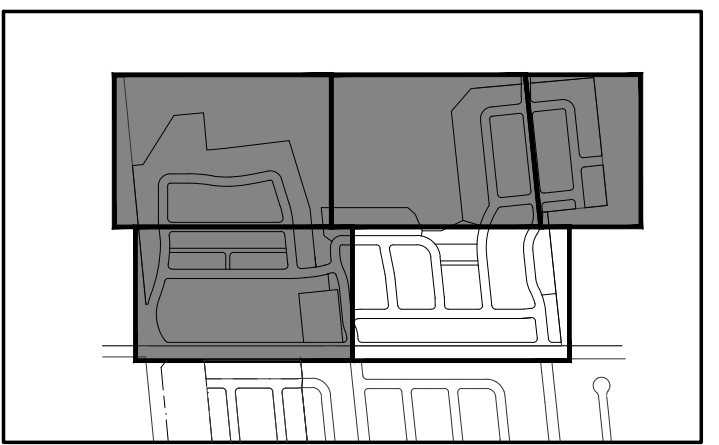
WESTTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 565-2474 Fax: (503) 565-3966
 E-mail: westtech@westtech-eng.com

STAFFORD DEVELOPMENT COMPANY
 BAKER CREEK NORTH SUBDIVISION
PRELIMINARY PLAT

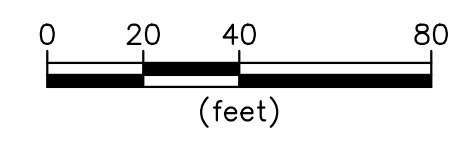
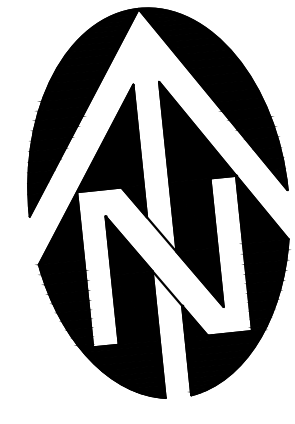
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PL-5
 JOB NUMBER
 2940.3000.0

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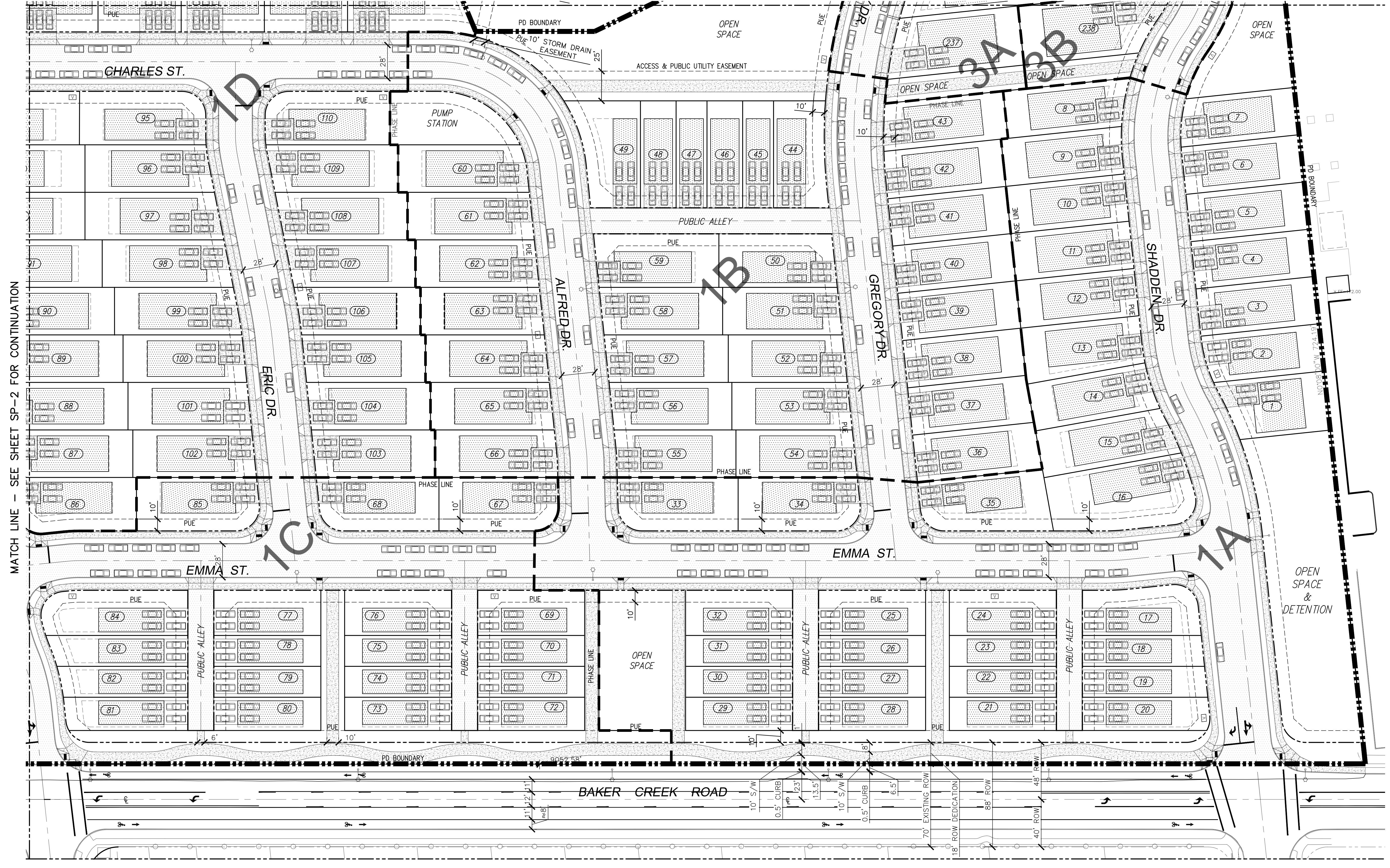
BAKER CREEK
 NORTH
 SHEET KEY

SEE SHEETS SP-2 - SP-5 FOR LEGEND



MATCH LINE
 SEE SHEET SP-5
 FOR CONTINUATION

MATCH LINE - SEE SHEET SP-4 FOR CONTINUATION



MATCH LINE - SEE SHEET SP-2 FOR CONTINUATION

NO.	DATE	DESCRIPTION	BY
1			

REVIEW REVIEW

WESTTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS

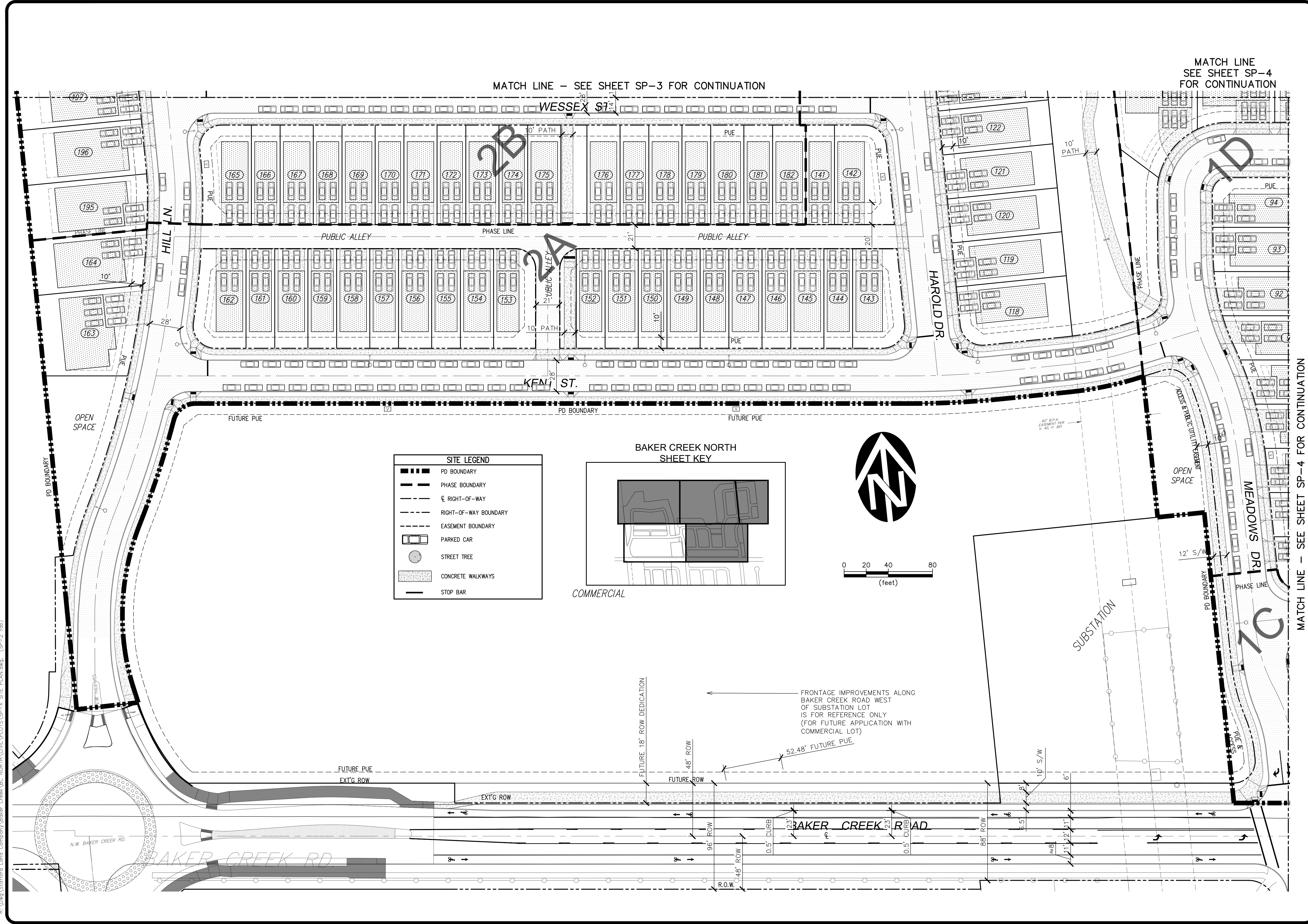
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 585-2474 Fax: (503) 585-3966
 E-mail: westtech@westtech-eng.com

STAFFORD DEVELOPMENT COMPANY
 BAKER CREEK NORTH SUBDIVISION

SITE PLAN

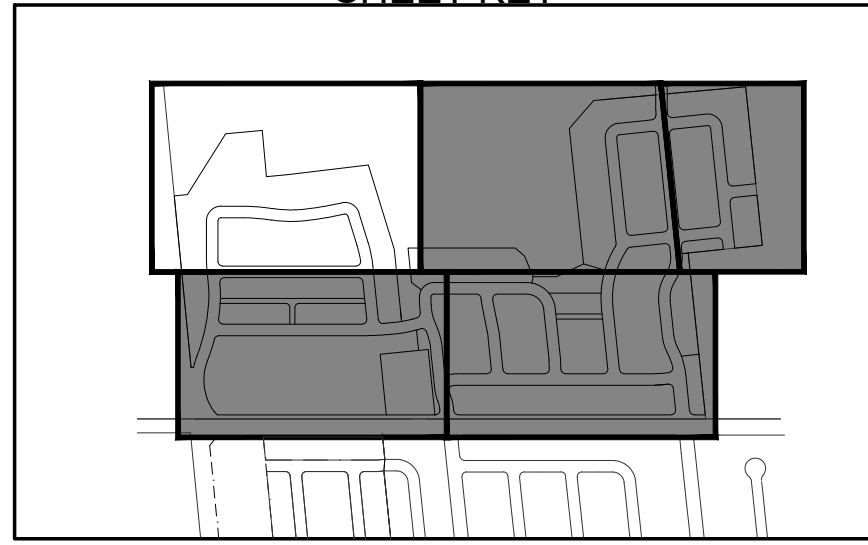
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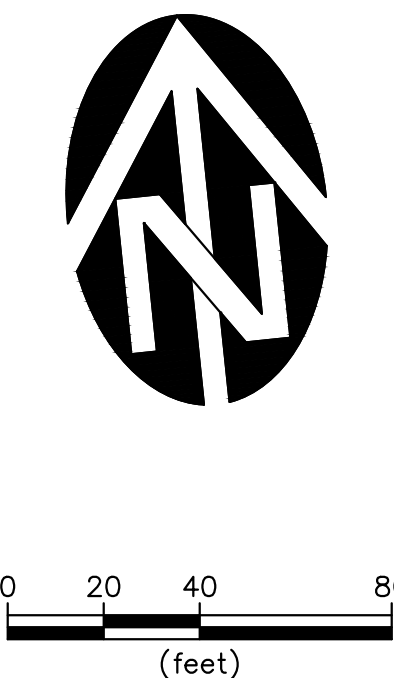
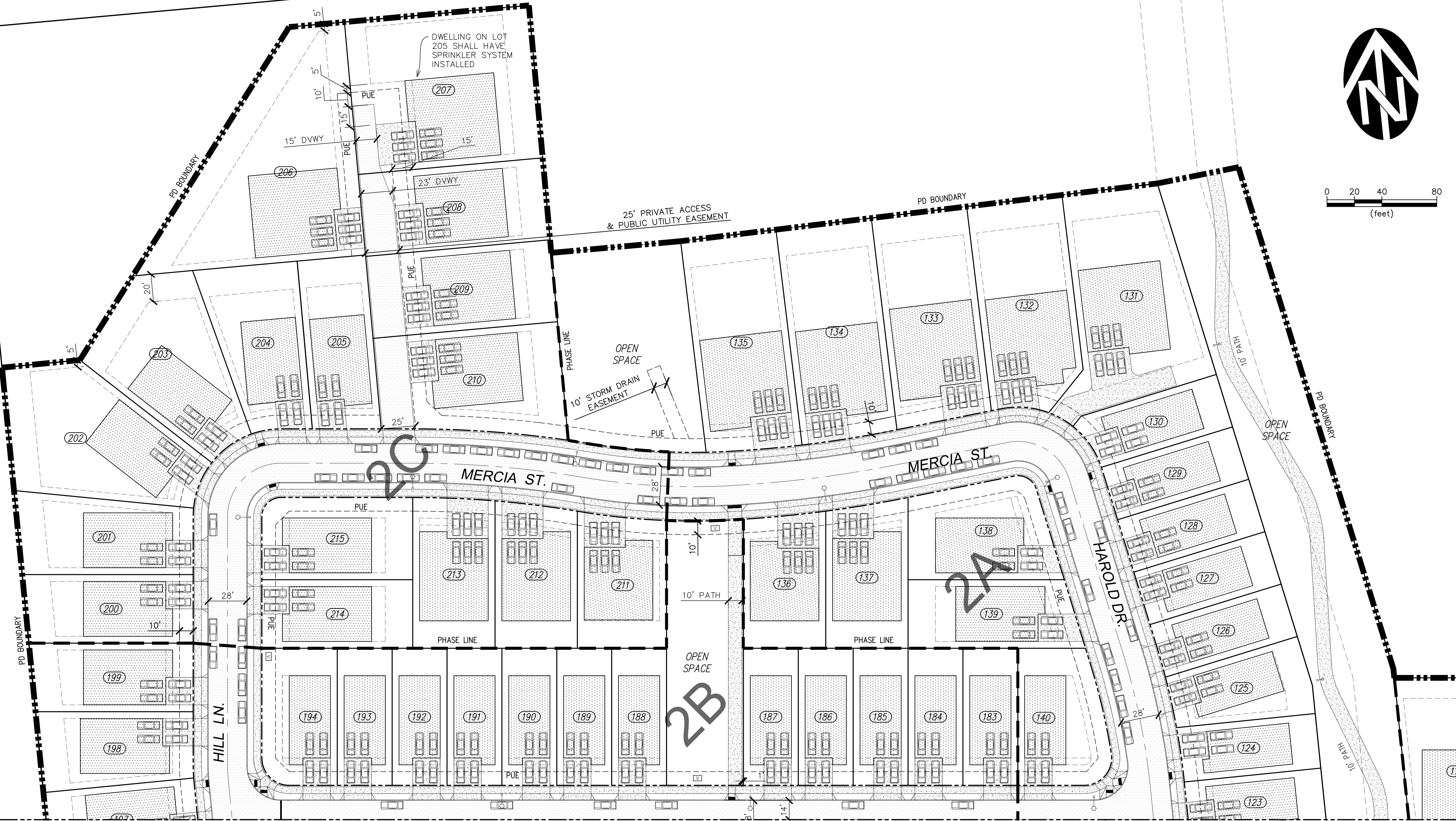


STAFFORD DEVELOPMENT COMPANY	BAKER CREEK NORTH SUBDIVISION	SITE PLAN	DRAWING SP-2	JOB NUMBER 2940.3000.0
REVIEW REVIEW				
<small>WESTTECH ENGINEERING, INC. CONSULTING ENGINEERS AND PLANNERS 3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302 Phone: (503) 585-2474 Fax: (503) 585-3966 E-mail: westtech@westtech-eng.com</small>				
<small>VERIFY SCALE BASE IS ONE INCH ON ORIGINAL DRAWING 0 IF NOT ONE INCH ON SCALES ACCURACIES</small>	<small>DSN. JW DRN. RS CKD. JW</small>	<small>NO. 1 DATE 11-2019</small>	<small>DESCRIPTION</small>	<small>BY</small>

BAKER CREEK NORTH
SHEET KEY



SITE LEGEND	
	PD BOUNDARY
	PHASE BOUNDARY
	☉ RIGHT-OF-WAY
	RIGHT-OF-WAY BOUNDARY
	EASEMENT BOUNDARY
	PARKED CAR
	STREET TREE
	CONCRETE WALKWAYS
	STOP BAR



11/5/2019 4:04:07 PM
R:\Data\Stafford Land Company\Baker Creek\BC North\CIVIL\LOTS\SP-X SITE PLAN.dwg (SP-3 tab)

MATCH LINE - SEE SHEET SP-2 FOR CONTINUATION

MATCH LINE - SEE SHEET SP-4 FOR CONTINUATION

NO.	DATE	DESCRIPTION	BY
1			

REVIEW REVIEW

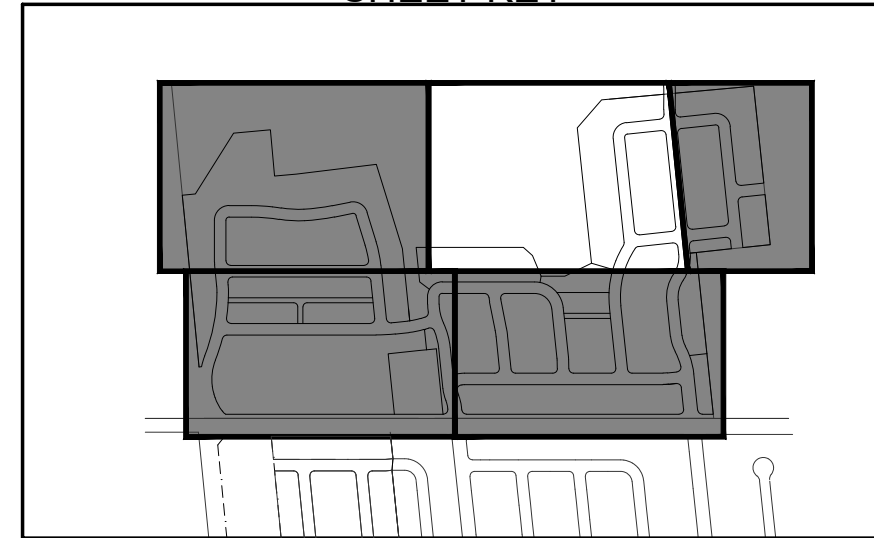
WESTTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3966
E-mail: westtech@westtech-eng.com

STAFFORD DEVELOPMENT COMPANY
BAKER CREEK NORTH SUBDIVISION
SITE PLAN
DRAWING
SP-3
JOB NUMBER
2940.3000.0

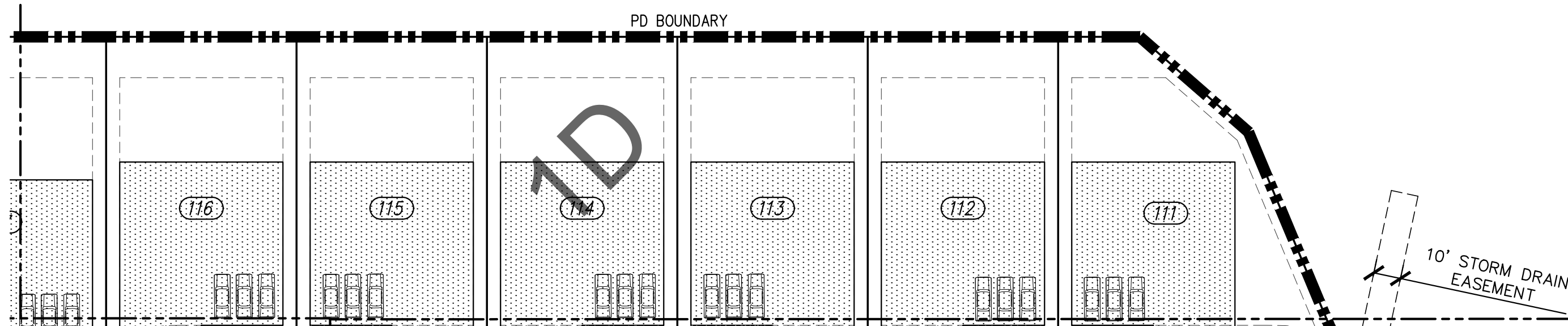
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MATCH LINE - SEE SHEET SP-3 FOR CONTINUATION

BAKER CREEK NORTH
 SHEET KEY

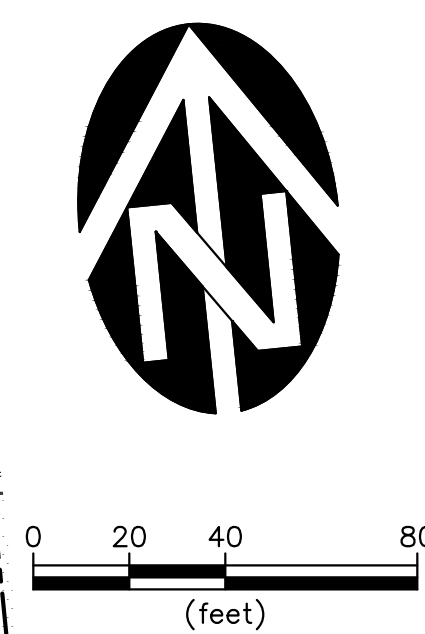
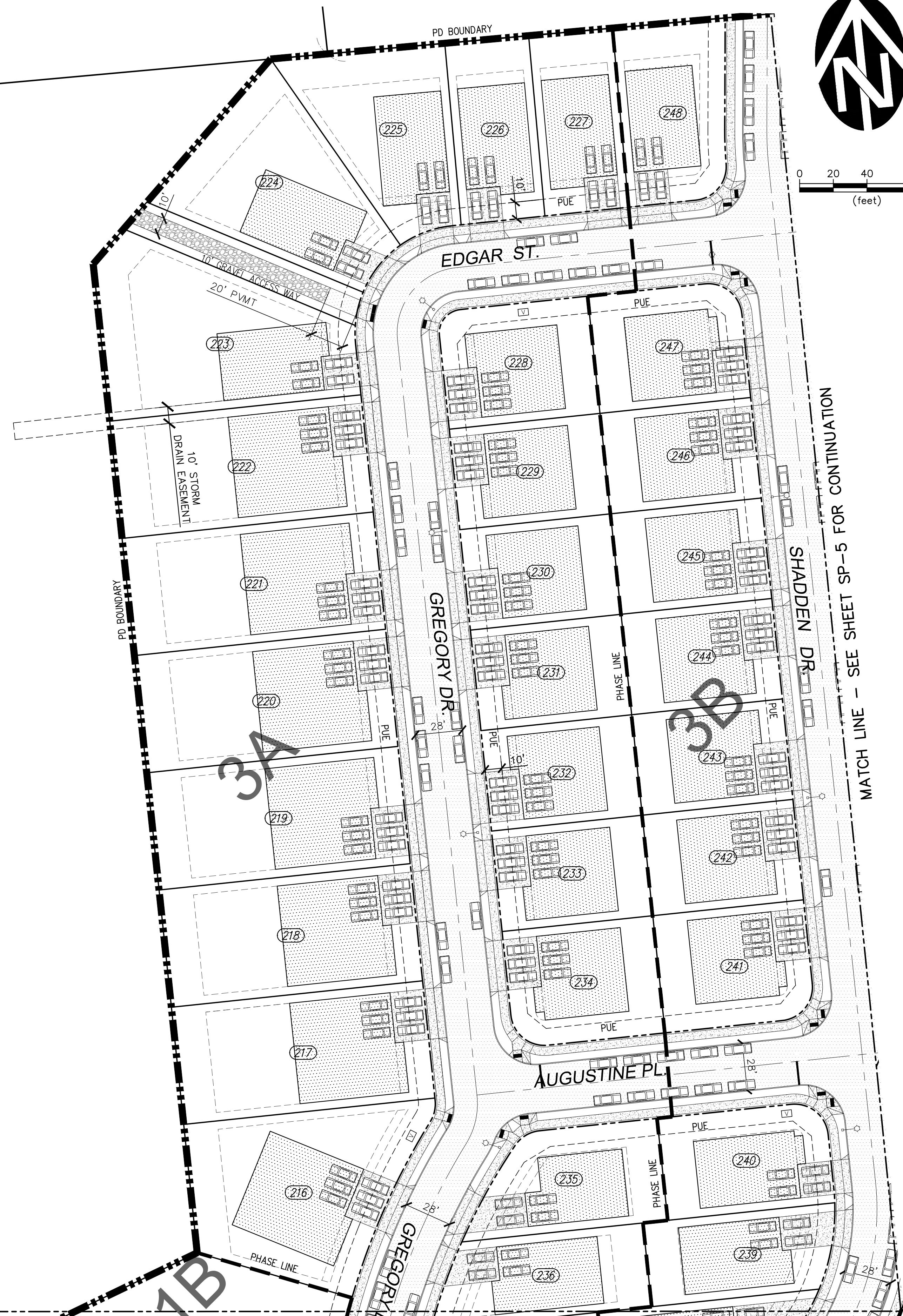


SITE LEGEND	
	PD BOUNDARY
	PHASE BOUNDARY
	RIGHT-OF-WAY
	RIGHT-OF-WAY BOUNDARY
	EASEMENT BOUNDARY
	PARKED CAR
	STREET TREE
	CONCRETE WALKWAYS
	STOP BAR



MATCH LINE
 SEE SHEET SP-2
 FOR CONTINUATION

MATCH LINE - SEE SHEET SP-1 FOR CONTINUATION



MATCH LINE - SEE SHEET SP-3 FOR CONTINUATION

MATCH LINE - SEE SHEET SP-5 FOR CONTINUATION

NO.	DATE	DESCRIPTION	BY
1			

REVIEW REVIEW

WESTTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 585-2474 Fax: (503) 585-3966
 E-mail: westtech@westtech-eng.com

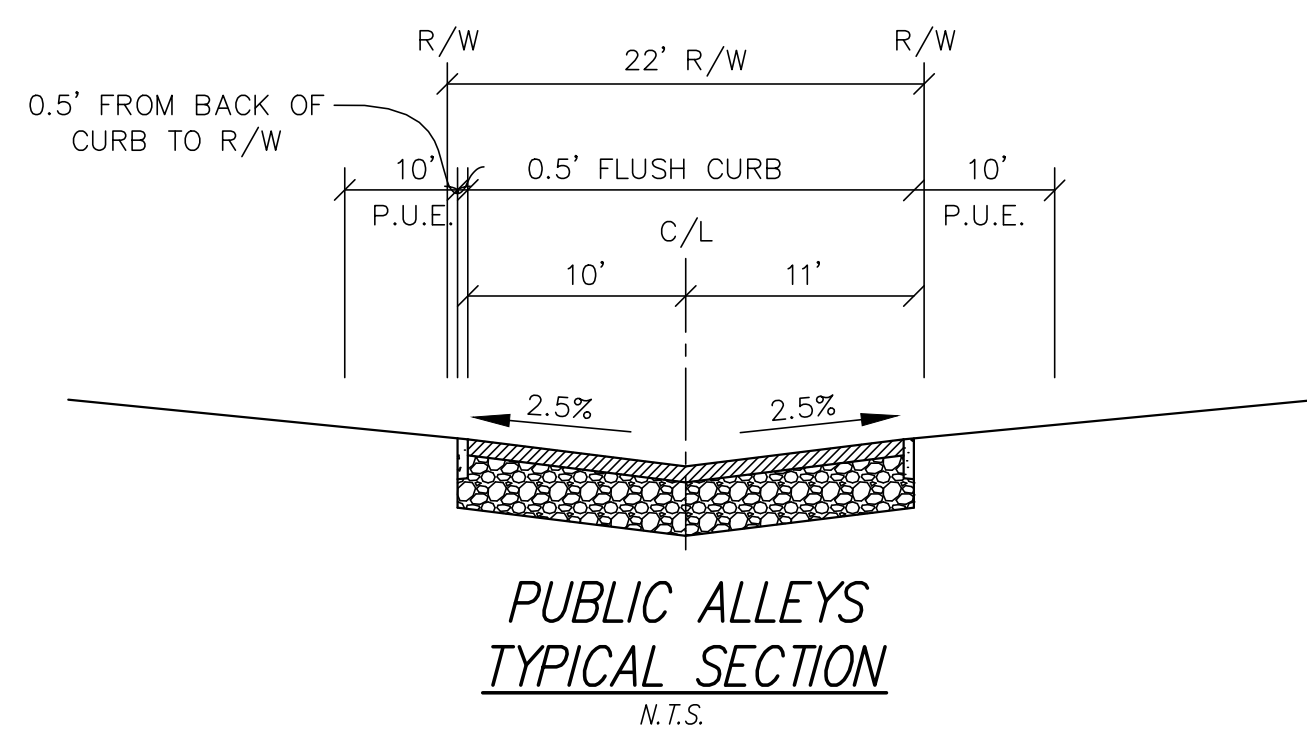
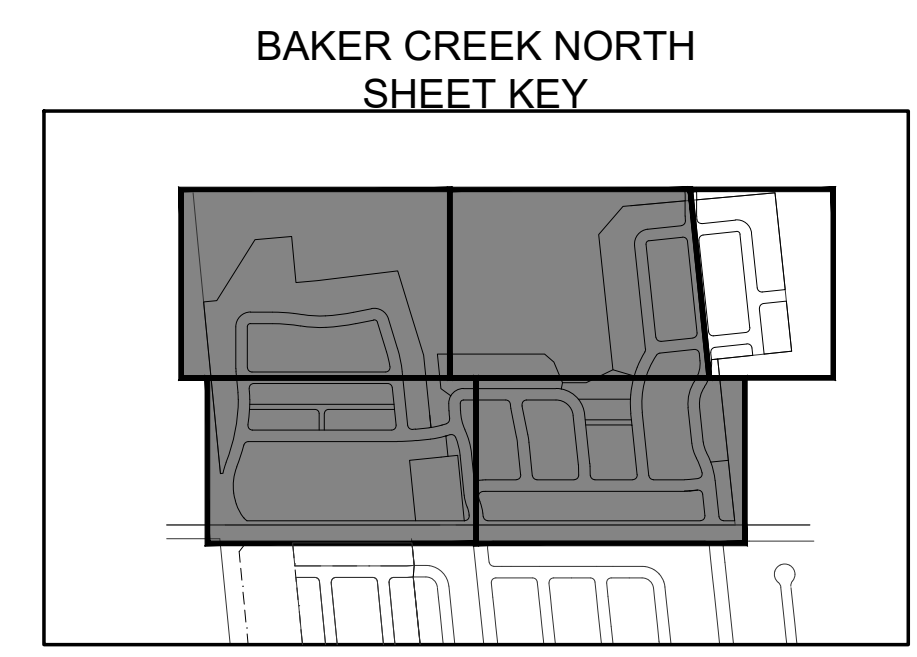
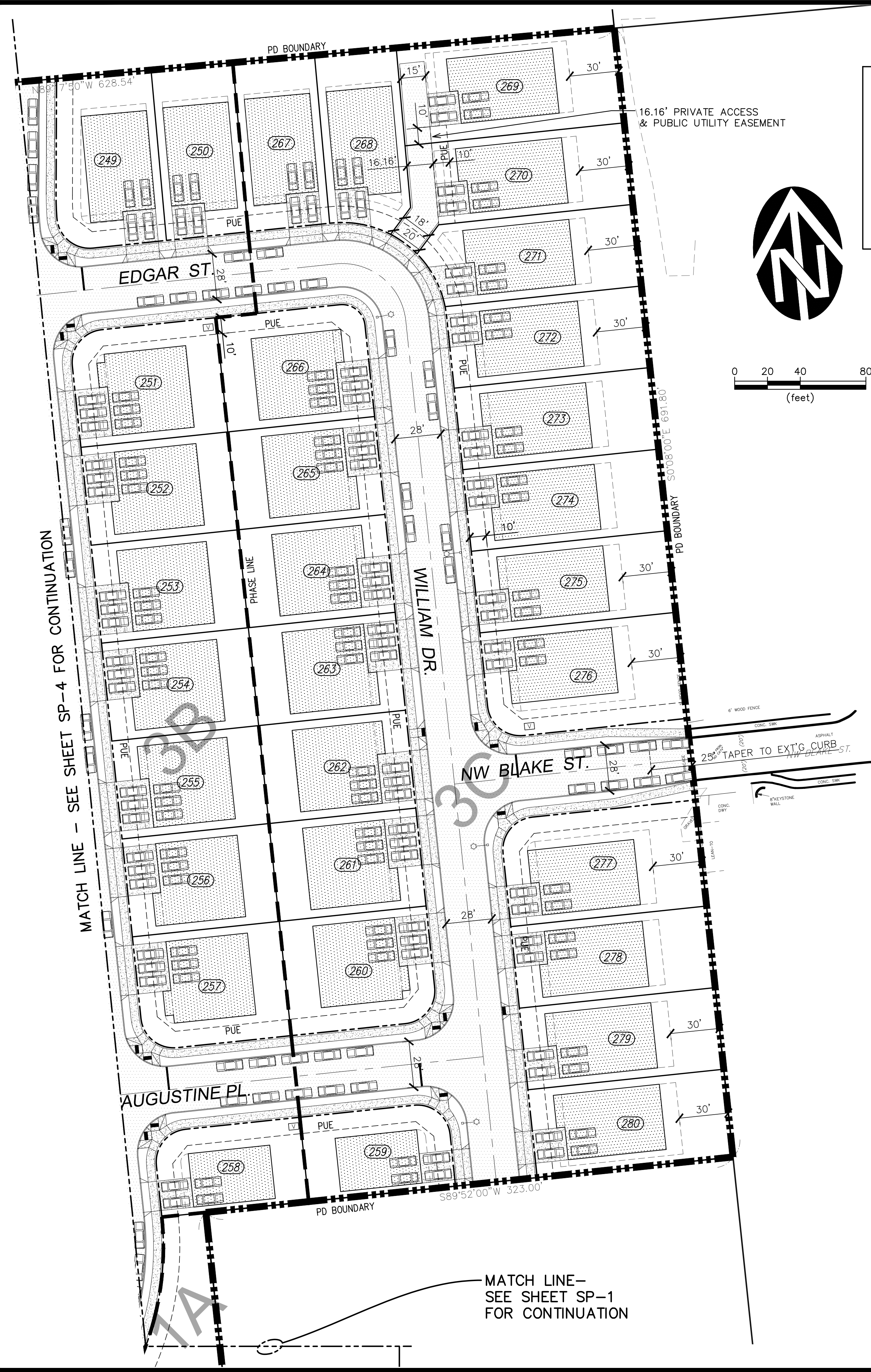
STAFFORD DEVELOPMENT COMPANY
 BAKER CREEK NORTH SUBDIVISION

SITE PLAN

DRAWING
 SP-4

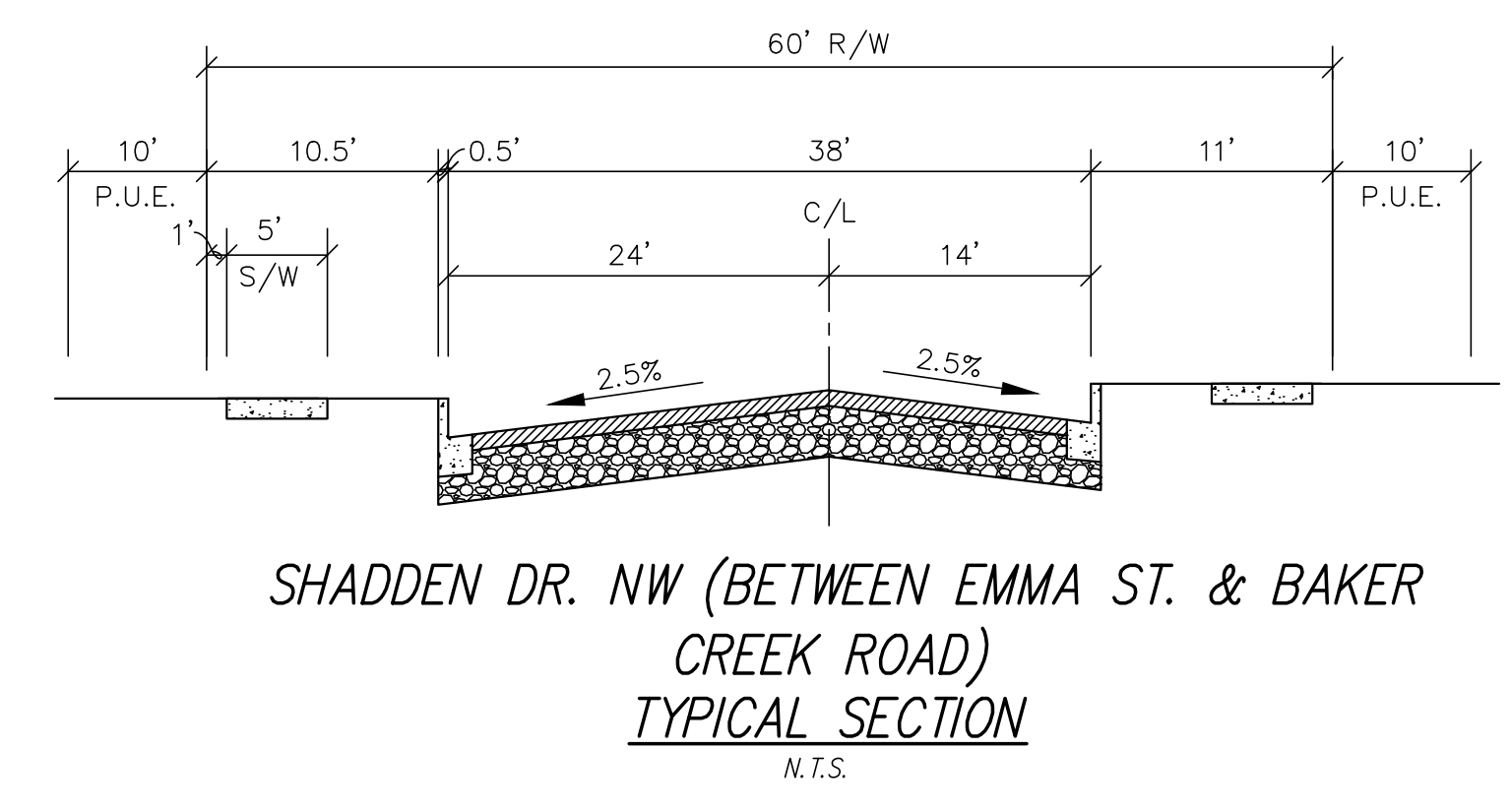
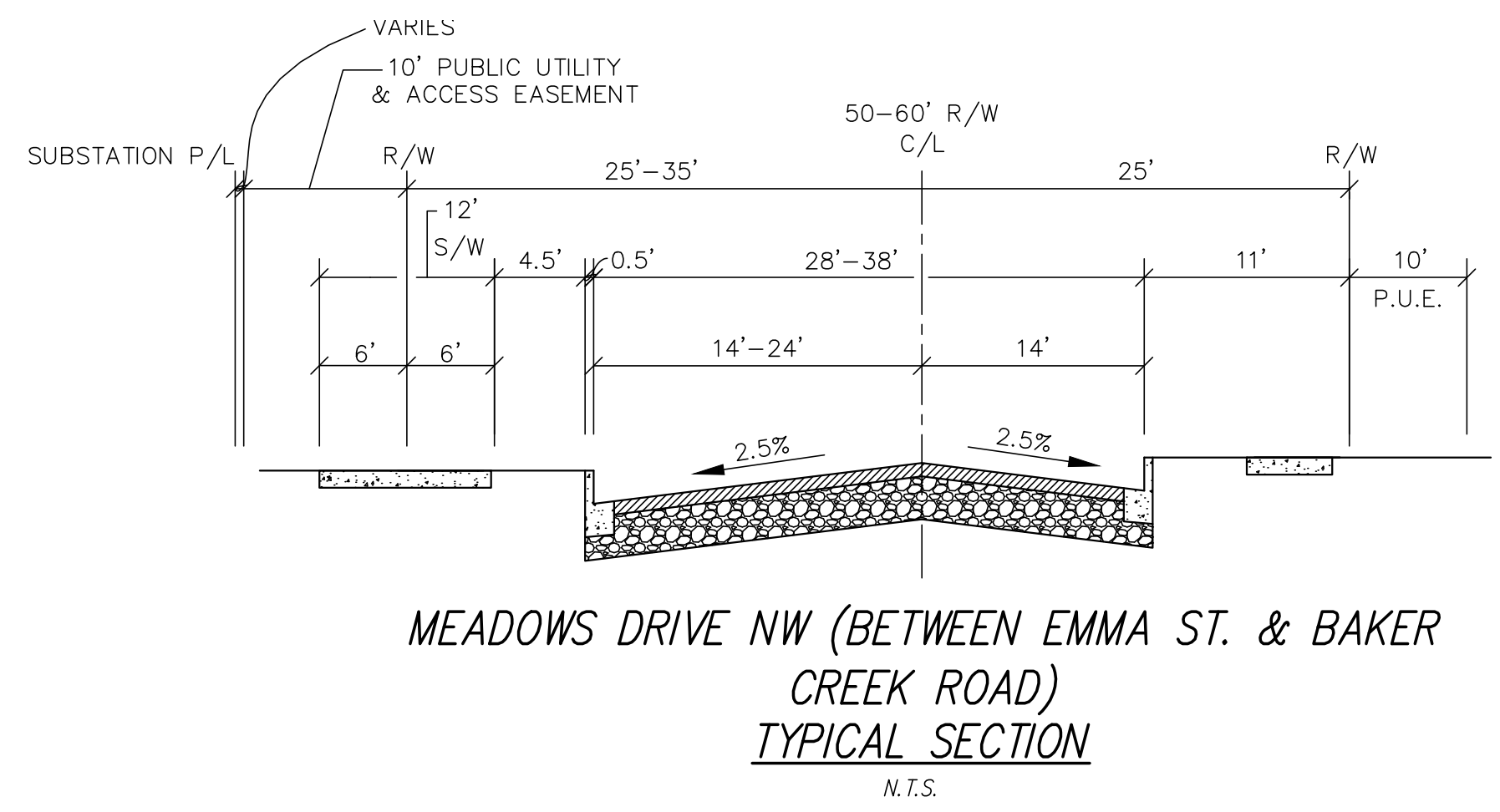
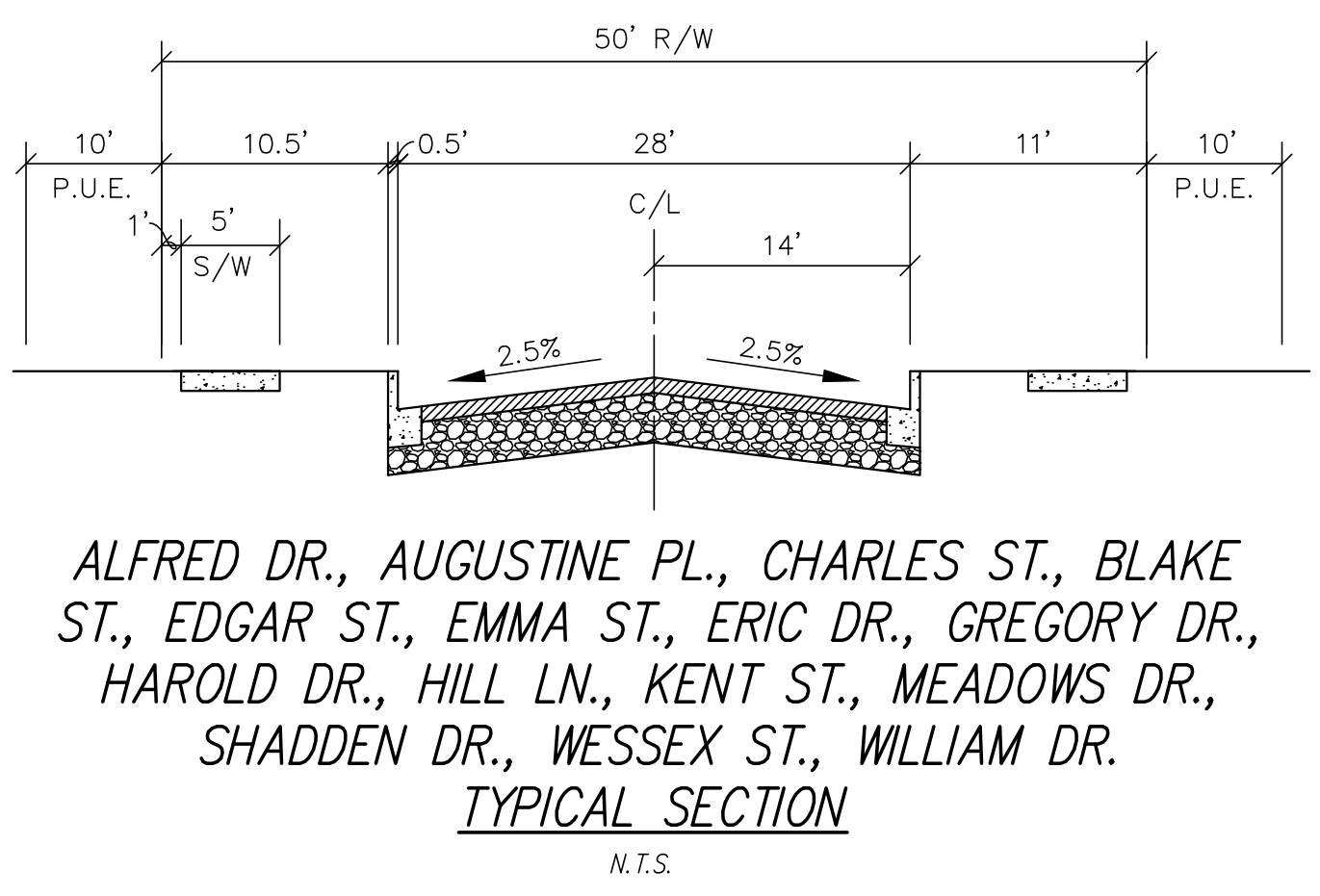
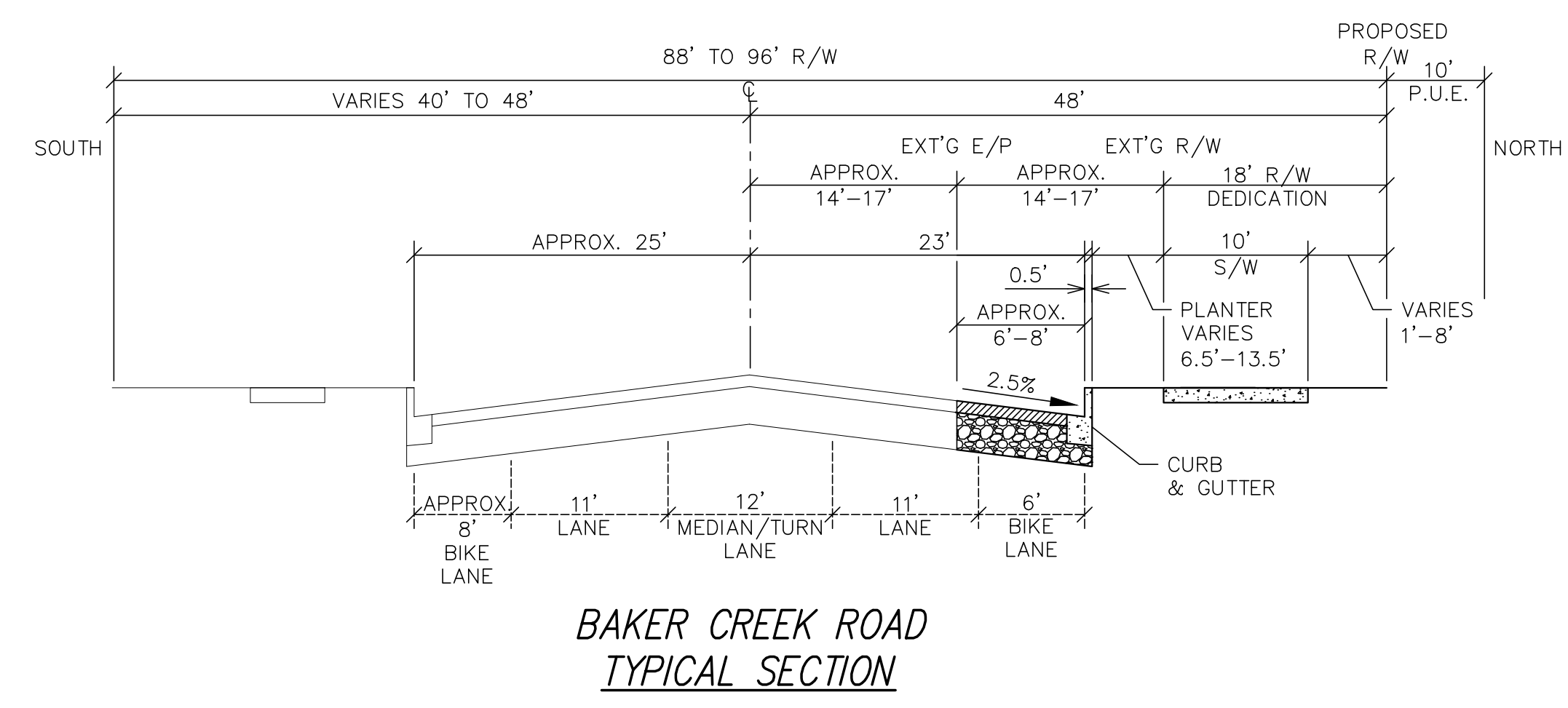
JOB NUMBER
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SITE LEGEND

- PD BOUNDARY
- PHASE BOUNDARY
- RIGHT-OF-WAY
- RIGHT-OF-WAY BOUNDARY
- EASEMENT BOUNDARY
- ☐ PARKED CAR
- STREET TREE
- ▨ CONCRETE WALKWAYS
- STOP BAR



BY		REVISIONS
NO.	1	DATE
CD.	JW	DATE: 11-2019
DRN.	RS	
DSN.	JW	

VERIFY SCALE
 THIS IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON SCALES ACCURACILY

REVIEW REVIEW

WESTTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS
 3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 585-2474 Fax: (503) 585-3966
 E-mail: westtech@westtech-eng.com

STAFFORD DEVELOPMENT COMPANY
 BAKER CREEK NORTH SUBDIVISION

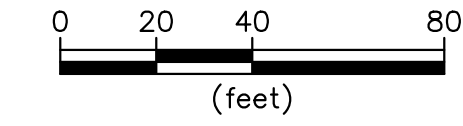
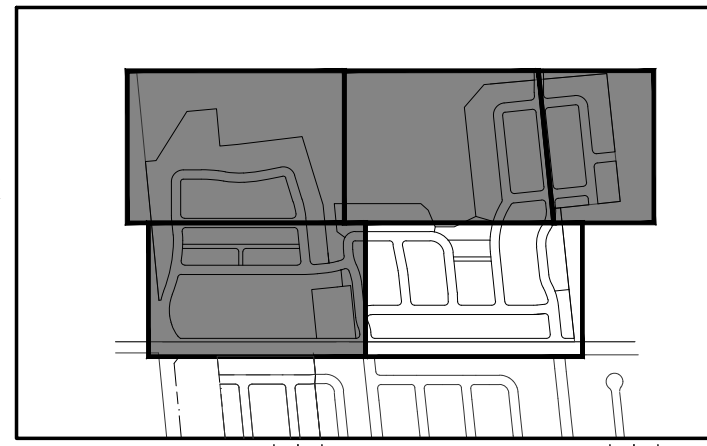
SITE PLAN

DRAWING
 SP-5

JOB NUMBER
 2940.3000.0

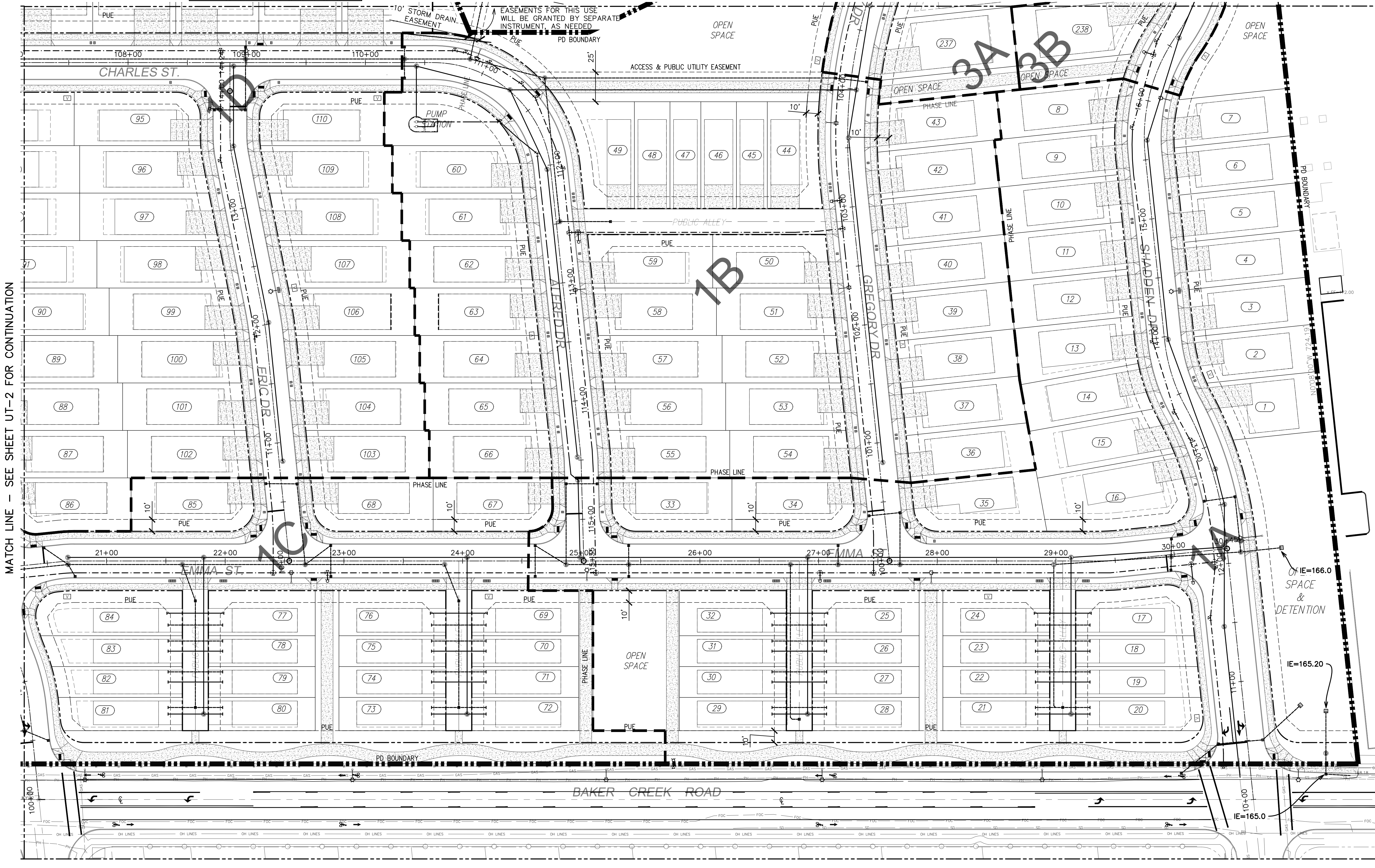
SEE SHEETS UT-2 - UT-5 FOR LEGEND

BAKER CREEK NORTH SHEET KEY



MATCH LINE SEE SHEET UT-5 FOR CONTINUATION

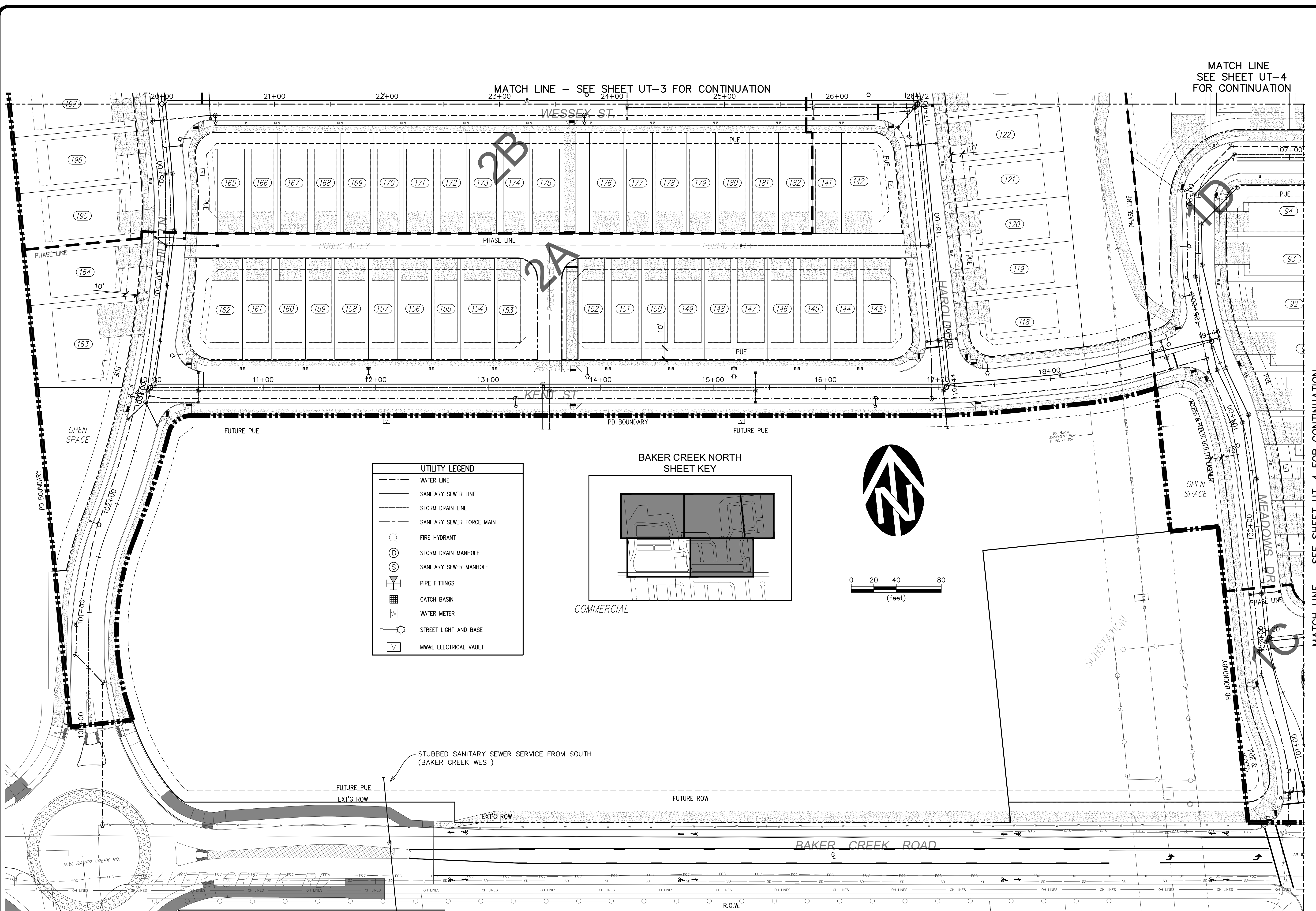
MATCH LINE - SEE SHEET UT-4 FOR CONTINUATION



MATCH LINE - SEE SHEET UT-2 FOR CONTINUATION

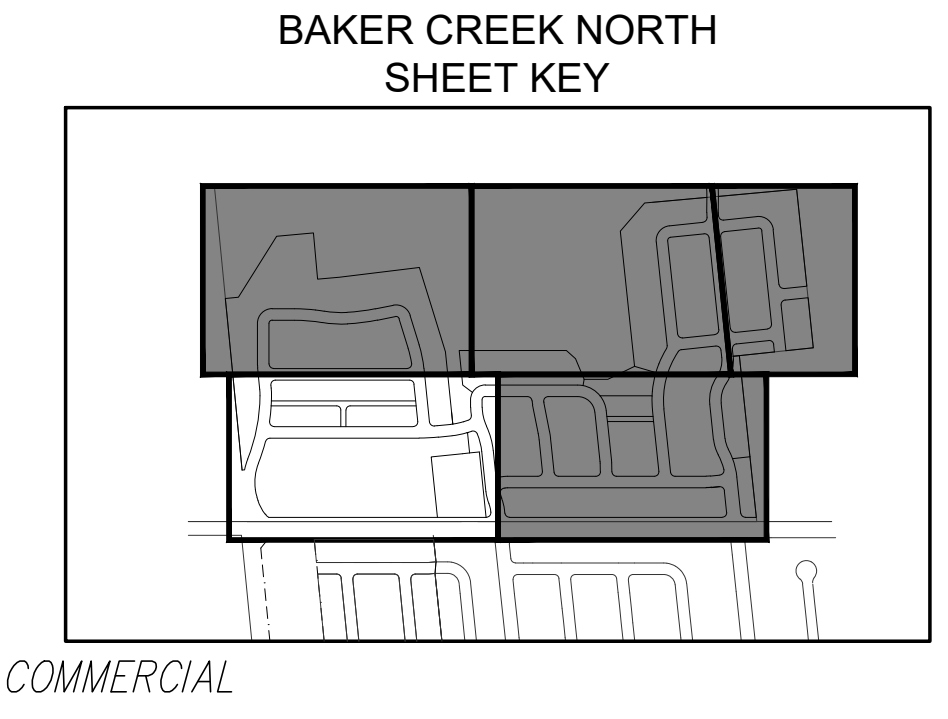
STAFFORD DEVELOPMENT COMPANY		BAKER CREEK NORTH SUBDIVISION		UTILITY PLAN	
DRAWING UT-1		JOB NUMBER 2940.3000.0			
<p>WESTECH ENGINEERING, INC. CONSULTING ENGINEERS AND PLANNERS</p> <p>3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302 Phone: (503) 585-2474 Fax: (503) 585-3966 E-mail: westech@westech-eng.com</p>		<p>REVIEW REVIEW</p>		<p>VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON SCALES ACCURACLY</p>	
DSN. JW	DRN. RS	CKD. JW	DATE: 11-2019	NO. 1	DESCRIPTION REVISIONS

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UTILITY LEGEND

- WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- SANITARY SEWER FORCE MAIN
- FIRE HYDRANT
- ⊙ STORM DRAIN MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- ⊕ PIPE FITTINGS
- ⊞ CATCH BASIN
- ⊞ WATER METER
- ⊙ STREET LIGHT AND BASE
- ⊞ MW&L ELECTRICAL VAULT



MATCH LINE
 SEE SHEET UT-4
 FOR CONTINUATION

MATCH LINE - SEE SHEET UT-3 FOR CONTINUATION

MATCH LINE - SEE SHEET UT-4 FOR CONTINUATION

STAFFORD DEVELOPMENT COMPANY
 BAKER CREEK NORTH SUBDIVISION
 UTILITY PLAN

REVIEW REVIEW

WESTTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS
 3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 585-2474 Fax: (503) 585-3966
 E-mail: westtech@westtech-eng.com

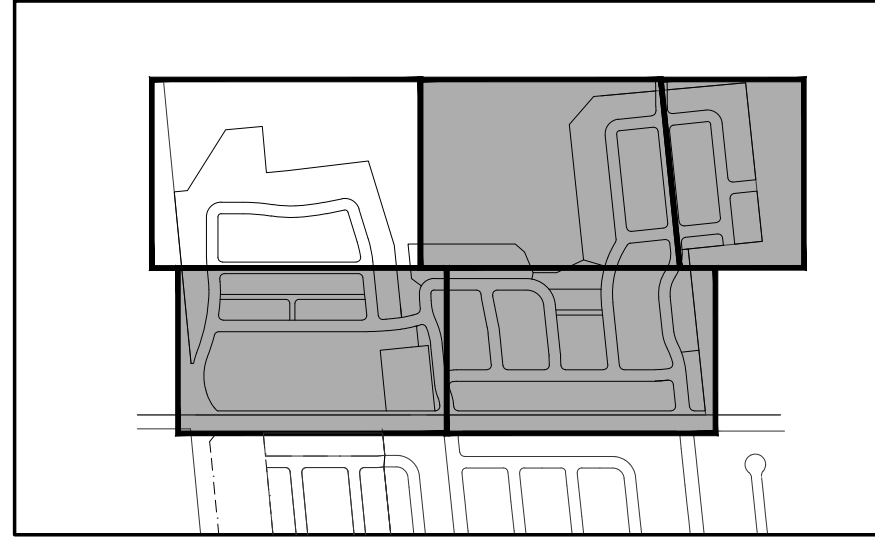
VERIFY SCALE
 THIS IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON SCALES ACCURACIES

NO.	DATE	DESCRIPTION	BY
1	11-2019		

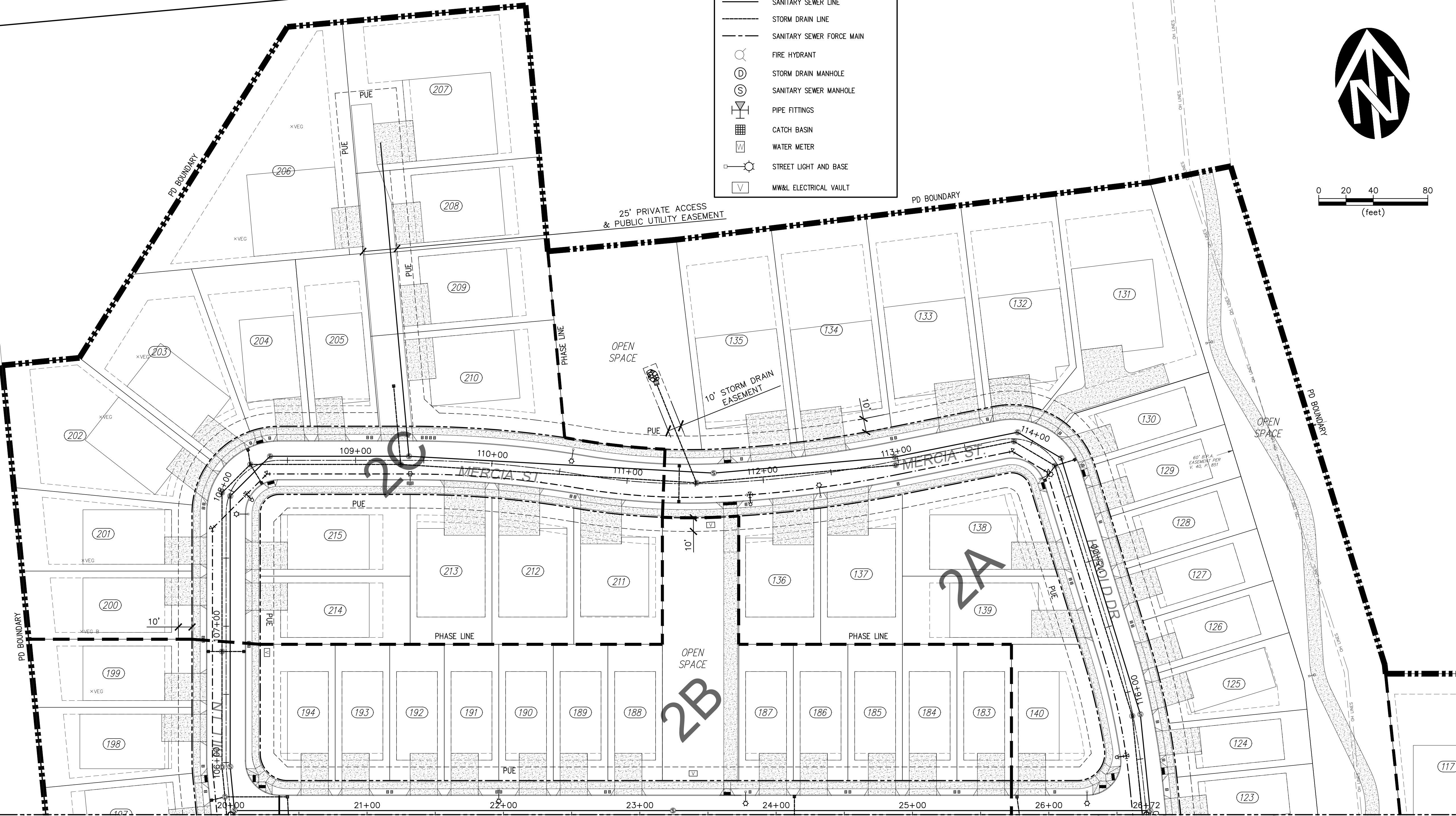
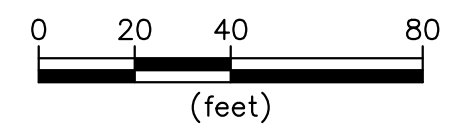
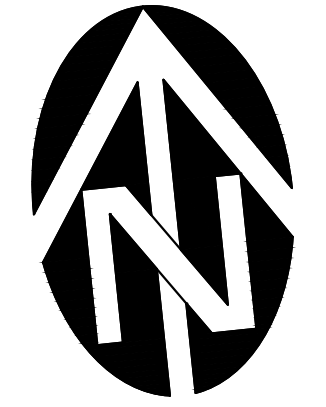
DATE: 11-2019

DRAWING
 UT-2
 JOB NUMBER
 2940.3000.0

BAKER CREEK NORTH
SHEET KEY



UTILITY LEGEND	
	WATER LINE
	SANITARY SEWER LINE
	STORM DRAIN LINE
	SANITARY SEWER FORCE MAIN
	FIRE HYDRANT
	STORM DRAIN MANHOLE
	SANITARY SEWER MANHOLE
	PIPE FITTINGS
	CATCH BASIN
	WATER METER
	STREET LIGHT AND BASE
	MW&L ELECTRICAL VAULT



MATCH LINE - SEE SHEET UT-2 FOR CONTINUATION

MATCH LINE - SEE SHEET UT-4 FOR CONTINUATION

11/8/2019 2:09:03 PM
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NO.	DATE	DESCRIPTION	BY
1			

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING
IF NOT ONE INCH ON
SCALES ACCURACELY

DSN. JW
DRN. RS
CKD. JW
DATE: 11-2019

REVIEW REVIEW

WE
WESTTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3966
E-mail: westtech@westtech-eng.com

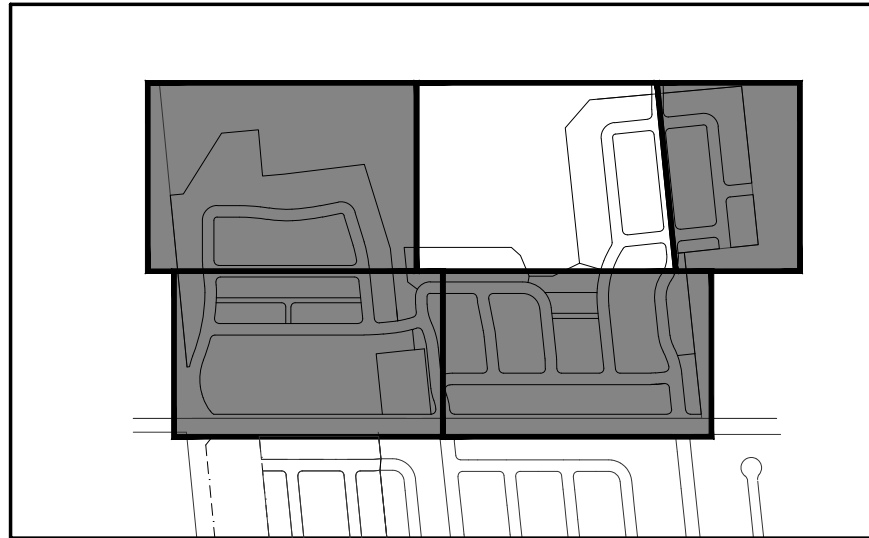
STAFFORD DEVELOPMENT COMPANY
BAKER CREEK NORTH SUBDIVISION
UTILITY PLAN

DRAWING
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JOB NUMBER
2940.3000.0

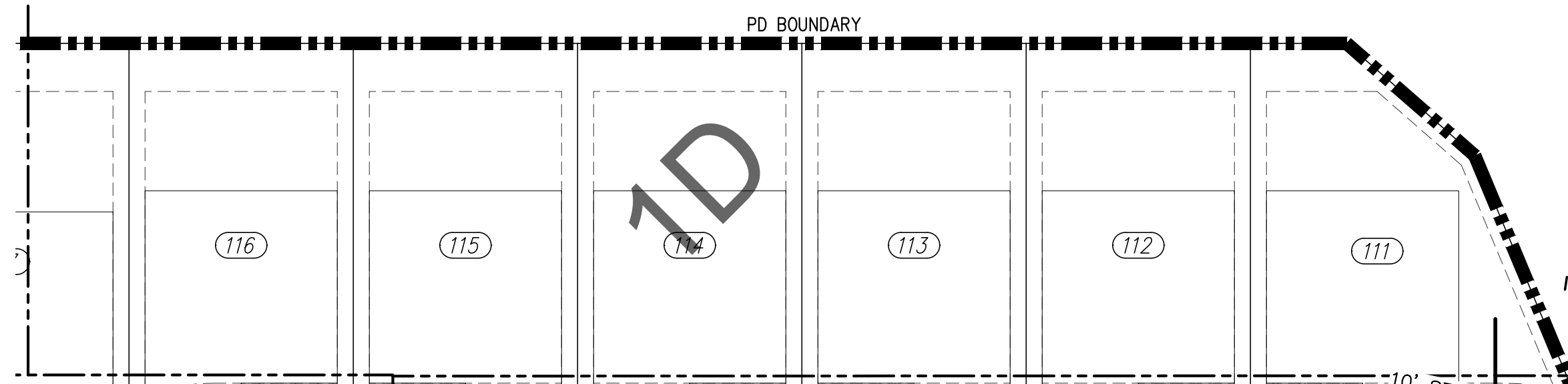
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MATCH LINE - SEE SHEET UT-3 FOR CONTINUATION

BAKER CREEK NORTH
 SHEET KEY



UTILITY LEGEND	
	WATER LINE
	SANITARY SEWER LINE
	STORM DRAIN LINE
	SANITARY SEWER FORCE MAIN
	FIRE HYDRANT
	STORM DRAIN MANHOLE
	SANITARY SEWER MANHOLE
	PIPE FITTINGS
	CATCH BASIN
	WATER METER
	STREET LIGHT AND BASE
	MW&L ELECTRICAL VAULT



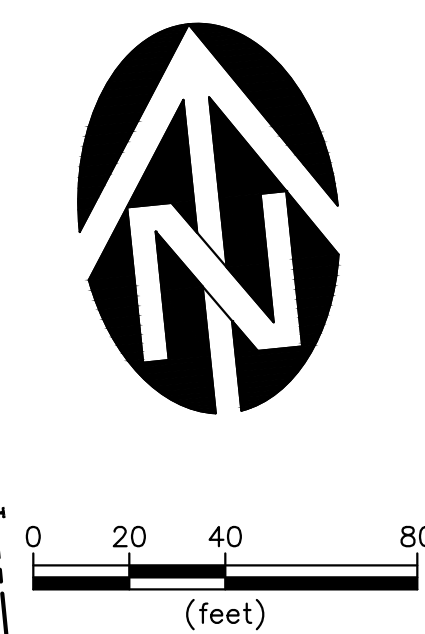
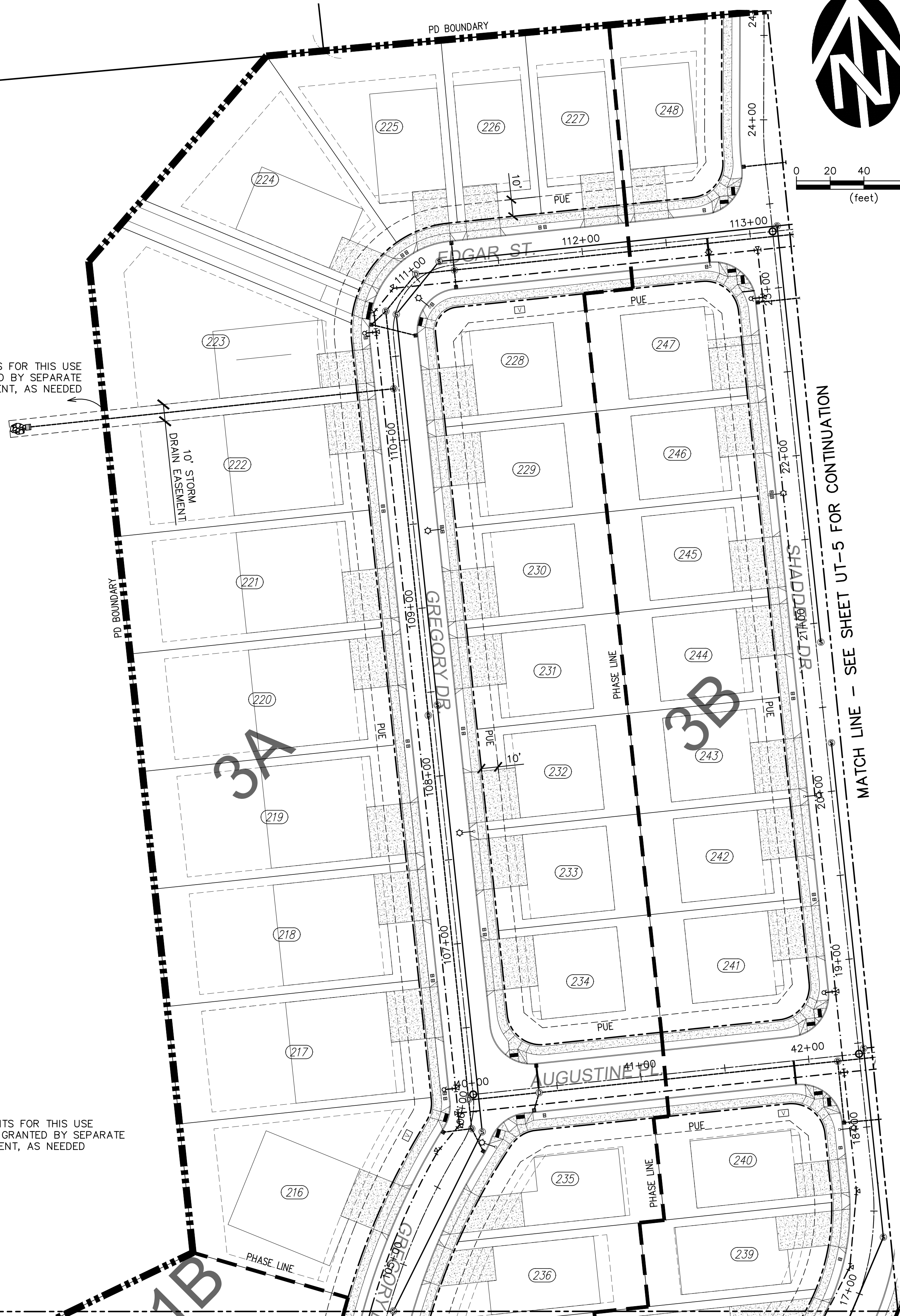
MATCH LINE
 SEE SHEET UT-2
 FOR CONTINUATION

MATCH LINE - SEE SHEET UT-1 FOR CONTINUATION

EASEMENTS FOR THIS USE
 WILL BE GRANTED BY SEPARATE
 INSTRUMENT, AS NEEDED

10' STORM DRAIN
 EASEMENT

EASEMENTS FOR THIS USE
 WILL BE GRANTED BY SEPARATE
 INSTRUMENT, AS NEEDED



MATCH LINE - SEE SHEET UT-5 FOR CONTINUATION

NO.	DATE	DESCRIPTION	BY
1			

VERIFY SCALE
 THIS IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON SCALES ACCURACELY

DSN. JW
 DRN. RS
 CKD. JW
 DATE: 11-2019

REVIEW REVIEW

WESTTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS

WE

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STAFFORD DEVELOPMENT COMPANY
 BAKER CREEK NORTH SUBDIVISION

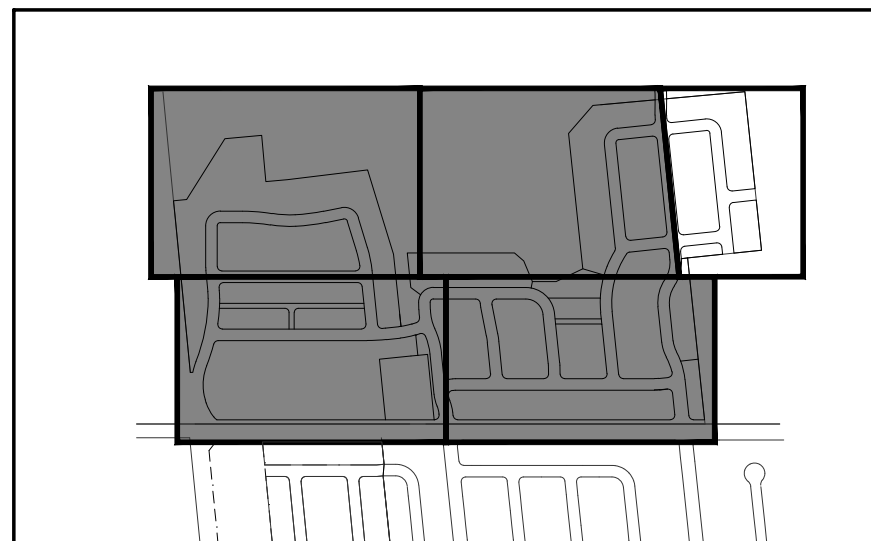
UTILITY PLAN

DRAWING
 UT-4

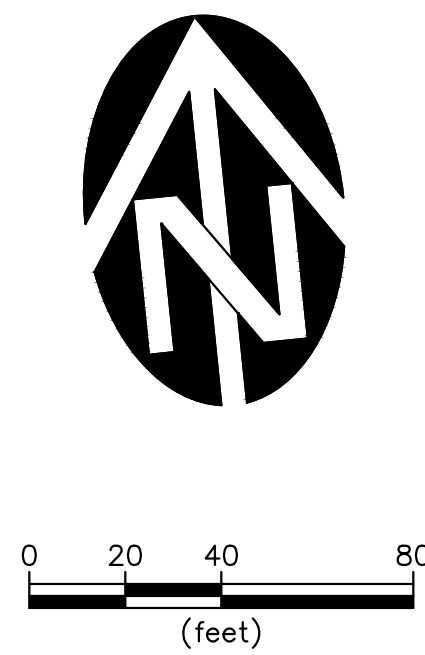
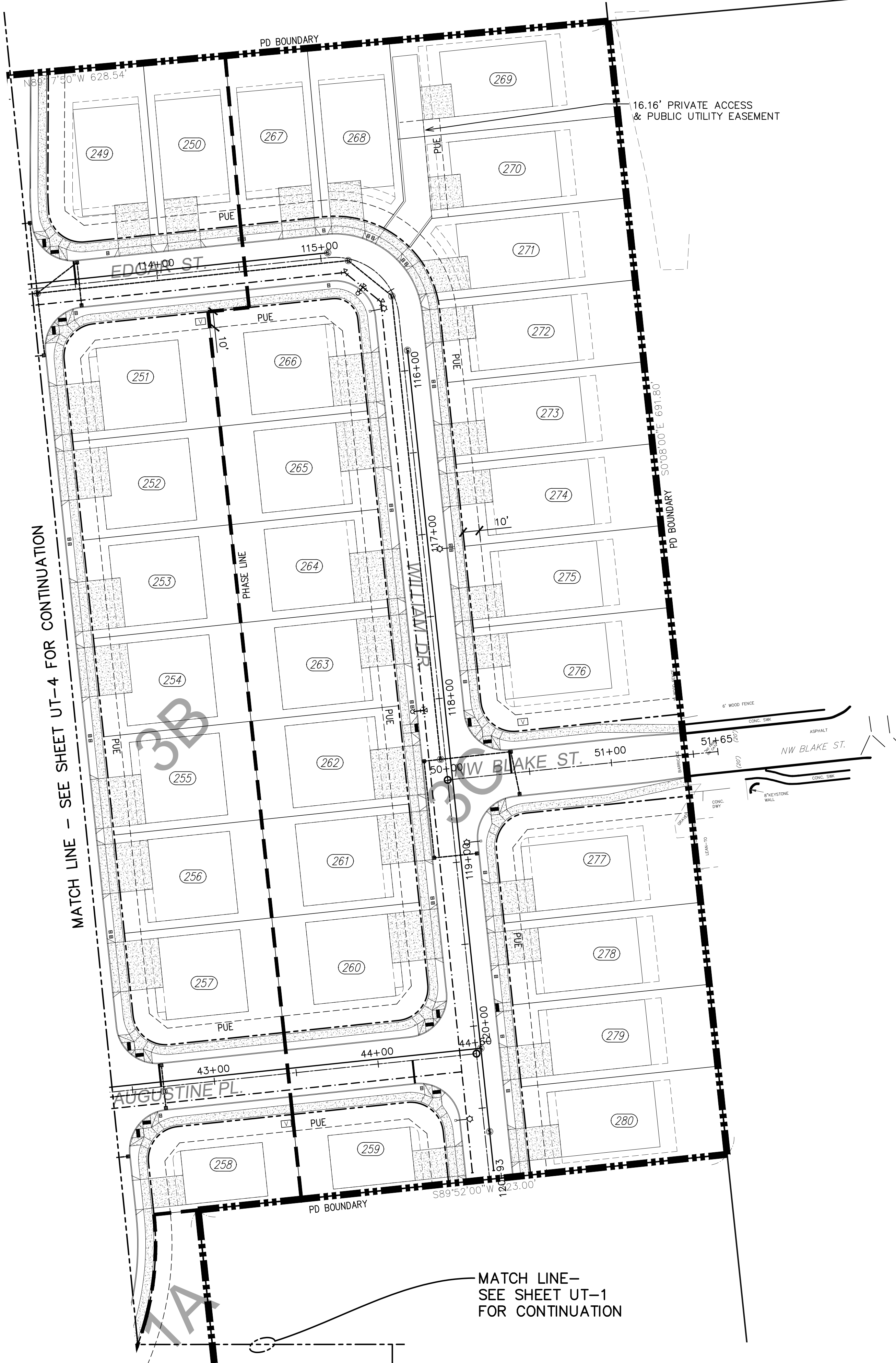
JOB NUMBER
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BAKER CREEK NORTH
 SHEET KEY



UTILITY LEGEND	
	WATER LINE
	SANITARY SEWER LINE
	STORM DRAIN LINE
	SANITARY SEWER FORCE MAIN
	FIRE HYDRANT
	STORM DRAIN MANHOLE
	SANITARY SEWER MANHOLE
	PIPE FITTINGS
	CATCH BASIN
	WATER METER
	STREET LIGHT AND BASE
	MW&L ELECTRICAL VAULT



NO.	DATE	DESCRIPTION	BY
1			

VERIFY SCALE
 THIS IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON SCALES ACCURACELY

DSN. JW
 DRN. RS
 CKD. JW
 DATE: 11-2019

REVIEW REVIEW

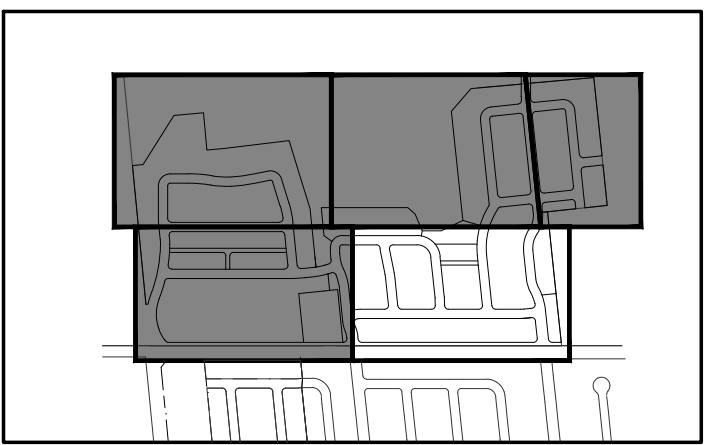
WESTTECH ENGINEERING, INC.
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STAFFORD DEVELOPMENT COMPANY
 BAKER CREEK NORTH SUBDIVISION
 UTILITY PLAN

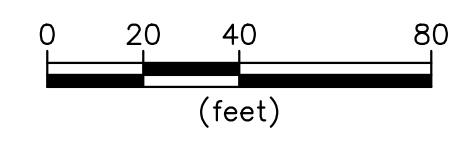
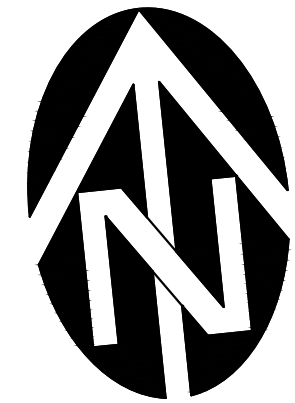
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 UT-5
 JOB NUMBER
 2940.3000.0

BAKER CREEK
NORTH
SHEET KEY



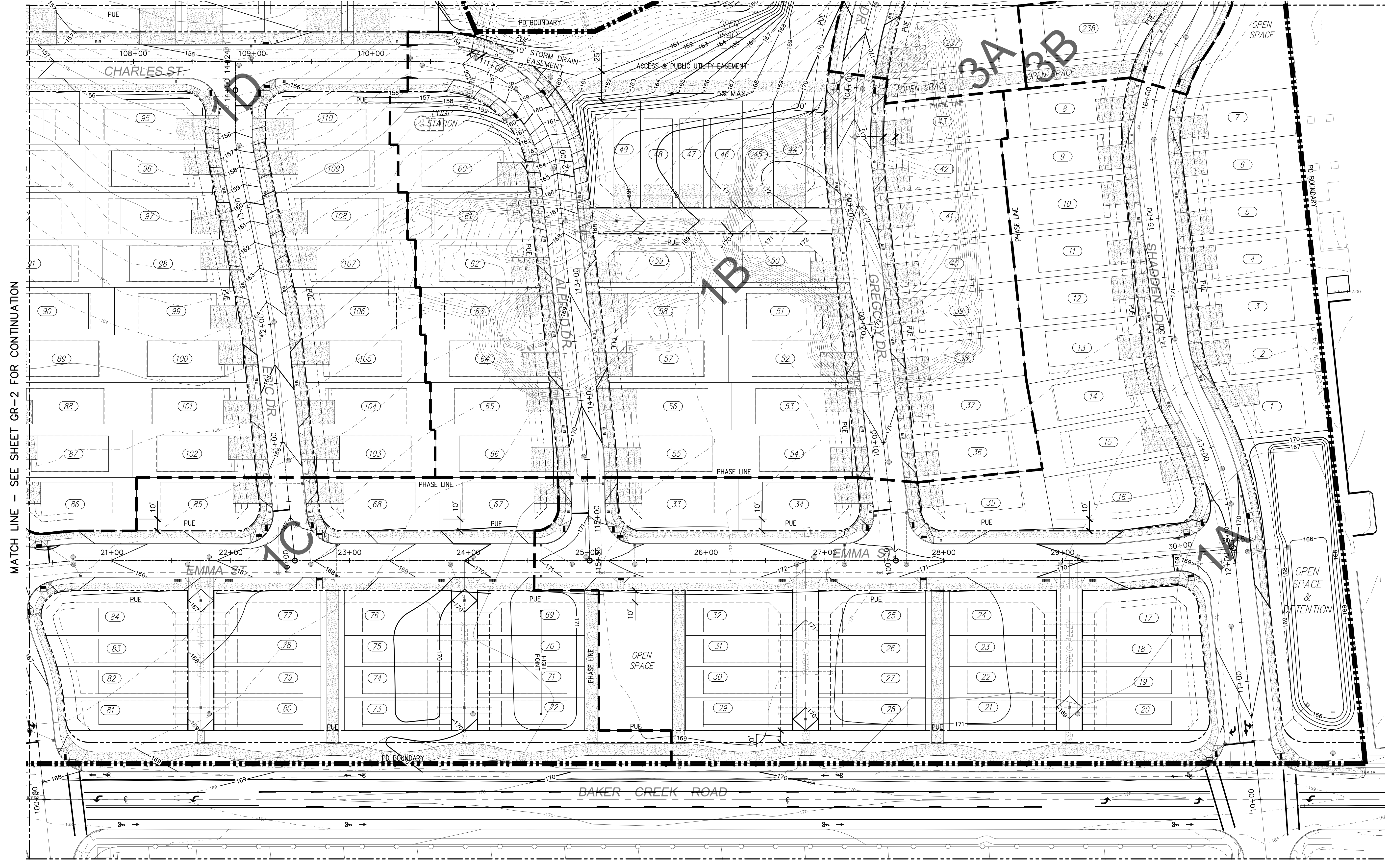
GRADING LEGEND

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- - - PROPOSED MINOR CONTOUR
- - - PROPOSED MAJOR CONTOUR
- ▨ PROPOSED WALLS



MATCH LINE
SEE SHEET GR-5
FOR CONTINUATION

MATCH LINE - SEE SHEET GR-4 FOR CONTINUATION



MATCH LINE - SEE SHEET GR-2 FOR CONTINUATION

VERIFY SCALE
BASE IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON SCALES ACCURACLY

NO.	DATE	DESCRIPTION	BY
1			

REVIEW REVIEW

WESTTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS

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Phone: (503) 585-2474 Fax: (503) 585-3966
E-mail: westtech@westtech-eng.com

STAFFORD DEVELOPMENT COMPANY
BAKER CREEK NORTH SUBDIVISION

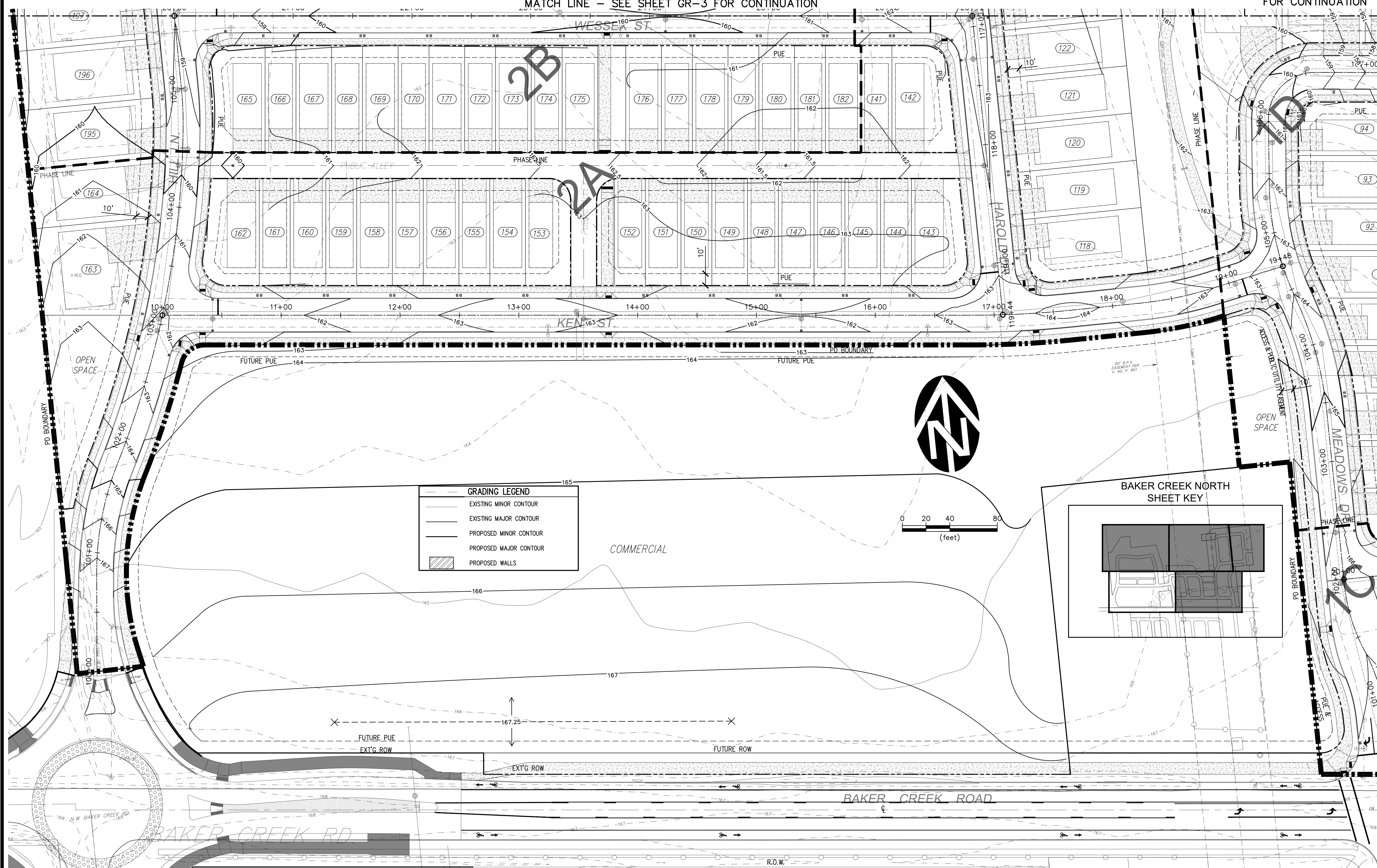
GRADING PLAN

DRAWING
GR-1

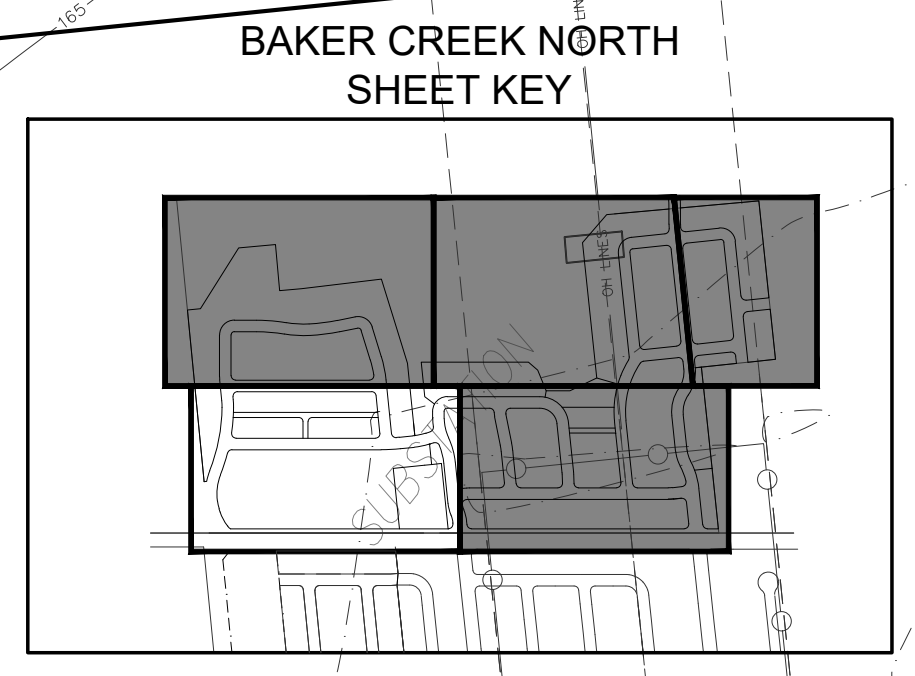
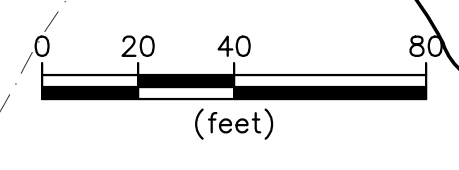
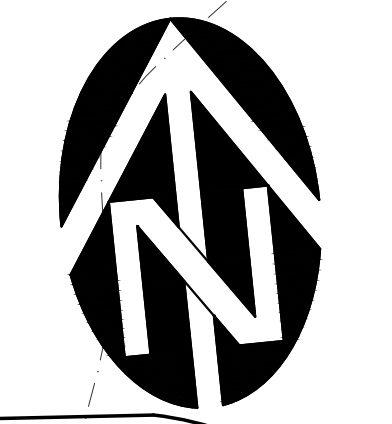
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11/8/2019 1:54:15 PM
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GRADING LEGEND	
(Dashed line)	EXISTING MINOR CONTOUR
(Solid line)	EXISTING MAJOR CONTOUR
(Dashed line)	PROPOSED MINOR CONTOUR
(Solid line)	PROPOSED MAJOR CONTOUR
(Hatched area)	PROPOSED WALLS



MATCH LINE - SEE SHEET GR-3 FOR CONTINUATION

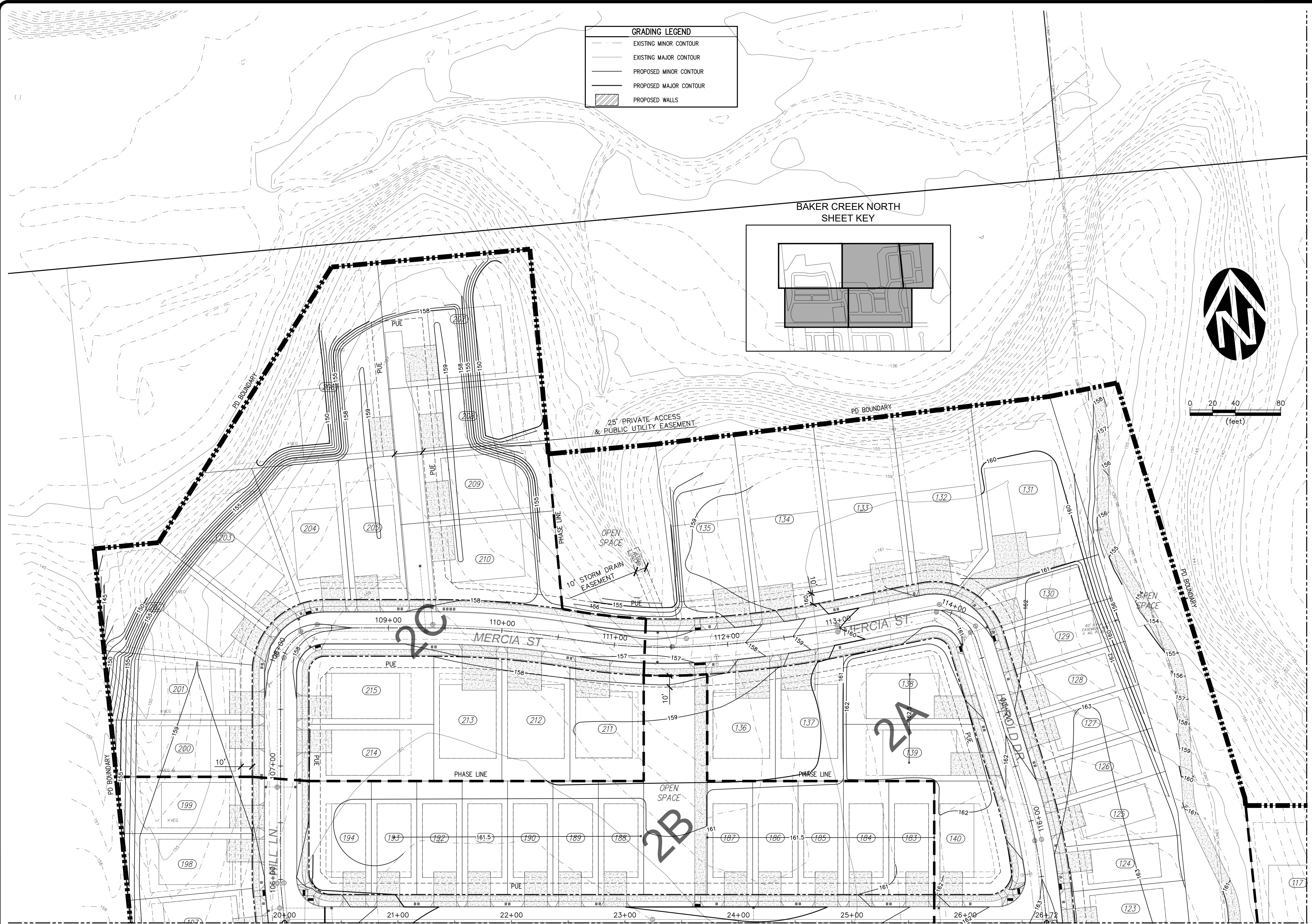
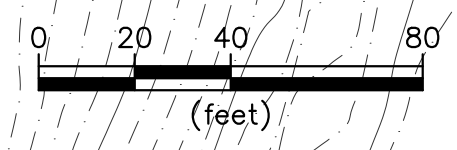
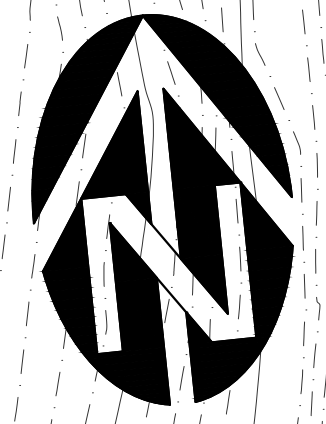
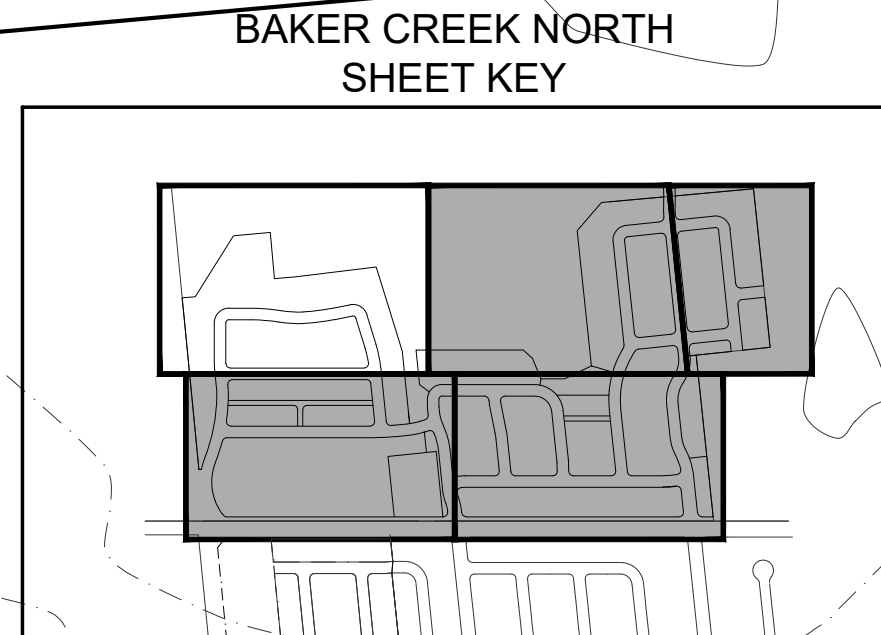
MATCH LINE
 SEE SHEET GR-4
 FOR CONTINUATION

MATCH LINE - SEE SHEET GR-4 FOR CONTINUATION

STAFFORD DEVELOPMENT COMPANY		BAKER CREEK NORTH SUBDIVISION		DRAWING GR-2		JOB NUMBER 2940.3000.0	
WESTECH ENGINEERING, INC. CONSULTING ENGINEERS AND PLANNERS 3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302 Phone: (503) 585-2474 Fax: (503) 585-3966 E-mail: westech@westech-eng.com				REVIEW REVIEW		DATE: 11/2019	
VERIFY SCALE THIS IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON SCALES ACCURACELY		DSN. JW DRN. RS CKD. JW NO. 1 DATE 11/2019					
DESCRIPTION REVISIONS BY							

11/8/2019 1:54:25 PM
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GRADING LEGEND	
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED WALLS



MATCH LINE - SEE SHEET GR-2 FOR CONTINUATION

MATCH LINE - SEE SHEET GR-4 FOR CONTINUATION

NO.	DATE	DESCRIPTION	BY
1			

REVIEW REVIEW

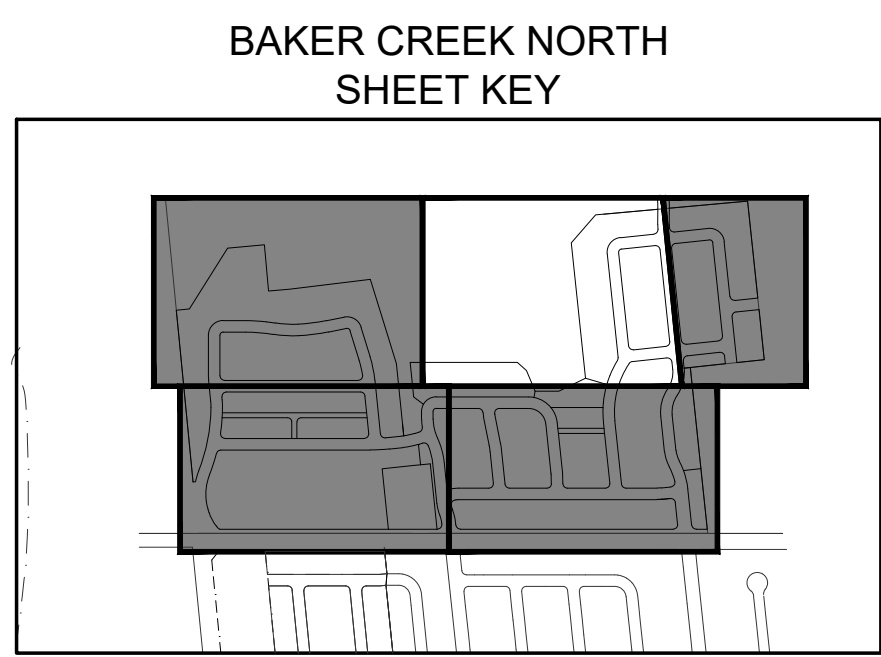
WESTTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS
 3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 585-2474 Fax: (503) 585-3966
 E-mail: westtech@westtech-eng.com

STAFFORD DEVELOPMENT COMPANY
 BAKER CREEK NORTH SUBDIVISION
 GRADING PLAN

DRAWING
GR-3
 JOB NUMBER
 2940.3000.0

11/8/2019 1:54:35 PM
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MATCH LINE - SEE SHEET GR-3 FOR CONTINUATION



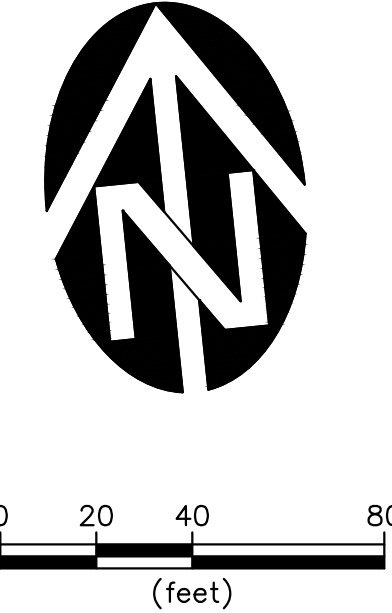
GRADING LEGEND

	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED WALLS



MATCH LINE
 SEE SHEET GR-2
 FOR CONTINUATION

MATCH LINE - SEE SHEET GR-1 FOR CONTINUATION



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DSN. JW
DRN. RS
CKD. JW
DATE: 11/2019
NO. 1
DATE
DESCRIPTION
REVISIONS
BY

REVIEW REVIEW

WESTTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS

WE

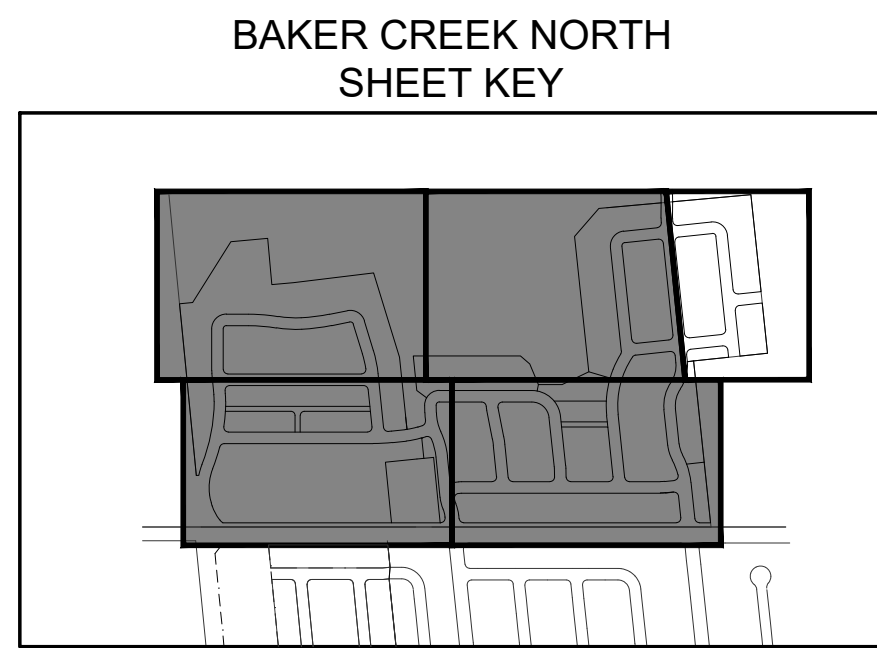
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 585-2474 Fax: (503) 585-3966
 E-mail: westtech@westtech-eng.com

STAFFORD DEVELOPMENT COMPANY
 BAKER CREEK NORTH SUBDIVISION

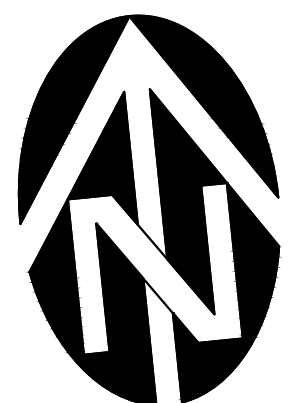
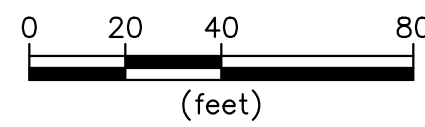
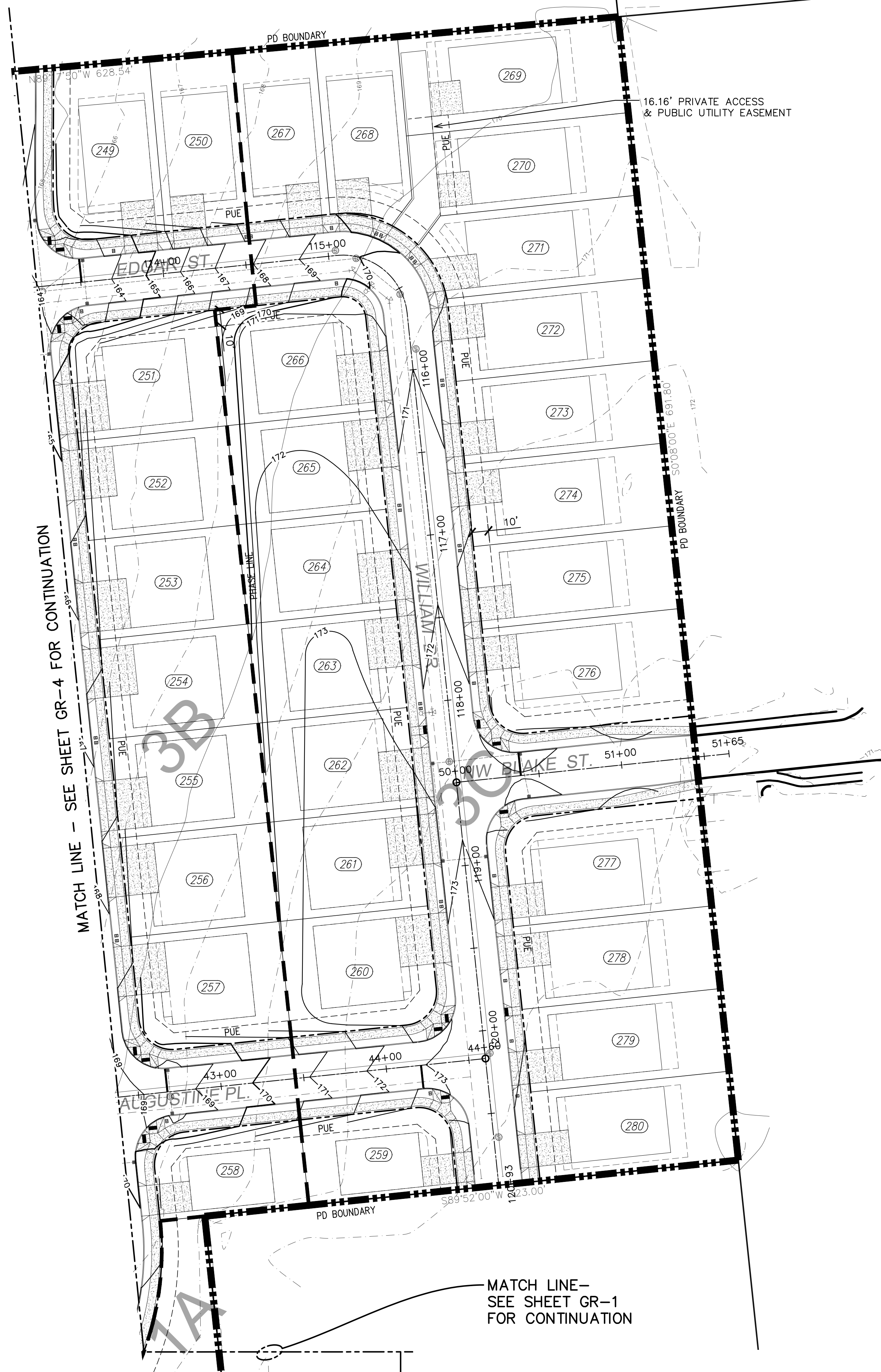
GRADING PLAN

DRAWING
GR-4
 JOB NUMBER
 2940.3000.0

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GRADING LEGEND	
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED WALLS



NO.	DATE	DESCRIPTION	BY
1	11/2019		

VERIFY SCALE
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 IF NOT ONE INCH ON SCALES ACCURACELY

DSN. JW
 DRN. RS
 CKD. JW
 DATE: 11/2019

REVIEW REVIEW

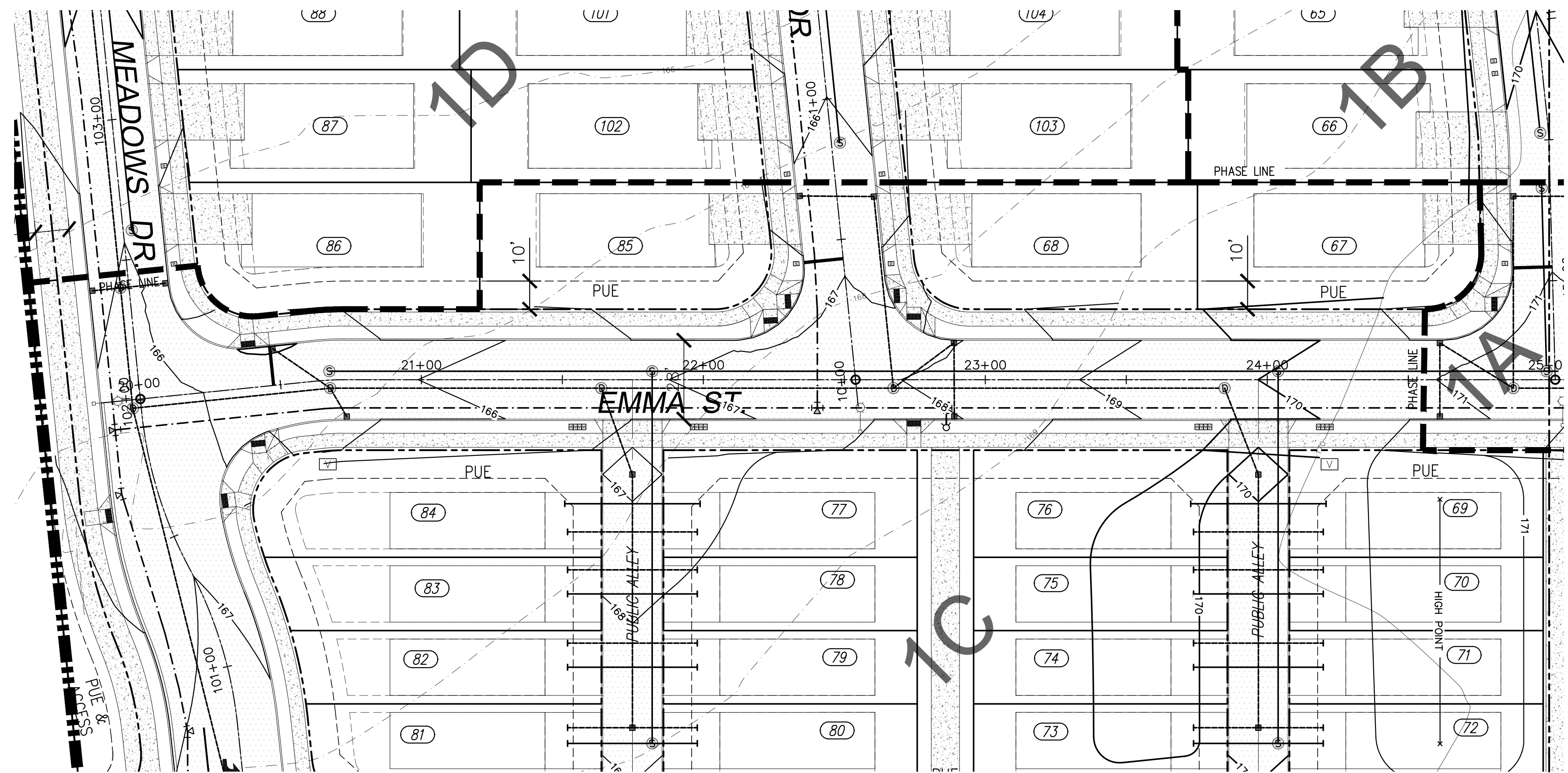
WESTTECH ENGINEERING, INC.
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3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 565-2474 Fax: (503) 565-3966
 E-mail: westtech@westtech-eng.com

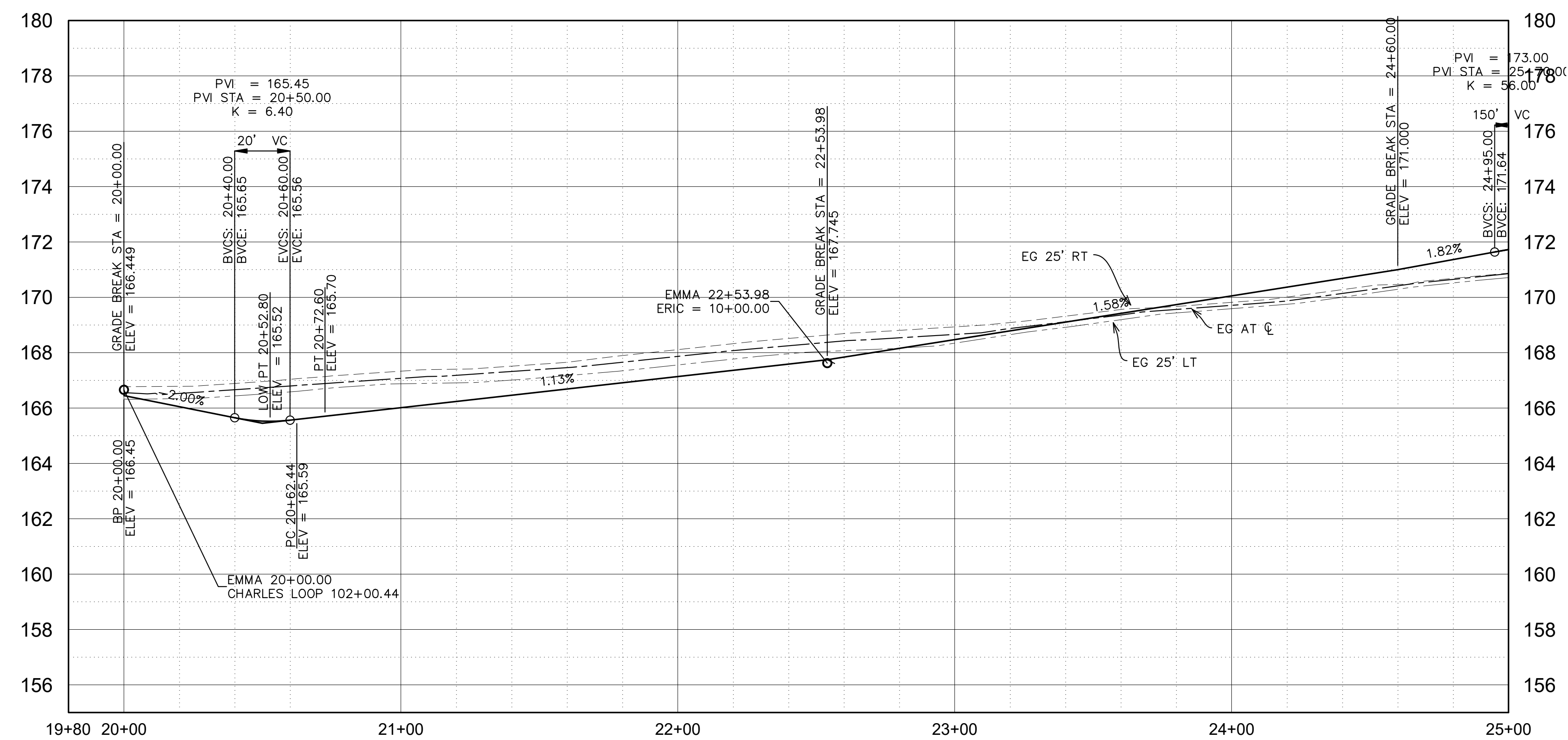
STAFFORD DEVELOPMENT COMPANY
 BAKER CREEK NORTH SUBDIVISION
 GRADING PLAN

DRAWING
GR-5
 JOB NUMBER
 2940.3000.0

11/8/2019 2:04:25 PM
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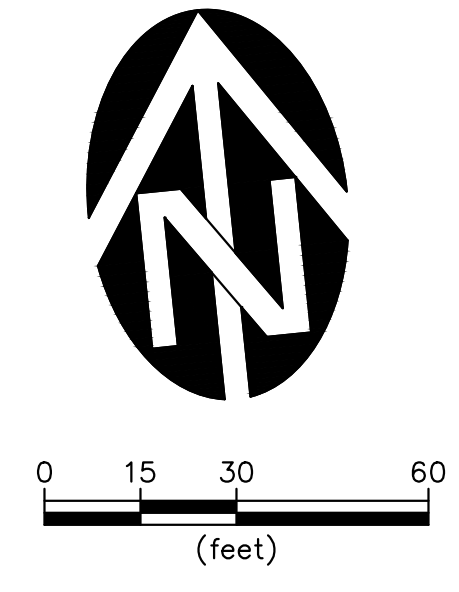


EMMA ST. PLAN
 1" = 30'



EMMA ST. PROFILE
 H: 1" = 30' V: 1" = 3'

MATCH LINE STA 25+00
 SEE SHEET ST-2 FOR CONTINUATION



NO.	DATE	DESCRIPTION	BY
1			

VERIFY SCALE
 THIS IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON SCALES ACCURACELY

DSN. JW
 DRN. RS
 CKD. JW
 DATE: 11/2019

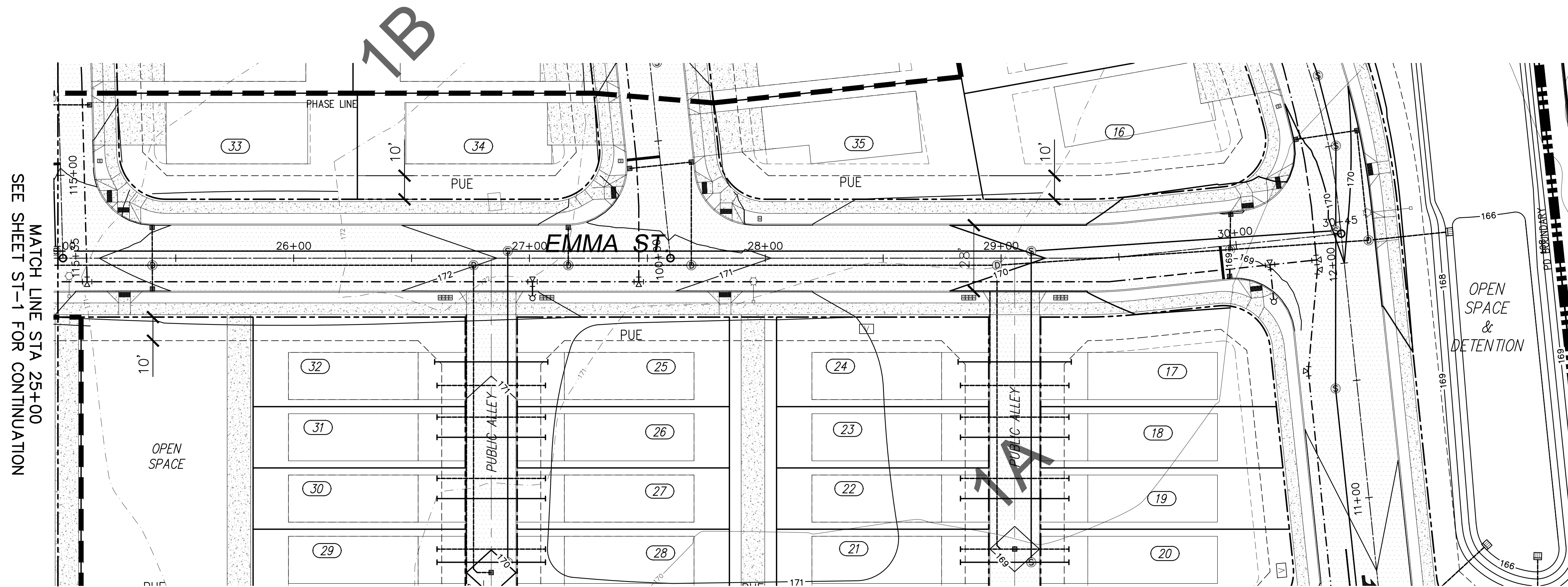
REVIEW REVIEW

WESTTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 585-2474 Fax: (503) 585-3966
 E-mail: westtech@westtech-eng.com

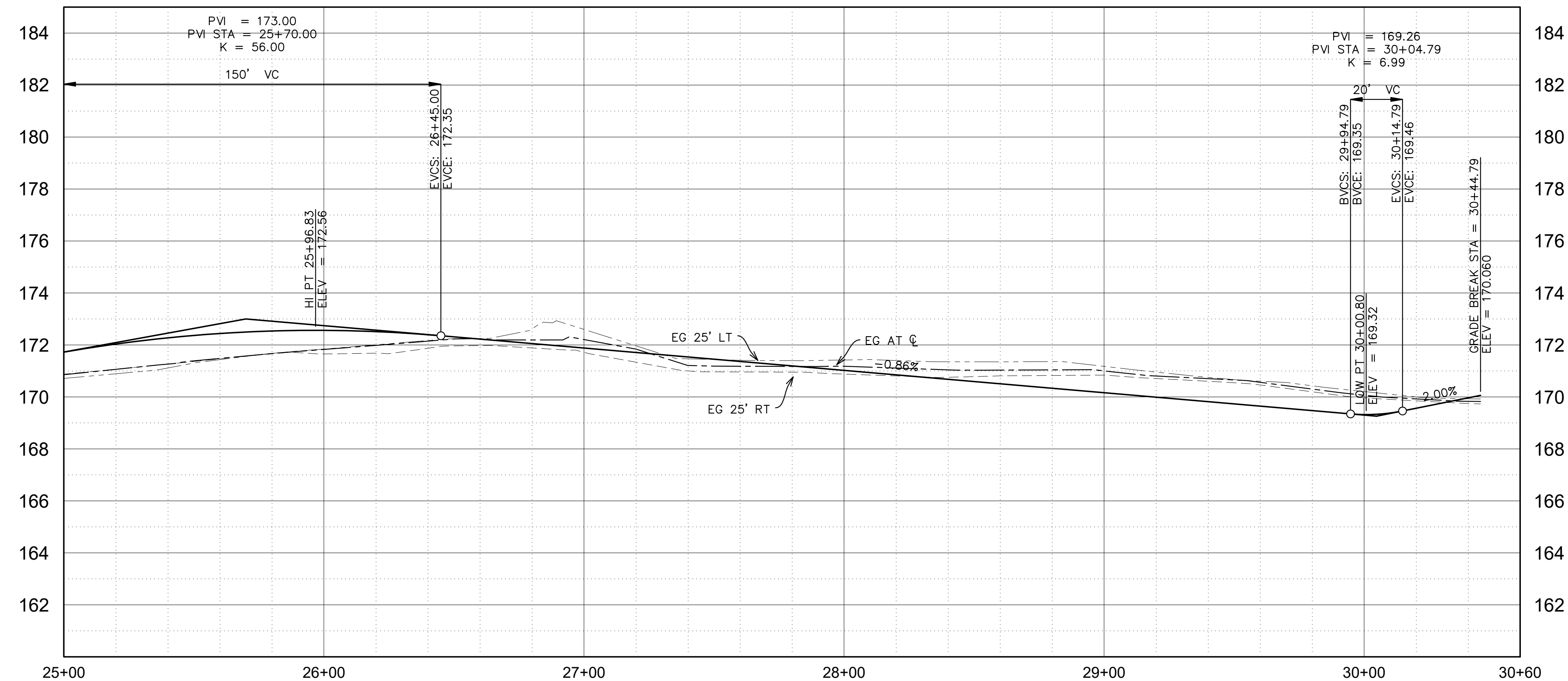
STAFFORD DEVELOPMENT COMPANY
 BAKER CREEK NORTH SUBDIVISION
**EMMA STREET PLAN &
 PROFILE 20+00 - 25+00**

DRAWING
ST-1
 JOB NUMBER
 2940.3000.0

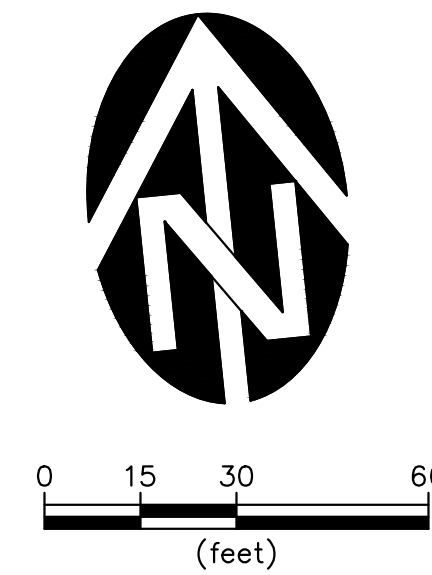


MATCH LINE STA 25+00
SEE SHEET ST-1 FOR CONTINUATION

EMMA ST. PLAN
1" = 30'



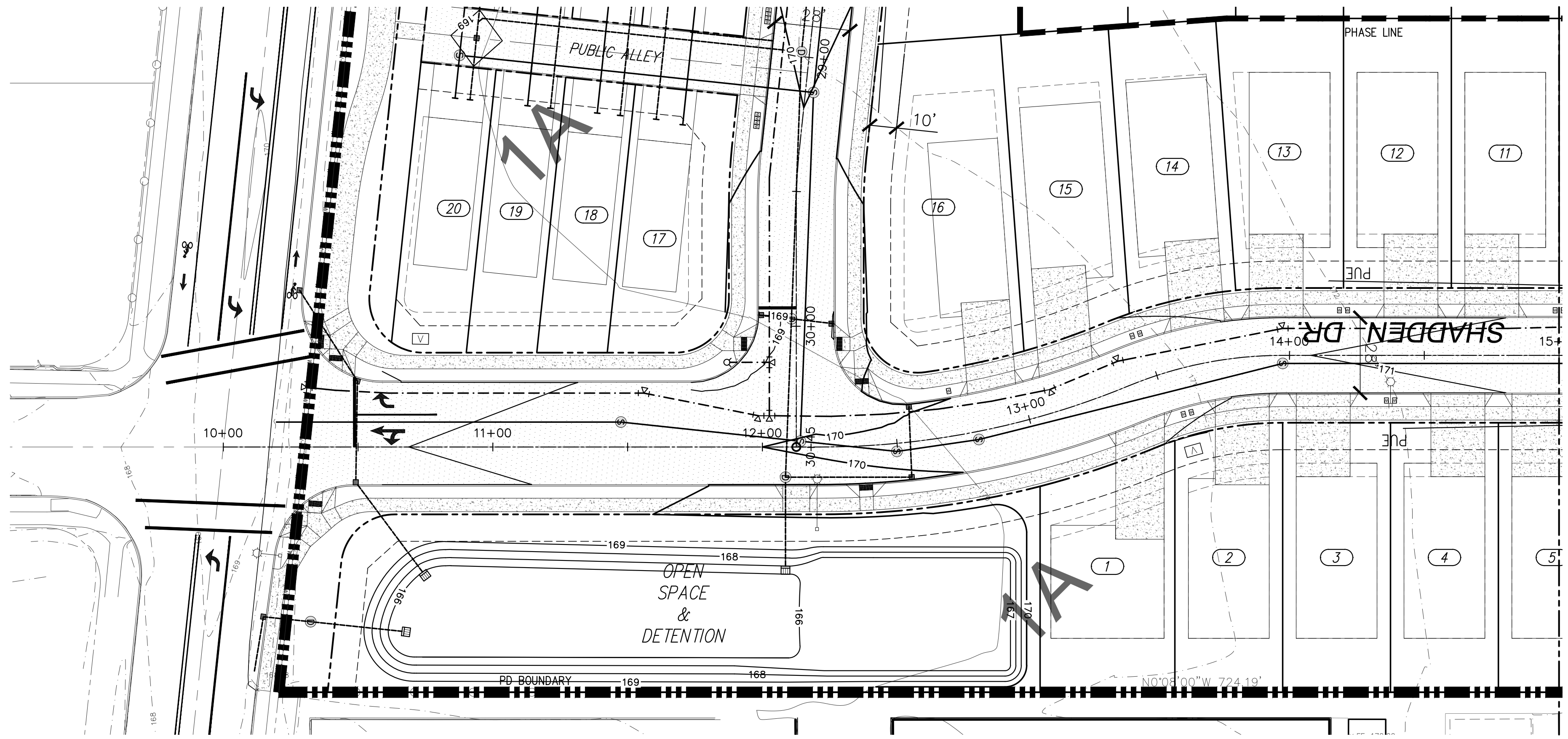
EMMA ST. PROFILE
H: 1" = 30' V: 1" = 3'



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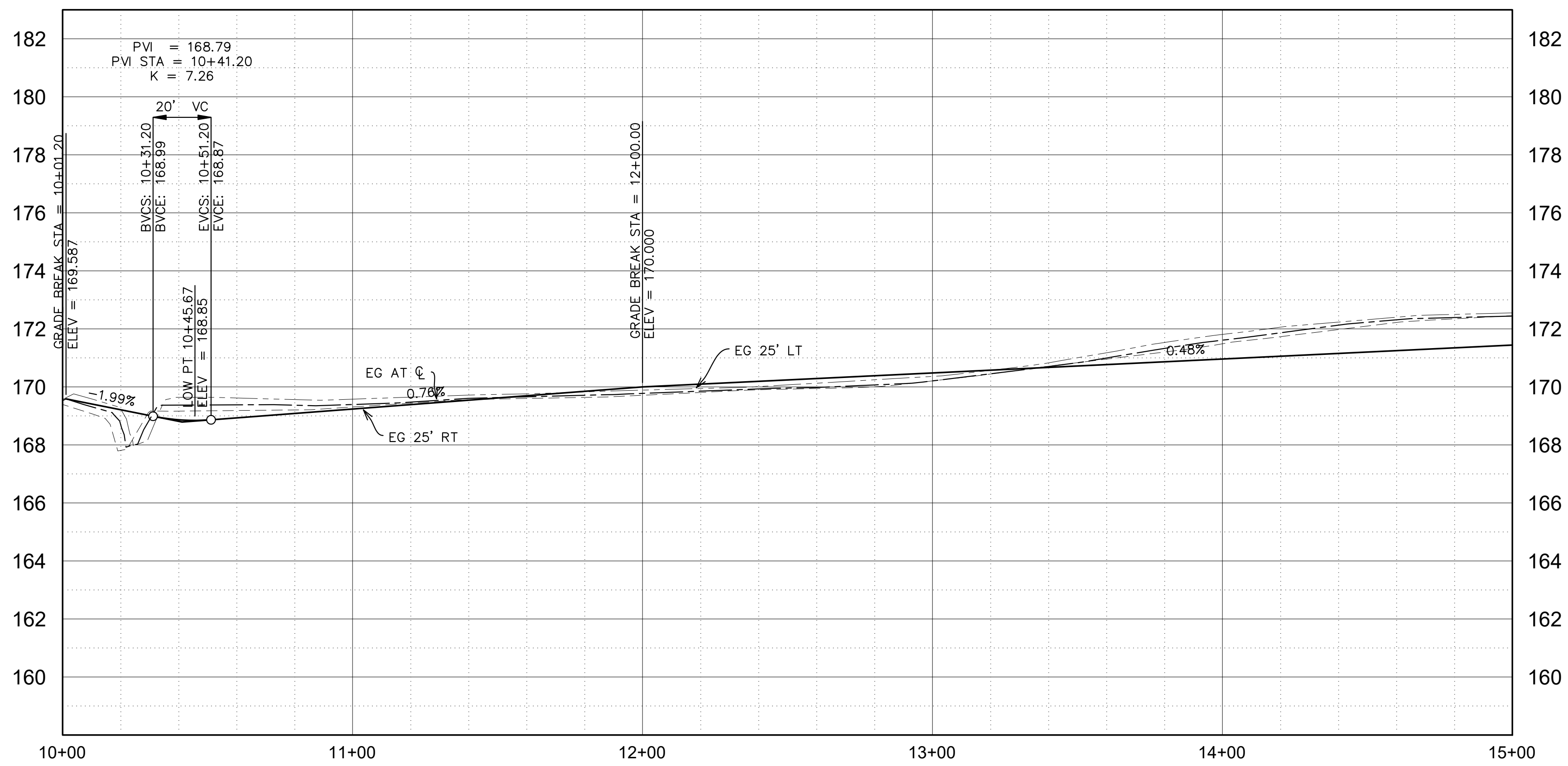
<p>STAFFORD DEVELOPMENT COMPANY BAKER CREEK NORTH SUBDIVISION EMMA STREET PLAN & PROFILE 25+00 - END</p>	<p>WESTECH ENGINEERING, INC. CONSULTING ENGINEERS AND PLANNERS 3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302 Phone: (503) 585-2474 Fax: (503) 585-3966 E-mail: westech@westech-eng.com</p>
<p>DRAWING ST-2</p>	<p>JOB NUMBER 2940.3000.0</p>
<p>REVIEW REVIEW</p>	<p>DATE: 11/2019</p>
<p>VERIFY SCALE BASE IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON SCALES ACCURACLY</p>	<p>NO. 1 DATE DESCRIPTION REVISIONS</p>

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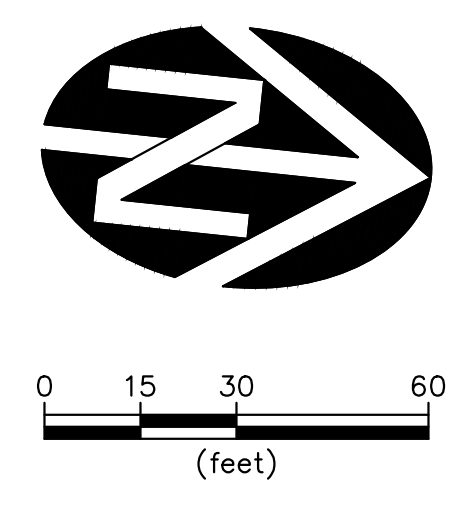


SHADDEN DR. PLAN
 1" = 30'

MATCH LINE STA 15+00
 SEE SHEET ST-4 FOR CONTINUATION



SHADDEN DR. PROFILE
 H: 1" = 30' V: 1" = 3'



NO.	DATE	DESCRIPTION	BY
1			

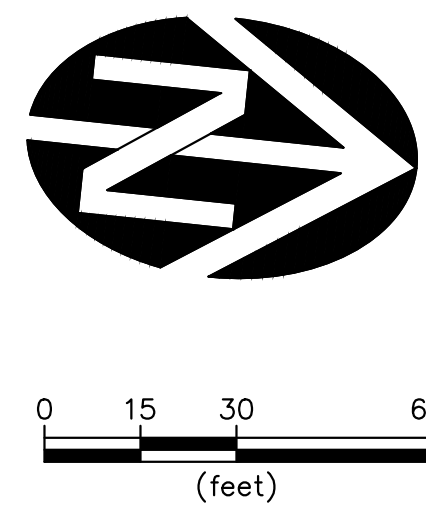
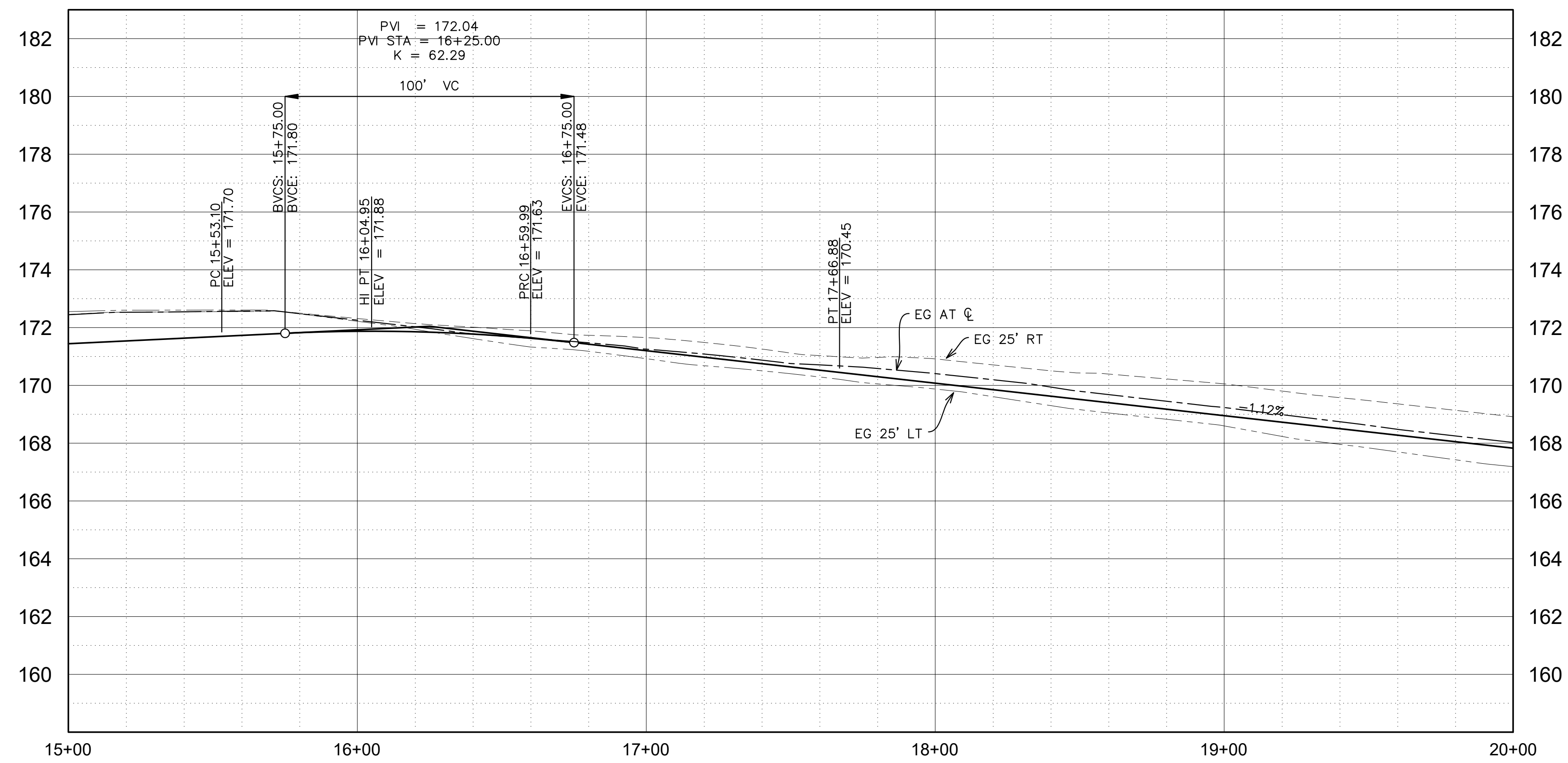
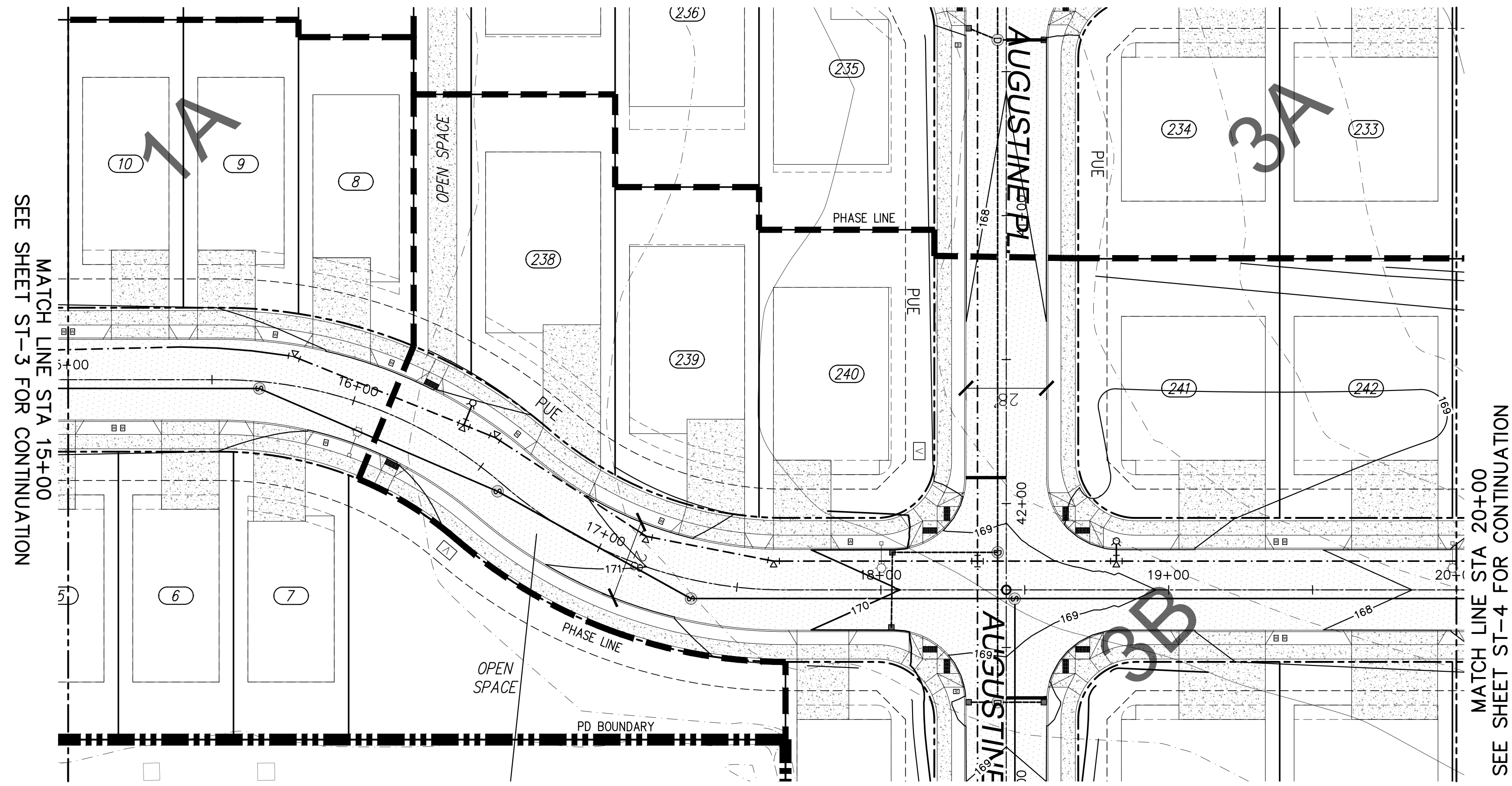
REVIEW REVIEW

WESTTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS
 3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 565-2474 Fax: (503) 565-3966
 E-mail: westtech@westtech-eng.com

STAFFORD DEVELOPMENT COMPANY
 BAKER CREEK NORTH SUBDIVISION
**SHADDEN DRIVE PLAN &
 PROFILE 10+00 - 15+00**

DRAWING
ST-3
 JOB NUMBER
 2940.3000.0

11/8/2019 2:05:08 PM
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NO.	DATE	DESCRIPTION	BY
1			

VERIFY SCALE
 BAR IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON SCALES ACCURACELY

DSN. JW
 DRN. RS
 CKD. JW
 DATE: 11/2019

REVIEW REVIEW

WESTTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS

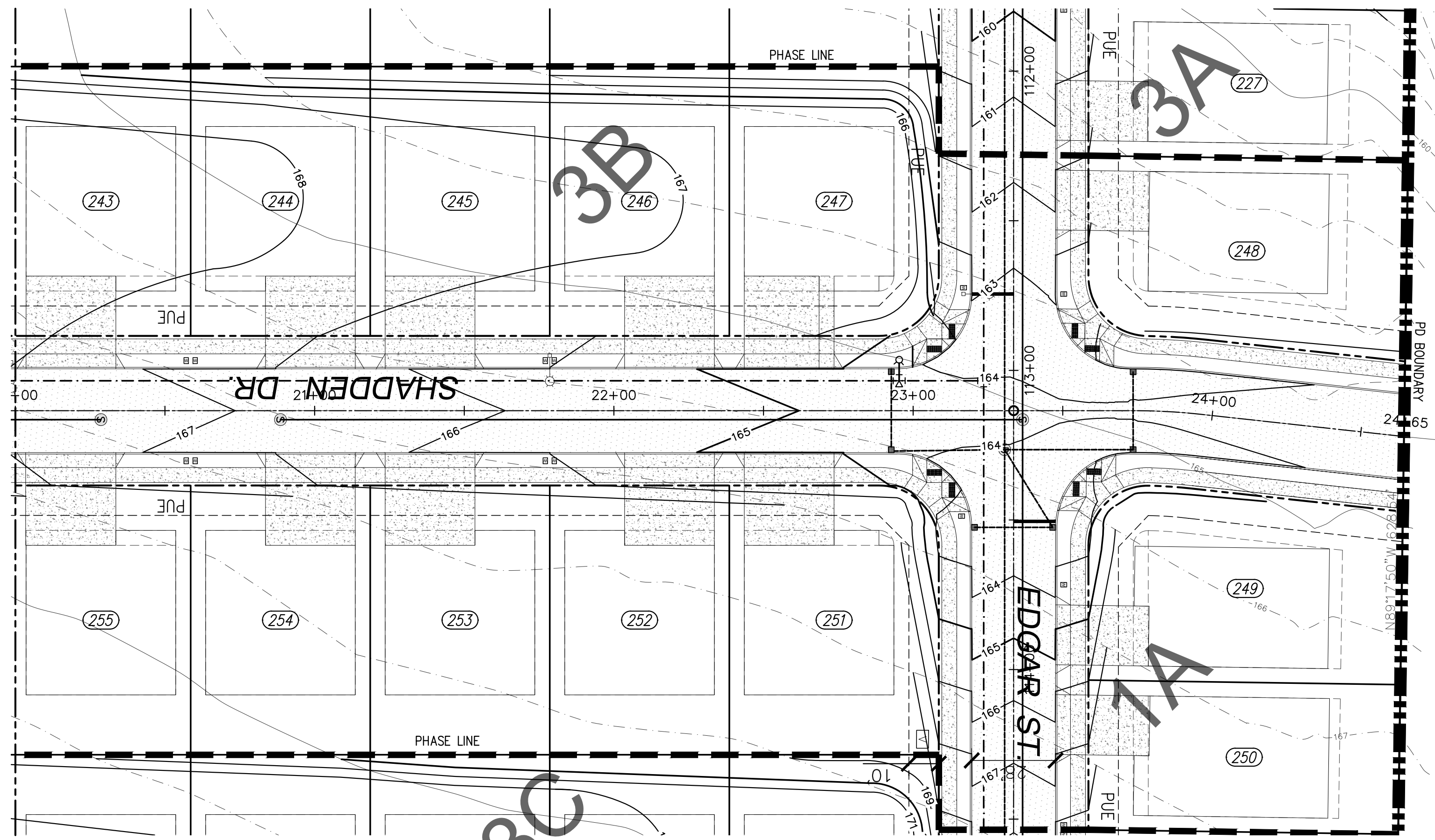
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 E-mail: westtech@westtech-eng.com

STAFFORD DEVELOPMENT COMPANY
 BAKER CREEK NORTH SUBDIVISION
 SHADDEN DRIVE PLAN &
 PROFILE 20+00 - 25+00

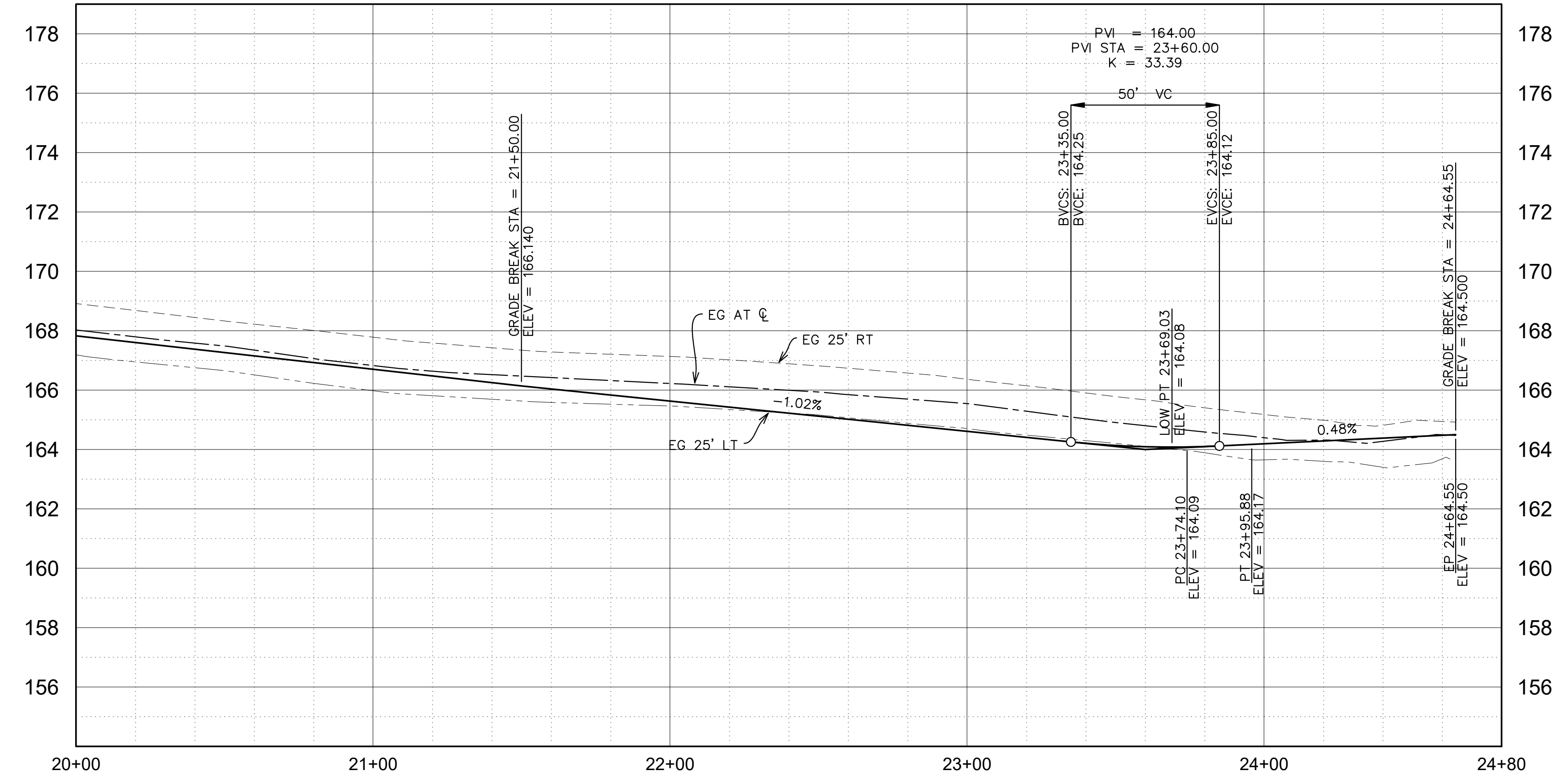
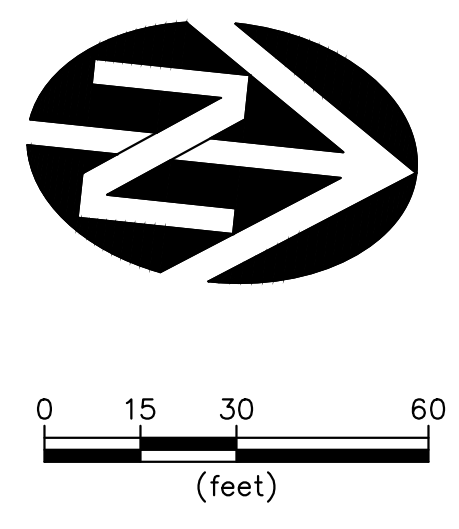
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 ST-4
 JOB NUMBER
 2940.3000.0

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MATCH LINE STA 20+00
 SEE SHEET ST-1 FOR CONTINUATION



SHADDEN DR. PLAN
 1" = 30'



SHADDEN DR. PROFILE
 H: 1" = 30' V: 1" = 3'

NO.	DATE	DESCRIPTION	BY
1			

REVIEW REVIEW

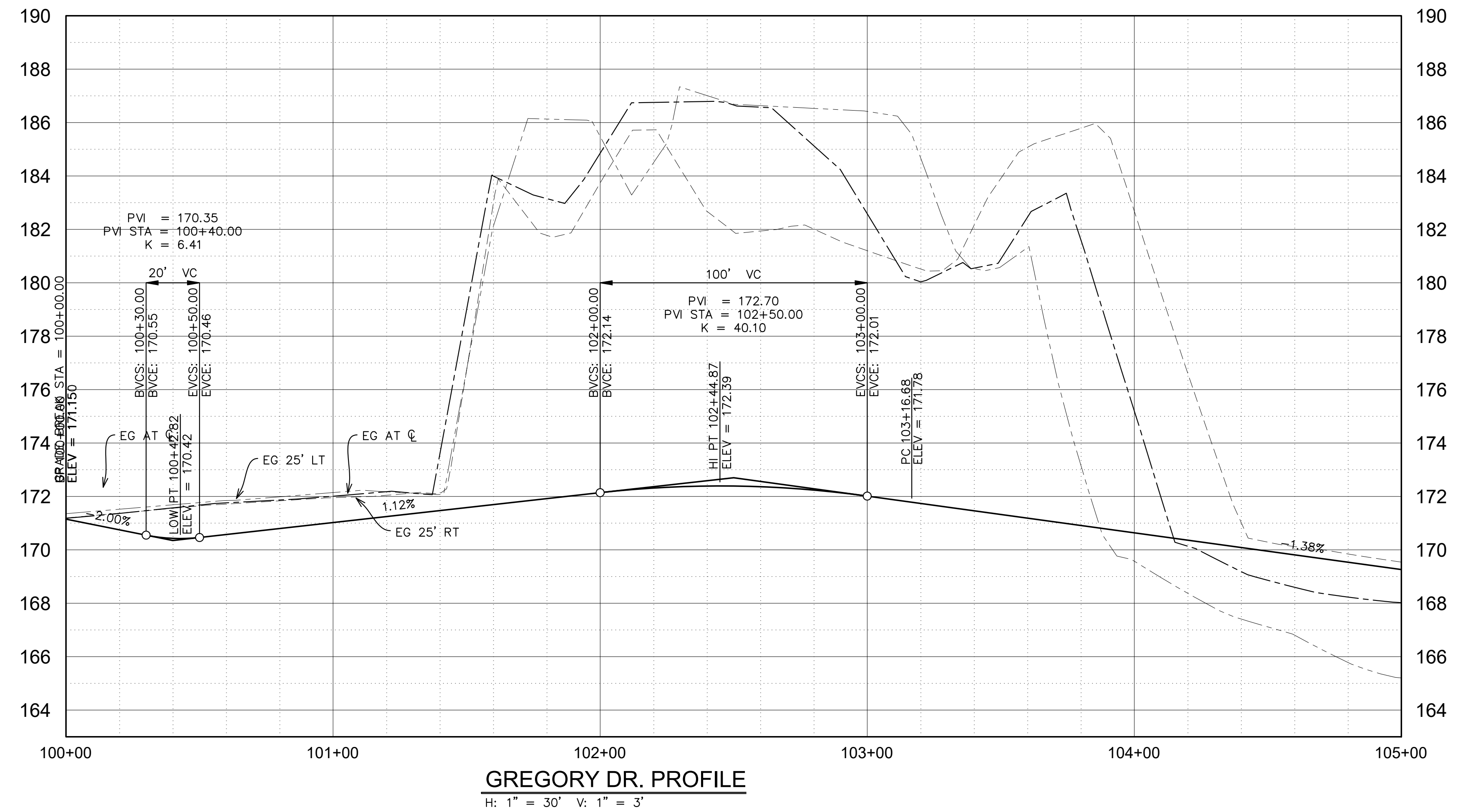
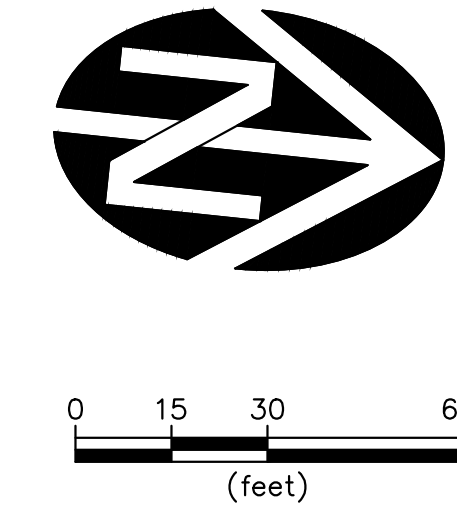
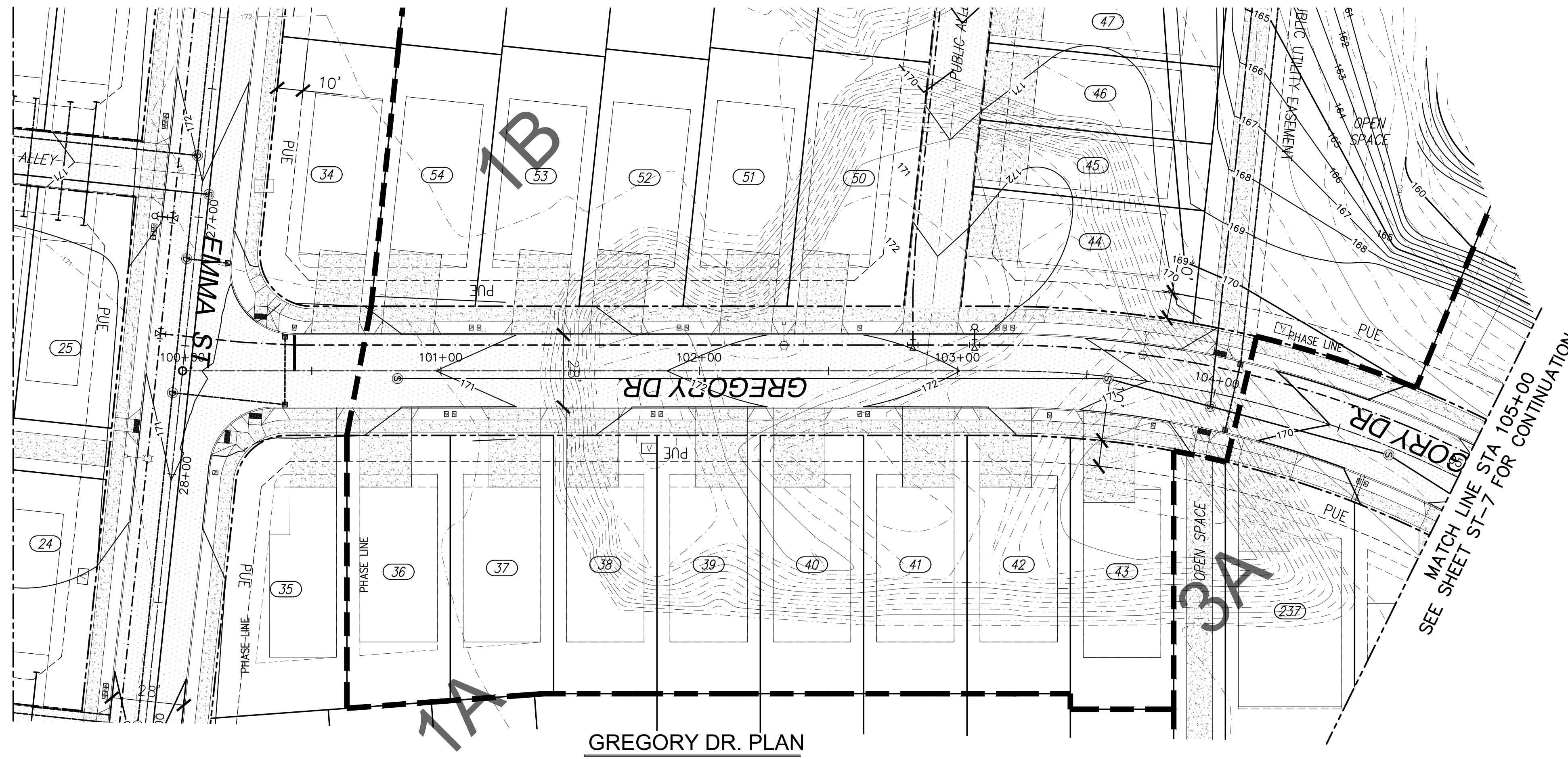
WESTTECH ENGINEERING, INC.
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STAFFORD DEVELOPMENT COMPANY
 BAKER CREEK NORTH SUBDIVISION
 SHADDEN DRIVE PLAN &
 PROFILE 25+00 - END

DRAWING
 ST-5
 JOB NUMBER
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NO.	DATE	DESCRIPTION	BY
1			

REVIEW REVIEW

VERIFY SCALE
 THIS IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON SCALES ACCURACELY

DSN. JW
 DRN. RS
 CKD. JW
 DATE: 11/2019

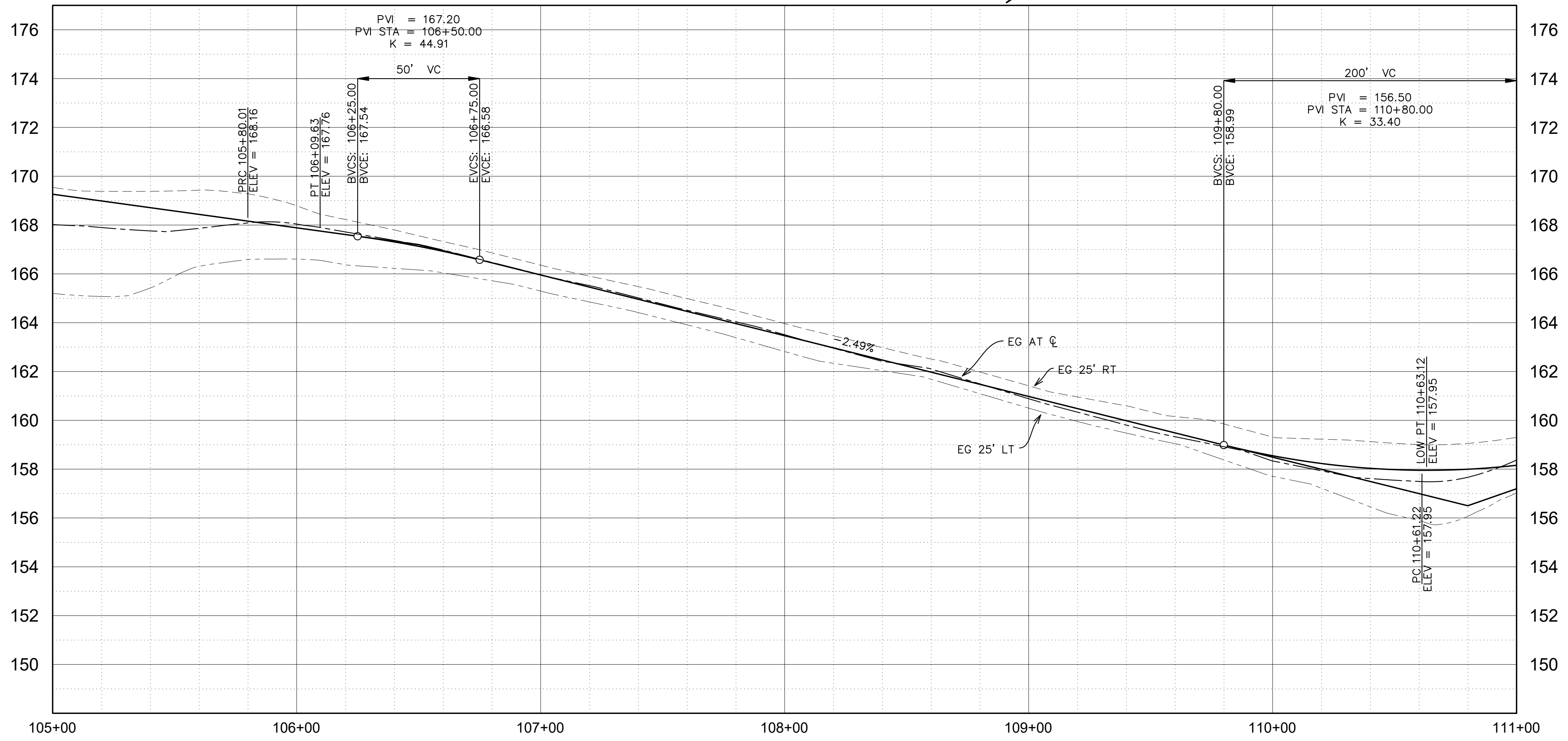
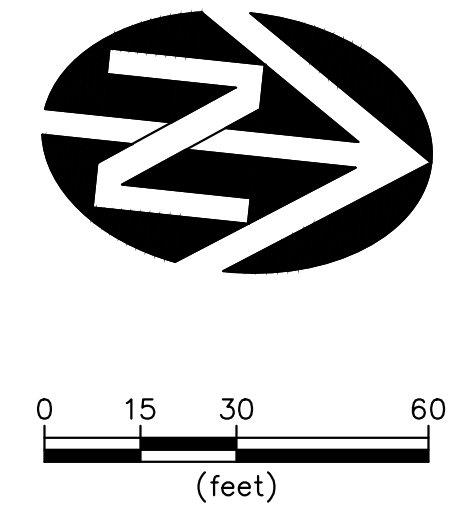
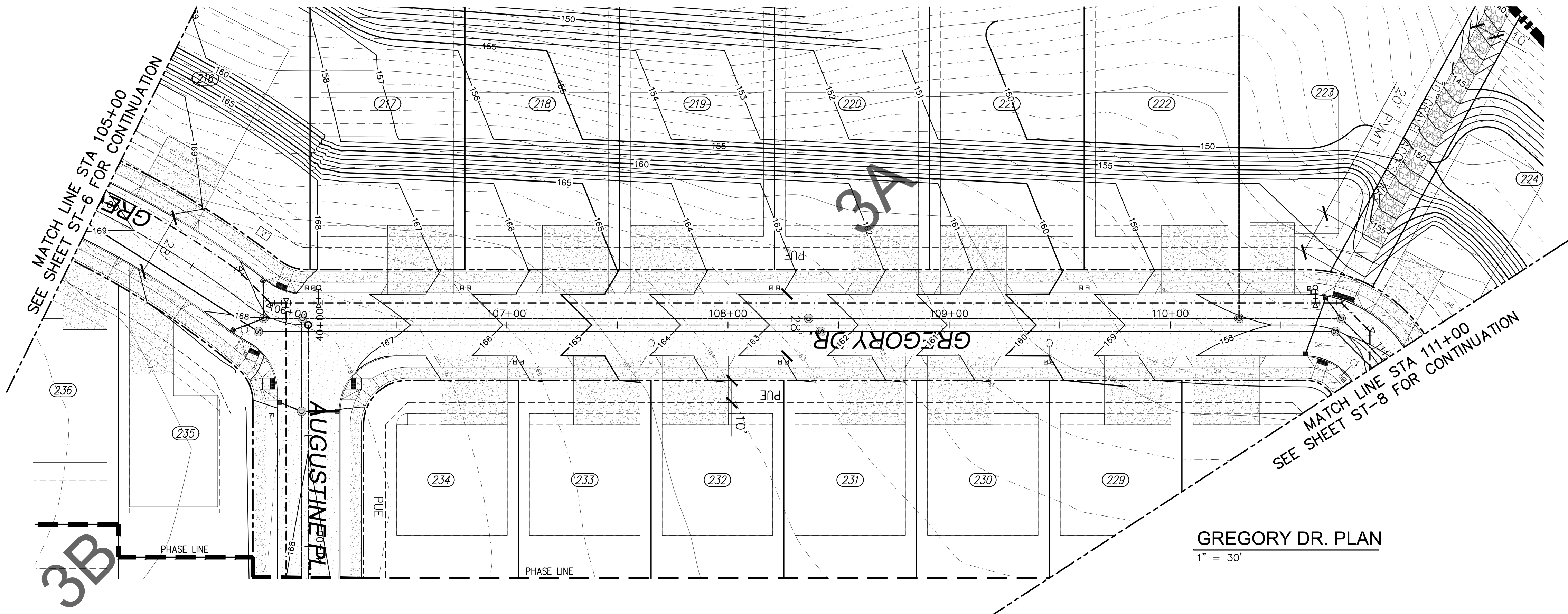
WESTTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 585-2474 Fax: (503) 585-3966
 E-mail: westtech@westtech-eng.com

STAFFORD DEVELOPMENT COMPANY
 BAKER CREEK NORTH SUBDIVISION
GREGORY DRIVE PLAN & PROFILE 100+00 - 105+00

DRAWING
ST-6

JOB NUMBER
 2940.3000.0



NO.	DATE	DESCRIPTION	BY
1			

VERIFY SCALE
BASE IS ONE INCH ON
ORIGINAL DRAWING
IF NOT ONE INCH ON
SCALES ACCURACLY

0 1"

DSN. JW
DRN. RS
CKD. JW
DATE: 11/2019

REVIEW REVIEW

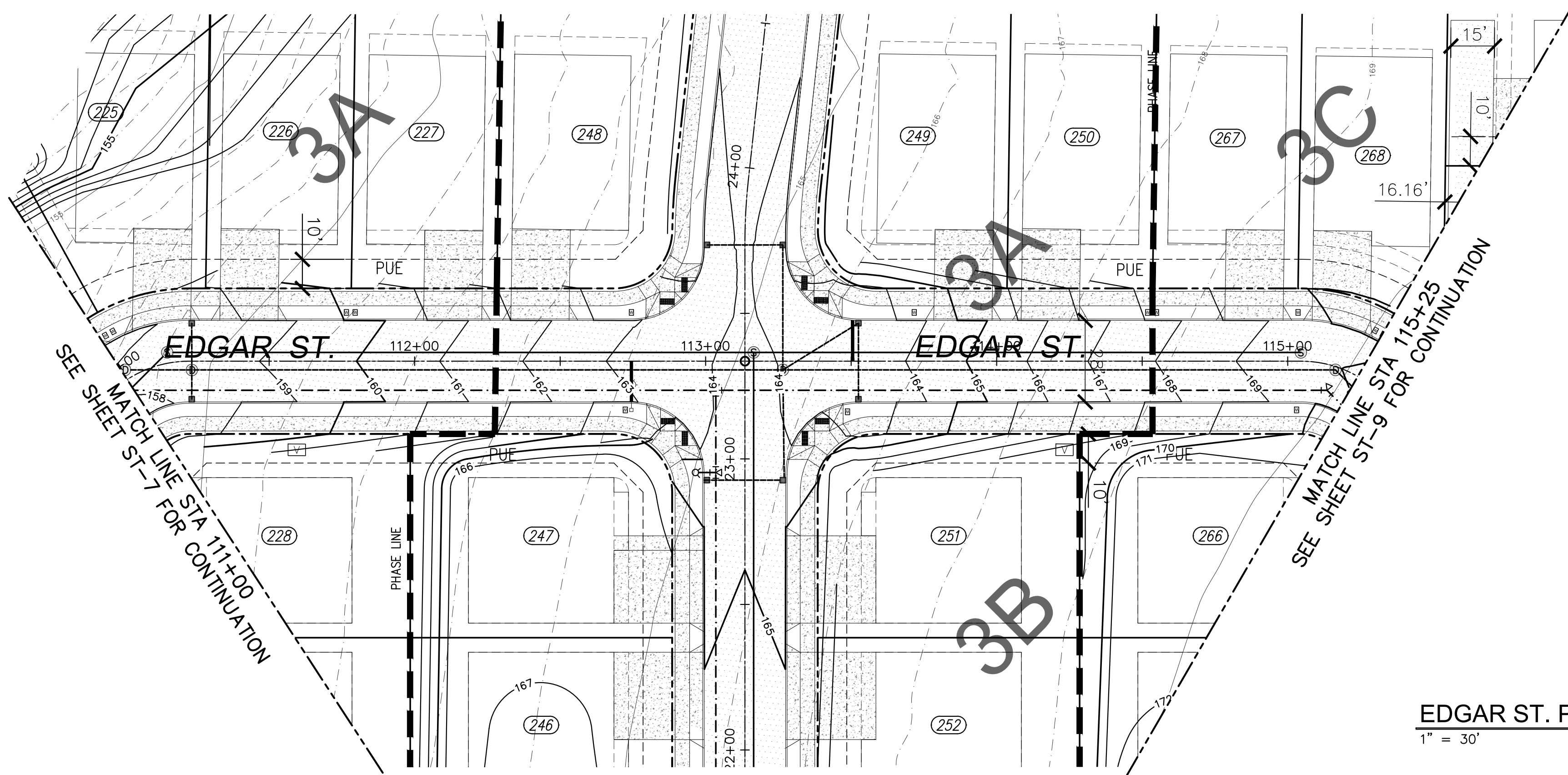
WE
WESTTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3966
E-mail: westtech@westtech-eng.com

STAFFORD DEVELOPMENT COMPANY
BAKER CREEK NORTH SUBDIVISION
GREGORY DRIVE PLAN &
PROFILE 105+00 - 111+00

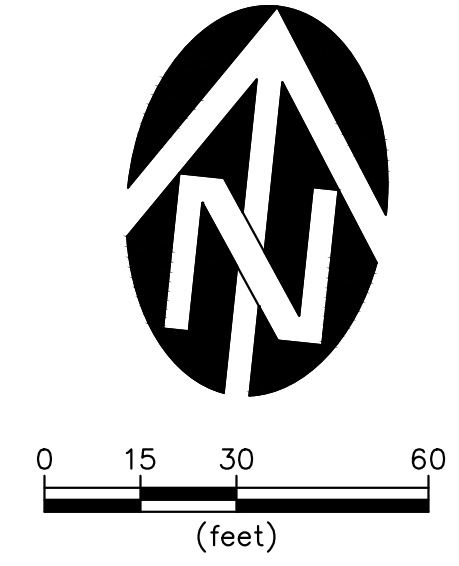
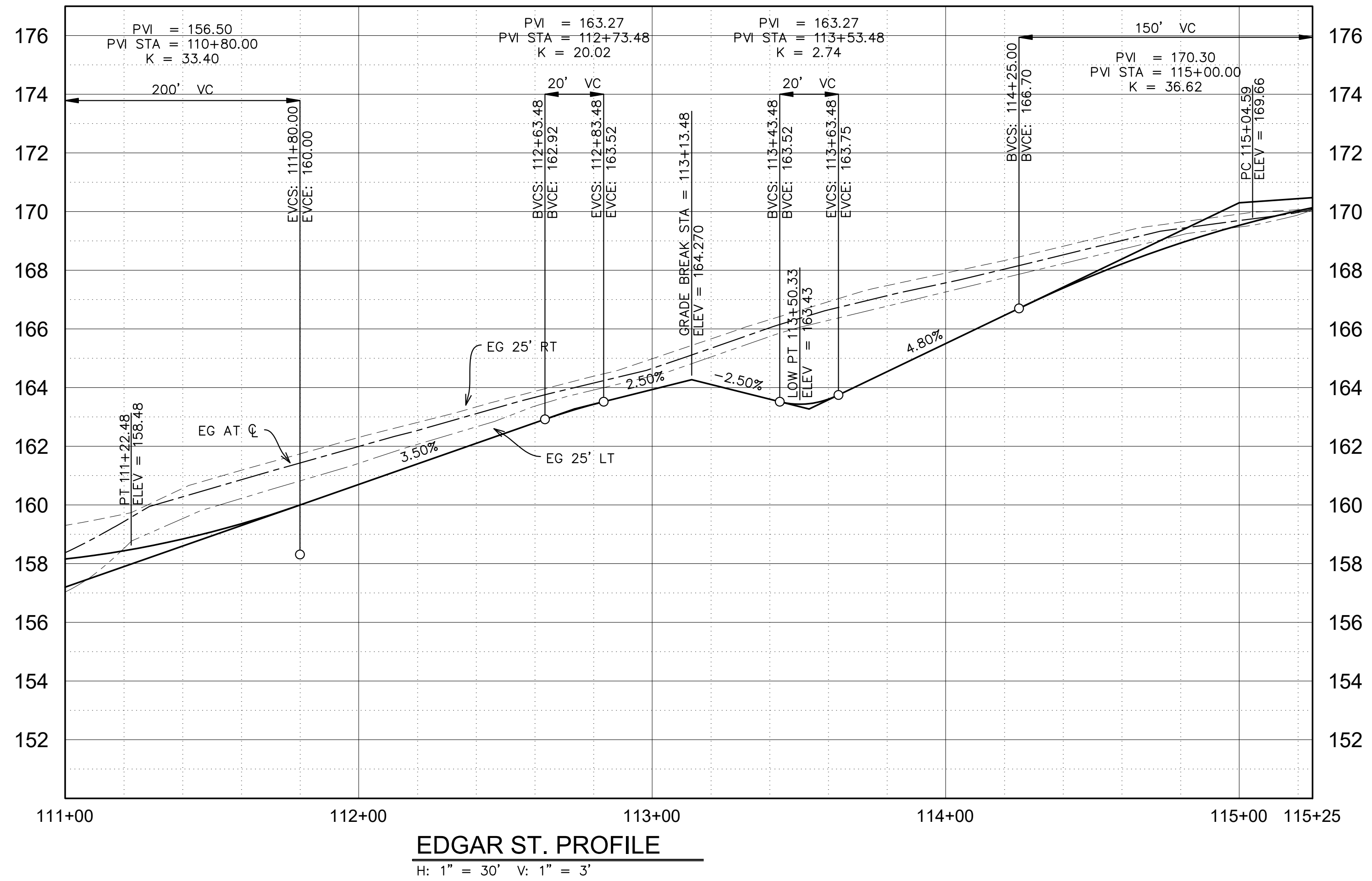
DRAWING
ST-7

JOB NUMBER
2940.3000.0

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EDGAR ST. PLAN
 1" = 30'



NO.	DATE	DESCRIPTION	BY
1			

VERIFY SCALE
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 IF NOT ONE INCH ON SCALES ACCURACELY

DSN. JW
 DRN. RS
 CKD. JW
 DATE: 11/2019

REVIEW REVIEW

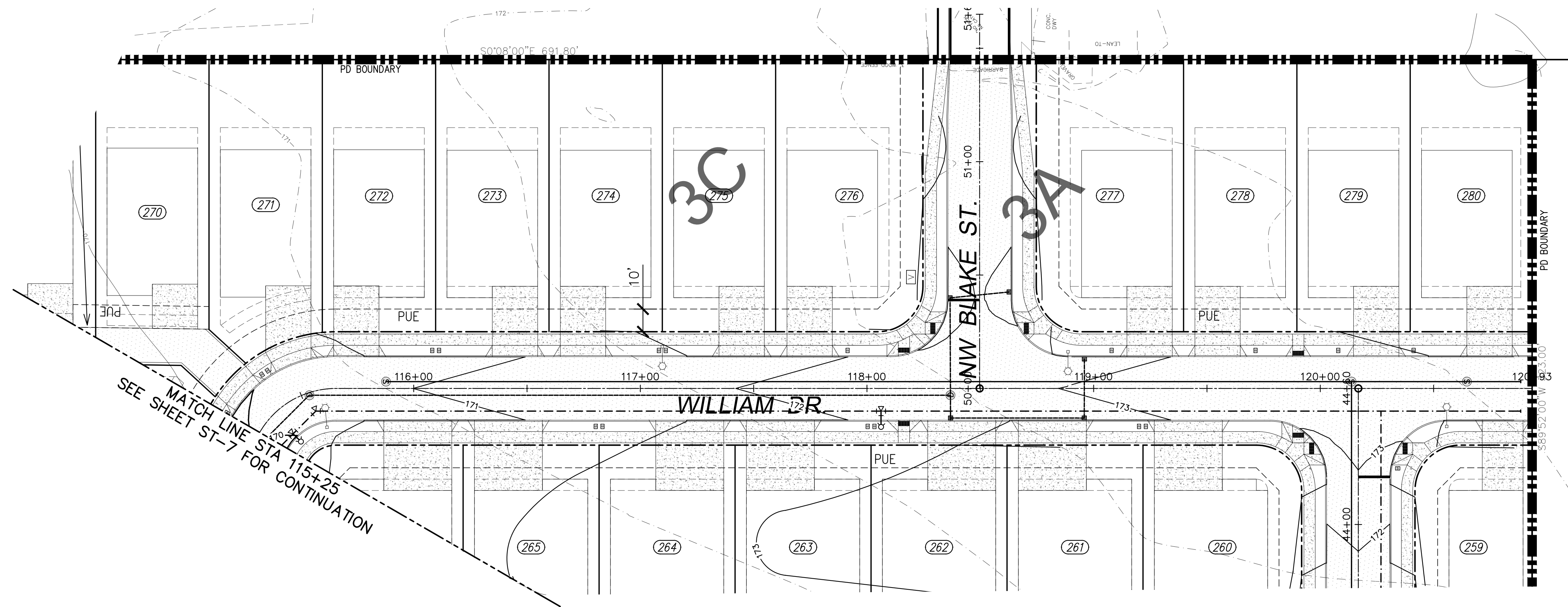
WESTTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 565-2474 Fax: (503) 565-3966
 E-mail: westtech@westtech-eng.com

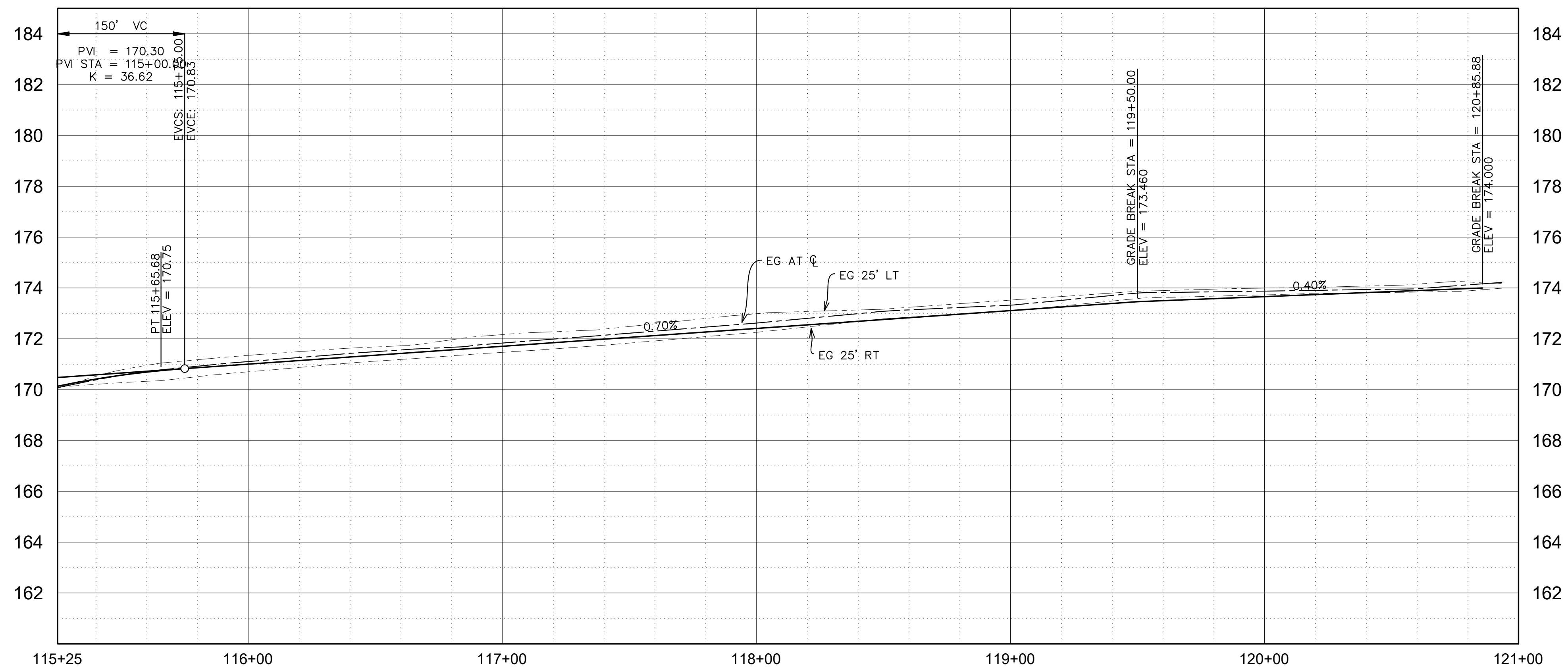
STAFFORD DEVELOPMENT COMPANY
 BAKER CREEK NORTH SUBDIVISION
**EDGAR STREET PLAN &
 PROFILE 111+00 - 115+25**

DRAWING
ST-8

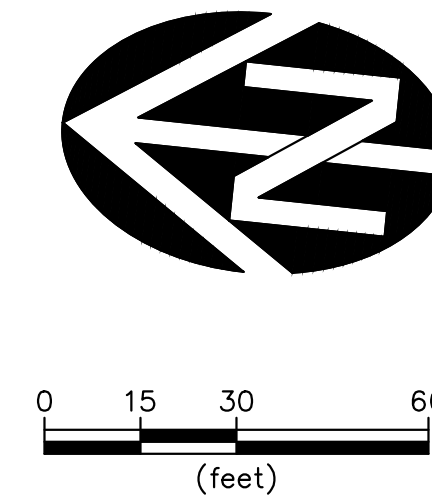
JOB NUMBER
 2940.3000.0



WILLIAM DR. PLAN
1" = 30'



WILLIAM DR. PROFILE
H: 1" = 30' V: 1" = 3'



11/8/2019 2:06:23 PM R:\Dwg\Stafford Land Company\Baker Creek\BC NORTH\CIVIL\PLOTS\ST-X P&P.dwg (ST-9 tab)

NO.	DATE	DESCRIPTION	BY
1			

VERIFY SCALE
BASE IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON SCALES ACCURACELY

DSN. JW
DRN. RS
CKD. JW
DATE: 11/2019

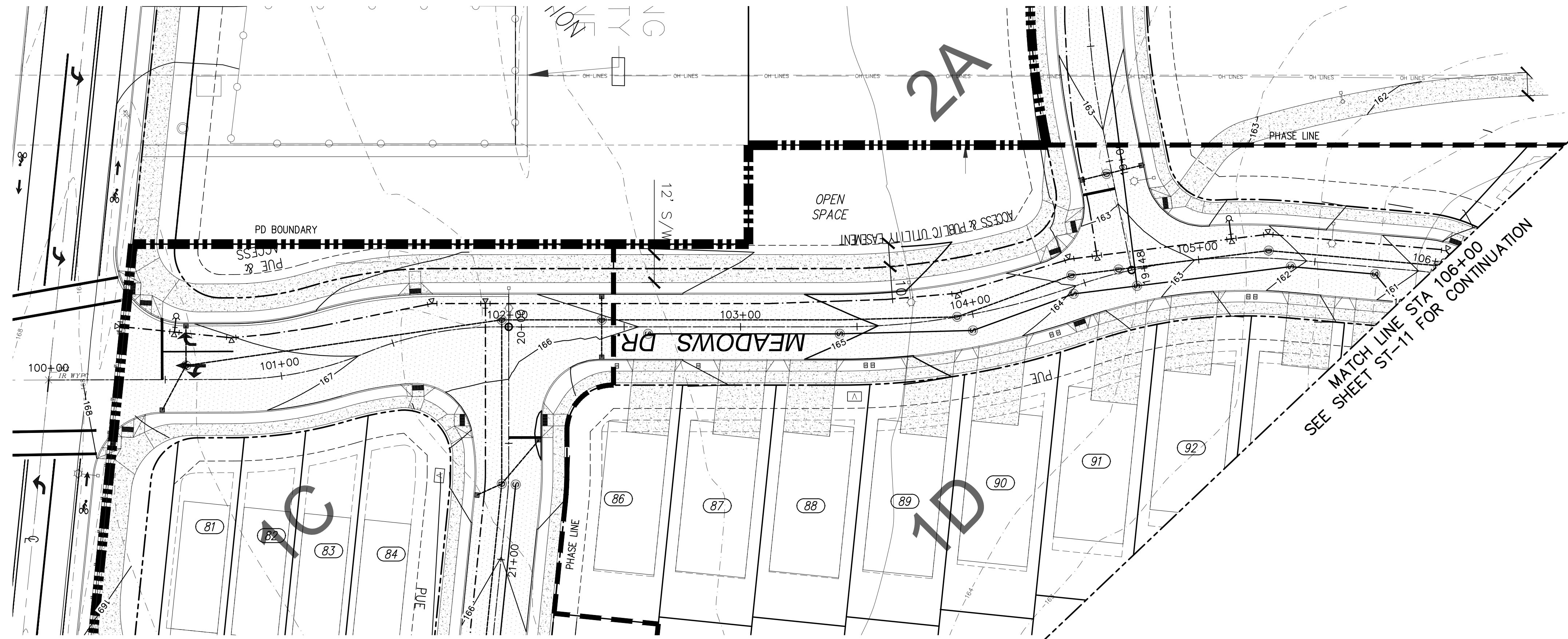
REVIEW REVIEW

WESTTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS

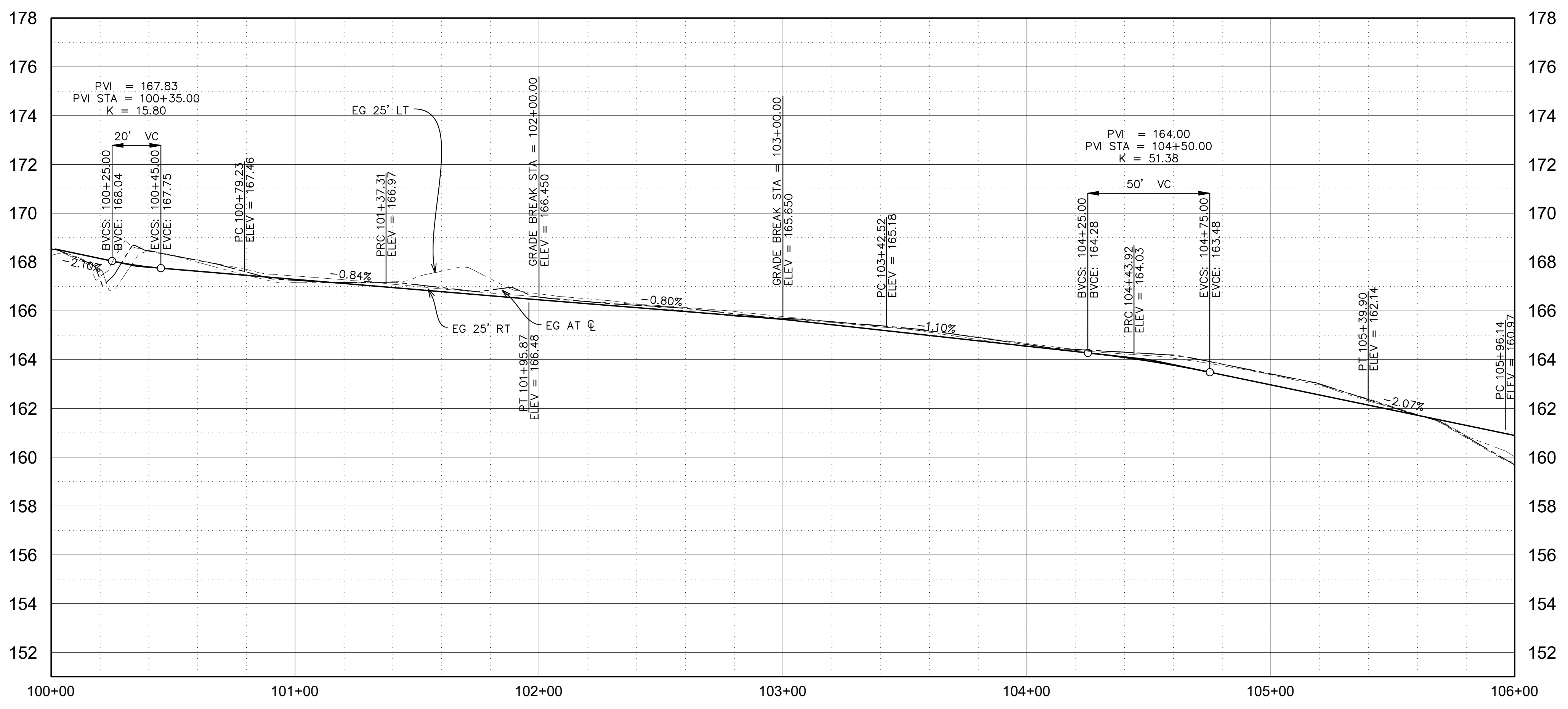
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3966
E-mail: westtech@westtech-eng.com

STAFFORD DEVELOPMENT COMPANY
BAKER CREEK NORTH SUBDIVISION
WILLAM DRIVE PLAN & PROFILE 115+25 - END

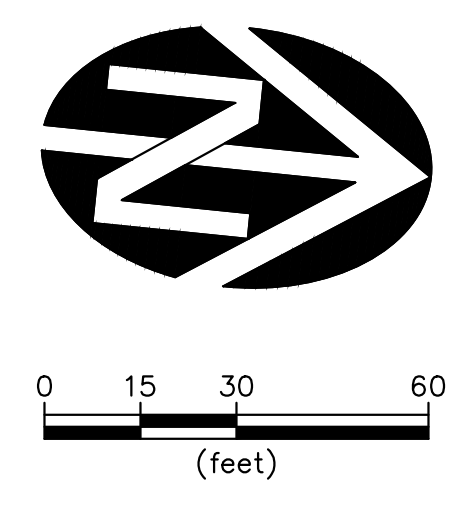
DRAWING
ST-9
JOB NUMBER
2940.3000.0



MEADOWS DR. PLAN
1" = 30'



MEADOWS DR. PROFILE
H: 1" = 30' V: 1" = 3'



NO.	DATE	DESCRIPTION	BY
1			

REVIEW REVIEW

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON SCALES ACCURACLY

DATE: 11/2019

DSN: JW
DRN: RS
CKD: JW

WESTTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS

WE

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Phone: (503) 565-2474 Fax: (503) 565-3966
E-mail: westtech@westtech-eng.com

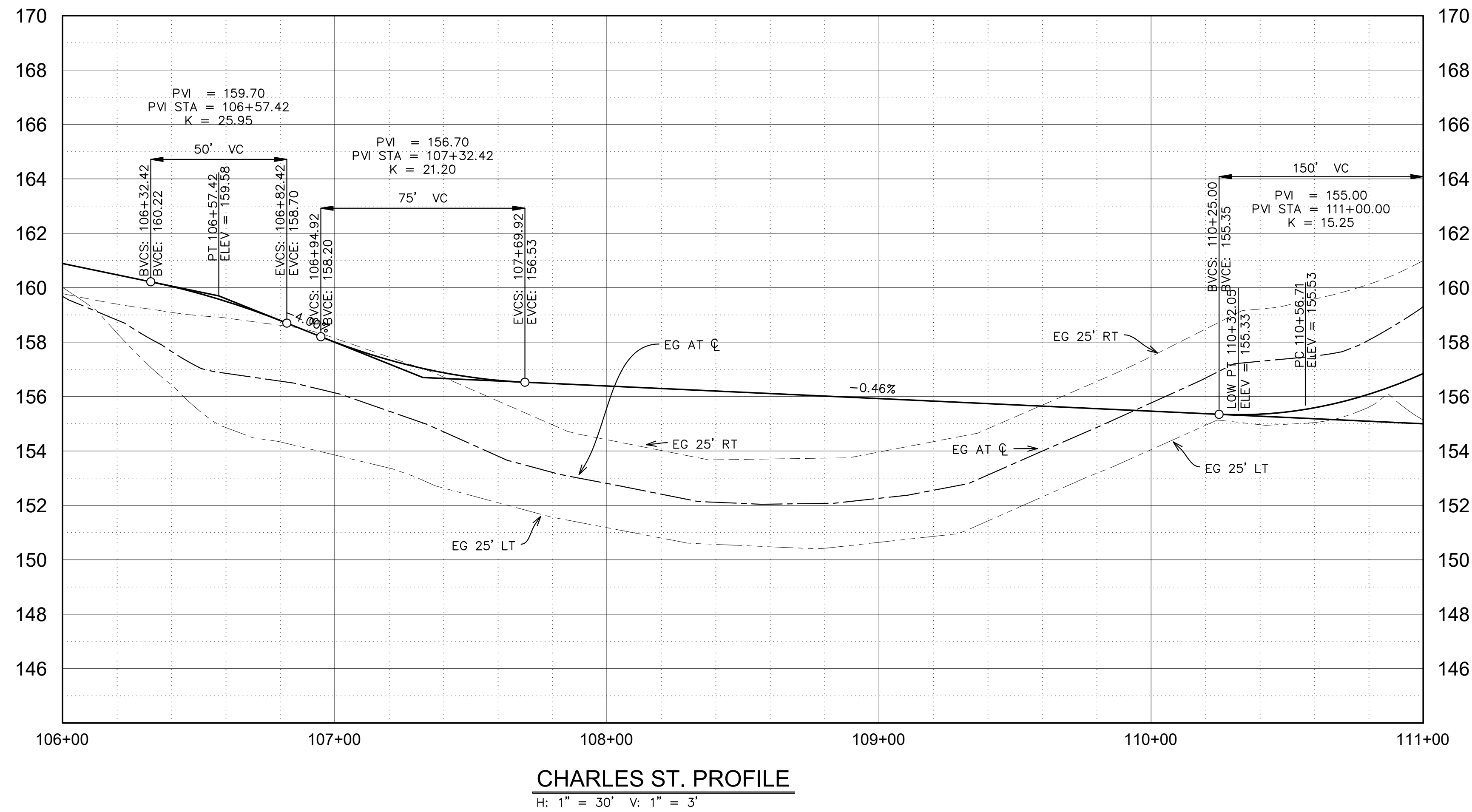
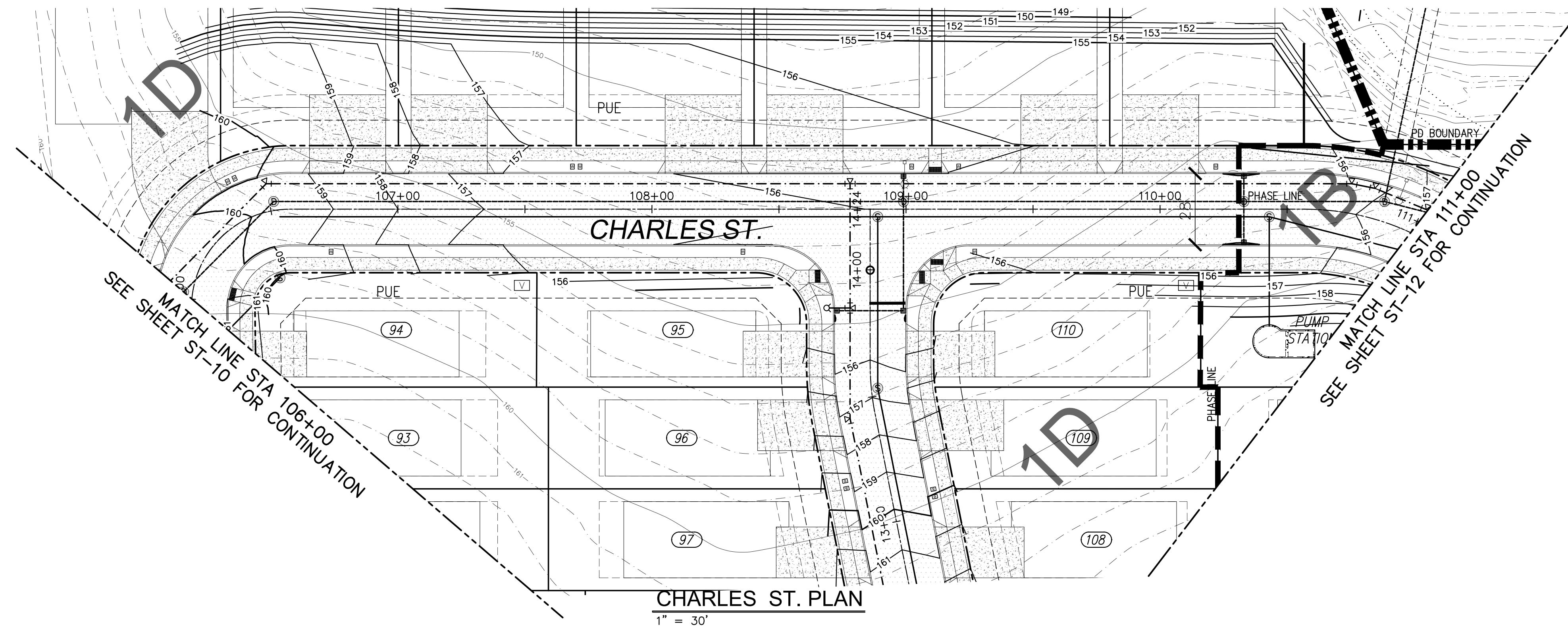
STAFFORD DEVELOPMENT COMPANY
BAKER CREEK NORTH SUBDIVISION

MEADOWS DRIVE PLAN & PROFILE 100+00 - 106+00

DRAWING
ST-10

JOB NUMBER
2940.3000.0

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NO.	DATE	DESCRIPTION	BY
1			

REVIEW REVIEW

VERIFY SCALE
 BAR IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON SCALES ACCURACELY

DSN. JW
 DRN. RS
 CKD. JW
 DATE: 11/2019

WESTTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS

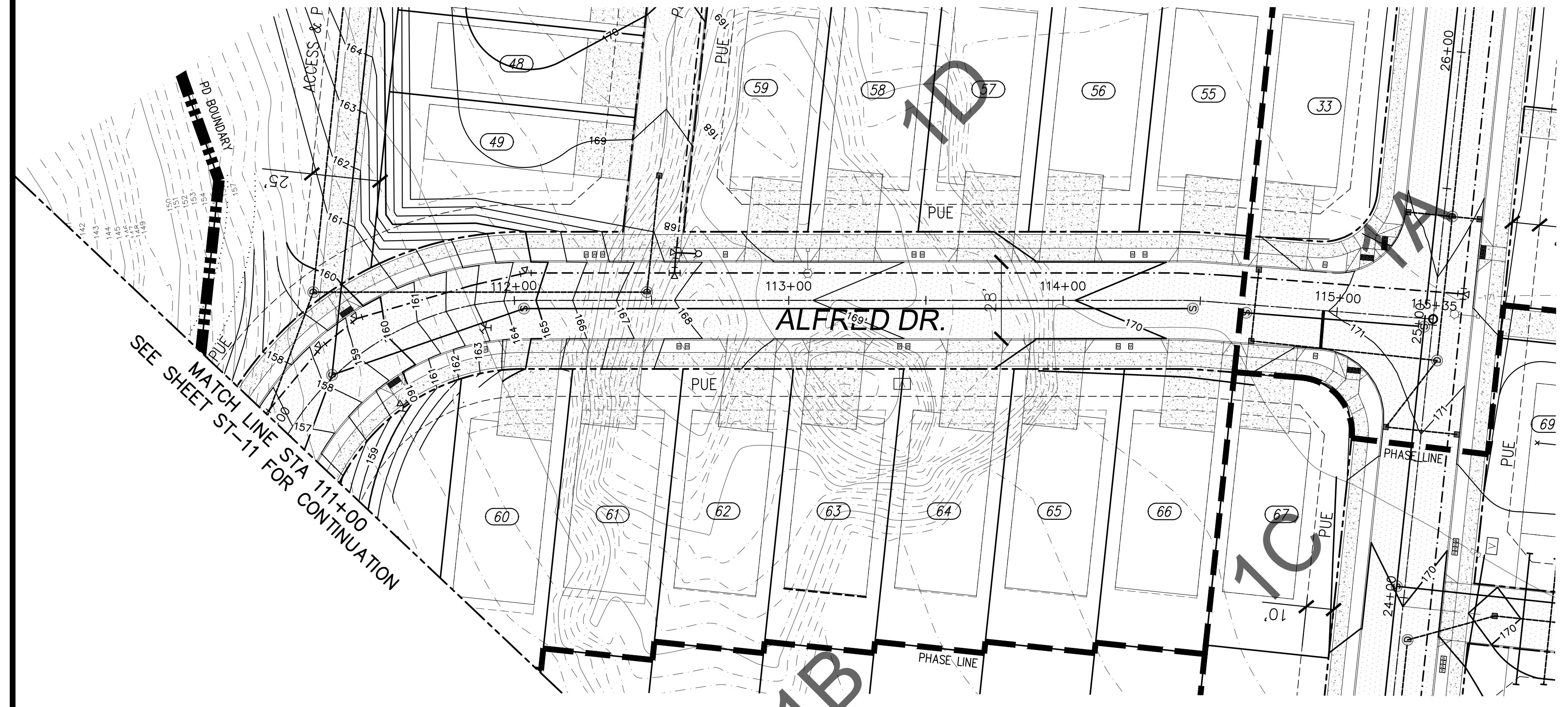
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 565-2474 Fax: (503) 565-3966
 E-mail: westtech@westtech-eng.com

STAFFORD DEVELOPMENT COMPANY
 BAKER CREEK NORTH SUBDIVISION
CHARLES STREET PLAN & PROFILE 106+00 - 111+00

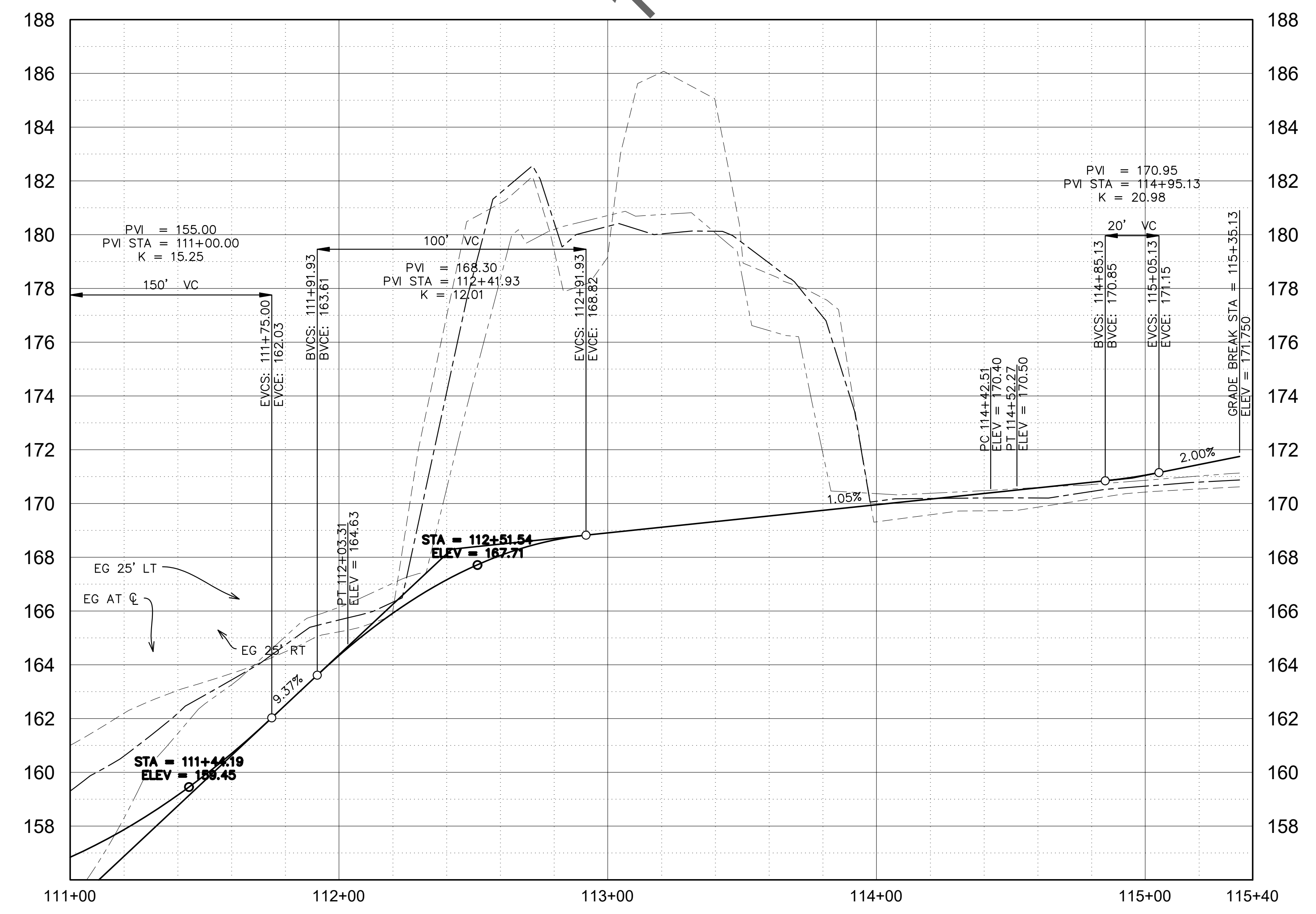
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JOB NUMBER
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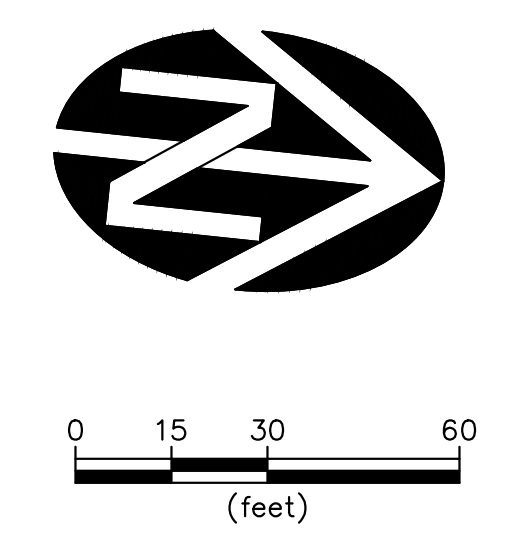
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ALFRED DR. PLAN
 1" = 30'



ALFRED DR. PROFILE
 H: 1" = 30' V: 1" = 3'



NO.	DATE	DESCRIPTION	BY
1			

VERIFY SCALE
 THIS IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON SCALES ACCURACLY

DSN. JW
 DRN. RS
 CKD. JW
 DATE: 11/2019

REVIEW REVIEW

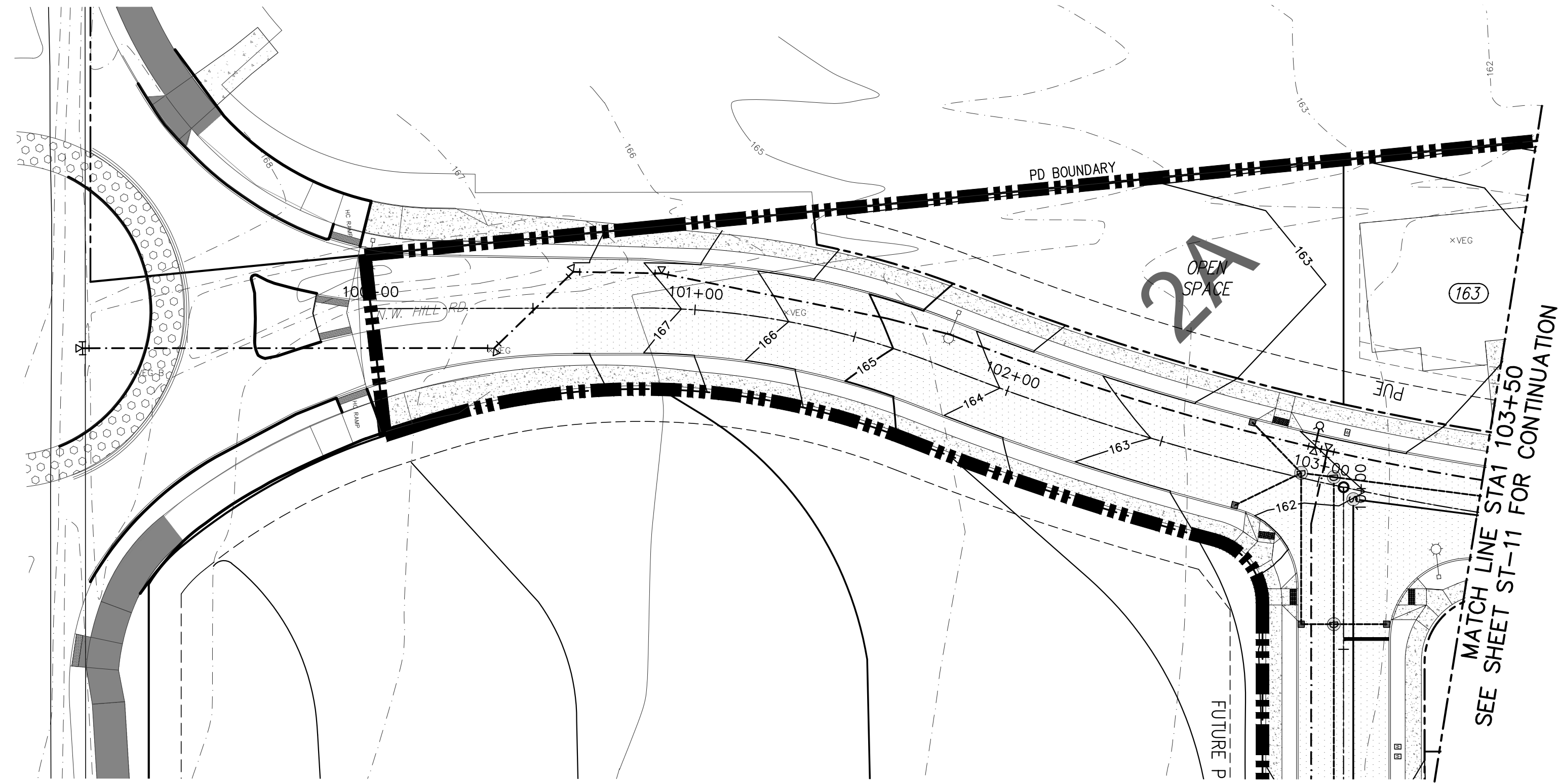
WESTTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 565-2474 Fax: (503) 565-3966
 E-mail: westtech@westtech-eng.com

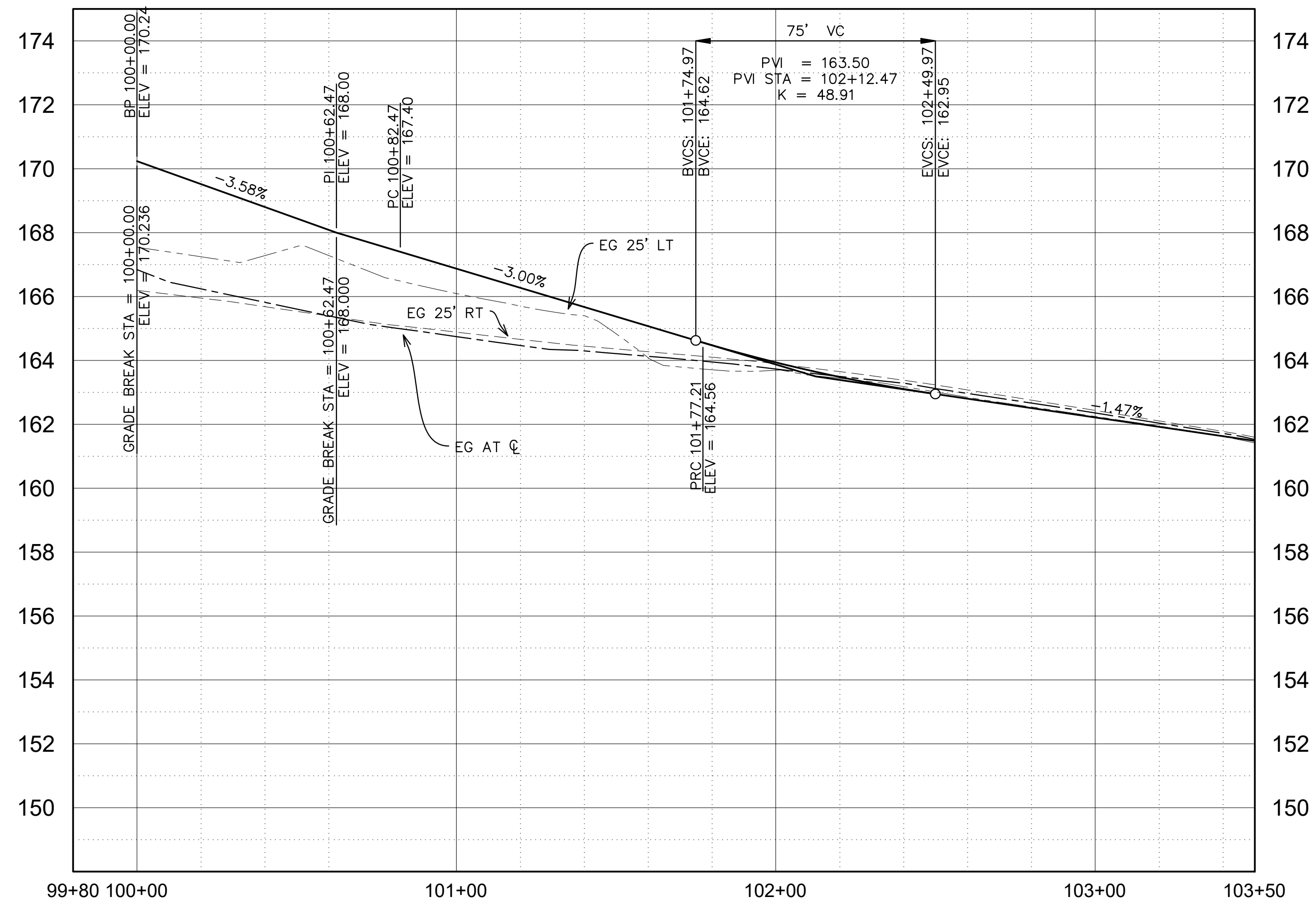
STAFFORD DEVELOPMENT COMPANY
 BAKER CREEK NORTH SUBDIVISION
ALFRED DRIVE PLAN & PROFILE 111+00 - END

DRAWING
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JOB NUMBER
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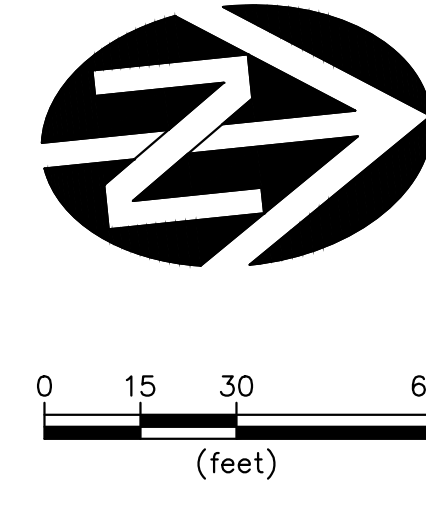


HILL LN. PLAN
1" = 30'



HILL LN. PROFILE
H: 1" = 30' V: 1" = 3'

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NO.	DATE	DESCRIPTION	BY
1			

REVIEW REVIEW

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON SCALES ACCURACLY

DSN. JW
DRN. RS
CKD. JW
DATE: 11/2019

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CONSULTING ENGINEERS AND PLANNERS

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 565-2474 Fax: (503) 565-3966
E-mail: westtech@westtech-eng.com

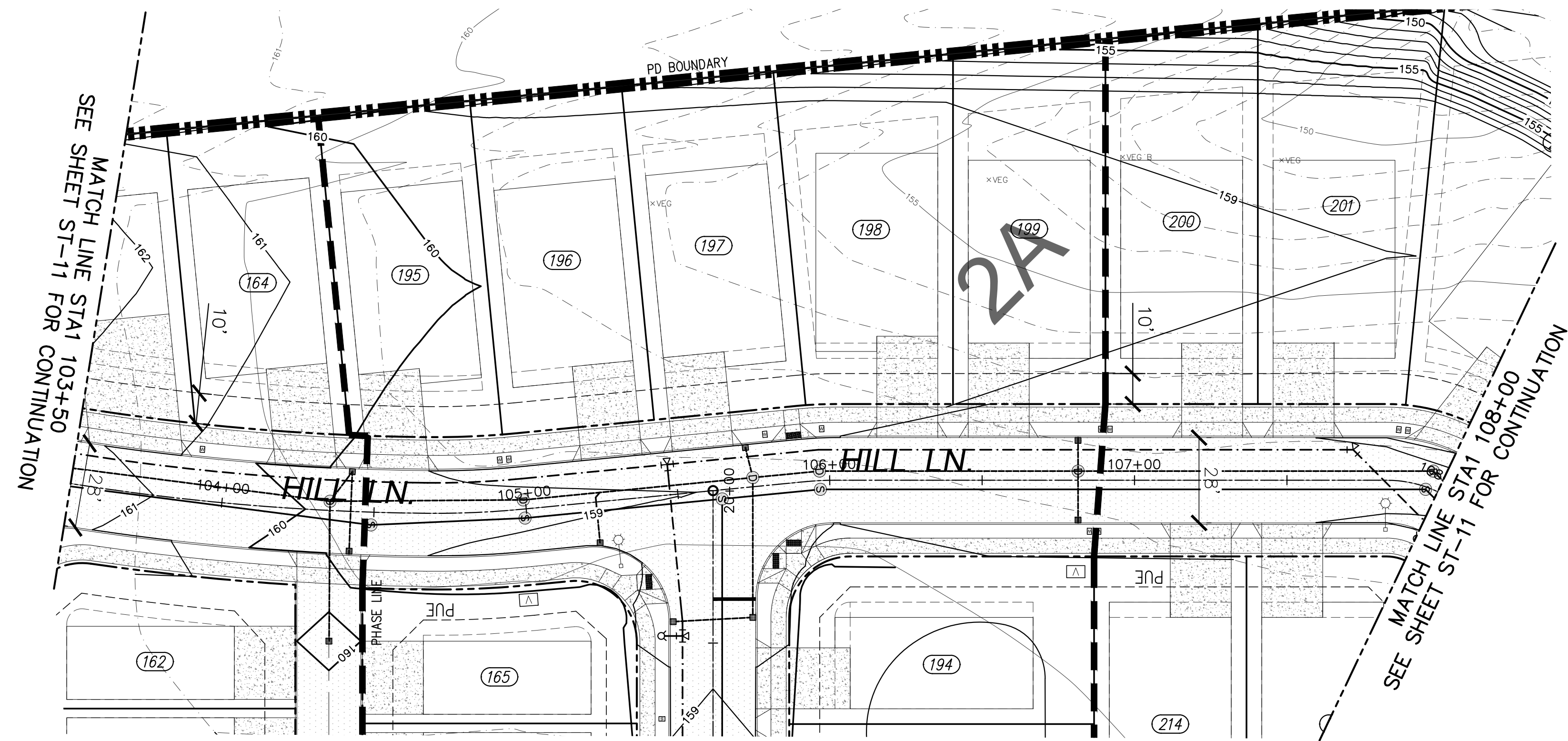
STAFFORD DEVELOPMENT COMPANY
BAKER CREEK NORTH SUBDIVISION

HILL LANE PLAN & PROFILE
100+00 - 103+50

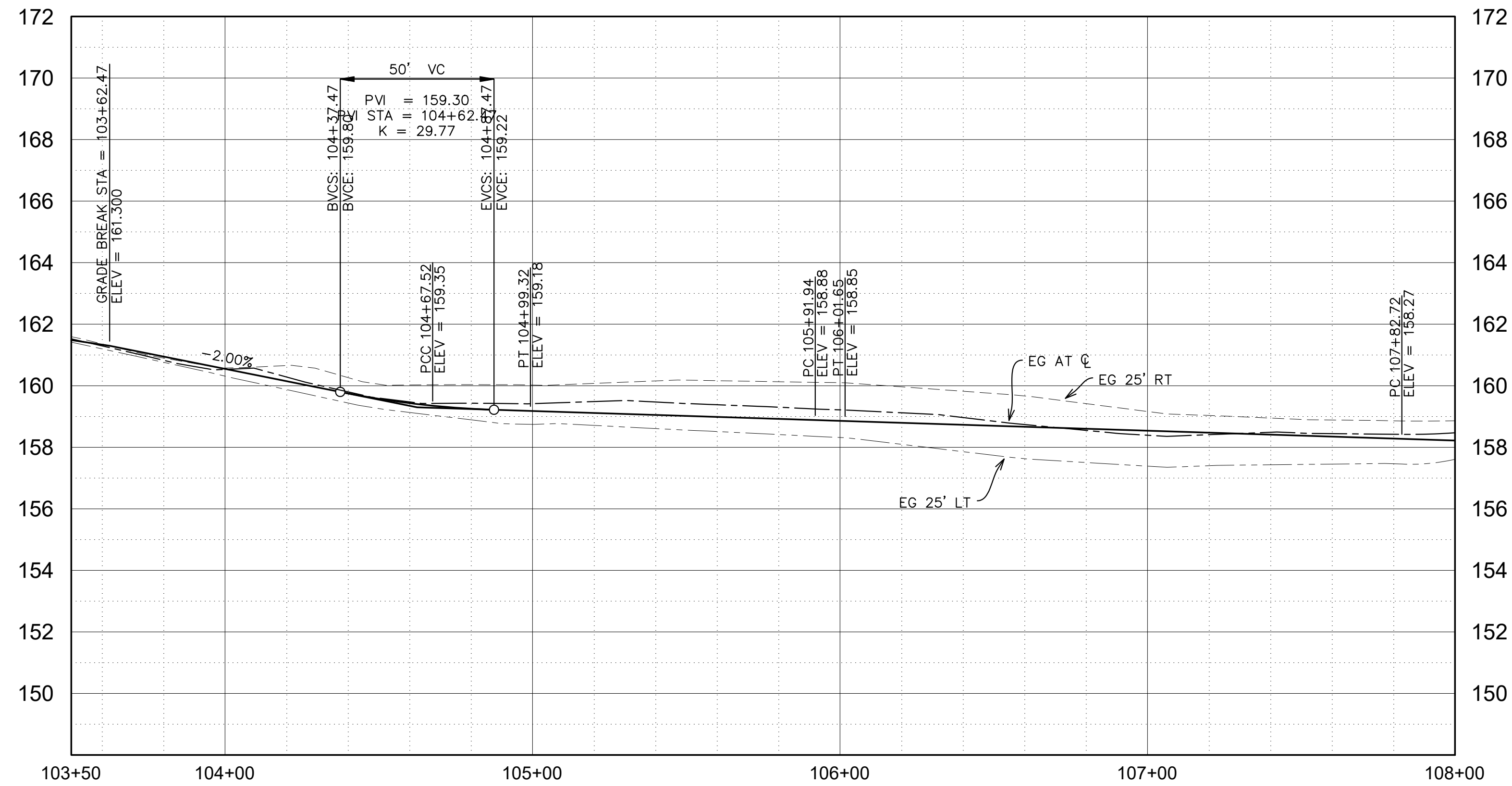
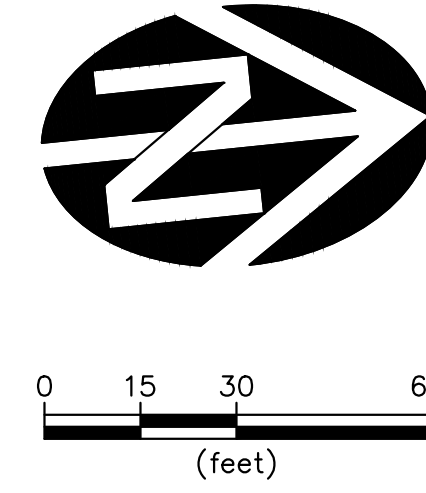
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JOB NUMBER
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HILL LN. PLAN
 1" = 30'



HILL LN. PROFILE
 H: 1" = 30' V: 1" = 3'

NO.	DATE	DESCRIPTION	BY
1			

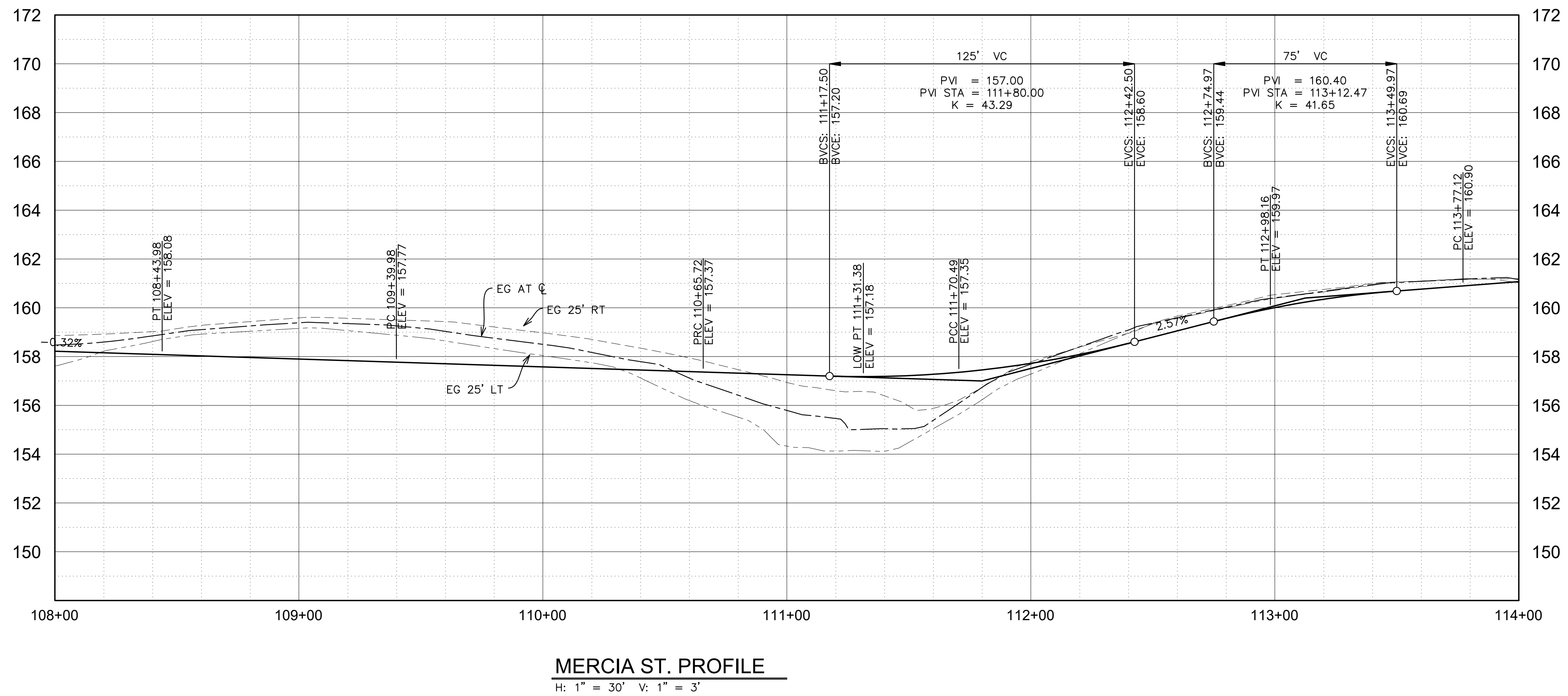
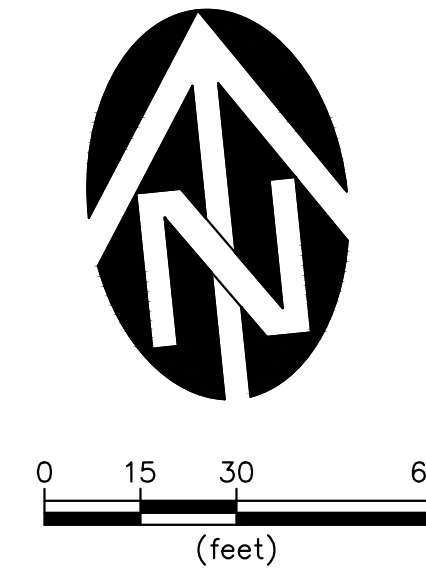
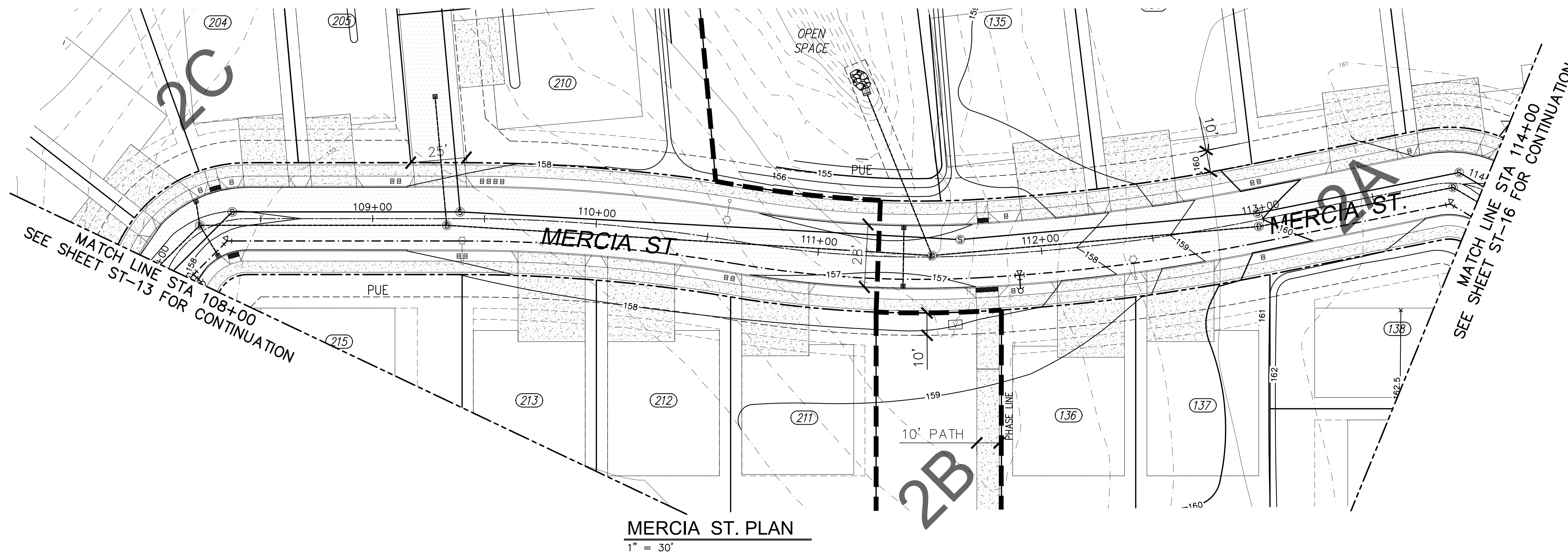
REVIEW REVIEW

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 3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 585-2474 Fax: (503) 585-3966
 E-mail: westtech@westtech-eng.com

STAFFORD DEVELOPMENT COMPANY
 BAKER CREEK NORTH SUBDIVISION
HILL LANE PLAN & PROFILE
 103+50 - 108+00

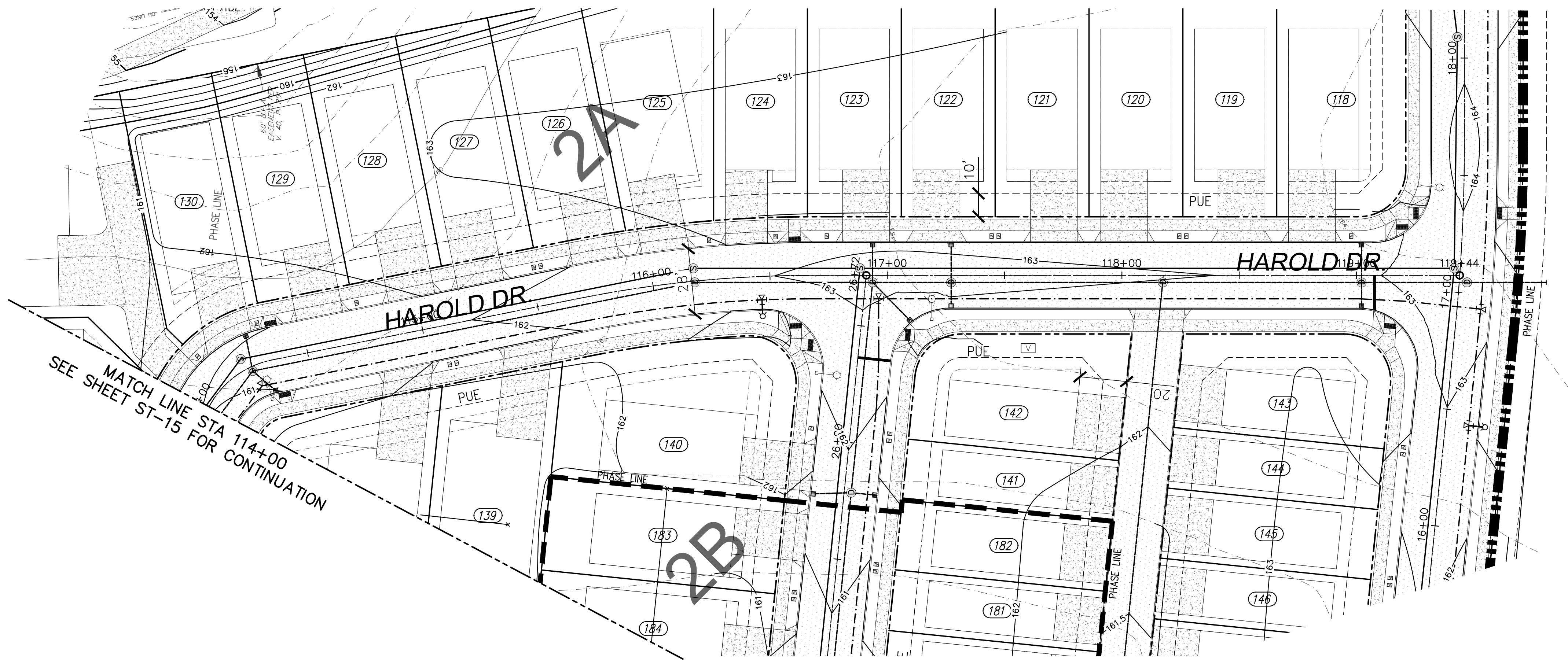
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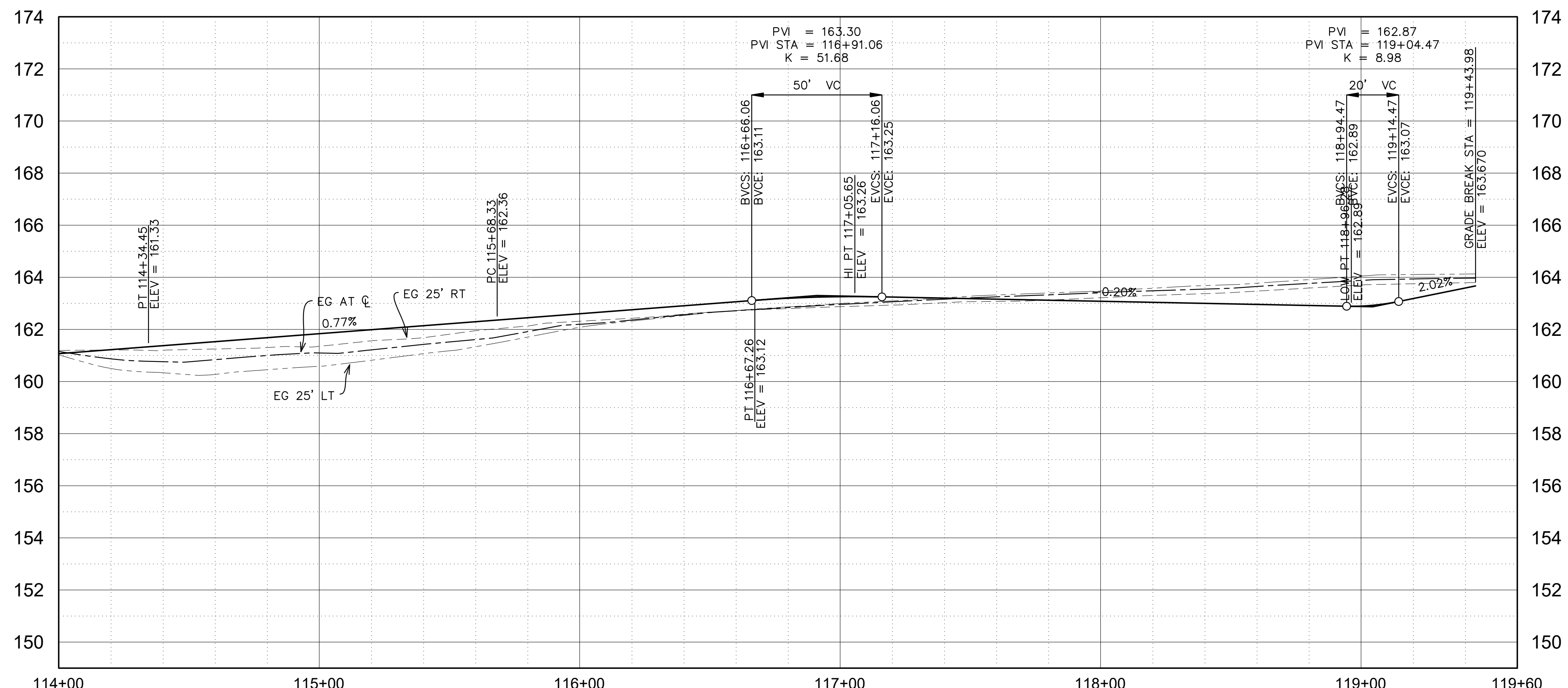
STAFFORD DEVELOPMENT COMPANY		BAKER CREEK NORTH SUBDIVISION		MERCIA STREET PLAN & PROFILE 108+00 - 114+00	
DRAWING ST-15		JOB NUMBER 2940.3000.0		DATE: 11/2019	
REVIEW REVIEW		DATE: 11/2019		DESCRIPTION	
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON SCALES ACCURACELY		NO. 1		BY	
DSN. JW		NO. 1		DATE	
DRN. RS		NO. 1		DESCRIPTION	
CKD. JW		NO. 1		REVISIONS	

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 3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 585-2474 Fax: (503) 585-3966
 E-mail: westtech@westtech-eng.com

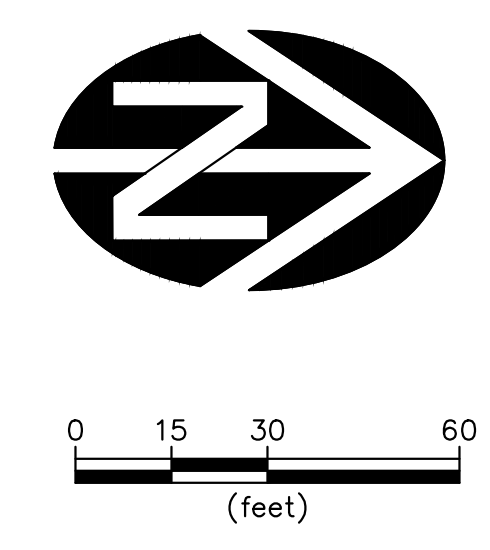


HAROLD DR. PLAN
1" = 30'

MATCH LINE STA 114+00
SEE SHEET ST-15 FOR CONTINUATION

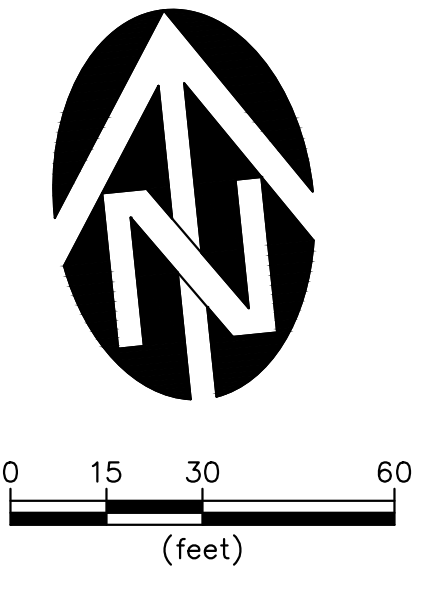
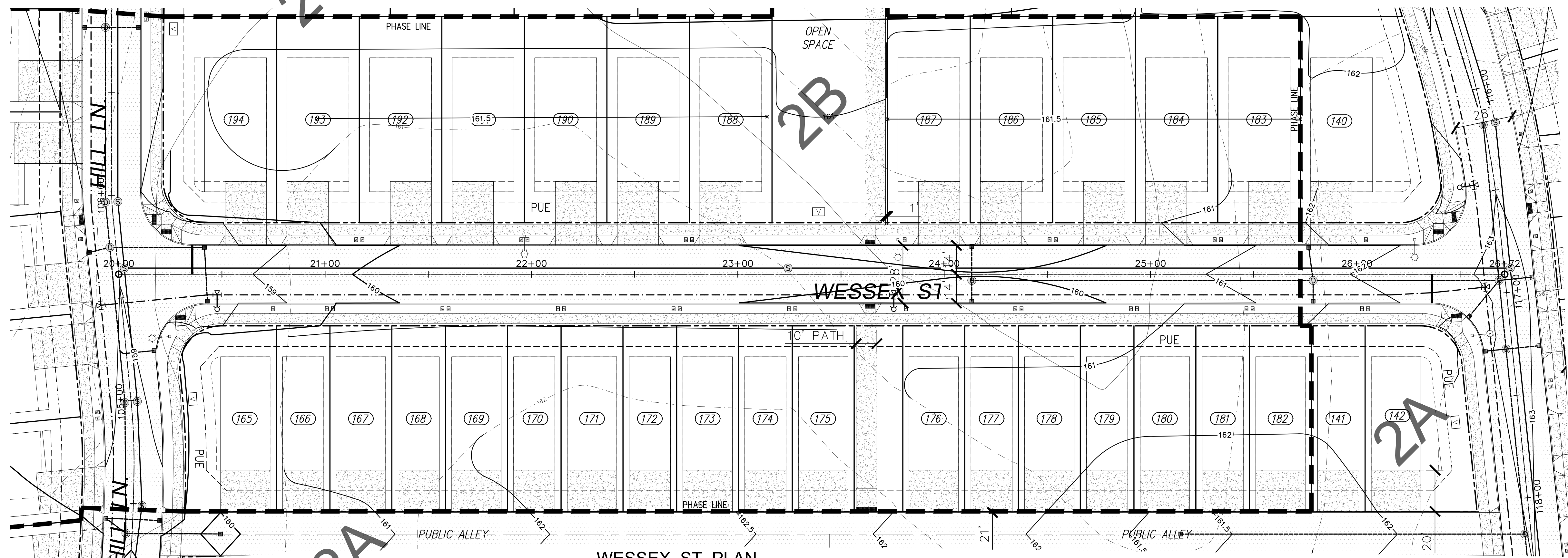


HAROLD DR. PROFILE
H: 1" = 30' V: 1" = 3'

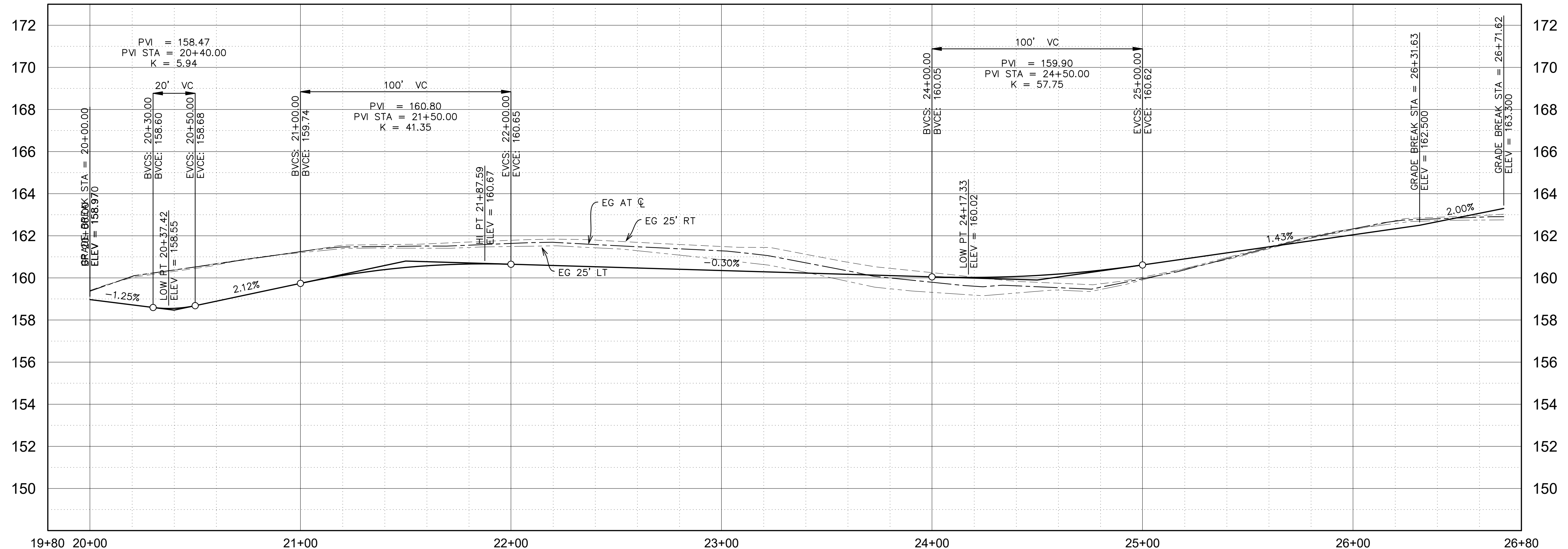


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<p style="font-size: x-small; margin: 0;">STAFFORD DEVELOPMENT COMPANY BAKER CREEK NORTH SUBDIVISION</p>	<p style="font-size: x-small; margin: 0;">HAROLD DRIVE PLAN & PROFILE 114+00 - END</p>								
<p style="font-size: x-small; margin: 0;">DRAWING ST-16</p>	<p style="font-size: x-small; margin: 0;">JOB NUMBER 2940.3000.0</p>								
<p>VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON SCALES ACCORDINGLY</p>	<p>DATE: 11/2019</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	BY	1			
NO.	DATE	DESCRIPTION	BY						
1									



WESSEX ST. PLAN
1" = 30'

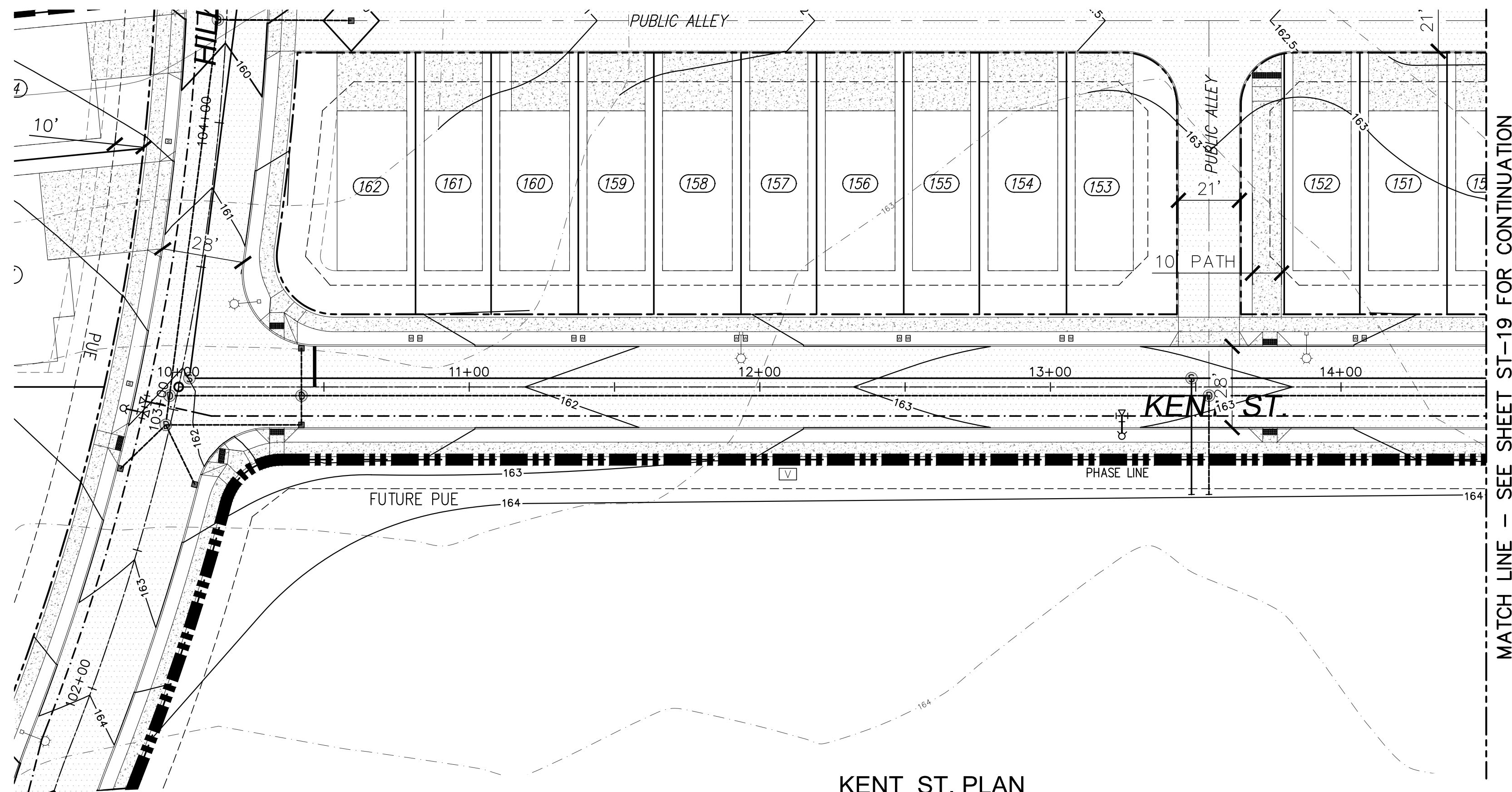


WESSEX ST. PROFILE
H: 1" = 30' V: 1" = 3'

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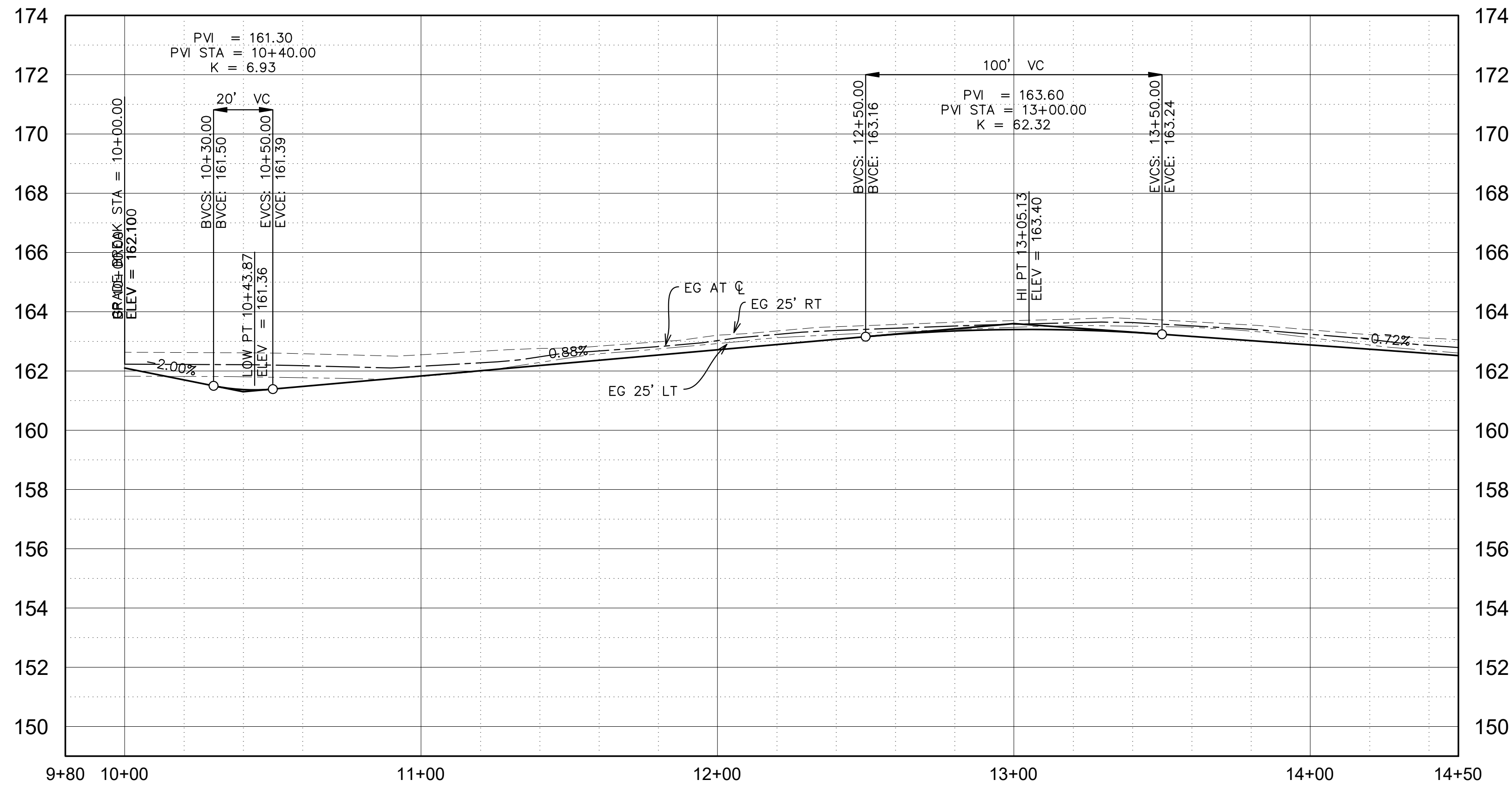
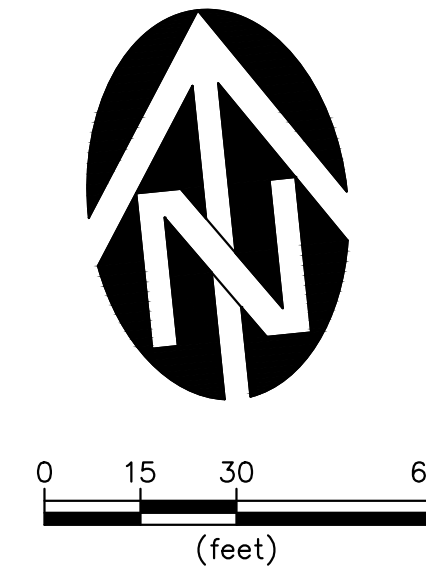
STAFFORD DEVELOPMENT COMPANY	BAKER CREEK NORTH SUBDIVISION	WESSEX STREET PLAN & PROFILE	DRAWING ST-17	JOB NUMBER 2940.3000.0								
<p>WESTECH ENGINEERING, INC. CONSULTING ENGINEERS AND PLANNERS 3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302 Phone: (503) 565-2474 Fax: (503) 565-3966 E-mail: westech@westech-eng.com</p>		<p>REVIEW REVIEW</p>	<p>VERIFY SCALE BASE IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON SCALES ACCURACLY</p>	<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> <tr> <td>1</td> <td>11/2019</td> <td></td> <td></td> </tr> </table>	NO.	DATE	DESCRIPTION	BY	1	11/2019		
NO.	DATE	DESCRIPTION	BY									
1	11/2019											

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KENT ST. PLAN
 1" = 30'

MATCH LINE - SEE SHEET ST-19 FOR CONTINUATION



KENT ST. PROFILE
 H: 1" = 30' V: 1" = 3'

NO.	DATE	DESCRIPTION	BY
1			

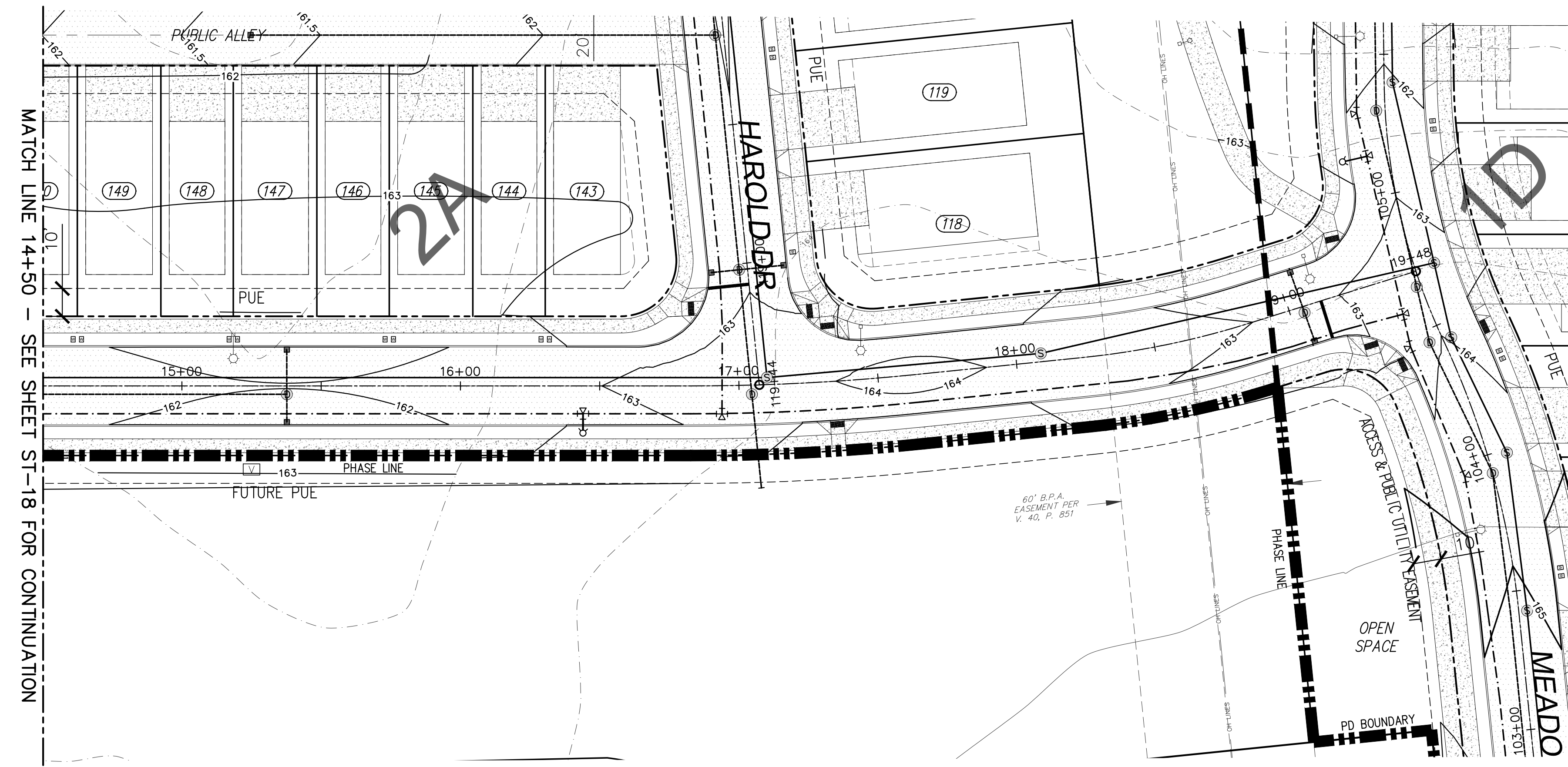
REVIEW REVIEW

WESTTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS
 3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 565-2474 Fax: (503) 565-3966
 E-mail: westtech@westtech-eng.com

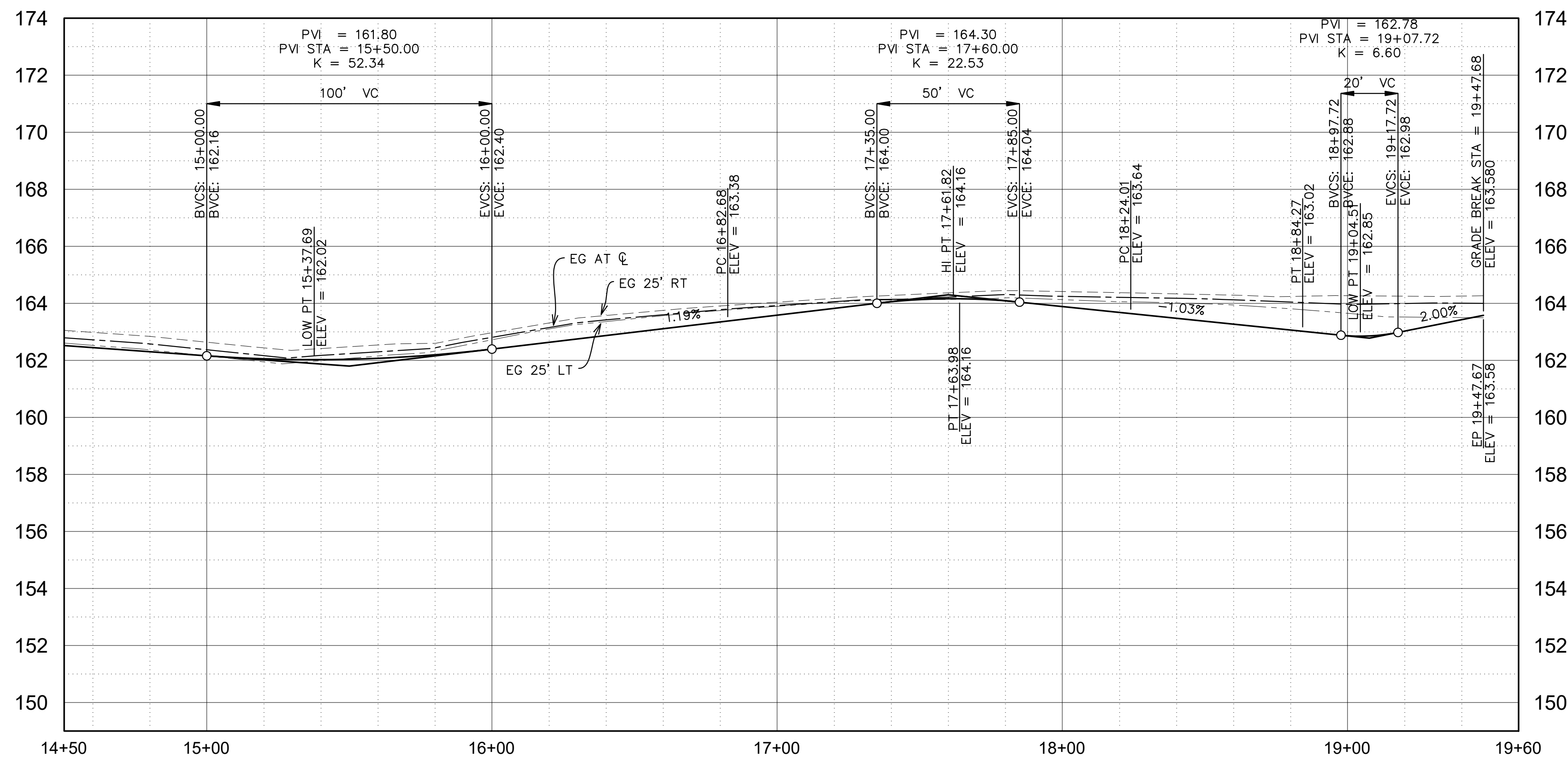
STAFFORD DEVELOPMENT COMPANY
 BAKER CREEK NORTH SUBDIVISION
KENT STREET PLAN & PROFILE
 10+00 - 14+50

DRAWING
ST-18
 JOB NUMBER
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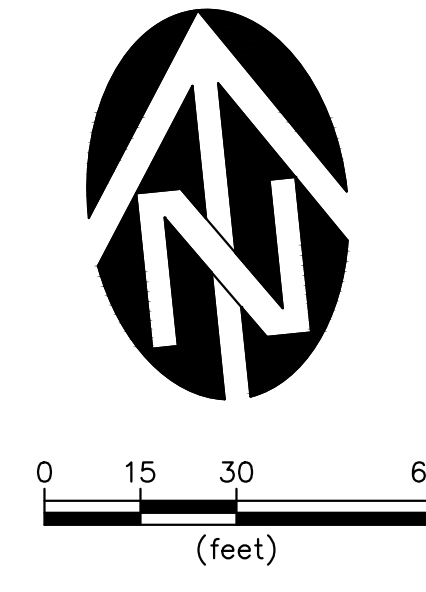
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KENT ST. PLAN
 1" = 30'



KENT ST. PROFILE
 H: 1" = 30' V: 1" = 3'



NO.	DATE	DESCRIPTION	BY
1			

VERIFY SCALE
 BASE IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON SCALES ACCURACLY

DSN. JW
 DRN. RS
 CKD. JW
 DATE: 11/2019

REVIEW REVIEW

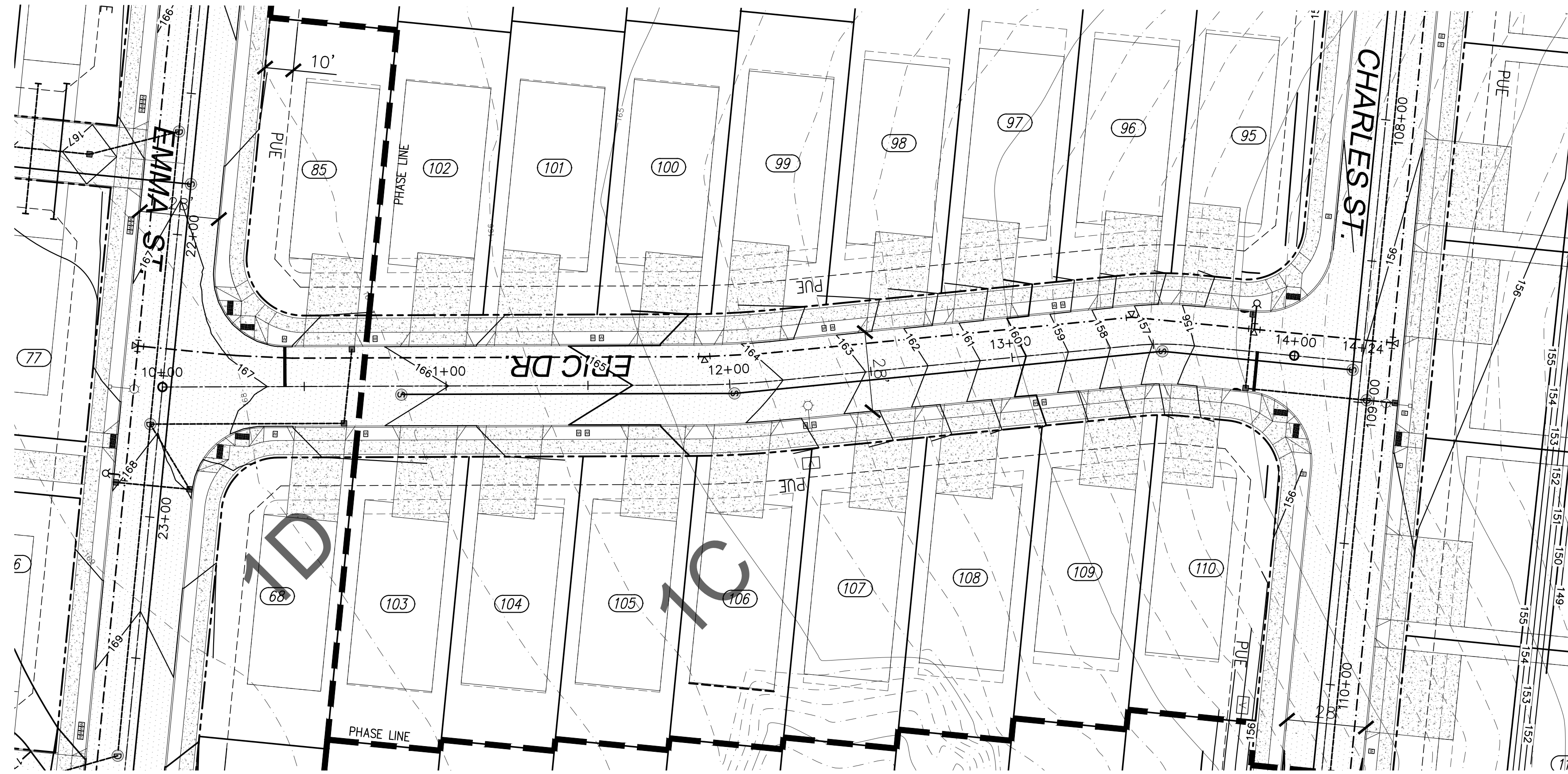
WESTTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 565-2474 Fax: (503) 565-3966
 E-mail: westtech@westtech-eng.com

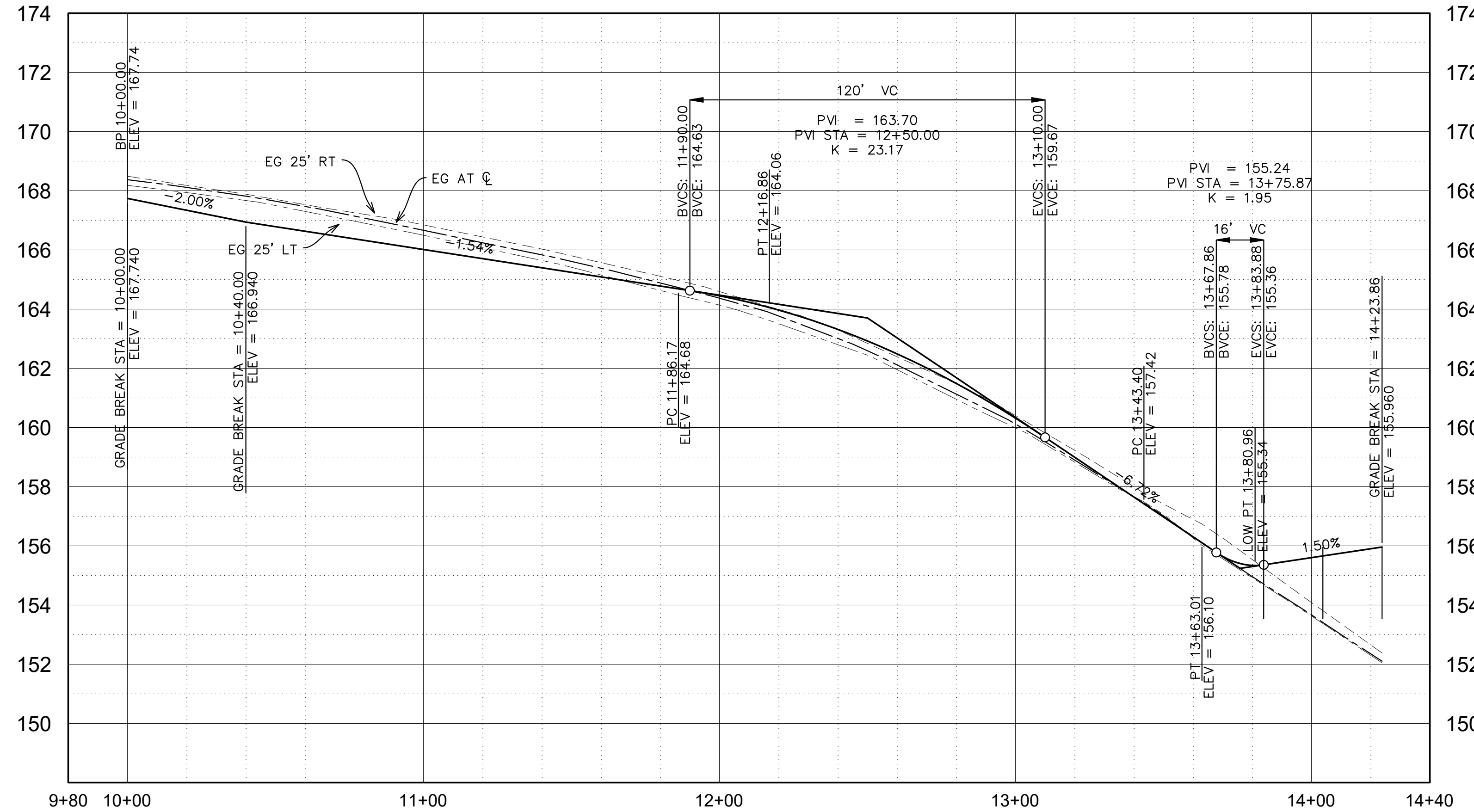
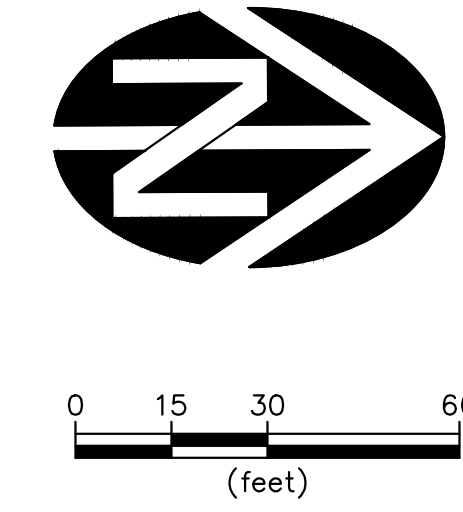
STAFFORD DEVELOPMENT COMPANY
 BAKER CREEK NORTH SUBDIVISION
KENT STREET PLAN & PROFILE
 14+50 - END

DRAWING
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ERIC DR. PLAN
 1" = 30'



ERIC DR. PROFILE
 H: 1" = 30' V: 1" = 3'

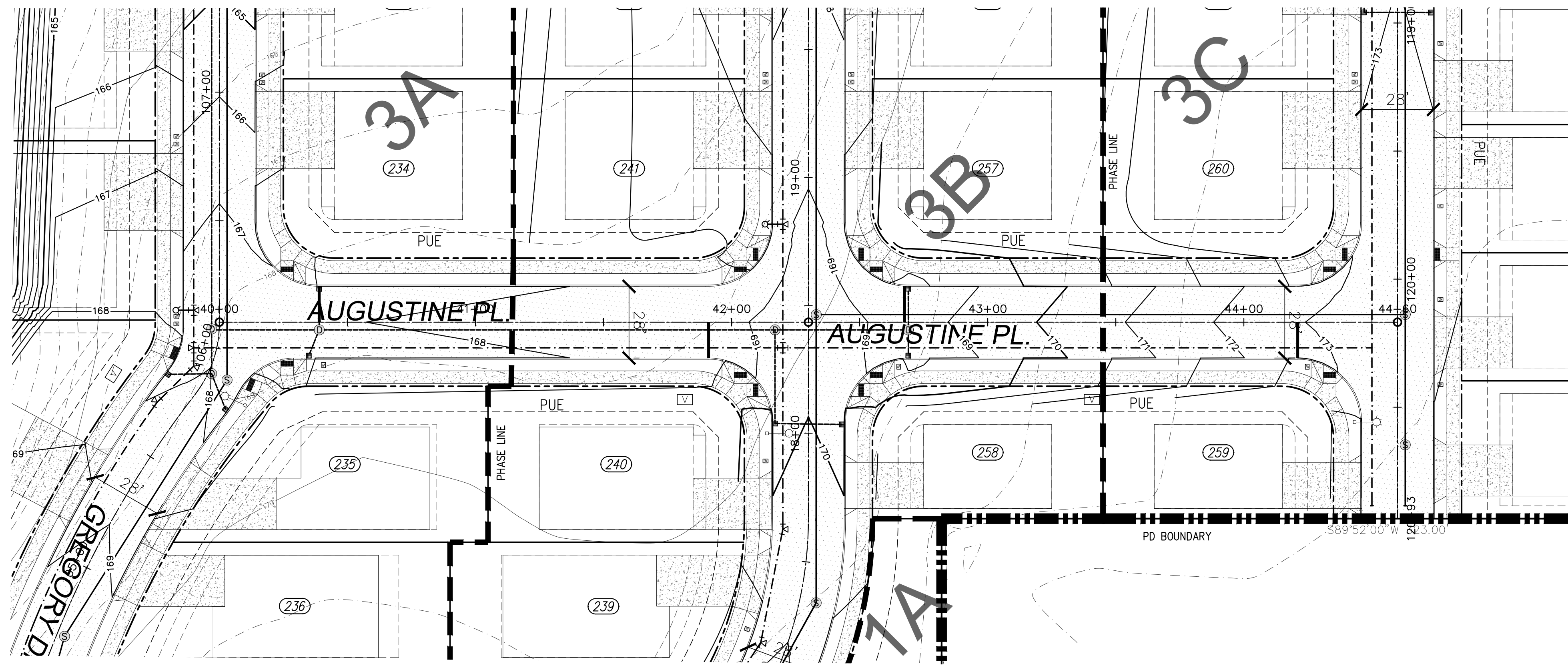
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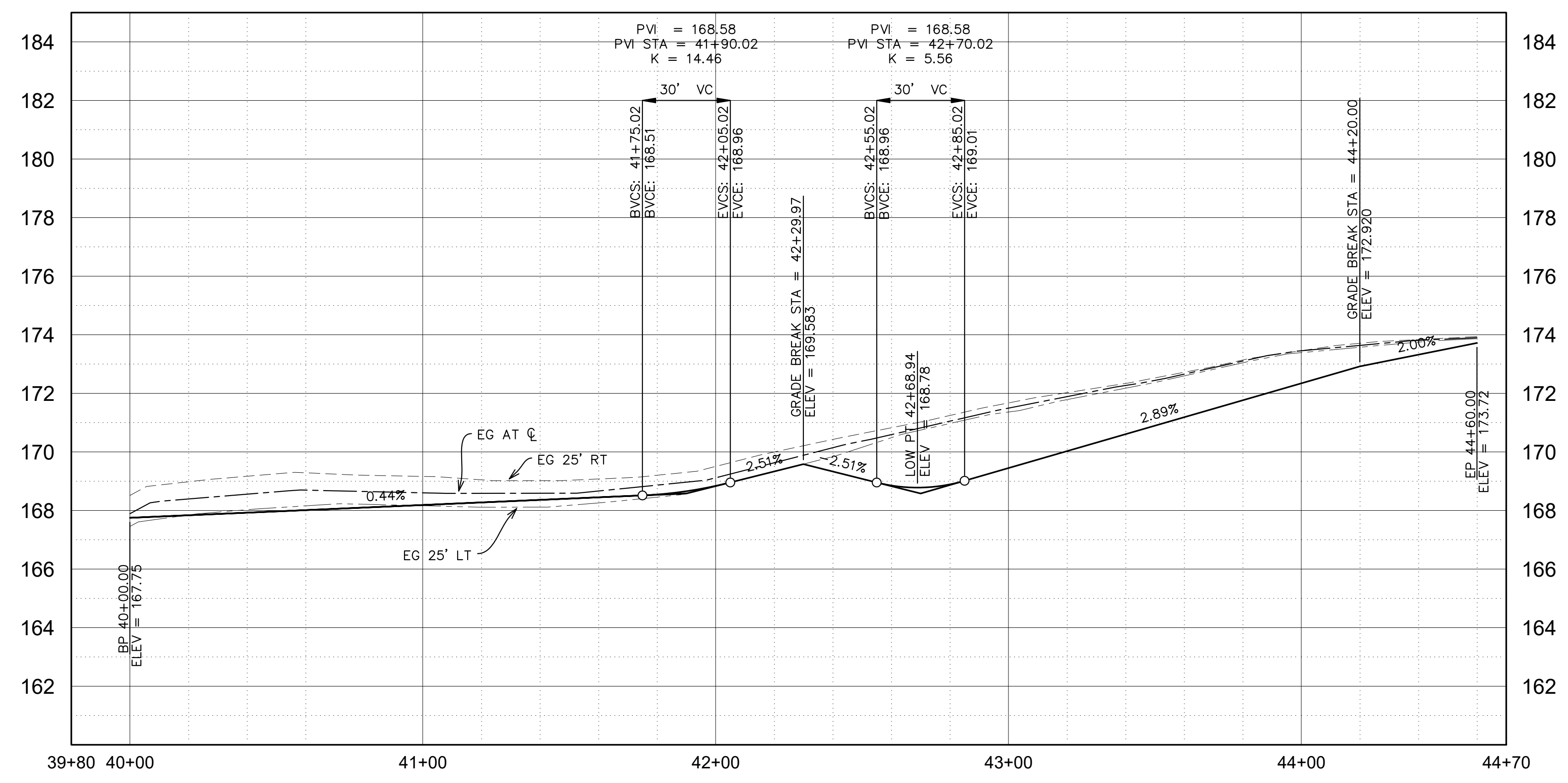
WESTTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS
 3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 585-2474 Fax: (503) 585-3966
 E-mail: westtech@westtech-eng.com

STAFFORD DEVELOPMENT COMPANY
 BAKER CREEK NORTH SUBDIVISION
ERIC DRIVE PLAN & PROFILE

DRAWING
ST-20
 JOB NUMBER
 2940.3000.0

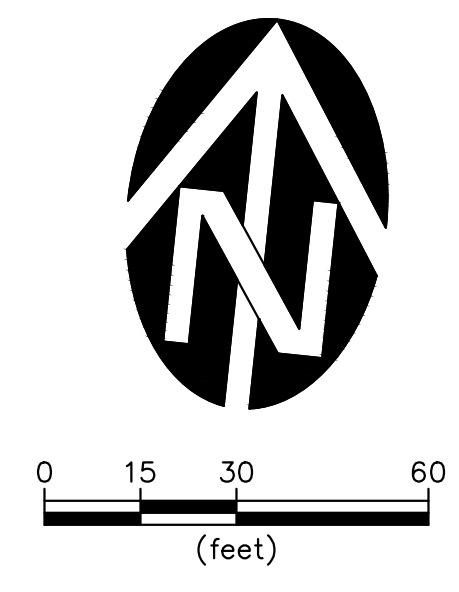


AUGUSTINE PL. PLAN
1" = 30'



AUGUSTINE PL. PROFILE
H: 1" = 30' V: 1" = 3'

11/8/2019 2:08:24 PM
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NO.	DATE	DESCRIPTION	BY
1			

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON SCALES ACCURACLY

DSN. JW
DRN. RS
CKD. JW
DATE: 11/2019

REVIEW REVIEW

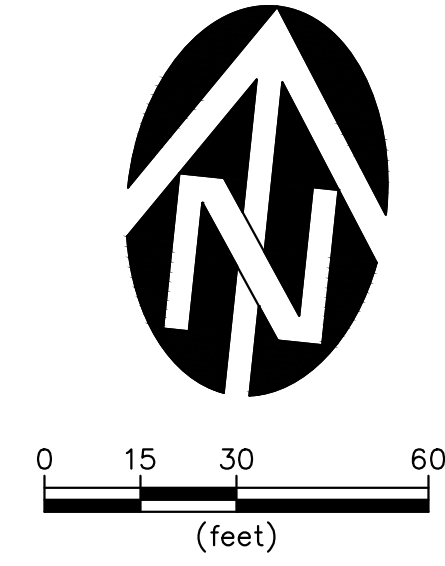
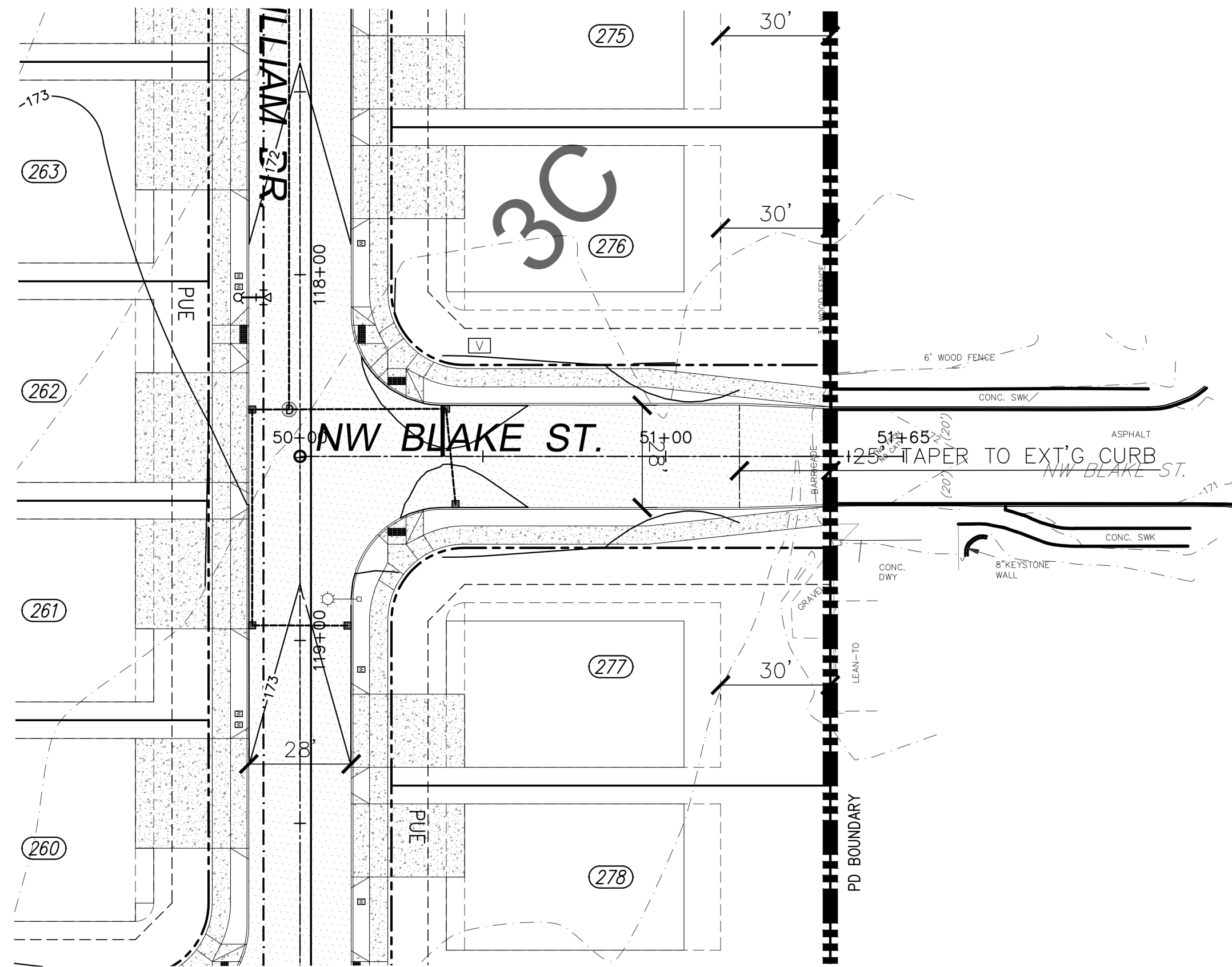
WESTTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3966
E-mail: westtech@westtech-eng.com

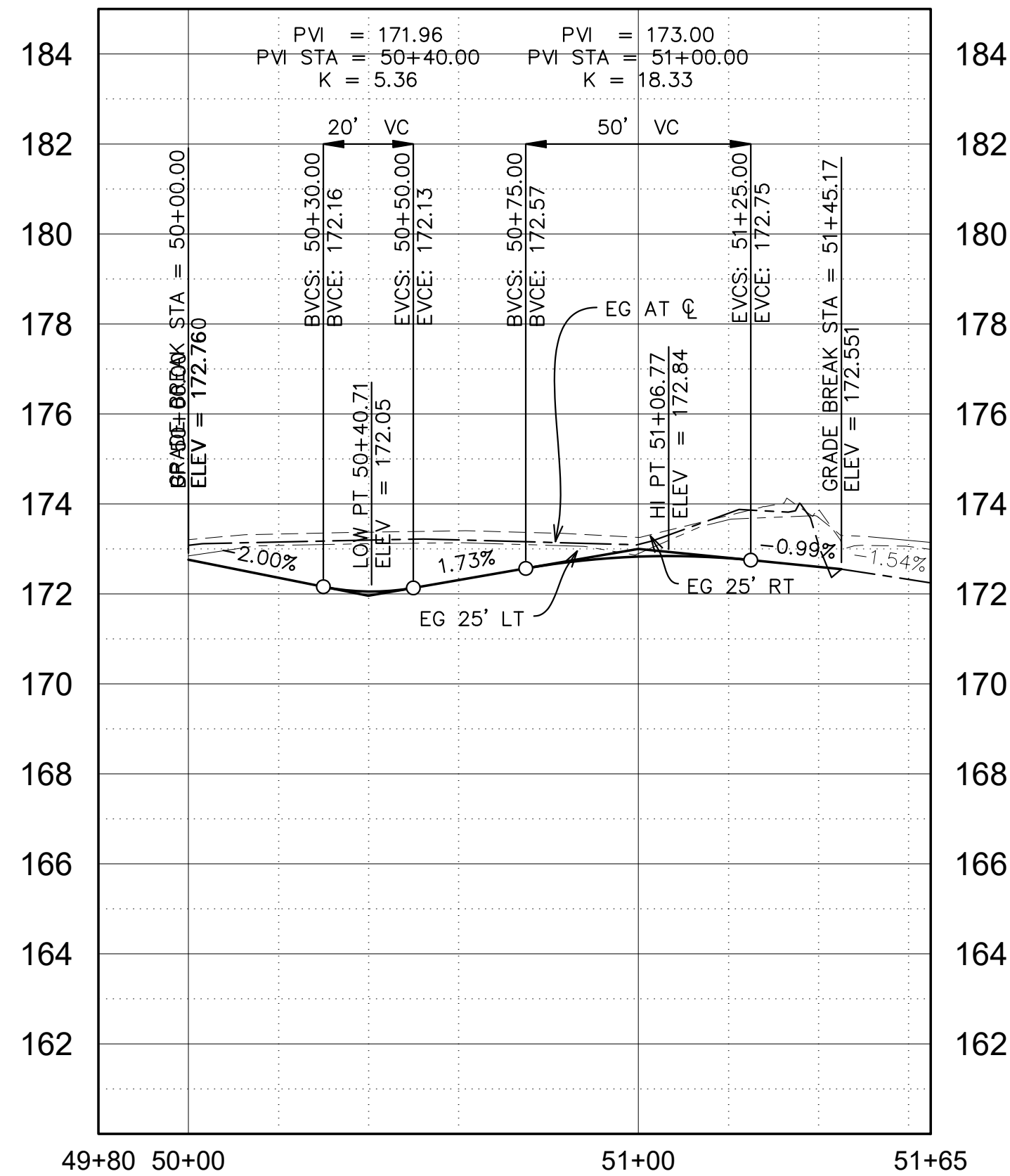
STAFFORD DEVELOPMENT COMPANY
BAKER CREEK NORTH SUBDIVISION
AUGUSTINE PLACE PLAN & PROFILE

DRAWING
ST-21
JOB NUMBER
2940.3000.0

11/8/2019 2:08:39 PM
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BLAKE ST. PLAN
 1" = 30'



BLAKE ST. PROFILE
 H: 1" = 30' V: 1" = 3'

NO.	DATE	DESCRIPTION	BY
1			

VERIFY SCALE
 BAR IS ONE INCH ON
 ORIGINAL DRAWING
 IF NOT ONE INCH ON
 SCALES ACCORDINGLY

DSN. JW
 DRN. RS
 CKD. JW
 DATE: 11/2019

REVIEW REVIEW

WESTTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS

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 Phone: (503) 585-2474 Fax: (503) 585-3966
 E-mail: westtech@westtech-eng.com

STAFFORD DEVELOPMENT COMPANY
 BAKER CREEK NORTH SUBDIVISION
**BLAKE STREET PLAN &
 PROFILE**

DRAWING
ST-22

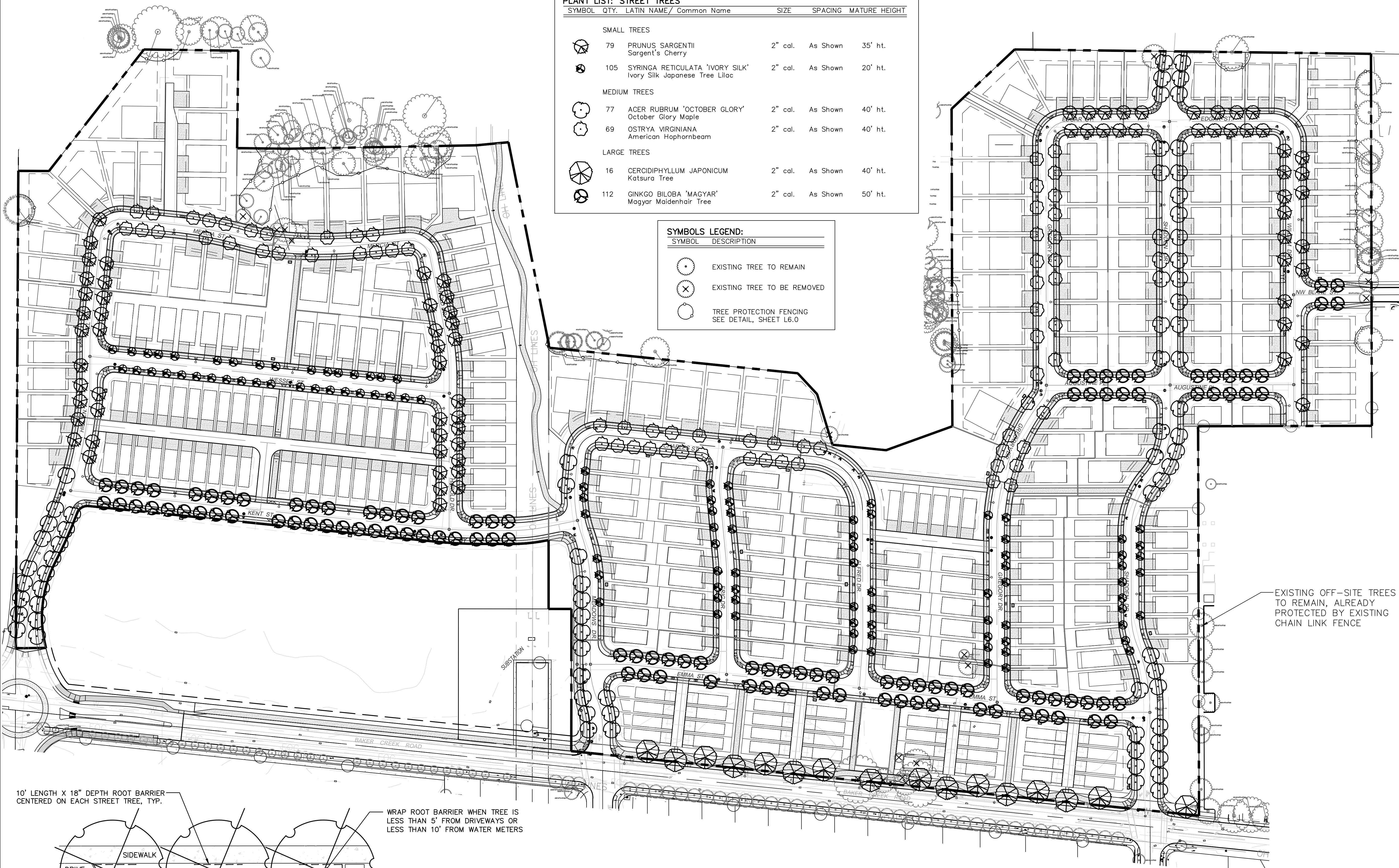
JOB NUMBER
2940.3000.0

PLANT LIST: STREET TREES

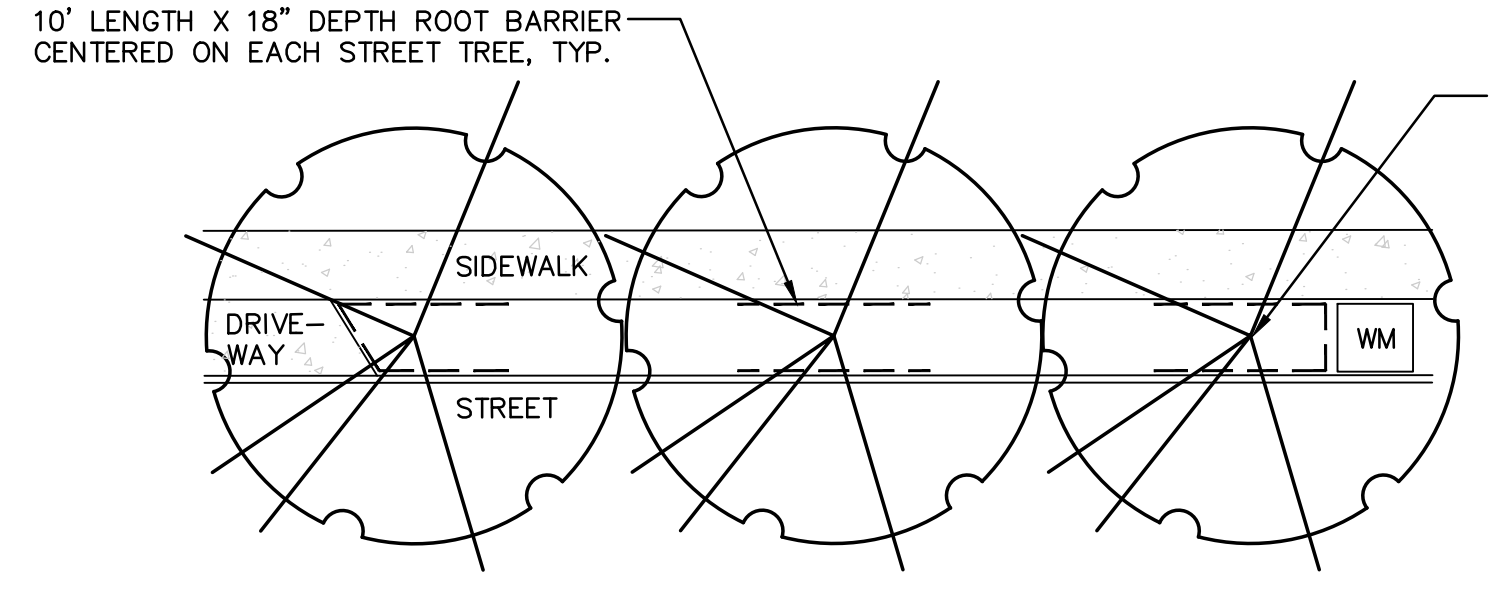
SYMBOL	QTY.	LATIN NAME/ Common Name	SIZE	SPACING	MATURE HEIGHT
SMALL TREES					
	79	PRUNUS SARGENTII Sargent's Cherry	2" cal.	As Shown	35' ht.
	105	SYRINGA RETICULATA 'IVORY SILK' Ivory Silk Japanese Tree Lilac	2" cal.	As Shown	20' ht.
MEDIUM TREES					
	77	ACER RUBRUM 'OCTOBER GLORY' October Glory Maple	2" cal.	As Shown	40' ht.
	69	OSTRYA VIRGINIANA American Hophornbeam	2" cal.	As Shown	40' ht.
LARGE TREES					
	16	CERCIDIPHYLLUM JAPONICUM Katsura Tree	2" cal.	As Shown	40' ht.
	112	GINKGO BILOBA 'MAGYAR' Magyar Maidenhair Tree	2" cal.	As Shown	50' ht.

SYMBOLS LEGEND:

SYMBOL	DESCRIPTION
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	TREE PROTECTION FENCING SEE DETAIL, SHEET L6.0



EXISTING OFF-SITE TREES TO REMAIN, ALREADY PROTECTED BY EXISTING CHAIN LINK FENCE

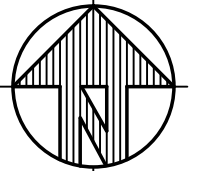


WRAP ROOT BARRIER WHEN TREE IS LESS THAN 5' FROM DRIVEWAYS OR LESS THAN 10' FROM WATER METERS

- STREET TREE NOTES:**
1. Street trees shall not be planted within ten feet of fire hydrants, utility poles, sanitary sewer, storm sewer or water lines; twenty feet of street lights or street intersections; or five feet from a private driveway or alley, except as approved with appropriate root barrier.
 2. Root barrier shall be installed for any street trees planted less than five feet from a curb, sidewalk, or driveway, and less than 10' from a water meter.
 3. Lawn shall be planted in all street planting areas by adjacent property owner at time of home construction.

TREE PLAN

SCALE 1" = 90'-0"



11/8/2019 11:49:41 AM F:\Projects\PLANTING\Baker Creek North\19-Baker Creek North-LS.dwg (Street Trees Job)

NO.	DATE	DESCRIPTION	BY

OTTEN & Associates
Landscape Architecture, LLC
3933 SW Kelly Avenue, Suite B
Portland, Oregon 97239
Phone: (503) 972-0311
www.ottenla.com



WESTTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
3941 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3986
E-mail: westtech@westtech-eng.com

STAFFORD DEVELOPMENT COMPANY, LLC
BAKER CREEK NORTH SUBDIVISION
STREET TREE PLAN

DRAWING
L1.0
JOB NUMBER
2940.3000.0

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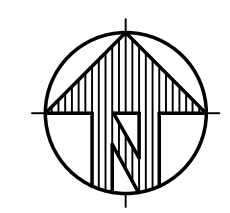
MATCHLINE: SEE SHEET L5.0



SEE ENLARGED TRACT VIEWS
 (SHEETS L7.0 & L8.0)

LANDSCAPE PLAN

SCALE 1" = 40'-0"

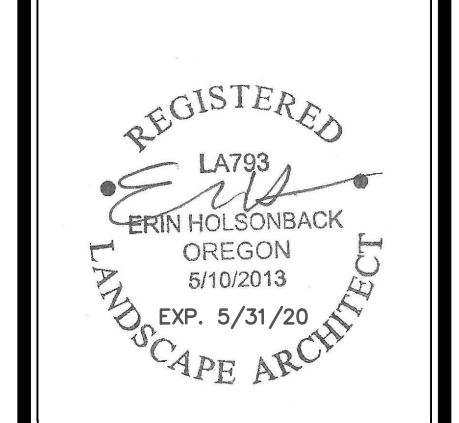


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VERIFY SCALE
 BASE IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON SCALES ACCORDINGLY

DATE: 11/8/2019
 DSN: EH
 DRN: EH
 CKD: EH

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 E-mail: westtech@westtech-eng.com

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 BAKER CREEK NORTH SUBDIVISION

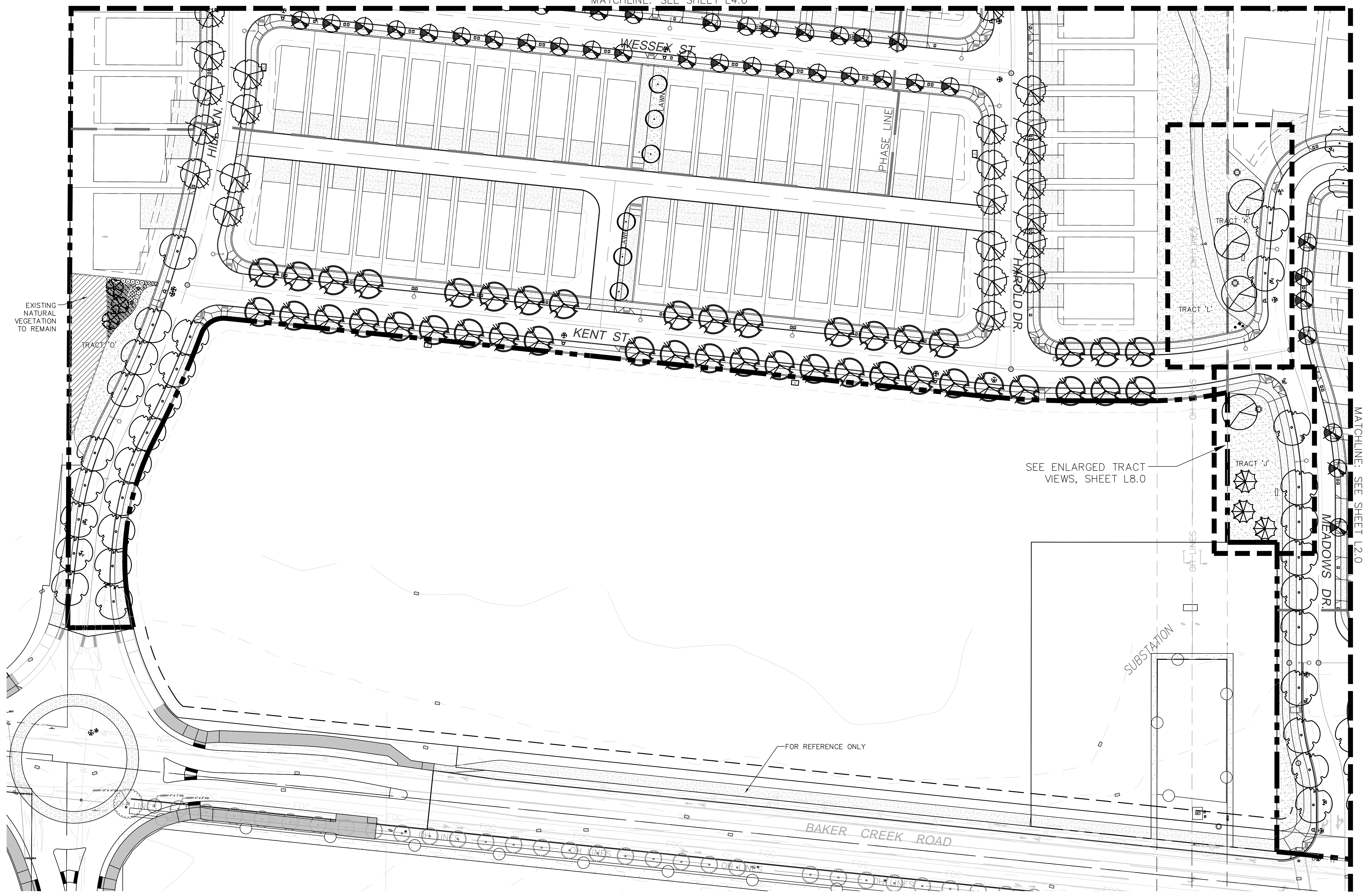
LANDSCAPE PLAN

DRAWING
 L2.0

JOB NUMBER
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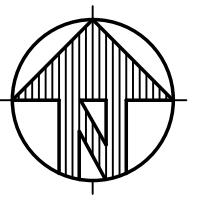
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MATCHLINE: SEE SHEET L4.0



LANDSCAPE PLAN

SCALE 1" = 40'-0"



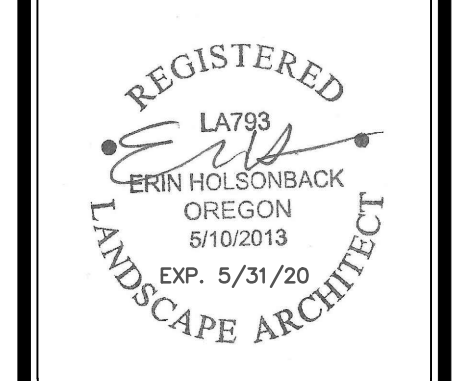
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VERIFY SCALE
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IF NOT ONE INCH ON SCALES ACCORDINGLY

DATE: 11/8/2019

DSN: EH
DRN: EH
CKD: EH

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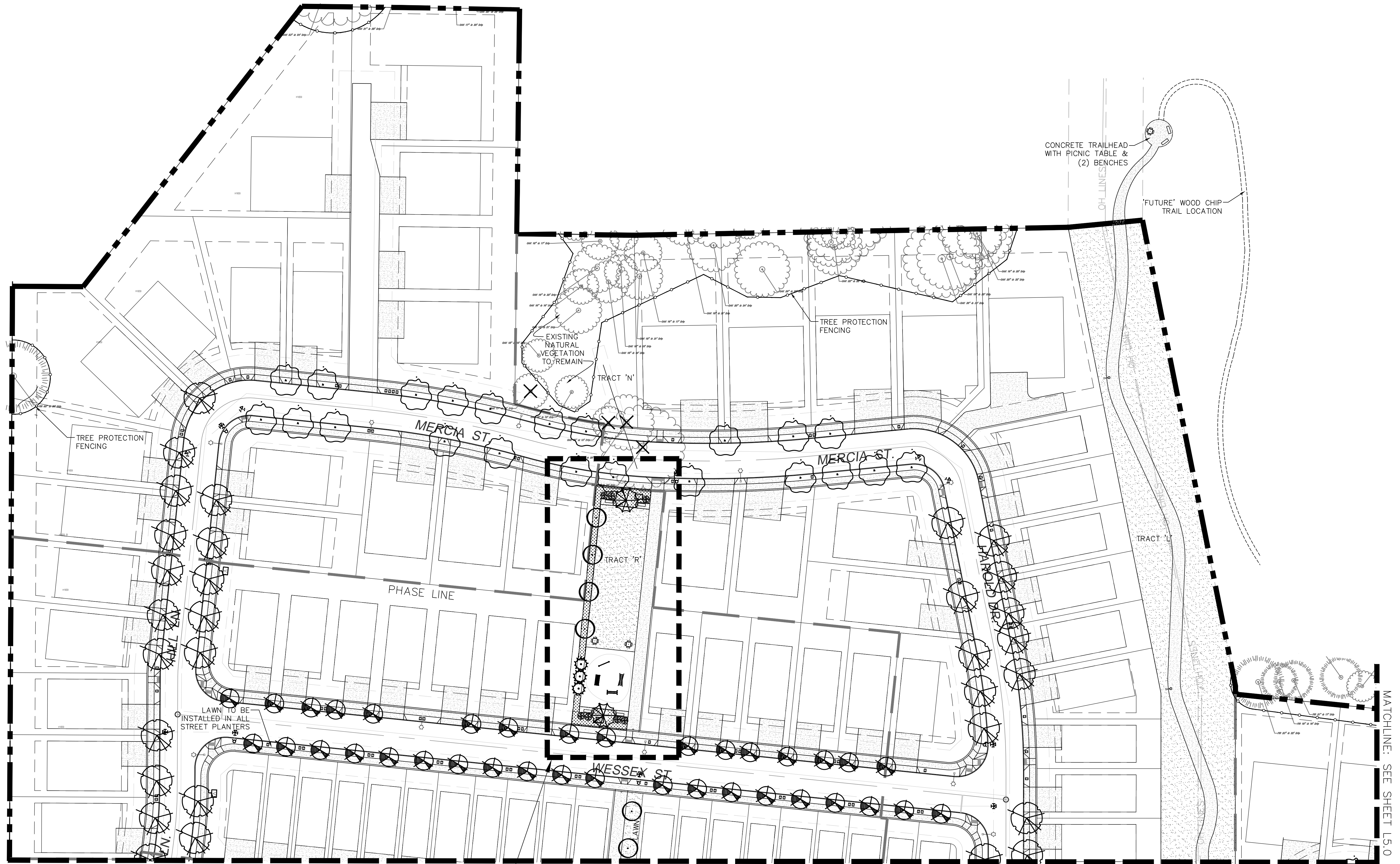
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LANDSCAPE PLAN

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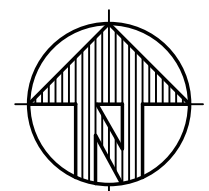


SEE ENLARGED TRACT VIEW, SHEET L9.0

MATCHLINE: SEE SHEET L3.0

LANDSCAPE PLAN

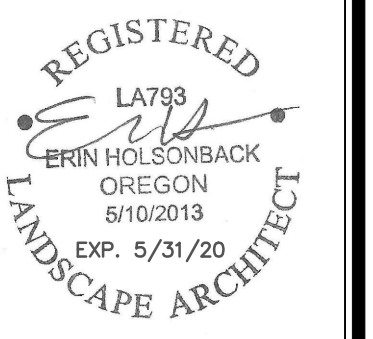
SCALE 1" = 40'-0"



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VERIFY SCALE
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 IF NOT ONE INCH ON SCALES ACCORDINGLY
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 DRN: EH
 CKD: EH
 DATE: 11/8/2019

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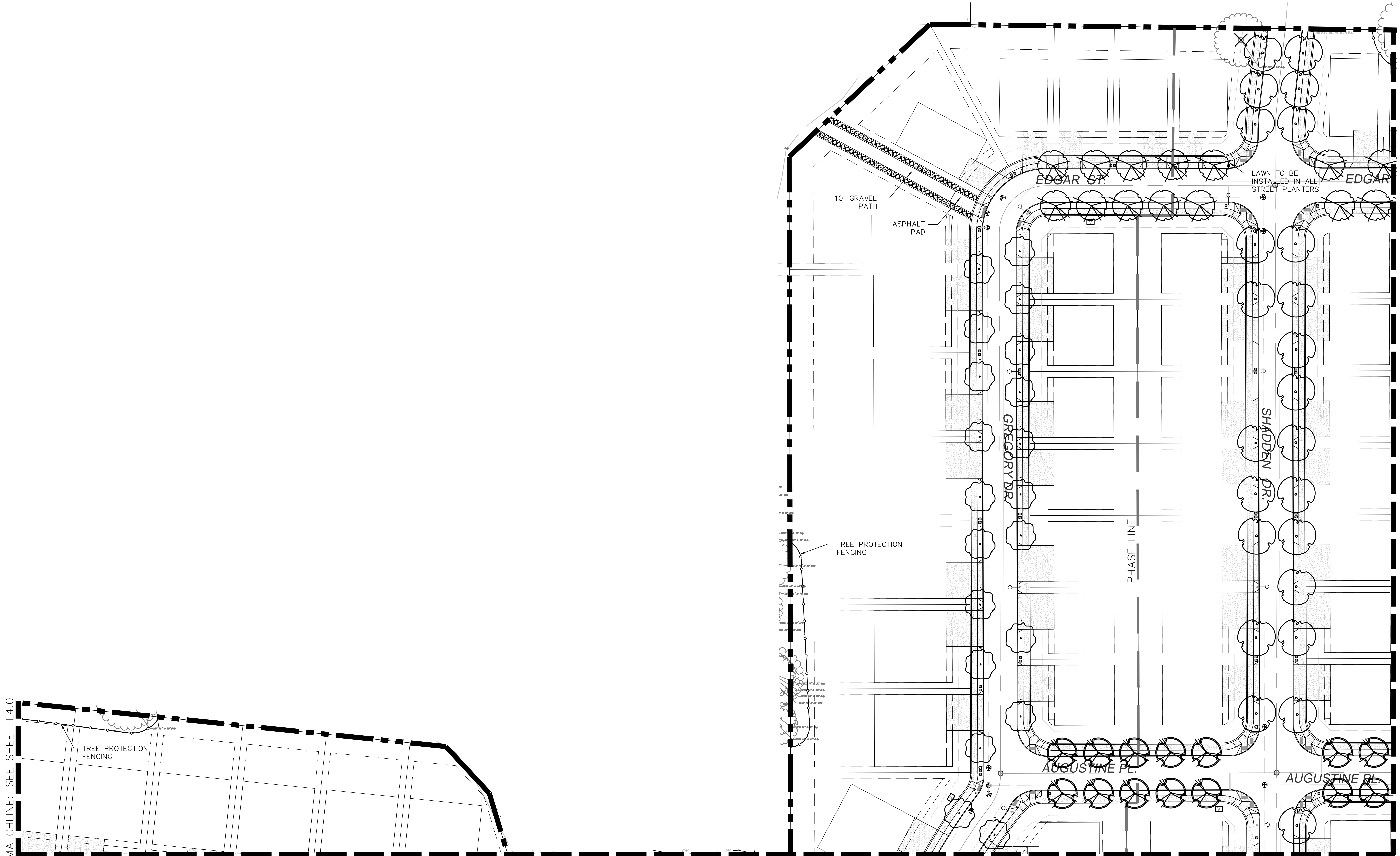
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 LANDSCAPE PLAN

DRAWING
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 JOB NUMBER
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MATCHLINE: SEE SHEET L4.0

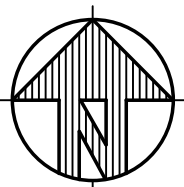


MATCHLINE: SEE SHEET L2.0

MATCHLINE: SEE SHEET L6.0

LANDSCAPE PLAN

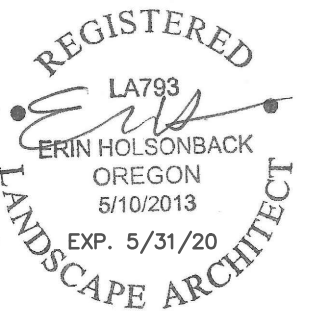
SCALE 1" = 40'-0"



VERIFY SCALE
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 IF NOT ONE INCH ON SCALES ACCURACIES

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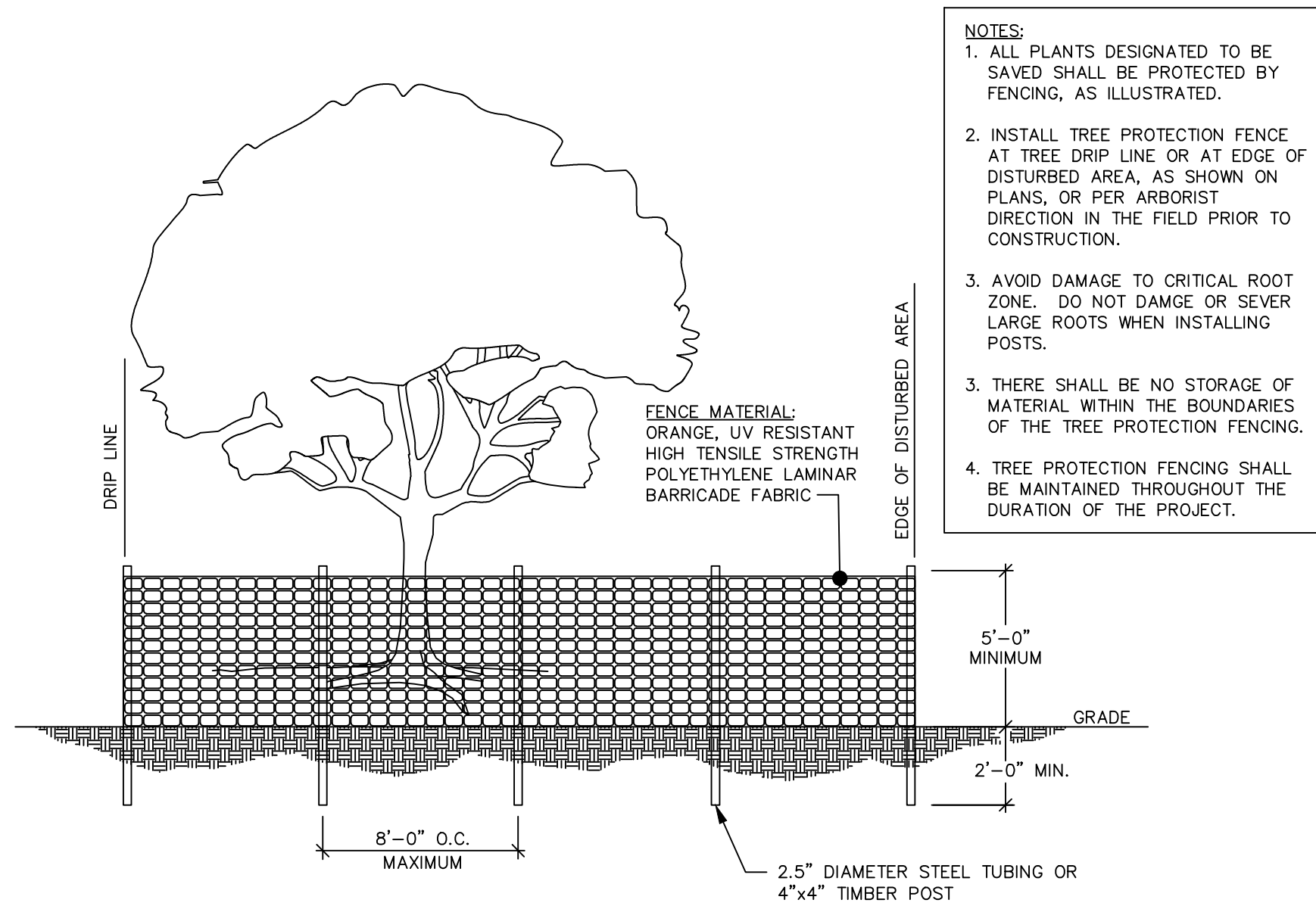
STAFFORD DEVELOPMENT COMPANY, LLC
 BAKER CREEK NORTH SUBDIVISION
 LANDSCAPE PLAN

DRAWING
 L5.0
 JOB NUMBER
 2940.3000.0

NO.	DATE	DESCRIPTION	BY

GENERAL NOTES:

- Landscape Plan is diagrammatic only and does not provide construction details for any hardscape elements. Contractor(s) shall be experienced and skilled in the required scope of work, and assume all responsibility for the work contained herein.
- Tree protection fencing shall be installed for all existing trees to be preserved prior to the commencement of any construction activity.
- Adjust plantings in the field as necessary.
- Project is to be irrigated by an automatic, underground system, which will provide full coverage for all plant material. See Irrigation Plan for meter location and mainline layout. Individual zones and sprinkler layout are to be design/build by Landscape Contractor. Guarantee system for a minimum one year.
- All plants are to be fully foliated, well branched and true to form.
- Contractor is to notify Landscape Architect or Owner's Representative of any site changes or unforeseen conditions that may be detrimental to plant health, or cause future problems to any structural elements of the project.
- Contractor shall notify the Landscape Architect if specified materials or methods are not consistent with local climate and/or practices.



- NOTES:**
- ALL PLANTS DESIGNATED TO BE SAVED SHALL BE PROTECTED BY FENCING, AS ILLUSTRATED.
 - INSTALL TREE PROTECTION FENCE AT TREE DRIP LINE OR AT EDGE OF DISTURBED AREA, AS SHOWN ON PLANS, OR PER ARBORIST DIRECTION IN THE FIELD PRIOR TO CONSTRUCTION.
 - AVOID DAMAGE TO CRITICAL ROOT ZONE. DO NOT DAMAGE OR SEVER LARGE ROOTS WHEN INSTALLING POSTS.
 - THERE SHALL BE NO STORAGE OF MATERIAL WITHIN THE BOUNDARIES OF THE TREE PROTECTION FENCING.
 - TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.

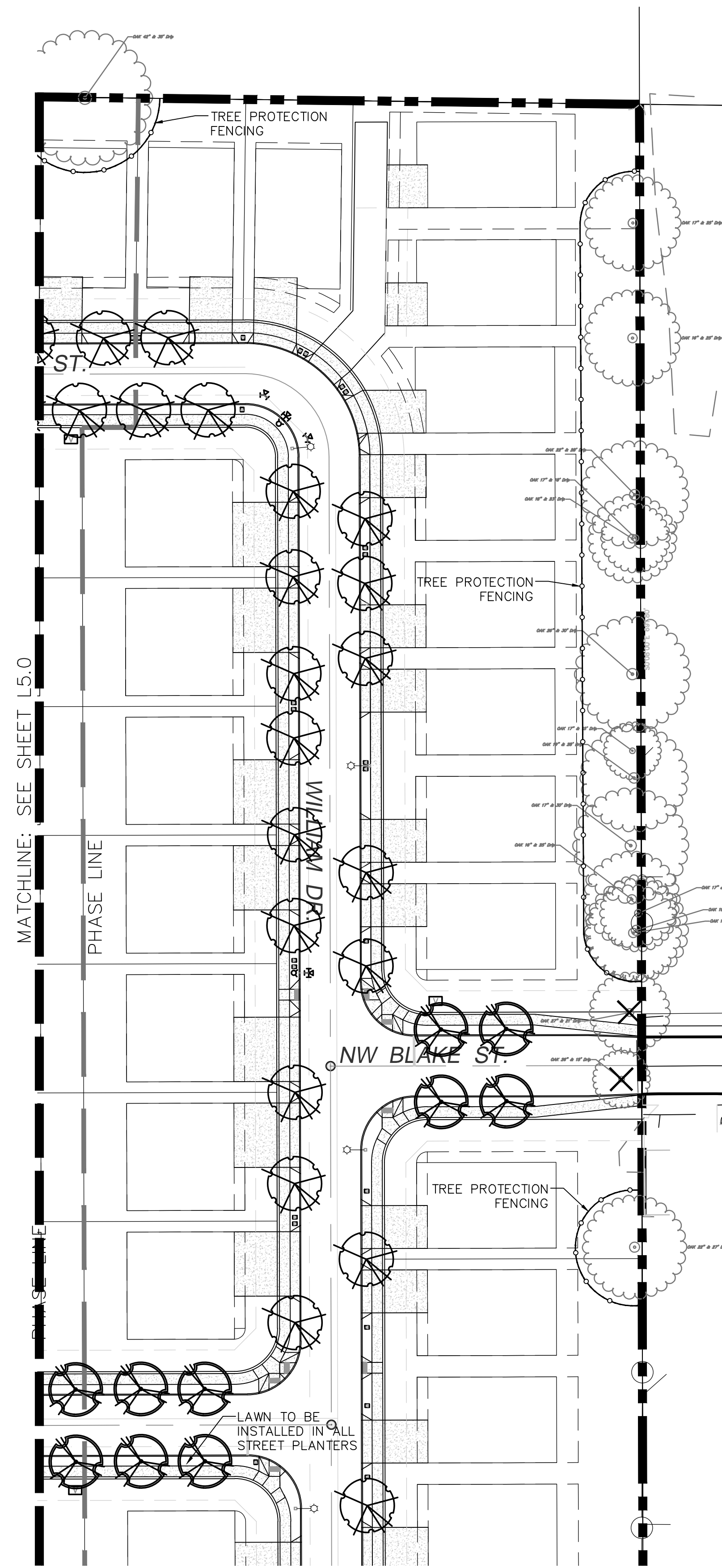
TREE PROTECTION FENCING

(OR AS REQUIRED BY THE CITY OF MCMINNVILLE) N.T.S.

PLANT LIST: OPEN SPACE TRACTS

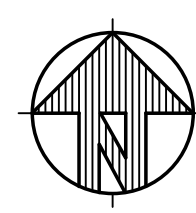
SYMBOL QTY. SUGGESTED PLANT MATERIAL SIZE SPACING

SYMBOL	QTY.	SUGGESTED PLANT MATERIAL	SIZE	SPACING
SITE TREES				
☉	13	ACER CIRCINATUM Vine Maple	4-5' ht.	As Shown
☼	6	CALOCEDRUS DECURRENS Incense Cedar	6-7' ht.	As Shown
☽	34	CARPINUS BETULUS 'FRANS FONTAINE' Frans Fontaine Hornbeam	2" cal.	As Shown
☾	12	CERCIS CANADENSIS Eastern Redbud	2" cal.	As Shown
☿	9	QLEDITSIA TRIACANTHOS 'SUNBURST' Sunburst Honey Locust	2" cal.	As Shown
♋	17	MALUS 'ROYAL RAINDROPS' Royal Raindrops Flowering Crabapple	2" cal.	As Shown
♌	OR	AMELANCHIER ALNIFOLIA Pacific Serviceberry		
♍	10	PSEUDOTSUGA MENSIEZII Douglas Fir	7-8' ht.	As Shown
♎	7	RHAMNUS PURSHIANA Cascara	2" cal.	As Shown
SHRUBS				
⊙	10	ABELIA GRANDIFLORA 'KALEIDOSCOPE' Kaleidoscope Abelia	2 gal.	3' o.c.
⊕	54	CORNUS ALBA 'ELEGANTISSIMA' Variegated Redtwig Dogwood	5 gal.	5' o.c.
⊗	9	JUNIPERUS CHINENSIS 'BLUE POINT' Blue Point Juniper	4-5' ht.	5' o.c.
⊘	8	LIGUSTRUM JAPONICUM 'TEXANUM' Waxleaf Privet	5 gal.	4' o.c.
⊙	172	MAHONIA AQUIFOLIUM Tall Oregon Grape	2 gal.	4' o.c.
☉	36	MYRICA CALIFORNICA Pacific Wax Myrtle	5 gal.	6' o.c.
☼	24	ROSA NUTKANA Nootka Rose	2 gal.	4' o.c.
☽	16	SYRINGA PATULA 'MISS KIM' Miss Kim Korean Lilac	5 gal.	6' o.c.
☾	3	VIBURNUM TINUS 'SPRING BOUQUET' Spring Bouquet Viburnum	5 gal.	4' o.c.
☿	(3,760 SF)	ORNAMENTAL & NATIVE SHRUBS Lucky Lots Abelia Silver Queen Euonymus Kelsey Dogwood Creeping Mahonia Evergreen Huckleberry Gulf Stream Nandina Dwarf Alaska Blue Willow	2-5 gal.	2-6' o.c.
GROUND COVER & PERENNIALS				
▨	341	ARCTOSTAPHYLOS UVA-URSI Kinnikinnick	1 gal.	3' o.c.
⊙	60	HELICTOTRICHON SEMPERVIRENS Blue Oat Grass	1 gal.	2' o.c.
⊕	10	HEMEROCALLIS 'STELLA D' ORO' Stella d' Oro Daylily	1 gal.	2' o.c.
⊗	2	MISCANTHUS SINENSIS 'MORNING LIGHT' Morning Light Maiden Grass	2 gal.	3' o.c.
SEEDED AREAS				
▨		FINE LAWN See Specifications		Seed
▨		WATER QUALITY MIX See Specifications		Seed



LANDSCAPE PLAN

SCALE 1" = 40'-0"



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BAKER CREEK NORTH SUBDIVISION
LANDSCAPE PLAN

DRAWING L6.0
JOB NUMBER 2940.3000.0

VERIFY SCALE
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IF NOT ONE INCH ON SCALES ACCURACILY

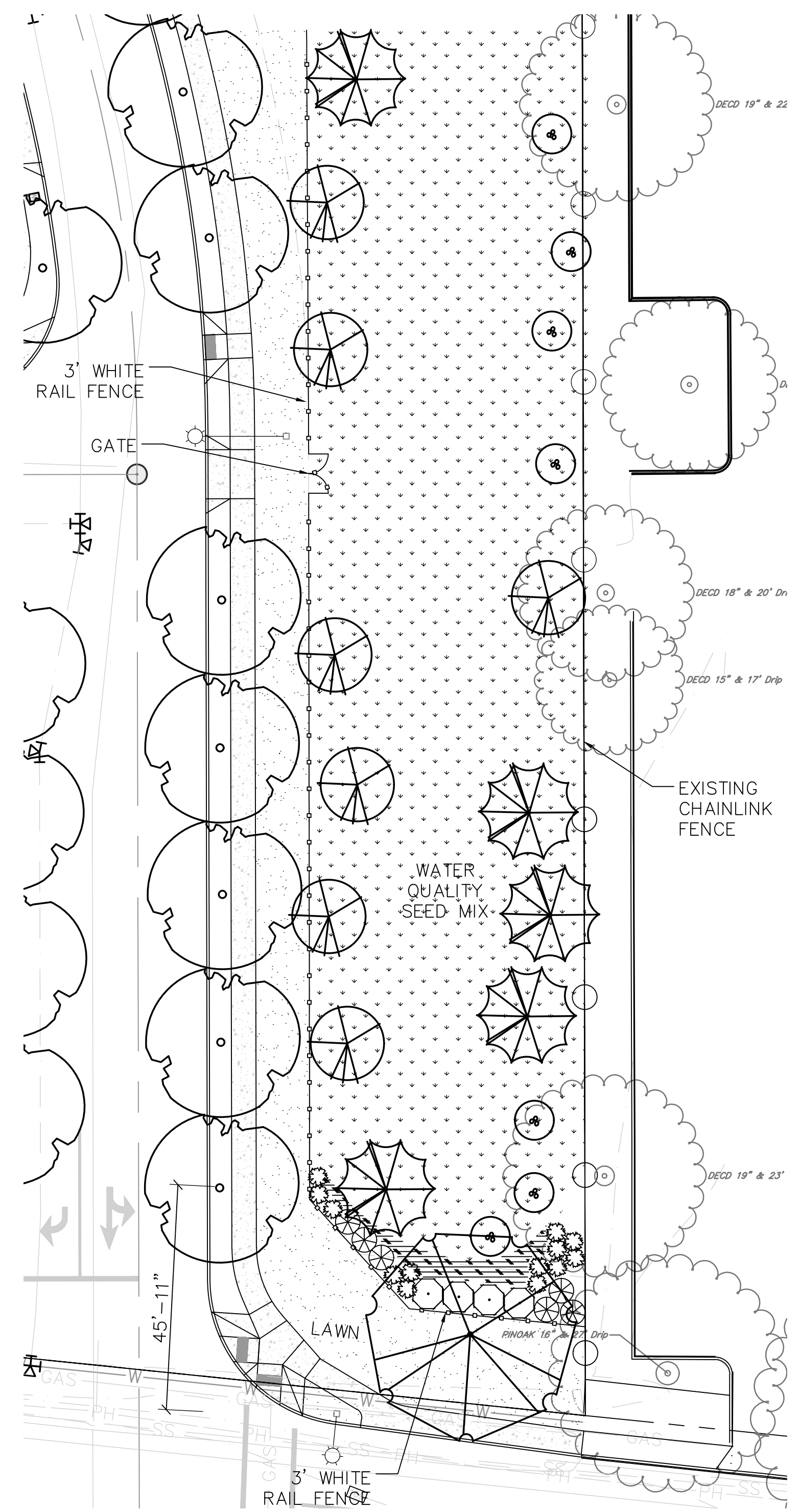
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www.ottenla.com

REGISTERED
LA793
ERIN HOLSBACK
OREGON
5/10/2013
EXP. 5/31/20
LANDSCAPE ARCHITECT

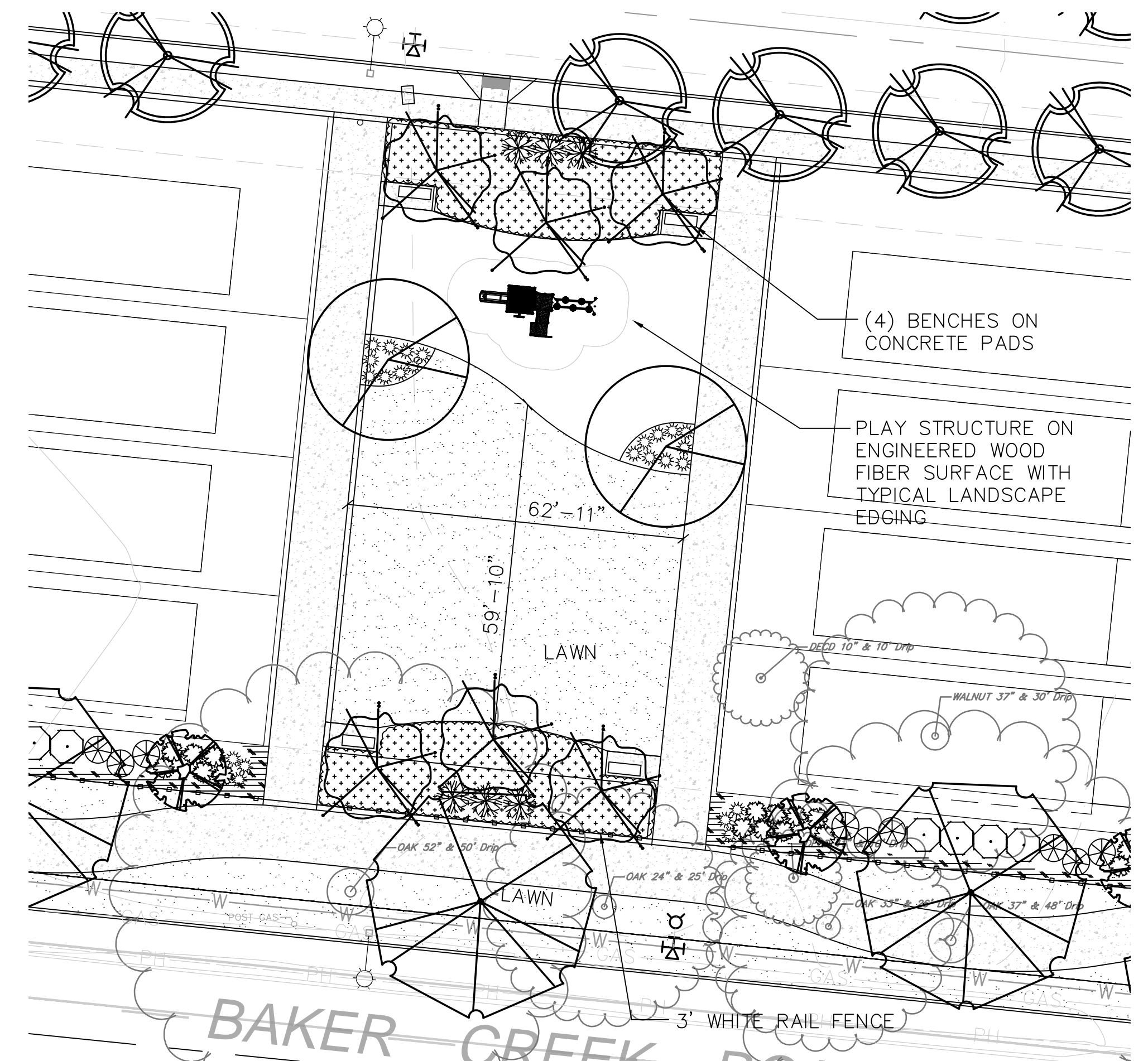
WESTTECH ENGINEERING, INC.
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DATE: 11/8/2019

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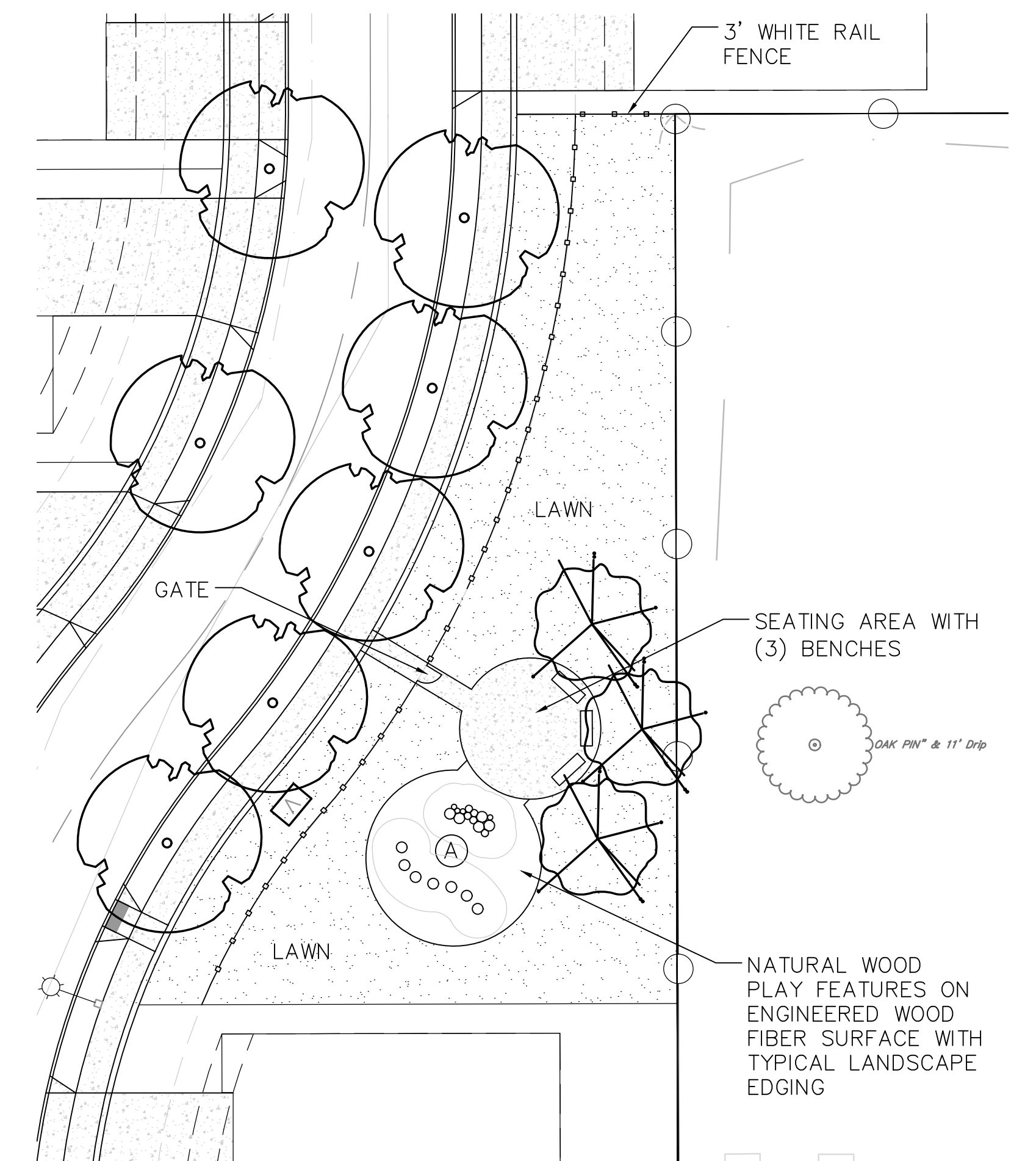
TRACT 'A' EXPANDED VIEW
 SCALE 1" = 20'-0"



TRACT 'B' EXPANDED VIEW
 SCALE 1" = 20'-0"



TRACT 'B' PROPOSED PLAY EQUIPMENT
 NTS



TRACT 'C' EXPANDED VIEW
 SCALE 1" = 20'-0"



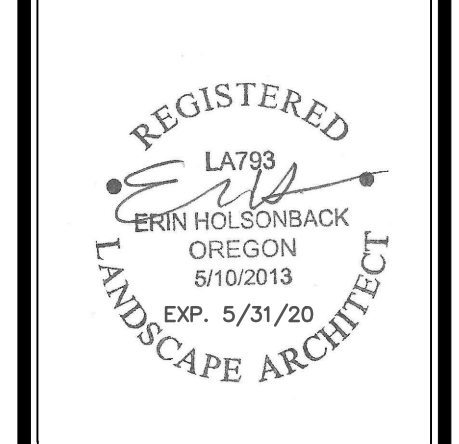
(A) STUMP CLIMBER/TRAIL

TRACT 'C' PROPOSED PLAY EQUIPMENT
 NTS

NOTE: Remove all rough areas, pointed edges and splinters, and strip bark to the greatest extent possible from all wood to be used for play features. Final design by contractor shall provide adequate footing to create a sturdy structure for climbing.

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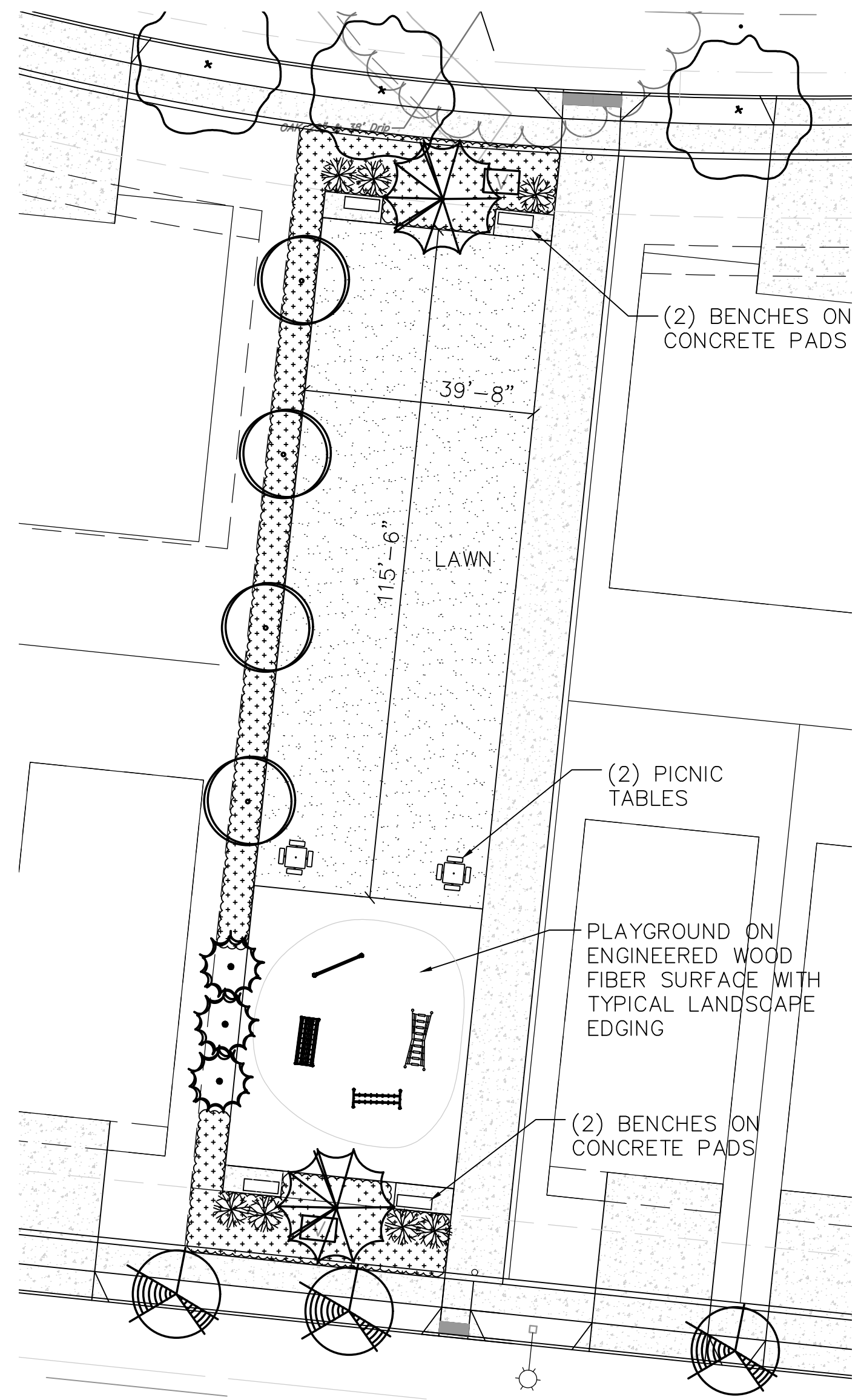
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LANDSCAPE PLAN

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TRACT 'R' EXPANDED VIEW
SCALE 1" = 20'-0"



TRACT 'R' PROPOSED PLAY EQUIPMENT
NTS



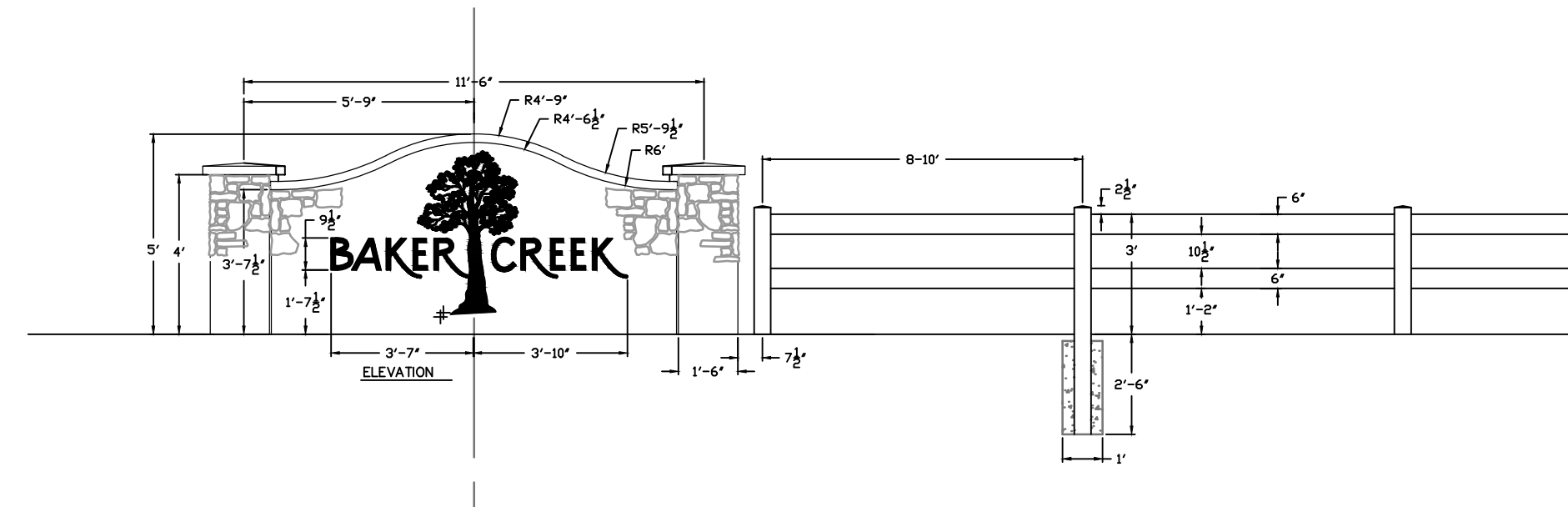
TYPICAL PARK BENCH
NTS
MANUFACTURER: SUPERIOR RECREATIONAL PRODUCTS
MODEL: STANDARD BENCH WITH BACK (B6WBPERF)



TYPICAL PICNIC TABLE
NTS
MANUFACTURER: SUPERIOR RECREATIONAL PRODUCTS
MODEL: SQUARE PEDESTAL PICNIC TABLE (T46PERFS)



TYPICAL WASTE RECEPTACLE
NTS
MANUFACTURER: SUPERIOR RECREATIONAL PRODUCTS
MODEL: PERFORATED TRASH RECEPTACLE (TR32PERF)



PROPOSED MONUMENT SIGN + RAIL FENCING
SCALE: 1/4"=1'-0"



TYPICAL DOG WASTE BAG DISPENSER
MANUFACTURER: DOG-I-POT (OR OTHER APPROVED) NTS

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REGISTERED
LA793
ERIN HOLSONBACK
OREGON
6/10/2013
EXP. 5/31/20
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BAKER CREEK NORTH SUBDIVISION
LANDSCAPE PLAN

DRAWING
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OUTLINE SPECIFICATIONS PLANTING AND SEEDING:

GENERAL: All plants shall conform to all applicable standards of the latest edition of the "American Association of Nurserymen Standards", A.N.S.I. Z60.1 – 1973. Meet or exceed the regulations and laws of Federal, State, and County regulations, regarding the inspection of plant materials, certified as free from hazardous insects, disease, and noxious weeds, and certified fit for sale in Oregon.

The apparent silence of the Specifications and Plans as to any detail, or the apparent omission from them of a detailed description concerning any point, shall be regarded as meaning that only the best general practice is to prevail and that only material and workmanship of first quality are to be used. All interpretations of these Specifications shall be made upon the basis above stated.

Landscape contractor shall perform a site visit prior to bidding to view existing conditions.

PERFORMANCE QUALITY ASSURANCE: Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary horticultural practices and who are completely familiar with the specified requirements and methods needed for the proper performance of the work of this section.

NOTIFICATION: Give Landscape Architect minimum of 2 days advance notice of times for inspections. Inspections at growing site does not preclude Landscape Architect's right of rejection of deficient materials at project site. Each plant failing to meet the above mentioned "Standards" or otherwise failing to meet the specified requirements as set forth shall be rejected and removed immediately from the premises by the Contractor and at his expense, and replaced with satisfactory plants or trees conforming to the specified requirements.

SUBSTITUTIONS: Only as approved by the Landscape Architect or the Owner's Representative.

GUARANTEE AND REPLACEMENT: All plant material shall be guaranteed from final acceptance for one full growing season or one year, whichever is longer. During this period the Contractor shall replace any plant material that is not in good condition and producing new growth (except that material damaged by severe weather conditions, due to Owner's negligence, normally unforeseen peculiarities of the planting site, or lost due to vandalism). Guarantee to replace, at no cost to Owner, unacceptable plant materials with plants of same variety, age, size and quality as plant originally specified. Conditions of guarantee on replacement plant shall be same as for original plant.

Landscape Contractor shall keep on site for Owner's Representative's inspection, all receipts for soil amendment and topsoil deliveries.

PROTECTION: Protect existing roads, sidewalks, and curbs, landscaping, and other features remaining as final work. Verify location of underground utilities prior to doing work. Repair and make good any damage to service lines, existing features, etc. caused by landscaping installation.

PLANT QUALITY ASSURANCE: Deliver direct from nursery. Maintain and protect roots of plant material from drying or other possible injury. Store plants in shade and protect them from weather immediately upon delivery, if not to be planted within four hours.

Nursery stock shall be healthy, well branched and rooted, formed true to variety and species, full foliated, free of disease, injury, defects, insects, weeds, and weed roots. Trees shall have straight trunks, symmetrical tips, and have an intact single leader. Any trees with double leaders will be rejected upon inspection. All Plants: True to name, with one of each bundle or lot tagged with the common and botanical name and size of the plants in accordance with standards of practice of the American Association of Nurserymen, and shall conform to the Standardized Plant Names, 1942 Edition.

Container grown stock: Small container-grown plants, furnished in removable containers, shall be well rooted to ensure healthy growth. **Grow container plants in containers a minimum of one year** prior to delivery, with roots filling container but not root bound. Bare root stock: Roots well-branched and fibrous. Balled and burlapped (B&B): Ball shall be of natural size to ensure healthy growth. Ball shall be firm and the burlap sound. No loose or made ball will be acceptable.

TOPSOIL AND FINAL GRADES: Landscape Contractor is to verify with the General Contractor if the on site topsoil is or is not conducive to proper plant growth. Supply alternate bid for imported topsoil.

Landscape Contractor is to supply and place 12" of topsoil in planting beds and 6" in lawn areas. If topsoil stockpiled on site is not conducive to proper plant growth, the Landscape Contractor shall import the required amount. Landscape Contractor is to submit samples of the imported soil and/or soil amendments to the Landscape Architect. The topsoil shall be a sandy loam, free of all weeds and debris inimical to lawn or plant growth.

Landscaping shall include finished grades and even distribution of topsoil to meet planting requirements. Grades and slopes shall be as indicated. Planting bed grades shall be approximately 3" below adjacent walks, paving, finished grade lines, etc., to allow for bark application. Finish grading shall remove all depressions or low areas to provide positive drainage throughout the area.

PLAYGROUND AREAS: Play equipment shall be installed according to manufacturer's instructions. All playgrounds to have engineered wood fiber surfacing applied after installation of equipment to the depth recommended by the equipment manufacturer. Engineered wood fiber shall be maintained at the appropriate depth, which may require periodic placement of additional material.

SANDBOX AREA: Install 1-2 feet depth of sand over commercial-grade landscape fabric secured on compacted native or fill soil. Sand material shall be dust free, non-abrasive, double washed, Granite based (No Calcium or Limestone), free of silt and clay, tan colored, sub angular particle shape, with a particle size between .5mm and 1mm.

PLANTING SPECIFICATIONS:

HERBICIDES: Prior to soil preparation, all areas showing any undesirable weed or grass growth shall be treated with Round-up in strict accordance with the manufacturer's instructions.

SOIL PREPARATION: Work all areas by rototilling to a minimum depth of 8". Remove all stones (over 1 1/2" size), sticks, mortar, large clumps of vegetation, roots, debris, or extraneous matter turned up in working. Soil shall be of a homogeneous fine texture. Level, smooth and lightly compact area to plus or minus .10 of required grades.

In groundcover areas add 2" of compost (or as approved) and till in to the top 6" of soil.

PLANTING HOLE: Lay out all plant locations and excavate all soils from planting holes to 2 1/2 times the root ball or root system width. Loosen soil inside bottom of plant hole. Dispose of any "subsoil" or debris from excavation. Check drainage of planting hole with water, and adjust any area showing drainage problems.

SOIL MIX: Prepare soil mix in each planting hole by mixing:
2 part native topsoil (no subsoil)
1 part compost (as approved)

Thoroughly mix in planting hole and add fertilizers at the following rates:

- Small shrubs - 1/8 lb./ plant
- Shrubs - 1/3 to 1/2 lb./ plant
- Trees - 1/3 to 1 lb./ plant

FERTILIZER: For trees and shrubs use Commercial Fertilizer "A" Inorganic (5-4-3) with micro-nutrients and 50% slow releasing nitrogen. For initial application in fine seed lawn areas use Commercial Fertilizer "B" (8-16-8) with micro-nutrients and 50% slow-releasing nitrogen. For lawn maintenance use Commercial Fertilizer "C" (22-16-8) with micro-nutrients and 50% slow-releasing nitrogen. **DO NOT** apply fertilizer to Water Quality Swale.

PLANTING TREES AND SHRUBS: Plant upright and face to give best appearance or relationship to adjacent plants and structures. Place 6" minimum, lightly compacted layer of prepared planting soil under root system. Loosen and remove twine binding and burlap from top 1/2 of root balls. Cut off cleanly all broken or frayed roots, and spread roots out. Stagger Plants in rows. Backfill planting hole with soil mix while working each layer to eliminate voids.

When approximately 2/3 full, water thoroughly, then allow water to soak away. Place remaining backfill and dish surface around plant to hold water. Final grade should keep root ball slightly above surrounding grade, not to exceed 1". Water again until no more water is absorbed. Initial watering by irrigation system is not allowed.

STAKING OF TREES: Stake or guy all trees. Stakes shall be 2" X 2" (nom.) quality tree stakes with point. They shall be of Douglas Fir, clear and sturdy. Stake to be minimum 2/3 the height of the tree, not to exceed 8'-0". Drive stake firmly 1'-6" below the planting hole. Tree ties for deciduous trees shall be "Chainlock" (or better). For Evergreen trees use "Gro-Strait" Tree Ties (or a reinforced rubber hose and guy wires) with guy wires of a minimum 2 strand twisted 12 ga. wire. Staking and guying shall be loose enough to allow movement of tree while holding tree upright.

MULCHING OF PLANTINGS: Mulch planting areas with dark, aged, medium grind fir or hemlock bark (aged at least 6 months) to a depth of 2" in ground cover areas and 2 1/2" in shrub beds. Apply evenly, not higher than grade of plant as it came from the nursery, and rake to a smooth finish. Water thoroughly, then hose down planting area with fine spray to wash leaves of plants.

FINE LAWN AREAS: In fine lawn area apply Commercial Fertilizer Mix "B" at 4.5 lbs. Per 1,000 sq.ft. and rake into soil surface. Establish an even, fine textured seedbed meeting grades, surfaces and texture. Sow seed with a mechanical spreader at the uniform rates as noted below. Rake seed lightly to provide cover.

ROUGH SEED AREA: In rough seeded area, establish an evenly graded seedbed. Sow seed with a mechanical spreader at the uniform rates as noted below. Rake seed lightly to provide cover.

SEED: Bluetag grass seed conforming to applicable State laws. No noxious weed seeds. Submit Guaranteed analysis.

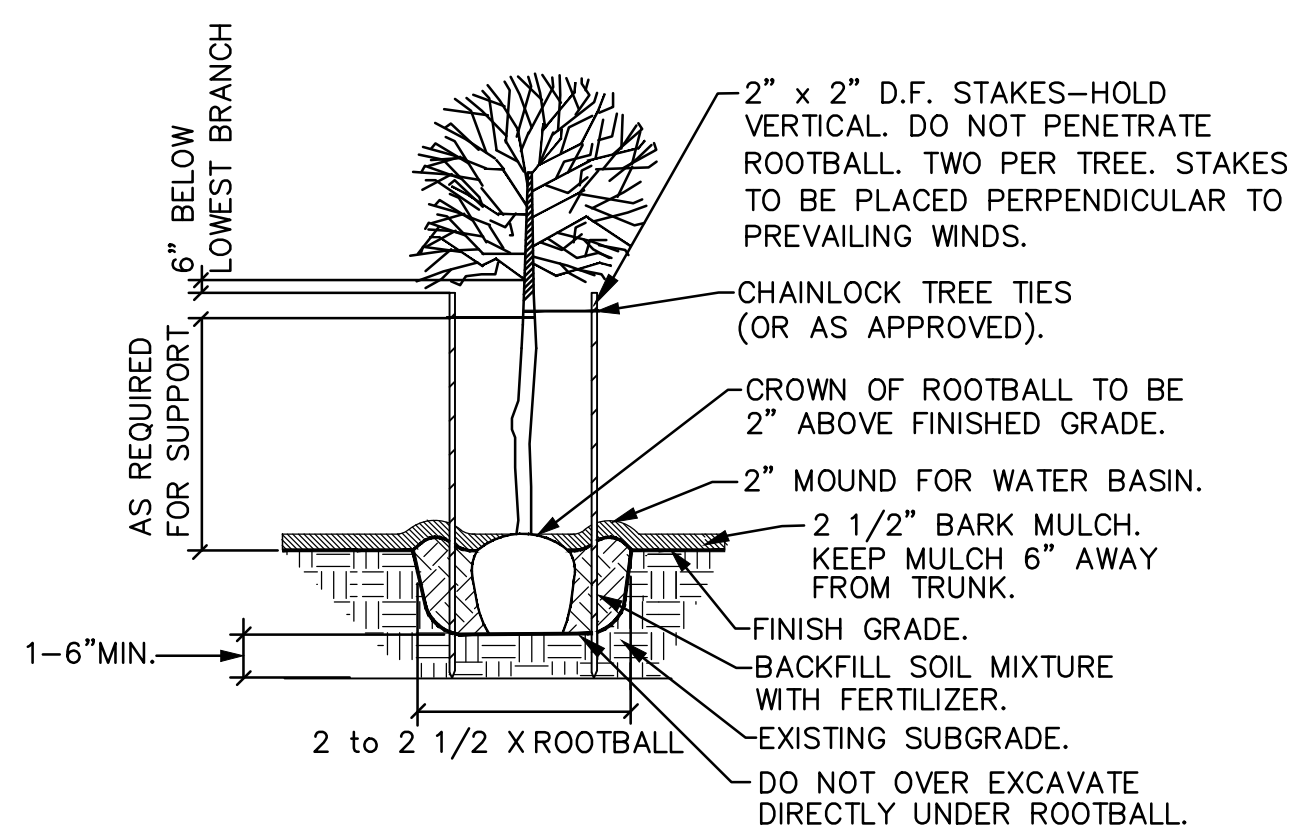
Fine Lawn Seed Mix: To contain 50% Top Hat Perennial Ryegrass, 30% Derby Supreme Ryegrass, 20% Longfellow Chewings Fescue (Hobbs and Hopkins Pro-Time 303 Lawn Mix or as approved) Sow Seed at 5 lbs. per 1,000 sq. ft.
Water Quality Facility Mix: To contain 40% Dwarf Tall Fescue, 30% Dwarf Perennial Rye, 25% Creeping Red Fescue and 5% Colonial Bent Grass. Sow seed at 3 lbs. per 1,000 sq. ft..

MAINTENANCE OF SEEDED AREAS:

Fine Lawn Areas: The lawn areas shall be maintained by watering, mowing, reseeding, and weeding for a minimum of 60 days after seeding. After 30 days, or after the second mowing, apply Commercial Fertilizer Mix "C" at 5 lbs. per 1,000 sq. ft. Mow and keep at 1 1/2" to 2" in height. Remove clippings and dispose of off site.

GENERAL MAINTENANCE: Protect and maintain work described in these specifications against all defects of materials and workmanship, through final acceptance. Replace plants not in normal healthy condition at the end of this period. Water, weed, cultivate, mulch, reset plants to proper grade or upright position, remove dead wood and do necessary standard maintenance operations. Irrigate when necessary to avoid drying out of plant materials, and to promote healthy growth.

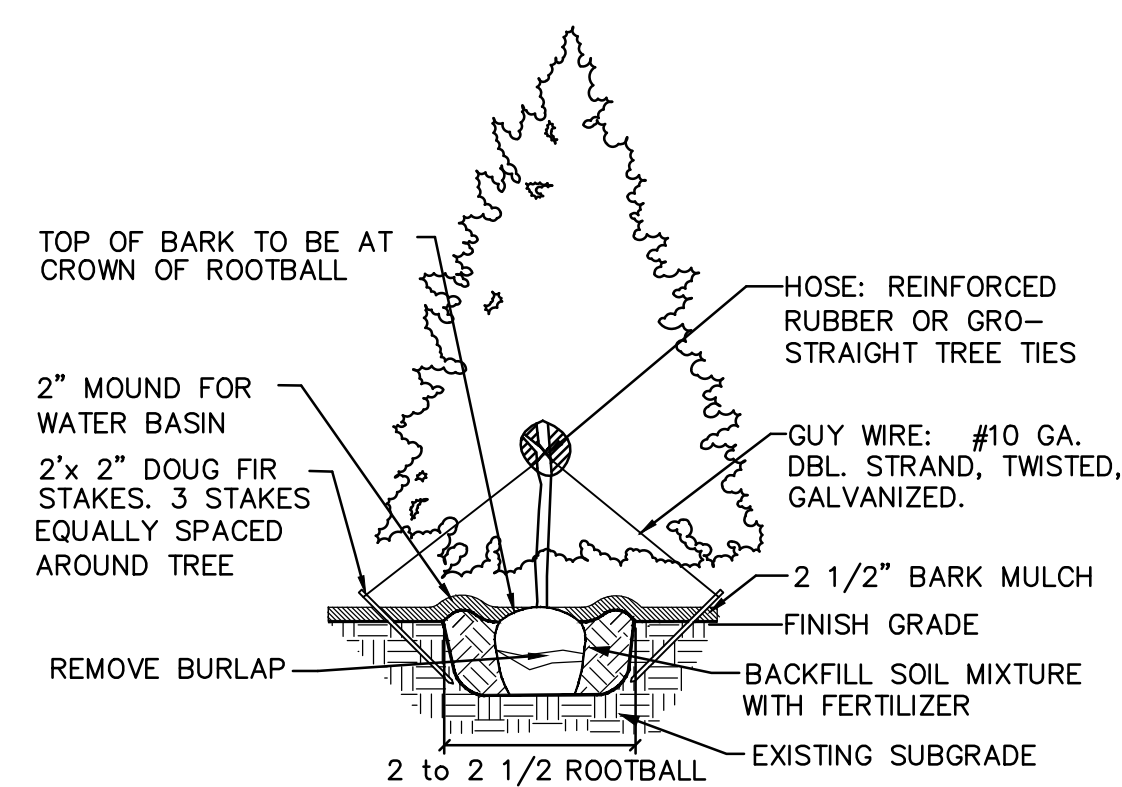
CLEAN-UP: At completion of each division of work all extra material, supplies, equipment, etc., shall be removed from the site. All walks, paving, or other surfaces shall be swept clean, mulch areas shall have debris removed and any soil cleared from surface. All areas of the project shall be kept clean, orderly and complete.



NOTE: ANY PROPOSED CHANGES TO OUR SPECIFICATION OR DETAIL SHOULD BE APPROVED BY THE LANDSCAPE ARCHITECT. LIKEWISE, IN ACCORDANCE WITH BEST PRACTICES OF LOCAL LANDSCAPE INSTALLATION, SHOULD THE LANDSCAPE CONTRACTOR FIND A PREFERRED ALTERNATE METHOD, THE LANDSCAPE ARCHITECT MAY BE SO ADVISED.

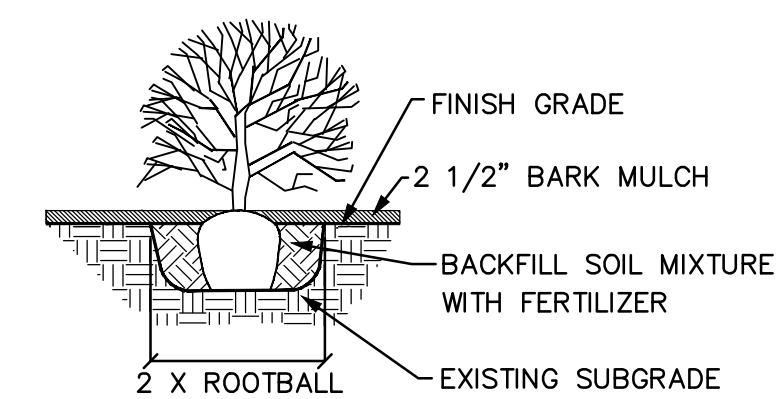
GENERAL DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



EVERGREEN TREE STAKING DETAIL

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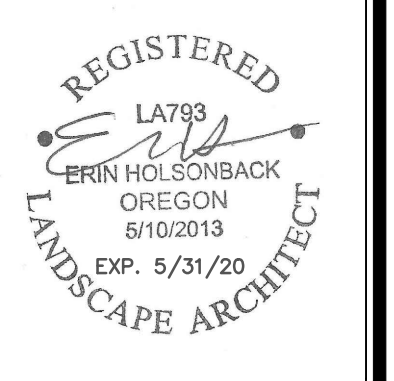


SHRUB PLANTING DETAIL

NOT TO SCALE

NO.	DATE	DESCRIPTION	BY

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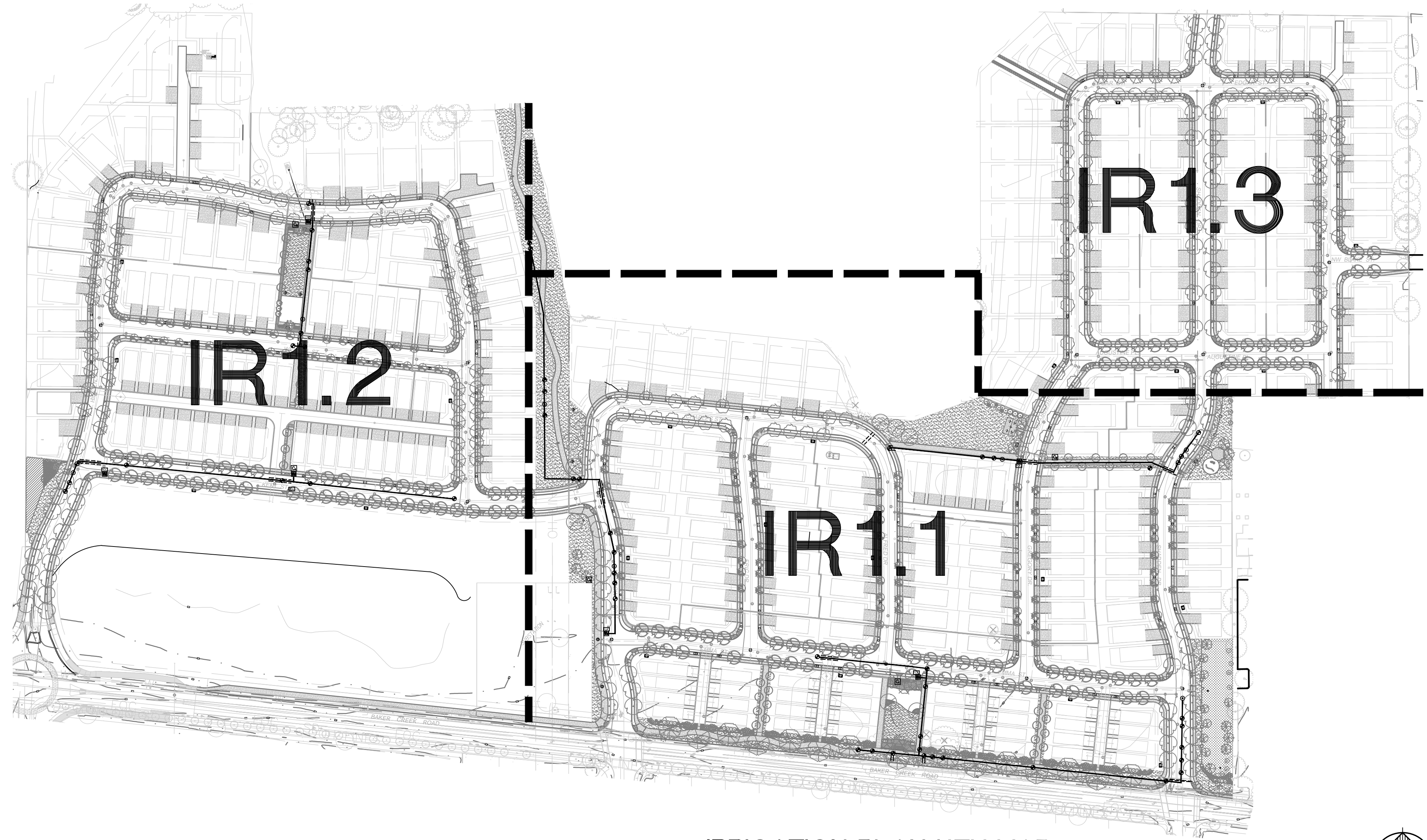
STAFFORD DEVELOPMENT COMPANY, LLC
BAKER CREEK NORTH SUBDIVISION
LANDSCAPE SPECIFICATIONS & DETAILS

DRAWING
L10.0
JOB NUMBER
2940.3000.0

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GENERAL NOTES:

- This irrigation plan is schematic only and shall be verified by Landscape Contractor. Valve quantity and locations shown are estimated only and based on the use of the recommended sprinkler heads. Individual zones shall be design/build by the Landscape Contractor. Maximum flow per zone for a 2" mainline size shall be 35 gallons per minute.
- The City of McMinnville Water & Light has specified a general area water pressure of 95 psi in the Winter and 70-75 psi in the Summer. Pressure reducing valves shall be installed at each water meter.
- The Contractor shall examine the site and familiarize himself with all conditions pertinent to this work. Contractor will coordinate with other contractors to ensure timely placing of necessary sleeves and piping under walks, curbs, and paving.
- Contractor is to keep his work area clean during installation of his contract, and is to remove at his expense all excess materials, soil, debris, and equipment.
- It will be the Contractor's responsibility to determine the location of all underground utilities and existing irrigation and avoid damage to the same. All damage to be repaired at Contractor's expense.
- Piping shown is diagrammatic. Contractor shall locate piping in landscape areas, except where pipe passes through sleeving under hardscape surfaces. Route piping to avoid conflict with existing conditions or improvements.
- Contractor to notify Landscape Architect of any conditions that may affect the design or installation of this irrigation system.
- All mainlines to be a minimum of 18" below grade. Lateral lines are to be a minimum of 12" below grade.
- Group valve boxes for ease of maintenance and locate in groundcover beds where possible.
- Install spray heads minimum 3" from adjacent curbs, pavement and planting bed edges; 6" from curbs in parking lots unless directed otherwise by Owner's Representative.
- Control wires shall be two-wire decoder system.
- Install 3/4" brass manual drain valves at low points or end of mainline. Valve to be installed with a valve marker and cover.
- A tracer wire shall be installed along the top of mainlines. Tape to piping at 10' intervals with standard black 3/4" electrical tape.
- Point of Connection is shown in approximate location.
- Sleeving for mainline, wires, and laterals must be placed prior to paving. Sleeving pipe will be Schedule 40 PVC. All sleeving will be placed in the trench, on top of rock free soil, and backfilled with rock free soil. Sleeves for mainline will be 6". All sleeving for laterals will be twice the size of the lateral. Sleeving as shown on the plan is schematic. Contractor is to verify count & placement. Sleeves are to be 24" depth under drives & roadways, 18" depth under walkways.
- Size lateral pipe according to following:
 1-18 GPM 1"
 19-40 GPM 1.5"
 41-60 GPM 2"
- Install manual drain valves at all low points in mainline. Provide adequate number of drain valves to fully drain system for winterization.
- Adjust spray heads as necessary to minimize overspray. Radius reduction shall not affect full and even water coverage.
- GUARANTEE:** All Material and labor used in construction of the irrigation system shall be fully guaranteed for one year beginning at the time of acceptance by the owner's representative.
- Project is to be built in phases. Irrigation system has been designed so that mainline and lateral lines may be extended into the next phase(s) as construction progresses.



IRRIGATION PLAN KEY MAP

SCALE 1" = 130'-0"

IRRIGATION SYMBOLS LEGEND:

SYMBOL	RECOMMENDED SPRINKLERS: MANUFACTURER/MODEL	PSI	GPM	DISTANCE
	SPRAY HEADS: HUNTER PRO-SPRAY PRS40 POP-UP BODY POP-UP HEIGHT: SHRUBS 12", LAWN 6"			
	HUNTER, MP1000 NOZZLE - 360, 270, 180, 90, 45	40	.75, .57, .37, .19, .19	8-12' RAD.
	HUNTER, MP2000 NOZZLE - 360, 270, 180, 90	40	1.47, 1.1, .74, .40	13-21' RAD.
	HUNTER, MP800SR NOZZLE - 360, 210, 180, 90	40	.78, .43, .42, .23	8' RAD.
	HUNTER, MPLC515/MPRC515, SS530 NOZZLE	40	.22, .44	5'x15', 5'x30'
	ROTORS: HUNTER PGP ULTRA / PGP-04-CV	50	1.6	22'-30'
	WATER METER - SIZE AS NOTED ON DRAWING			
	APPROXIMATE POINT OF CONNECTION			
	HUNTER CONTROLLER I-CORE SERIES: VERIFY LOCATION WITH OWNER'S REPRESENTATIVE.			
	HUNTER RAIN-CLIK SENSOR(OPTIONAL): VERIFY LOCATION WITH OWNER'S REPRESENTATIVE.			
	HUNTER ICV SERIES AUTOMATIC CONTROL VALVE - SIZE AS NOTED ON PLAN			
	QUICK COUPLING VALVE (INSTALL THROUGHOUT SITE, LOCATION AND QUANTITY DETERMINED IN FIELD BY OWNERS REP.)			
	LATERAL, CLASS 200 PVC - SIZE AS INDICATED			
	MAINLINE, CLASS 200 PVC - SIZE = 2"			
	SLEEVE, SCHEDULE 40 PVC - SIZE: MAINLINE=3", LATERALS=TWICE THE SIZE OF THE PIPE			

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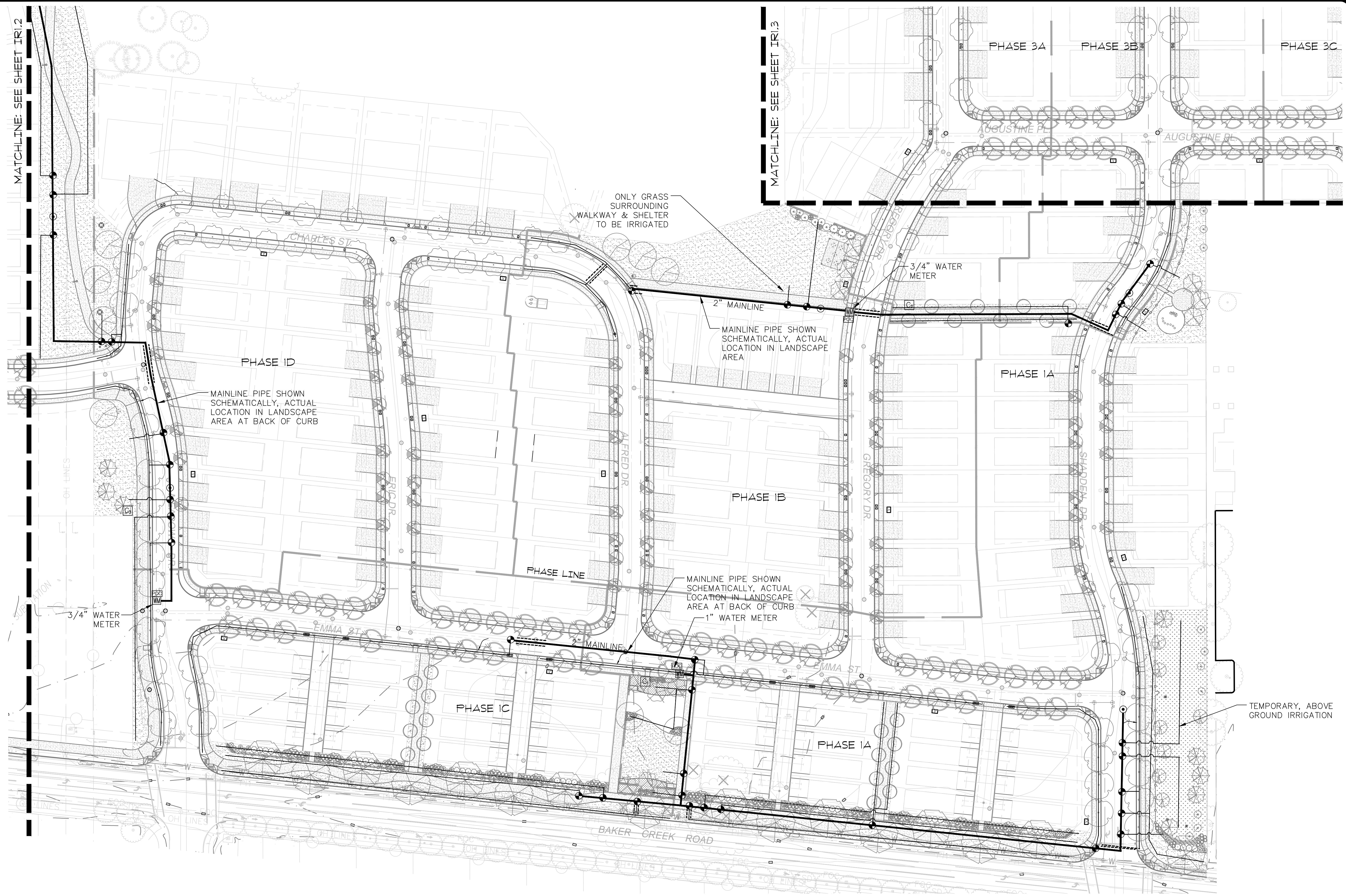
REGISTERED
 LA793
 ERIN HOLSONBACK
 OREGON
 5/10/2013
 EXP. 5/31/20
 LANDSCAPE ARCHITECT

WESTTECH ENGINEERING, INC.
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STAFFORD DEVELOPMENT COMPANY, LLC
 BAKER CREEK NORTH SUBDIVISION
 IRRIGATION PLAN

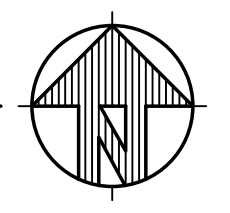
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IRRIGATION PLAN

SCALE 1" = 50'-0"



VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING 0 1"	DATE: 11/8/2019
DO NOT SCALE DRAWING IF ANY ONE INCH ON DRAWING IS NOT TO SCALE ACCORDINGLY	NO. DATE
DSN. EH	DESCRIPTION
DRN. EH	REVISIONS
CKD. EH	
BY	

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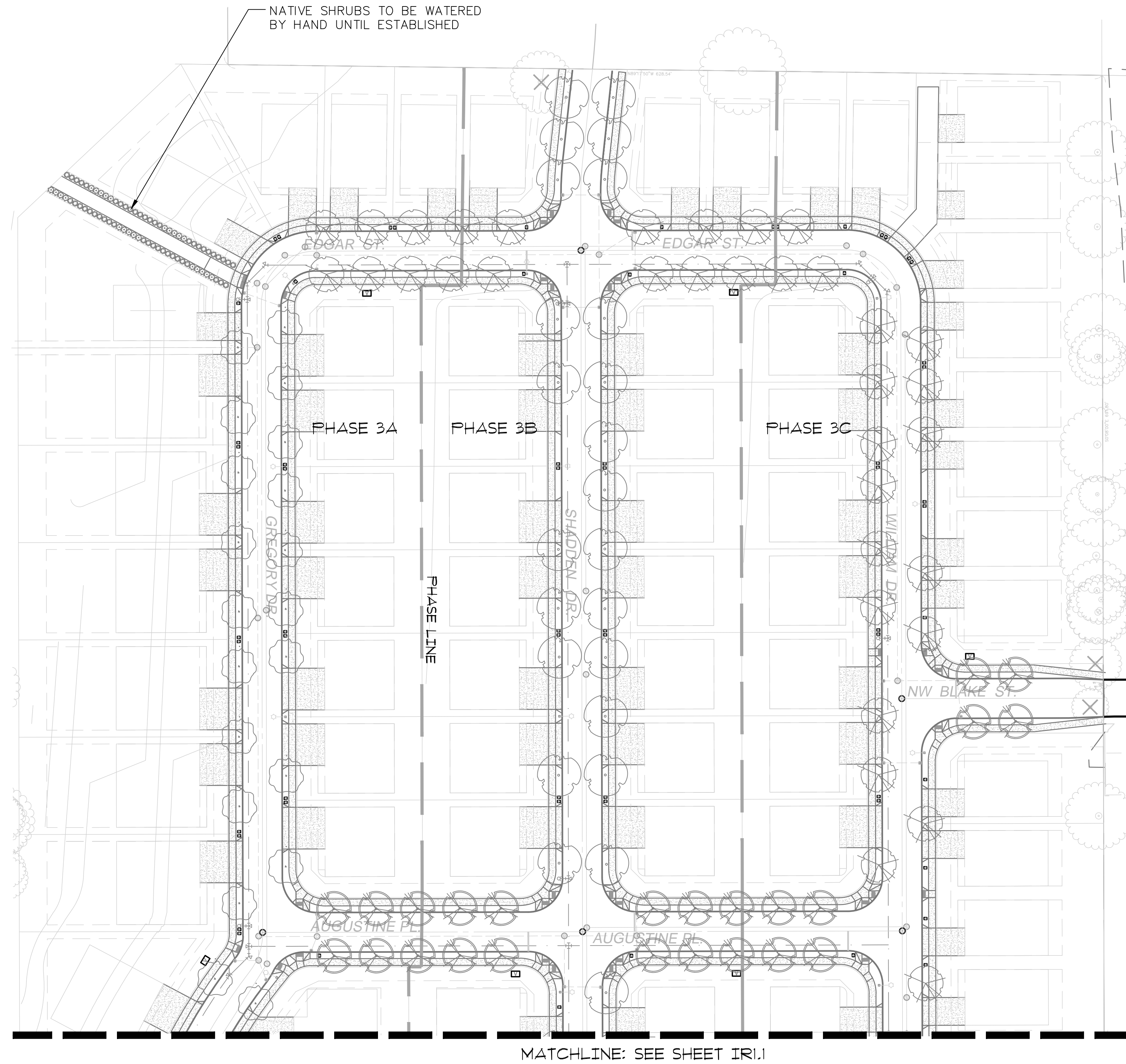


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STAFFORD DEVELOPMENT COMPANY, LLC
BAKER CREEK NORTH SUBDIVISION
IRRIGATION PLAN

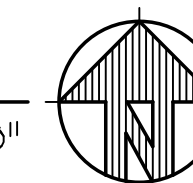
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IR1.1
JOB NUMBER
2940.3000.0

*** NO AUTOMATIC IRRIGATION
 SYSTEM IS PROPOSED FOR PHASE 3**



IRRIGATION PLAN

SCALE 1" = 50'-0"



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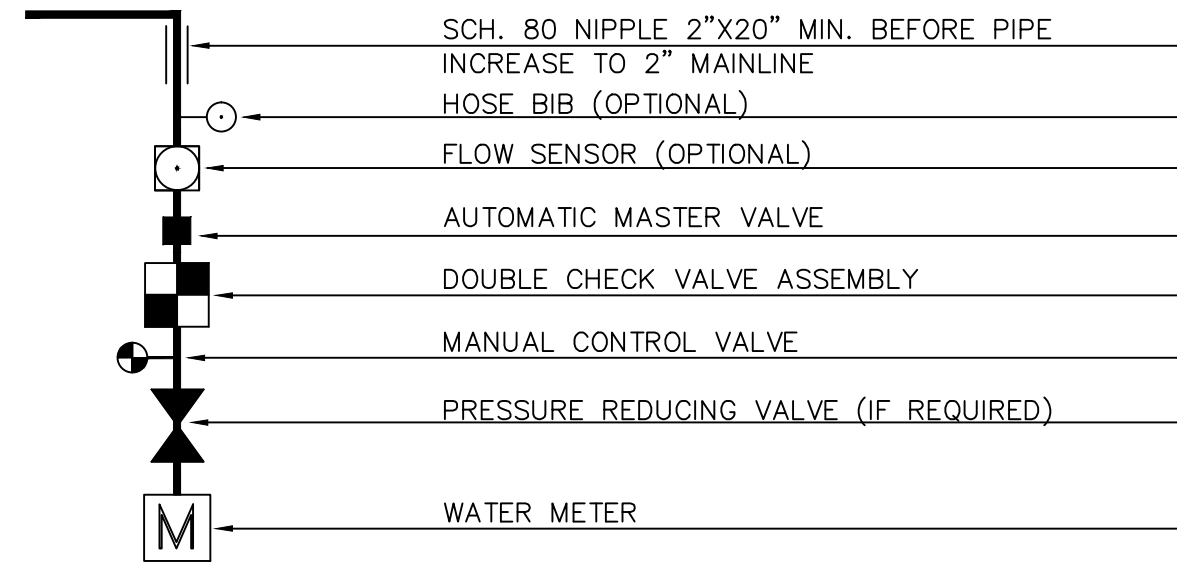
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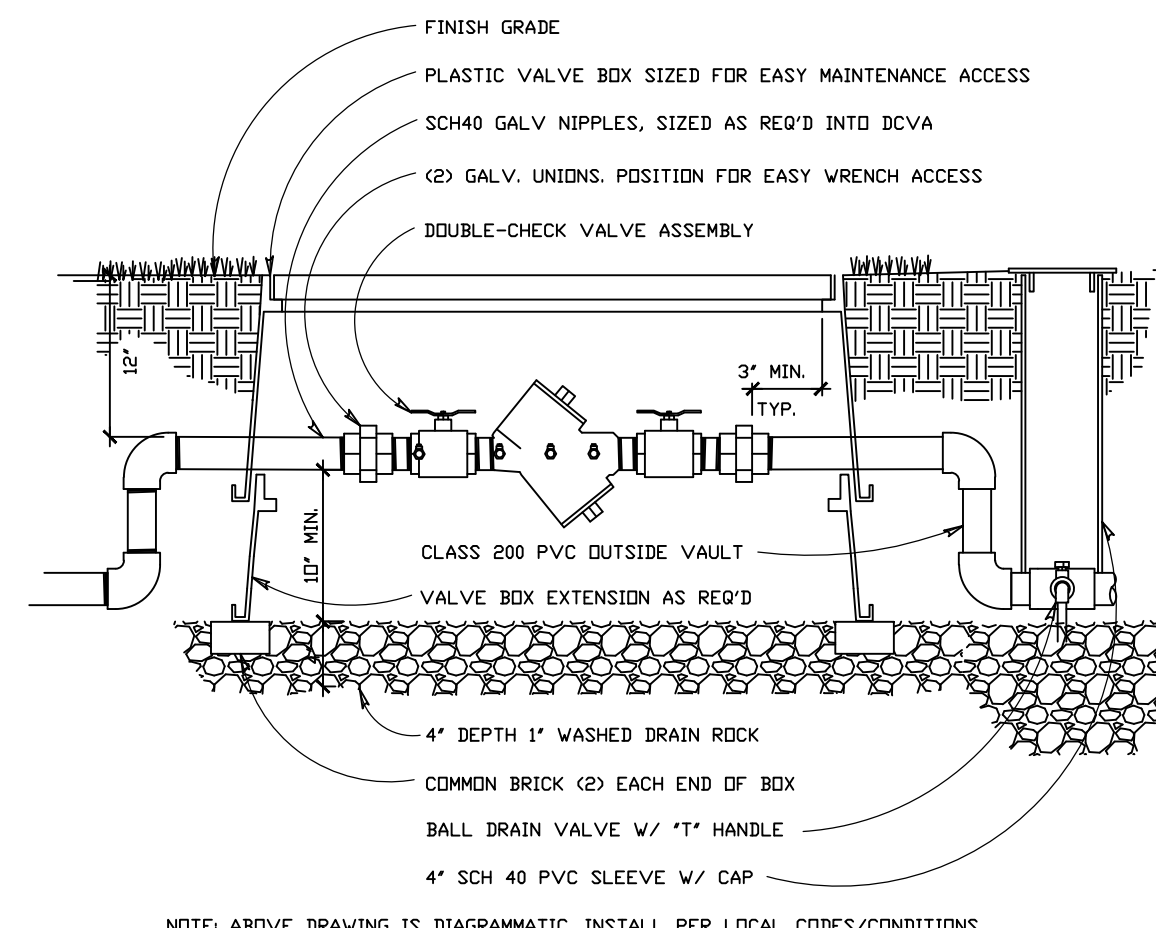
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 BAKER CREEK NORTH SUBDIVISION
 IRRIGATION PLAN

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 JOB NUMBER
 2940.3000.0



POINT OF CONNECTION DETAIL

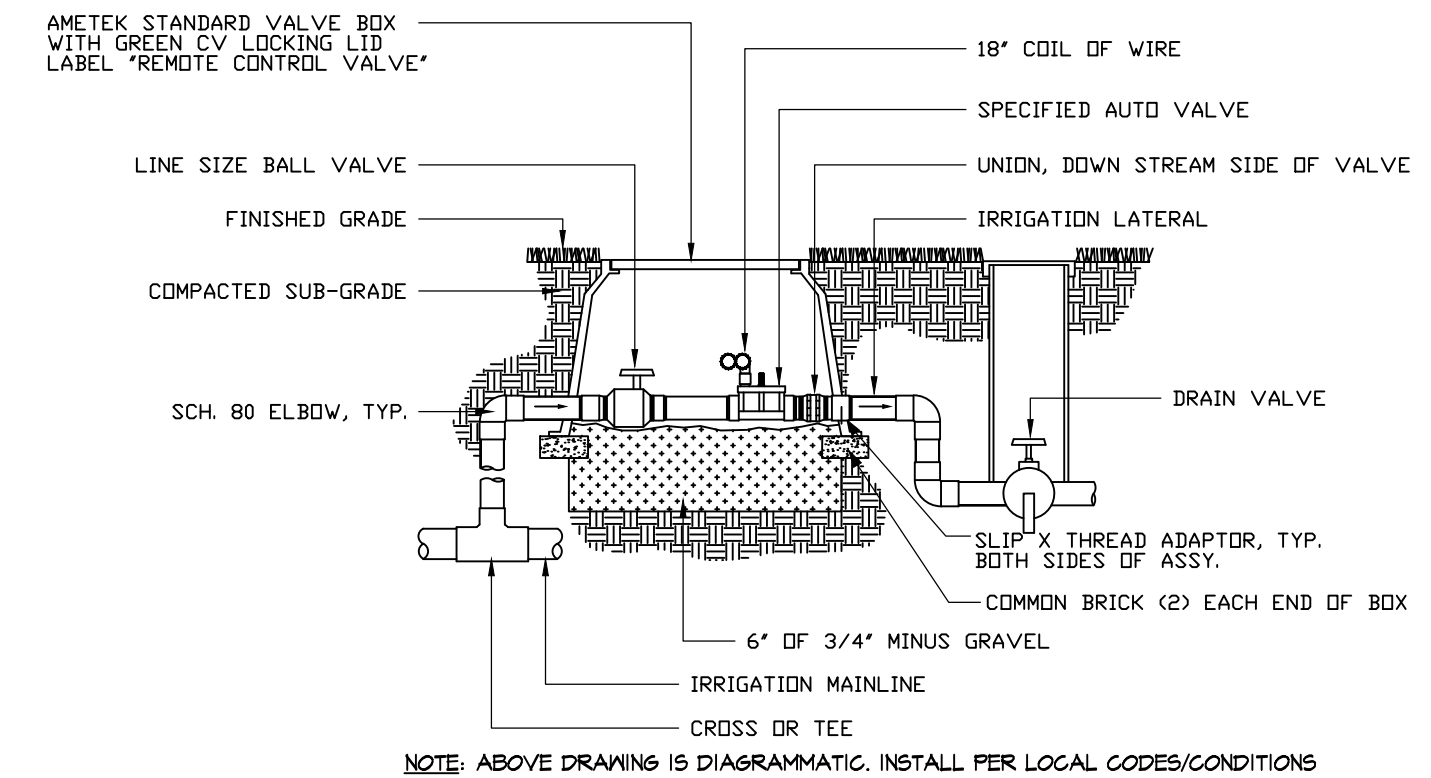
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NOTE: ABOVE DRAWING IS DIAGRAMMATIC. INSTALL PER LOCAL CODES/CONDITIONS

DOUBLE CHECK VALVE

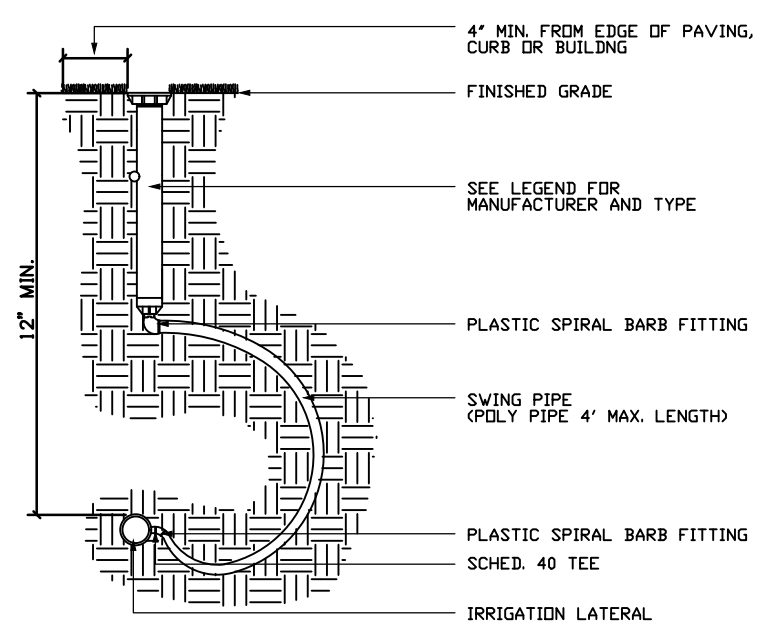
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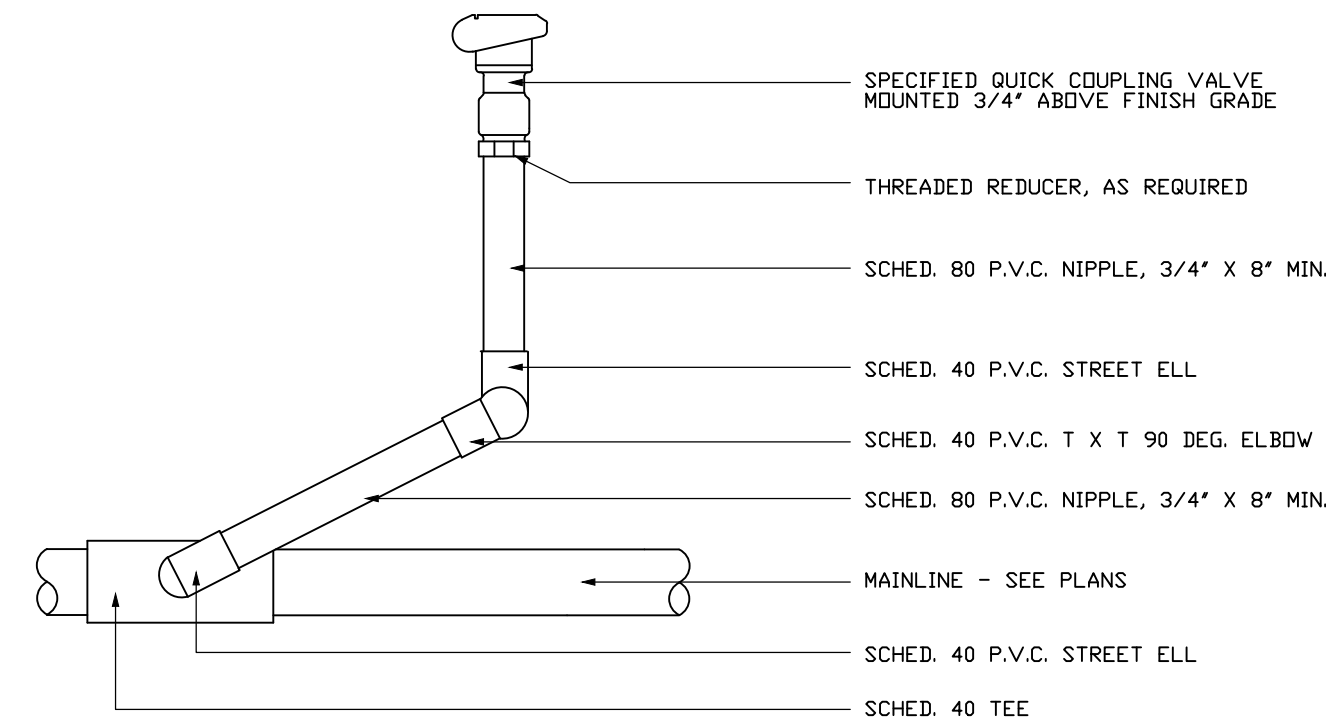
REMOTE CONTROL VALVE

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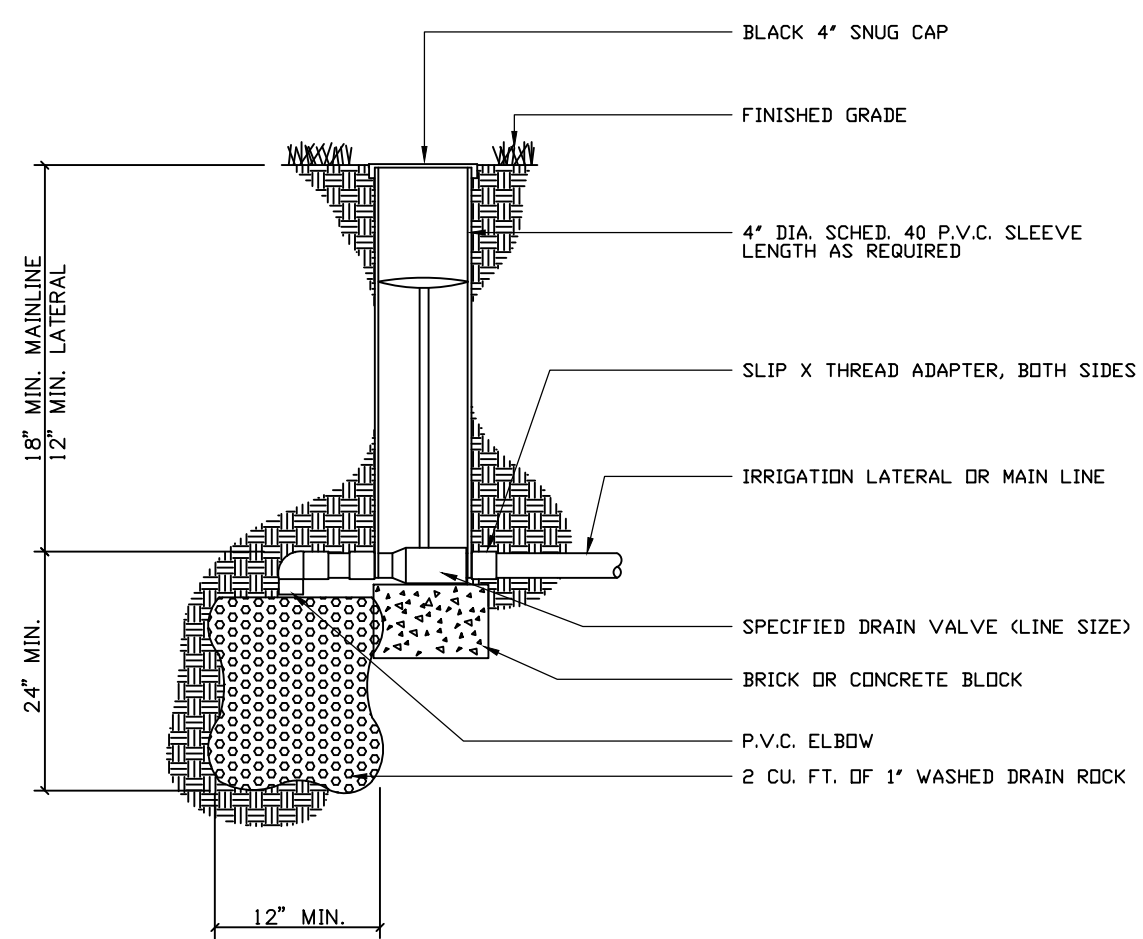
SPRINKLER HEAD W/ SWING PIPE

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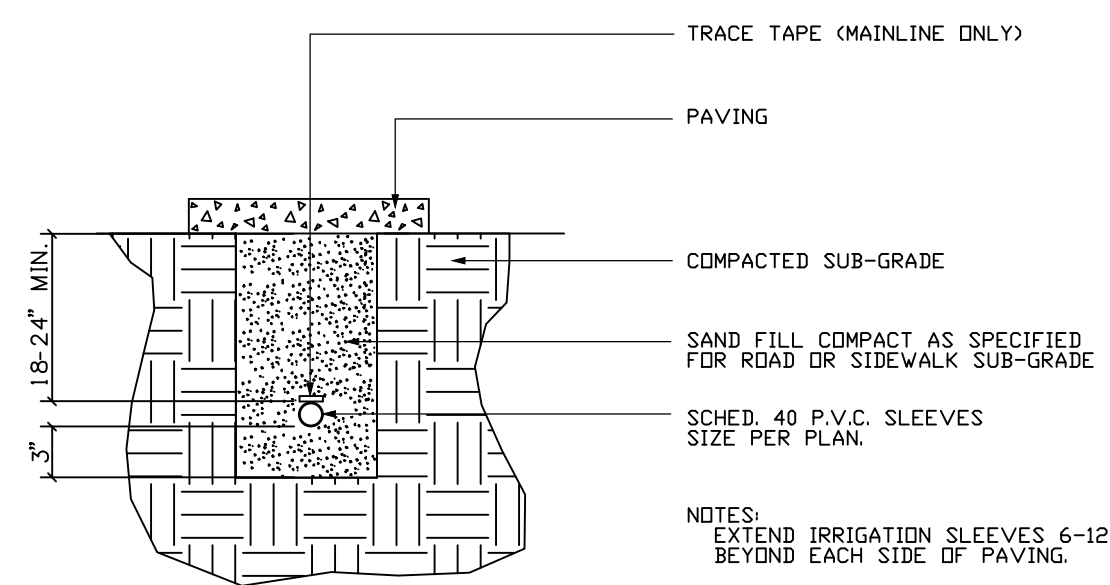
QUICK COUPLER

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DRAIN VALVE

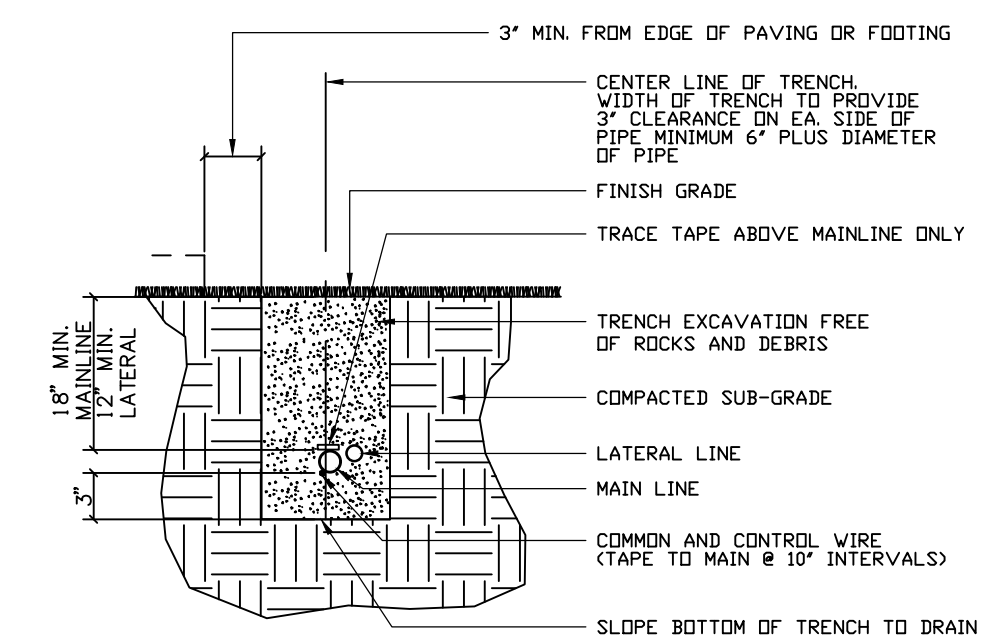
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NOTES:
EXTEND IRRIGATION SLEEVES 6-12" BEYOND EACH SIDE OF PAVING.

SLEEVES BENEATH PAVEMENT

NTS



TRENCHING DETAIL

NTS

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IRRIGATION PLAN

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