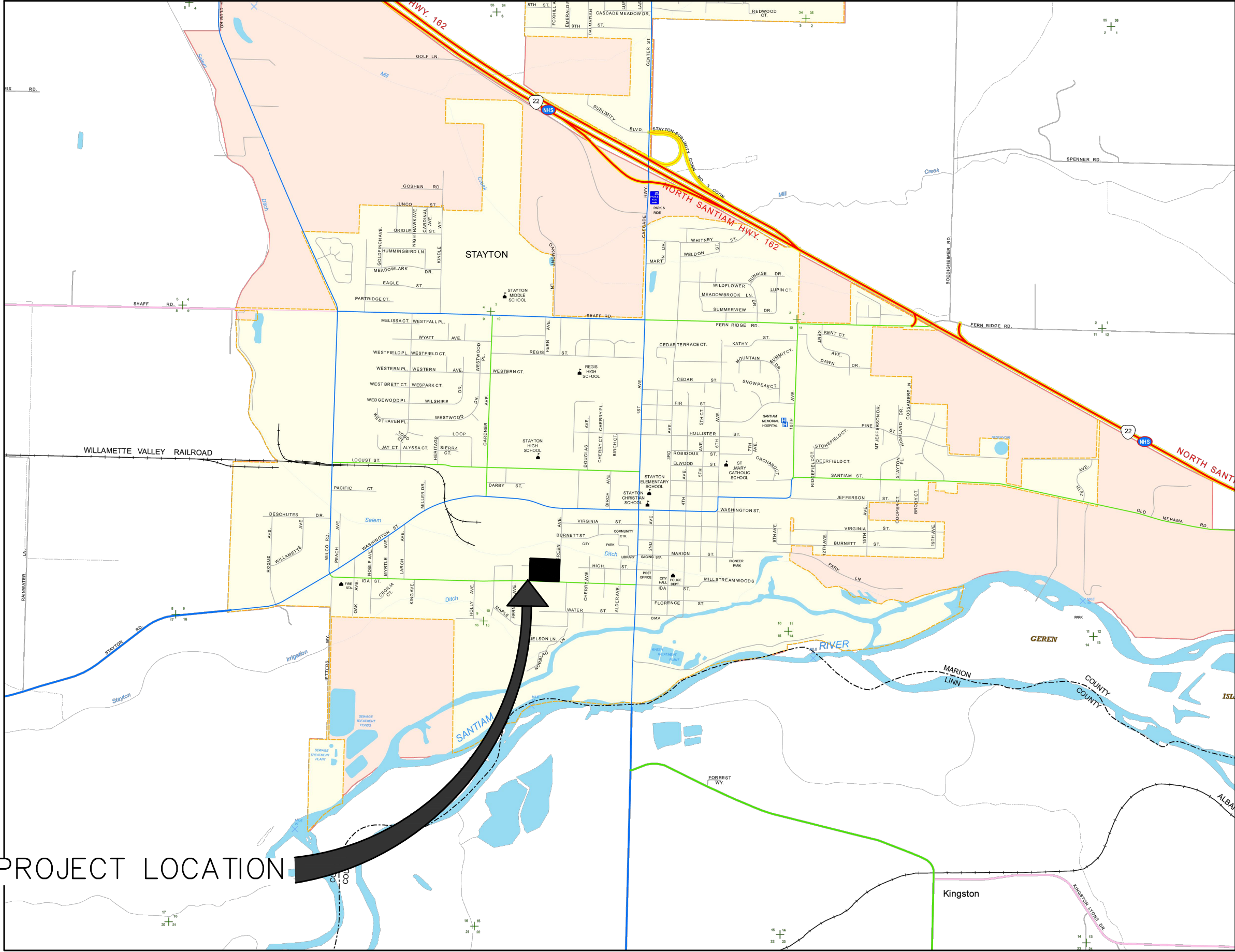


IDA STREET TRI-PLEX

STAYTON, OREGON

IN THE SW 1/4
SEC 10, TOWNSHIP 9 SOUTH, RANGE 1 WEST, W.M.
MARION COUNTY, OREGON
TAX LOT 3002
TAX MAP 09 1W 10CC



VICINITY MAP
NTS

OWNER:

THE KARDBOARD BOX LLC
PO BOX 617
STAYTON, OR 97383

PLANNING:

ROSS BOCHSLER
PO BOX 516 STAYTON, OR 97383
ROSSB@NSPOR.COM
503-769-3436

ENGINEER:

NORTH SANTIAM PAVING
LEVI WARRINER
PO BOX 516 STAYTON, OR
LEVIW@NSPOR.COM
503-769-3436

SURVEYOR:

NORTH SANTIAM PAVING
MICHAEL DOWNS
PO BOX 516 STAYTON, OR
MICHAELD@NSPOR.COM
503-769-3436

SHEET INDEX:

- C1: COVER SHEET
- C2: EXISTING CONDITIONS AND DEMO PLAN
- C3: SITE PLAN
- C4: GRADING AND UTILITY PLAN

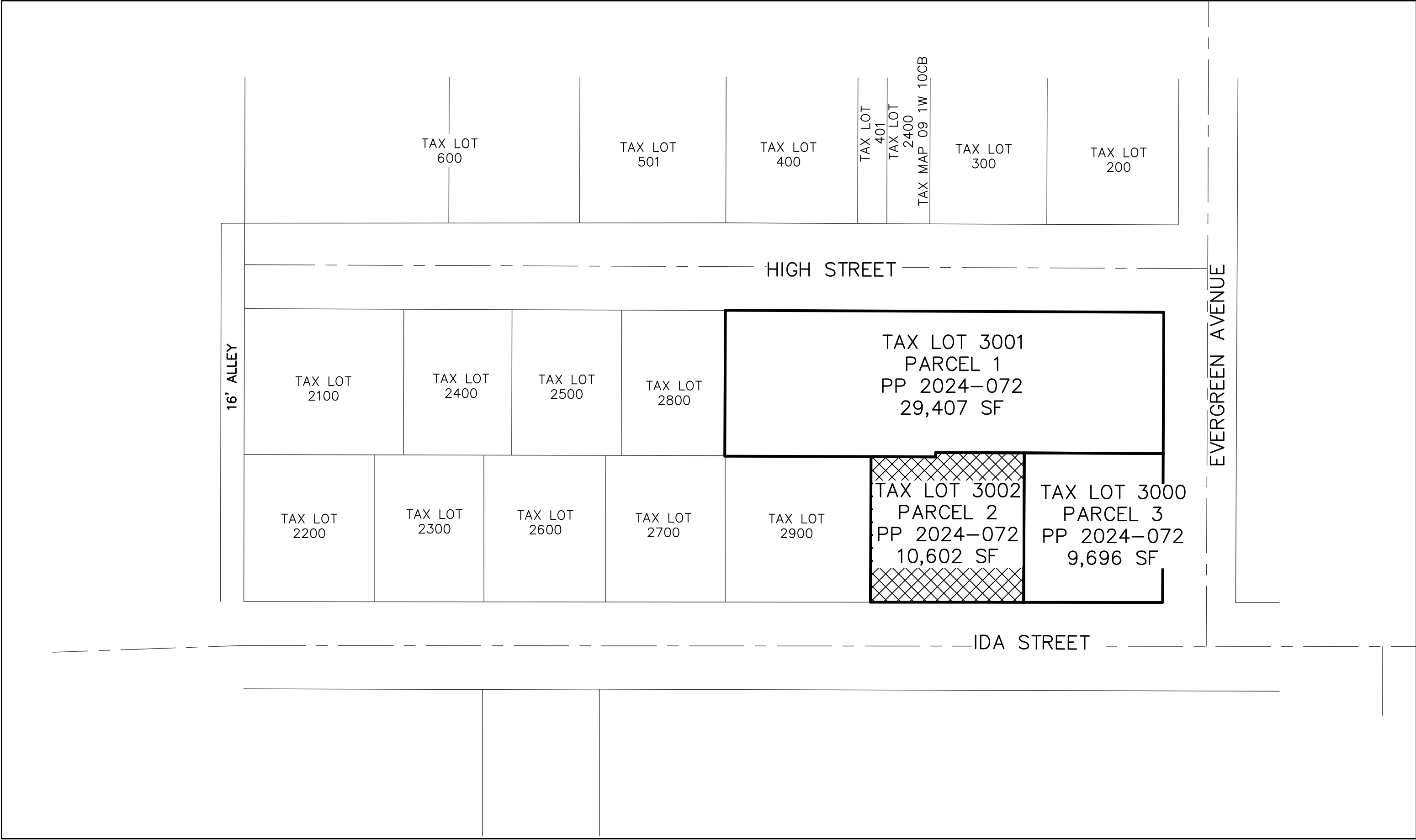
PERMITS:

ELEVATION DATUM:

THE ELEVATION DATUM IS BASED ON A USGS BRASS CAP STAMPED "PRIM TRAV STA 37 447 ORE 1913" WITH AN ELEVATION OF 451.61 FEET. IT IS LOCATED AT THE NORTHWEST CORNER OF FIRST AND WATER STREET IN STAYTON, OREGON.

ATTENTION EXCAVATORS:

OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THESE RULES FROM THE CENTER BY CALLING 503-232-1987. IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY CONTACT THE CENTER. YOU MUST NOTIFY THE CENTER AT LEAST TWO BUSINESS DAYS BEFORE COMMENCING AN EXCAVATION. CALL 503-246-6699.



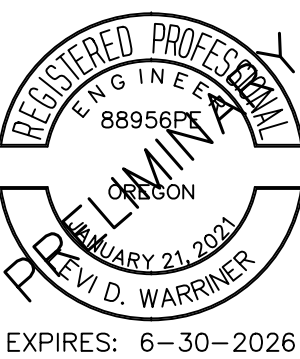
PROJECT LOCATION
1" = 60'

NS NORTH SANTIAM PAVING COMPANY
41203 KINGSTON-LYONS DRIVE, P.O. BOX 516
STAYTON, OREGON 97383
(503) 769-3436
LEVIW@NSPOR.COM

CONSTRUCTION • ENGINEERING • SURVEYING

IDA STREET TRI-PLEX

COVER SHEET



EXPIRES: 6-30-2026

PLOT DATE:
5/28/2025

REVISIONS:

DRAWN BY:
LDW

CHECKED BY:
LDW

JOB No: 25021

SCALE:
AS NOTED

SHEET
C1

GENERAL NOTES:

- THIS MAP DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY.
- CONTOURS AT 1' INTERVALS.
- THE LOCATION AND DESCRIPTIONS OF EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE COMPILED FROM AVAILABLE RECORDS AND/OR FIELD SURVEYS. THE ENGINEER OR UTILITY COMPANIES DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF SUCH RECORDS. CONTRACTOR SHALL FIELD VERIFY SIZES AND LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

KEYED NOTES:

- S. SAWCUT ASPHALT OR CONCRETE. SAWCUT CONCRETE AT NEAREST TOOLED JOINT.
- P. PROTECT EXISTING OBJECT OR UTILITY.
- P1. PROTECT EXISTING CURB AND ASPHALT.
- R. REMOVE EXISTING SIDEWALK.
- R1. REMOVE EXISTING CHAIN LINK FENCE ALONG PROPERTY FRONTAGE.
- R2. REMOVE EXISTING SIDEWALK AND CURB FOR NEW DRIVEWAY APPROACH.
- R3. REMOVE EXISTING ADA RAMP AND CURB FOR NEW ADA RAMP.
- R4. RELOCATE EXISTING SIGN OUTSIDE OF NEW ADA RAMP.
- R5. REMOVE EXISTING DRIVEWAY AND CURB FOR NEW DRIVEWAY APPROACH. REMOVE EXISTING ASPHALT BEHIND DRIVEWAY AS NEEDED.

SITE PROPERTY LINE
NEIGHBORING PROPERTY LINE
CENTER LINE
EASEMENTS
SANITARY SEWER LINE
STORM SEWER LINE
WATER LINE
GAS LINE
OVERHEAD POWER
COMMUNICATION LINE
FENCE LINE
EDGE OF GRAVEL
EDGE OF PAVEMENT

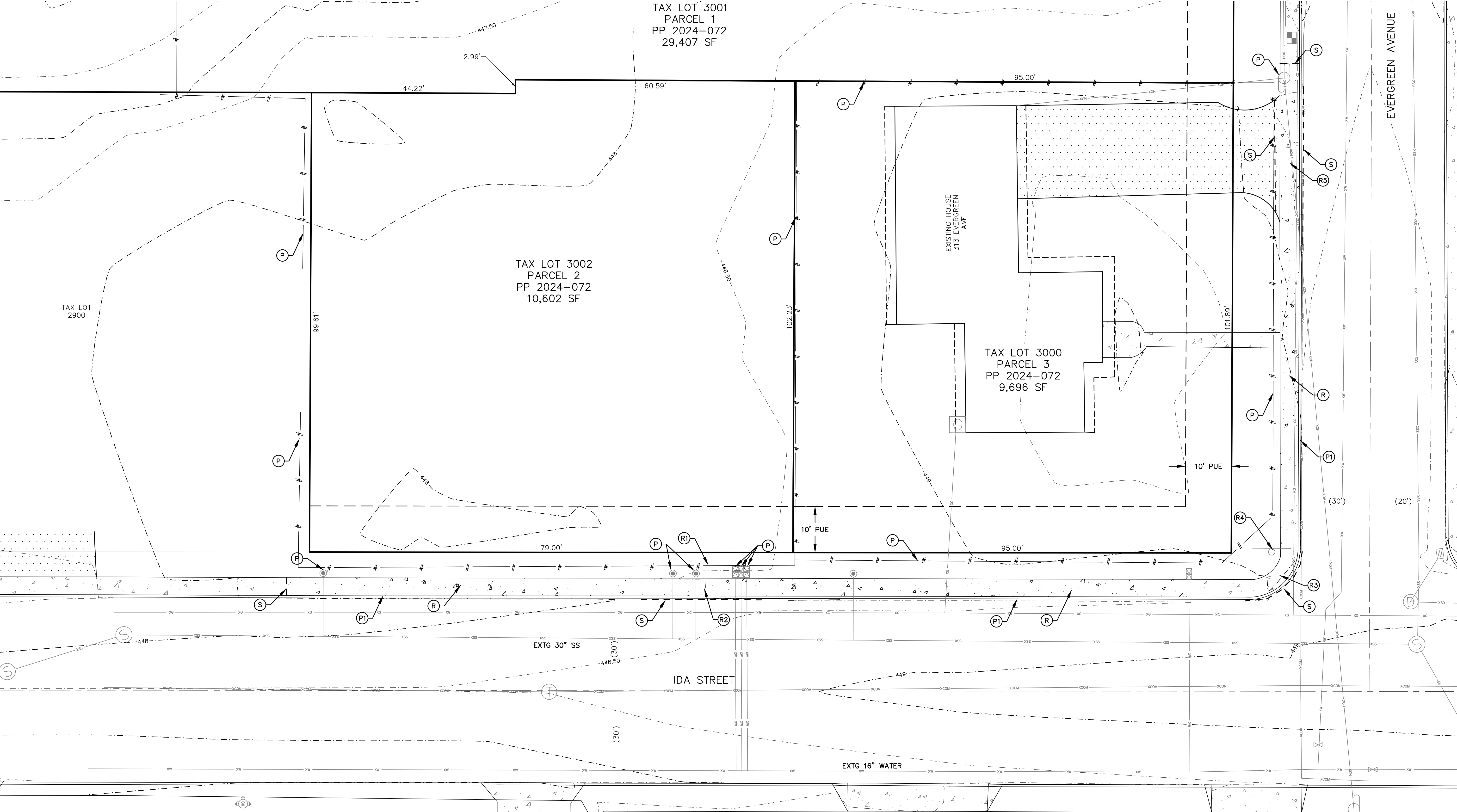
LEGEND

SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
STORM SEWER MANHOLE
STORM SEWER CATCH BASIN
WATER VALVE
WATER METER
FIRE HYDRANT
POWER POLE
ELECTRICAL BOX

COMMUNICATION MANHOLE
COMMUNICATION VAULT
GAS METER
SIGN

EXISTING CONCRETE
EXISTING ASPHALT/GRAVEL DRIVEWAY

0 10 20 30
SCALE 1" = 10'



IDA STREET TRI-PLEX

EXISTING CONDITIONS
AND DEMO PLAN



EXPIRES: 6-30-2026
PLOT DATE:
5/28/2025
REVISIONS:

DRAWN BY:
LDW
CHECKED BY:
LDW
JOB No:
25021
SCALE:
1" = 10'

SHEET
C2

NS NORTH SANTIAM PAVING COMPANY
41203 KINGSTON-LYONS DRIVE, P.O. BOX 516
STAYTON, OREGON 97383
CONSTRUCTION • ENGINEERING • SURVEYING

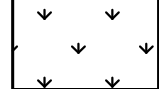
CITY OF STAYTON MARION COUNTY, OREGON
SW 1/4 SEC 10 T9S R1W WM TAX MAP 051W00CC TAX LOT 3002

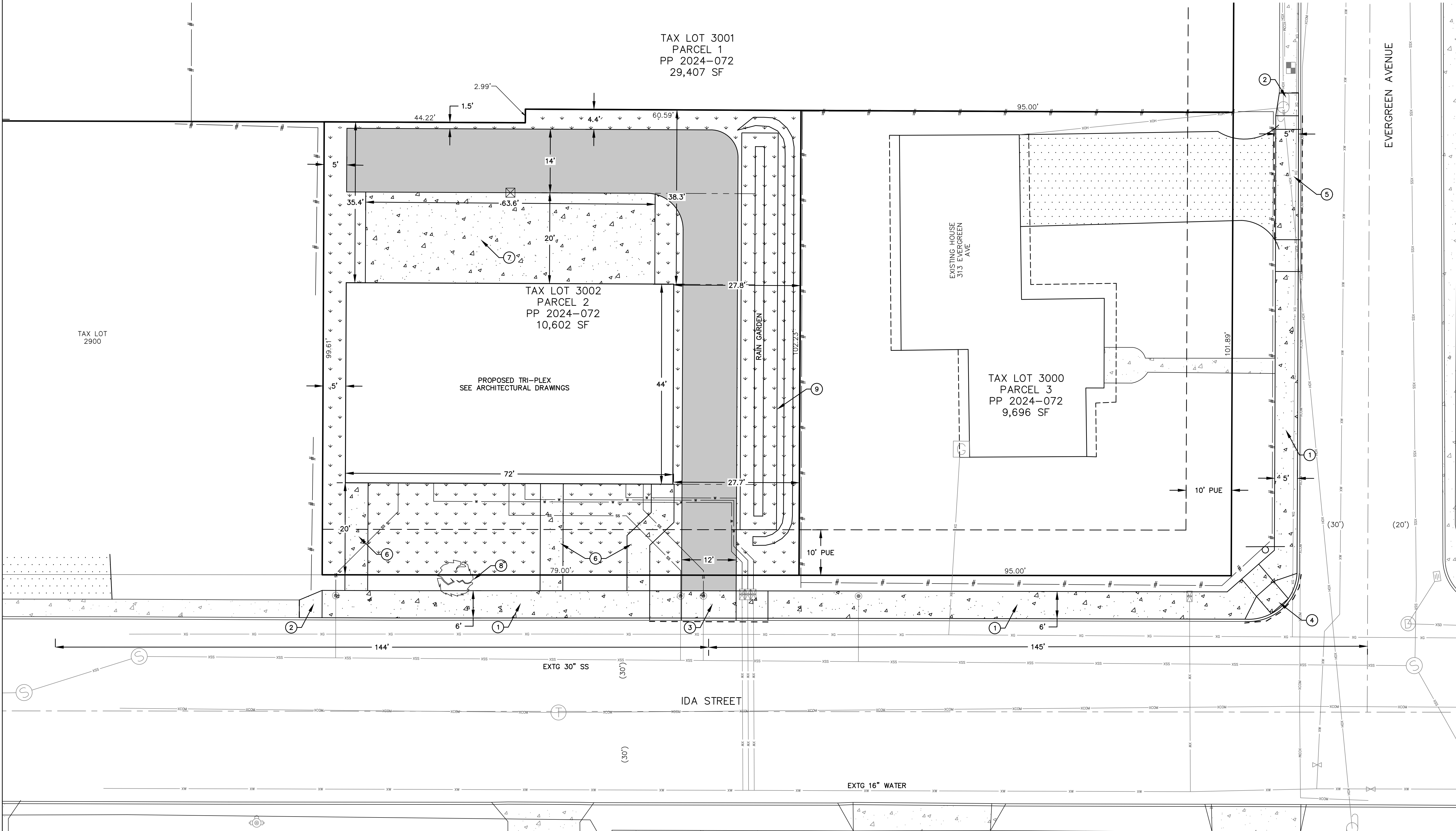
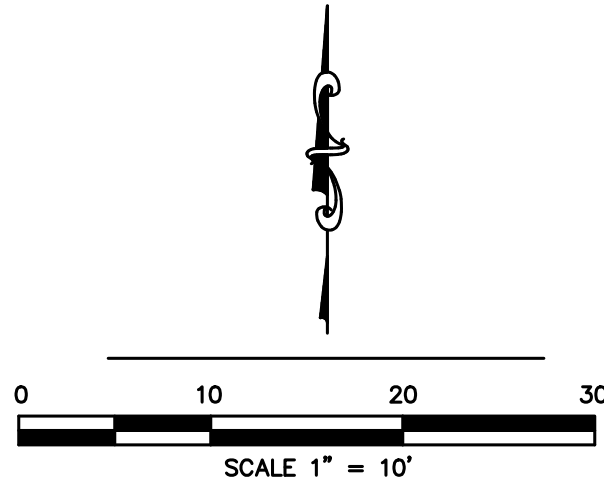
GENERAL NOTES:

TOTAL SITE AREA: 10,602 SF
AREA LANDSCAPED: 3,606 SF (34%)
LANDSCAPING TO FOLLOW SMC 17.20.090

- (X) KEYED NOTES:
1. INSTALL NEW SIDEWALK PER CITY OF STAYTON STD DWGS. WIDTH PER PLAN.
 2. TRANSITION NEW SIDEWALK TO EXISTING SIDEWALK
 3. INSTALL NEW 12' WIDE DRIVEWAY AND CURB PER CITY OF STAYTON STD DWGS. ASPHALT PATCH AS NECESSARY.
 4. INSTALL NEW ADA RAMP PER CITY OF STAYTON STD DWGS. RELOCATE SIGN FOR RAMP INSTALLATION.
 5. INSTALL NEW DRIVEWAY AND CURB PER CITY OF STAYTON STD DWGS. ASPHALT PATCH AS NECESSARY.
 6. INSTALL 5' WIDE CONCRETE PATH FROM SIDEWALK TO TRI-PLEX.
 7. INSTALL CONCRETE APPROACH.
 8. INSTALL STREET TREE.
 9. FOR RAIN GARDEN LANDSCAPING FOLLOW CITY OF PORTLAND STD DWG SW-112.

LEGEND

-  = PROPOSED CONCRETE
-  = PROPOSED ASPHALT
-  = PROPOSED LANDSCAPE



IDA STREET TRI-PLEX

SITE PLAN



EXPIRES: 6-30-2026
PLOT DATE: 5/28/2025
REVISIONS:

DRAWN BY: LDW
CHECKED BY: LDW
JOB No: 25021
SCALE: 1" = 10'

SHEET
C3

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41203 KINGSTON-LYONS DRIVE, P.O. BOX 516
STAYTON, OREGON 97383
(503) 768-3436
LEVW@NSPC.COM

CONSTRUCTION • ENGINEERING • SURVEYING

CITY OF STAYTON
SW 1/4 SEC 10 T9S R1W WM TAX MAP 091W00C TAX LOT 3002
MARION COUNTY, OREGON

