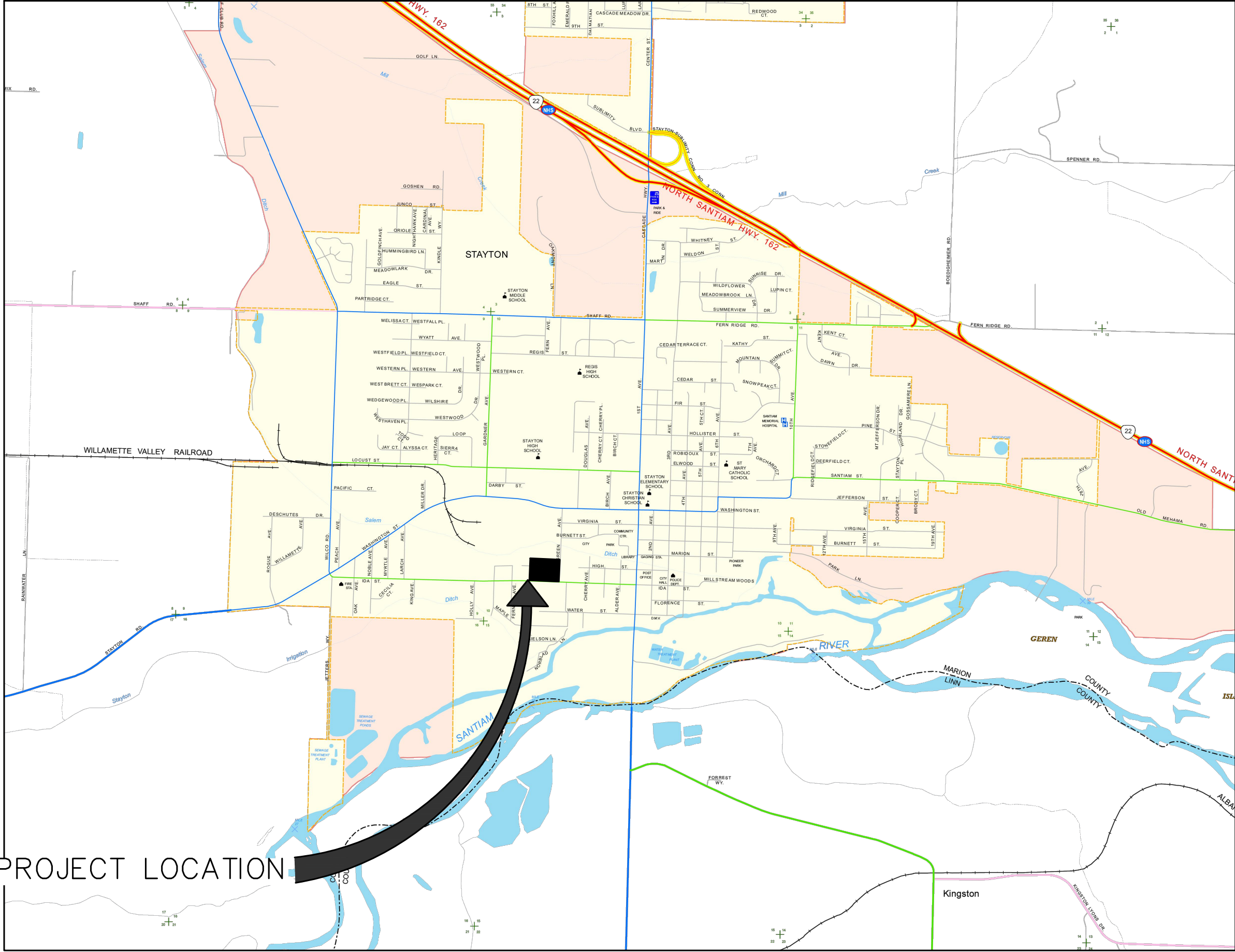


IDA STREET TRI-PLEX

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

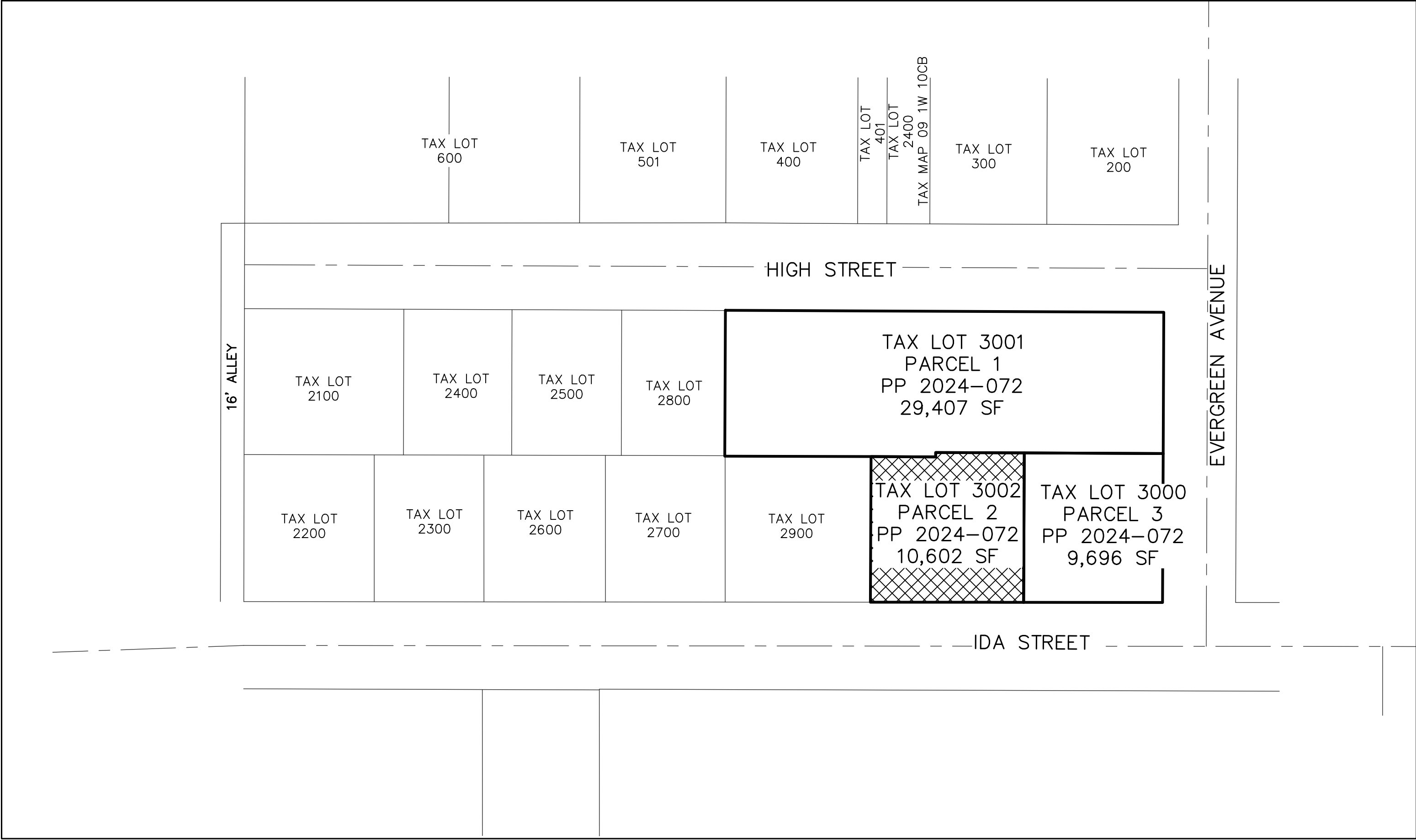
PERMITS:

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.

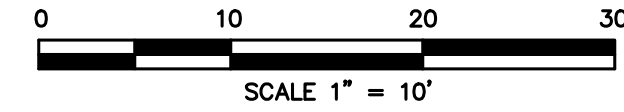
- SITE PROPERTY LINE
- NEIGHBORING PROPERTY LINE
- CENTER LINE
- EASEMENTS
- SANITARY SEWER LINE
- STORM SEWER LINE
- WATER LINE
- GAS LINE
- OVERHEAD POWER
- COMMUNICATION LINE
- FENCE LINE
- EDGE OF GRAVEL
- EDGE OF PAVEMENT

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



EVERGREEN AVENUE

TAX LOT 3001
PARCEL 1
PP 2024-072
29,407 SF

TAX LOT 3002
PARCEL 2
PP 2024-072
10,602 SF

TAX LOT 3000
PARCEL 3
PP 2024-072
9,696 SF

EXISTING HOUSE
313 EVERGREEN
AVE

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
(503) 769-3436
LEVINSFOR.COM
CONSTRUCTION • ENGINEERING • SURVEYING

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

GENERAL NOTES:

PARKING REQUIREMENTS:

5 SPACES REQUIRED

3 GARAGES WILL HAVE 3 PARKING SPOTS AND 3 SPOTS WILL BE PROVIDED OUTSIDE AS SHOWN FOR 6 TOTAL SPOTS.

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.

LEGEND

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

LANDSCAPE NOTES:

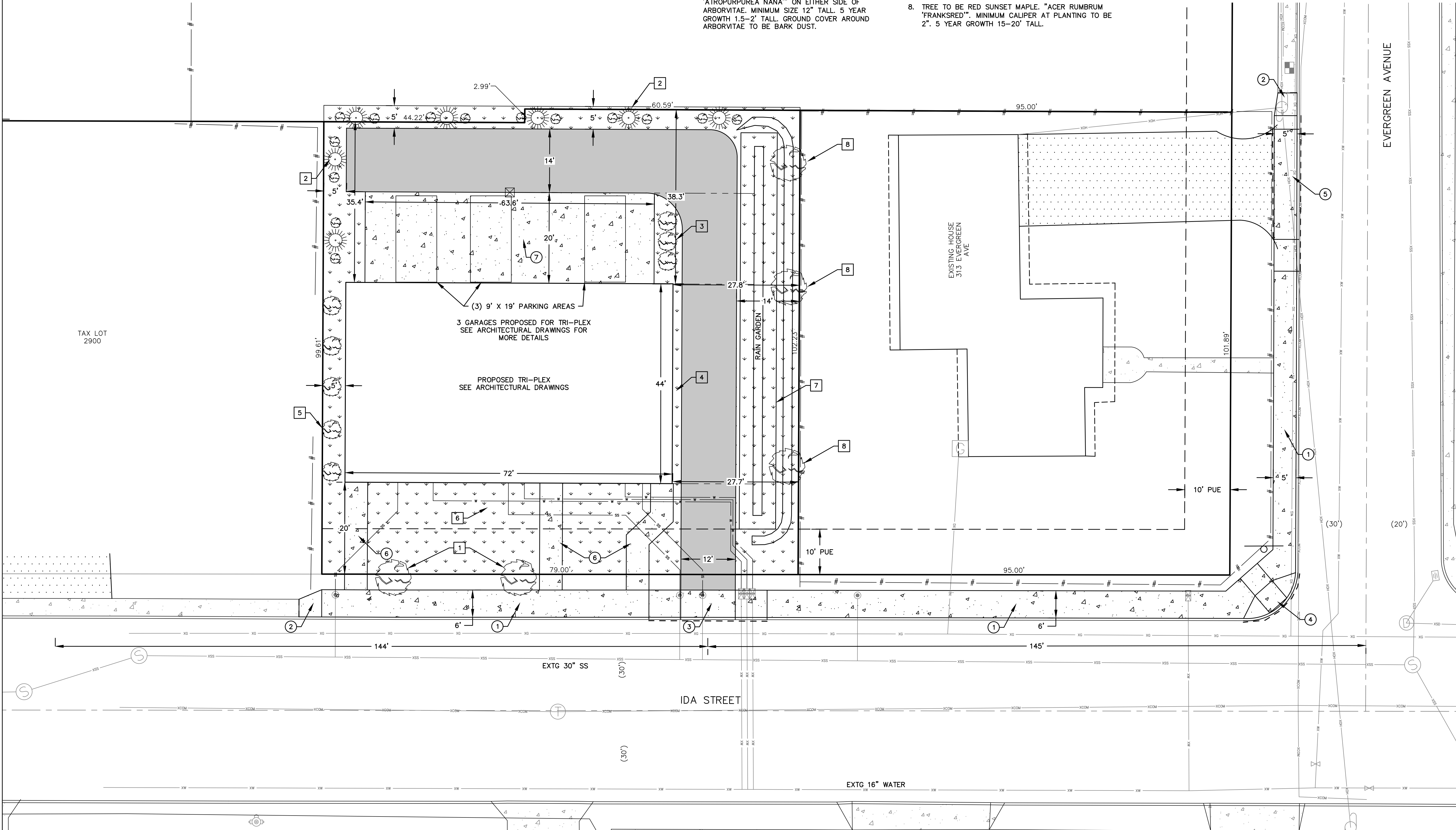
TOTAL SITE AREA: 10,602 SF
AREA LANDSCAPED: 3,606 SF (34%)
LANDSCAPING TO FOLLOW SMC 17.20.090

1. INSTALL 2 STREET TREES MINIMUM 30 FEET APART. TREE TO BE SCANLON MAPLE. "ACER RUMBRUM 'SCANLON'".

MINIMUM CALIPER AT PLANTING TO BE 2". SEE STD DWG 368 FOR ROOT BARRIER DETAIL. 5 YEAR GROWTH 8-14' TALL.

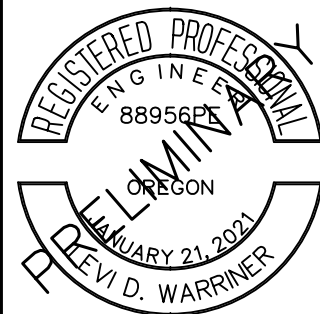
2. INSTALL 1 EMERALD GREEN ARBORVITAE. "THUJA OCCIDENTALIS 'SMARAGD'" MINIMUM SIZE 24" TALL. 5 YEAR GROWTH 6-8' TALL. PLACE 2 DWARF REDLEAF JAPANESE BARBERRY. "BERBERIS THUNBERGII 'ATROPURPUREA NANA'" ON EITHER SIDE OF ARBORVITAE. MINIMUM SIZE 12" TALL. 5 YEAR GROWTH 1.5-2' TALL. GROUND COVER AROUND ARBORVITAE TO BE BARK DUST.

3. DWARF REDLEAF JAPANESE BARBERRY. "BERBERIS THUNBERGII 'ATROPURPUREA NANA'". MINIMUM SIZE 12" TALL. 5 YEAR GROWTH 1.5-2' TALL. GROUND COVER AROUND SHRUB TO BE BARK DUST.
4. INSTALL DRAIN ROCK BETWEEN BUILDING AND DRIVEWAY.
5. SHERWOOD COMPACT MUGO PINE. "PINUS MUGO 'SHERWOOD COMPACT'". MINIMUM SIZE 12" TALL. 5 YEAR GROWTH 1-2' TALL. GROUND COVER AROUND SHRUB TO BE BARK DUST.
6. FRONT OF HOUSE TO BE PLANTED IN GRASS WITH TALL FESCUE OR EQUAL.
7. FOR RAIN GARDEN LANDSCAPING FOLLOW CITY OF PORTLAND STD DWG SW-112.
8. TREE TO BE RED SUNSET MAPLE. "ACER RUMBRUM 'FRANKSRED'". MINIMUM CALIPER AT PLANTING TO BE 2". 5 YEAR GROWTH 15-20' TALL.



IDA STREET TRI-PLEX

SITE PLAN



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

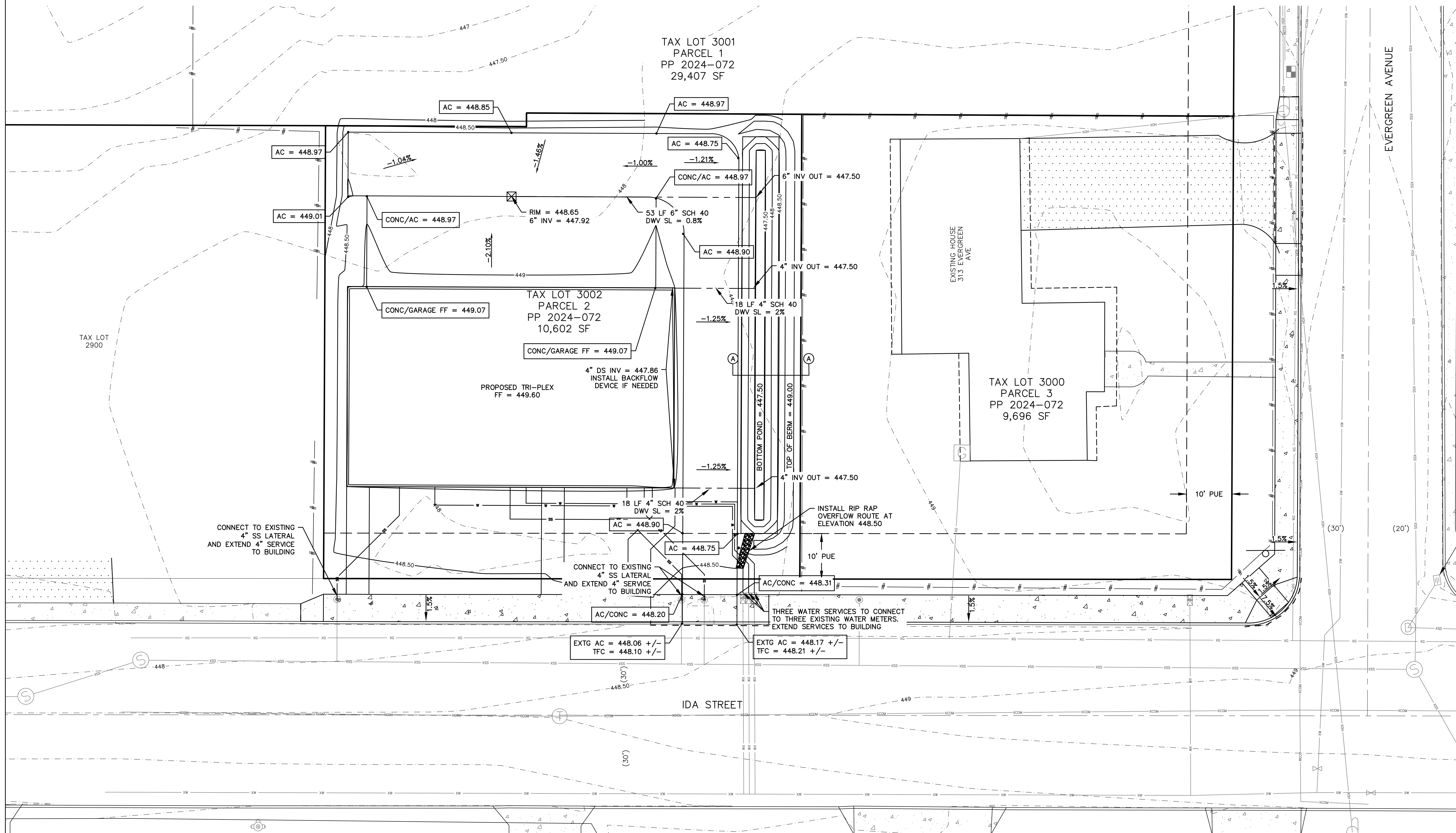
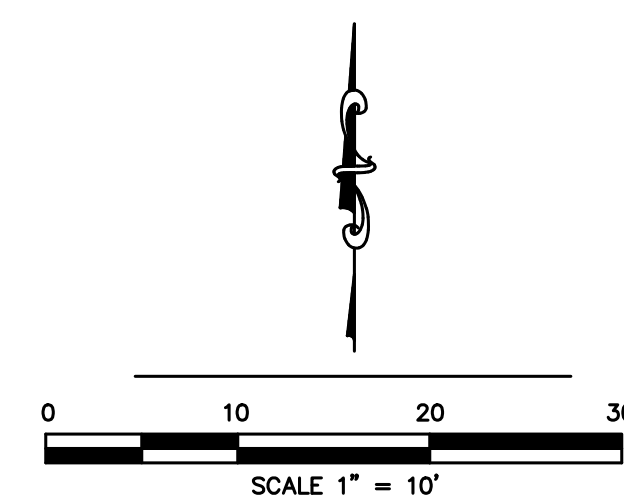
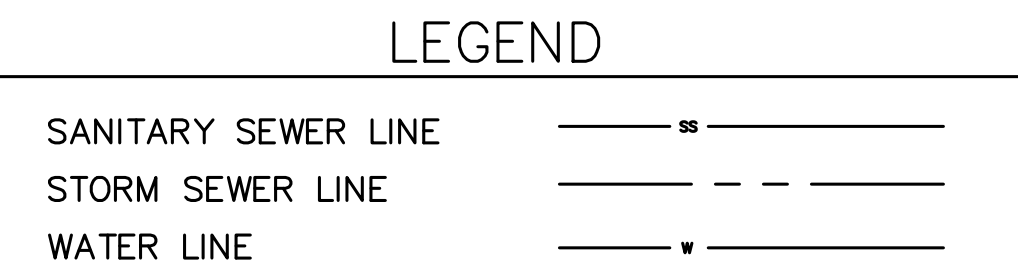
DRAWN BY: LDW
CHECKED BY: LDW
JOB No: 25021
SCALE: 1" = 10'

SHEET
C3

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

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

1. MAX 3:1 SLOPES
2. CREATE POSITIVE DRAINAGE AWAY FROM FOUNDATION.
3. MAX 5% LONGITUDINAL SLOPES FOR ONSITE SIDEWALKS.
4. INSTALL RIP RAP OUTLET PROTECTION AT RAIN GARDEN.
5. RAIN GARDEN WAS SIZED USING THE SIMPLIFIED METHOD. THE SIMPLIFIED METHOD REQUIRES THE RAIN GARDEN TO BE SIZED BASED ON 10% OF IMPERVIOUS AREA. THERE WILL BE 6,657 SF OF IMPERVIOUS AREA. THE TOTAL SQUARE FOOTAGE OF THE RAIN GARDEN IS 698 SF OR 10.5%.



IDA STREET TRI-PLEX

GRADING AND UTILITY PLAN

EXPIRES: 6-30-2026

PLOT DATE:

REVISIONS:

DATE:	
DRAWN BY:	

CHECKED BY	EDV
------------	-----

JOB No:

SCALE:

SHEET

C4

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

CITY OF STAYTON MARION COUNTY, OREGON
SW 1/4 SEC 10 T9S R1W WM TAX MAP 091W10CC TAX LOT 3002