

**CITY OF WARRENTON
PLANNING AND BUILDING DEPARTMENT**

**MODIFICATIONS TO APPROVED
PLANS AND CONDITIONS OF
APPROVAL APPLICATION**

| | |
|-----------------------|--------------|
| OFFICE USE ONLY | |
| FILE # _____ | FEE \$ _____ |
| ZONING DISTRICT _____ | |
| RECEIPT # _____ | |
| DATE RECEIVED _____ | |

The purpose for this application is to provide an efficient process for modifying land use decisions and approved development plans, in recognition of the cost and complexity of land development. Please answer the questions as completely as possible.

Legal Description of the Subject Property: Township _____, Range _____, Section(s) _____,

Tax Lot(s) _____

Property street address: 1301 SE Jetty Ave

I/WE, THE UNDERSIGNED APPLICANT(S) OR AUTHORIZED AGENT, AFFIRM BY MY/OUR SIGNATURE(S) THAT THE INFORMATION CONTAINED IN THE FOREGOING APPLICATION AND ASSOCIATED SUBMISSIONS IS TRUE AND CORRECT.

APPLICANT:

Printed Name: Jetty Stone LLC

Signature:  _____ Date: 5-6-24

Address: PO Box 173 Phone: 503-791-1603

E-mail Address: jwpalumborg@yahoo.com

City/State/Zip: Astoria OR 97103 Fax: _____

PROPERTY OWNER (if different from Applicant):

Printed Name: _____

Signature: _____ Date: _____

Address: _____

E-mail Address: _____

Phone: _____ Fax: _____

City/State/Zip: _____

1. In detail, please describe the reason(s) for applying for a modification to an approved plan or conditions of approval:

Landscape Plan modification. There have been some minor modifications made to the Site Plan and Engineering/Public works approvals have also changed the parking lot design. NEW locations of trees + landscape grasses will make sense with existing boundary vegetation and parking lot landscaping

2. Please explain which category your request falls in:

a. Major Modification _____ yes no

i. a change in land use _____

ii. an increase in the number of dwelling units _____

iii. a change in the type and/or location of access ways, drives or parking areas that affect off-site traffic _____

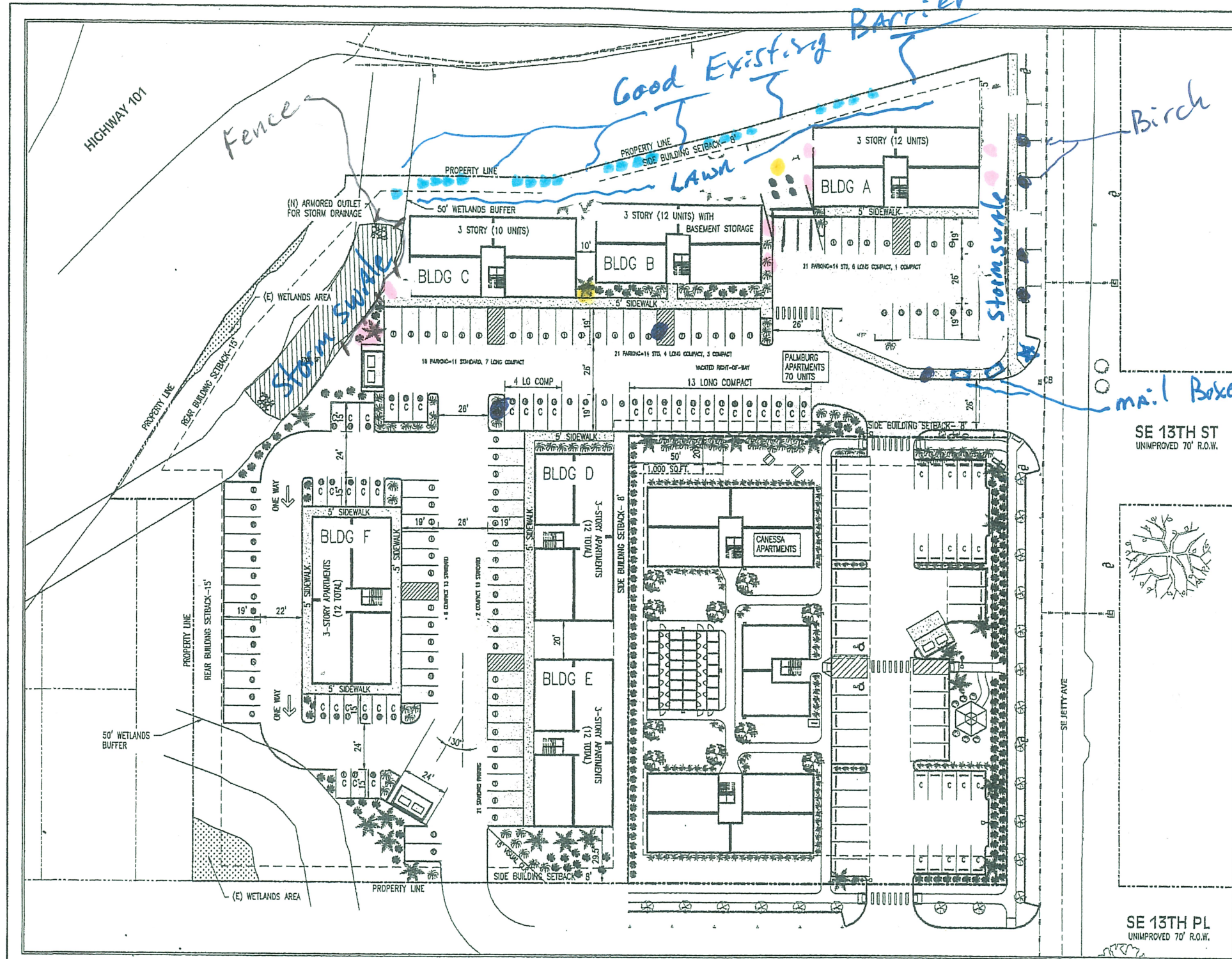
PLEASE UNDERSTAND THAT THIS APPLICATION WILL NOT BE OFFICIALLY ACCEPTED UNTIL DEPARTMENT STAFF HAS DETERMINED THAT THE APPLICATION IS COMPLETELY FILLED OUT AND THE SITE PLAN MAP REQUIREMENTS HAVE BEEN COMPLETED.

Return Application To:

City of Warrenton
Planning and Building Department
PO Box 250
225 S. Main Street
Warrenton, Oregon 97146

Phone: 503-861-0920
Fax: 503-861-2351

- Cedar Tree
- Leland cypress
- Maple Tree
- Grasses
- River rock
- Boulders (Large Rock)
- Storm swales - Per engineer Approved Design
- Birch Tree



Jetty Stone Apts. WARRENTON, OR

NOTES:
STORM WATER QUALITY REQUIREMENT TO BE MET BY NEW BIO-SWALE ON ADJACENT PROPERTY.

STORMWATER VOLUMES:

| STORM EVENT: | PRECIPITATION (IN. / 24 HR) | PROPOSED FLOW (GAL / MINUTE) | PROPOSED VOLUME (ACRE-FOOT) |
|----------------|-----------------------------|------------------------------|-----------------------------|
| WATER QUALITY: | 1.50" | 103 GPM | 0.066 |
| 100-YEAR: | 6.10" | 628 GPM | 0.373 |

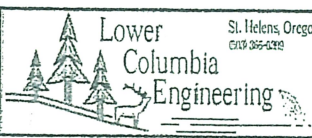
LEGEND

| | |
|---------------------------|------------------------|
| (E) EXISTING | OVERHEAD UTILITIES |
| R.O.W. RIGHT OF WAY | WATER LINE |
| EOP EDGE OF PAVEMENT | MAJOR CONTOUR |
| PP POWER POLE | MINOR CONTOUR |
| PM POST MOUNTED SIGN | PROPERTY LINE |
| FH FIRE HYDRANT | ADJACENT PROPERTY LINE |
| FDC FIRE DEPT. CONNECTION | BUILDING SETBACK |
| CB CATCH BASIN | EDGE OF GRAVEL |
| WM WATER METER | CENTERLINE OF R.O.W. |
| SAL SINGLE AREA LIGHT | STORM SWALES |
| WML WALL MOUNTED LIGHT | PAVED AREA |

PROPOSED BUILDING LAYOUT PLAN
SCALE: 1"=25'

REVISION RECORD

| REV. | REVISION RECORD | DATE |
|------|---|-----------|
| A | WAS CALLED OPTION 3 | 3/11/2020 |
| B | REVISED WETLANDS | 4/13/2020 |
| C | REVISED PARKING, ADD TRASH ENCLOSURES | 4/16/2020 |
| D | CHANGES PER CLIENT & SWALE CHANGES | 4/27/2020 |
| E | CLIENT REQUEST OF CANESSA BUILDINGS/LANDSCAPE | 6/3/2020 |



| | | |
|-----------|----------------|--------------------------|
| PROJ. NO. | 2971 | PRELIMINARY LAYOUT IDEAS |
| ENG. BY | CAT | ALT 101 APARTMENTS |
| APPR. BY | JASON PALMBURG | |
| FILE | D-2971-A-1-E | DATE 1/26/2020 |

SHEET A-1

DATE: 6/3/2020
REVISED PRINT
VOID ALL PREVIOUS

DATE: 2/24/2020
PRELIMINARY
NOT FOR CONSTRUCTION

LEGEND

- Cedar Tree
- Leland cypress
- Maple Tree
- Grasses / River rock
- Boulders / Large rock
- Birch Tree
- Storm Swale - per engineer Approved Design

| PLANTER # | PLANTER BOTTOM ELEV. | 3" INLET ELEV. | 6" INLET ELEV. | STORM PIPE I.E. | PLANTER TOP ELEV. |
|-----------|----------------------|----------------|----------------|-----------------|-------------------|
| 1 | 34.50' | 35.00' | 36.00' | 32.41' | 36.50' |
| 2 | 36.75' | 37.25' | 38.25' | 34.84' | 38.75' |
| 3 | 39.45' | 39.95' | 40.95' | 36.17' | 41.45' |
| 4 | 39.40' | 39.90' | 40.90' | 37.14' | 41.40' |
| 5 | 42.75' | 43.25' | 44.25' | 38.25' | 44.75' |
| 6 | 41.30' | 41.80' | 42.80' | 40.30' | 43.30' |
| 7 | 37.30' | 37.80' | 38.80' | 34.50' | 39.30' |
| 8 | 35.60' | 36.10' | 36.60' | 33.69' | 37.80' |
| 9 | 34.80' | 35.30' | 36.30' | 32.88' | 36.80' |
| 10 | 33.30' | 33.80' | 34.80' | 32.35' | 35.30' |
| 11 | 33.30' | 33.80' | 34.80' | 32.42' | 35.30' |
| 12 | 35.00' | 35.50' | 36.50' | 32.44' | 37.00' |
| 13 | 34.85' | 35.35' | 36.35' | 32.46' | 36.85' |
| 14 | 31.30' | 31.80' | 32.80' | - | 33.30' |
| 15 | 38.00' | 38.50' | 39.50' | 35.75' | 40.00' |

*Sitting Area
Gravel - large rocks*

LAWN

LAWN

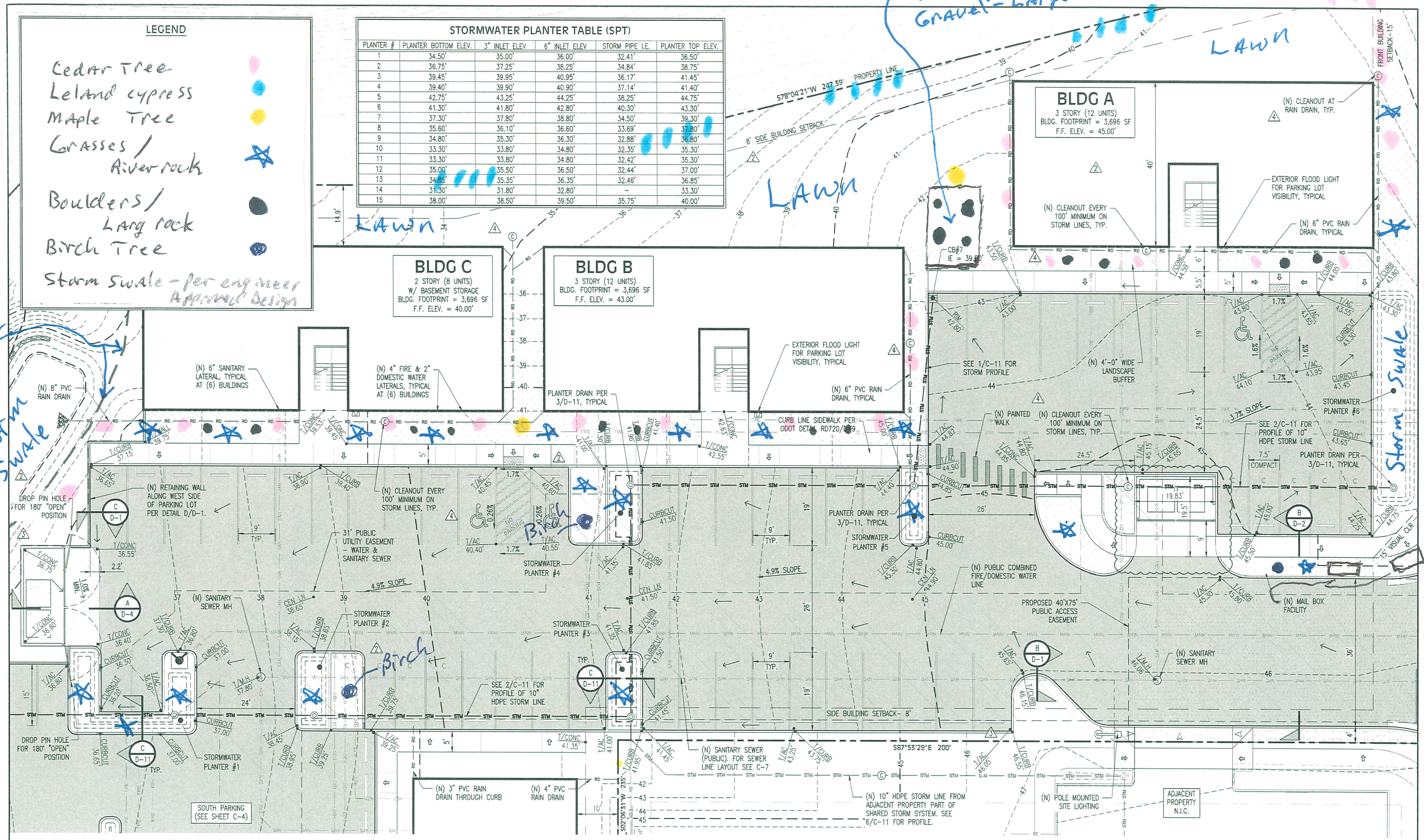
LAWN

Fence

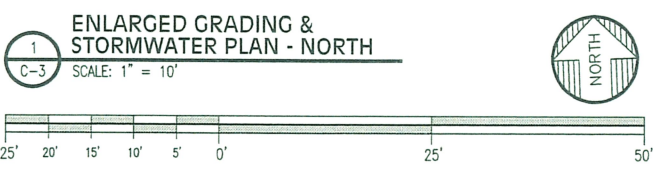
Storm Swale

Storm Swale

Birch



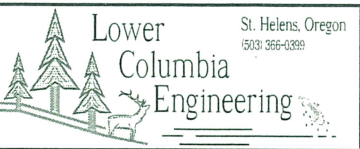
NOTE:
ALL BUILDING ELEVATIONS SHALL BE VERIFIED WITH OWNER/CONTRACTOR.



DATE: 02/06/23
REVISED PRINT
VOID ALL PREVIOUS

DATE: 02/24/21
ISSUED FOR APPROVAL

| REV. | REVISION RECORD | DATE |
|------|--------------------------------------|----------|
| A | PERMIT REVISION 1 | 07/02/21 |
| B | PERMIT REVISION 2 | 04/07/22 |
| C | PERMIT REVISION 3 | 09/01/22 |
| D | BUILDING PERMIT REVISION 1 (DELTA 4) | 01/26/23 |



| | | |
|-----------|--------------|--|
| PROJ. NO. | 2964 | ENLARGED GRADING & STORMWATER PLAN - NORTH |
| DWG. BY | MLA | JETTY STONE APARTMENTS |
| APPR. BY | CDD | JASON PALMBERG |
| FILE | D-2964-C-3-D | DATE 7/29/2020 |

SHEET
C-3