

**JUNIPER AVENUE SUBDIVISION  
FOR TAXLOT 81021CB01500  
PRELIMINARY SUBDIVISION PLANS  
LOCATED EAST OF JUNIPER AVE, NORTH OF  
THE 9TH ST AND JUNIPER AVE INTERSECTION**



**VICINITY MAP**  
SCALE: 1" = 1000'

**SHEET INDEX**

- 1 - COVER SHEET
- 2 - EXISTING CONDITIONS
- 3 - PRELIMINARY SUBDIVISION LAYOUT
- 4 - OVERALL SITE PLAN
- 5 - GRADING PLAN
- 6 - GRADING PLAN SECTIONS
- 7 - ROADWAY PLAN & PROFILE
- 8 - PUBLIC HAMMERHEAD PLAN & PROFILE

**OWNER:**

GILL GRAMSON  
SANDWORKS  
15 NW 17TH PLACE  
WARRENTON, OREGON 97121  
(503) 440-6818

**ENGINEER:**

ERIK HOOVESTOL, PE  
FIRWOOD DESIGN GROUP, LLC  
359 E. HISTORIC COLUMBIA RIVER DRIVE  
TROUTDALE, OREGON 97060  
(503) 668-3737

**SURVEYOR:**

SCOTT COOTER, PLS  
CKI LAND SURVEYING  
P.O. BOX 2699  
GEARHART, OREGON 97138  
(503) 738-4320



EXPIRES: 06/30/25  
SIGNATURE DATE:

DATE:	NO.	REVISION	DRAWN: BD	DESIGNED: BD	CHECKED: EH
			SCALE: AS SHOWN	DATE: NOV. 10, 2023	
			PROJECT NO. E19-021		

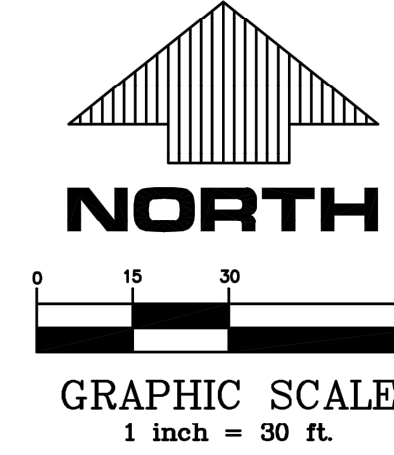
**FDG**  
Firwood Design Group, LLC  
SURVEYING + ENGINEERING + PLANNING  
359 E HISTORIC COLUMBIA RIVER HWY  
TROUTDALE, OREGON 97060  
BUS: (503) 668-3737 ♦ FAX: (503) 668-3788

**GIL GRAMSON**  
15 NW 17TH PLACE  
WARRENTON, OR 97121

**COVER SHEET**  
JUNIPER AVENUE SUBDIVISION  
JUNIPER AVE, WARRENTON, OR 97146

**TOPOGRAPHIC SURVEY**

IN THE SW 1/4 OF SECTION 21, T8N, R10W, W.M.  
CITY OF WARRENTON, CLATSOP COUNTY, OREGON  
DATE: JUNE 2019 SCALE: 1" = 30'



**LEGEND**

	PROPERTY LINE
	EXISTING GROUND CONTOUR
	EXISTING EDGE OF PAVEMENT
	EXISTING SIDEWALK/CONCRETE
	EXISTING CURB
	EXISTING TOP OF BANK
	EXISTING TOE OF SLOPE
	EXISTING EDGE OF GRAVEL
	EXISTING WATER LINE
	EXISTING STORM LINE
	EXISTING SANITARY LINE
	EXISTING OVERHEAD LINE
	WETLAND LINE PER NW
	EXISTING CATCH BASIN
	EXISTING SANITARY SEWER MANHOLE
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING POWER POLE W/ GUY WIRE
	EXISTING WATER METER

- NOTES:
1. THIS IS NOT A BOUNDARY SURVEY. SEE ALTERNATE MAP FOR BOUNDARY INFORMATION.
  2. ELEVATIONS ARE NAVD 88 BASED ON GPS OBSERVATIONS.

SURVEY FOR:  
GIL GRAMSON

SURVEY BY:  
CKI LAND SURVEYING  
P.O. BOX 2699  
GEARHART, OR 97138  
503 738 4320 PHONE  
503 738 7854 FAX

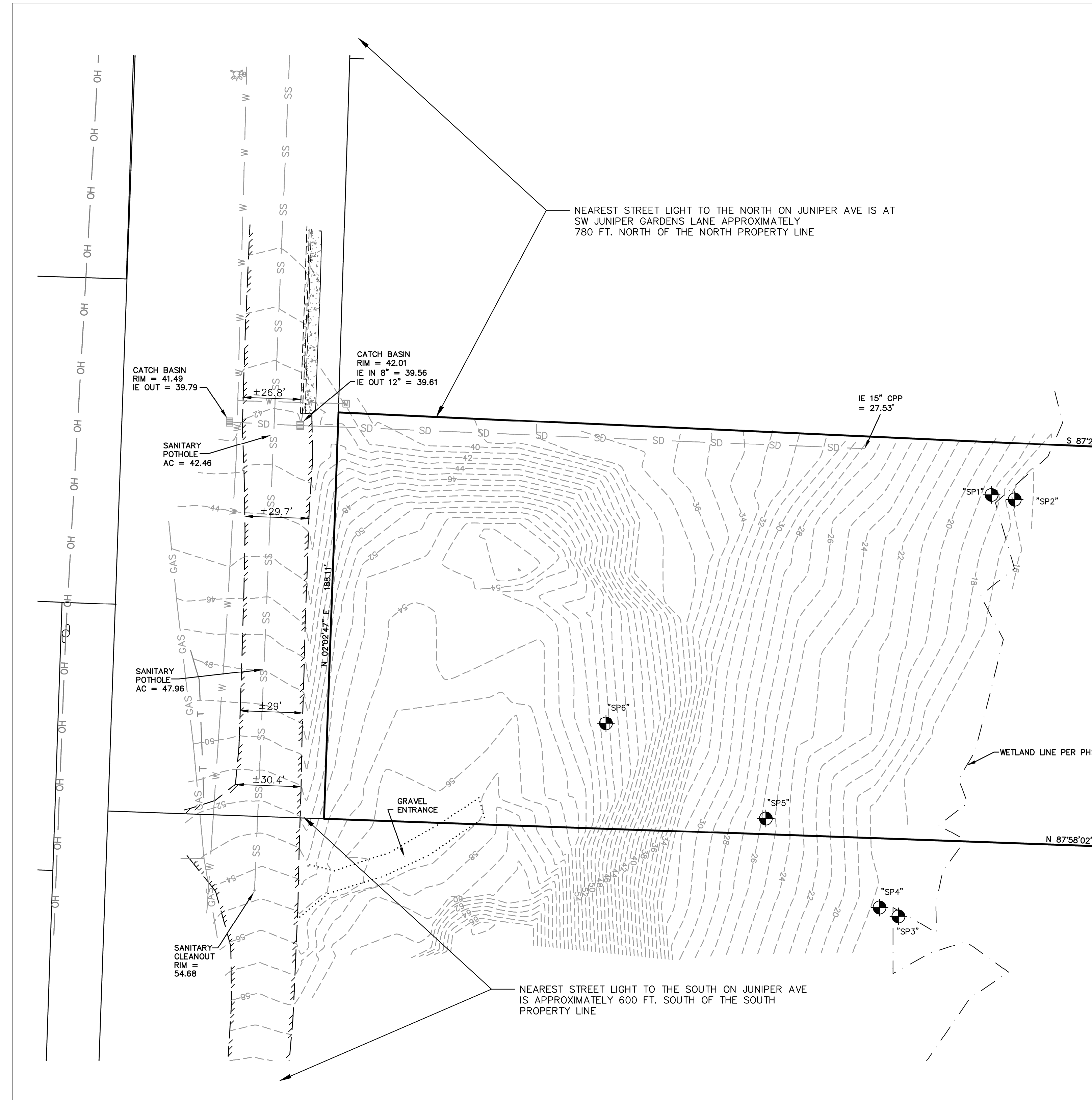
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JUNE 30, 1997  
SCOTT S. COOTER  
2829

RENEWS 12/31/19



DRAWING NAME: 18-057 DATE OF PLOT: 6/14/19



PRELIMINARY

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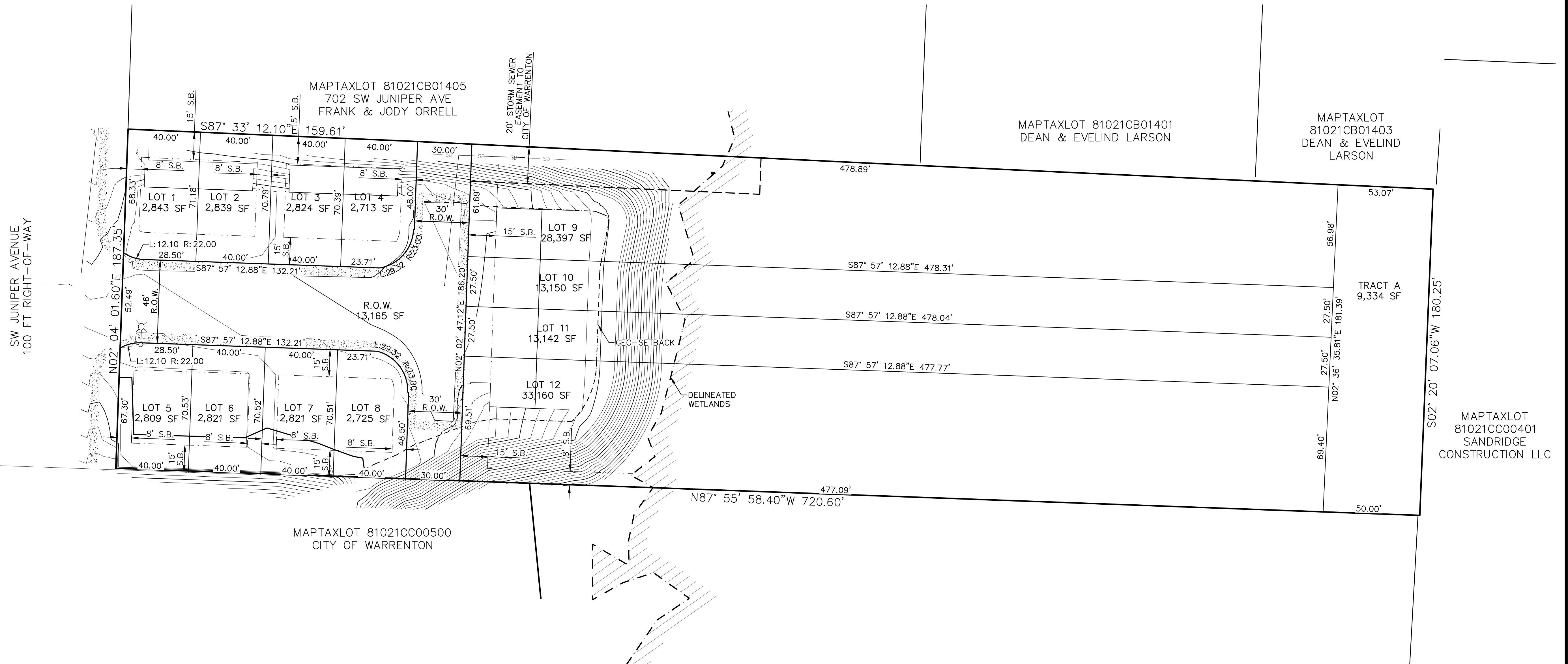
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EXISTING CONDITIONS  
JUNIPER AVENUE SUBDIVISION  
JUNIPER AVE, WARRENTON, OR 97146

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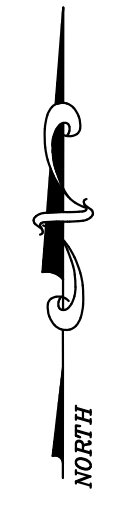
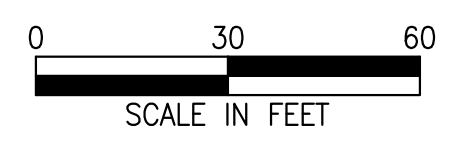
**JUNIPER AVENUE SUBDIVISION  
FOR TAXLOT 81021CB01500  
PRELIMINARY SUBDIVISION LAYOUT  
LOCATED IN THE SW 1/4 OF SECTION 21, T8N, R10W, W.M.  
CITY OF WARRENTON, CLATSOP COUNTY, OREGON**



**LOT AREA TABLE**

LOT	LOT AREA (SF)	BUILDABLE AREA (SF)
1	2,843	1,319
2	2,839	13,111
3	2,824	12,99
4	2,713	1,287
5	2,809	1,296
6	2,821	1,297
7	2,821	1,297
8	2,725	1,292
9	28,397	1,674
10	13,150	1,600
11	13,142	1,599
12	33,060	1,854

- NOTES**
1. FINAL SUBDIVISION PLAT WILL BE PREPARED BY A LICENSED SURVEYOR.
  2. S.B. = SETBACK PER WARRENTON MUNICIPAL CODE.
  3. R.O.W. = RIGHT OF WAY TO THE CITY OF WARRENTON.
  4. GEO-SETBACK IS A SETBACK 10 FEET FROM THE TOP OF A FILL SLOPE PER THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY GEOENGINEERS DATED MARCH 27, 2020.



PRELIMINARY

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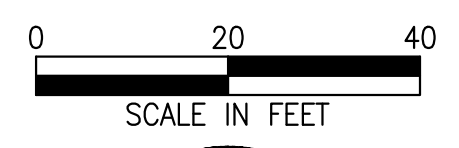
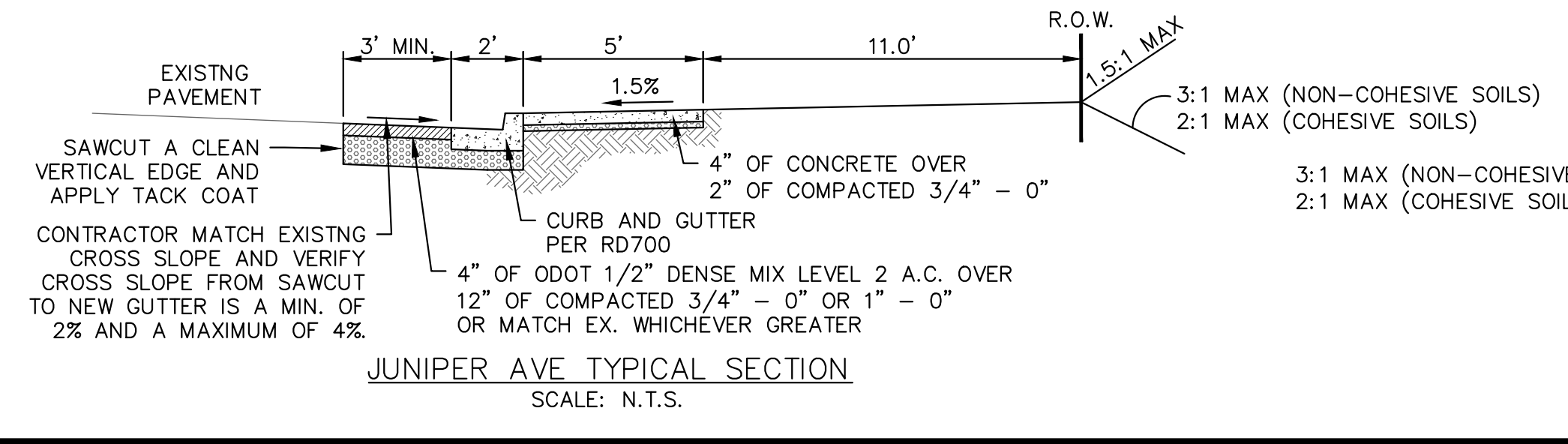
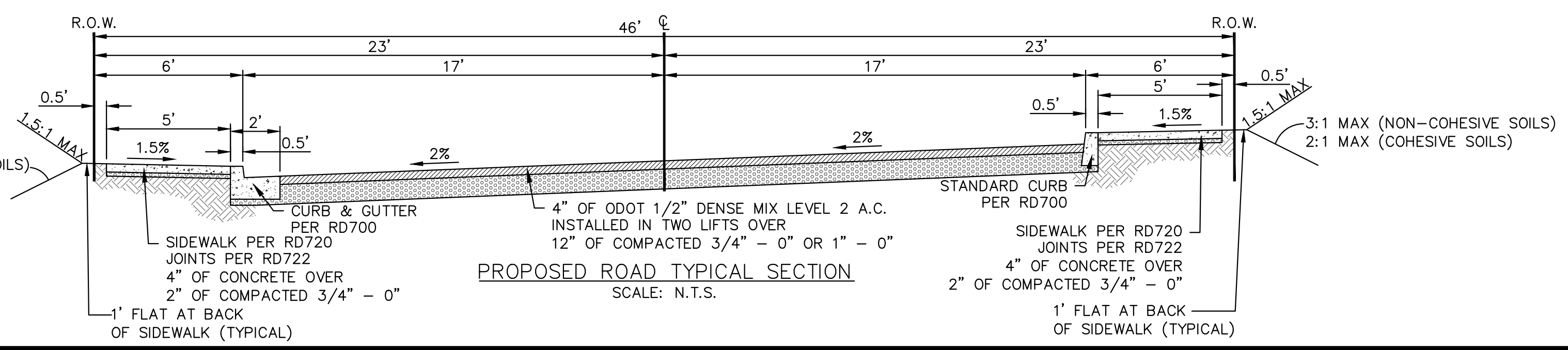
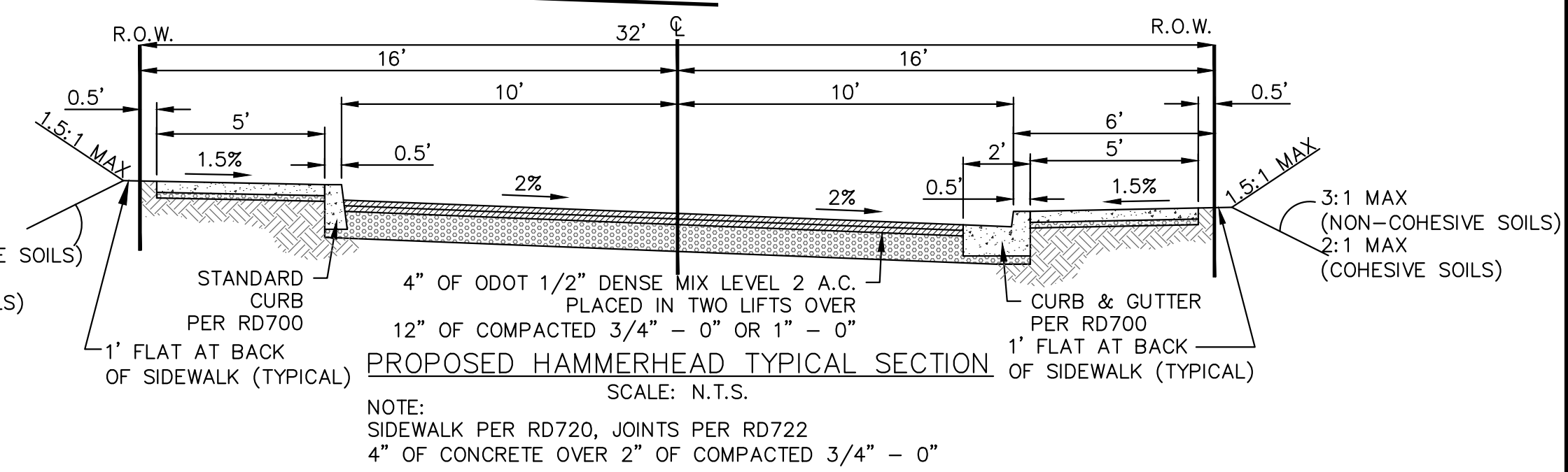
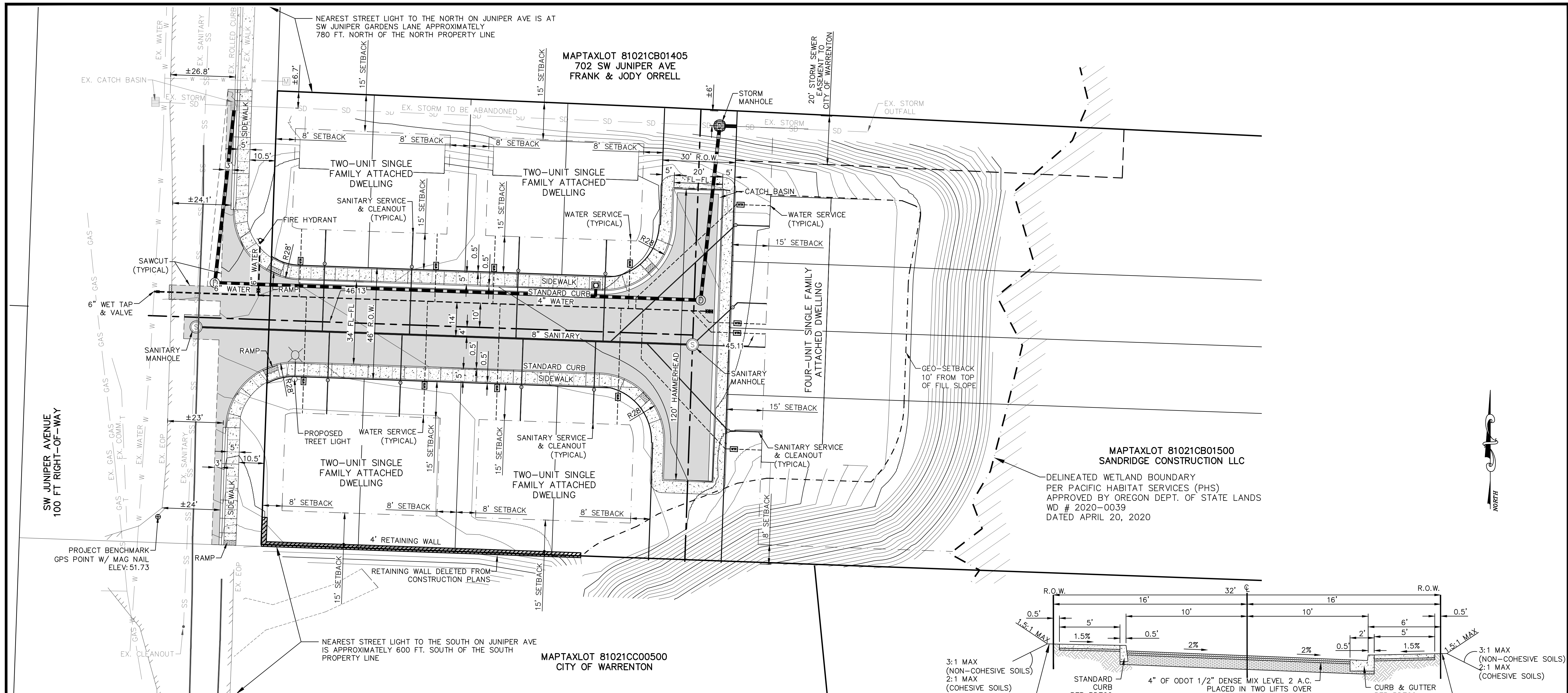
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PRELIMINARY SUBDIVISION LAYOUT  
JUNIPER AVENUE SUBDIVISION  
JUNIPER AVE, WARRENTON, OR 97146

3  
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DATE:	NO.	REVISION

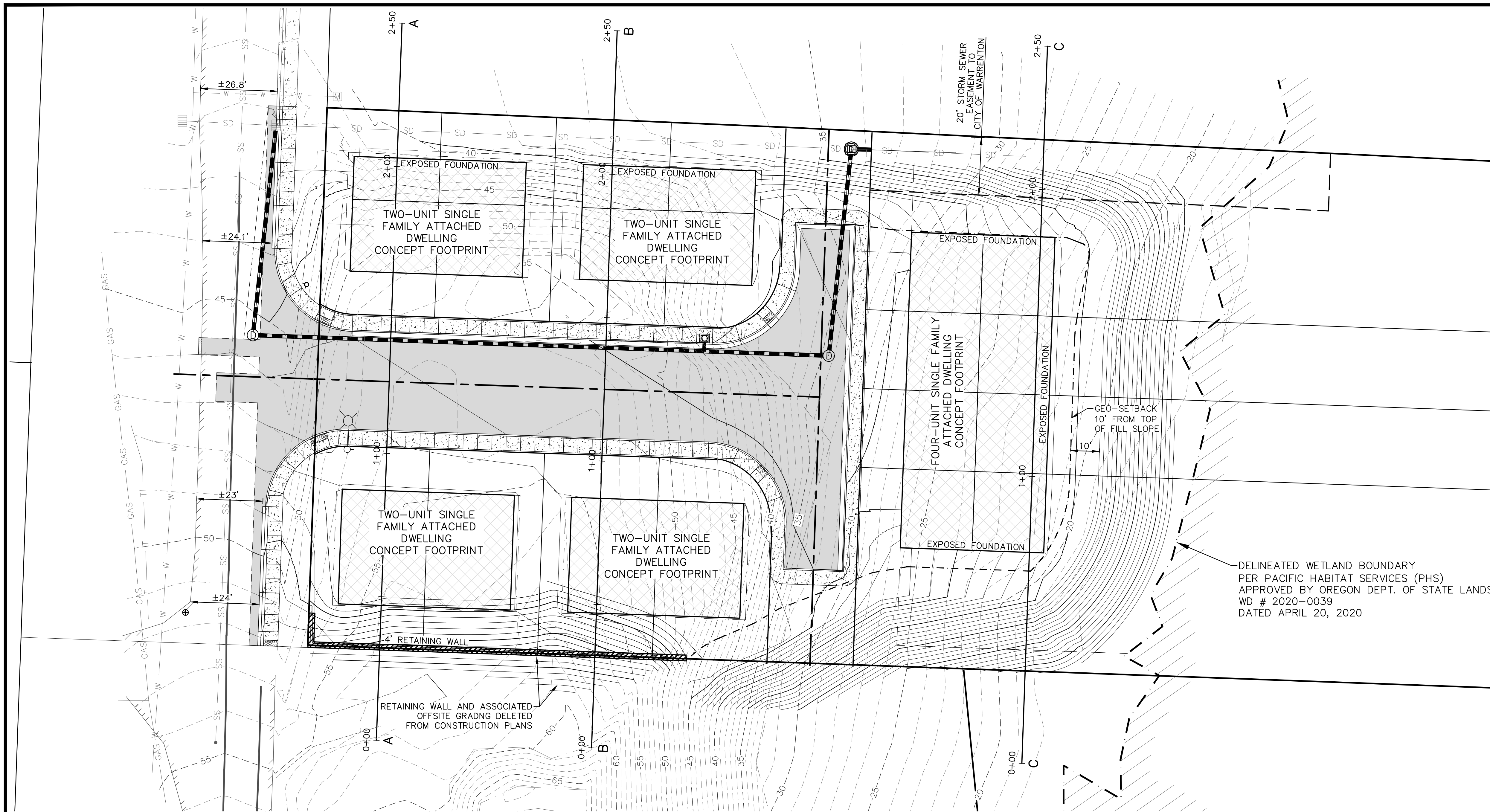
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**OVERALL SITE PLAN**  
JUNIPER AVENUE SUBDIVISION  
JUNIPER AVE, WARRENTON, OR 97146



SEE SHEET 6 FOR SECTIONS  
A-A, B-B, AND C-C

ABBREVIATIONS  
P: PAVEMENT  
TC: TOP BACK OF CURB  
CL: CENTERLINE  
BW: BOTTOM OF WALL  
TW: TOP OF WALL

DELINEATED WETLAND BOUNDARY  
PER PACIFIC HABITAT SERVICES (PHS)  
APPROVED BY OREGON DEPT. OF STATE LANDS  
WD # 2020-0039  
DATED APRIL 20, 2020



EXPIRES: 06/30/25  
SIGNATURE DATE:

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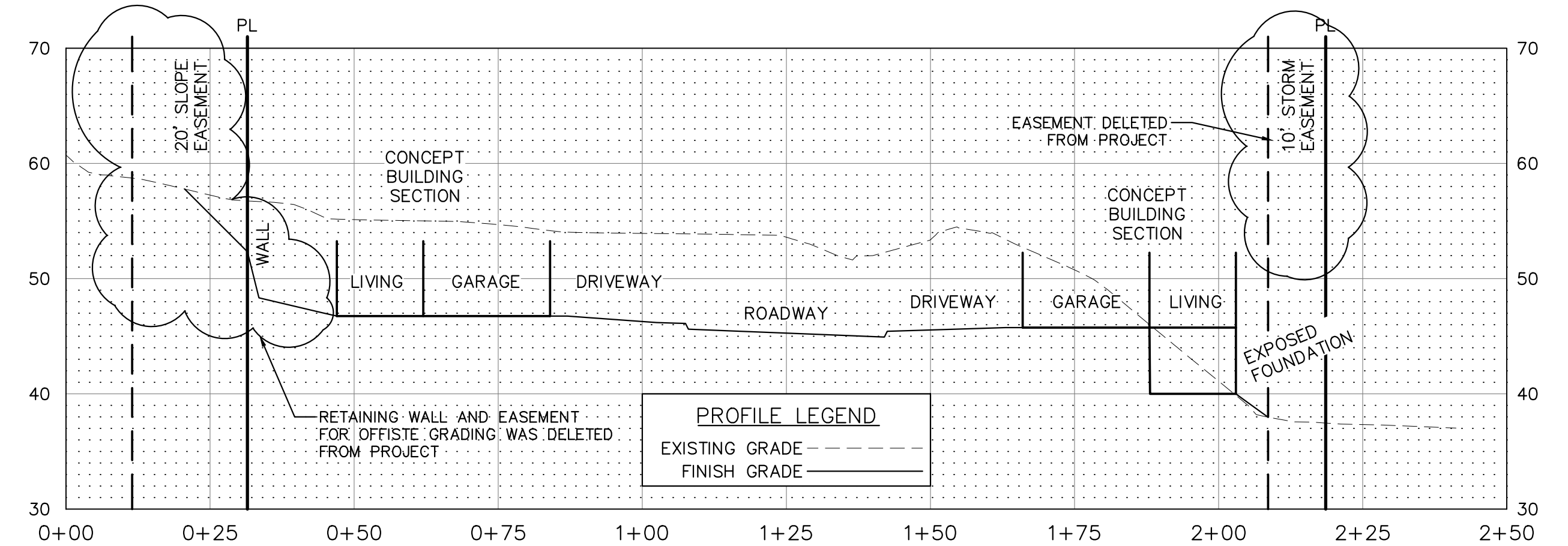
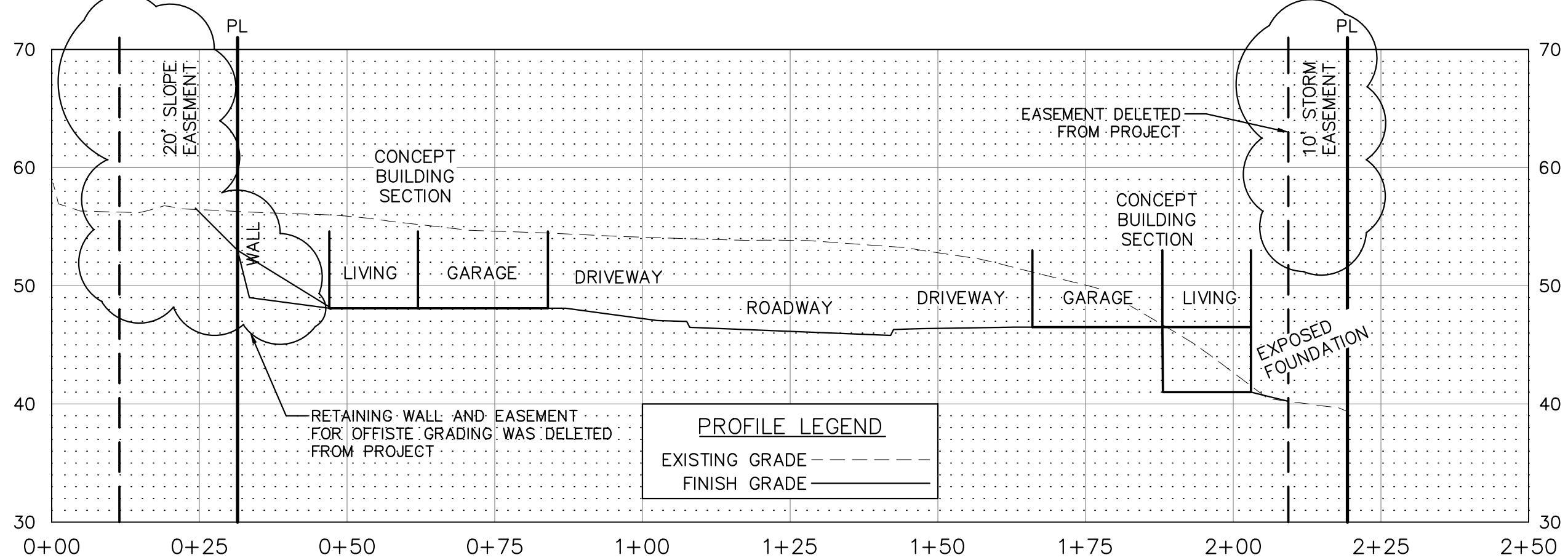
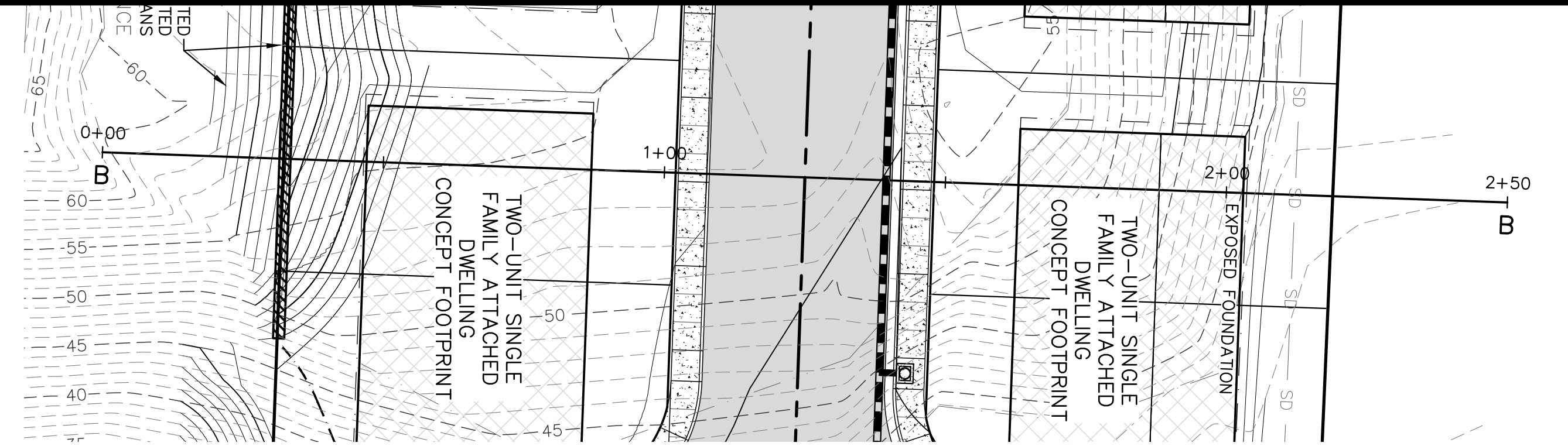
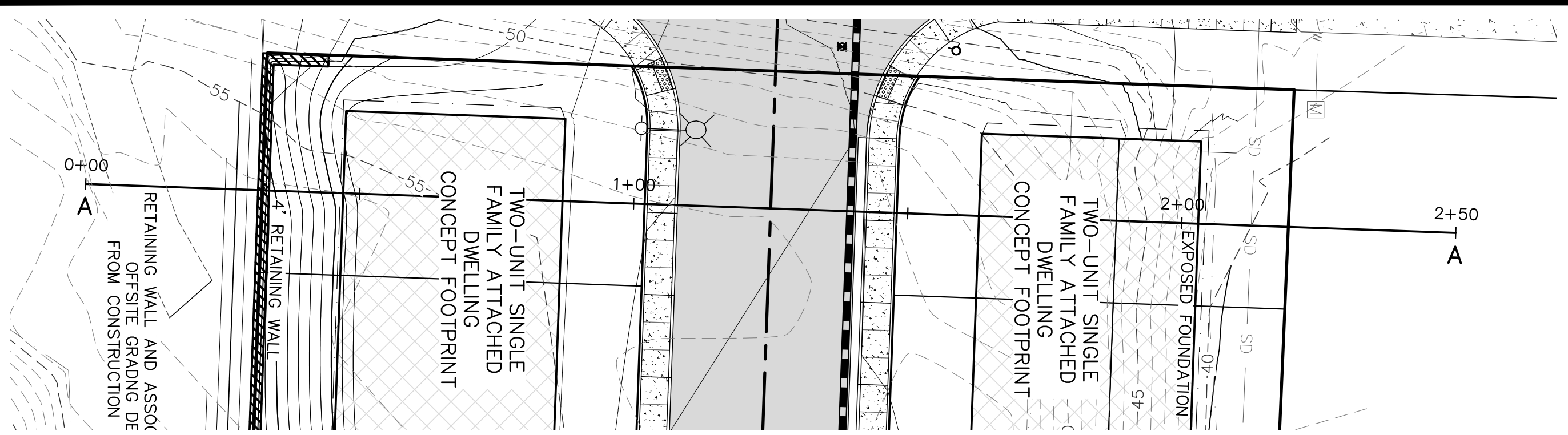
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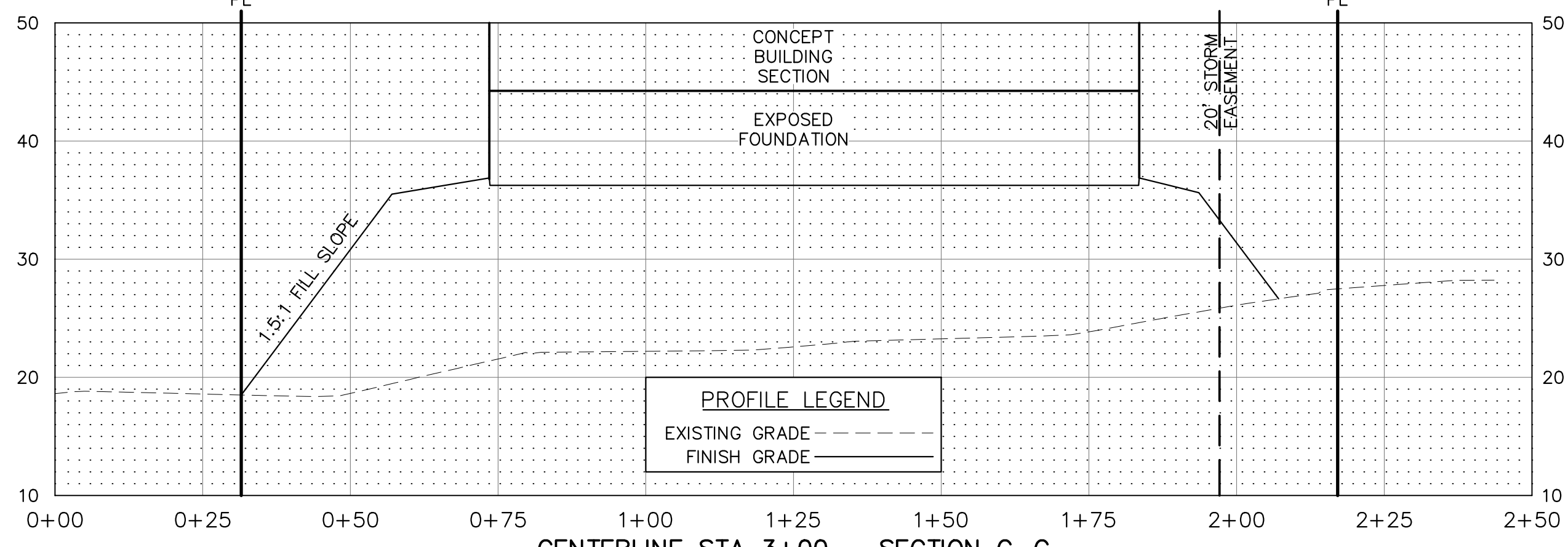
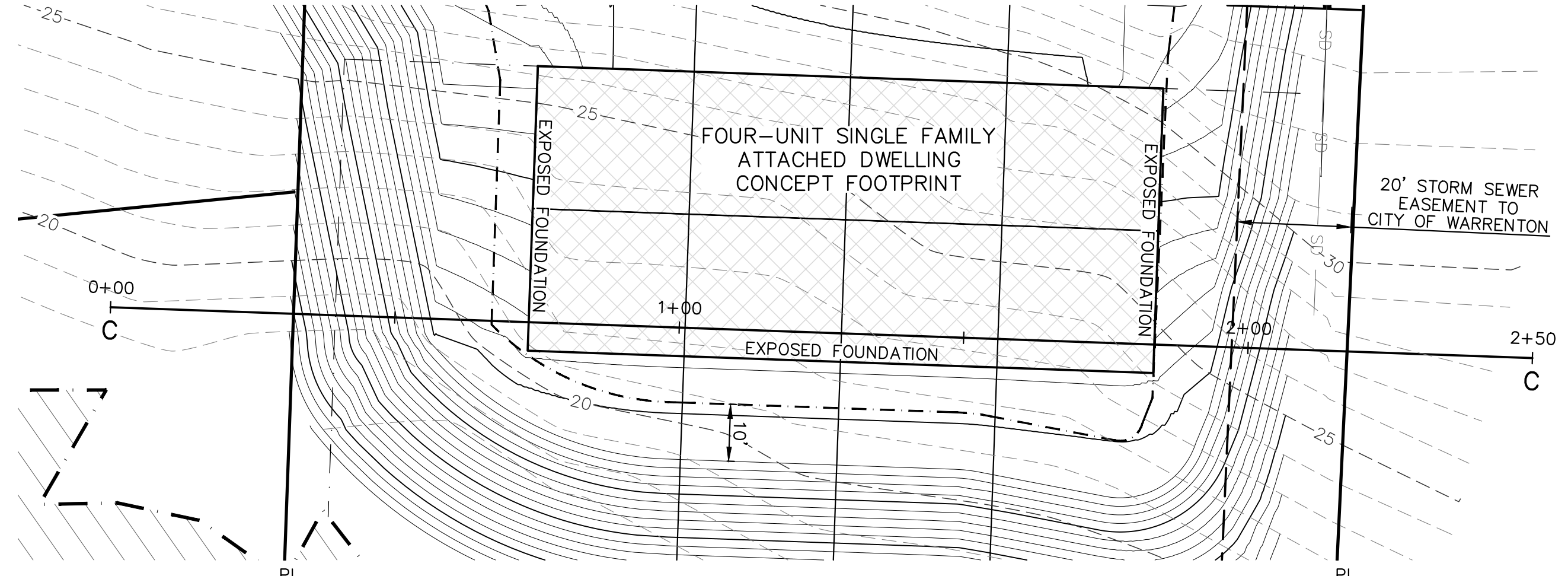
**GRADING PLAN**  
JUNIPER AVENUE SUBDIVISION  
JUNIPER AVE, WARRENTON, OR 97146

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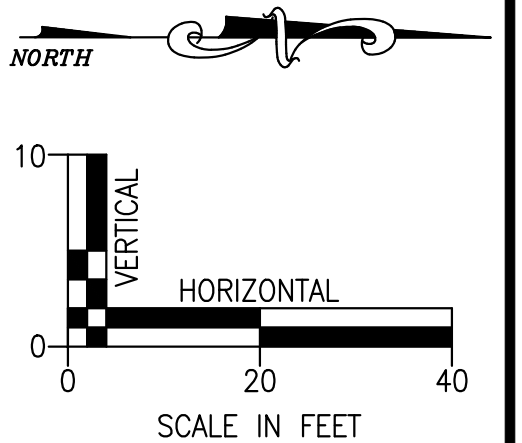


CENTERLINE STA 0+75 - SECTION A-A

CENTERLINE STA 1+50 - SECTION B-B



CENTERLINE STA 3+00 - SECTION C-C



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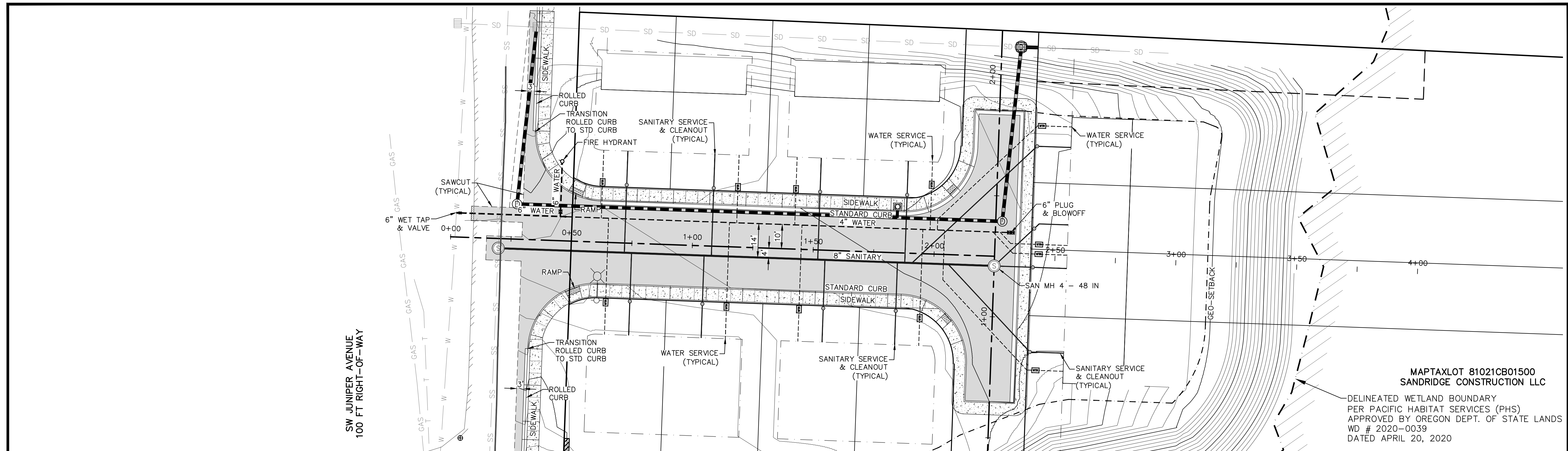
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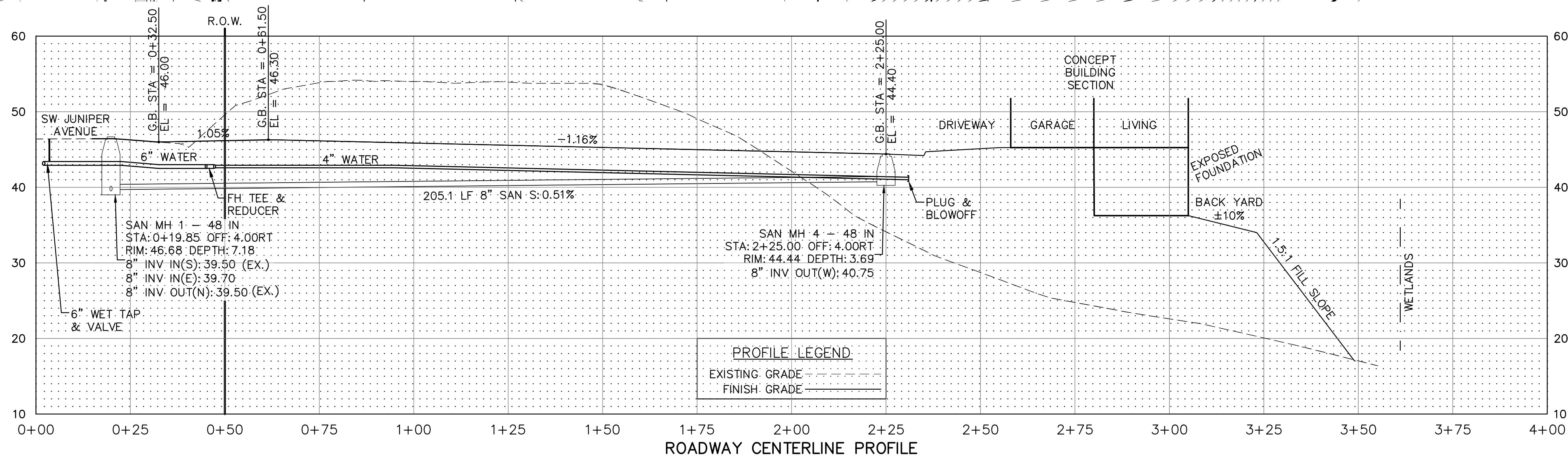
**GRADING PLAN SECTIONS**  
 JUNIPER AVENUE SUBDIVISION  
 JUNIPER AVE, WARRENTON, OR 97146

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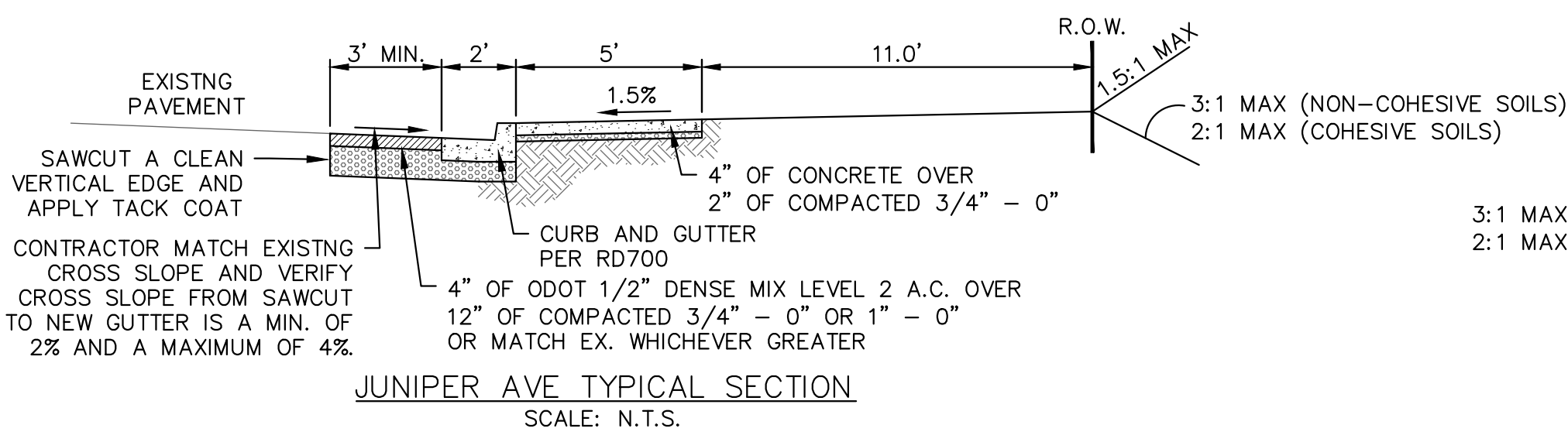


MAPTAXLOT 81021CB01500  
 SANDRIDGE CONSTRUCTION LLC  
 DELINEATED WETLAND BOUNDARY  
 PER PACIFIC HABITAT SERVICES (PHS)  
 APPROVED BY OREGON DEPT. OF STATE LANDS  
 WD # 2020-0039  
 DATED APRIL 20, 2020

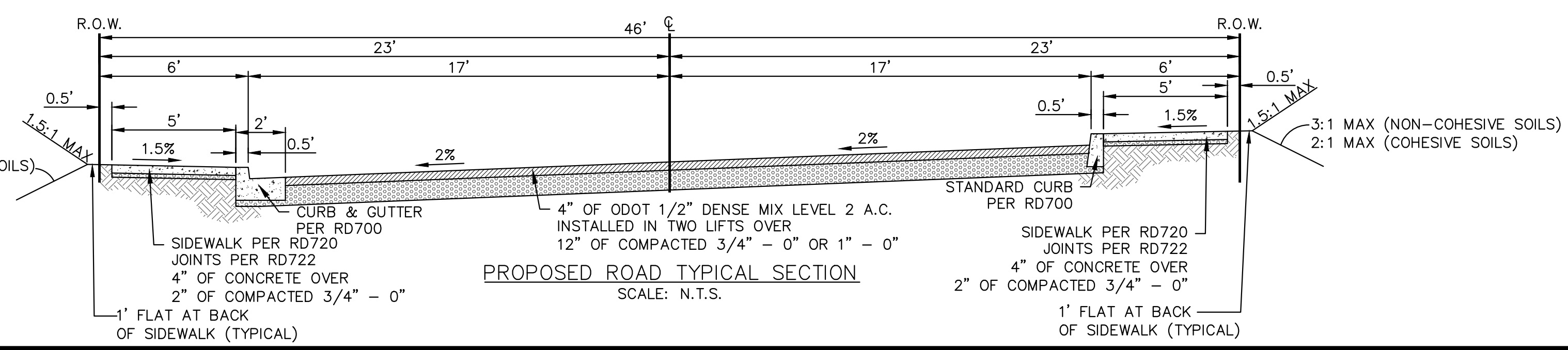
SW JUNIPER AVENUE  
 100 FT RIGHT-OF-WAY



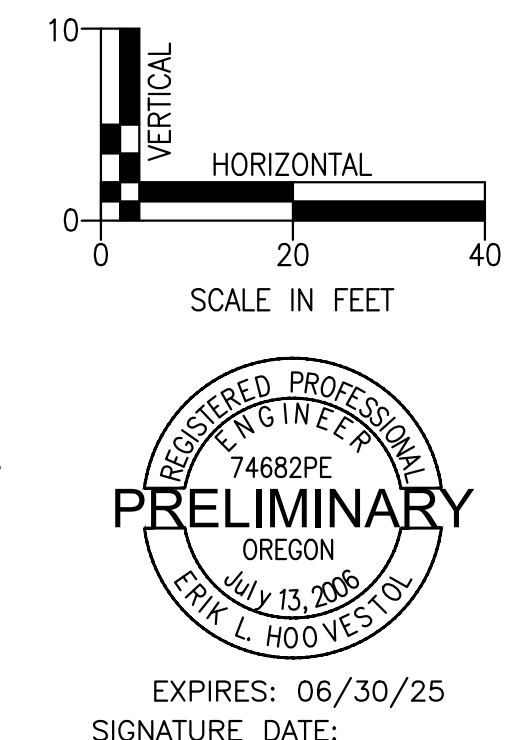
PROFILE LEGEND  
 EXISTING GRADE  
 FINISH GRADE



JUNIPER AVE TYPICAL SECTION  
 SCALE: N.T.S.



PROPOSED ROAD TYPICAL SECTION  
 SCALE: N.T.S.



REGISTERED PROFESSIONAL  
 ENGINEER  
 74682PE  
 OREGON  
 6/13/2008  
 ERIC L. HOOVES

EXPIRES: 06/30/25  
 SIGNATURE DATE:

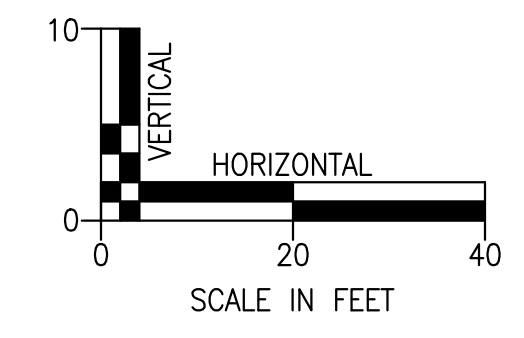
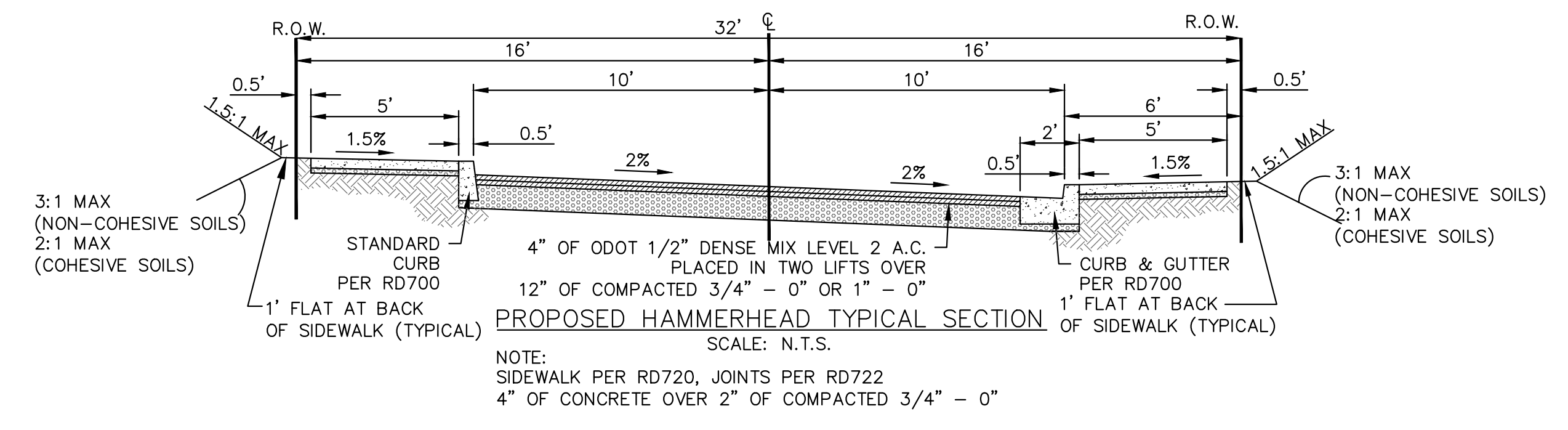
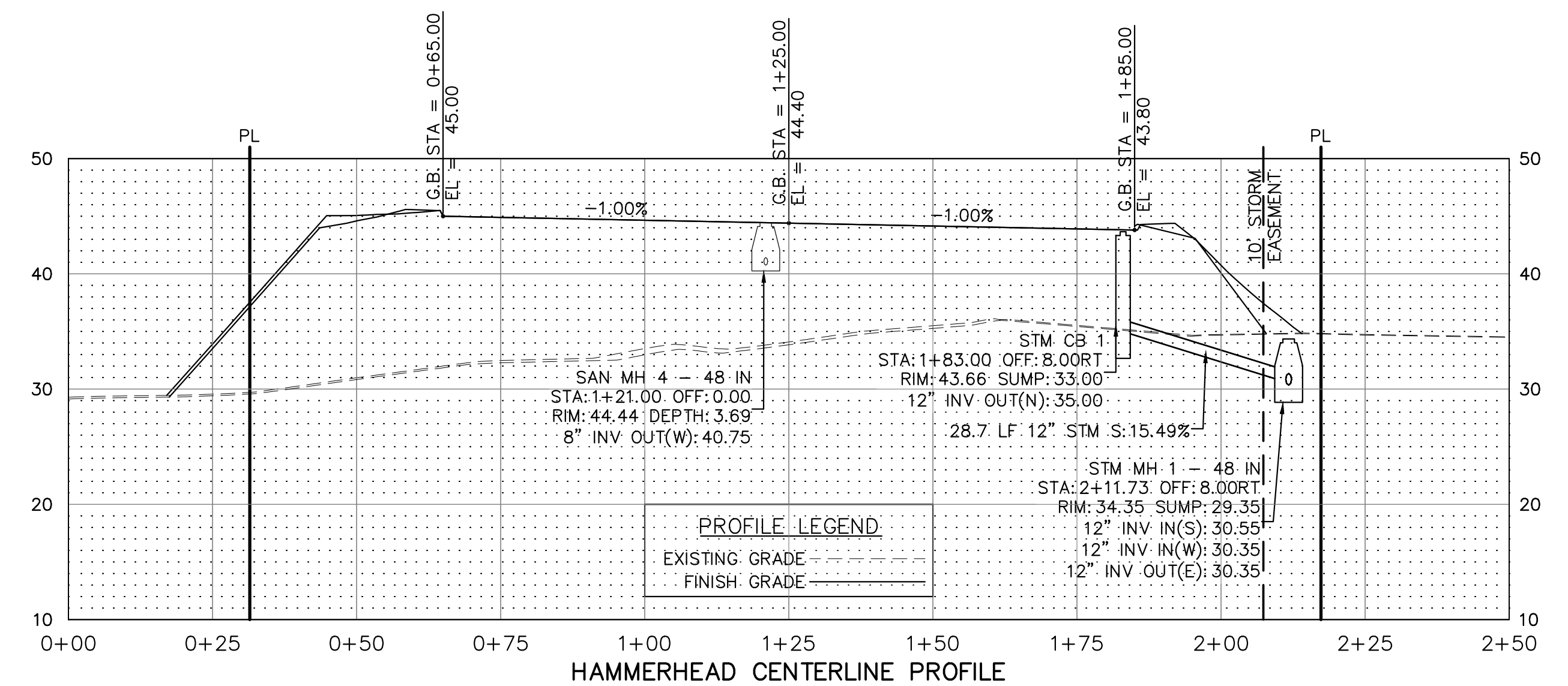
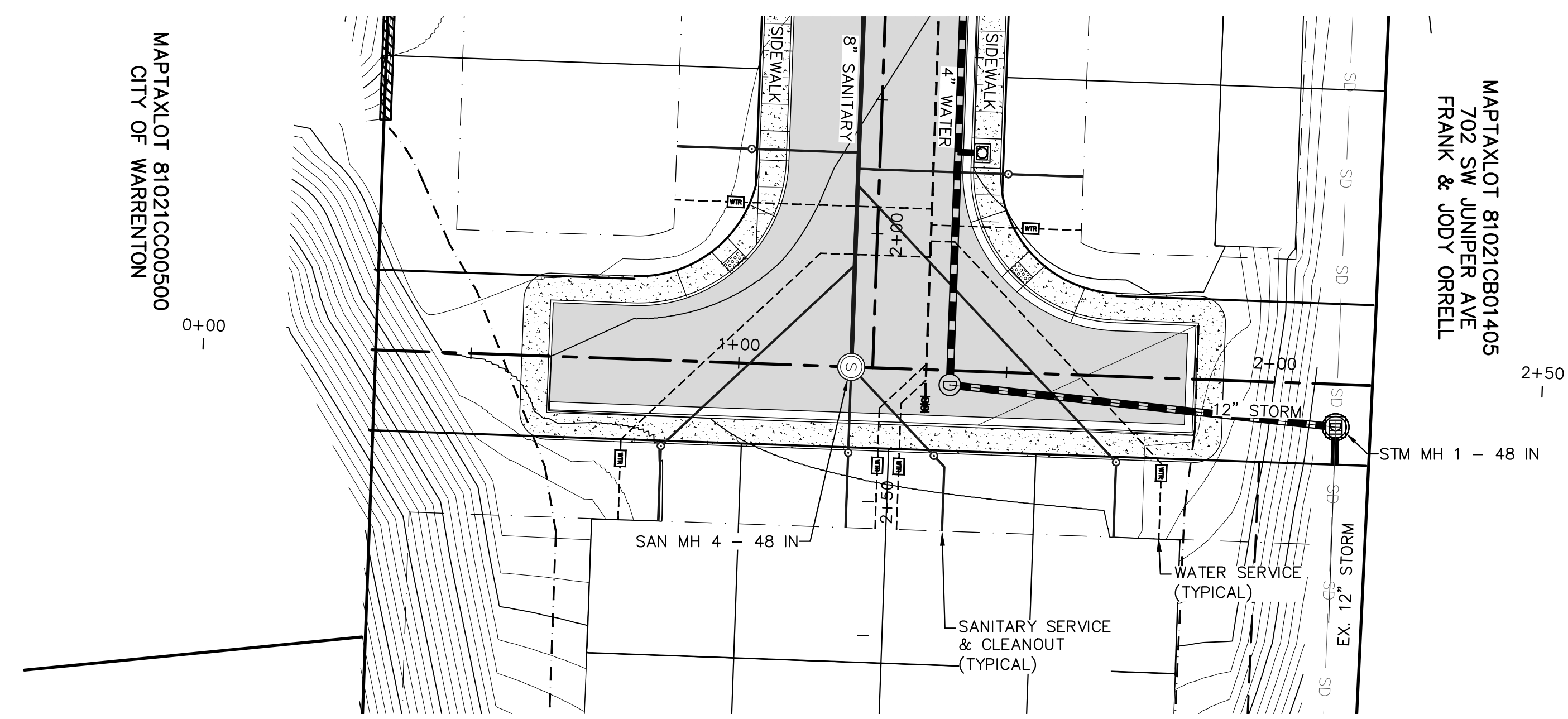
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**ROADWAY PLAN & PROFILE**  
 JUNIPER AVENUE SUBDIVISION  
 JUNIPER AVE, WARRENTON, OR 97146

7  
 8



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**PUBLIC HAMMERHEAD PLAN & PROFILE**  
 JUNIPER AVENUE SUBDIVISION  
 JUNIPER AVE, WARRENTON, OR 97146

8  
 8