





**CLIENT:**  
 STAYTON VETERINARY HOSPITAL  
 C/O MICHAEL REYNOLDS  
 1308 NORTH FIRST AVENUE  
 STAYTON, OR 97383  
 (503) 769-7387

**UDELL ENGINEERING AND LAND SURVEYING, LLC**  
 63 EAST ASH ST.  
 LEBANON, OREGON 97355  
 (541) 451-5125 PH.  
 (541) 451-1366 FAX

**EXISTING CONDITIONS/DEMO PLAN**  
 STAYTON VETERINARY HOSPITAL  
 1308 N. FIRST AVE  
 STAYTON OR 97383

DATE: 04/02/24  
 PROJECT: 23-231 STAYTON VETERINARY HOSPITAL  
 DRAWN BY: ATR  
 CHECKED BY: BSU

TREE LEGEND	
	EXISTING DECIDUOUS TREE TO REMAIN
	EXISTING EVERGREEN TREE TO REMAIN
	EXISTING TREE TO BE REMOVED

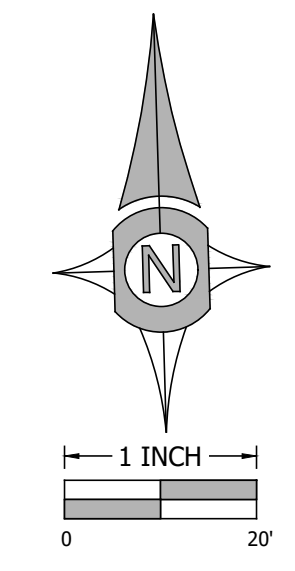
DEMOLITION NOTES	
	EXISTING DRIVEWAY ACCESS TO BE REMOVED.
	EXISTING PAVEMENT TO BE SAWCUT AND REMOVED.
	EXISTING CURB TO BE REMOVED.
	EXISTING SIDEWALK TO BE REMOVED.
	EXISTING GRAVEL TO BE REMOVED
	EXISTING STORM DRAIN CATCH BASIN AND PIPE TO BE REMOVED
	EXISTING CONCRETE TO BE REMOVED
	EXISTING OVERHEAD UTILITY LINES TO BE REMOVED
	EXISTING UTILITY POLE TO BE REMOVED
	EXISTING WATER METER TO BE REMOVED
	EXISTING MONUMENT SIGN TO BE RELOCATED
	EXISTING LIGHT POLE AND BASE TO BE RELOCATED
	EXISTING MAILBOXES TO BE REMOVED

**PROJECT VERTICAL DATUM -- NAVD 88**  
 ALL ELEVATIONS ARE SHOWN ON THE VERTICAL DATUM OF NAVD 88. ELEVATIONS LABELED FOR EXISTING UTILITIES AND STRUCTURES ARE BASED FROM COLLECTION OF SURVEY DATA BY UDELL ENGINEERING AND LAND SURVEYING, LLC.

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 LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

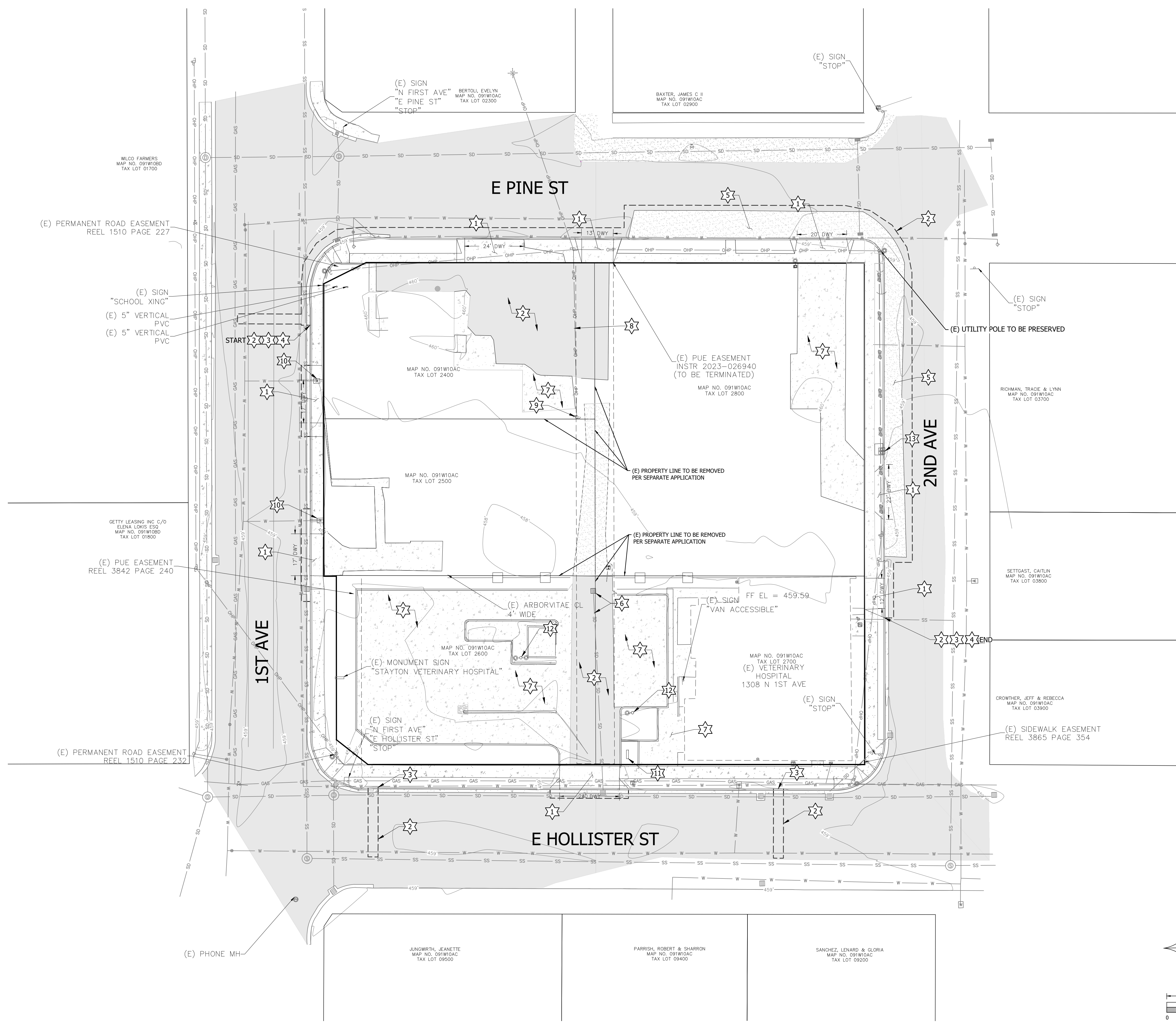
ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER AT (503) 232-1987.

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.



PLAN REVISIONS	DATE

Sheet **C102**  
 SCALE: SEE BARSCALE



WILCO FARMERS  
 MAP NO. 091W100D  
 TAX LOT 01700

BAXTER, JAMES C II  
 MAP NO. 091W10AC  
 TAX LOT 02900

(E) SIGN  
 "SCHOOL XING"  
 (E) 5" VERTICAL PVC  
 (E) 5" VERTICAL PVC

(E) PERMANENT ROAD EASEMENT  
 REEL 1510 PAGE 227

GETTY LEASING INC C/O  
 ELENA LOKIS ESQ  
 MAP NO. 091W10BD  
 TAX LOT 01850

(E) PUE EASEMENT  
 REEL 3842 PAGE 240

(E) PERMANENT ROAD EASEMENT  
 REEL 1510 PAGE 232

(E) SIGN  
 "N FIRST AVE"  
 "E PINE ST"  
 "STOP"  
 BERTOLL EVELYN  
 MAP NO. 091W10AC  
 TAX LOT 02300

(E) SIGN  
 "STOP"

MAP NO. 091W10AC  
 TAX LOT 2400

(E) PUE EASEMENT  
 INSTR 2023-026940  
 (TO BE TERMINATED)  
 MAP NO. 091W10AC  
 TAX LOT 2800

MAP NO. 091W10AC  
 TAX LOT 2500

(E) PROPERTY LINE TO BE REMOVED  
 PER SEPARATE APPLICATION

(E) PROPERTY LINE TO BE REMOVED  
 PER SEPARATE APPLICATION

(E) ARBORVITAE CL  
 4" WIDE

(E) SIGN FF EL = 459.59  
 "VAN ACCESSIBLE"

(E) MONUMENT SIGN  
 "STAYTON VETERINARY HOSPITAL"

MAP NO. 091W10AC  
 TAX LOT 2700  
 (E) VETERINARY HOSPITAL  
 1308 N 1ST AVE

(E) SIGN  
 "N FIRST AVE"  
 "E HOLLISTER ST"  
 "STOP"

(E) SIGN  
 "STOP"

(E) SIGN  
 "STOP"

(E) UTILITY POLE TO BE PRESERVED

RICHMAN, TRACIE & LYNN  
 MAP NO. 091W10AC  
 TAX LOT 03700

SETTGAST, CAITLIN  
 MAP NO. 091W10AC  
 TAX LOT 03900

CROWTHER, JEFF & REBECCA  
 MAP NO. 091W10AC  
 TAX LOT 03900

(E) SIDEWALK EASEMENT  
 REEL 3865 PAGE 354

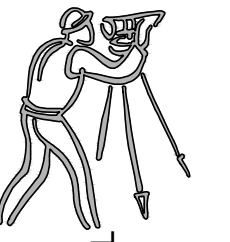
JUNGWIRTH, JEANETTE  
 MAP NO. 091W10AC  
 TAX LOT 09500

PARRISH, ROBERT & SHARRON  
 MAP NO. 091W10AC  
 TAX LOT 09400

SANCHEZ, LENARD & GLORIA  
 MAP NO. 091W10AC  
 TAX LOT 09200

(E) PHONE MH





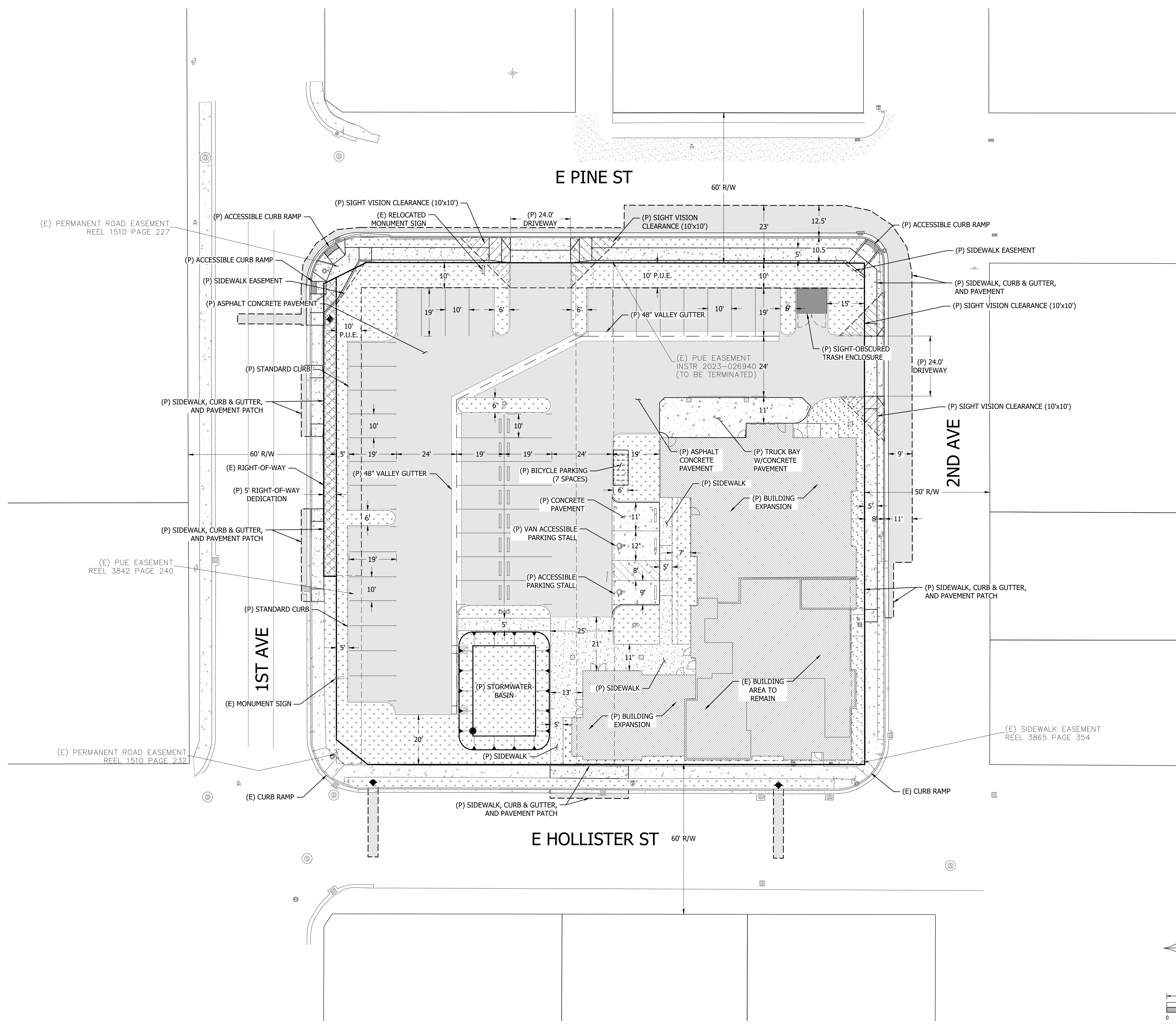
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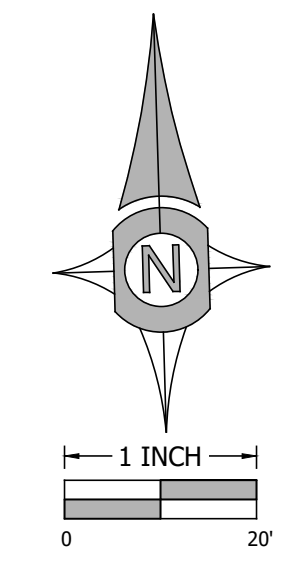
PRELIMINARY SITE PLAN  
 STAYTON VETERINARY HOSPITAL  
 1308 N. FIRST AVE  
 STAYTON OR 97383

DATE: 04/02/24  
 PROJECT: 23-231 STAYTON VETERINARY HOSPITAL  
 DRAWN BY: ATR  
 CHECKED BY: BSJ

VEHICLE PARKING SUMMARY		
FLOOR AREA	REQUIRED	SPACES PROVIDED
11,488 SF	40 SPACES (3.5/1000SF)	43 STANDARD, 10'x19' 1 ACCESSIBLE, 9'x19' 1 VAN ACCESSIBLE, 10'x18' (W/AISLE) 45 SPACES TOTAL



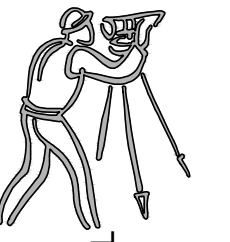
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Sheet **C102**  
 SCALE: SEE BARSCALE





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PRELIM. GRADING PLAN AND DRAINAGE PLAN  
 STAYTON VETERINARY HOSPITAL  
 1308 N. FIRST AVE  
 STAYTON OR 97383

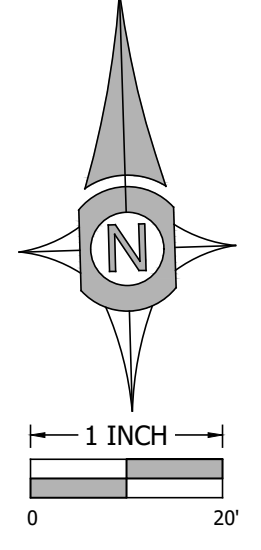
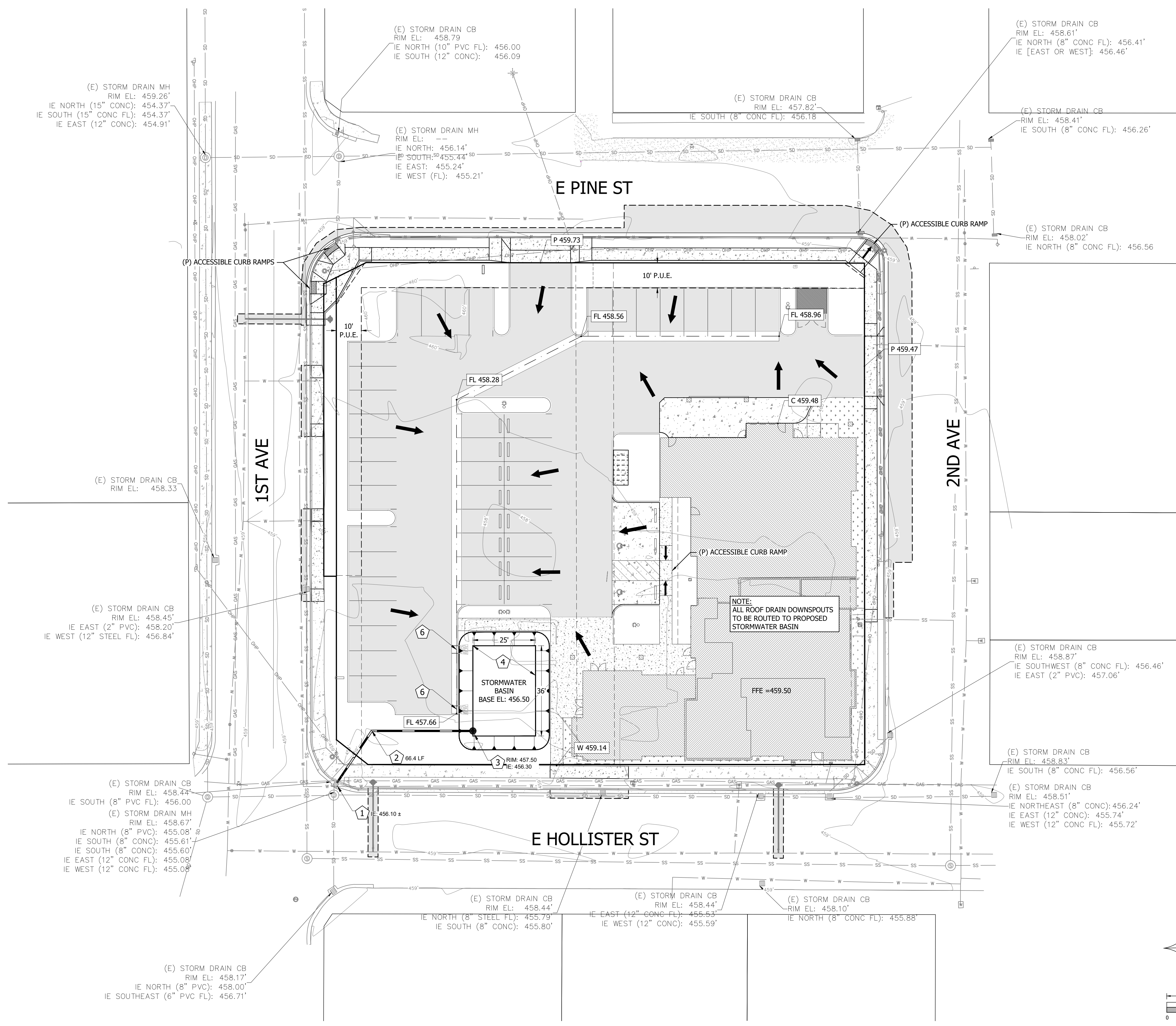
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**GRADING LEGEND**

- 362 - EXISTING SURFACE CONTOUR ELEVATION
- 362 - DESIGN SURFACE CONTOUR ELEVATION
- EXISTING SURFACE DRAIN DIRECTION
- DESIGN SURFACE DRAIN DIRECTION
- (EP 000.00) - EXISTING TOP OF PAVEMENT ELEVATION
- (ETC 000.00) - EXISTING TOP OF CURB ELEVATION
- (EG 000.00) - EXISTING GROUND ELEVATION
- P 000.00 - DESIGN TOP OF ASPHALT PAVE ELEVATION
- C 000.00 - DESIGN TOP OF CONCRETE PAVE ELEVATION
- W 000.00 - DESIGN TOP OF SIDEWALK ELEVATION
- TC 000.00 - DESIGN TOP OF CURB ELEVATION
- GR 000.00 - DESIGN TOP OF GRAVEL ELEVATION
- GND 000.00 - DESIGN TOP OF GROUND ELEVATION

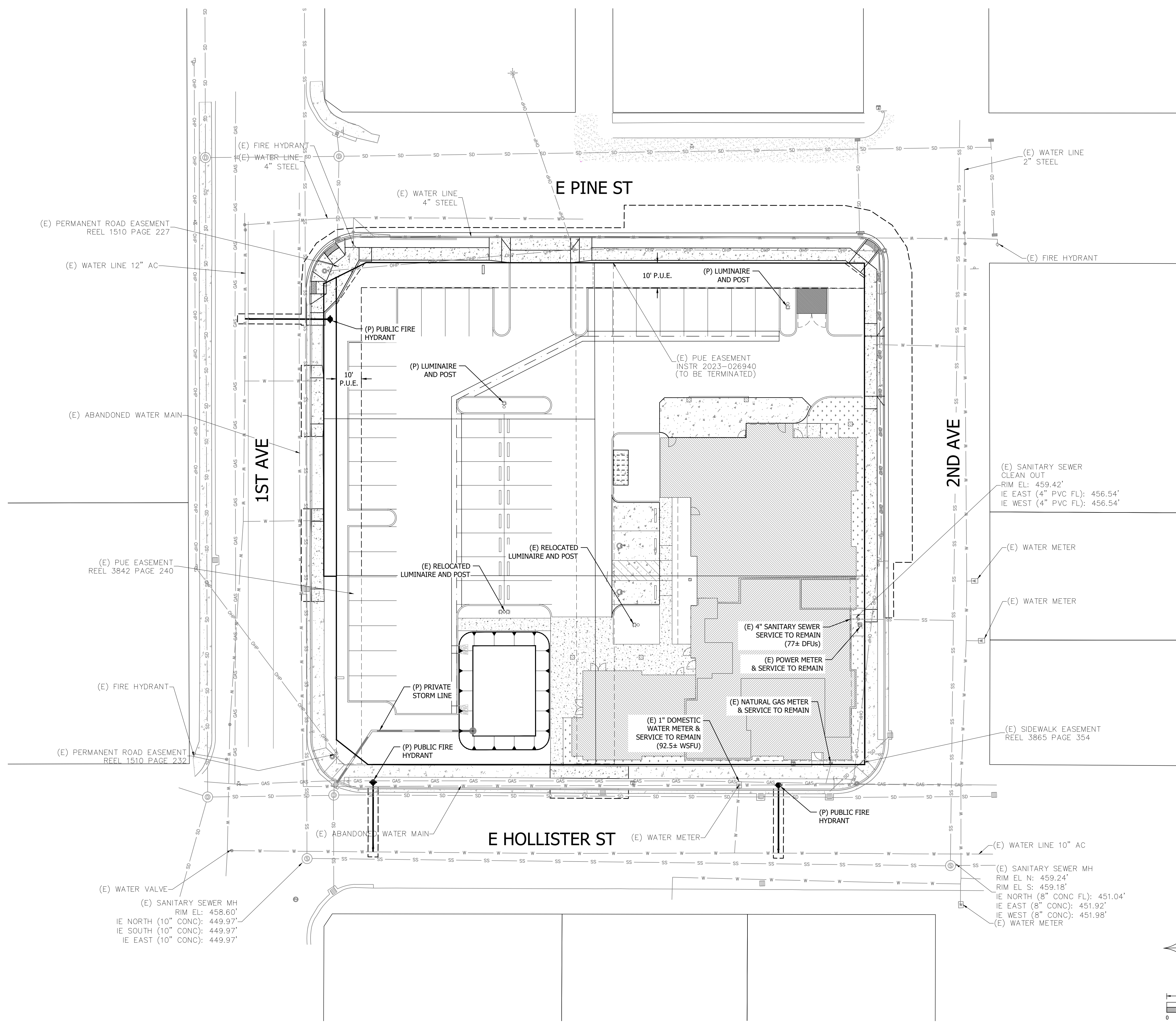
STORM DRAIN NOTES	
1	PROPOSED CONNECTION TO EXISTING PUBLIC STORM DRAIN CATCH BASIN, IE = 456.10±
2	PROPOSED PRIVATE STORM DRAIN PIPE - SIZE TO BE DETERMINED WITH BUILDING PERMIT SUBMITTAL.
3	PROPOSED PRIVATE BEEHIVE OVERFLOW INLET
4	PROPOSED UNLINED STORMWATER BASIN WITH 12" AMENDED SOIL LAYER.
5	PROPOSED CURB OPENING WITH SPLASH PAD AND ROCK BLANKET



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Sheet **C200**  
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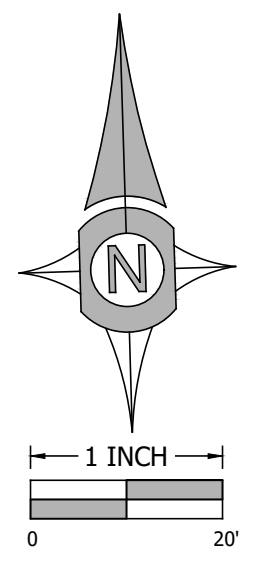
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**PRELIMINARY UTILITY PLAN**  
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