

LINN ECONOMIC DEVELOPMENT GROUP MID-WILLAMETTE VALLEY INTERMODAL CENTER SITE MODIFICATION PLAN

MILLERSBURG, OREGON

SITE LEGEND

NOTE: LINETYPE THICKNESS OR TEXT MAY BE MODIFIED TO DESCRIBE SIZE OF PIPE

EXISTING		PROPOSED	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	ADJACENT PROPERTY LINE		ADJACENT PROPERTY LINE
	SUBJECT PROPERTY LINE		PROPERTY LINE
	EASEMENT		EASEMENT
	MAJOR CONTOUR		MAJOR CONTOUR
	MINOR CONTOUR		MINOR CONTOUR
	EDGE OF PAVEMENT		EDGE OF PAVEMENT
	PAVEMENT		PAVEMENT
	GRAVEL		GRAVEL
	CONCRETE		CONCRETE
	BUILDING		BUILDING
	FENCE		FENCE
	STORM LINE		STORM LINE
	STORM MANHOLE		STORM MANHOLE
	STORM INLET / DITCH INLET		STORM INLET / DITCH INLET
	CULVERT		CULVERT
	WATERLINE		WATERLINE
	WATER METER		WATER METER
	FIRE HYDRANT		FIRE HYDRANT
	WATER VALVE		WATER VALVE
	SANITARY SEWER LINE		SANITARY SEWER LINE
	SANITARY SEWER MANHOLE		SANITARY SEWER MANHOLE
	SANITARY CLEANOUT		SANITARY CLEANOUT
	OVERHEAD POWER		UNDERGROUND POWER
	UNDERGROUND POWER		COMMUNICATIONS LINE
	PARKING LIGHT / STREET LIGHT		TELEPHONE LINE
	UTILITY POLE / GUY WIRE		LANDSCAPED AREA
	COMMUNICATIONS LINE		RAILROAD TRACKS
	SIGN		GAS PIPELINE
	RAILROAD TRACKS		2" FIBER OPTIC CONDUIT
			3" SCHEDULE 40 PVC ELECTRIC CONDUIT
			ELECTRICAL SERVICE GEAR
			REFRIGERATOR PLUG TOWER

VERTICAL DATA:

VERTICAL DATUM: NAVD 88
HORIZONTAL DATUM: NAD 83 (2011) EPOCH 2010.00 PER ORGN
COORDINATE SYSTEM: OCRS SALEM ZONE TIED INTO LINN CO.
GPS STATIONS: 93012, 93014, 93013, 93015, 93016, 93196, 93197 AND 93198
(INTERNATIONAL FEET)

HORIZONTAL DATA:

THE PROPERTY LINES SHOWN HEREON ARE FROM A SURVEY MAP OF THE INTERNATIONAL PAPER SITE AS PREPARED BY WILLAMETTE INDUSTRIES, INC. ENGINEERING DEPARTMENT (DWG #MISC-94-3278-P-01) DATED APRIL 24, 1995. THIS IS NOT A BOUNDARY SURVEY.

UTILITY DATA:

THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY PERFORMED BY K&D ENGINEERING IN 2018 AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES

WATER SYSTEM:

WATER DISTRIBUTION IS BY THE CITY OF MILLERSBURG

SANITARY SEWER:

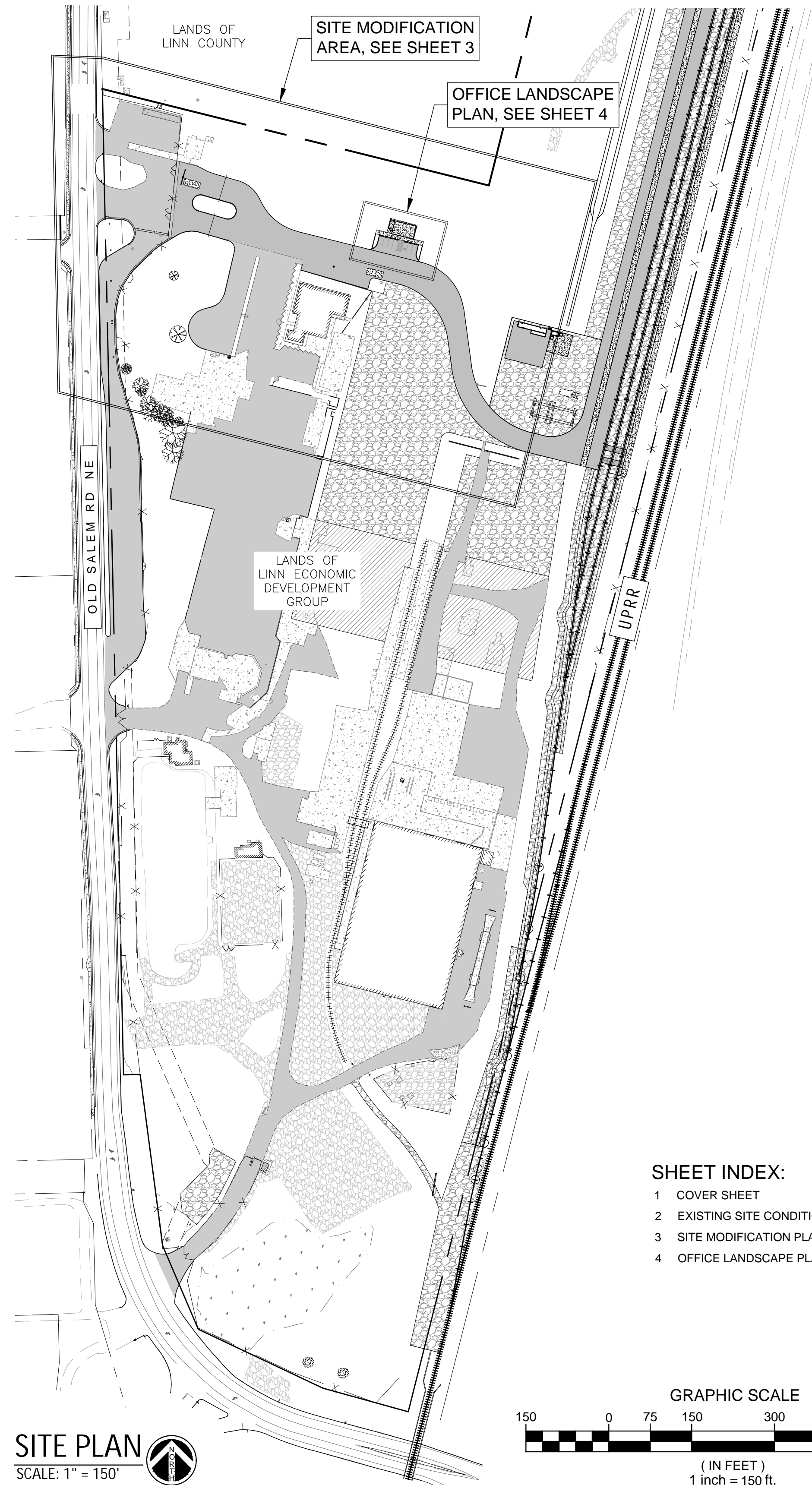
SANITARY SEWER IS BY THE CITY OF MILLERSBURG

FLOOD PLAIN NOTE:

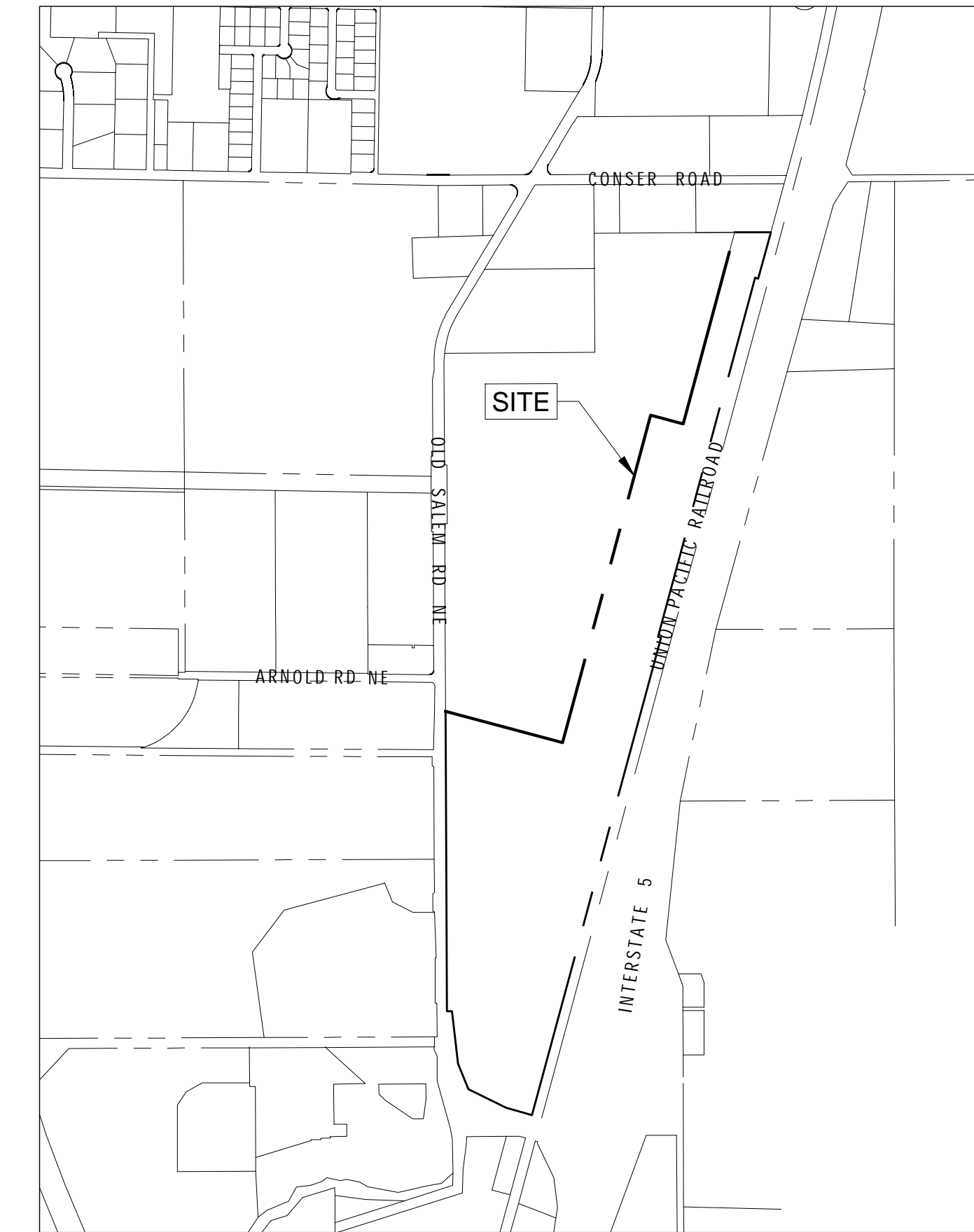
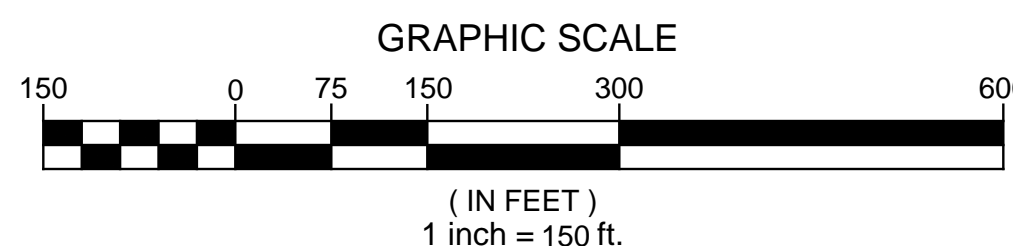
THIS SITE IS LOCATED WITHIN ZONE "X", OUTSIDE OF 1% AND 0.2% ANNUAL CHANCE FLOODPLAIN AS DESIGNATED ON THE FLOOD INSURANCE RATE MAPS (FIRM) NUMBERS: 41043C0216G - LAST REVISED SEPTEMBER 29TH, 2010
41043C0212H - LAST REVISED DECEMBER 8TH, 2016

TRACK IMPROVMENTS NOTE:

FOR ALL TRACK IMPROVEMENTS, REFER TO UPRR APPROVED PLANS FES 41601 & 47812.



SITE PLAN
SCALE: 1" = 150'



VICINITY MAP
SCALE: 1" = 800'

DEVELOPER:

LINN ECONOMIC DEV. GROUP
C/O DON WADDELL
321 1ST AVENUE NE, STE 3A
ALBANY, OR 97321
TELEPHONE: 541-967-3919
EMAIL: wadsie@hotmail.com

CIVIL ENGINEERING:

REECE & ASSOCIATES, INC
C/O DAVID J. REECE, PE
321 FIRST AVENUE EAST SUITE 3A
ALBANY, OR 97321
TELEPHONE: 541-926-2428
EMAIL: dave@r-aengineering.com

OWNER:

ALBANY-MILLERSBURG ECONOMIC DEV. CORP.
C/O JOHN PASCONE
435 1ST AVENUE WEST
ALBANY, OR 97321
TELEPHONE: 541-928-2583
EMAIL: pasconj@peak.org

GEOTECHNICIAN:

FOUNDATION ENGINEERING
C/O JIM MAITLAND, PE
TELEPHONE: 541-757-7845
jkm@foundationengr.com

SURVEYOR:

K&D ENGINEERING, INC.
C/O DAN WATSON, PE
276 NW HICKORY STREET
ALBANY, OR 97321
TELEPHONE: 541-928-2583
EMAIL: dwatson@kdeng.com

ZONING:

GENERAL INDUSTRIAL

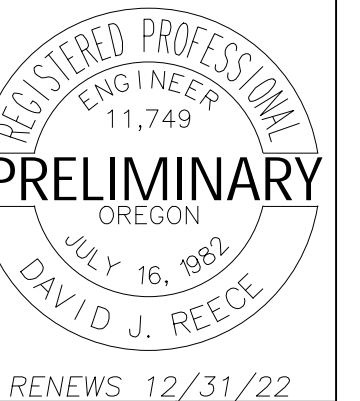
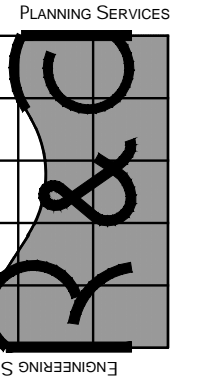
SHEET INDEX:

- 1 COVER SHEET
- 2 EXISTING SITE CONDITIONS
- 3 SITE MODIFICATION PLAN
- 4 OFFICE LANDSCAPE PLAN

WETLANDS CONSULTANT:

APPLIED TECHNOLOGY WETLANDS & FORESTRY
C/O TIM ACKER
TELEPHONE: 541-327-3427
atwetlands@comcast.net

Reece & Associates, Inc.
321 First Avenue East, Suite 3A
Albany, Oregon 97321
phone: 541-926-2428
fax: 541-926-2456



MID-WILLAMETTE VALLEY INTERMODAL CENTER
COVER SHEET
 LINN ECONOMIC DEVELOPMENT GROUP
 MILLERSBURG, OREGON

PLAN REVISIONS		
No.	DATE	BY

R&D PROJECT NO.
LED1901

DATE	11/18/2021
DESIGNED	A. VASQUEZ
ENGINEER	D. REECE
CHECKED	H. WOOTON
SCALE	AS INDICATED

SHEET NUMBER **1**

PRELIMINARY - NOT FOR CONSTRUCTION

DEMOLITION LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING ASPHALT
- EXISTING ASPHALT TO BE REMOVED OR COVERED
- EXISTING GRAVEL
- EXISTING CONCRETE
- EXISTING CONCRETE TO BE REMOVED
- EXISTING BUILDING / STRUCTURE

SURFACE DEMOLITION KEY LEGEND

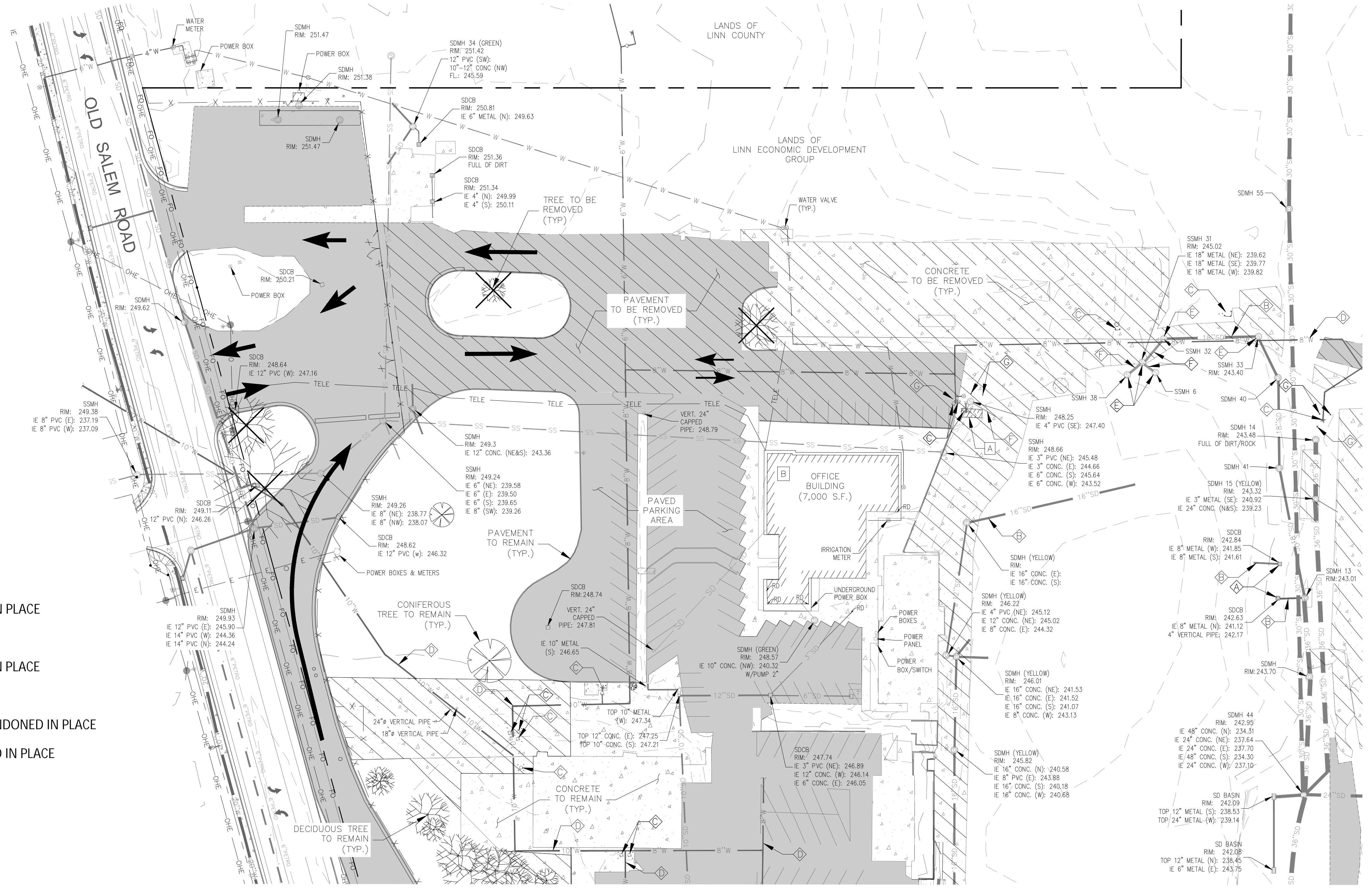
- [A]** MISCELLANEOUS STRUCTURE TO BE REMOVED
- [B]** MISCELLANEOUS STRUCTURE TO REMAIN

UTILITY REMOVAL KEY LEGEND

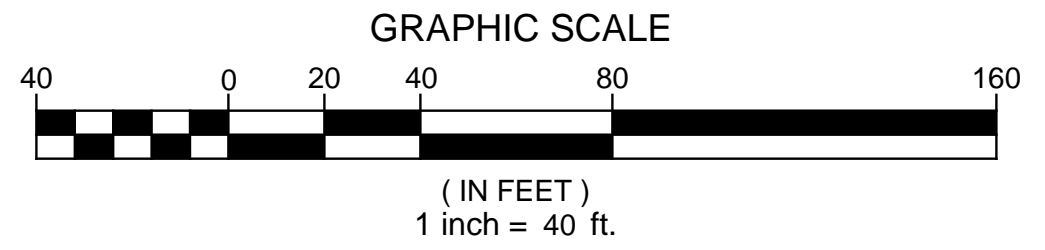
- [A]** STORM STRUCTURE TO BE REMOVED OR ABANDONED IN PLACE
- [B]** STORM PIPE TO BE REMOVED OR ABANDONED IN PLACE
- [C]** WATER STRUCTURE TO BE REMOVED OR ABANDONED IN PLACE
- [D]** WATER PIPE TO BE REMOVED OR ABANDONED IN PLACE
- [E]** SANITARY SEWER STRUCTURE TO BE REMOVED OR ABANDONED IN PLACE
- [F]** SANITARY SEWER PIPE TO BE REMOVED OR ABANDONED IN PLACE
- [G]** EXISTING BOLLARDS TO BE REMOVED

WETLAND DELINEATION NOTE:

THE WETLANDS SHOWN HEREON ARE PER WETLAND DELINEATION MAP DSLI WD # 2020-0026, APPROVAL ISSUED 5/29/2020, APPROVAL EXPIRES 5/28/2025, MEASURED 4-17-2014. AREAS IDENTIFIED NOT TO BE WATERS OF THE U.S. ARE NOT SHOWN HEREON PER USCOE APPROVED JURISDICTIONAL DETERMINATION NO. NWP-2020-85 DATED 05/19/2020.



SITE PLAN
SCALE: 1" = 40'



Reece & Associates, Inc.
321 First Avenue East, Suite 3a
Albany, Oregon 97321
phone: 541-926-2428
fax: 541-926-2456

PLANNING SERVICES

RENEWED 12/31/22

MID-WILAMETTE VALLEY INTERMODAL CENTER

EXISTING SITE CONDITIONS

LINN ECONOMIC DEVELOPMENT GROUP

MILLERSBURG, OREGON

No.	PLAN REVISIONS	DATE	BY

R&A PROJECT NO.
LED1901

DATE 11/18/2021

DESIGNED A. VASQUEZ

ENGINEER D. REECE

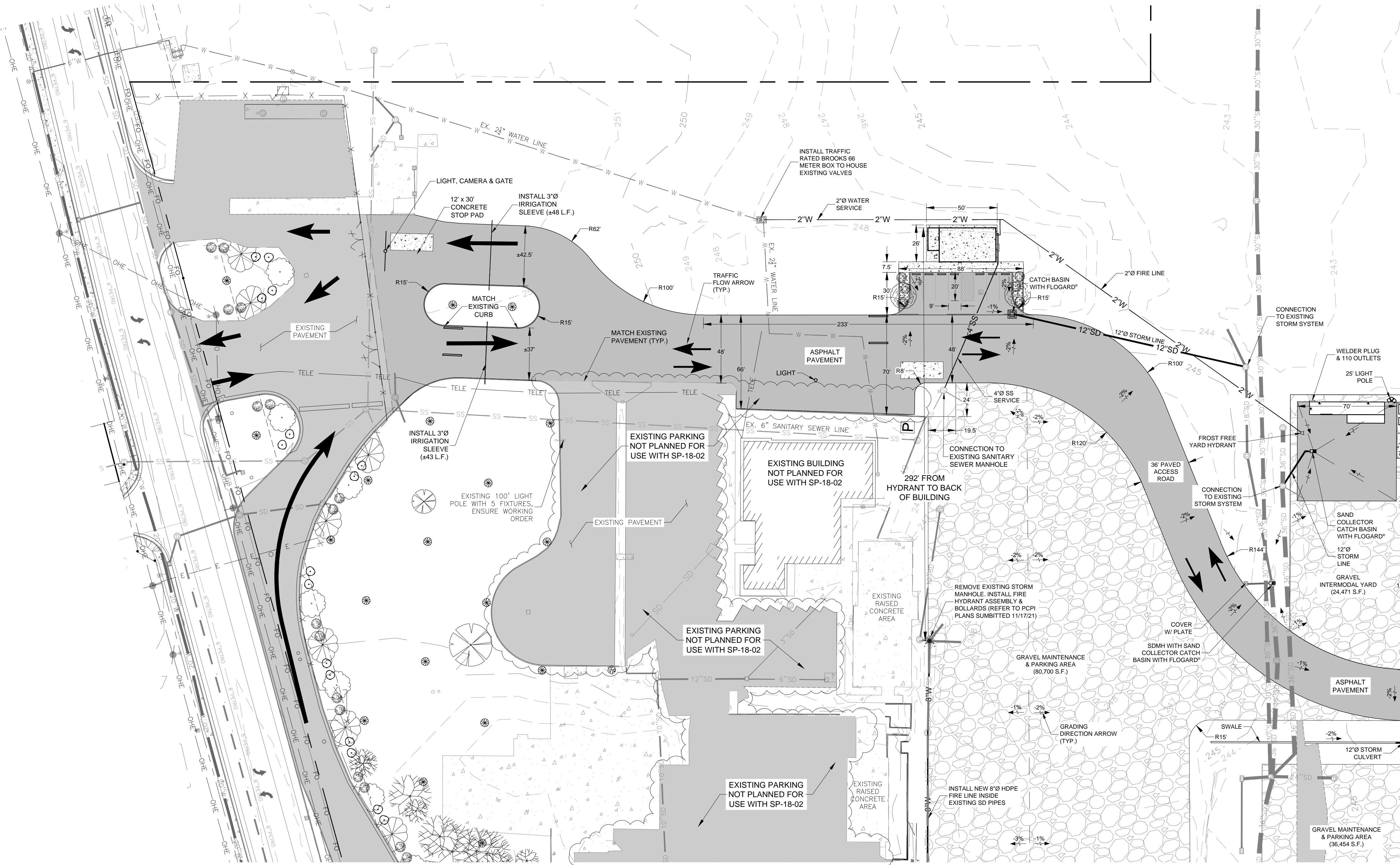
CHECKED H. WOOTON

SCALE AS INDICATED

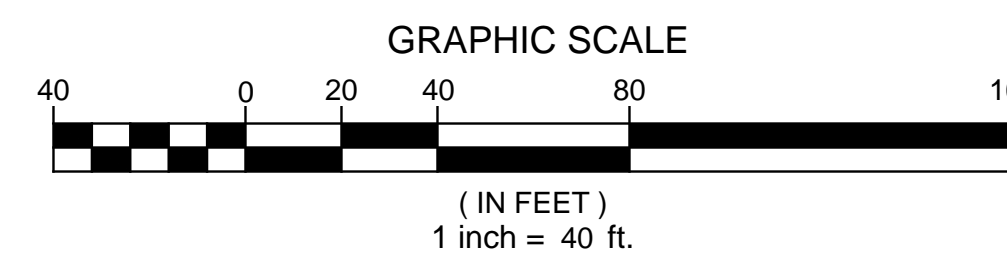
SHEET NUMBER _____

2

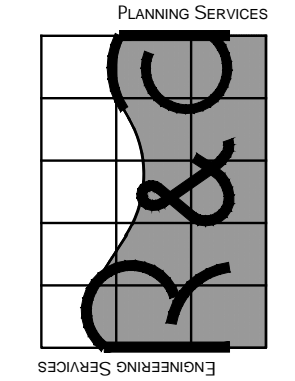
PRELIMINARY - NOT FOR CONSTRUCTION



SITE PLAN
SCALE: 1" = 40'



Reece & Associates, Inc.
321 First Avenue East, Suite 3A
Albany, Oregon 97321
phone: 541-926-2428
fax: 541-926-2456



REGISTERED PROFESSIONAL
ENGINEER
11,749
PRELIMINARY
OREGON
JULY 16, 1982
DAVID J. REECE
RENEWS 12/31/22

MID-WILLAMETTE VALLEY INTERMODAL CENTER
SITE MODIFICATION PLAN
LINN ECONOMIC DEVELOPMENT GROUP
MILLERSBURG, OREGON

PLAN REVISIONS	DATE	BY

R&A PROJECT NO.
LED1901
DATE | 11/18/2021
DESIGNED | A. VASQUEZ
ENGINEER | D. REECE
CHECKED | H. WOOTON
SCALE | AS INDICATED

SHEET NUMBER _____
3

PRELIMINARY - NOT FOR CONSTRUCTION

