



NOTICE of FILING

LAND USE REQUEST AFFECTING THIS AREA

There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.

Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213.

CASE NUMBER:	Class 1 Willamette Greenway Permit / Class 2 Adjustment / Class 2 Driveway Approach Permit Case No. WGP-ADJ-DAP22-01
PROPERTY LOCATION:	1690 Edgewater St NW, Salem OR 97304
NOTICE MAILING DATE:	July 29, 2022
PROPOSAL SUMMARY:	A request for a Willamette Greenway Permit and Driveway Approach Permit for a previously approved commercial shell building.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m. Friday, August 12, 2022</u>. Please direct any questions and/or comments to the Case Manager listed below. Comments received after the close of the comment period will not be considered. Note: Comments submitted are <u>public record</u>. This includes any personal information provided in your comment such as name, email, physical address and phone number.
CASE MANAGER:	Aaron Panko, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2356; E-mail: APanko@cityofsalem.net
NEIGHBORHOOD ASSOCIATION:	<i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i> West Salem Neighborhood Association, Steven Anderson, Land Use Chair; Email: andersonriskanalysis@comcast.net .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter(s) SRC 600.015(e)(1) – Class 1 Willamette Greenway Permit; 220.005(f)(3) – Class 2 Adjustment; and 804.025(d) – Class 2 Driveway Approach Permit Salem Revised Code (SRC) is available to view at this link: http://bit.ly/salemorcode . Type in the chapter number(s) listed above to view the applicable criteria.

PROPERTY OWNER(S):	Edgewater Landing LLC (Paul Hammer)
APPLICANT(S):	Steve Ward, Westech Engineering Inc
PROPOSAL REQUEST:	<p>A request for a Class 1 Willamette Greenway Development Permit and a Class 2 Driveway Approach Permit related to a previously approved commercial shell building (SPR-ADJ-DAP-WGP18-14), with a Class 2 Adjustment request to:</p> <ol style="list-style-type: none"> 1) Reduce the driveway spacing onto an arterial street from 370 feet to 220 feet; and 2) Eliminate the vehicle use area setback requirement to an interior property line. <p>For property approximately 2.58 acres in size, zoned EMSU (Edgewater/Second Street Mixed-Use Corridor), and located at 1690 Edgewater Street NW - 97304 (Polk County Assessors Map and Tax Lot numbers: 073W28C / 00200, 00203, and 00204).</p>
APPLICATION PROCESS:	<p>Following the close of the Public Comment Period, a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who submitted written comments, and anyone who received notice of the land use request.</p> <p>Failure to raise an issue in writing prior to the close of the Public Comment Period with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.</p>
MORE INFORMATION:	<p>All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at https://permits.cityofsalem.net. You can use the search function without registering and enter the permit number listed here: 22 113291. Paper copies can be obtained for a reasonable cost.</p>

PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE
For more information about Planning in Salem:
<http://www.cityofsalem.net/planning>

It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development Department at 503-588-6173 at least three business days before this meeting or event.

TTD/TTY telephone 503-588-6439 is also available 24/7

REQUEST FOR COMMENTS

Si necesita ayuda para comprender esta información, por favor llame 503-588-6173

REGARDING: Class 1 Willamette Greenway Permit / Class 2 Adjustment / Class 2 Driveway Approach Permit Case No. WGP-ADJ-DAP22-01

PROJECT ADDRESS: 1690 Edgewater St NW, Salem OR 97304

AMANDA Application No.: 22-113291-ZO, 22-113292-ZO, 22-113294-ZO

COMMENT PERIOD ENDS: August 12, 2022

SUMMARY: A request for a Willamette Greenway Permit and Driveway Approach Permit for a previously approved commercial shell building.

REQUEST: A request for a Class 1 Willamette Greenway Development Permit and a Class 2 Driveway Approach Permit related to a previously approved commercial shell building (SPR-ADJ-DAP-WGP18-14), with a Class 2 Adjustment request to:

- 1) Reduce the driveway spacing onto an arterial street from 370 feet to 220 feet; and
- 2) Eliminate the vehicle use area setback requirement to an interior property line.

For property approximately 2.58 acres in size, zoned EMSU (Edgewater/Second Street Mixed-Use Corridor), and located at 1690 Edgewater Street NW - 97304 (Polk County Assessors Map and Tax Lot numbers: 073W28C / 00200, 00203, and 00204).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

Comments received by 5:00 p.m. Friday, August 12, 2022, will be considered in the decision process. Comments received after this date will be not considered. *Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below.*

CASE MANAGER: Aaron Panko, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2356; E-Mail: APanko@cityofsalem.net.

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

PLEASE CHECK THE FOLLOWING THAT APPLY:

- 1. I have reviewed the proposal and have no objections to it.
- 2. I have reviewed the proposal and have the following comments: _____

Name/Agency: _____

Address: _____

Phone: _____

Email: _____

Date: _____

IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM



NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

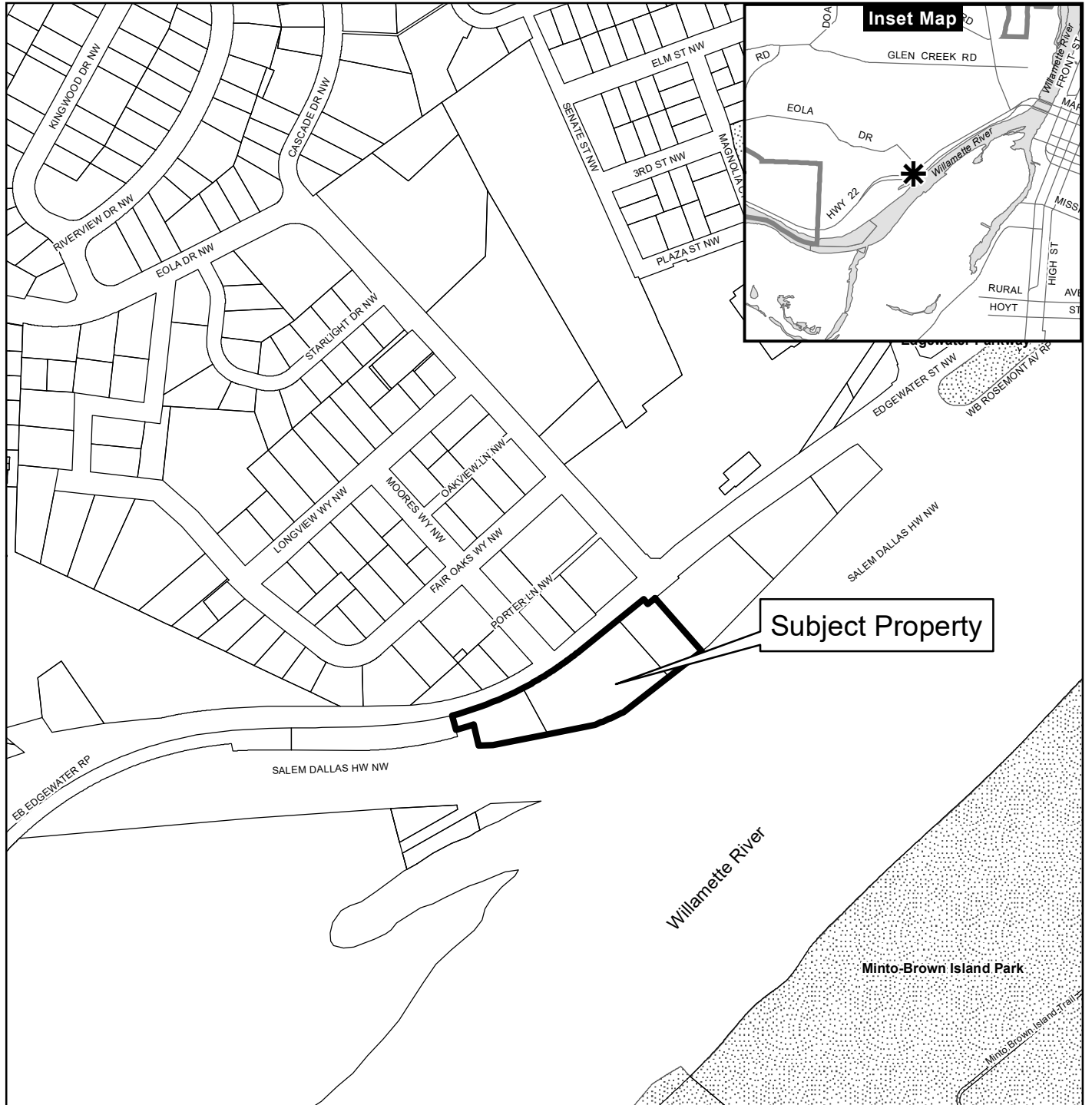
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE

PLANNING DIVISION
CITY OF SALEM RM 305
555 LIBERTY ST SE
SALEM OR 97301-9907



Vicinity Map 1690 Edgewater Street NW



Subject Property

Legend

- | | | |
|-----------------------|---------------------------|-------|
| Taxlots | Outside Salem City Limits | Parks |
| Urban Growth Boundary | Historic District | |
| City Limits | Schools | |

CITY OF Salem
 AT YOUR SERVICE
 Community Development Dept.

0 100 200 400 Feet



This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

DRAWINGS FOR:

EDGEWATER LANDING

1690 EDGEWATER STREET NW
SALEM, OR 97304

FOR:

EDGEWATER LANDING, LLC
PO BOX 5348
SALEM, OR 97304

CONTACT: PAUL HAMMER 503-881-6408

DRAWING INDEX

DWG	TITLE
C1.0	COVER SHEET, VICINITY & LOCATION MAPS, DRAWING INDEX
C1.1	CONSTRUCTION NOTES
C1.2	CONSTRUCTION NOTES
C2.0	EXISTING CONDITIONS, EROSION CONTROL, & DEMOLITION PLAN
C2.1	EROSION CONTROL NOTES & DETAILS
C2.2	EROSION CONTROL NOTES & DETAILS
C2.3	EROSION CONTROL NOTES & DETAILS
C2.4	POST CONSTRUCTION EROSION CONTROL PLAN
C3.0	SITE PLAN
C3.1	PROPOSED LOT CONSOLIDATION PLAN
C4.0	GRADING & DRAINAGE PLAN
C4.0.1	ENLARGED GRADING PLAN
C4.1	SURFACING PLAN
C5.0	OVERALL UTILITY PLAN
C6.0	EDGEWATER STREET IMPROVEMENTS
C6.1	EDGEWATER STREET IMPROVEMENTS
C6.2	EDGEWATER CROSS SECTIONS
C6.3	EDGEWATER CROSS SECTIONS
C6.4	SIGNING, STRIPING, & LIGHTING PLAN (PHASE II)
C6.5	STRIPING LEGEND & NOTES
C7.0	CIVIL DETAILS
C7.1	CIVIL DETAILS



Know what's below.
Call before you dig.

BENCHMARK UTILIZED:
"PID QED531" (SALEM, POLK, OREGON)
ELEV: 147.69 (NGVD 29)
BENCHMARK DESCRIPTION:
650' W. FROM THE INTERSECTION OF EDLA DR. N.W. AND EDGEWATER ST. N.W. 45' S. OF EDGE WATER IN GRAVEL DRIVE, 9' S. OF ABANDONED TRACK AND 15' W. OF CHAIN LINK FENCE. BRASS CAP SET IN CONCRETE. "US ARMY OF ENGINEERS' PORTLAND DISTRICT"

PROJECT LOCATION



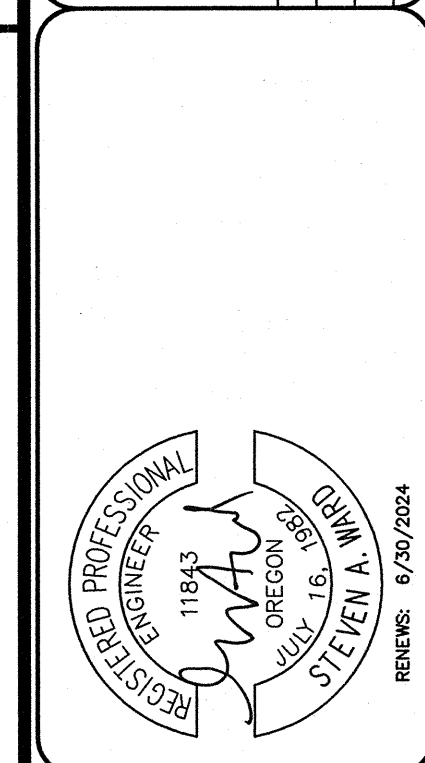
VICINITY MAP

GENERAL LEGEND

ITEM	PROPOSED	EXISTING
SANITARY SEWER	—SS—	—SS—
STORM DRAIN	—SD—	—SD—
WATER	—W—	—W—
GAS	—G—	—G—
TELEPHONE	—T—	—T—
POWER	—P—	—P—
FENCE	—X—X—	—X—X—
BARRICADE	[Symbol]	[Symbol]
TELEPHONE MANHOLE	[Symbol]	[Symbol]
TELEPHONE PEDESTAL	[Symbol]	[Symbol]
SANITARY SEWER MANHOLE	[Symbol]	[Symbol]
STORM DRAIN MANHOLE	[Symbol]	[Symbol]
CATCH BASIN	[Symbol]	[Symbol]
FIRE HYDRANT AND VALVE	[Symbol]	[Symbol]
WATER METER	[Symbol]	[Symbol]
WATER VALVE	[Symbol]	[Symbol]
POWER POLE	[Symbol]	[Symbol]
POWER POLE W/ANCHOR	[Symbol]	[Symbol]
POLE W/LUMINARE	[Symbol]	[Symbol]
LIGHT POLE	[Symbol]	[Symbol]
SIGN POST	[Symbol]	[Symbol]
MAILBOX	[Symbol]	[Symbol]
HEDGE OR BRUSH	[Symbol]	[Symbol]
TREES	[Symbol]	[Symbol]
STREET OR ALLEY RIGHT OF WAY	R/W	
PLATTED LOT LINE	[Symbol]	
OWNERSHIP LINE	[Symbol]	
EASEMENT OR TEMPORARY RIGHT OF WAY	[Symbol]	
PROJECT CENTERLINE AND	2	3 4 5

NO.	DATE	DESCRIPTION	BY
2	06.27.22	UPDATED/ELIMINATED PHASING	AK
1	05/17/18	PER CITY COMMENTS	AR

VERIFY SCALE IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON SCALE ACCORDINGLY
0 1"
1" = 100'
DATE: MAY 2017



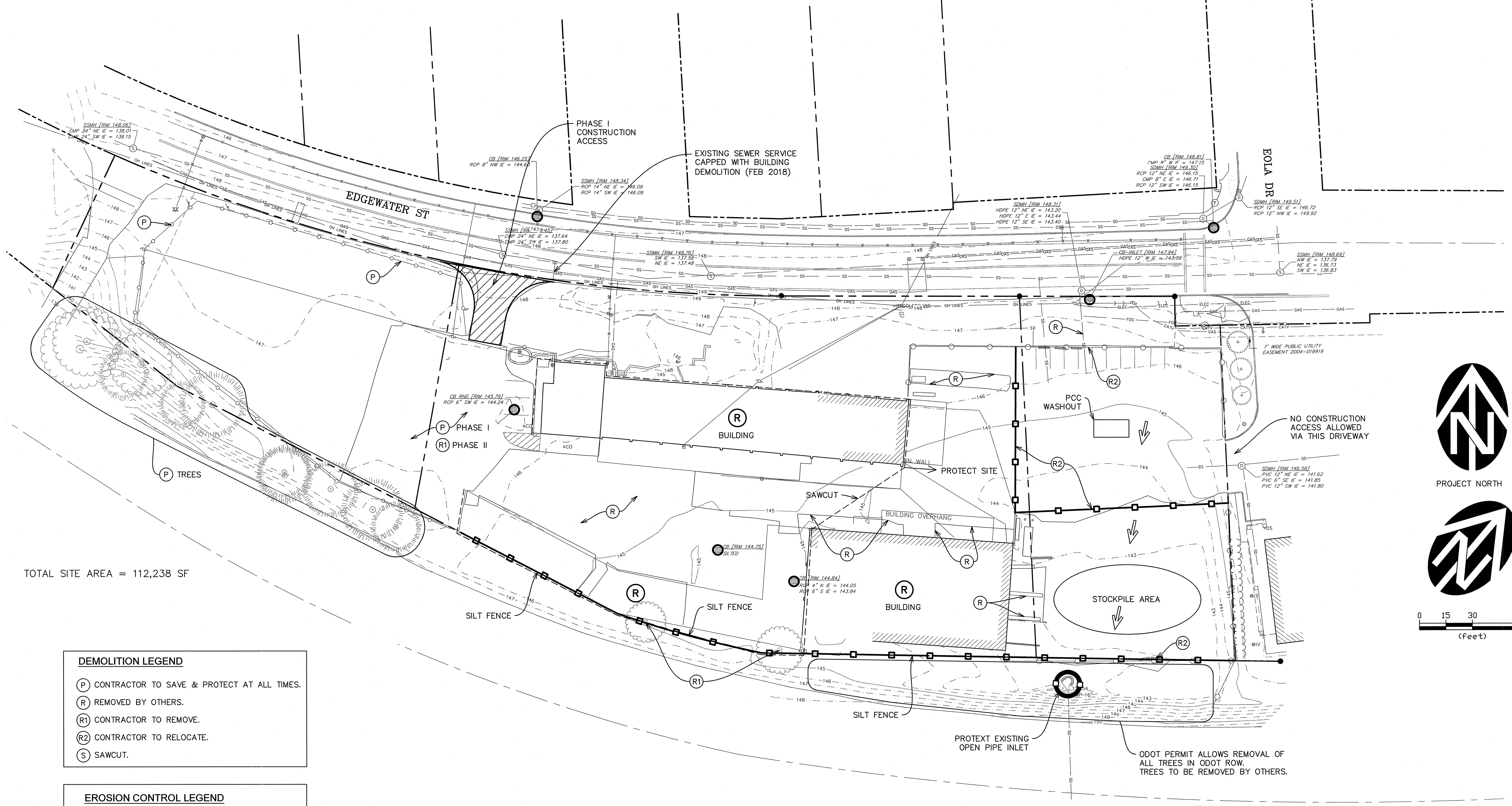
WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3986
E-mail: westech@westech-eng.com

EDGEWATER LANDING, LLC
EDGEWATER LANDING
COVER SHEET,
VICINITY & LOCATION MAPS,
& DRAWING INDEX

DRAWING
C1.0
JOB NUMBER
1902.2000.0

6/28/2022 10:36:48 AM
C:\Users\CAJ\Desktop\Work (P02)\Projects\ARB-COST\EDGEWATER LANDING 2017\Civil\Plots-EDGEWATER\C1.0_Cover.dwg (C1.0)

6/28/2022 10:37:04 AM
 C:\Users\CAD\Desktop\Work (PC)\Projects\ARB-COST\EDGEWATER LANDING 2017\Civil\Plots-EDGEWATER C2.0 Existing Conditions



TOTAL SITE AREA = 112,238 SF

DEMOLITION LEGEND

(P)	CONTRACTOR TO SAVE & PROTECT AT ALL TIMES.
(R)	REMOVED BY OTHERS.
(R1)	CONTRACTOR TO REMOVE.
(R2)	CONTRACTOR TO RELOCATE.
(S)	SAWCUT.

EROSION CONTROL LEGEND

	SILT FENCE SEE DTL
	BIO BAG INLET PROTECTION SEE DTL

- NOTES**
- BUILDING DEMOLITION COMPLETED EXCEPT FOR FENCING BY OTHERS IN FEBRUARY/MARCH 2018

EXISTING DRAINAGE PATTERN

100 YEAR FLOOD PLAIN = 144.5 ±

VERIFY SCALE
 BAR IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON SCALES ACCORDINGLY

DSN.	SAW	DRN.	SAW	1	05/17/18	PER CITY COMMENTS	AR
CKD.	SAW	NO.				REVISIONS	BY

DATE: MAY 2017

REGISTERED PROFESSIONAL ENGINEER
 11844
 OREGON
 JULIE L. STEVENSON
 DATE: 6/30/2024

WESTTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS

WE

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 585-2474 Fax: (503) 585-3986
 E-mail: westtech@westtech-eng.com

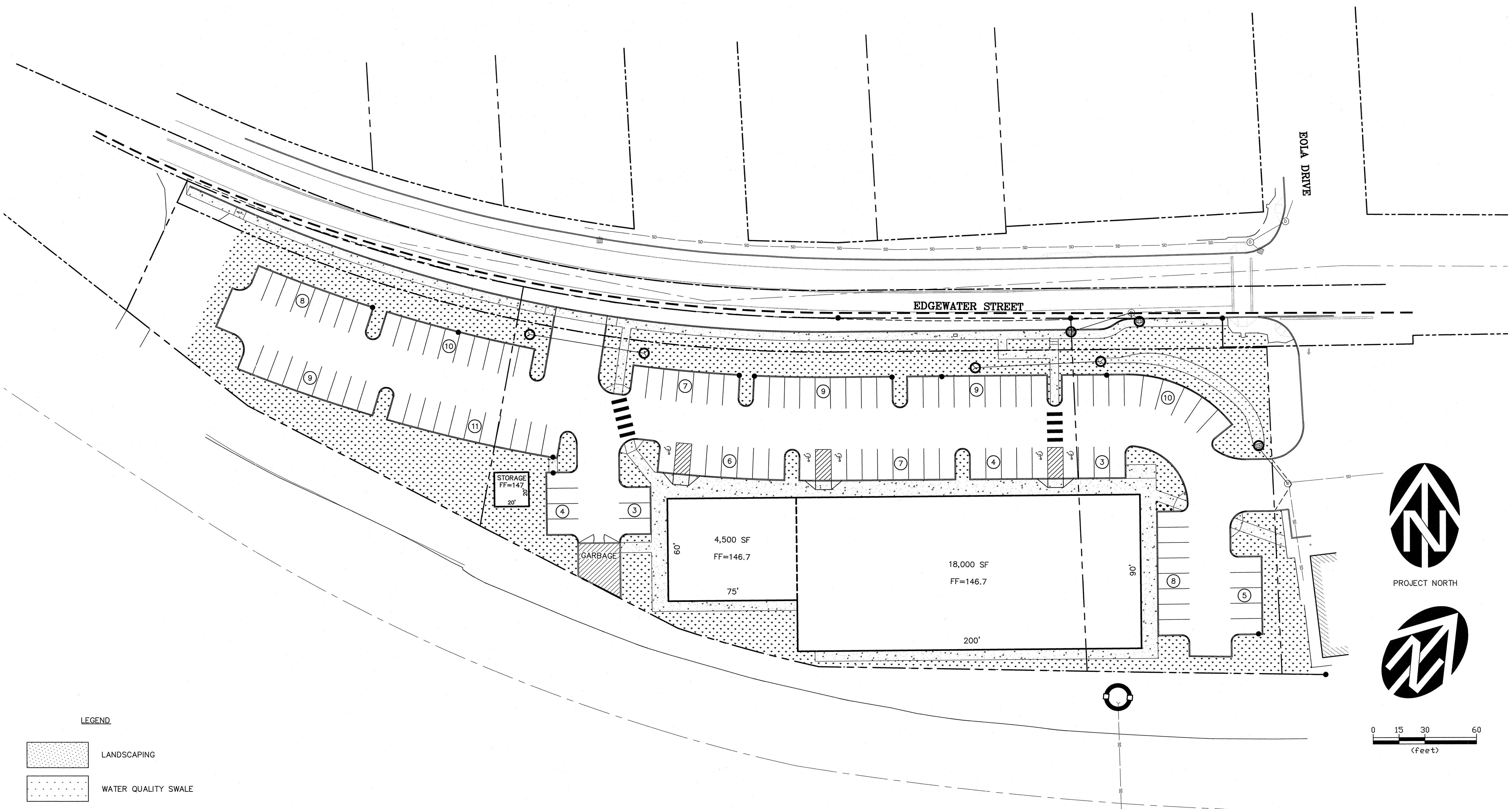
EDGEWATER LANDING, LLC
 EDGEWATER LANDING

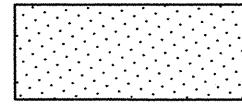
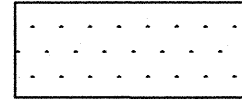
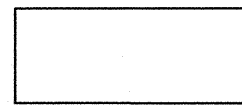
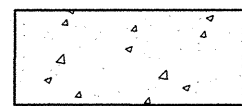



**EXISTING CONDITIONS,
 EROSION CONTROL,
 & DEMOLITION PLAN**

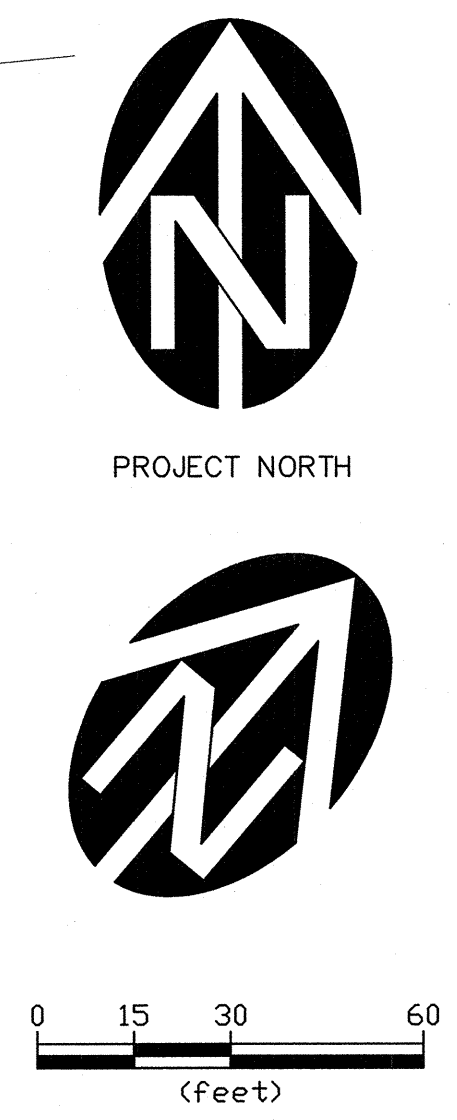
DRAWING
C2.0

JOB NUMBER
1902.2000.0

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- LEGEND**
-  LANDSCAPING
 -  WATER QUALITY SWALE
 -  AC PAVEMENT/BUILDING
 -  SIDEWALK
 -  BIO BAGS/CHECK DAM
 -  SILT SACK INLET PROTECTION
 -  BIOBAG INLET PROTECTION



NO.	DATE	DESCRIPTION	BY
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2	06.27.22	UPDATED/ELIMATED PHASING	AK

VERIFY SCALE
 BAR IS ONE INCH ON
 ORIGINAL DRAWING
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 IF NOT ONE INCH ON
 SCALES ACCORDINGLY

DSN. SAW
 DRN. AR
 CRD. SAW
 DATE: MAY 2017

REGISTERED PROFESSIONAL
 ENGINEER
 11949
 OREGON
 W.L.C. 16
 STEVEN A. JIM
 REVIEWS: 6/20/2024

WESTTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS
 3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 585-2474 Fax: (503) 585-3986
 E-mail: westtech@westtech-eng.com

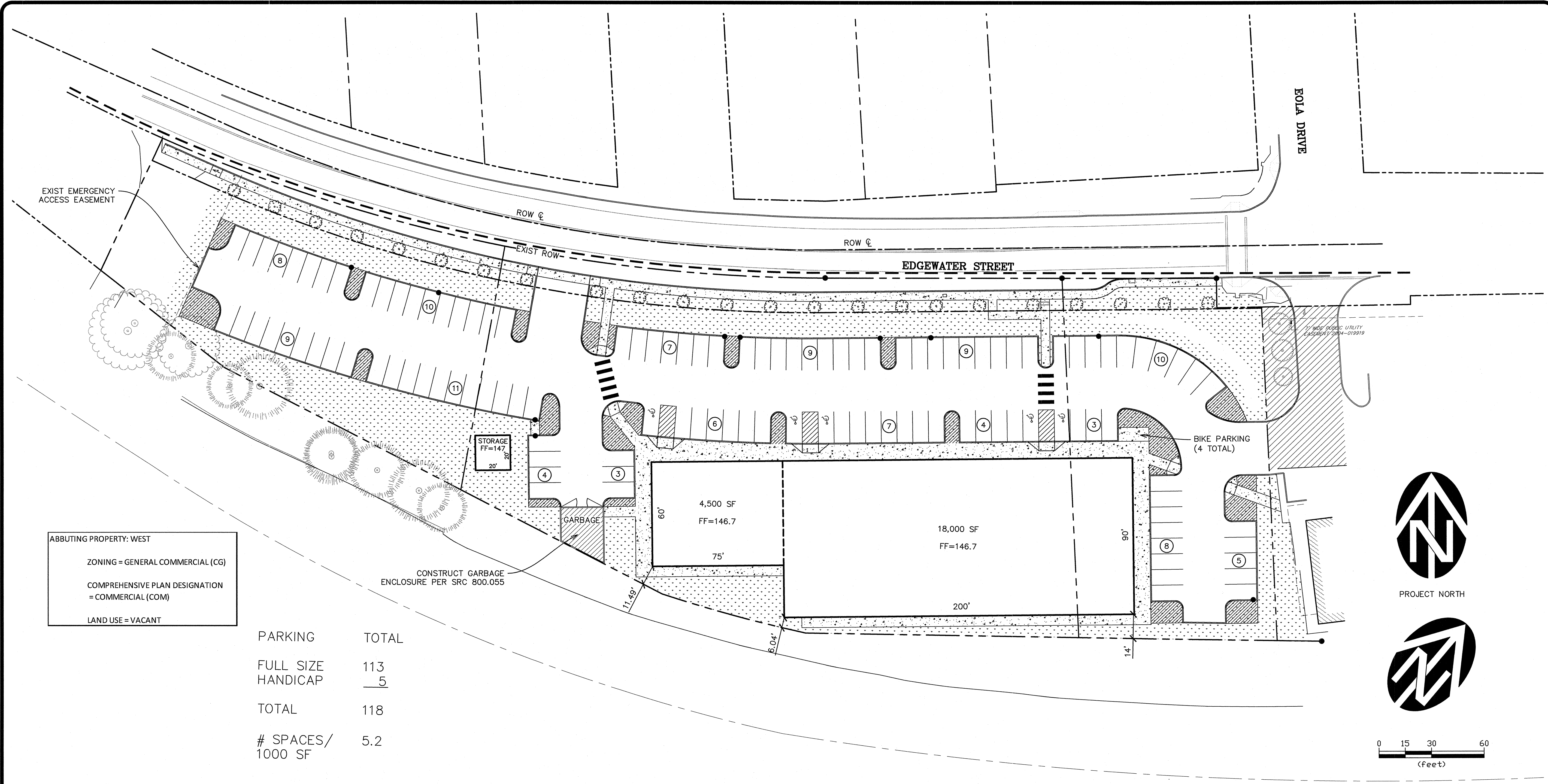
EDGEWATER LANDING, LLC
 EDGEWATER LANDING

POST CONSTRUCTION EROSION
 CONTROL PLAN

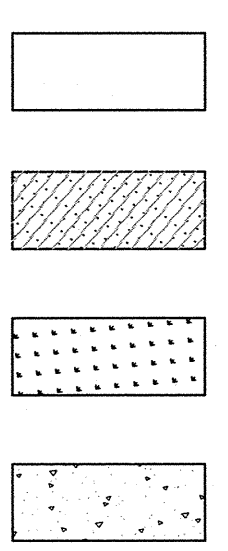
DRAWING
 C2.4

JOB NUMBER
 1902.2000.0

6/28/2022 10:37:30 AM
 C:\Users\CAD\Desktop\Work (PG)\Projects\ARB-COST\EDGEWATER LANDING 2017\Civil\Plots=EDGEWATER C3.0 Site Plan.dwg (C3.0)



ABUTTING PROPERTY: WEST
 ZONING = GENERAL COMMERCIAL (CG)
 COMPREHENSIVE PLAN DESIGNATION = COMMERCIAL (COM)
 LAND USE = VACANT



	TOTAL
BUILDING SIZE	22,900 SF 22.7%
PARKING LOT (INC LANDSCAPING)	45,789 SF 45.4%
PARKING LOT LANDSCAPING	3,954 SF 8.6% *
PERIMETER LANDSCAPING	24,635 SF 24.5%
SIDEWALKS	7,436 SF 7.4%
TOTAL SITE	100,750 SF 100%

NOTE: * % OF PARKING LOT AREA

PARKING	TOTAL
FULL SIZE	113
HANDICAP	5
TOTAL	118
# SPACES/ 1000 SF	5.2

CONSTRUCT GARBAGE ENCLOSURE PER SRC 800.055

GARBAGE

STORAGE
FF=147
20'

60'

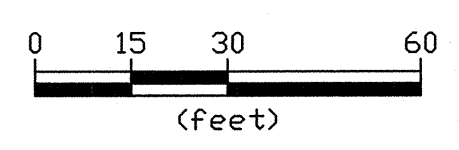
75'

18,000 SF
FF=146.7

200'

90'

BIKE PARKING
(4 TOTAL)



--- = WILLAMETTE GREENWAY BOUNDARY

NOTE: FUTURE BUILDING TO MATCH STYLE & COLORS OF EDGEWATER CROSSING

ABUTTING PROPERTY: EAST
 ZONING = GENERAL COMMERCIAL (CG)
 COMPREHENSIVE PLAN DESIGNATION = COMMERCIAL (COM)
 LAND USE = RESTAURANTS AND OTHER BUSINESSES.

NO.	DATE	DESCRIPTION	BY
2	06/27/22	UPDATED/ELIMINATED PHASING	AK
1	05/17/18	PER CITY COMMENTS	AR
DRN.	DRN.	DRN.	DRN.
CRD.	CRD.	CRD.	CRD.
CHK.	CHK.	CHK.	CHK.
DATE:	MAY 2017		

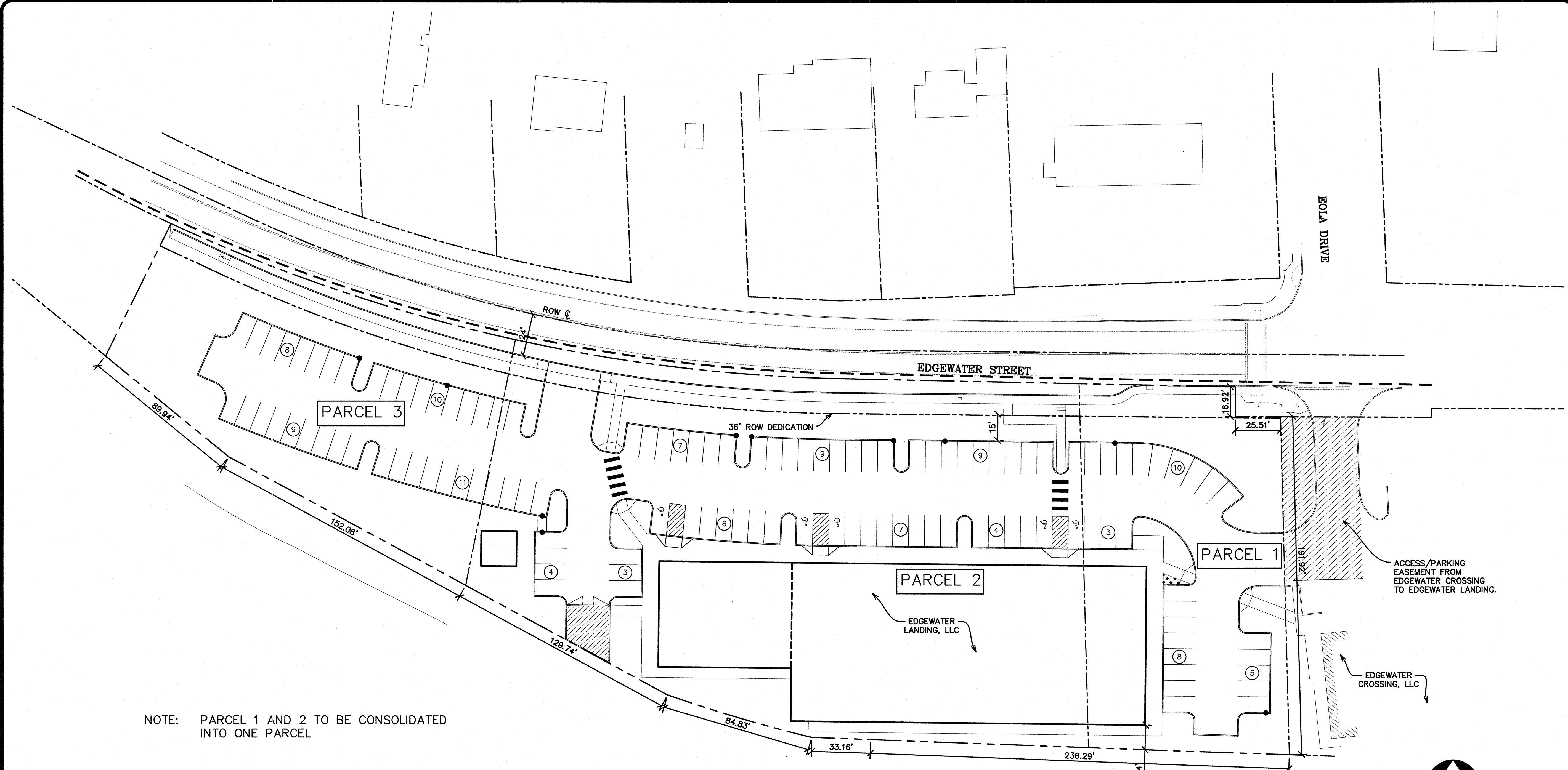
VERIFIED SCALE
 BAR IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON SCALES ACCORDINGLY

REGISTERED PROFESSIONAL ENGINEER
 11845
 WESTTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS
 S/STEVEN A. JENSEN
 6/20/2024
 REVIEWS: 6/20/2024

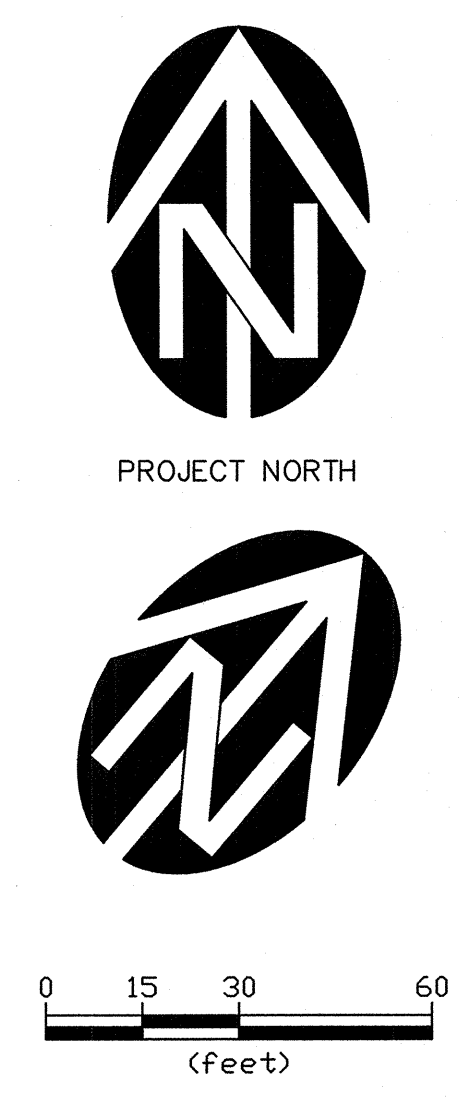
WE
 WESTTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS
 3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 585-2474 Fax: (503) 585-3986
 E-mail: westtech@westtech-eng.com

EDGEWATER LANDING, LLC
 EDGEWATER LANDING
SITE PLAN
 DRAWING
C3.0
 JOB NUMBER
1902.2000.0

6/28/2022 10:37:34 AM
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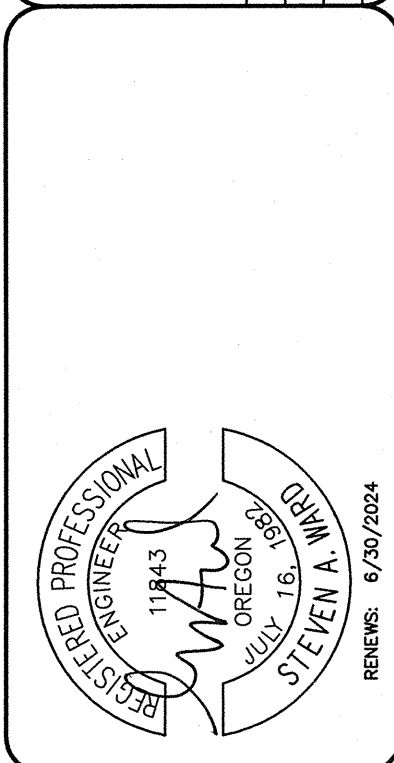
NOTE: PARCEL 1 AND 2 TO BE CONSOLIDATED INTO ONE PARCEL



NO.	DATE	DESCRIPTION	BY
1	05/17/18	PER CITY COMMENTS	AR
2	06/27/22	UPDATED/ELIMINATED PHASING	AK

VERIFY SCALE
 BAR IS ONE INCH ON ORIGINAL DRAWING
 1" = 100'
 IF NOT ONE INCH ON ORIGINAL DRAWING, SCALES ACCORDINGLY

DSN. SAW
 DRN. AR
 CKD. SAW
 DATE: MAY 2017



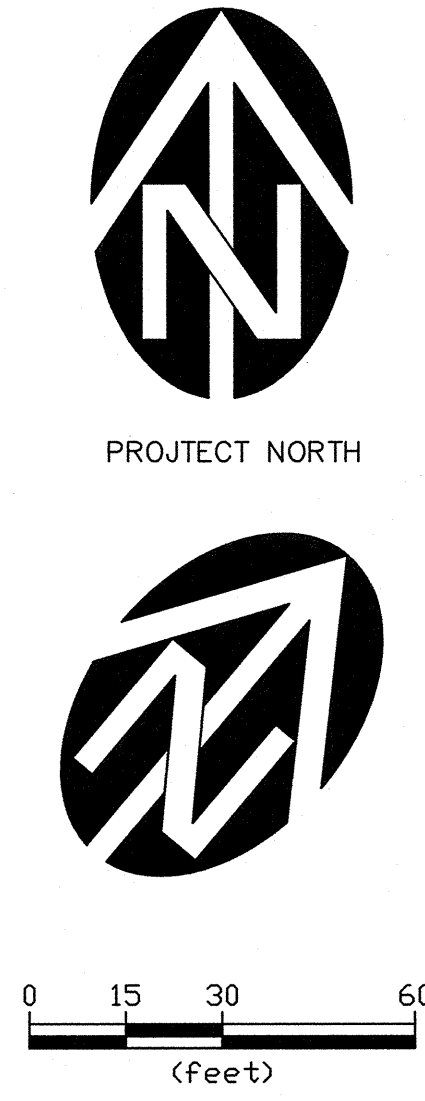
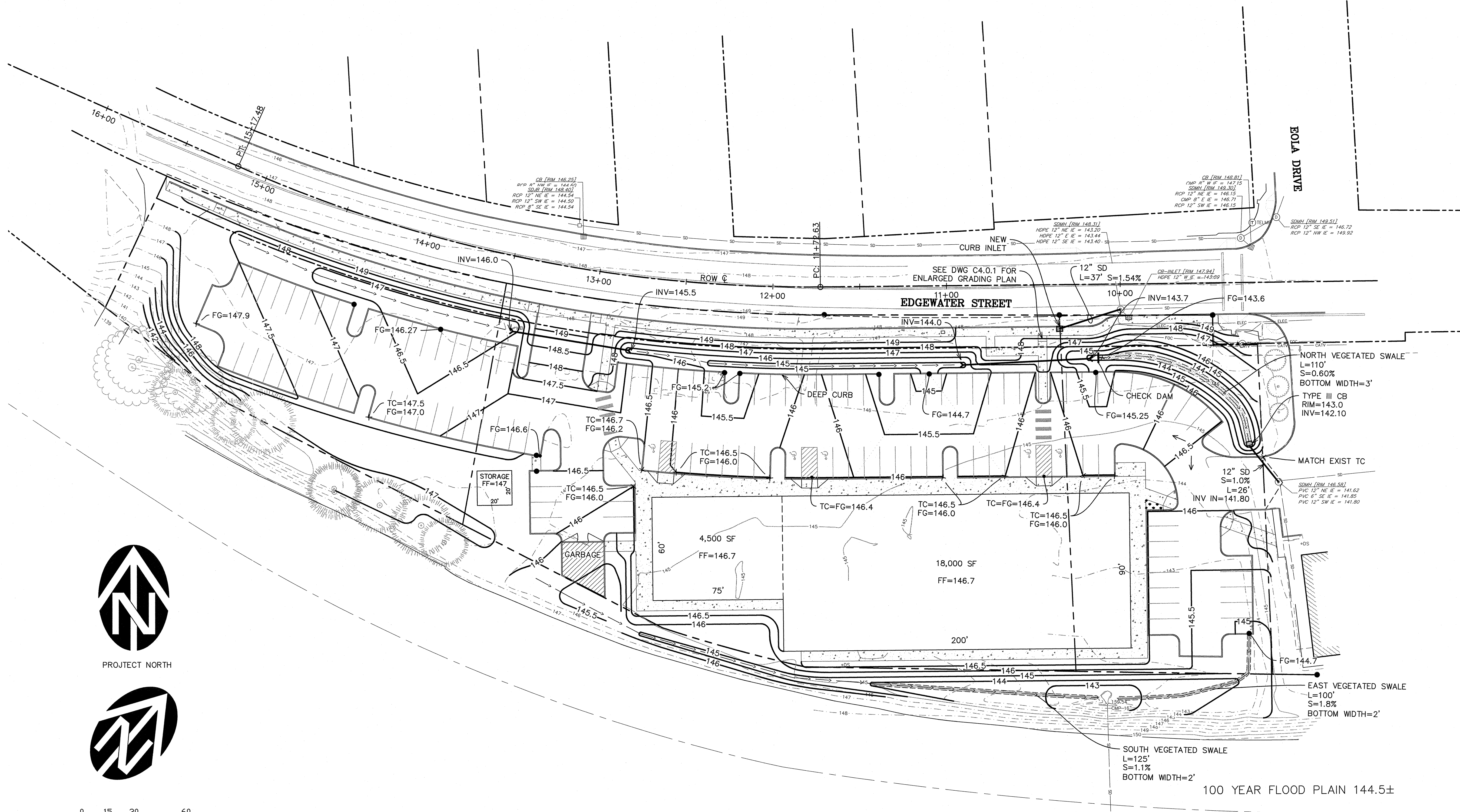
WESTTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 585-2474 Fax: (503) 585-3886
 E-mail: westtech@westtech-eng.com

EDGEWATER LANDING, LLC
 EDGEWATER LANDING
**PROPOSED LOT
 CONSOLIDATION PLAN**

DRAWING
C3.1
 JOB NUMBER
 1902.2000.0

6/28/2022 10:37:39 AM
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NOTES:
 1. RAIN DRAINS TO DAYLIGHT TO SWALE SOUTH OF BUILDING

NO.	DATE	DESCRIPTION	BY
1	05/17/19	PER CITY COMMENTS	AR
2	06/27/22	UPDATED/ELIMINATED PHASING	AK

VERIFIED SCALE ON ORIGINAL DRAWING
 1" = 30' (IF NOT ONE INCH ON SCALES ACCORDINGLY)

REGISTERED PROFESSIONAL ENGINEER
 11845
 JULY 16, 2016
 OREGON
 STEVEN A. JAY
 CIVIL ENGINEER
 REVISIONS: 6/30/2024

WESTTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS

WE

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 585-2474 Fax: (503) 585-3986
 E-mail: westtech@westtech-eng.com

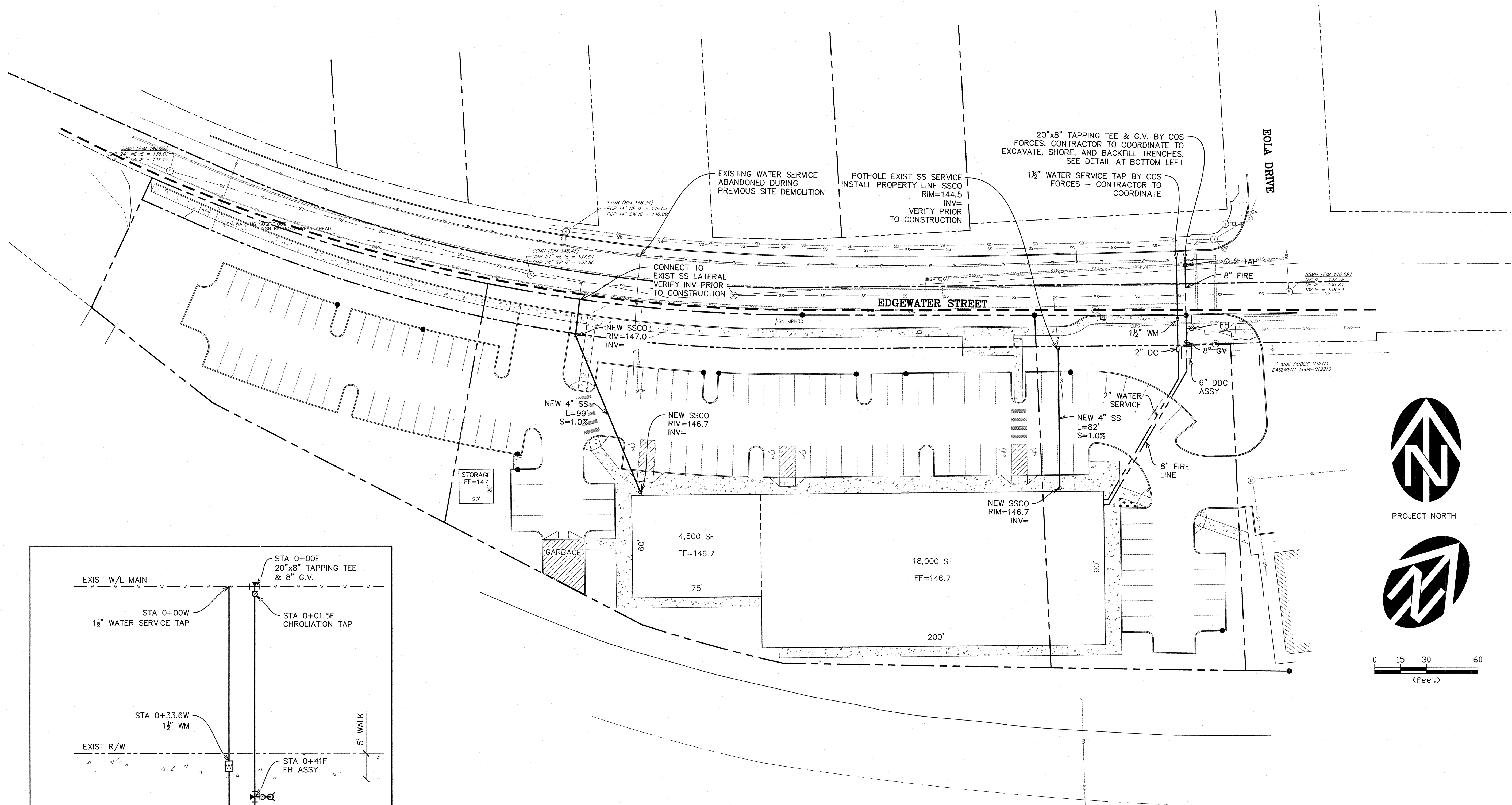
EDGEWATER LANDING, LLC
 EDGEWATER LANDING

GRADING & DRAINAGE PLAN

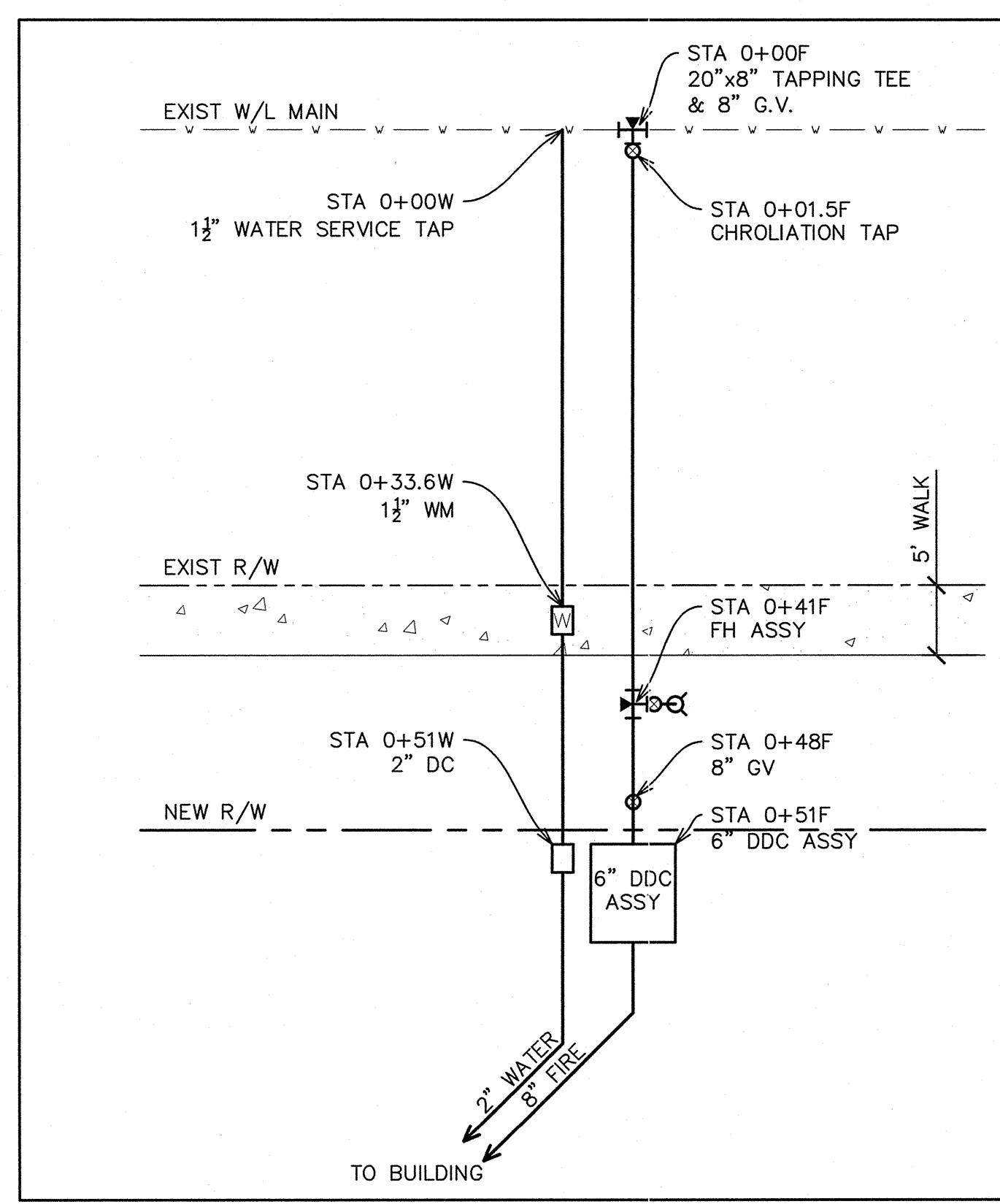
DRAWING
C4.0

JOB NUMBER
1902.2000.0

6/28/2022 10:37:55 AM
 C:\Users\CAD\Desktop\Work (PC)\Projects\ARB-COST\EDgewater Landing 2017\Civil\Plots-EDgewater\C5.0 Utility Plan.dwg



0 15 30 60
 (feet)



WATER SERVICE DETAIL
 1" = 10'

NOTE:
 CONTRACTOR TO PROVIDE ALL TRAFFIC CONTROL FOR ALL WORK, INCLUDING COS WORK, WITHIN EDGEWATER STREET.

NO.	DATE	DESCRIPTION	BY
1	05/17/18	PER CITY COMMENTS	AR
2	06/27/22	UPDATED/ELIMINATED PHASING	AK

VERIFY SCALE
 BAR IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON SCALES ACCORDINGLY

0

DSN: SAW
 DRN: AR
 CKD: SAW
 DATE: MAY 2017

REGISTERED PROFESSIONAL ENGINEER
 11/13
 OREGON
 16
 S/FEVEN A
 REVIEWS: 6/20/2022

WE

WESTTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 555-2474 Fax: (503) 555-3986
 E-mail: westtech@westtech-eng.com

EDGEWATER LANDING, LLC
 EDGEWATER LANDING

OVERALL UTILITY PLAN

DRAWING
C5.0
 JOB NUMBER
1902.2000.0