

<b>OFFICE USE ONLY</b> Date Filed: _____ Amount/Fee: _____ Receipt No: _____ Received By: _____ 30 Days: _____ Deemed Incomplete: _____ Deemed Complete: _____ 120 Day Deadline: _____	  <b>LAND USE APPLICATION</b>	<b>OFFICE USE ONLY</b> Stamp Date Received _____  File No: _____
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**APPLICATION TYPE**

<input type="checkbox"/> ANNEXATION	<input type="checkbox"/> LOT LINE ADJUSTMENT	<input checked="" type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> APPEAL OF PLANNING COMMISSION DECISION	<input type="checkbox"/> MINOR PARTITION	<input type="checkbox"/> SUBDIVISION
<input type="checkbox"/> APPEAL OF PLANNING DEPARTMENT DECISION	<input type="checkbox"/> NATURAL RESOURCE DEVELOPMENT REVIEW	<input type="checkbox"/> URBAN GROWTH BOUNDARY AMENDMENT
<input type="checkbox"/> COMPREHENSIVE PLAN & ZONING MAP AMENDMENT	<input type="checkbox"/> NATURAL RESOURCE DEVELOPMENT VARIANCE	<input type="checkbox"/> VACATION
<input type="checkbox"/> COMPREHENSIVE PLAN &/OR ZONING ORDINANCE TEXT AMENDMENT	<input type="checkbox"/> PLANNED UNIT DEVELOPMENT PRELIMINARY MASTER PLAN	<input type="checkbox"/> VARIANCE
<input type="checkbox"/> CONDITIONAL USE PERMIT	<input type="checkbox"/> PLANNED UNIT DEVELOPMENT FINAL MASTER PLAN	<input type="checkbox"/> OTHER _____

**NAME OF APPLICANT:** Li Alligood, AICP

MAILING ADDRESS: 808 SW Third Ave, Suite 800

CITY: Portland STATE: OR ZIP: 97204

DAYTIME PHONE: 503.415.2384 Signature: \_\_\_\_\_

EMAIL (OPTIONAL): li.alligood@otak.com

**OWNER OF RECORD (if other than applicant)**

**NAME:** Housing Authority of Lincoln County

MAILING ADDRESS: 1039 NW Nye St

CITY: Newport STATE: OR ZIP: 97365

DAYTIME PHONE: 541-512-4509 Signature: Kathy Kowtko, ED for Housing Authority of Lincoln County

EMAIL (OPTIONAL): kkowtko@halc.info

**APPLICANT AND/OR OWNER'S INTEREST IN PROPERTY SUBJECT TO REQUEST:**

AGENT,  FEE OWNER,  CONTRACT PURCHASER,  OPTION HOLDER,  LESSEE,  OTHER

**PROJECT LOCATION:** East of Hwy 101, north of NE 29th Street

**PROJECT ADDRESS:** No situs

**ASSESSOR'S MAP NO.:** 07-11-11-BB **TAX LOT(S):** 100 & 102

**AREA:** 0.98 (acres) **SQ. FT.:** 42,688.8 **ZONING:** GC

# WECOMA PLACE

## LAND USE SUBMITTAL

### PROJECT TEAM

#### OWNER/DEVELOPER

STEWARDSHIP PROPERTIES  
1247 VILLARD ST, SUITE 100  
EUGENE, OR 97403  
PHONE: (671) 512-3321  
CONTACT: BECKY MORLEY

#### CONTRACTOR

WALSH CONSTRUCTION  
2905 SW 1ST AVE,  
PORTLAND, OR 97201  
PHONE: (503) 219-2941  
CONTACT: DAN SHOW

#### ARCHITECT

OTAK ARCHITECTS, INC.  
808 SW THIRD AVENUE, SUITE 800  
PORTLAND, OR 97204  
PHONE: (503) 287-6825 FAX: (503) 415-2304  
CONTACTS: DAN SALVEY, NATE ERWIN

#### STRUCTURAL ENGINEER

FROELICH ENGINEERS  
17700 SW UPPER BOONES FERRY RD, SUITE 115  
PHONE: (503) 624-7005  
CONTACT: GREG HOBI, SHANE MILLER

#### GEOTECHNICAL ENGINEER

STRATA DESIGN  
2117 NE OREGON ST, SUITE 502  
PORTLAND, OR 97232  
PHONE: (503) 248-1939  
CONTACT: RANDALL GOODE

#### SURVEYOR

KC DEVELOPMENT  
PO BOX 398  
CAMAS, WA 98607  
PHONE: (360) 834-2519  
CONTACT: CINDY HALCUMB

#### CIVIL ENGINEER

HUMBER DESIGN GROUP  
110 SE MAIN ST, SUITE 200  
PORTLAND, OR 97214  
PHONE: (503) 946-6690  
CONTACT: KRISTIAN MCCOMBS, DAVID HUMBER

#### LANDSCAPE ARCHITECT

OTAK, INC.  
808 SW THIRD AVENUE, SUITE 800  
PORTLAND, OR 97204  
PHONE: (503) 287-6825  
CONTACT: DAVID HAYNES

#### ELECTRICAL ENGINEER

MFA, INC. CONSULTING ENGINEERS  
2007 SE ASH ST  
PORTLAND, OR 97214  
PHONE: (503) 234-0548  
CONTACT: DENISE TAYLOR

#### PLUMBING ENGINEER

MFA, INC. CONSULTING ENGINEERS  
2007 SE ASH ST  
PORTLAND, OR 97214  
PHONE: (503) 234-0548  
CONTACT: JIM TORMEY

#### MECHANICAL ENGINEER

MFA, INC. CONSULTING ENGINEERS  
2007 SE ASH ST  
PORTLAND, OR 97214  
PHONE: (503) 234-0548  
CONTACT: JIM TORMEY

### SHEET INDEX

#### ARCHITECTURE

A0.00 COVER SHEET  
A1.00 SITE PLAN  
A2.00 FLOOR PLANS  
A3.00 EXTERIOR ELEVATIONS  
A4.00 EXTERIOR ELEVATIONS  
A5.00 EXTERIOR ELEVATIONS

#### CIVIL

C1.00 LAYOUT AND PAVING PLAN  
C2.00 GRADING PLAN  
C3.00 UTILITY PLAN

#### LANDSCAPE

L0.01 LANDSCAPE PLAN  
L0.02 PLANT LEGEND AND NOTES  
L0.03 PLANTING DETAILS

#### SURVEY

1 EXISTING CONDITIONS PLAN



Otak Architects, Inc.  
808 SW Third Avenue, Suite 300  
Portland, OR 97204  
main 503.287.6825  
www.otak.com

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CONSULTANT

**WECOMA PLACE**  
NE CORNER OF OREGON HWY 101 AND NE 29TH ST.,  
LINCOLN CITY, OR 97367  
**COVER SHEET**

TITLE

#	DATE	DESCRIPTION
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REVISIONS

Author	Checker
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LAND USE SUBMITTAL

STATUS

03/25/2022

DATE

20659

PROJECT NUMBER

# A0.00

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**SITE PLAN NOTES**

1. SEE CIVIL FOR ADA PARKING INFORMATION.

**SITE PLAN LEGEND**

- PROPERTY LINE
- ACCESSIBLE PATH
- ▲ BUILDING ENTRY/EXIT

**PROJECT INFORMATION**

**SITE**

LOCATION: E OF HWY 101 AND N OF NE 29TH ST  
TOTAL SITE: 0.98 ACRES (42,688.8 SF)  
LOT 100 (SEE TAX MAP 07-11-11-BB-00100-00)  
0.35 ACRES  
LOT 102 (SEE TAX MAP 07-11-11-BB-00102-00)  
0.63 ACRES

BUILDING COVERAGE: 10,414 SF, 24.4%

ZONING: GENERAL COMMERCIAL (GC)

EXISTING USE: EMPTY LOT

PROPOSED USE: MULTI UNIT APARTMENT

FLOOD HAZARD: NONE  
SIGNIFICANT RIPARIAN: NONE  
SIGNIFICANT WETLAND: NONE  
BLUFF EROSION HAZARD ZONE: NONE

SEE CIVIL AND LANDSCAPE FOR ADDITIONAL INFO.

**OUTDOOR COMMON AREA**  
REQUIRED: 250 SF / UNIT = 250 X 44 = 11,000 SF  
OUTDOOR COMMON AREA 4,000 SF  
COMMUNITY ROOM AREA 432 SF  
TOTAL COMMON AREA 4,432 SF

**PARKING**

**PARKING STALL DIMENSIONS**

STANDARD PARKING STALLS ARE MINIMUM 9' - 0" X 20' - 0"  
COMPACT PARKING STALLS ARE MINIMUM 8' - 0" X 16' - 0"  
ACCESSIBLE PARKING STALLS ARE MINIMUM 9' - 0" X 20' - 0"

**REQUIRED VEHICLE PARKING**

REQUIRED RATIO	# OF STALLS
2 BR (1.5 STALL / UNIT)	16.5
1 BR (1 STALL / UNIT)	33
<b>TOTAL PARKING REQUIRED</b>	<b>49.5</b>

**TOTAL WITH 10% PARKING REDUCTION** 45  
(FOR EVERY 5 BICYCLE PARKING SPACES PROVIDED ABOVE REQUIRED)

**REQUIRED BICYCLE PARKING**

REQUIRED BICYCLE RATIO	# OF SPACES
1 SPACE / 20 REQ VEHICULAR	3

**PROVIDED VEHICLE PARKING**

PARKING TYPE	# OF STALLS
STANDARD	20
COMPACT	22
VAN ACCESSIBLE	1
STANDARD ACCESSIBLE	2
<b>TOTAL PARKING PROVIDED</b>	<b>45</b>

(10% PARKING REDUCTION)

**PROVIDED BICYCLE PARKING**

SPACE TYPE	# OF SPACES
MINIMUM REQUIREMENT	3
10% PARKING REDUCTION	5
<b>TOTAL BICYCLE SPACES PROVIDED</b>	<b>8</b>

**UNIT MIX**

1 BEDROOM	33
2 BEDROOM	11
<b>TOTAL</b>	<b>44</b>

**KEYNOTE LEGEND**

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- 255. ELECTRICAL METERS
- 256. OUTDOOR COMMON AREA

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**WECOMA PLACE**  
NE CORNER OF OREGON HWY 101 AND NE 29TH ST.,  
LINCOLN CITY, OR 97367

**SITE PLAN**

TITLE

# DATE DESCRIPTION

REVISIONS

NE, ACP

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DATE

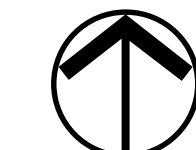
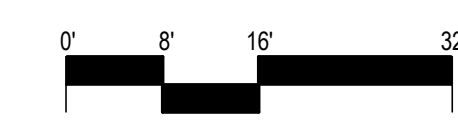
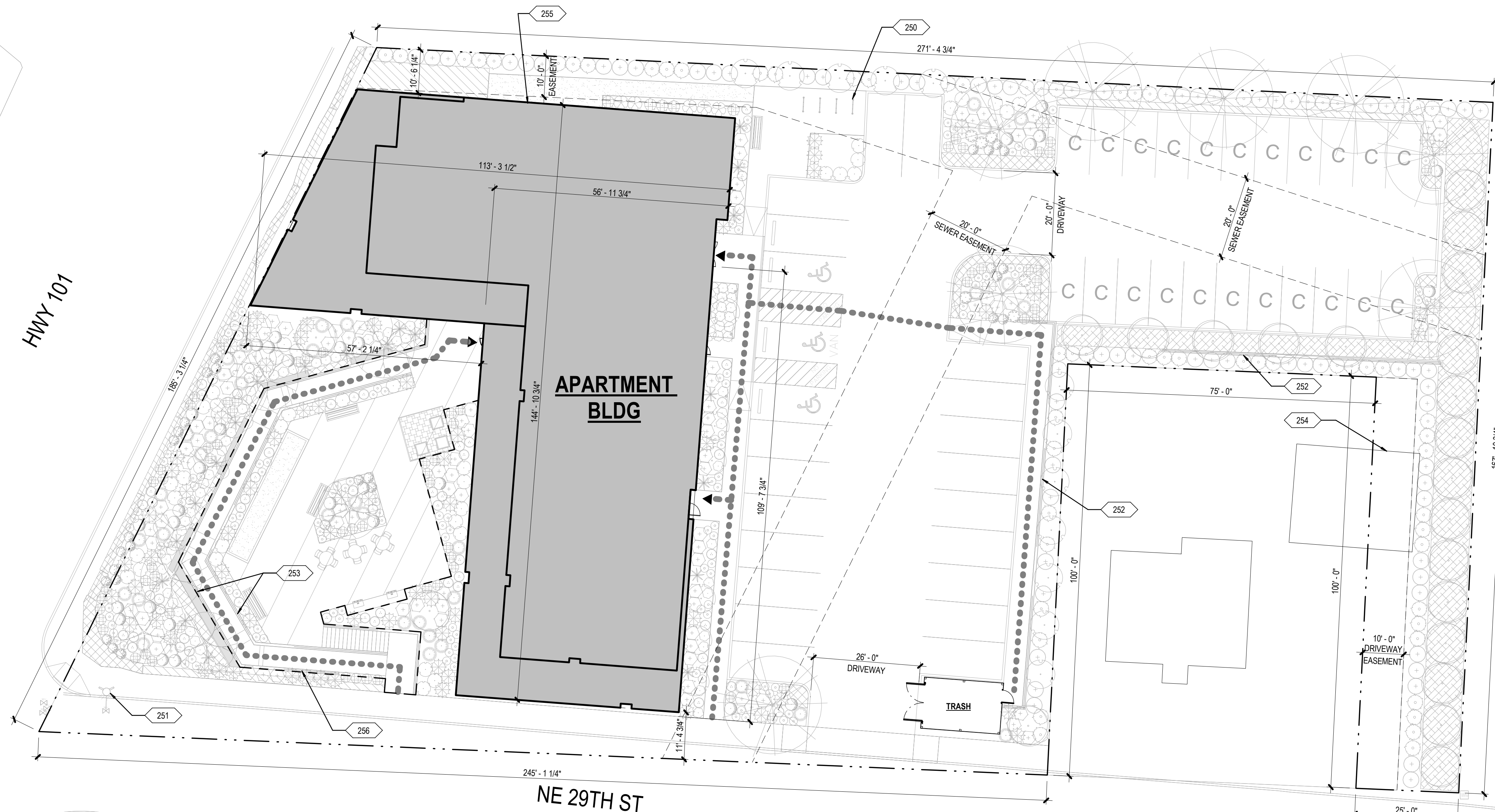
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**WECOMA PLACE**  
NE CORNER OF OREGON HWY 101 AND NE 29TH ST.,  
LINCOLN CITY, OR 97367

**FLOOR PLANS**

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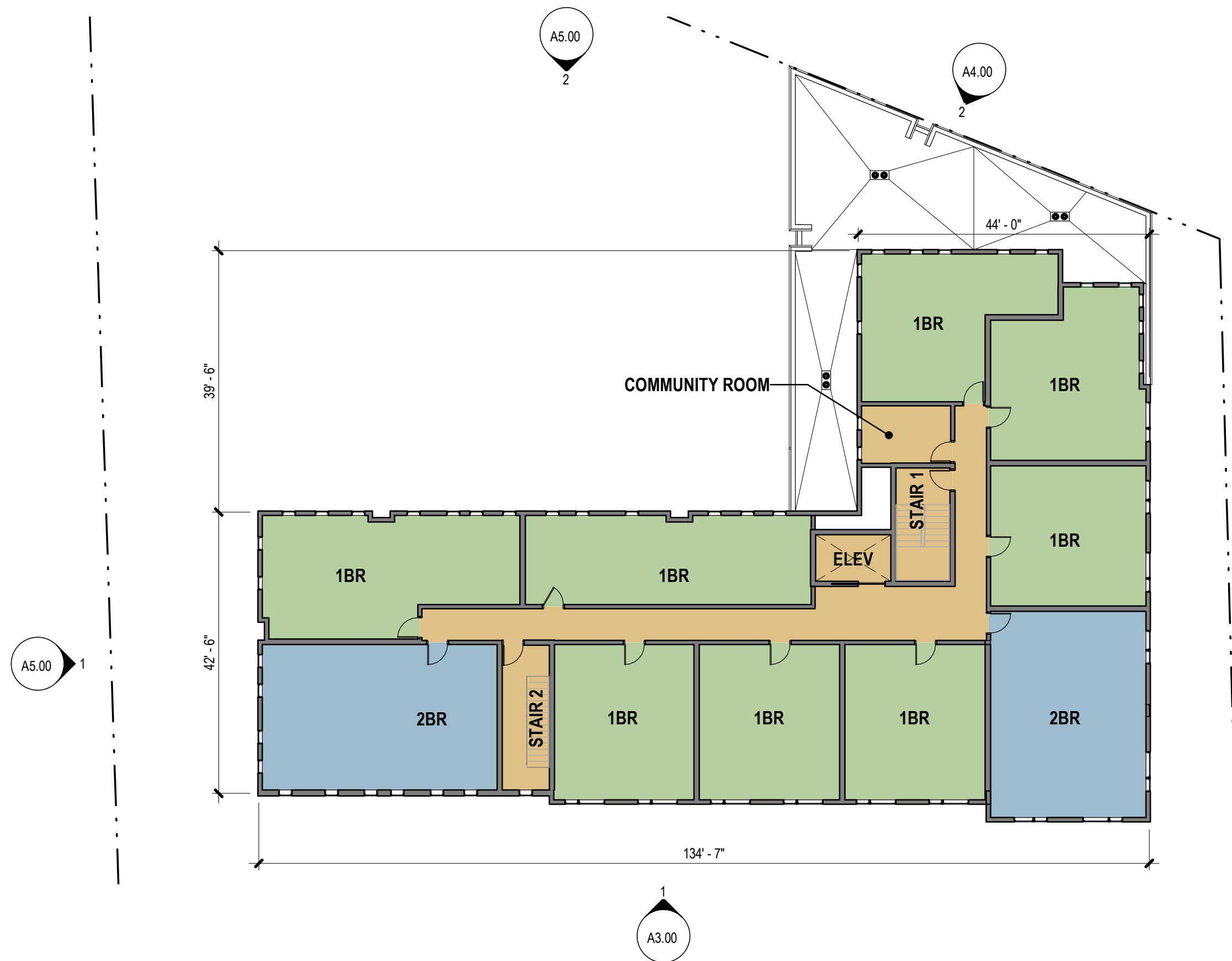
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PROJECT NUMBER

**A2.00**

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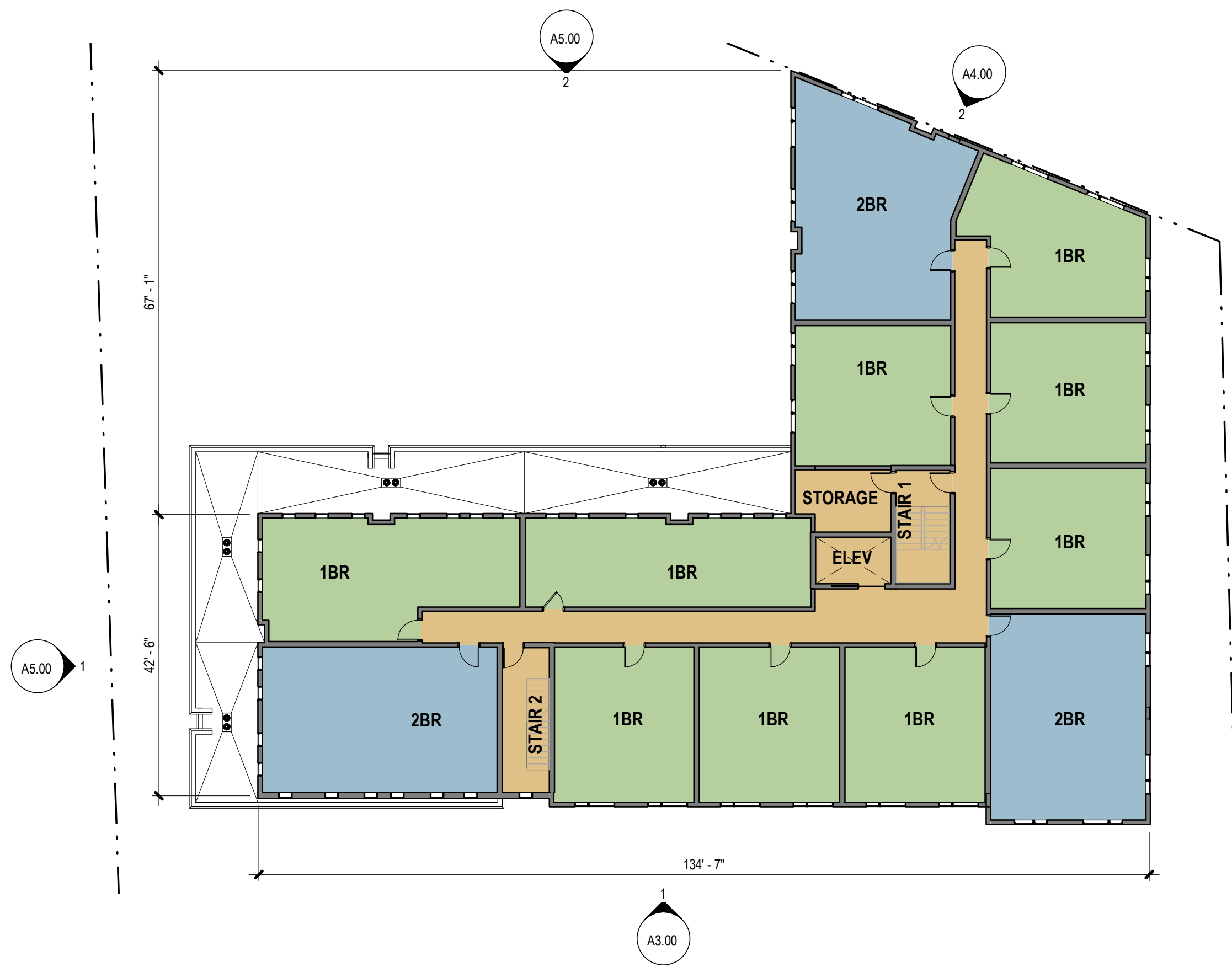
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**4 FLOOR PLAN - LEVEL 04**  
A2.00 SCALE: 1/16" = 1'-0"



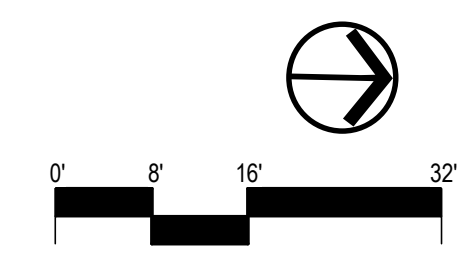
**2 FLOOR PLAN - LEVEL 02**  
A2.00 SCALE: 1/16" = 1'-0"



**3 FLOOR PLAN - LEVEL 03**  
A2.00 SCALE: 1/16" = 1'-0"



**1 FLOOR PLAN - LEVEL 01**  
A2.00 SCALE: 1/16" = 1'-0"



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**BUILDING HEIGHT CALCULATION**

	ELEVATION LENGTH	HEIGHT AT CL OF WALL	FACTOR (LENGTH X HEIGHT)
EAST	144' - 11"	41' - 7"	6,026.12
NORTH	92' - 0"	36' - 4"	3,342.07
NORTHWEST	58' - 7"	25' - 5"	1,480.99
SOUTH 1	56' - 11"	34' - 0"	1,935.17
SOUTH 2	54' - 4"	37' - 10"	2,055.61
WEST	90' - 7"	41' - 7"	3,766.76
<b>TOTAL</b>	<b>497' - 4"</b>		<b>18,615.31</b>

AVERAGE HEIGHT  
(TOTAL FACTOR / PERIMETER)

37' - 5"

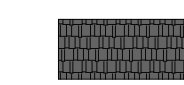
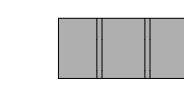
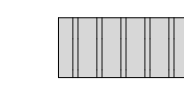

**ELEVATION NOTES**

**TRANSPARENCY PERCENTAGE (ADJACENT TO ROW)**

NORTHWEST	18%
WEST	26%
SOUTH	20%

**PRIMARY ROOF FORM: FLAT, MEMBRANE ROOF SYSTEM**

**ELEVATION LEGEND**

-  FC-1: FIBER CEMENT SHAKE SIDING, DARK GRAY
-  FC-2: FIBER CEMENT BOARD AND BATTEN, LIGHT GRAY
-  FC-3: FIBER CEMENT BOARD AND BATTEN, MEDIUM GRAY
-  FC-4: FIBER CEMENT PANEL, DARK GREEN

**KEYNOTE LEGEND**

- 100. PRIMARY ENTRANCE
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- 255. ELECTRICAL METERS
- 256. OUTDOOR COMMON AREA



**1 EAST ELEVATION - LAND USE**

A3.00 SCALE: 1/8" = 1'-0"

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**WECOMA PLACE**  
NE CORNER OF OREGON HWY 101 AND NE 29TH ST.,  
LINCOLN CITY, OR 97367  
**EXTERIOR ELEVATIONS**

TITLE

# DATE DESCRIPTION

REVISIONS

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**A3.00**

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**BUILDING HEIGHT CALCULATION**

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EAST	144' - 11"	41' - 7"	6,026.12
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<b>TOTAL</b>	<b>497' - 4"</b>		<b>18,615.31</b>

AVERAGE HEIGHT  
(TOTAL FACTOR / PERIMETER)

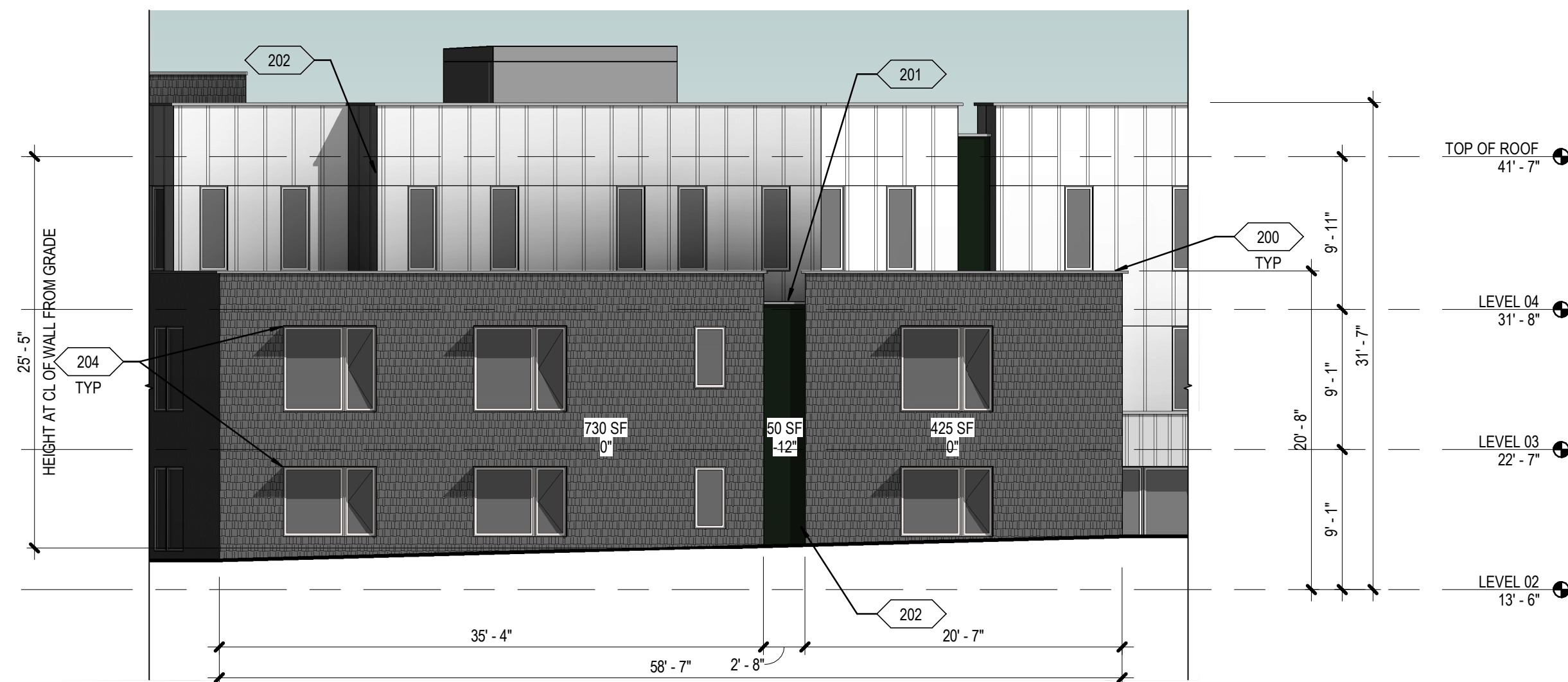
**37' - 5"**

**ELEVATION NOTES**

**TRANSPARENCY PERCENTAGE (ADJACENT TO ROW)**

NORTHWEST	18%
WEST	26%
SOUTH	20%

**PRIMARY ROOF FORM: FLAT, MEMBRANE ROOF SYSTEM**



**2 NORTHWEST ELEVATION - CROPPED - LAND USE**  
A4.00 SCALE: 1/8" = 1'-0"



**1 NORTH ELEVATION**  
A4.00 SCALE: 1/8" = 1'-0"

**ELEVATION LEGEND**

- FC-1: FIBER CEMENT SHAKE SIDING, DARK GRAY
- FC-2: FIBER CEMENT BOARD AND BATTEN, LIGHT GRAY
- FC-3: FIBER CEMENT BOARD AND BATTEN, MEDIUM GRAY
- FC-4: FIBER CEMENT PANEL, DARK GREEN

**KEYNOTE LEGEND**

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- 256. OUTDOOR COMMON AREA

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**WECOMA PLACE**  
NE CORNER OF OREGON HWY 101 AND NE 29TH ST.,  
LINCOLN CITY, OR 97367  
**EXTERIOR ELEVATIONS**

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**A4.00**

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**BUILDING HEIGHT CALCULATION**

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AVERAGE HEIGHT  
(TOTAL FACTOR / PERIMETER)

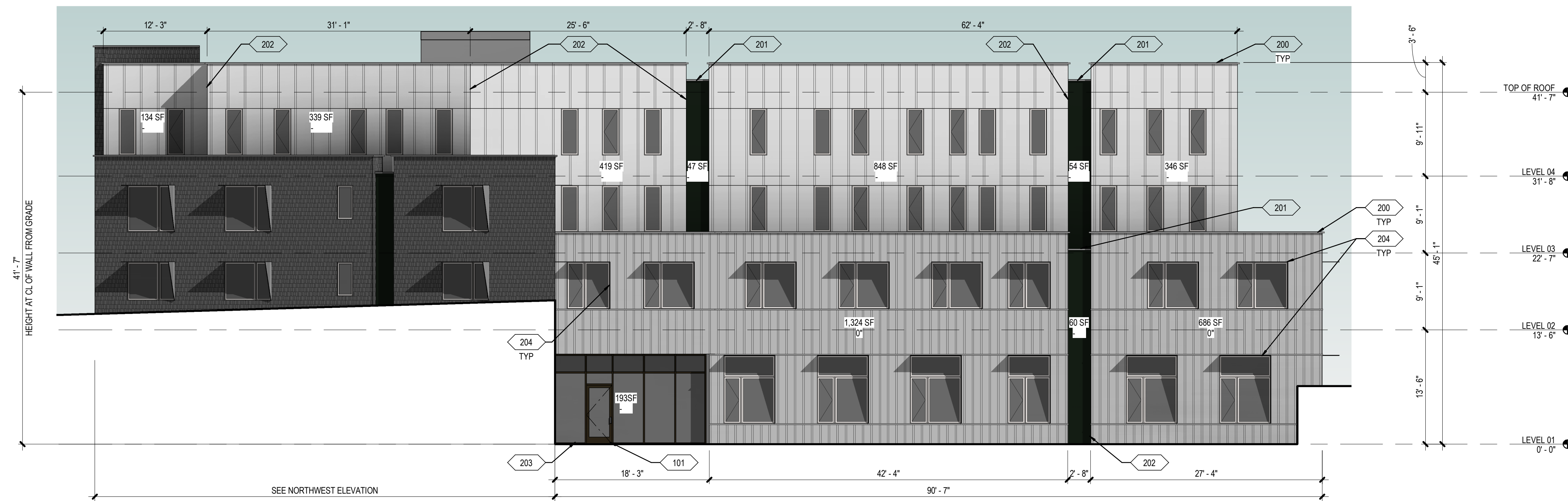
37' - 5"

**ELEVATION NOTES**

**TRANSPARENCY PERCENTAGE (ADJACENT TO ROW)**

NORTHWEST	18%
WEST	26%
SOUTH	20%

**PRIMARY ROOF FORM: FLAT, MEMBRANE ROOF SYSTEM**



**2 WEST ELEVATION - LAND USE**

A5.00 SCALE: 1/8" = 1'-0"

**ELEVATION LEGEND**

- FC-1: FIBER CEMENT SHAKE SIDING, DARK GRAY
- FC-2: FIBER CEMENT BOARD AND BATTEN, LIGHT GRAY
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**KEYNOTE LEGEND**

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- 256. OUTDOOR COMMON AREA



**1 SOUTH ELEVATION - LAND USE**

A5.00 SCALE: 1/8" = 1'-0"

**WECOMA PLACE**  
NE CORNER OF OREGON HWY 101 AND NE 29TH ST.,  
LINCOLN CITY, OR 97367  
**EXTERIOR ELEVATIONS**

**TITLE**

# DATE DESCRIPTION

**REVISIONS**

Author Checker

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**A5.00**

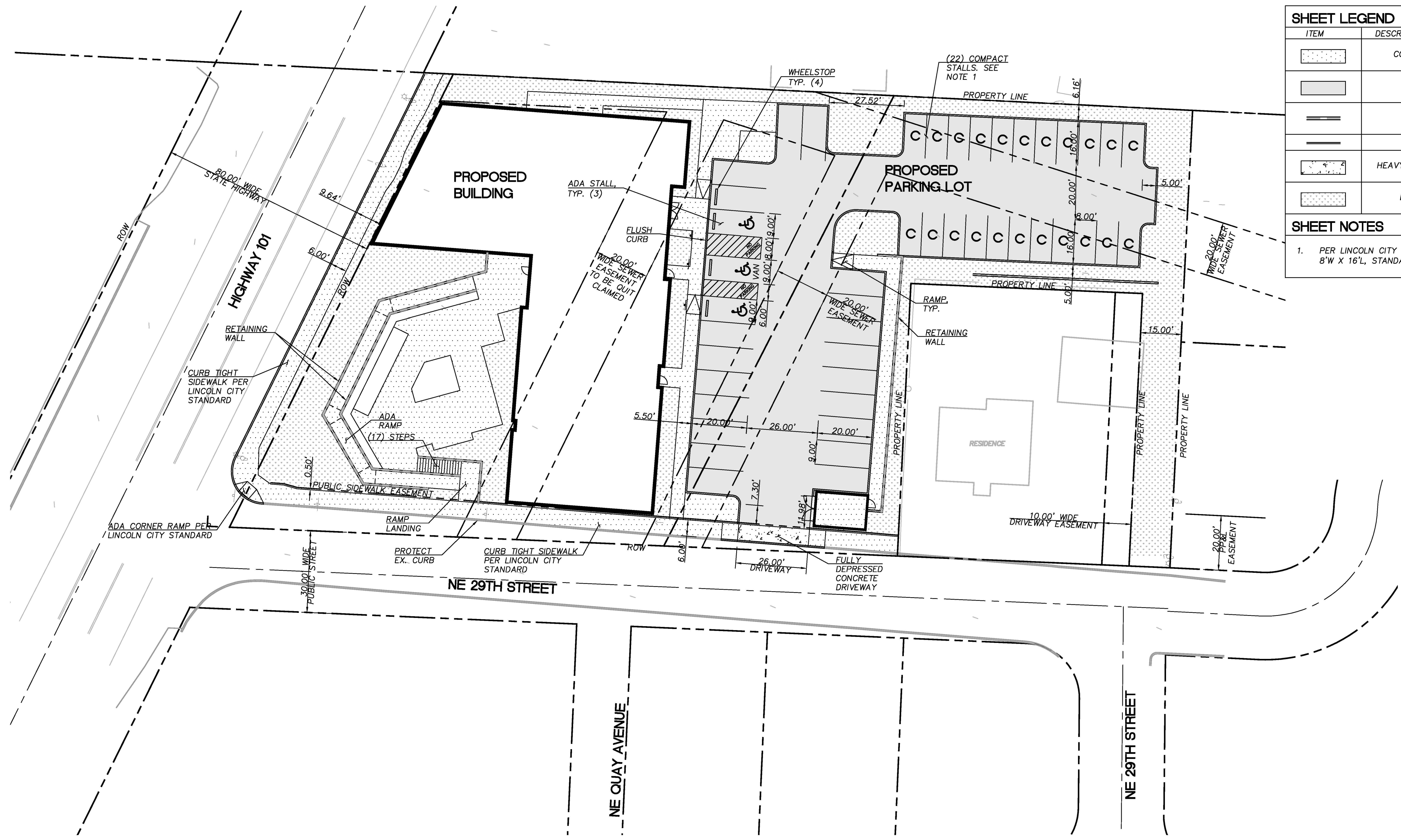
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11 x 17 - Center, Zoom 46% | 24 x 36 - Center, Zoom 100% | Vector High, Greyscale

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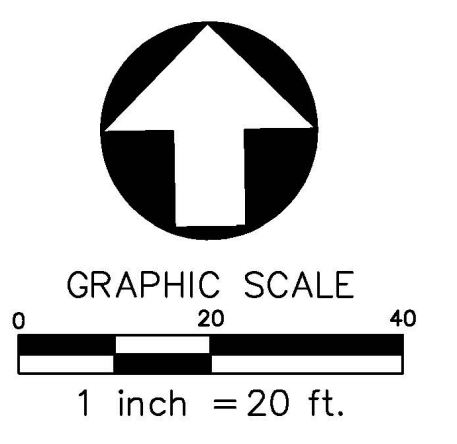


SHEET LEGEND		
ITEM	DESCRIPTION	DETAIL
	CONCRETE SIDEWALK	
	ASPHALT PAVING	
	RETAINING WALL	
	STANDARD CURB	
	HEAVY CONCRETE DRIVEWAY	
	LANDSCAPE AREA	

SHEET NOTES	
1.	PER LINCOLN CITY ORD. 17.56.080, COMPACT STALLS 8'W X 16'L, STANDARD STALLS 9'W X 20'L

**1 LAYOUT AND PAVING PLAN**  
SCALE: 1"=20'



**Otak**  
Otak Architects, Inc.  
808 SW Third Avenue, Suite 300  
Portland, OR 97204  
main 503.287.6825  
www.otak.com



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**H** Humber Design Group, Inc.  
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**WECOMA PLACE**  
NE CORNER OF OREGON HWY 101 AND NE 29TH ST.,  
LINCOLN CITY, OR 97367  
**LAYOUT AND PAVING PLAN**

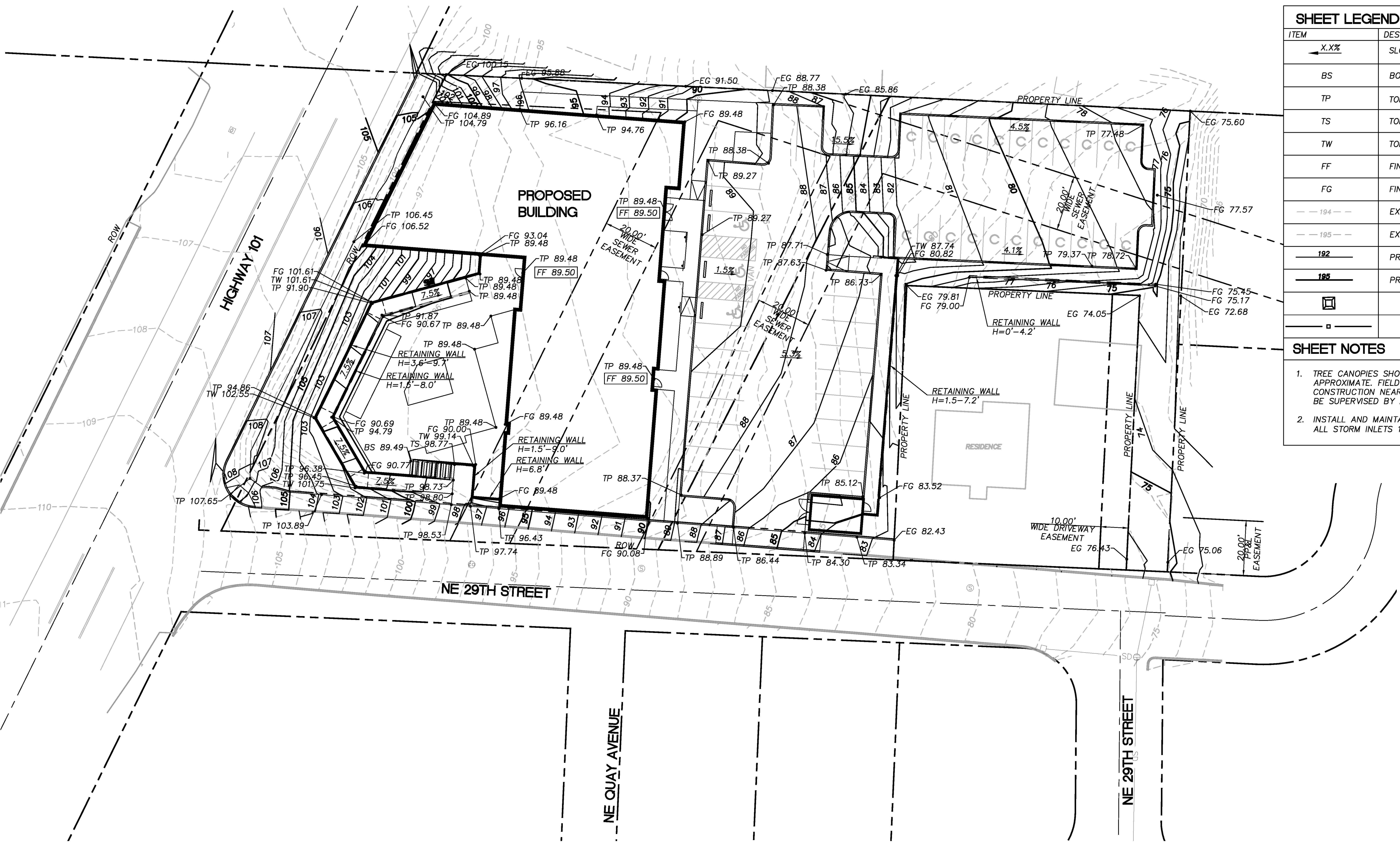
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3/25/2022 DATE

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**C1.00**

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SHEET LEGEND	
ITEM	DESCRIPTION
X.X%	SLOPE ARROW
BS	BOTTOM OF STAIR
TP	TOP OF PAVEMENT/SIDEWALK
TS	TOP OF STAIR
TW	TOP OF WALL
FF	FINISH FLOOR
FG	FINISH GRADE
---194---	EXISTING MINOR CONTOUR
---195---	EXISTING MAJOR CONTOUR
---192---	PROPOSED MINOR CONTOUR
---185---	PROPOSED MAJOR CONTOUR
[Symbol]	INLET PROTECTION
[Symbol]	SEDIMENT FENCE

SHEET NOTES	
1.	TREE CANOPIES SHOWN ON PLAN ARE APPROXIMATE. FIELD VERIFY TREE EXTENTS. CONSTRUCTION NEAR ROOT ZONES NEED TO BE SUPERVISED BY AN ARBORIST.
2.	INSTALL AND MAINTAIN INLET PROTECTION ON ALL STORM INLETS 100' FROM SITE.

1 GRADING PLAN  
SCALE: 1"=20'

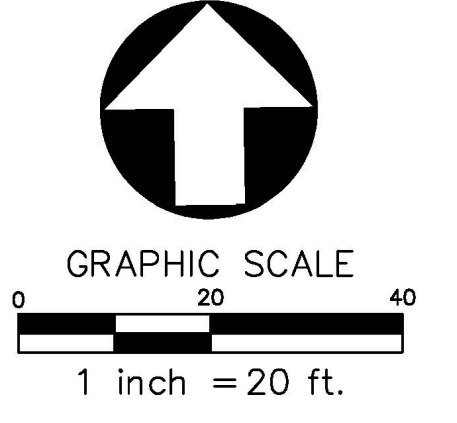
**WECOMA PLACE**  
NE CORNER OF OREGON HWY 101 AND NE 29TH ST.,  
LINCOLN CITY, OR 97367

**GRADING PLAN**

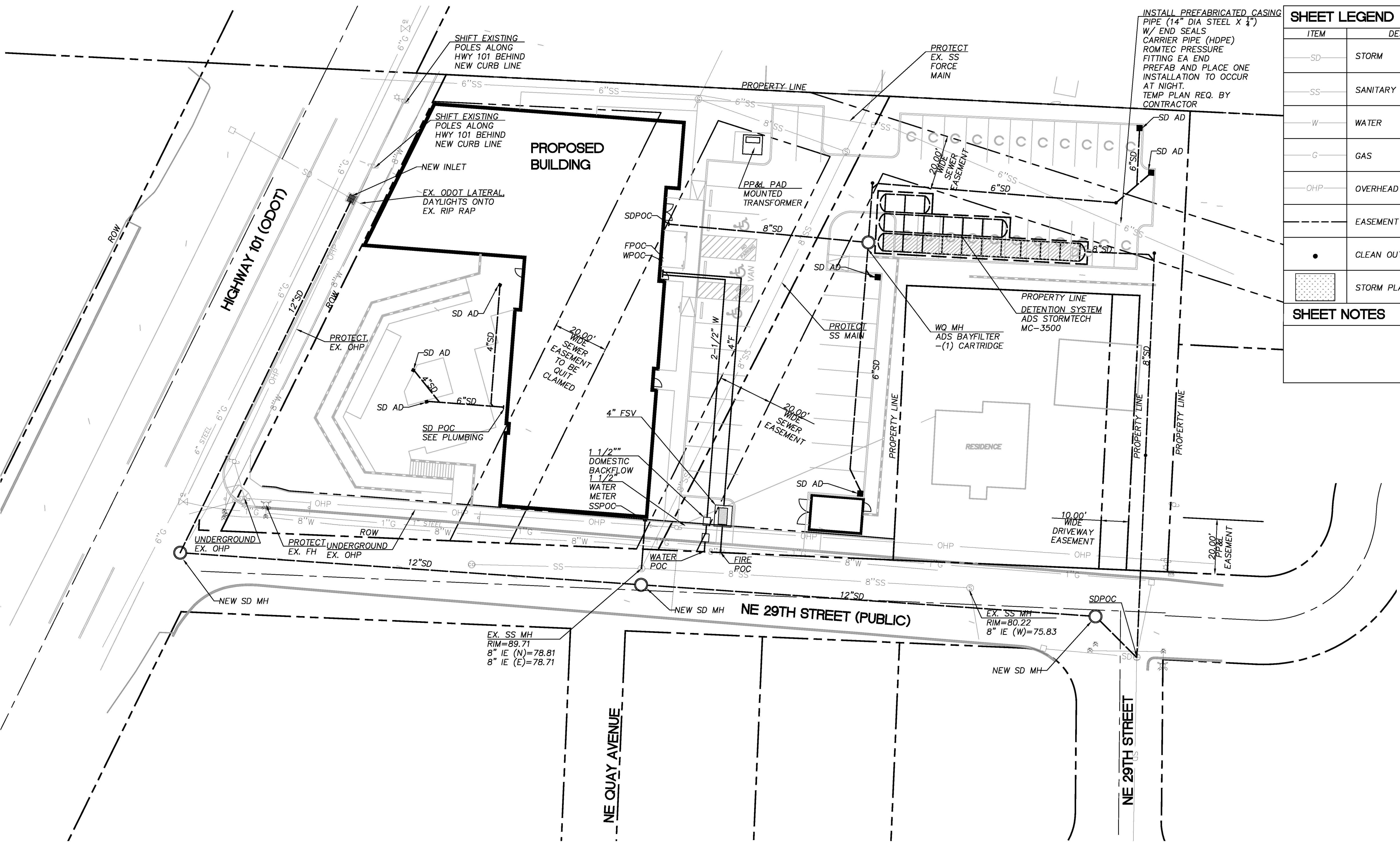
TITLE	#	DATE	DESCRIPTION

REVISIONS	
DRAWN BY	CHECK BY
LAND USE REVIEW STATUS	
3/25/2022	
DATE	

PROJECT NUMBER  
**C2.00**







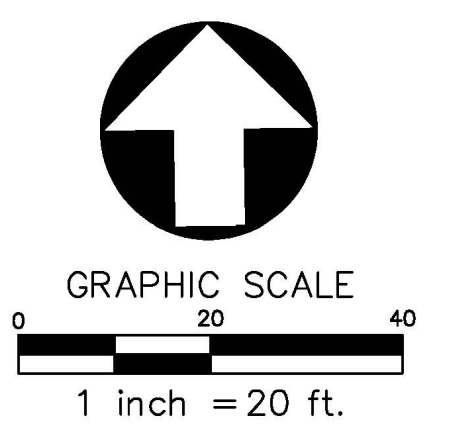
INSTALL PREFABRICATED CASING PIPE (14" DIA STEEL X 1/4") W/ END SEALS  
CARRIER PIPE (HDPE)  
ROMTEC PRESSURE FITTING EA END  
PREFAB AND PLACE ONE INSTALLATION TO OCCUR AT NIGHT.  
TEMP PLAN REQ. BY CONTRACTOR

SHEET LEGEND		
ITEM	DESCRIPTION	REFERENCE
SD	STORM	
SS	SANITARY	
W	WATER	
G	GAS	
OHP	OVERHEAD POWER LINE	
- - -	EASEMENT	
•	CLEAN OUT	
[Pattern]	STORM PLANTER	

SHEET NOTES	

**1 UTILITY PLAN**  
SCALE: 1"=20'





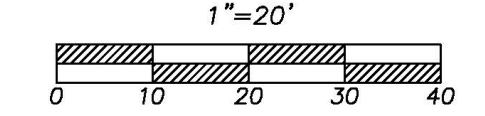
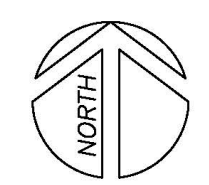
# ALTA/NSPS LAND TITLE SURVEY LINCOLN CITY NE 29TH STREET

A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 11,  
TOWNSHIP 7 SOUTH, RANGE 11 WEST, W.M.,  
CITY OF LINCOLN CITY, LINCOLN COUNTY, OREGON

PREPARED FOR  
**KEMWOOD ACQUISITION COMPANY LLC**  
FEBRUARY 18, 2022

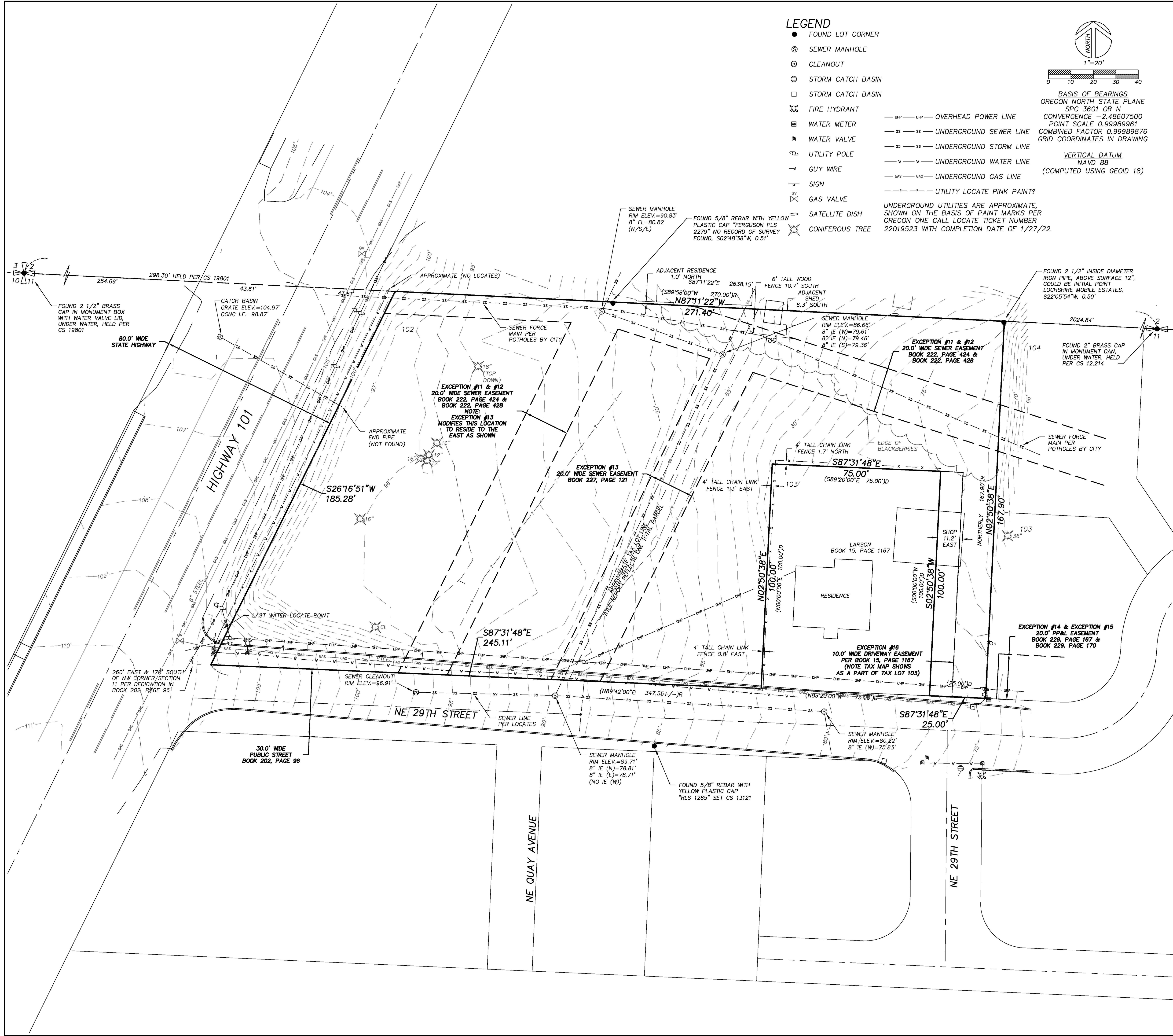
## LEGEND

- FOUND LOT CORNER
  - ⊙ SEWER MANHOLE
  - ⊖ CLEANOUT
  - ⊕ STORM CATCH BASIN
  - STORM CATCH BASIN
  - ⚡ FIRE HYDRANT
  - ⊕ WATER METER
  - ⊕ WATER VALVE
  - ⊕ UTILITY POLE
  - GUY WIRE
  - ⊕ SIGN
  - ⊕ GAS VALVE
  - ⊕ SATELLITE DISH
  - ⊕ CONIFEROUS TREE
  - OVERHEAD POWER LINE
  - UNDERGROUND SEWER LINE
  - UNDERGROUND STORM LINE
  - UNDERGROUND WATER LINE
  - UNDERGROUND GAS LINE
  - UTILITY LOCATE PINK PAINT?
- UNDERGROUND UTILITIES ARE APPROXIMATE, SHOWN ON THE BASIS OF PAINT MARKS PER OREGON ONE CALL LOCATE TICKET NUMBER 22019523 WITH COMPLETION DATE OF 1/27/22.



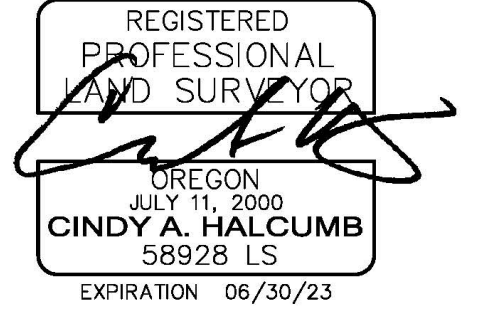
**BASIS OF BEARINGS**  
OREGON NORTH STATE PLANE  
SPC 3601 OR N  
CONVERGENCE -2.48607500  
POINT SCALE 0.99989961  
COMBINED FACTOR 0.99989876  
GRID COORDINATES IN DRAWING

**VERTICAL DATUM**  
NAVD 88  
(COMPUTED USING GEOID 18)



## CERTIFICATION

I HEREBY CERTIFY TO:  
KEMWOOD ACQUISITION COMPANY LLC;  
REGER REAL PROPERTY TRUST;  
WESTERN TITLE & ESCROW COMPANY;  
AND ITS SUCCESSORS AND ASSIGNS:



THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(A), 6(B), 7(A), 7(B), 7(C), 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 12, 2022.

CINDY A. HALCUMB, PLS 58928  
DATE OF MAP: FEBRUARY 18, 2022

## LEGAL DESCRIPTION

A TRACT OF LAND IN SECTION 11, TOWNSHIP 7 SOUTH, RANGE 11 WEST OF THE WILLAMETTE MERIDIAN IN LINCOLN COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT OF LOCHSHIRE MOBILE ESTATES, WHICH IS THE NORTHWEST CORNER OF LOT 2, BLOCK 1, LOCHSHIRE MOBILE ESTATES, IN SAID SECTION 11, WHICH IS THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PROPERTY; THENCE SOUTH 89° 58' WEST ALONG THE NORTH LINE OF SAID SECTION 11, 270 FEET, MORE OR LESS, TO THE EASTERLY RIGHT OF WAY LINE OF U.S. COAST HIGHWAY 101; THENCE SOUTH ALONG SAID EAST LINE 191.4 FEET, MORE OR LESS, TO THE NORTH LINE OF N.E. 29TH STREET; THENCE NORTH 89° 42' EAST ALONG SAID N.E. 29TH STREET 347.55 FEET, MORE OR LESS, TO A POINT WHICH IS THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, LOCHSHIRE MOBILE ESTATES; THENCE NORTHERLY ALONG THE WEST LINE OF LOTS 1 AND 2, BLOCK 1, LOCHSHIRE MOBILE ESTATES, A DISTANCE OF 167.90 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO JOHN LARSON, ET UX, RECORDED NOVEMBER 6, 1969 IN BOOK 15, PAGE 1167, AND ALSO THAT PROPERTY CONVEYED TO JOHN LARSON, ET UX, RECORDED AUGUST 15, 1972 IN BOOK 35, PAGE 1445, LINCOLN COUNTY.

TOTAL LAND AREA IS 44,534 SQUARE FEET (1.022 ACRES).

## TITLE REPORT EXCEPTIONS

THE FOLLOWING SPECIAL EXCEPTIONS ARE LISTED IN WESTERN TITLE & ESCROW COMPANY, ORDER W0227822 DATED AS OF OCTOBER 19, 2021 AT 5:00PM:

- ITEMS 1, 2, 3, 5, 6, 7, 8, 9, 10, 17, 18 AND 19 ARE NOT EASEMENTS OR MATTERS OF SURVEY.
- ITEM 4 IS ENCROACHMENTS, IF ANY. FOUND HEREIN:
  1. SHED ENCROACHMENT ALONG NORTH LINE AS SHOWN.
  2. SHOP ENCROACHMENT ALONG INTERIOR EAST LINE AS SHOWN.
  3. PORTIONS OF IMPROVED NE 29TH STREET ENCROACH AS SHOWN.
  4. FENCE ENCROACHMENT ALONG INTERIOR SOUTH LINE AS SHOWN.
  5. A PUBLIC FIRE HYDRANT AND WATER LINE EXISTS IN THE SW CORNER AS SHOWN.
  6. PUBLIC POWER POLES AND OVERHEAD WIRES EXIST ALONG THE SOUTH LINE AS SHOWN.
- ITEM 11 IS THAT CITY OF OCEANLAKE EASEMENT FOR RECORDED FEBRUARY 16, 1962 IN BOOK 222, PAGE 424 AND DEPICTED HEREON.
- ITEM 12 IS THAT CITY OF OCEANLAKE EASEMENT FOR RECORDED FEBRUARY 16, 1962 IN BOOK 222, PAGE 428 AND DEPICTED HEREON.
- ITEM 13 IS THAT CITY OF OCEANLAKE EASEMENT FOR RECORDED MAY 23, 1962 IN BOOK 225, PAGE 191 AND MODIFIED JULY 24, 1962 IN BOOK 227, PAGE 121 AND DEPICTED HEREON.
- ITEM 14 IS THAT PACIFIC POWER & LIGHT EASEMENT RECORDED OCTOBER 9, 1962 IN BOOK 229, PAGE 167, THE APPROXIMATE LOCATION IS DEPICTED HEREON AS THE DOCUMENT IS NOT LEGIBLE. IT APPEARS THE EASEMENT DOES NOT ENCUMBER THE SITE, BEING 350 FEET DISTANT FROM THE HIGHWAY RIGHT OF WAY.
- ITEM 15 IS THAT PACIFIC POWER & LIGHT EASEMENT RECORDED OCTOBER 9, 1962 IN BOOK 229, PAGE 170, THE APPROXIMATE LOCATION IS DEPICTED HEREON AS THE DOCUMENT IS NOT LEGIBLE. IT APPEARS THE EASEMENT DOES NOT ENCUMBER THE SITE, BEING 350 FEET DISTANT FROM THE HIGHWAY RIGHT OF WAY.
- ITEM 16 IS THAT EASEMENT TO JOHN W. LARSON, ET UX, RECORDED NOVEMBER 6, 1969 IN BOOK 15, PAGE 1167 AND DEPICTED HEREON.

## ADDRESS

NO SITE ADDRESS, LINCOLN CITY OREGON 97367

## LAND AREA

44,534 SQUARE FEET (1.022 ACRES).

## PARKING

THERE ARE NO DESIGNATED PARKING SPACES ON THE SUBJECT SITE.

## FLOOD ZONE DESIGNATION

THE LOT SURVEYED HEREON IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OF MINIMAL FLOOD HAZARD PURSUANT TO THAT FEMA MAP KNOWN AS 41041C01017E, LAST UPDATED OCTOBER 18, 2019.

## NOTES

THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS, STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

THERE WAS NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR STREET CONSTRUCTION.

## ZONING

A ZONING REPORT WAS NOT AVAILABLE AT THE TIME OF THE SURVEY. PURSUANT TO THE CITY WEB SITE, THE SUBJECT LOT IS ZONED "G-C" - GENERAL COMMERCIAL.

PREPARED BY:  
**KO**  
DEVELOPMENT  
A CERTIFIED DBE & WBE  
PO BOX 398  
Camas, WA 98607  
360.834.2519  
Fax: 834.5498

JOB NO.  
**1245.22**

SHEET NO.  
**1**

OF  
**1**









STAMP

CONSULTANT

**WECOMA PLACE**  
NE CORNER OF OREGON HWY 101 AND NE 29TH ST.,  
LINCOLN CITY, OR 97367

**PLANT LEGEND AND NOTES**

TITLE

# DATE DESCRIPTION

REVISIONS

JED DDH

DRAWN BY CHECK BY

LAND USE SUBMITTAL

STATUS

03/18/2022

DATE

20559

PROJECT NUMBER

**L0.02**

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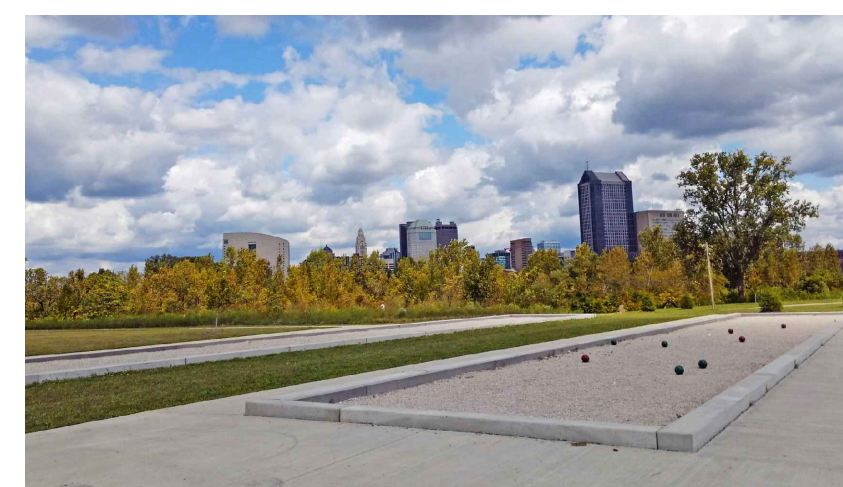
If this drawing is not 24" x 36", it has been reduced/enlarged. Scale accordingly.

**UTILITY NOTE:**

- CONTRACTOR IS CAUTIONED THAT EXISTING UNDERGROUND FACILITIES OCCUR THROUGHOUT THE WORK AREAS INCLUDING BUT NOT LIMITED TO POWER, GAS, TELEPHONE, WATER SUPPLY, AND IRRIGATION. CONTRACTOR SHALL MARK THE FACILITIES BEFORE WORK, POT-HOLE WHERE NECESSARY, AND PROTECT DURING CONSTRUCTION. IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE IF ANY CONFLICTS ARE FOUND.

**LANDSCAPE NOTES:**

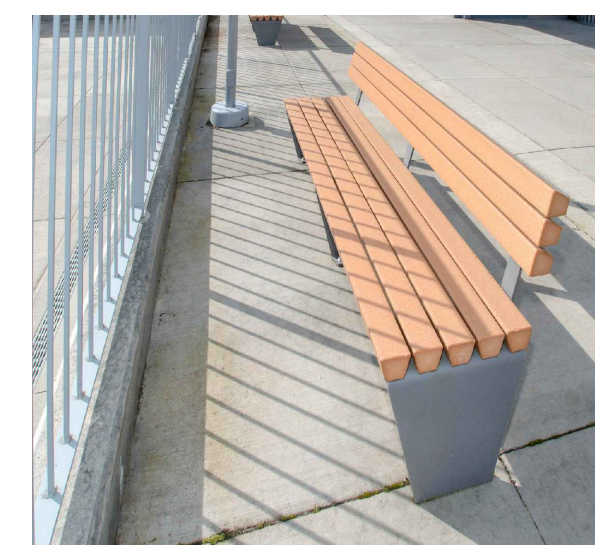
- GENERAL: SEVERAL OF THE FOLLOWING NOTES SUMMARIZE THE PROJECT SPECIFICATIONS FOR THE CONTRACTORS CONVENIENCE. IF A DISCREPANCY EXISTS BETWEEN THESE NOTES AND THE PROJECT SPECIFICATIONS THE SPECIFICATIONS SHALL OVERRIDE.
- THE LANDSCAPE CONTRACTOR IS TO THOROUGHLY REVIEW THE SITE. IF THERE ARE ANY DISCREPANCIES BETWEEN THE PLAN AND THE EXISTING CONDITIONS THE OWNERS REPRESENTATIVE IS TO BE NOTIFIED IMMEDIATELY.
- IF THE LANDSCAPE CONTRACTOR STARTS WORK BEFORE SITE CONDITIONS ARE READY OR CONTINUES WORK IN ADVERSE CONDITIONS WITHOUT PRIOR APPROVAL THEY WILL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS RELATING TO THE CONDITION.
- IMMEDIATELY NOTIFY OWNERS REPRESENTATIVE CONCERNING ANY CONDITION AT ANY TIME DURING CONSTRUCTION THAT IS DETRIMENTAL TO THE HEALTH AND VIGOROUS GROWTH OF THE SPECIFIED PLANT MATERIAL.
- PROVIDE QUANTITY OF PLANT MATERIAL INDICATED IN PLANT LIST OR THE QUANTITY REQUIRED TO COVER AREAS INDICATED AT SPECIFIED SPACING, WHICHEVER IS GREATER.
- IF AN AREA DIFFERS SIGNIFICANTLY IN SIZE FROM THAT SCALED ON DRAWING AND REQUIRES MORE OR LESS MATERIAL THE OWNERS REPRESENTATIVE IS TO BE INFORMED.
- TOPSOIL: 9-INCH DEPTH IMPORT TOPSOIL SHALL BE PREPARED AND AMENDED IN ACCORDANCE WITH THE DETAILS AND SPECIFICATIONS. DO NOT APPLY TOPSOIL AT STORM FACILITIES.
- SOIL ANALYSIS: CONTRACTOR SHALL OBTAIN A COPY OF OWNER-PROVIDED SOIL TEST. AMEND AND FERTILIZE IN CONFORMANCE WITH RECOMMENDATIONS INDICATED IN THE REPORT.
- COMPOST: APPLY 3-INCH DEPTH SPECIFIED COMPOST OVER ALL PLANTING AREAS EXCEPT STORM FACILITIES. TILL IN TO IMPORT TOPSOIL TO A DEPTH OF 6 INCHES.
- FERTILIZER: APPLY FERTILIZER TO ALL PLANT HOLES AND TURF AREAS OF THE TYPE, QUANTITY, APPLICATION METHOD, AND TIMING NOTED IN THE SPECIFICATIONS. DO NOT APPLY FERTILIZER AT STORM FACILITIES.
- BARK MULCH: SPREAD 3 INCH DEPTH FINE-MEDIUM GRADE FIR/HEMLOCK BARK OVER ALL SHRUB BEDS EXCEPT AT STORM FACILITIES. KEEP BARK CLEAR OF TREE AND SHRUB STEM BASE.
- PLANTING POCKETS: BACK FILL PLANT HOLE WITH SOIL EXCAVATED FROM HOLE. DO NOT ADD ADDITIONAL AMENDMENTS.
- ROOT BARRIE
- PLANT MATERIAL: ALL PLANT MATERIAL SHALL MEET MINIMUM QUALITY AND SIZE REQUIREMENTS ESTABLISHED IN THE AMERICAN STANDARD FOR NURSERY STOCK GUIDELINES.
- LEAVE PLANT NAME IDENTIFICATION TAGS ON TEN PERCENT OF ALL TREES AND SHRUBS INSTALLED TO AID INSPECTORS IN VERIFYING THAT SPECIFIED PLANTS HAVE BEEN INSTALLED.
- PLANT CENTER OF SHRUBS A MINIMUM OF 24 INCHES FROM ADJACENT PAVING. PLANT GROUNDCOVERS A MINIMUM OF 18 INCHES FROM ADJACENT PAVING. WHERE PLANTER IS LESS THAN 6 FEET WIDE, SET PLANTS HALF OF THE NOTED PLANT SPACING FROM ADJACENT PAVING.
- WHERE PLANT BED SLOPE IS LESS THAN 3% MOUND PLANTING BED AREAS 3% MINIMUM FOR POSITIVE DRAINAGE.
- INVASIVE SPECIES/WEED CONTROL: REMOVE ALL WEEDS AND INVASIVE SPECIES INCLUDING BLACKBERRY WITHIN PROJECT LIMITS UNLESS OTHERWISE DIRECTED. PROVIDE WEED CONTROL THROUGHOUT CONTRACT DURATION.
- SEE SPECIFICATIONS FOR FINAL INSPECTION, MAINTENANCE, AND WARRANTY REQUIREMENTS UNIQUE TO THIS PROJECT.
- SEE SPECIFICATIONS FOR OTHER LANDSCAPE CONSTRUCTION REQUIREMENTS.



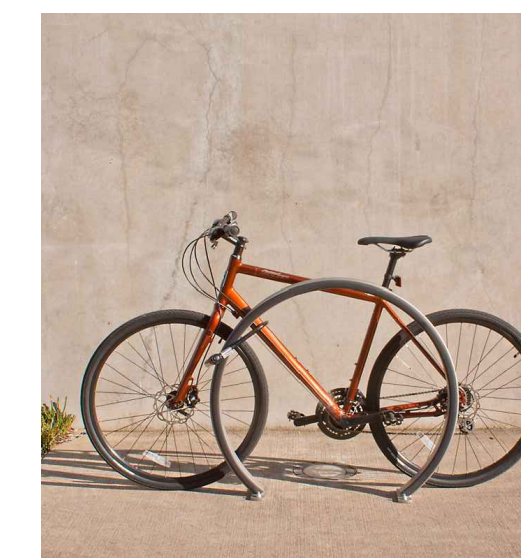
4 BOCCE COURT  
SCALE: NONE



3 TRASH RECEPTACLE  
SCALE: NONE



2 BENCH BY COLUMBIA CASCADE  
SCALE: NONE



1 BIKE RACK BY HUNTCO  
SCALE: NONE

**TREE LEGEND**

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	6	CORNUS KOUSA / KOUSA DOGWOOD	B&B	2.5" CAL.
	3	HAMAMELIS X INTERMEDIA 'ARNOLD PROMISE' / ARNOLD PROMISE WITCH HAZEL	B&B	2.5" CAL.
	22	PRUNUS SERRULATA 'AMANOGAWA' / JAPANESE FLOWERING CHERRY	B&B	2.5" CAL.
	21	QUERCUS ROBUR X BICOLOR 'NADLER' TM / KINDRED SPIRIT OAK	B&B	2.5" CAL.
	8	STEWARTIA PSEUDOCAMELLIA / JAPANESE STEWARTIA	B&B	2.5" CAL.

**SHRUB AND GROUNDCOVER LEGEND**

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	MAXIMUM HEIGHT
	30	ACHILLEA X 'MOONSHINE' / MOONSHINE YARROW	3 GAL	
	71	ARMERIA CAESPITOSA / SEA PINK	3 GAL	
	27	ARTEMISIA X 'POWIS CASTLE' / POWIS CASTLE ARTEMISIA	5 GAL	
	9	AZALEA X 'HINO-CRIMSON' / HINO-CRIMSON KURUME AZALEA	5 GAL	
	2	BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY JAPANESE BARBERRY	3 GAL	
	91	CISTUS X OBLONGIFOLIUS / ROCK ROSE	5 GAL	
	66	ESCALLONIA X EXONIENSIS 'FRADESI' / PINK PRINCESS ESCALLONIA	5 GAL	
	36	EUONYMUS FORTUNEI 'EMERALD 'N GOLD' / EMERALD 'N GOLD WINTERCREEPER	5 GAL	
	72	HEBE X 'BLUE MIST' / BLUE MIST HEBE	5 GAL	
	133	LAVANDULA ANGUSTIFOLIA 'HIDCOTE' / HIDCOTE ENGLISH LAVENDER	3 GAL	
	60	MISCANTHUS SINENSIS 'LITTLE KITTEN' / LITTLE KITTEN EULALIA GRASS	3 GAL	
	66	MYRICA CALIFORNICA 'BUXIFOLIA' / PACIFIC WAX MYRTLE	5 GAL	
	20	PHORMIUM X 'SUNDOWNER' / SUNDOWNER NEW ZEALAND FLAX	3 GAL	
	34	PINUS MUGO 'COMPACTA' / DWARF MUGO PINE	5 GAL	
	66	ROSMARINUS OFFICINALIS / ROSEMARY	3 GAL	
	5	SARCOCOCCA CONFUSA / SWEETBOX	5 GAL	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	
	73	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	1 GAL.	36" o.c.
	329	CEANOTHUS GRISEUS HORIZONTALIS 'DIAMOND HEIGHTS' / DIAMOND HEIGHTS CARMEL CREEPER	1 GAL.	30" o.c.
	653	ERICA X DARLEYENSIS 'MEDITERRANEAN PINK' / MEDITERRANEAN PINK DARLEY HEATH	1 GAL.	12" o.c.
	16	ROSMARINUS X LAVANDULACEUS / PROSTRATE ROSEMARY	1 GAL.	36" o.c.

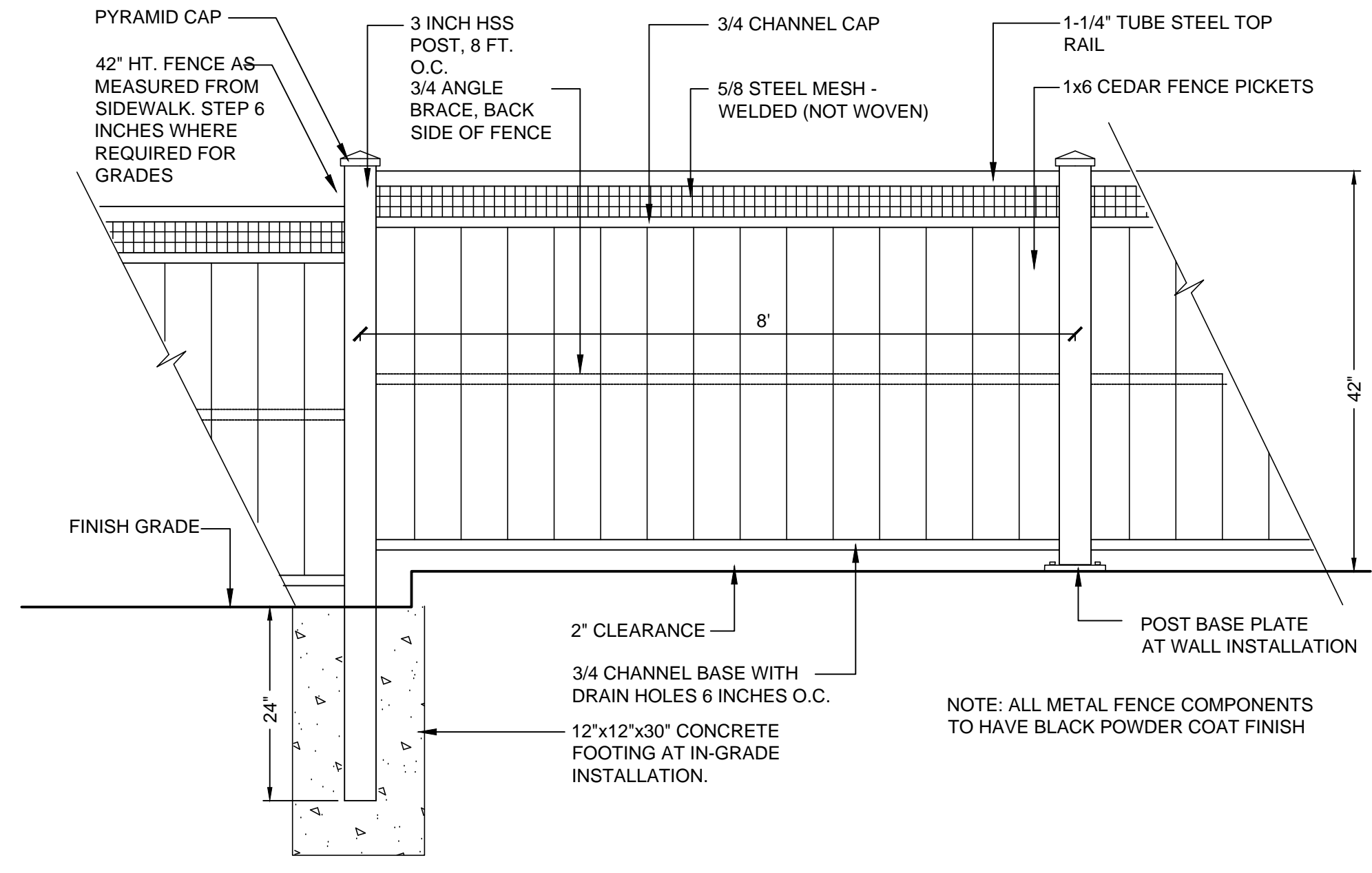
11 x 11 - Center, Zoom 46% | 24 x 36 - Center, Zoom 100% | Vector High, Greyscale

Plot Date:

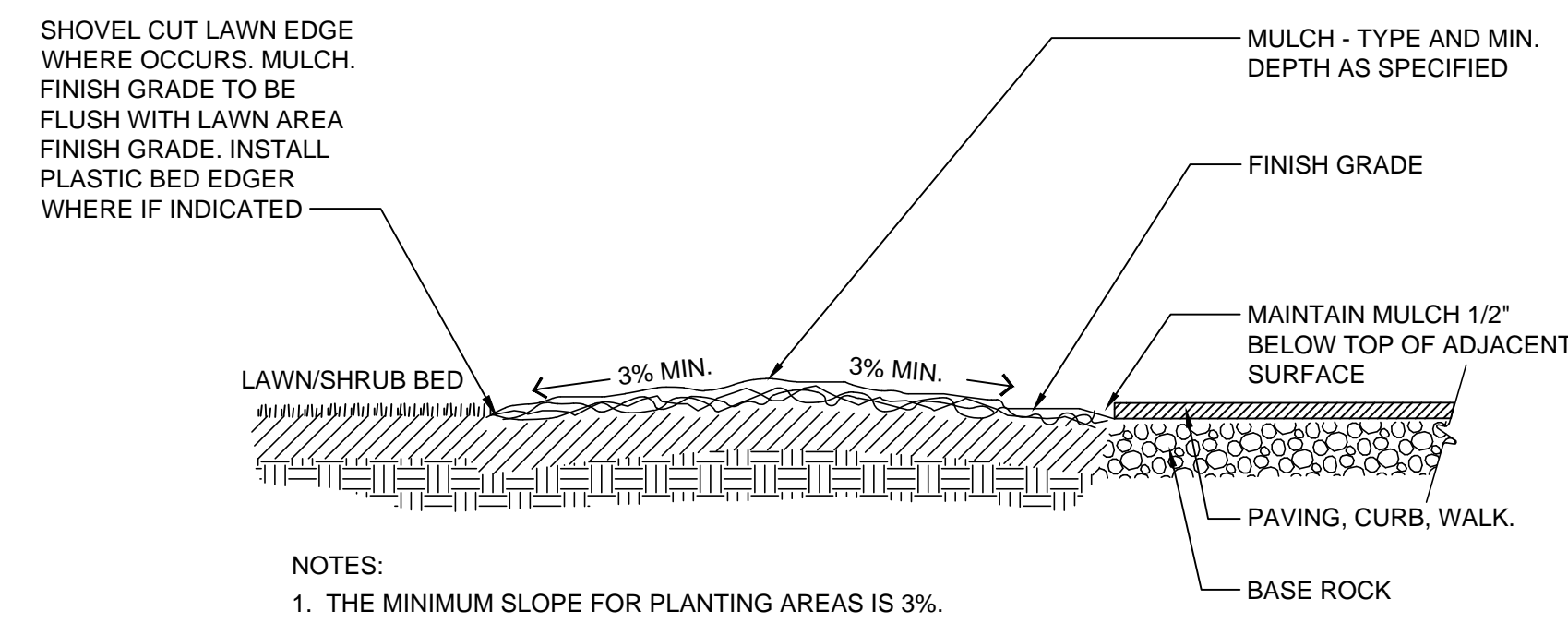
Revit File:



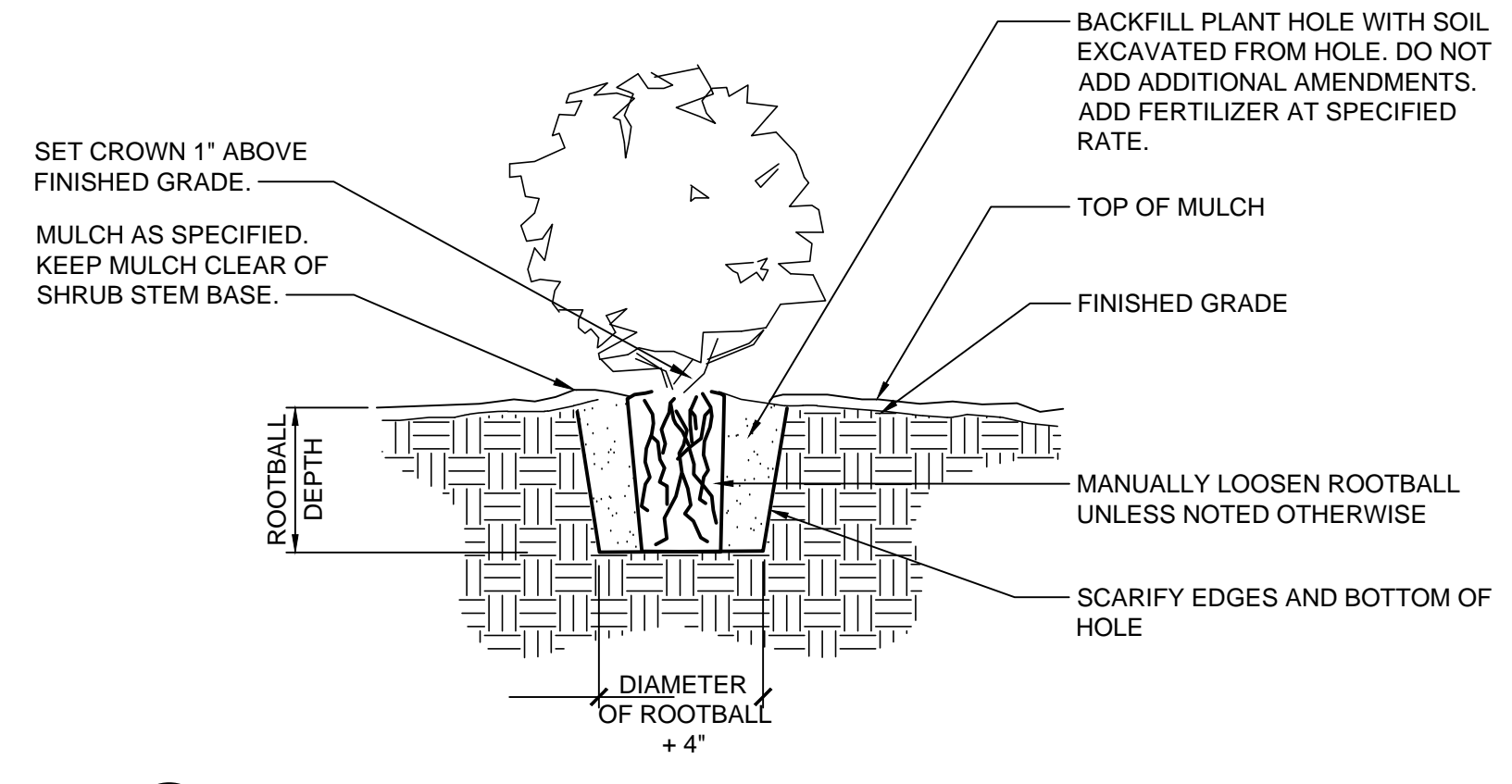
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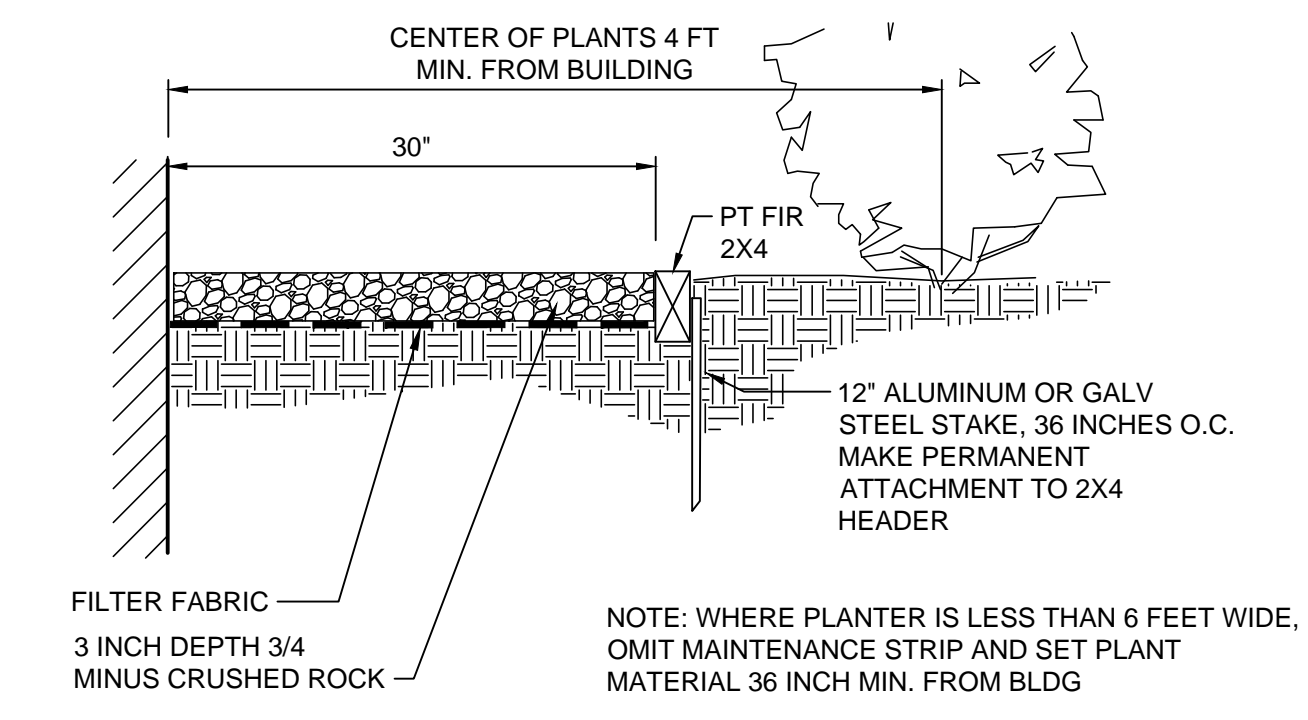
9 L0.03 FENCE DETAIL - METAL AND WOOD SCALE: NONE



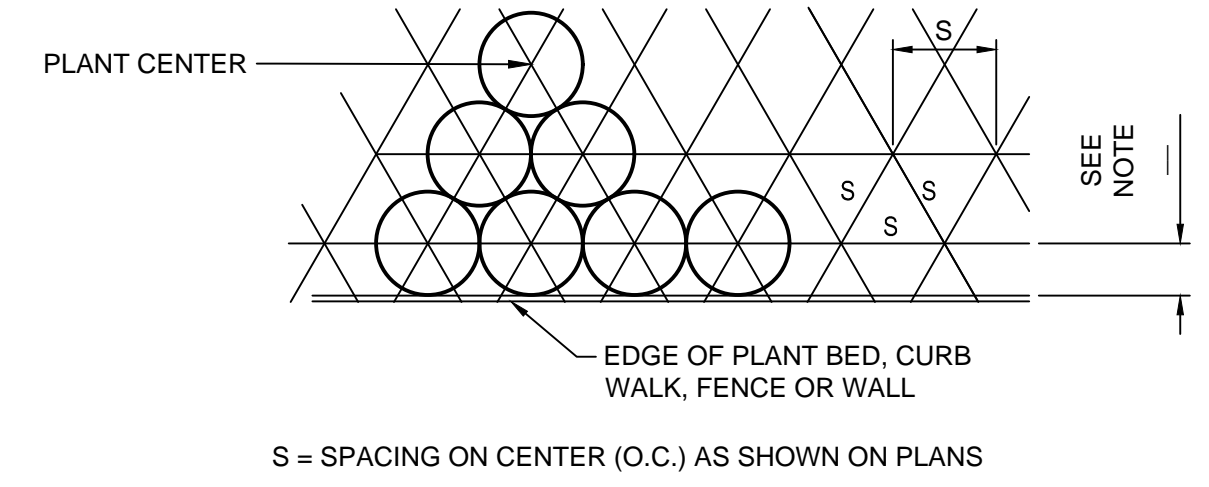
6 L0.03 SECTION - PLANTING BED GRADING SCALE: NONE



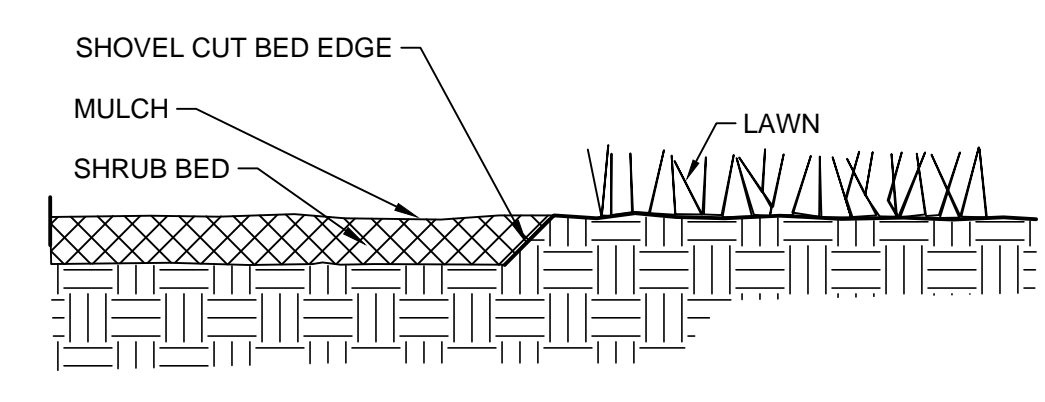
3 L0.03 SHRUB PLANTING SCALE: NONE



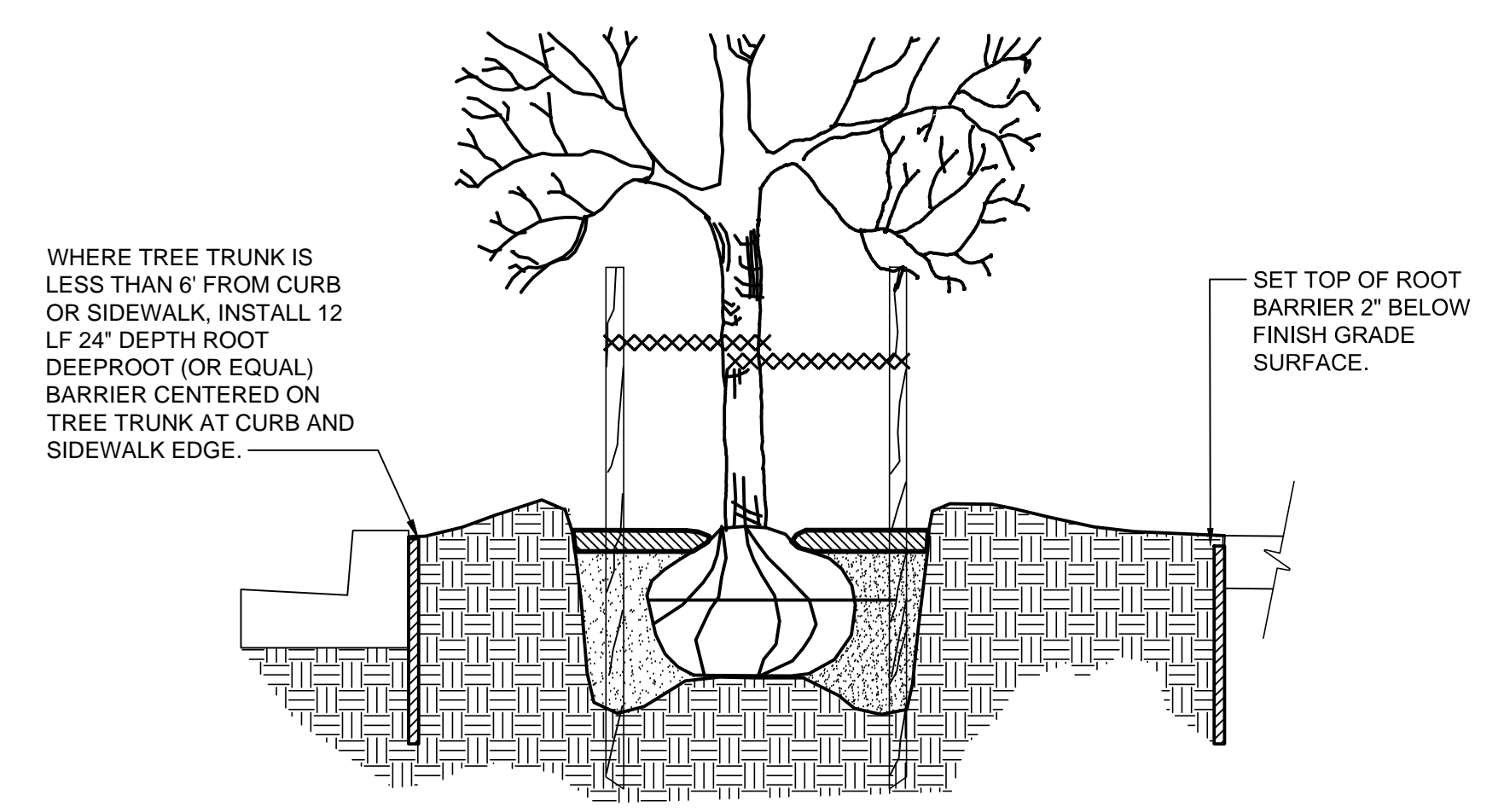
8 L0.03 MAINTENANCE STRIP AT BUILDING SCALE: NONE



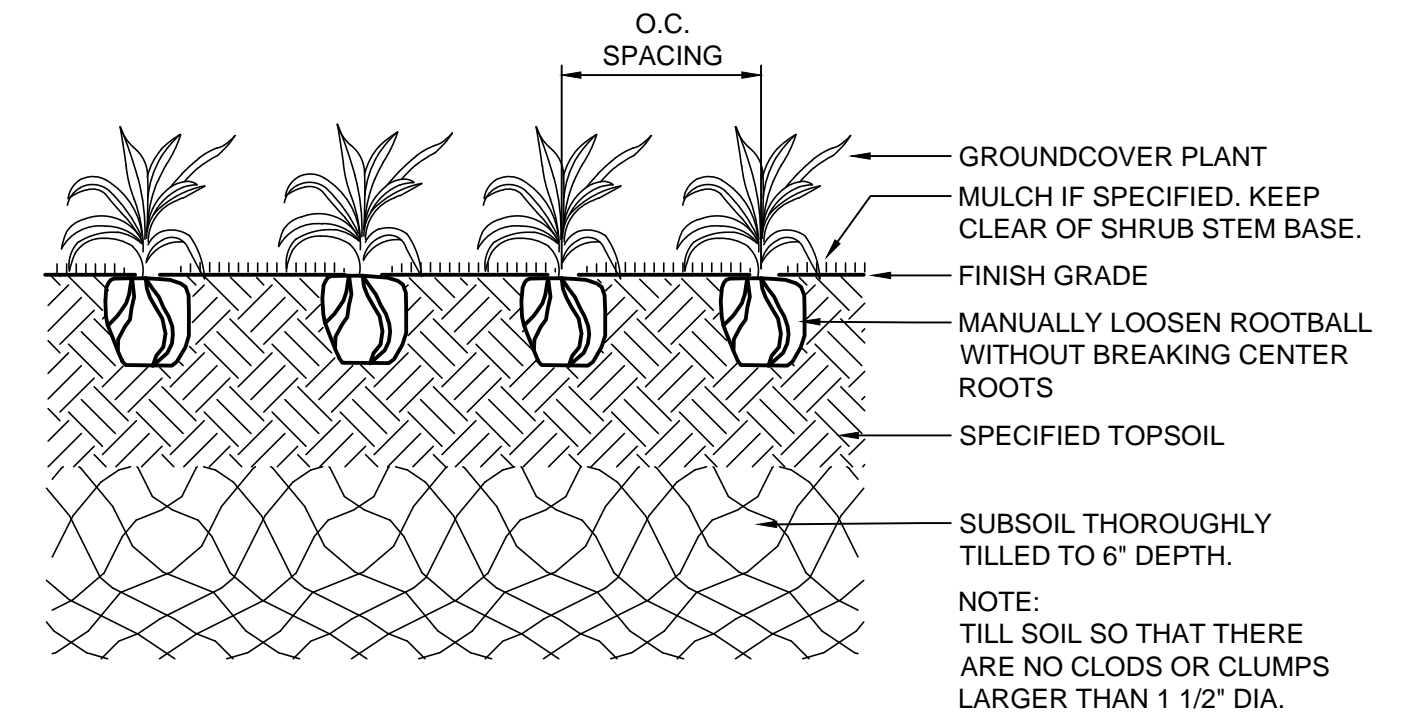
5 L0.03 PLANT SPACING SCALE: NONE



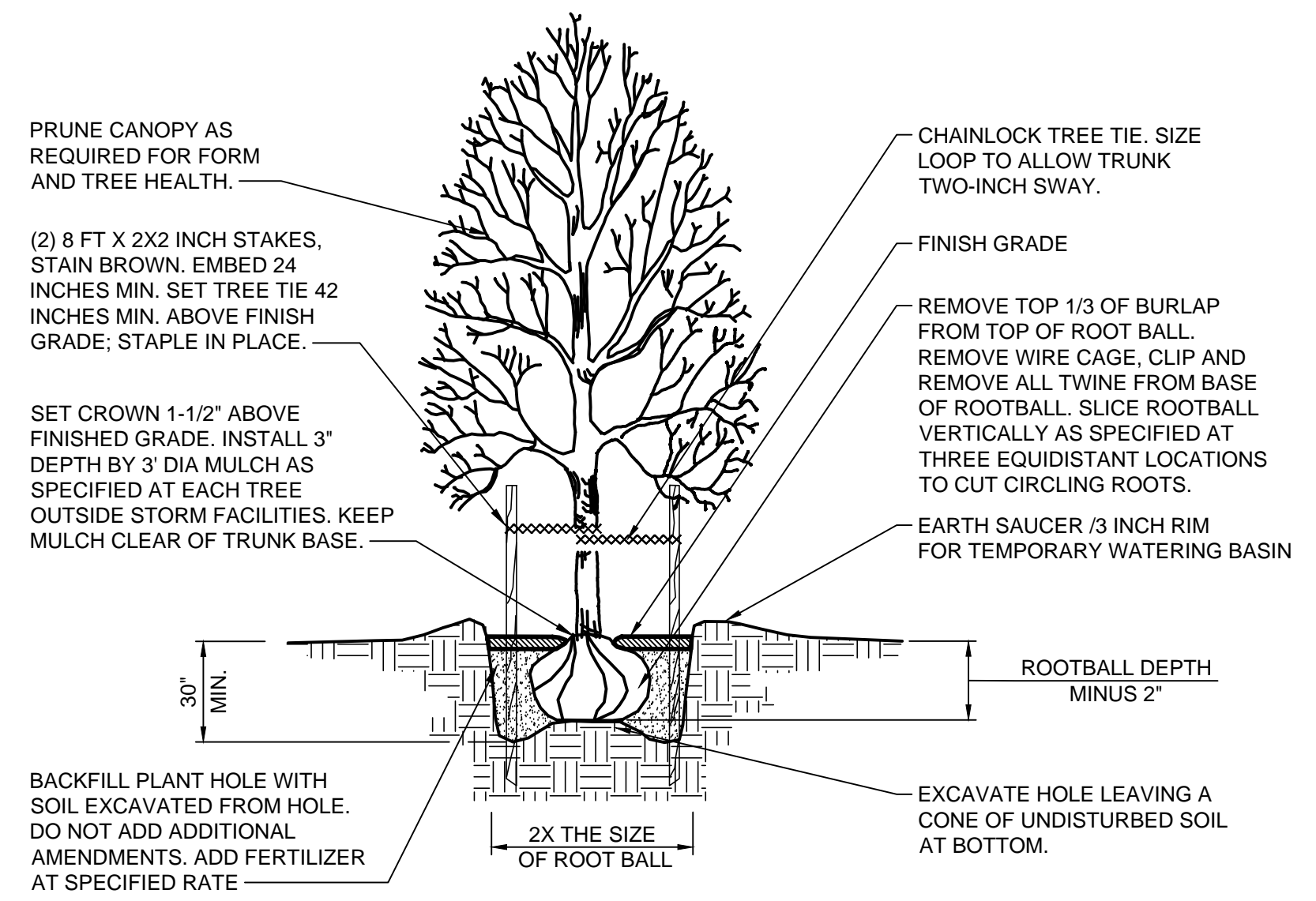
2 L0.03 BED EDGING SCALE: NONE



7 L0.03 TREE PLANTING WITH ROOT BARRIER SCALE: NONE



4 L0.03 GROUNDCOVER PLANTING SCALE: NONE



1 L0.03 TREE PLANTING SCALE: NONE

Otak Architects, Inc.  
808 SW Third Avenue, Suite 300  
Portland, OR 97204  
main 503.287.6825  
www.otak.com



STAMP

CONSULTANT

**WECOMA PLACE**  
NE CORNER OF OREGON HWY 101 AND NE 29TH ST.,  
LINCOLN CITY, OR 97367

PLANTING DETAILS

TITLE

#	DATE	DESCRIPTION

REVISIONS

JED	DDH
DRAWN BY	CHECK BY
LAND USE SUBMITTAL STATUS	
03/18/2022	
DATE	
20559	
PROJECT NUMBER	

**L0.03**

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