

Albertsons FOOD STORE

EXIST 48" STORM SEWER
 N 24°05'55" W 06.47 HD
 N 23°35'34" W CITY

S.W. EMIGRANT AVE

ST. 19th ST. 60' R/W
 ST. 20th ST. 60' R/W

EXIST 10" SAN SEWER

EXIST 15" CONC. STORM SEWER

EXIST 10" WATER

Lee Dudek Property

LEGEND

- Property corner set I.P.
- Existing Power Pole
- ⊕ Manhole
- ⊞ Catch Basin
- ↑ Guy Wire
- ⊕ Water Valve
- ⊕ Trees & Brush
- Property Line
- ⊕ Grid E1. Add 998 to obtain City Datum.

PROPOSED BUILDING Site to be located at 412 S.W. 20th St. Pendleton, Umatilla County, Oregon 97801. Zoned C-2 Tourist Commercial by City Ordinance No 2675, set back requirement is zero.

LEGAL DESCRIPTION of entire tract: All of lots 4, 5, 11, 12, 13, Parts of lots 1, 2, 3, 7, 9, 10 and 14 of Block 92 of the Reservation Addition to the City of Pendleton, Oregon and more particularly described as follows:

Beginning at the S.E. corner of lot 5, Block 92 of the Reservation Addition to the City of Pendleton, Oregon;

thence S. 96° 24' W along the southerly line of said lot 5 100.00 ft to the south west corner thereof;

thence S. 23° 36' E along the westerly line of lot 6 50 ft. thence N 66° 24' E along the southerly line of lot 6 100 ft;

thence S. 23° 36' E along the easterly line of lot 7 40 ft; thence S. 88° 12' 05" W 107.70 ft. to the N.W. corner of lot 7;

thence N 83° 08' 04" W 98.62 ft to a point on the northerly line of lot 9; thence N 50° 09' 54" W 33.54 ft to a point on the westerly line of lot 10 and 30 ft. Northerly of the S.W. corner thereof; thence N 23° 36' W along the westerly line of said Block 92 170.73 ft. to a point that is 0.73 ft Northerly of the S.W. corner of lot 14;

thence N 58° 32' 50" E 131.23 ft; thence S 23° 36' E along a line that is parallel with and 70 ft westerly from the easterly line of said Block 92 a distance of 118.66 ft. to a point on the northerly line of lot 4;

thence N 66° 24' E along the northerly line of lot 4 70 ft to the north East corner thereof; thence S 23° 36' E along the easterly line of said Block 92 100 ft to 70 ft to the point of beginning containing 0.876 acres.

PROPOSED EASEMENTS: A mutual easement 30' x 49' for ingress & egress described as follows: The south 15 ft of the west 45 ft of lot 12 and the 25' x 155' for ingress described as follows: The north 25 ft of lot 4 & the north 25 ft of east 55 ft. of lot 11, all in block 92 Reservation Addition to Pendleton, Oregon.

PROPOSED EASEMENT For canopy overhang, described as follows: The north 4 ft of the west 25 ft of lot 4 & the north 4 ft of east 25 ft of lot 11, all being in Block 92 Reservation Addition to Pendleton, Oregon.

PROPOSED EASEMENT: A 5 ft. by 15 ft. Easement for a sign described as follows: Beginning at the N.E. corner of lot 4 Block 92 Reservation Addition to the City of Pendleton, Oregon, thence S 23° 36' E. along the East line of said lot 4 a distance of 25 ft. to the point of beginning of this description: Thence continuing S 23° 36' E. along said E. line a distance of 5 ft; Thence S 66° 24' W. a distance of 15 ft; Thence N 23° 36' W. a distance of 5 ft; Thence N 66° 24' E. a distance of 15 ft to the point of beginning.

- 01:0.3
- 01: DEMOLITION
- A. FURNISH ALL LABOR, EQUIPMENT, AND SERVICES NECESSARY TO COMPLETE THE FOLLOWING:
 - B. ALL WORK TO BE DONE IN CONFORMANCE WITH ALL CODES AND REGULATIONS AS SET FORTH BY LOCAL GOVERNING AGENCIES.
 1. INSPECT EXISTING WELL PRIOR TO SEALING AND REMOVE ANY OBSTRUCTIONS FOR THE ENTIRE LENGTH OF CASING, LEAVING TO BE FILLED AS FOLLOWS:
 - (a) FROM TEN FEET BELOW GROUND LEVEL TO BOTTOM OF CASING FILL WITH SAND OR GRAVEL.
 - (b) FROM FIVE FEET BELOW TO TEN FEET BELOW GROUND LEVEL FILL CASING WITH CONCRETE.
 - (c) FROM GROUND LEVEL TO FIVE FEET BELOW FILL WITH SAND OR GRAVEL.
 2. ALL EXISTING WOOD AND MASONRY STRUCTURES ARE TO BE DEMOLISHED DOWN TO AND WITH EXCEPTION OF CONCRETE SLABS WHICH ARE THE RESPONSIBILITY OF OTHERS.
 3. ALL TREES ARE TO BE REMOVED WITHIN THE LIMITS OF PROPERTY LINES INCLUDING STUMPS AND ROOTS.
 4. REMOVE FROM SITE ALL MATERIAL AND DEBRIS RESULTING FROM DEMOLITION OF STRUCTURES AND TREE REMOVAL INCLUDING RUBBLE.
 5. THIS CONTRACTOR WILL BE RESPONSIBLE FOR CAPPING ALL UTILITIES SERVING STRUCTURES TO BE RAZED.
 6. ALL FIXTURES, PIPING, ETC. WHICH ARE PART OF THE BUILDING TO BE RAZED, ARE TO BE REMOVED FROM THE SITE.
 7. ALL MATERIALS, DEBRIS, RUBBLE, ETC., ARE TO BE REMOVED PROPERLY FROM THE SITE. NO BURNING OF MATERIAL OR DEBRIS IS TO BE PERMITTED.
 8. WET DOWN ALL DEBRIS AND RUBBLE TO PREVENT THE POSSIBILITY OF DUST.
 9. ERECT ALL NECESSARY BARRICADES TO CONFORM TO LOCAL REGULATIONS AND DISMANTLE AND REMOVE WHEN ALL DEMOLITION HAS BEEN COMPLETED.
 10. NO OPEN OR EXCAVATED PITS WILL BE PERMITTED. ALL HOLES, PITS OR EXCAVATIONS ARE TO BE FILLED IN WITH MASONRY TO THE EXISTING SURROUNDING GRADE.
 11. THE SUBCONTRACTOR IS TO SECURE AND PAY FOR ALL NECESSARY PERMITS AND BONDS REQUIRED FOR COMPLETION OF WORK UNDER THIS CONTRACT.
 12. THE SUBCONTRACTOR IS TO HAVE FULL RIGHTS OF SALVAGE.
- 02: 03: 04: 05: GRADING WORK
- DEFINITION: THE WORD "SITE" INCLUDES THE FOLLOWING AREAS:
- THERE ALL PROPERTY LINES AND MARKS SPECIFICALLY SHOWN ON THE SITE DRAWINGS, THOSE AREAS
- (a) BETWEEN PROPERTY LINES AND STREET CURBS. (b) IN THE STREET. (c) ON ADJACENT PROPERTIES. (d) ON EASEMENTS OR RIGHT-OF-WAY.
- 02:0.3
- A. FURNISH ALL LABOR, MATERIAL, EQUIPMENT, AND SERVICES NECESSARY TO COMPLETE THE FOLLOWING:
 1. CAREY FORWARD ALL LINES AND GRADES IN CONNECTION WITH THIS WORK FROM CORNER STAKES AND BENCH MARK FURNISHED BY THE GENERAL CONTRACTOR.
 2. RAZE AND REMOVE FROM SITE ALL SURFACE GROWTH, SHRUBS, FOUNDATIONS, SLABS, PAVING, SIDEWALKS, CURBS, FENCES, AND ALL OTHER UNNECESSARY OR UNSUITABLE MATERIAL.
 3. STRIP AND REMOVE FROM SITE ALL TOPSOIL.
- 03:1.3
4. CUT AND FILL ON SITE AND/OR ON ADJACENT PROPERTY AS SHOWN ON SITE DRAWINGS.
 5. GRADE, CUT AND FILL TO RECEIVE BLACKTOP BASE, SLAB AND/OR SLAB BASE, WALKS, AND/OR BASE, CURBS AND LANDSCAPING.
 6. FILL STUMP HOLES AND OTHER EXISTING HOLES WITH APPROVED FILL MATERIAL.
 7. ALL SHOULDER AND SHOULDER FILLING INTENDED TO PROTECT EXCAVATIONS FROM CAVING. NOTE THAT FOOTING EXCAVATION IS TO BE DONE BY THE CONCRETE SUBCONTRACTOR; UTILITY EXCAVATIONS IS TO BE DONE BY INDIVIDUAL SUBCONTRACTORS.
 8. FILL AND BACKFILL SHALL BE COMPACTED UNIFORMLY TO 90% (98% UNDER CONCRETE SLABS, FOOTING, ETC.) OF MAXIMUM DRY DENSITY IN PLACE AS DETERMINED BY THE STANDARD A.A.S.H.O. COMPACTION TEST.
 9. COMPACTION TESTS ARE TO BE PERFORMED BY AN APPROVED TESTING LABORATORY EMPLOYED BY AND PAID FOR BY THE GENERAL CONTRACTOR.
 10. BENCH GRADING OF SITE, CUT AND FILL AND COMPACTED FILL SHALL BE PLUS OR MINUS 0.1 FOOT OF FINISHED SUBGRADE AS SHOWN ON SITE DRAWINGS.
 11. ALL BARRS SHOWN TO BE GRADED AS PER PLANS, OR TO BE LESS THAN THE ANGLE OF REPOSE AND COMPACTED TO 90% OF MAXIMUM DRY DENSITY.
- 04:1.3
12. REMOVE ALL EXCESS AND/OR UNSUITABLE MATERIAL ENCOUNTERED IN THE SUBGRADE TO THE EXTENT INDICATED ON THE DRAWINGS.
 13. CUT ON THE SITE MAY BE USED AS FILL PROVIDED ITS USE IS SPECIFICALLY APPROVED IN WRITING BY THE ENGINEERING DEPARTMENT OF THE GENERAL CONTRACTOR.
- 05:1.3
14. PROVIDE BERMED MATERIAL TO REPLACE UNSUITABLE MATERIAL ENCOUNTERED AND/OR TO BRING THE EXISTING GRADE TO MEET THESE FINAL SUBGRADES AS SHOWN ON SITE ONLY.
 15. BERMED MATERIAL MUST BE TESTED BY AN APPROVED TESTING LABORATORY AND RESULTS OF THESE TESTS SUBMITTED TO THE ENGINEERING DEPARTMENT OF THE GENERAL CONTRACTOR FOR WRITTEN APPROVAL PRIOR TO USE.

This is a copy traced 7 Nov, 99.
 2N3210CB 99-228-B

SURVEY	
KINNEY SHOE CORP. PENDLETON, OREGON	JOB NO. 3588
DRAWN BY: RRT. SCALES: 1" = 20'	DATE: 7/14/77
AM-CAL CONSTRUCTION CORPORATION 150 WHITE PLAINS RD. TARRYTOWN, NY	DWG NO. S-2