

PORT OF ASTORIA INDUSTRIAL PARK MASTER PLAN

APEX Companies, LLC
4412 S Corbett Avenue
Portland, OR 97239
503.248.1939
apexcos.com



COVER SHEET FOR:
PORT OF ASTORIA INDUSTRIAL PARK MASTER PLAN
A SITE LOCATED IN THE CITY OF WARRENTON, OREGON



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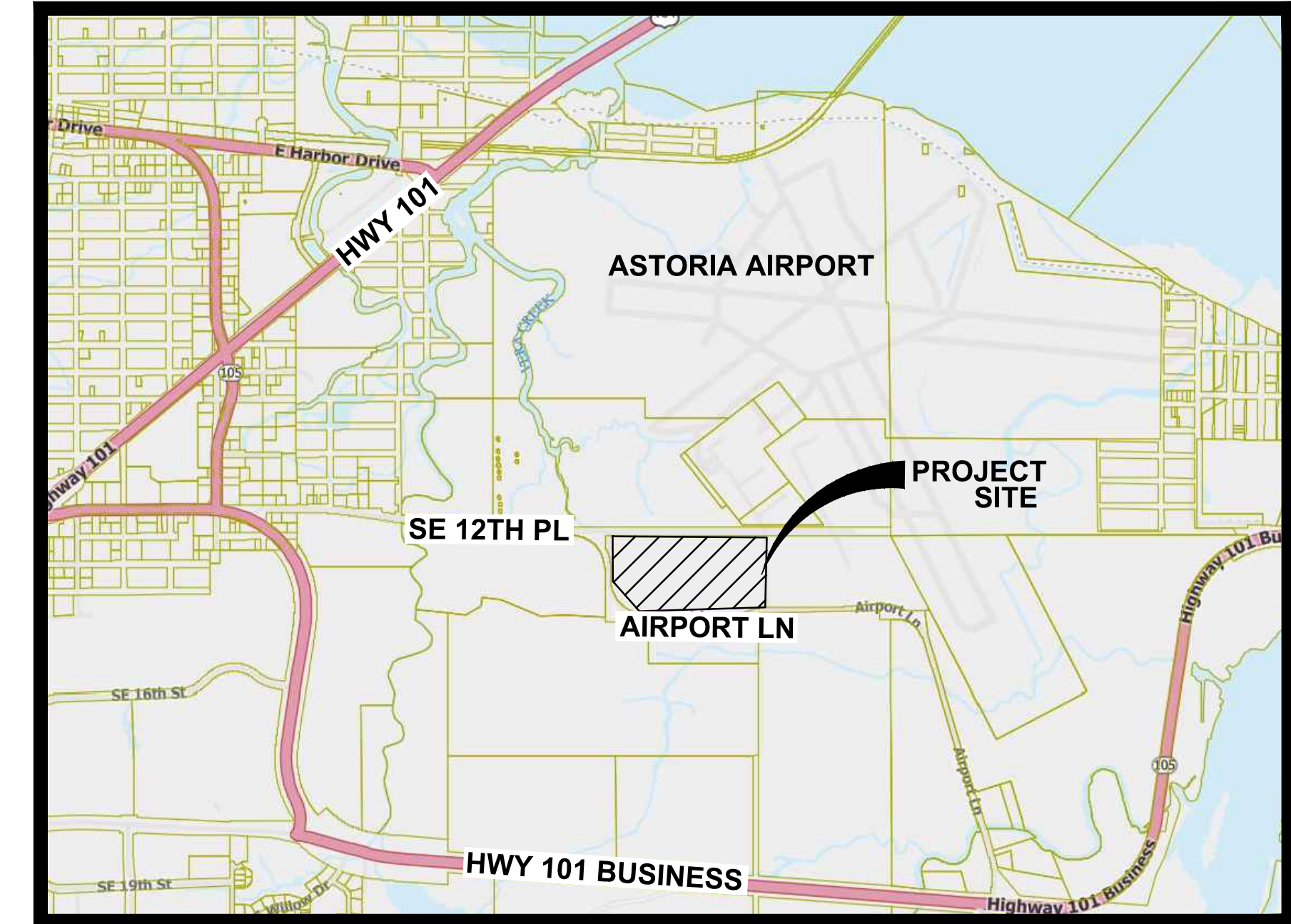
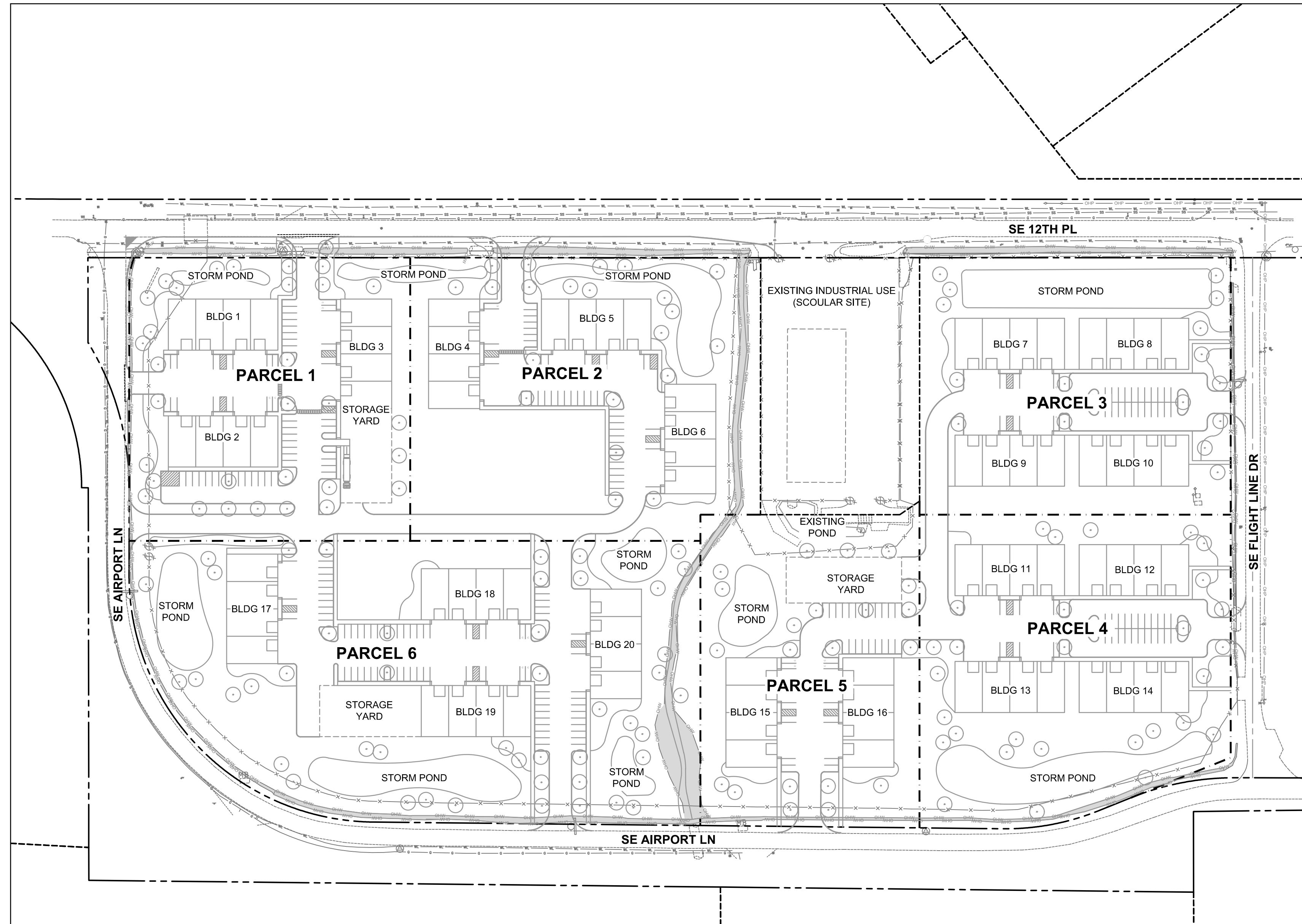
DESIGNED:
JRP
CHECKED:
SAS

OCTOBER 31, 2025
25009597

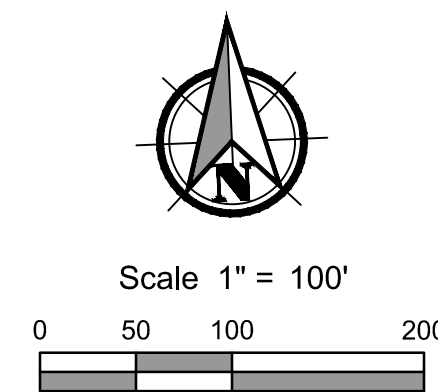
SHEET ID

C001

SHEET 1 OF 6



VICINITY MAP
NOT TO SCALE



NARRATIVE DESCRIPTIONS

EXISTING SITE CONDITIONS: THE SITE CURRENTLY CONSIST OF WETLAND AREAS WITH DITCHES LOCATED ON THE EDGE OF THE PROPERTY AND IN THE MIDDLE OF THE PROPERTY.

DEVELOPED CONDITIONS: THE PROJECT WILL CONSIST OF BUILDINGS, REGRADING, ASPHALT PAVING, AND STORMWATER FACILITIES. THE PROPOSED STORM PONDS WILL DISCHARGE TO THE DITCHES WHICH ULTIMATELY DISCHARGES INTO YOUNGS BAY LOCATED 0.83 MILES NORTH OF THE PROPERTY.

PROJECT LOCATION

SE 12TH PL
WARRENTON, OREGON 97146
LAT./LONG. 46°09'10"N 123°52'55"W

PROPERTY DESCRIPTION

TAX LOT: 810260000500
LOCATED IN THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 10 WEST, WILLAMETTE MERIDIAN, CLATSOP COUNTY, OREGON

AREA SUMMARY

TOTAL SITE AREA: 23.9 AC
TOTAL WETLAND DISTURBED AREA: 13.5 AC

SOIL TYPE

COQUILLE-CLATSOP COMPLEX AND WALLUSKI MEDIAL SILT LOAM. COQUILLE-CLATSOP IS POORLY DRAINED WHILE WALLUSKI IS MODERATELY WELL DRAINED.

RECEIVING WATER BODY

YOUNGS BAY

ENGINEERING

APEX COMPANIES
4412 S CORBETT AVENUE
PORTLAND, OR 97239
PHONE (971) 323-0795
CONTACT: SCOTT SHUMAKER, PE
E-MAIL: SCOTT.SHUMAKER@APEXCOS.COM

SURVEYOR

S&F LAND SERVICES
812 AVENUE F
SEASIDE, OR 97138
PHONE (503) 738-3425
CONTACT: JACK L. WHITE II, PLS
E-MAIL: INFO@SFLANDS.COM

LANDSCAPE ARCHITECT

APEX COMPANIES
1325 SE TECH CENTER DRIVE STE 140
VANCOUVER, WA 98683
PHONE (360) 869-1524
CONTACT: REBECCA THELIN, PLA
E-MAIL: REBECCA.THELIN@APEXCOS.COM

OWNER

PORT OF ASTORIA
422 GATEWAY AVENUE, STE 100
ASTORIA, OR 97103
CONTACT: MATT MCGRATH
E-MAIL: MMCGRATH@PORTOFASTORIA.COM

ARCHITECT

CONVERGENCE ARCHITECTURE
7302 N RICHMOND AVENUE
PORTLAND, OR 97203
PHONE (503) 308-1028
CONTACT: MELINDA ROBINSON
E-MAIL: MROBINSON@CONVARC.COM

| SHEET LIST TABLE | | |
|------------------|----------|--|
| SHEET NUMBER | SHEET ID | SHEET TITLE |
| 1 | C001 | COVER SHEET |
| 2 | C101 | ILLUSTRATIVE LANDSCAPE PLAN |
| 3 | C201 | EXISTING CONDITIONS TOPOGRAPHIC SURVEY |
| 4 | C301 | SITE PLAN |
| 5 | C401 | GRADING AND DRAINAGE PLAN |
| 6 | C501 | COMPOSITE UTILITY PLAN |

File name: L:\Projects\DIV\PI\POR\0509597\02-CAD\Working\Site\Master PLAN25009597_C001.dwg Layout Tab: C001 User: Josh Phelan CAD Plot Date/Time: 10/30/2025 3:09:05 PM



Scale 1" = 60'
0 30 60 120

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File name: L:\Projects\DIV\PI\PORT\0509597102-CAD\Working\Sheets\MASTER PLAN\25009597_MASTERPLAN_LANDSCAPE.dwg Layout Tab: TB User: Julie Heppeler CAD Plot Date/Time: 10/30/2025 9:06:47 AM



ILLUSTRATIVE LANDSCAPE PLAN FOR:
PORT OR ASTORIA AIRPORT INDUSTRIAL PARK MASTER PLAN
A SITE LOCATED IN THE CITY OF WARRENTON, OREGON



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JRP
CHECKED:
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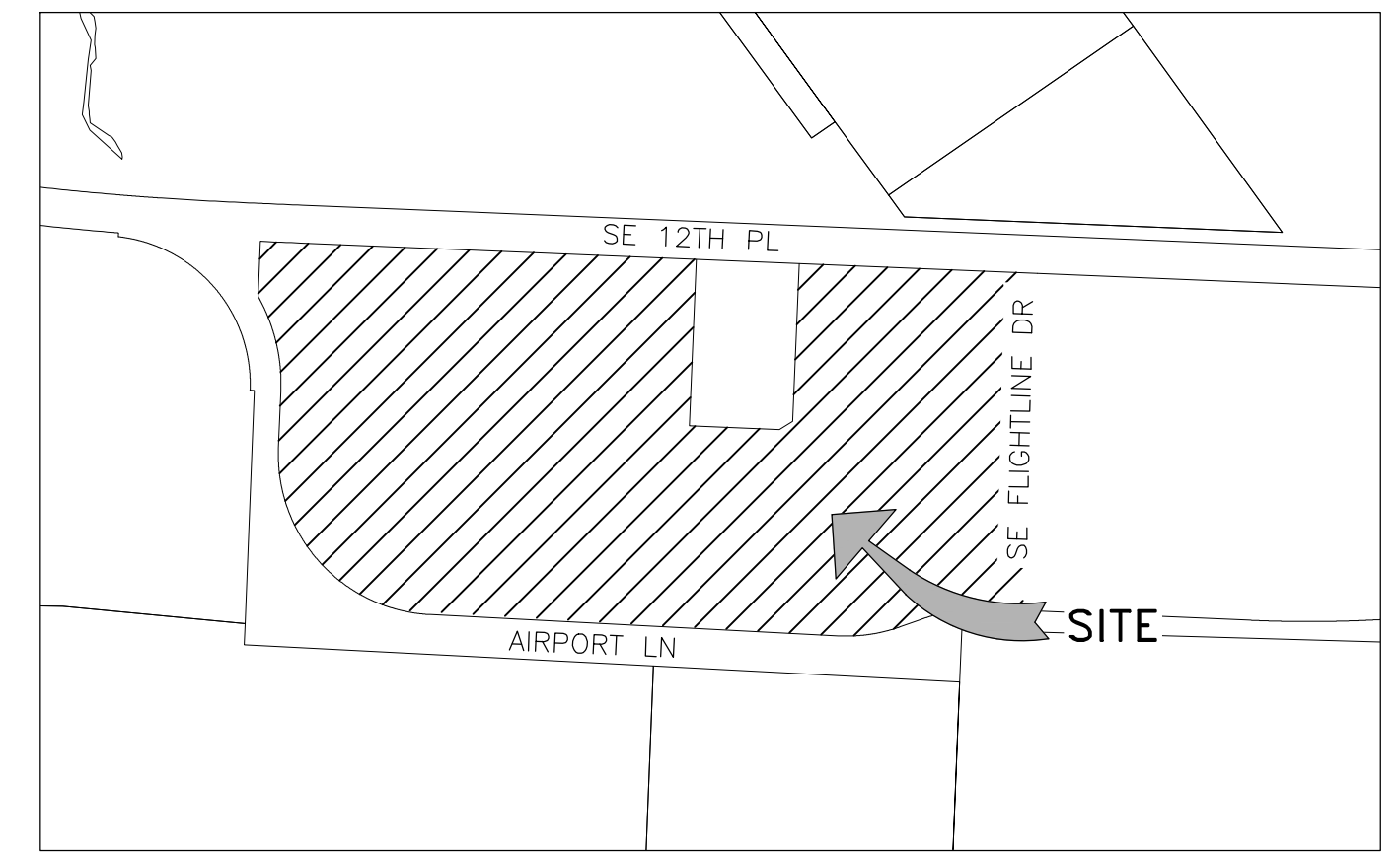
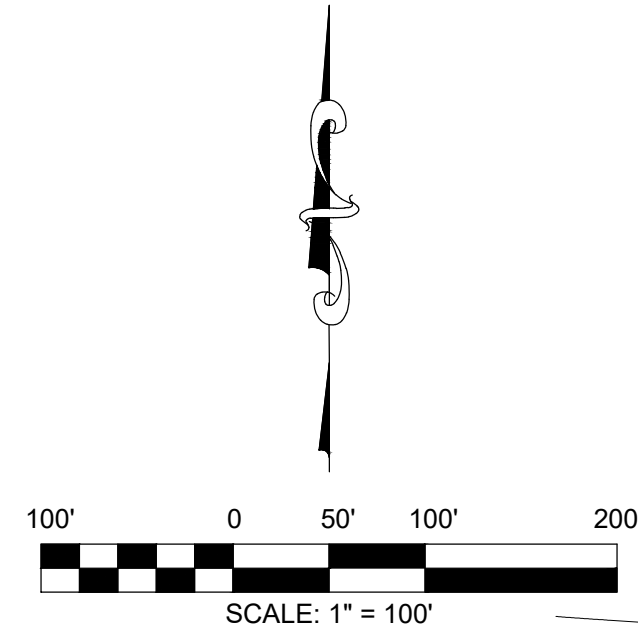
SHEET ID
C101

SHEET 2 OF 6

Full Size Sheet Format Is 22x34; If Printed Size Is Not 22x34, Then This Sheet Format Has Been Modified & Indicated Drawing Scale Is Not Accurate.

TOPOGRAPHIC SURVEY

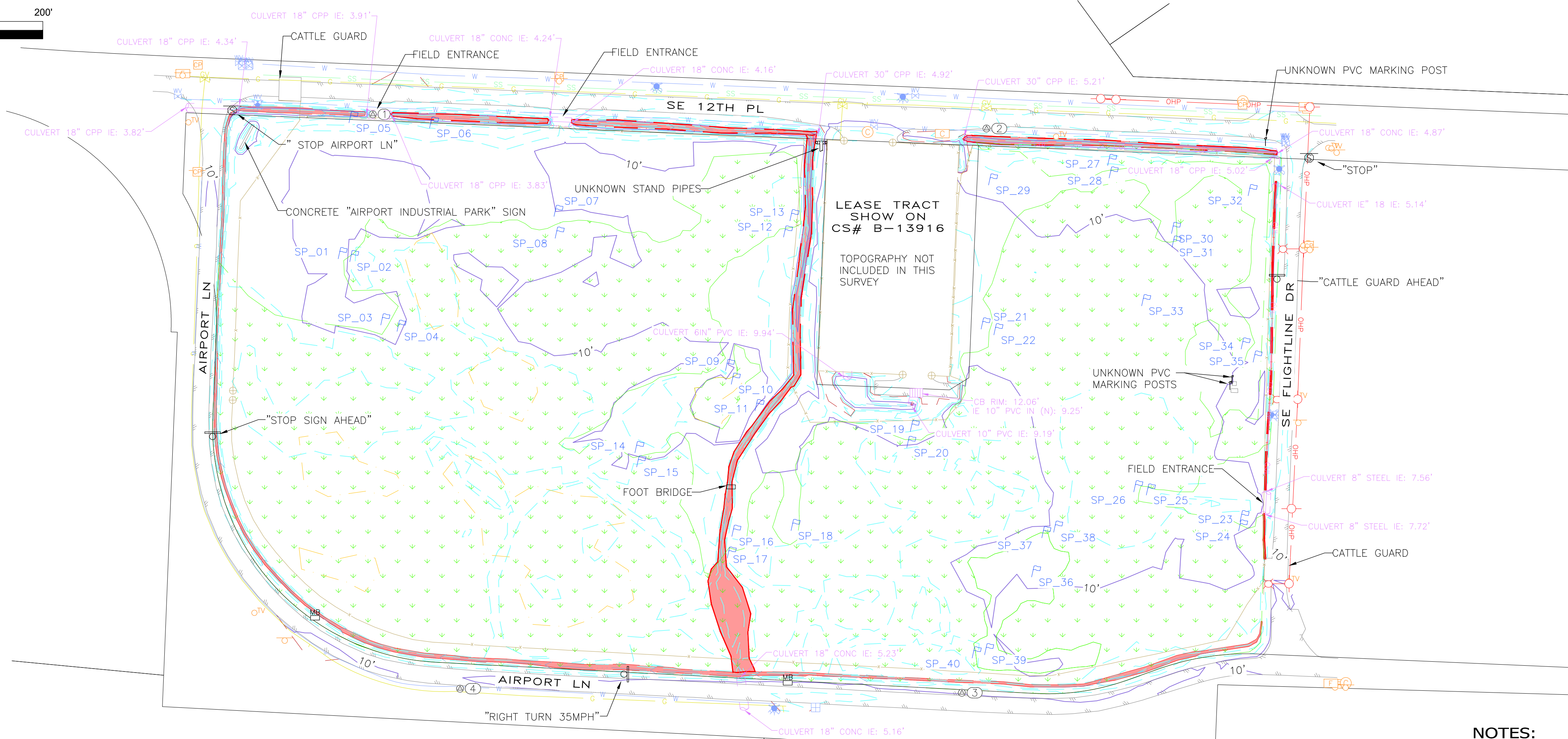
PORT OF ASTORIA INDUSTRIAL PARK
 LOCATED IN SECTION 26, TOWNSHIP 8 NORTH, RANGE 10 WEST, WILLAMETTE MERIDIAN,
 CITY OF WARRENTON, CLATSOP COUNTY, OREGON



VICINITY MAP
 1"=400'
 PORT OF ASTORIA

WETLAND NOTE:

WETLAND POINTS AND BOUNDARY FEATURES WERE COLLECTED BY AVH CONSULTING VIA GPS AND HAVE A HORIZONTAL ACCURACY OF 0.5 METERS OR LESS



NOTES:

1. FIELD WORK WAS COMPLETED ON APRIL 30, 2025.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITY FACILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS BETWEEN UTILITY STRUCTURES AND LOCATE MARKS REQUESTED FOR THIS SURVEY PER ONE CALL PUBLIC LOCATE TICKET 25114385, 25114386, AND 25114387. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES BY THE RESPECTIVE UTILITY OWNERS/BUILDERS, NOR FOR THE EXISTENCE OF BURIED OBJECTS WHICH WERE NOT DELINEATED BY SAID UTILITY OWNERS/BUILDERS. PER S&F LAND SERVICES' STANDARDS POLICIES, STAFF ARE PROHIBITED FROM ENTERING ALL CONFINED SPACES AS DEFINED BY OSHA. THUS, INFORMATION SHOWN HEREON IS SUBJECT TO AN UNCERTAINTY IN ACCURACY DEPENDING ON DEPTH, SIZE, FLOW, AND CONSTRUCTION OF MANHOLES. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITY LINES BETWEEN STRUCTURES. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
3. THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY. ANY LINES SHOWN HEREON ARE TAXLOT LINES TAKEN FROM CLATSOP COUNTY GIS. THESE LINES SHOULD NOT BE CONSIDERED ACCURATE AND ARE FOR REFERENCE ONLY.
4. PROPERTY OWNERSHIP INFORMATION IS SHOWN HEREON PER CLATSOP COUNTY WEBMAPS

LEGEND:

| | | | |
|--|-------------------|--|--|
| | EDGE OF PAVEMENT | | CONTROL POINT--AS NOTED IN CONTROL POINT TABLE |
| | EDGE OF CONCRETE | | FENCE GATE POST |
| | EDGE OF GRAVEL | | MAILBOX |
| | DITCH FLOW | | SIGN SITE |
| | FENCE | | COMMUNICATION MANHOLE |
| | OVERHEAD POWER | | COMMUNICATION PEDESTAL |
| | GAS | | FIBER OPTIC UNDERGROUND VAULT |
| | SANITARY SEWER | | FIBER OPTIC UNDERGROUND WARNING SIGN |
| | WATER | | GAS VALVE |
| | CONTOUR MAJOR | | POWER POLE W/LIGHT |
| | CONTOUR MINOR | | POWER/UTILITY POLE |
| | WETLAND PEM AREA | | STORM CATCH BASIN |
| | WETLAND PSS AREA | | STORM CULVERT |
| | WETLAND OHWM AREA | | TELEPHONE WARNING SIGN |
| | | | CABLE TV UNDERGROUND VAULT |
| | | | CABLE TV UNDERGROUND WARNING SIGN |
| | | | CABLE TV RISER |
| | | | WATER METER |
| | | | WATER FIRE HYDRANT |
| | | | WATER UNDERGROUND VAULT |
| | | | WATER VALVE |
| | | | UNKNOWN STANDPIPE |
| | | | UNKNOWN PVC MARKING POST |
| | | | WETLAND FLAG |

HORIZONTAL DATUM (BASIS OF BEARINGS):

NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00
 BASED ON STATIC GPS OBSERVATIONS PROCESSED THROUGH THE NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS)

PROJECTED IN A LOCAL DATUM PLANE BASED ON OREGON STATE PLANE NORTH ZONE SCALED TO GROUND DISTANCES; GROUND COMBINED SCALE FACTOR (0.9999548571) CALCULATED AT CONTROL POINT #1 (SEE CONTROL POINT TABLE)

UNITS: INTERNATIONAL FEET

VERTICAL DATUM:

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOID 18

BASED ON STATIC GPS OBSERVATIONS PROCESSED THROUGH THE NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS).




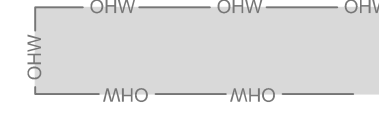
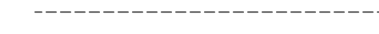



UNITS: INTERNATIONAL FEET

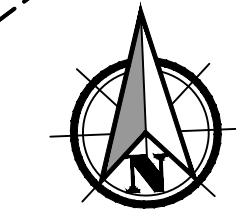
| CONTROL POINTS TABLE | | | | |
|----------------------|-----------|------------|-----------|---|
| POINT NO. | NORTHING | EASTING | ELEVATION | DESCRIPTION |
| 1 | 924499.81 | 7343445.15 | 8.72 | 5/8" IRON ROD WITH RED PLASTIC CAP MARKED "S&F LANDS CONTROL" |
| 2 | 924479.47 | 7344326.25 | 9.08 | MAG NAIL WITH 1-1/2" DIAMETER WASHER MARKED "S&F LANDS CONTROL" |
| 3 | 923669.98 | 7344290.91 | 9.60 | SPIKE |
| 4 | 923675.75 | 7343570.32 | 8.73 | SPIKE |

| | | |
|---|---|---|
| Your Proven Geospatial Partner 812 AVENUE F, SEASIDE, OR 97138 (503) 738-3425 WWW.SFLANDS.COM DATE: JUNE 19, 2025 JOB NO.: 2025-G644-02 FIELD: MAB/CLC DRAWN: JHL/JET CHECKED: JLW | SURVEY FOR: PORT OF ASTORIA INDUSTRIAL PARK LOCATED IN SECTION 26, TOWNSHIP 8 NORTH, RANGE 10 WEST, OF THE W.M. CITY OF WARRENTON, CLATSOP COUNTY, OREGON | REGISTERED PROFESSIONAL LAND SURVEYOR OREGON SEPTEMBER 10, 2019 JACK L. WHITE II 91987PLS RENEWS 6/30/26 |
| | 25-G644-02 POA Industrial_TOPO+WET.dwg | |

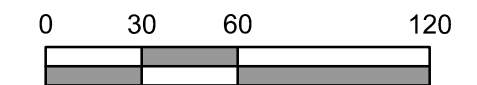
| PARCEL DATA | | | |
|--------------|--------------|------------------------|----------------------------------|
| PARCEL # | AREA (ACRES) | ESTIMATED BLDG (SQ FT) | ESTIMATED WETLAND IMPACT (ACRES) |
| SCOULAR SITE | 1.8 | 16,800 | N/A |
| 1 | 3.4 | 31,500 | 1.4 |
| 2 | 4.2 | 31,500 | 1.5 |
| 3 | 3.4 | 42,000 | 2.3 |
| 4 | 3.9 | 42,000 | 2.4 |
| 5 | 3.0 | 21,000 | 1.9 |
| 6 | 6.4 | 42,000 | 4.2 |
| TOTAL | 26.1 | 226,800 (210,000 NEW) | 13.7 |

LEGEND

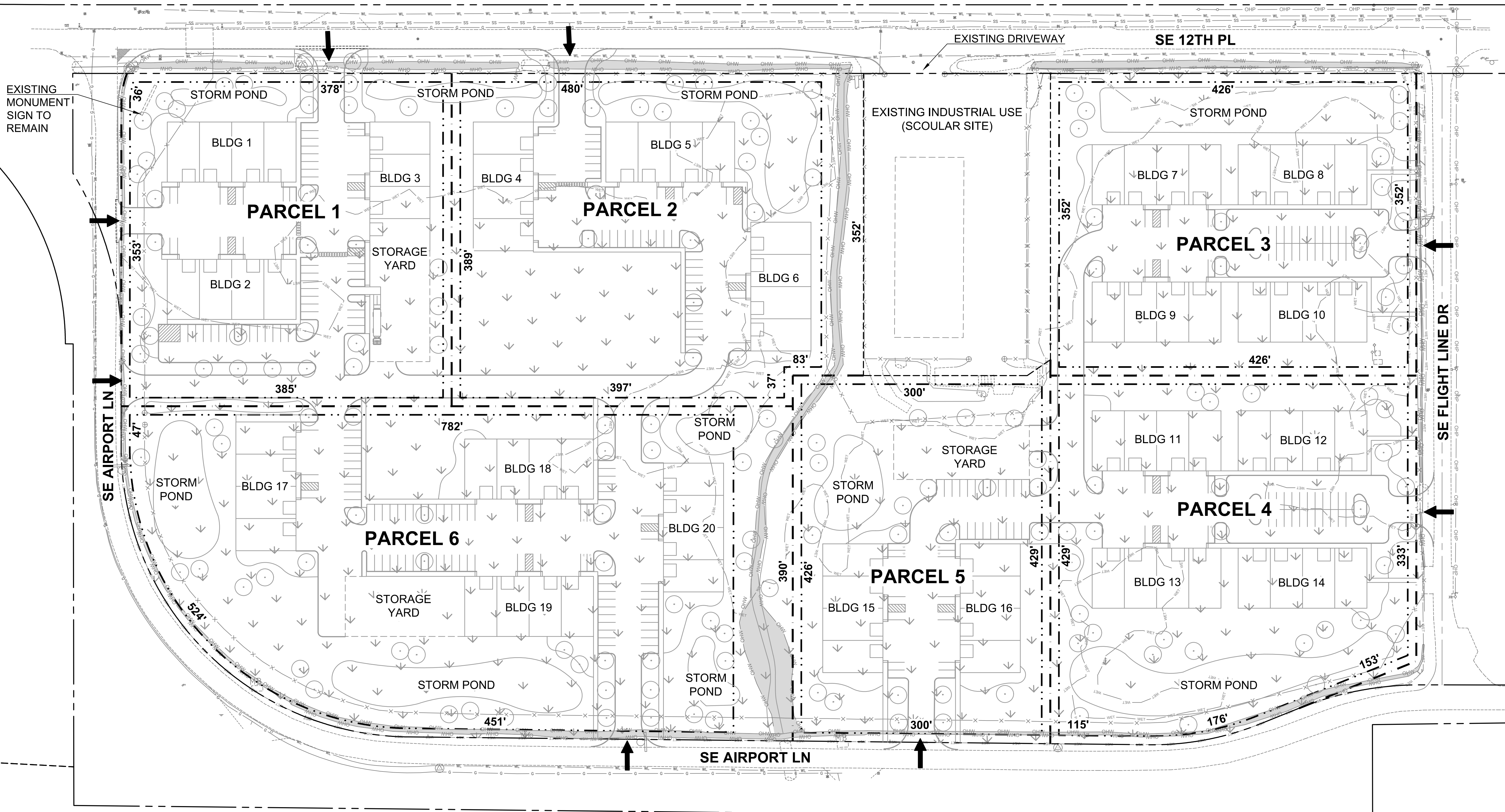
-  EXISTING RIGHT OF WAY
-  EXISTING PARCEL LINE
-  EXISTING WETLAND
-  EXISTING WETLAND DRAINAGE DITCH
-  EXISTING EDGE OF PAVEMENT
-  PROPOSED PARCEL LINE
-  PROPOSED BUILDING SETBACKS
-  PROPOSED DRIVEWAY ENTRANCE



Scale 1" = 60'



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File name: L:\Projects\LDV\PI\PORT05050959702-CAD\Working\Site\SiteMASTER PLAN\25009597_C301.dwg
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 Layout Tab: C301
 CAD Plot Date Time: 10/30/2025 3:02:25 PM

SITE PLAN FOR:
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 A SITE LOCATED IN THE CITY OF WARRENTON, OREGON



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CHECKED:
SAS

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25009597

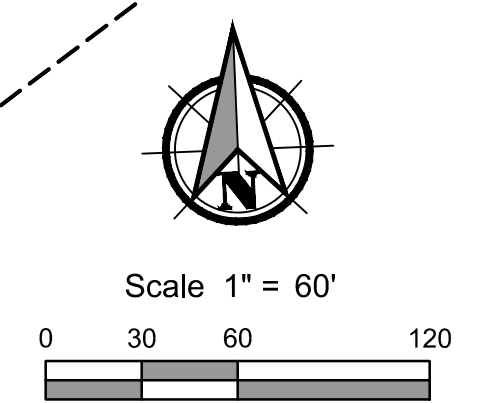
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C301

SHEET 4 OF 6

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- LEGEND**
- PROPOSED SANITARY FORCE MAIN
 - PROPOSED SANITARY SEWER PIPE
 - PROPOSED WATER
 - G --- PROPOSED GAS
 - PROPOSED STORM
 - WATER CONNECTION VAULT
 - SANITARY LIFT STATION
 - ▲ PROPOSED STORM OUTFALL

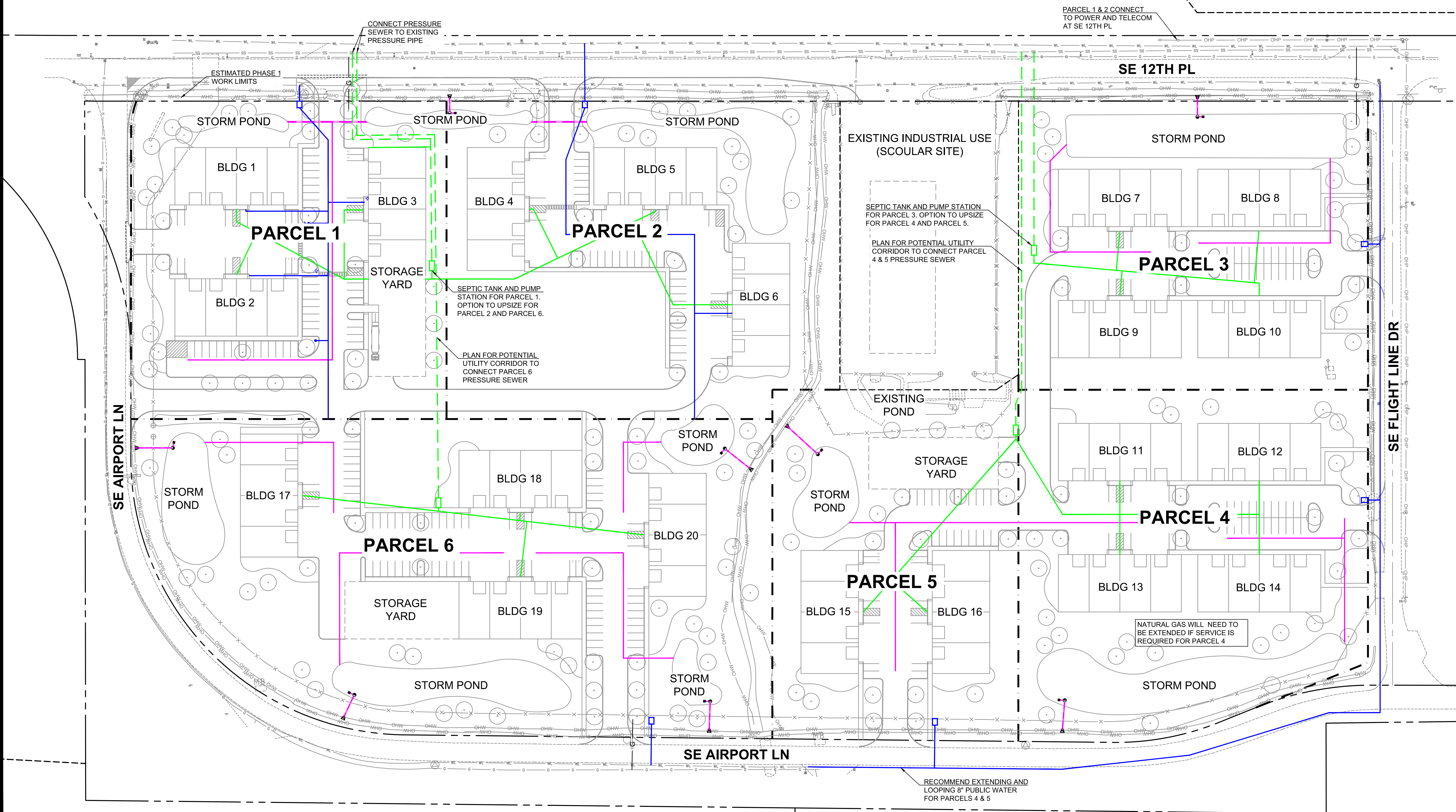


APEX
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**COMPOSITE UTILITY PLAN FOR:
 PORT OF ASTORIA INDUSTRIAL PARK MASTER PLAN**
 A SITE LOCATED IN THE CITY OF WARRENTON, OREGON



| |
|-----------------------------|
| DESIGNED: JRP |
| CHECKED: SAS |
| OCTOBER 31, 2025 2509597 |
| SHEET ID C501 |
| SHEET 6 OF 6 |



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