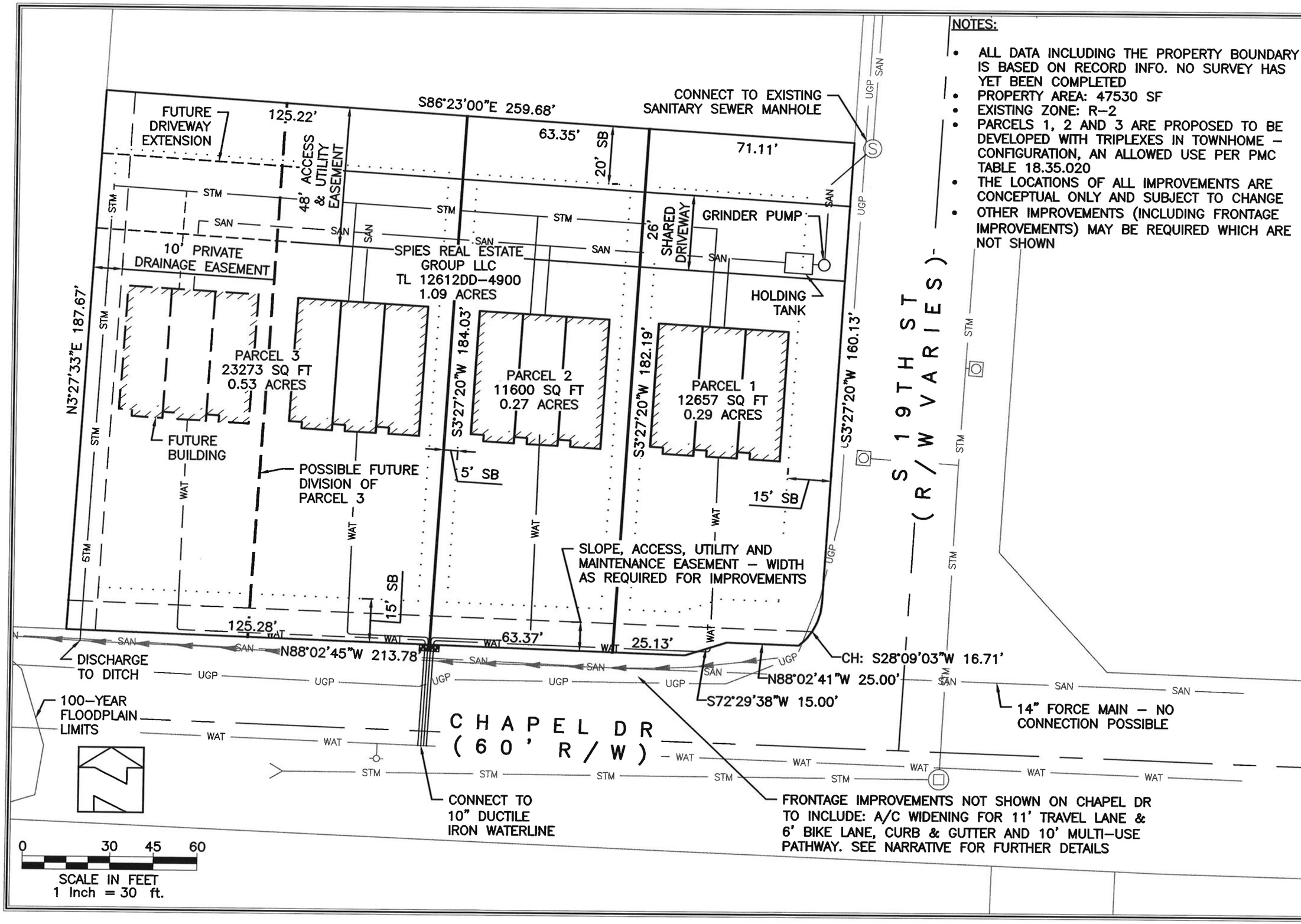
NOTES:
• ALL DATA INCLUDING THE PROPERTY BOUNDARY IS BASED ON RECORD INFO. NO SURVEY HAS YET BEEN COMPLETED
• PROPERTY AREA: 47530 SF
• EXISTING ZONE: R-2
• PARCELS 1, 2 AND 3 ARE PROPOSED TO BE DEVELOPED WITH TRIPLEXES IN TOWNHOME – CONFIGURATION, AN ALLOWED USE PER PMC TABLE 18.35.020
• THE LOCATIONS OF ALL IMPROVEMENTS ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE
• OTHER IMPROVEMENTS (INCLUDING FRONTAGE IMPROVEMENTS) MAY BE REQUIRED WHICH ARE NOT SHOWN
FUTURE DRIVEWAY EXTENSION
125.22'
S86°23'00"E 259.68'
63.35'
71.11'
CONNECT TO EXISTING SANITARY SEWER MANHOLE
48' ACCESS & UTILITY EASEMENT
20' SB
26' SHARED DRIVEWAY
GRINDER PUMP
HOLDING TANK
10' PRIVATE DRAINAGE EASEMENT
SPIES REAL ESTATE GROUP LLC
TL 12612DD-4900
1.09 ACRES
N3°27'33"E 187.67'
PARCEL 3
23273 SQ FT
0.53 ACRES
PARCEL 2
11600 SQ FT
0.27 ACRES
PARCEL 1
12657 SQ FT
0.29 ACRES
S3°27'20"W 184.03'
S3°27'20"W 182.19'
S3°27'20"W 160.13'
FUTURE BUILDING
POSSIBLE FUTURE DIVISION OF PARCEL 3
5' SB
15' SB
15' SB
SLOPE, ACCESS, UTILITY AND MAINTENANCE EASEMENT – WIDTH AS REQUIRED FOR IMPROVEMENTS
S 19TH ST
(R/W VARIES)
125.28'
63.37'
25.13'
N88°02'45"W 213.78'
DISCHARGE TO DITCH
CH: S28°09'03"W 16.71'
N88°02'41"W 25.00'
S72°29'38"W 15.00'
14" FORCE MAIN – NO CONNECTION POSSIBLE
100-YEAR FLOODPLAIN LIMITS
CHAPEL DR
(60' R/W)
CONNECT TO 10" DUCTILE IRON WATERLINE
FRONTAGE IMPROVEMENTS NOT SHOWN ON CHAPEL DR TO INCLUDE: A/C WIDENING FOR 11' TRAVEL LANE & 6' BIKE LANE, CURB & GUTTER AND 10' MULTI-USE PATHWAY. SEE NARRATIVE FOR FURTHER DETAILS
0 30 45 60
SCALE IN FEET
1 Inch = 30 ft.
SPIES REAL ESTATE GROUP
PO BOX 2590
CORVALLIS, OREGON
541-231-2828
REVISIONS
DATE
BY
19TH STREET PARTITION
PHILOMATH, OREGON
TENTATIVE PLAT & CONCEPTUAL SITE PLAN
800 S 19TH ST
MSS INC
ENGINEERING CONSULTANTS AND PLANNERS
215 NW 4th STREET
CORVALLIS, OR 97330
(541) 753-1320 FAX:(541) 753-5956
JOB # 20076
FILE SP-TENT
DRAW NMT
SCALE 1"=30'
DATE 08/25/2020
P200
1 OF 3 SHEETS