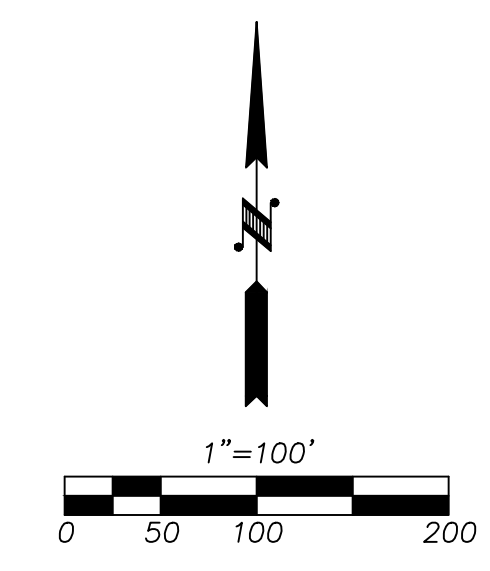


MILLPOND CROSSING - PHASE 1

SW 1/4, SE 1/4, SEC. 12, TWN. 12 S., RNG. 6 W., W.M.
CITY OF PHILOMATH, OREGON

JOB NUMBER	8991
SCALE	1"=100'
DESIGNED SC	MMW
DRAWN	GJM
CHECKED	N/A
VERT. N/A	



SITE DATA

PARCEL #: 12612D000600, 12612DD05200
 ADDRESS: 1701 CHAPEL DR.
 ACREAGE: 1,360,632 SQ. FT. (31.23 AC)
 CURRENT ZONING: IP & UR-5
 PROPOSED ZONING: R-3

R-3 MINIMUM SET BACKS

FRONT YARD:
 UNENCLOSED PORCH: 10'
 HOUSE: 15'
 GARAGE: 20'
 SIDE YARD: 5'
 REAR YARD: 15' + 1' FOR EACH FOOT OVER 25' OF HEIGHT (25' MAX.)

SERVICES

SOIL & WATER: BENTON COUNTY SOIL & WATER
 SCHOOLS: PHILOMATH SCHOOL 17J
 ROADS: SOUTH 15TH STREET, WILLOW LN AND CHAPEL DRIVE
 POWER: PACIFIC POWER
 TELEPHONE: CENTURY LINK
 FIRE DISTRICT: PHILOMATH FIRE & RESCUE

PROJECT PROPOSAL DATA

ZONING: R-3 RESIDENTIAL
 PROPOSED USE: DETACHED SINGLE-FAMILY RESIDENTIAL
 ROAD DEDICATION (TRACT "D"): 244,427 SF (5.61 AC)
 NO. OF LOTS: 169
 AVG. LOT SIZE: 5,735 SF
 STORMWATER TRACT "A": 52,659 SF (1.21 ACRES)
 PUBLIC PARK TRACT "B": 148,136 SF (3.40 ACRES)
 ROAD DEDICATION (TRACT "F"): 143 SF (<0.01 ACRES)
 UTILITY ACCESS (TRACT "G"): 300 SF (0.01 ACRES)

PROPOSED SET BACKS

(EXCEPT AS NOTED ON INDIVIDUAL LOTS ON PHASE PLANS)
 FRONT YARD:
 UNENCLOSED PORCH: 30'
 HOUSE: 35'



VERTICAL DATUM
 NAVD 88 ESTABLISHED USING GPS RTK ROVER
 CONSTRAINED TO OREGON REAL-TIME GNSS
 NETWORK (ORGN)

HORIZONTAL DATUM
 NAD 83/11 OREGON NORTH ZONE
 ESTABLISHED USING GPS RTK ROVER CONSTRAINED TO
 OREGON REAL-TIME GNSS NETWORK (ORGN)

PROPERTY DESCRIPTION

PARCEL I:
 BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 11, ROSE PARK ADDITION TO PHILOMATH, BENTON COUNTY, OREGON; THENCE SOUTH 1°21' 1/2" WEST ALONG THE WEST LINE EXTENDED, OF ALICE STREET IN SAID ROSE PARK, 17.865 CHAINS TO THE NORTH LINE OF THE ELDRIDGE HARTLESS DONATION LAND CLAIM NO. 51, TOWNSHIP 12 SOUTH, RANGE 6 WEST OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON; THENCE WESTERLY ALONG THE NORTH LINE OF SAID CLAIM TO THE EAST LINE OF "I" STREET IN BROWN'S ADDITION TO PHILOMATH; THENCE NORTH 1°24' 1/2" EAST ALONG THE EAST LINE OF "I" STREET TO THE SOUTH LINE EXTENDED WESTERLY OF ROSE PARK; THENCE SOUTH 88°32' 1/2" EAST 17.905 CHAINS TO THE POINT OF BEGINNING, EXCEPTING THEREFROM A 30-FOOT STRIP OF LAND ALONG THE SOUTH SIDE THEREOF FOR THE FULL LENGTH OF SAID PREMISES, SAID STRIP BEING THE NORTH HALF OF COUNTY ROAD NO. 46.
 ALSO EXCEPTING THEREFROM THAT CERTAIN PROPERTY DESCRIBED IN THAT CERTAIN DEED FROM HOBIN LUMBER COMPANY, INC. TO GARY R. HOBIN AND MARY ELLEN HOBIN, RECORDED JUNE 7, 1979 AS M-5166-79, MICROFILM RECORDS OF BENTON COUNTY, OREGON.
 PARCEL II:
 A STRIP OF LAND FIFTY FEET IN WIDTH, THE EAST LINE OF WHICH IS DESCRIBED AS FOLLOWS, TO-WIT:
 BEGINNING AT THE NORTHWEST CORNER OF THAT TACT OF LAND CONVEYED TO KAROLD K. CHRISTNER, ET UX, BY DEED RECORDED APRIL 2, 1965 IN BOOK 195, PAGE 368, DEED RECORDS OF BENTON COUNTY, OREGON WHICH POINT IS 505.10 FEET SOUTH 89°50' 1/2" WEST ALONG THE SOUTH LINE OF THE HENRY PENLAND DONATION LAND CLAIM NO. 45, TOWNSHIP 12 SOUTH, RANGE 6 WEST, WILLAMETTE BASE AND MERIDIAN, BENTON COUNTY, OREGON 1020.14 FEET NORTH 1°20' 1/2" EAST ALONG THE WEST LINE OF 19TH STREET AND 259.50 FEET NORTH 88°32' 1/2" WEST PARALLEL WITH THE SOUTH LINE OF ROSE PARK SUBDIVISION FROM THE SOUTHEAST CORNER OF SAID DONATION LAND CLAIM NO. 45; AND RUNNING THENCE SOUTH 1°21' 1/2" WEST ALONG THE EAST LINE EXTENDED OF ALICE STREET IN SAID ROSE PARK SUBDIVISION, 1027.67 FEET, MORE OR LESS, TO THE SOUTHERLY TERMINUS OF SAID STRIP OF LAND ON THE NORTH LINE OF THE COUNTY ROAD.
 EXCEPTING THEREFROM THAT PORTION WHICH LIES WITHIN THAT PARCEL DESCRIBED IN DEED RECORDED AUGUST 6, 1985 AS M-69334-85, MICROFILM RECORDS OF BENTON COUNTY, OREGON.

LEGEND

- P/L PROPERTY LINE
- PHASE LINE
- R/W LINE
- R.O.W CENTER LINE
- PROPOSED LOT LINE
- EXISTING STORM PIPE
- EXISTING WATER MAIN
- EXISTING PHONE MAIN
- EXISTING GAS LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING SEWER MAIN
- EASEMENT
- EXISTING ASPHALT

UTILITY CONFLICT NOTE:
CAUTION
 THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR VERIFYING THE LOCATION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATION OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT THE PROJECT ENGINEER TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

CALL BEFORE YOU DIG
 THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

PROPOSED BY:
LARSON AND ASSOCIATES
 surveyors, engineers & planners
 9027 PACIFIC AVENUE, SUITE 4
 TACOMA, WA 98444 (253) 474-3404
 PHONE: 541-380-6977
 EMAIL: levin@cedarcreking.com

DATE: 10-09-19
 DRAWING NO.: 8991BASE
 SHEET 1 OF 1

WEBSITE: RRLARSON.COM
 EMAIL: GMIDDLETON@RRLARSON.COM