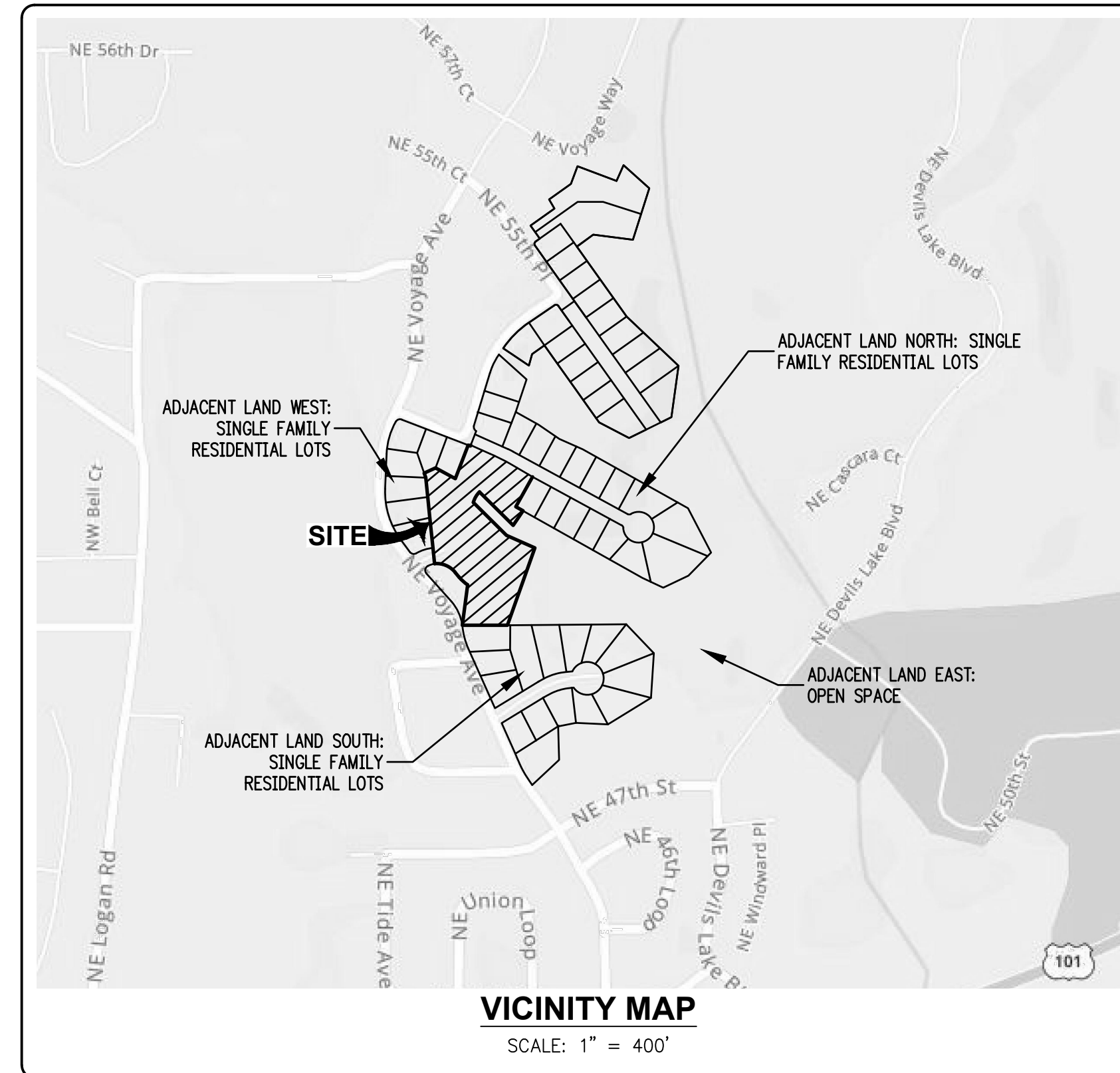


LINCOLN PALISADES PHASE VI ADDITION PRELIMINARY PLAT

4 - LOT SUBDIVISION - TENTATIVE SUBDIVISION IMPROVEMENT PLANS TAX MAP 06-11-35CD TAX LOT 102 CITY OF LINCOLN CITY, OREGON



LEGEND	
[Symbol]	BOUNDARY LINE
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	PROPOSED PROPERTY LINE
[Symbol]	EXISTING EASEMENT
[Symbol]	PROPOSED EASEMENT
[Symbol]	EXISTING 1' CONTOUR LINE
[Symbol]	EXISTING 5' CONTOUR LINE
[Symbol]	EXISTING CROWN (CENTER LINE OF ROAD)
[Symbol]	EXISTING PAVEMENT
[Symbol]	EXISTING GRAVEL
[Symbol]	EXISTING CONCRETE
[Symbol]	EXISTING BUILDING
[Symbol]	EXISTING WETLANDS
[Symbol]	EXISTING WOODEN FENCE
[Symbol]	EXISTING STORM LINE
[Symbol]	EXISTING STORM MANHOLE
[Symbol]	EXISTING CURB INLET
[Symbol]	EXISTING STORM INLET
[Symbol]	EXISTING WATERLINE
[Symbol]	EXISTING WATER METER
[Symbol]	EXISTING FIRE HYDRANT ASSEMBLY
[Symbol]	EXISTING WATER VALVE
[Symbol]	EXISTING BLOWOFF VALVE
[Symbol]	EXISTING SANITARY SEWER LINE
[Symbol]	EXISTING SANITARY SEWER MANHOLE
[Symbol]	EXISTING SANITARY CLEANOUT
[Symbol]	EXISTING UTILITY LINE
[Symbol]	EXISTING POWER JUNCTION VAULT
[Symbol]	EXISTING STREET LIGHT
[Symbol]	EXISTING CABLE RISER
[Symbol]	EXISTING UTILITY RISER
[Symbol]	EXISTING TELEPHONE RISER
[Symbol]	EXISTING GAS TRACER WIRE
[Symbol]	EXISTING SIGN
[Symbol]	APPROXIMATE EDGE OF EXISTING TREE CANOPY
[Symbol]	EXISTING WETLAND FLOW LINE
[Symbol]	EXISTING TREE
[Symbol]	PROPOSED TREE

SITE DATA	
SITE AREA:	2.76 ACRES
ZONING:	SINGLE FAMILY RESIDENTIAL
TAXLOT:	102
TAXMAP:	06-11W-35CD
NO OF LOTS:	4

BENCHMARK INFORMATION
ELEVATION ESTABLISHED USING LINCOLN COUNTY GEODETIC CONTROL NUMBER 8918, ELEVATION: 122.15 (NGVD 29)

PAPER SCALE NOTE
THESE PLANS ARE FULL SIZED ON 22"x34" PAPER, IF 11"x17", SCALE ACCORDINGLY.

FLOOD PLAIN NOTE
THIS SITE IS LOCATED FULLY WITHIN ZONE "X", OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP (FIRM) NUMBERS 41041C0020E AND 41041C0040E, BOTH LAST REVISED OCTOBER 18TH, 2019.

DRAWING INDEX	
SHEET NO.	SHEET TITLE
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	PRELIMINARY PLAT
4	UTILITY PLAN

PROJECT CONTACTS

OWNER:
ALPHA BUILDING VENTURES, LLC
C/O STEVE LINDELL
PO BOX 688
MCMINNVILLE, OR 97128
(971)-241-8870 (P)

SURVEYOR:
COLE SURVEYING, LLC
P.O. BOX 1211
CORVALLIS, OR 97339
(541) 929-5500 (P)
(541) 929-5700 (F)

CIVIL ENGINEER:
EMERIO DESIGN, LLC
1500 VALLEY RIVER DR, SUITE 100
EUGENE, OR 97401
CONTACT: DANIEL BOULTINGHOUSE, PE
(503) 746-8812 (P)
(503) 639-9592 (F)

ENGINEER'S NOTE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.

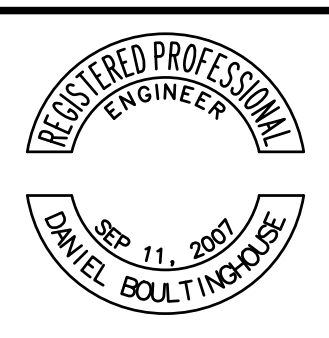
THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

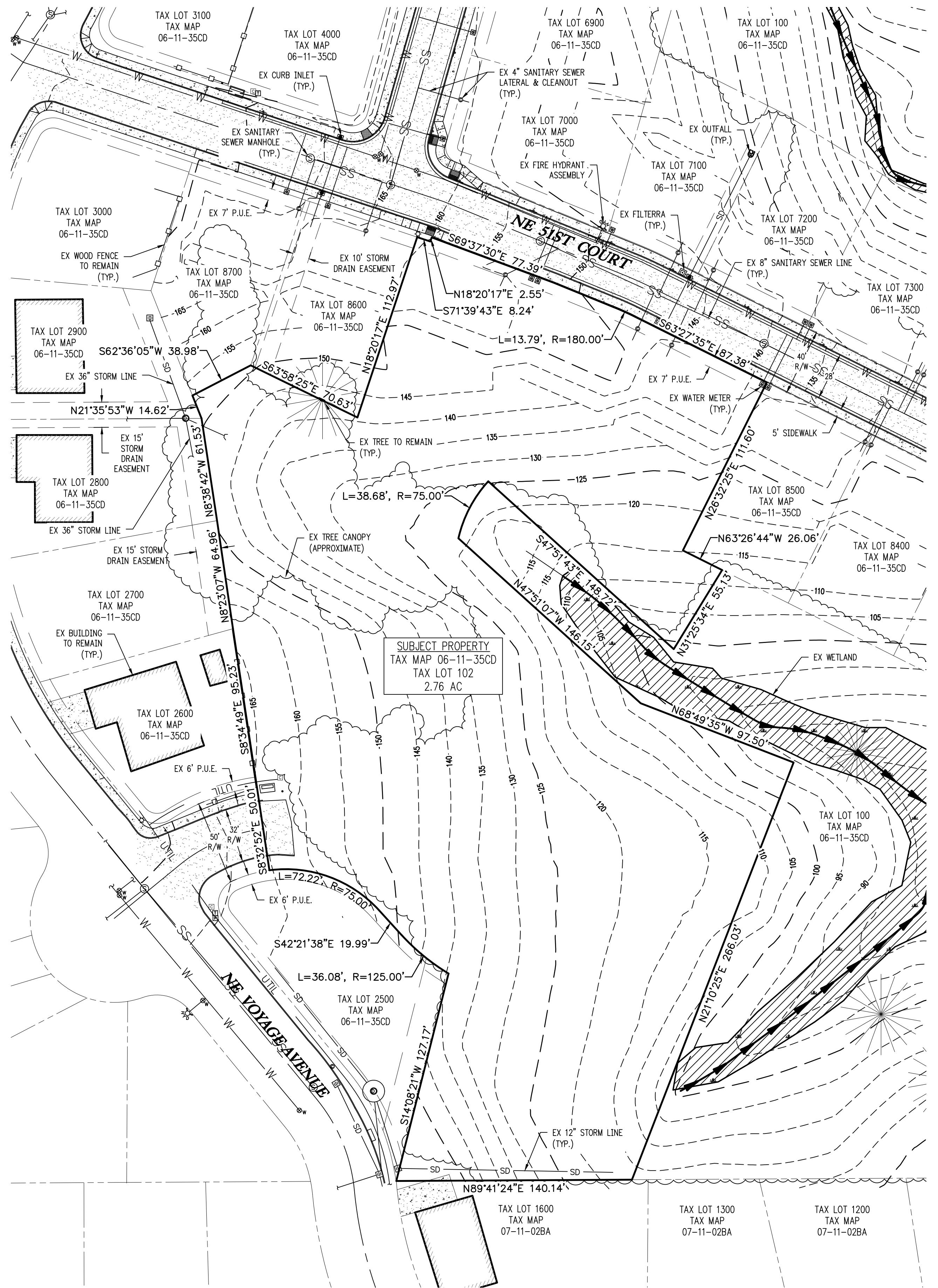
THIS DESIGN COMPLIES WITH ORS 92.044 (7) IN THAT NO UTILITY INFRASTRUCTURE IS DESIGNED TO BE WITHIN ONE (1) FOOT OF A SURVEY MONUMENT LOCATION SHOWN ON A SUBDIVISION OR PARTITION PLAT. NO DESIGN EXCEPTIONS NOT FINAL FIELD LOCATION CHANGES SHALL BE PERMITTED IF THAT CHANGE WOULD CAUSE ANY UTILITY INFRASTRUCTURE TO BE PLACED WITHIN THE PROHIBITED AREA.

NOTICE TO EXCAVATORS:
ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER.
(NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503)-232-1987).

POTENTIAL UNDERGROUND FACILITY OWNERS



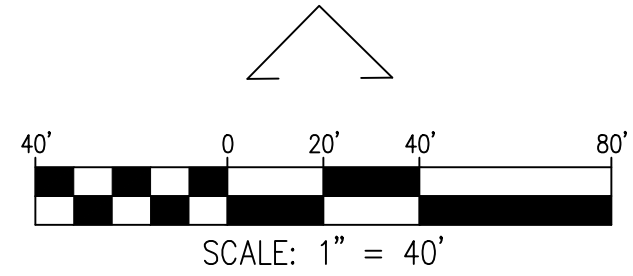
SHEET
OF



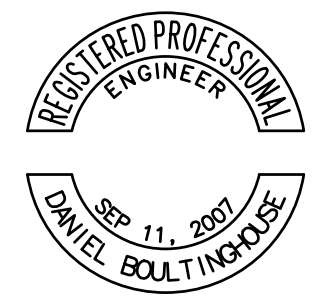
EXISTING CONDITIONS PLAN

SCALE: 1" = 40'

SITE DATA	
FLOOD ZONE:	NONE
SIGNIFICANT RIPARIAN:	NONE
SIGNIFICANT WETLANDS:	NONE
BLUFF EROSION HAZARD ZONE:	NONE
AESTHETIC RESOURCE:	NONE

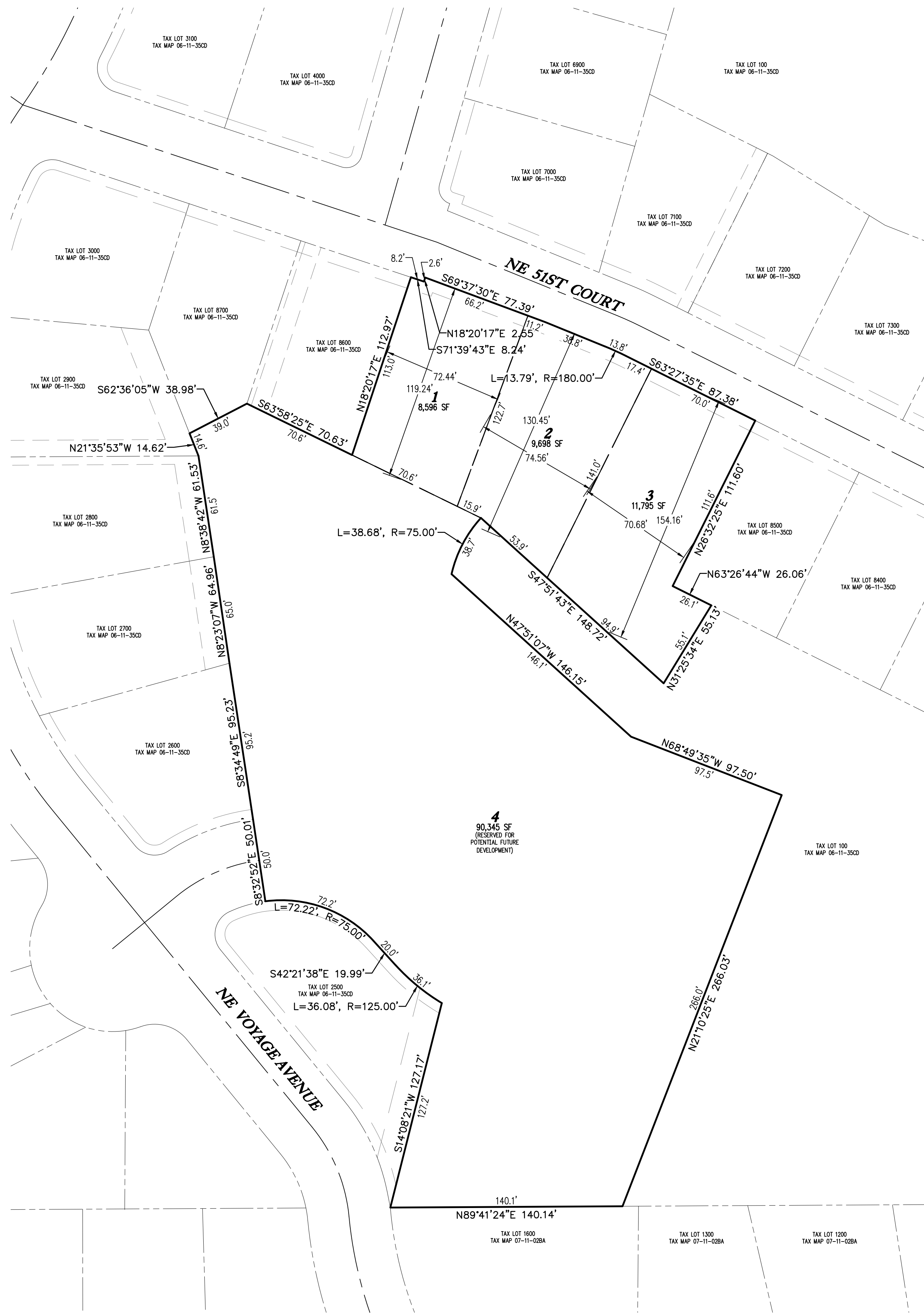


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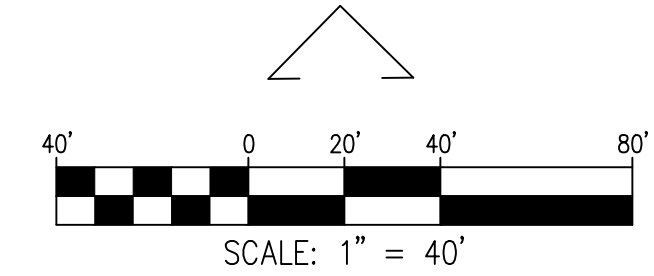
SHEET

OF

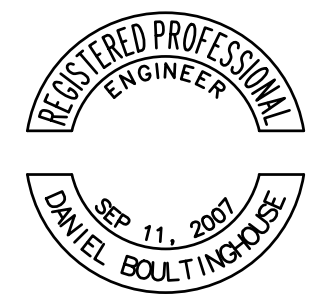


PRELIMINARY PLAT
SCALE: 1" = 40'

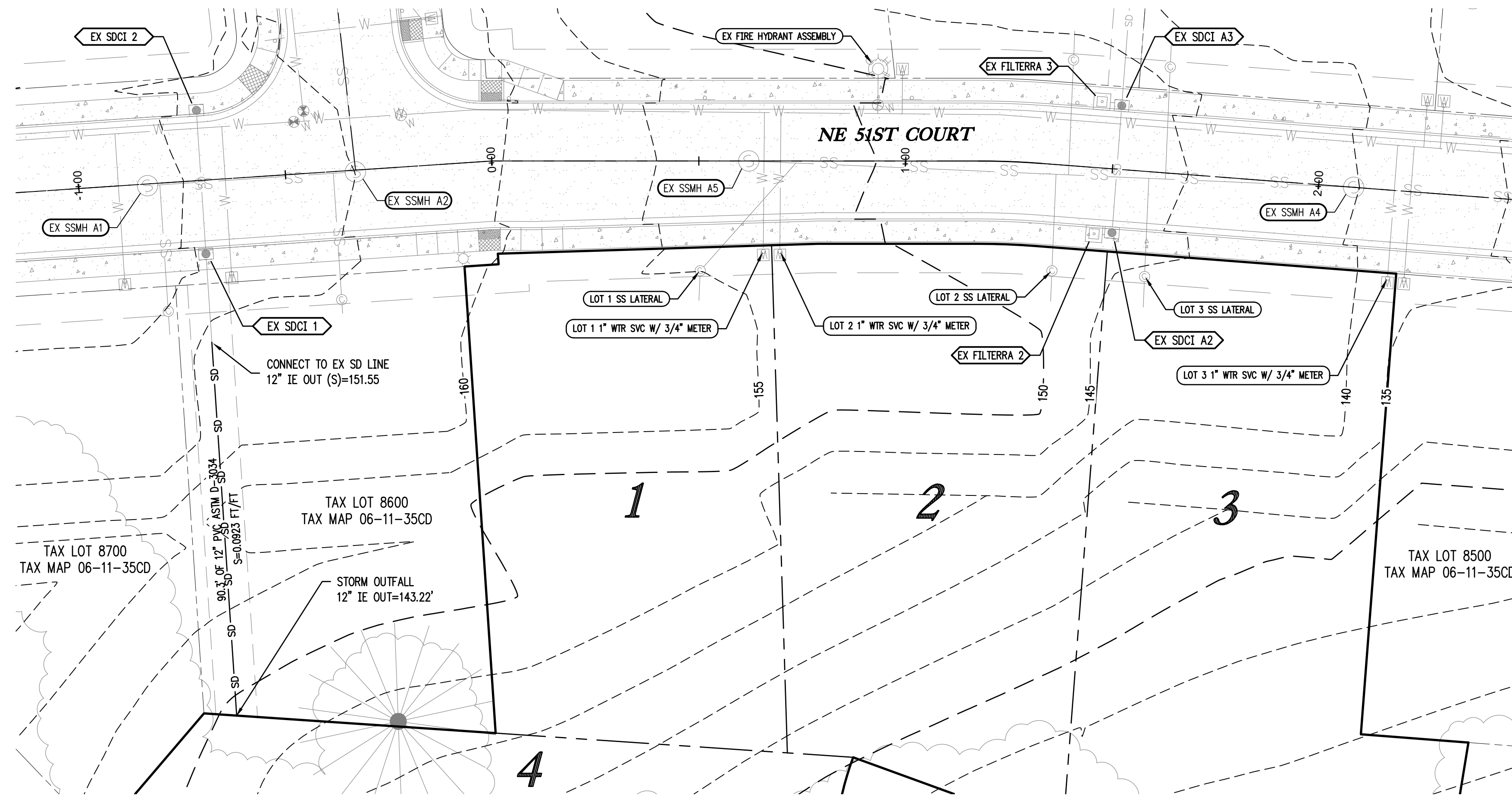
SITE DATA	
PROPOSED RIGHT-OF-WAY DEDICATION:	NONE
AREAS DEDICATED TO THE CITY:	NONE



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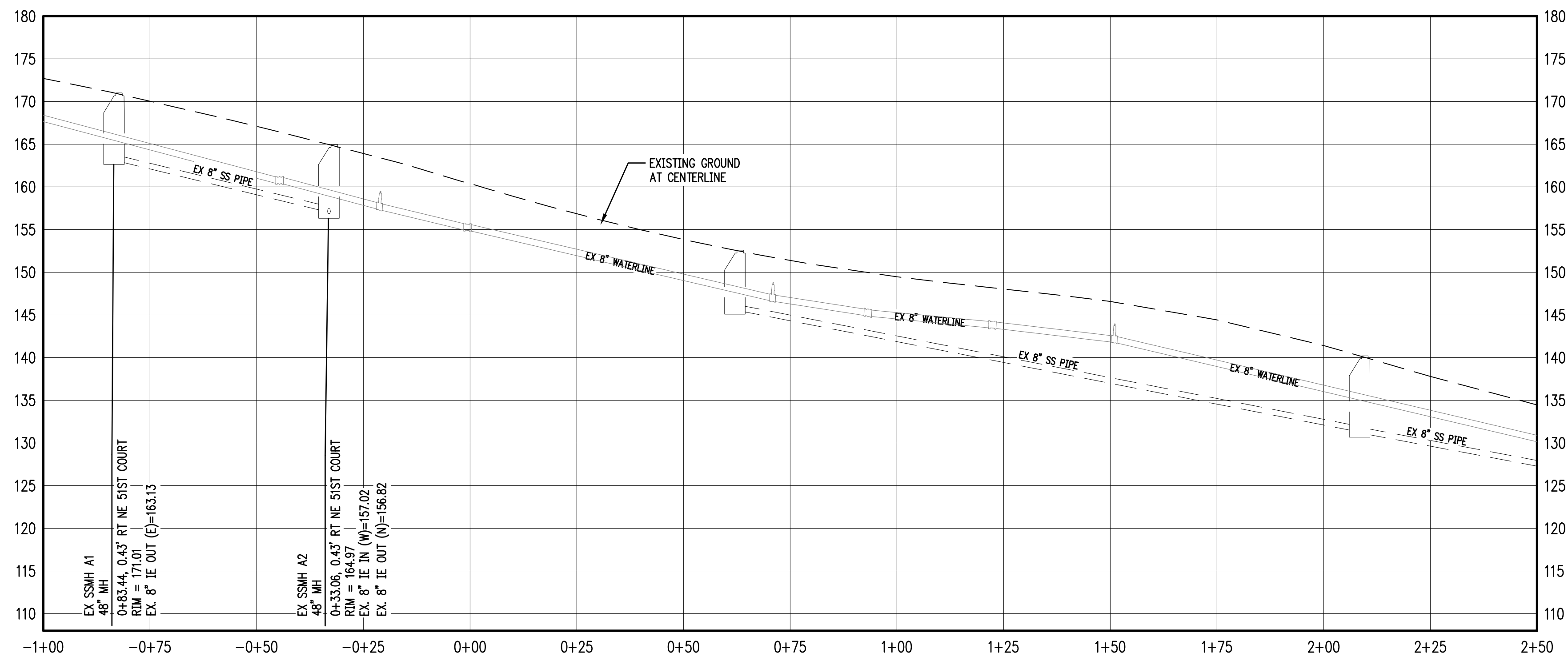
SHEET
OF



NE 51ST COURT - PLAN

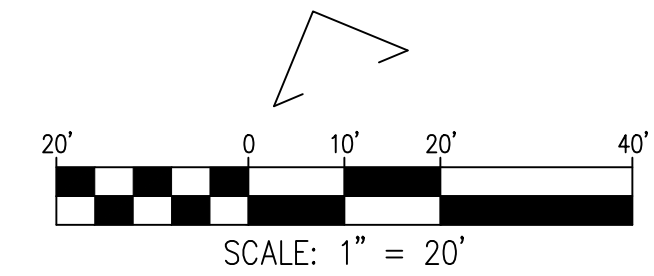
SCALE: 1" = 20'

STORM STRUCTURE DATA TABLE					
CATCH BASIN	STREET STA	RIM ELEV.	I.E. OUT	SLOPE	PIPE DATA
EX FILTERRA 2	1+46.56 16.00' RT	146.90	142.41	0.1853	4.53 LF 4" PVC
EX FILTERRA 3	1+46.55 16.00' LT	146.90	142.41	0.5896	4.53 LF 4" PVC
EX SDCI 1	-0+70.44 17.66' RT	165.22	153.55	0.0923	21.62 LF 12" PVC
EX SDCI 2	-0+70.44 16.81' LT	165.22	160.22	0.0456	34.48 LF 12" PVC
EX SDCI A2	1+51.06 15.50' RT	146.59	139.57	0.0161	31.01 LF 12" PVC
EX SDCI A3	1+51.06 15.51' LT	146.59	139.07	0.1596	81.49 LF 12" PVC

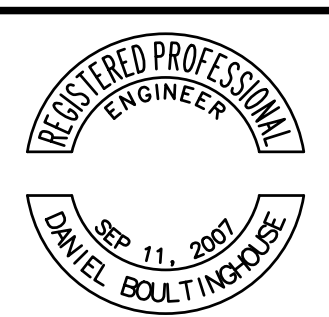


NE 51ST COURT - PROFILE

SCALE: H: 1" = 20' V: 1" = 10'



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SHEET

OF