

MISTY MEADOWS-PHASE 2

TL 10500 TOWNSHIP 7 SOUTH, RANGE 3 WEST, SEC. 8 W.M. - NW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$
POLK COUNTY, OREGON

GROSS ACREAGE: 1.26 AC

BENCHMARK:

ELEVATIONS ARE BASED OFF OF POLK COUNTY CONTROL POINT NO. 4301, BEING A POLK COUNTY STAMPED ALUMINUM CAP IN MONUMENT BOX SET IN PAVEMENT.

ELEVATION DATUM: ELEVATION = 207.47

UTILITIES & SERVICES:

WATER:	CITY OF SALEM
STORM:	CITY OF SALEM
SEWER:	CITY OF SALEM
POWER:	PORTLAND GENERAL ELECTRIC
GAS:	NORTHWEST NATURAL
FIRE:	SALEM FIRE DEPARTMENT
POLICE:	SALEM POLICE DEPARTMENT
SCHOOL:	SALEM SCHOOL DISTRICT
PHONE:	FRONTIER
WASTE DISPOSAL:	VALLEY RECYCLING & DISPOSAL
CABLE:	ZIPLY

APPLICANT:

PACIFIC NORTHWEST LAND COMPANY
4380 SW MACADAM AVE #200
PORTLAND, OREGON 97239
[P] 541-350-1060
CONTACT: MARK VUKANOVICH

OWNER:

PACIFIC NORTHWEST LAND COMPANY
4380 SW MACADAM AVE #200
PORTLAND, OREGON 97239
[P] 541-350-1060
CONTACT: MARK VUKANOVICH

PLANNER:

PACIFIC COMMUNITY DESIGN, INC
12564 SW MAIN ST.
TIGARD, OR 97223
[P] 503-941-9484
CONTACT: STACY CONNERY, AICP
PEYTON JAMES

CIVIL ENGINEER:

PACIFIC COMMUNITY DESIGN, INC
12564 SW MAIN ST.
TIGARD, OR 97223
[P] 503-941-9484
CONTACT: CRAIG LARSON, PE

SURVEYOR:

PACIFIC COMMUNITY DESIGN, INC
12564 SW MAIN ST.
TIGARD, OR 97223
[P] 503-941-9484
CONTACT: TRAVIS JANSEN, PLS, PE

GEOTECHNICAL ENGINEER:

GEO CONSULTANTS NORTHWEST, INC.
2839 SE MILWAUKIE AVENUE
PORTLAND, OREGON 97202
[P] 503-616-9425
CONTACT: RANDALL S. GOODE, PE

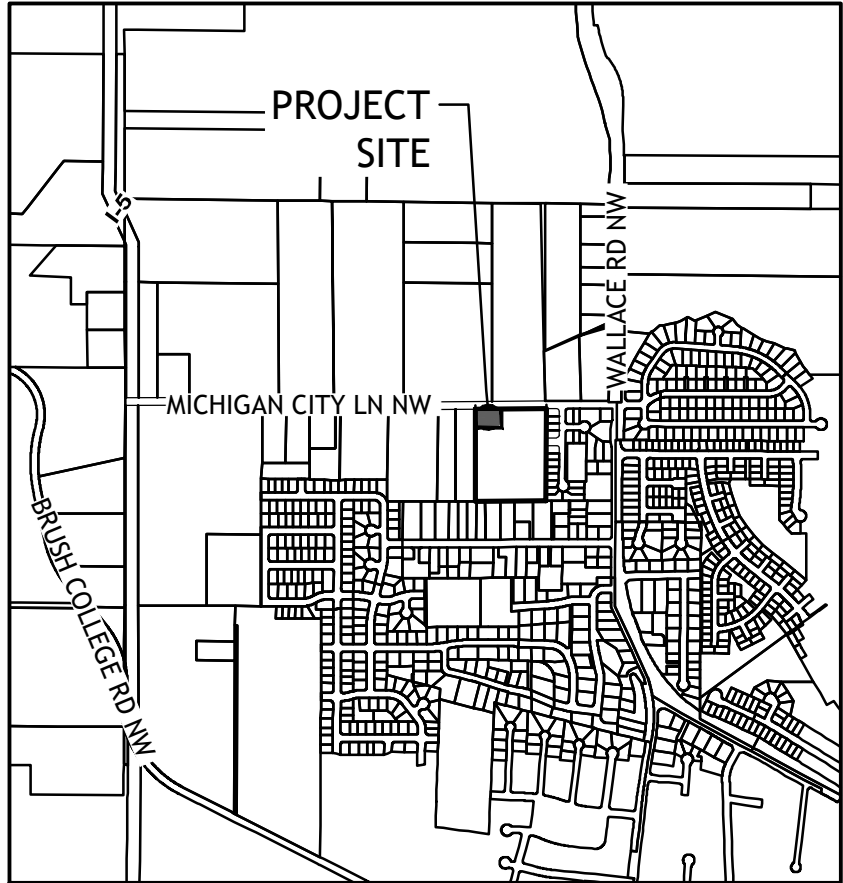
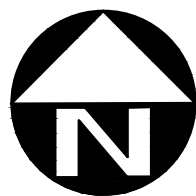
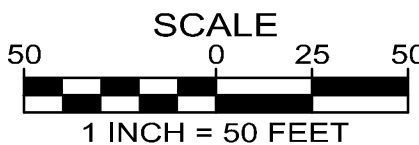
LANDSCAPE ARCHITECT:

PACIFIC COMMUNITY DESIGN, INC
12564 SW MAIN ST.
TIGARD, OR 97223
[P] 503-941-9484
CONTACT: BEN HOLMES, PLA

ARBORIST:

TODD PRAGER & ASSOCIATES
601 ATWATER ROAD
LAKE OSWEGO, OR 97034
[P] 971-295-4835
CONTACT: TODD PRAGER, RCA #597
ISA CERTIFIED

LEGEND:	
	PROPERTY LINES
	ROW LINES
	PROJECT BOUNDARY



VICINITY MAP

SHEET INDEX:

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| L2 | LOT TREE PLANTING PLAN |
| L3 | PRELIMINARY PLANTING DETAILS AND NOTES |



12564 SW Main Street
Tigard, OR 97223
[T] 503-941-9484

DATE: 7/1/2024

REVISIONS		
NO.	DATE	DESCRIPTION

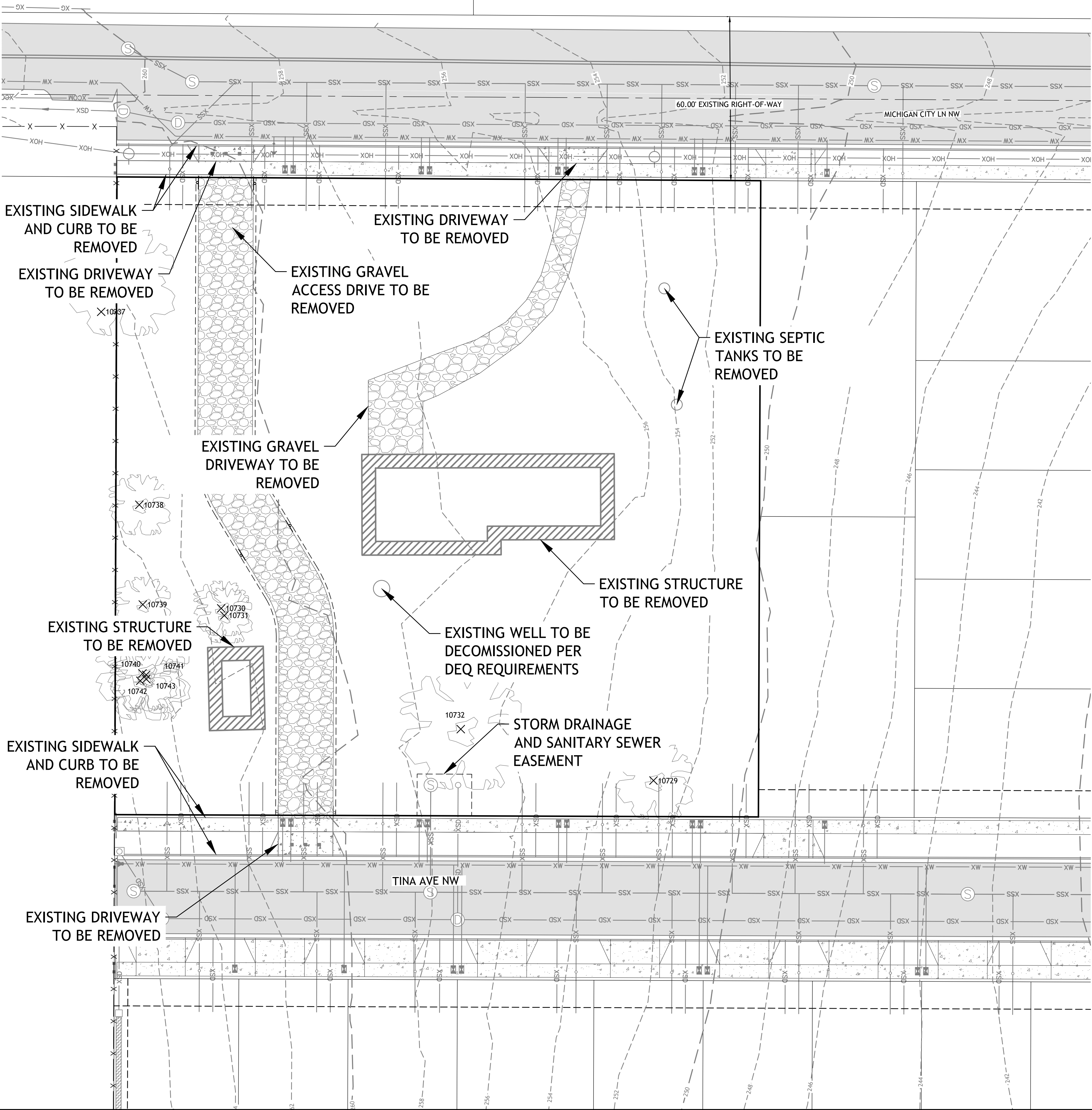
TENTATIVE
SUBDIVISION

MISTY
MEADOWS
PHASE 2

COVER
PAGE

PROJECT NO.: 101-073A
TYPE: PRELIMINARY
REVIEWED BY: CLL

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LEGEND

	EXISTING SIDEWALK
	EXISTING PAVEMENT
	EXISTING GRAVEL
	EXISTING BUILDING
	EASEMENT LINES
	EXISTING RIGHT-OF-WAY
	EXISTING CENTERLINE
	EXISTING PROPERTY LINE
	EXISTING BOUNDARY LINE
	EX 2-FOOT CONTOURS
	EX 10-FOOT CONTOURS
	EX SANITARY SEWER
	EX STORM DRAIN
	EX WATER LINE
	EX GAS LINE
	EX BURIED POWER LINE
	EX OVERHEAD POWER LINE
	EX CABLE TV LINE
	EX TELEPHONE LINE
	EXISTING FENCE
	EX SANITARY MANHOLE
	EX SANITARY CLEANOUT
	EX STORM MANHOLE
	EX AREA DRAIN
	EX CURB INLET
	EX STORM CLEANOUT
	EX FIRE HYDRANT
	EX WATER METER
	EX WATER VALVE
	EX BLOW-OFF
	EX AIR RELEASE VALVE
	EX GAS VALVE
	EX CABLE RISER
	EX TELEPHONE RISER
	EX LIGHT POLE
	EX TREES
	EX TREES TO BE REMOVED

DATE: 7/1/2024

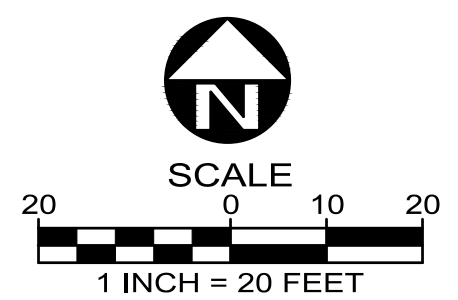
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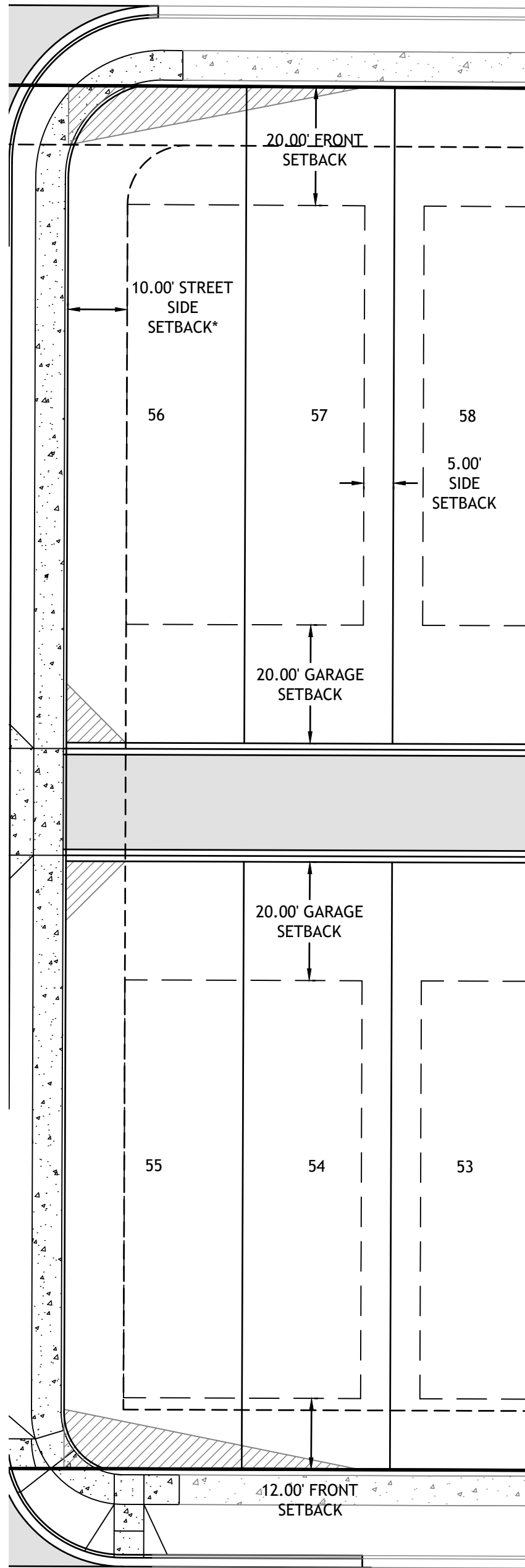
MISTY
MEADOWS
PHASE 2

EXISTING
CONDITIONS

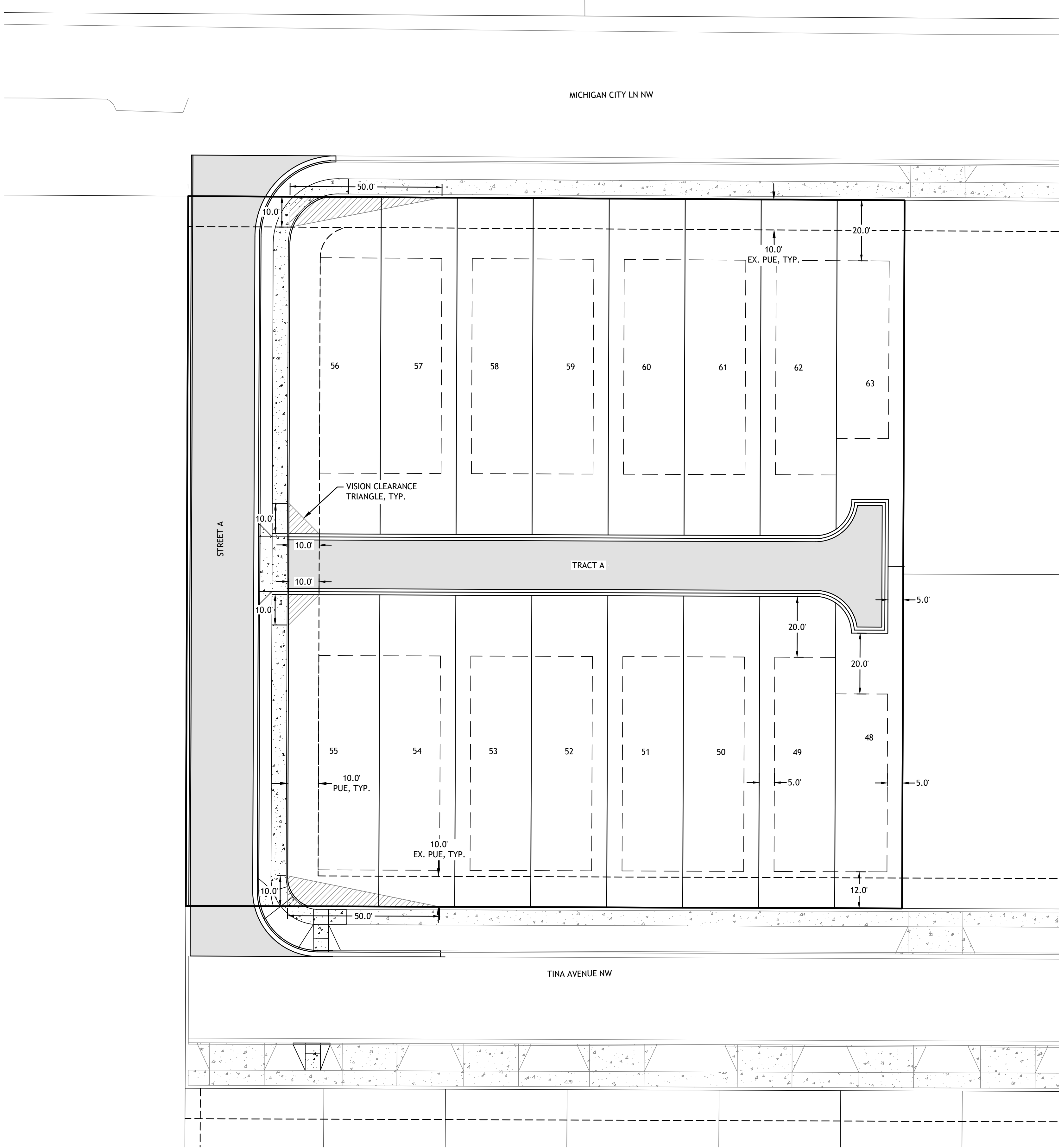
PROJECT NO.: 101-073A
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LOT SETBACK DETAIL
*SEPARATE APPLICATION
TO ADJUST 12' STREET
SIDE SETBACK TO 10'



LEGEND

- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED CURB AND GUTTER
- PROPOSED CENTERLINE
- EXISTING CENTERLINE
- PROPOSED PUBLIC UTILITY EASEMENT
- PROPOSED BUILDING SETBACK
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING BOUNDARY LINE
- VISION CLEARANCE TRIANGLE
- PROPOSED HANDICAP RAMP
- PROPOSED A.C. PAVING
- PROPOSED SIDEWALK
- PROPOSED REAR YARD
- EXISTING SIDEWALK
- PROPOSED STREET LIGHT
- PROPOSED OVERHEAD POWER


SCALE
20 0 10 20
1 INCH = 20 FEET



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TENTATIVE
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MISTY
MEADOWS
PHASE 2

PRELIMINARY
SITE
PLAN

PROJECT NO.: 101-073A
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