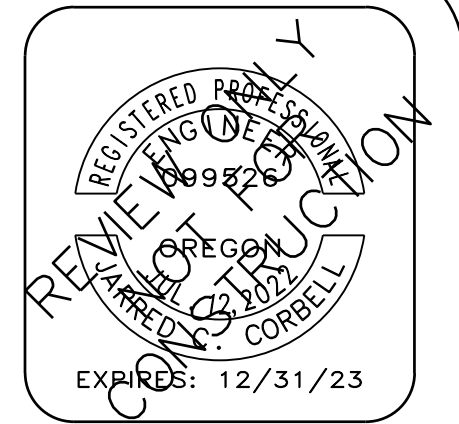


UPLAND MEADOWS

SUBDIVISION & VARIANCE APPLICATION

366 E HURLBURT AVE
HERMISTON, OR 97838
NOVEMBER, 2023

LEGEND			
ECABL	EXISTING CABLE	EXISTING	PROPOSED
EGAS	EXISTING GAS	SS	SS
EIRRG	EXISTING IRRIGATION	IR	IR
OHWR	EXISTING OVERHEAD LINES	SD	SD
EPOWR	EXISTING POWER	EW	EW
EX SS	EXISTING SANITARY SEWER	EW	EW
EX SD	EXISTING STORM DRAIN	EW	EW
ECOMM	EXISTING TELECOMMUNICATIONS	EW	EW
EWAT	EXISTING WATER	EW	EW
CABL	NEW CABLE	EW	EW
GAS	NEW GAS	EW	EW
IRRG	NEW IRRIGATION	EW	EW
POWR	NEW POWER	EW	EW
SSWR	NEW SANITARY SEWER	EW	EW
SD	NEW STORM DRAIN	EW	EW
COMM	NEW TELECOMMUNICATIONS	EW	EW
	NEW WATER	EW	EW
X X X X X	FENCE	EW	EW
---	EXISTING RIGHT-OF-WAY	EW	EW
---	EXISTING EDGE OF GRAVEL	EW	EW
---	EXISTING EDGE OF PAVEMENT	EW	EW
---	EXISTING CURB	EW	EW
---	NEW RIGHT-OF-WAY	EW	EW
---	NEW EDGE OF GRAVEL	EW	EW
---	NEW EDGE OF PAVEMENT	EW	EW
---	NEW CURB	EW	EW
		ZX	ZONES
		+	SIGN MAILBOX

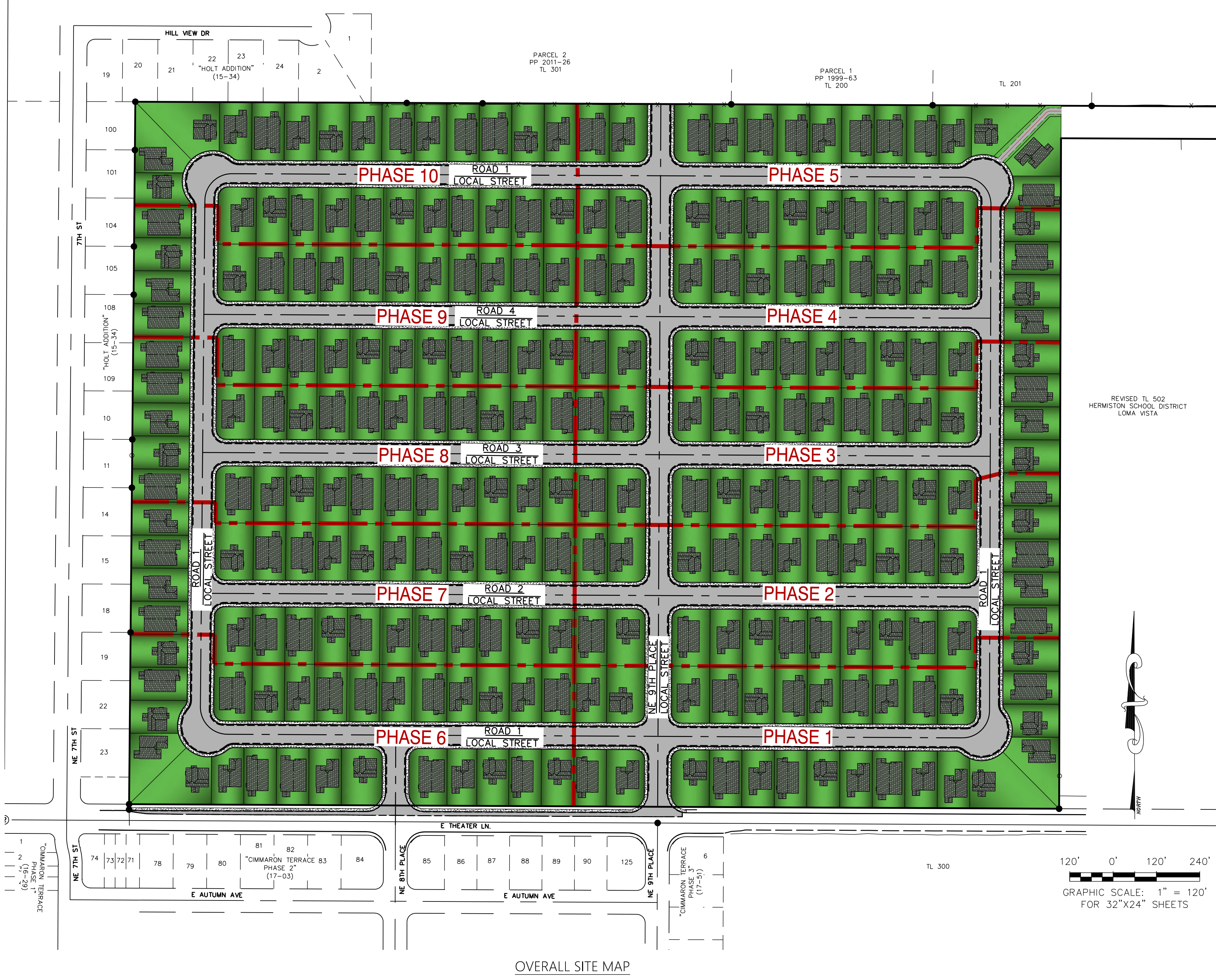


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UPLAND MEADOWS
COVERSHEET

No.	REVISIONS:	DATE:

SHEET:
P1.0



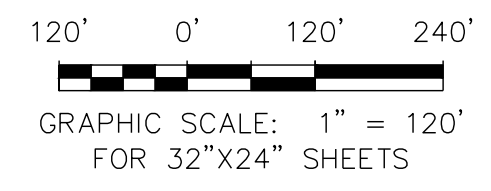
APPLICANT:
MONTE VISTA HOMES LLC
389 SW SCALEHOUSE CT., SUITE 110
BEND, OR 97701
CONTACT: JARRED CORBELL

EXISTING SITE CONDITIONS:
VACANT

VARIANCE:
1. INTERIOR LOT WIDTH
REDUCTION FROM 60' TO 55'
ON 18 LOTS

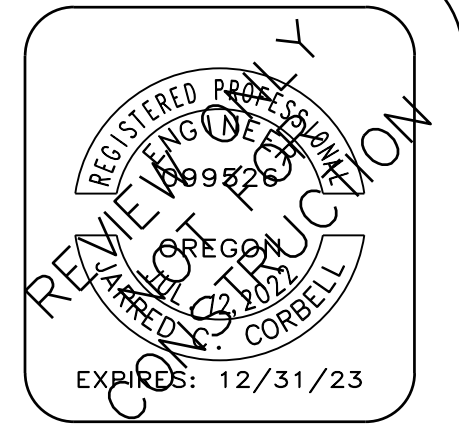
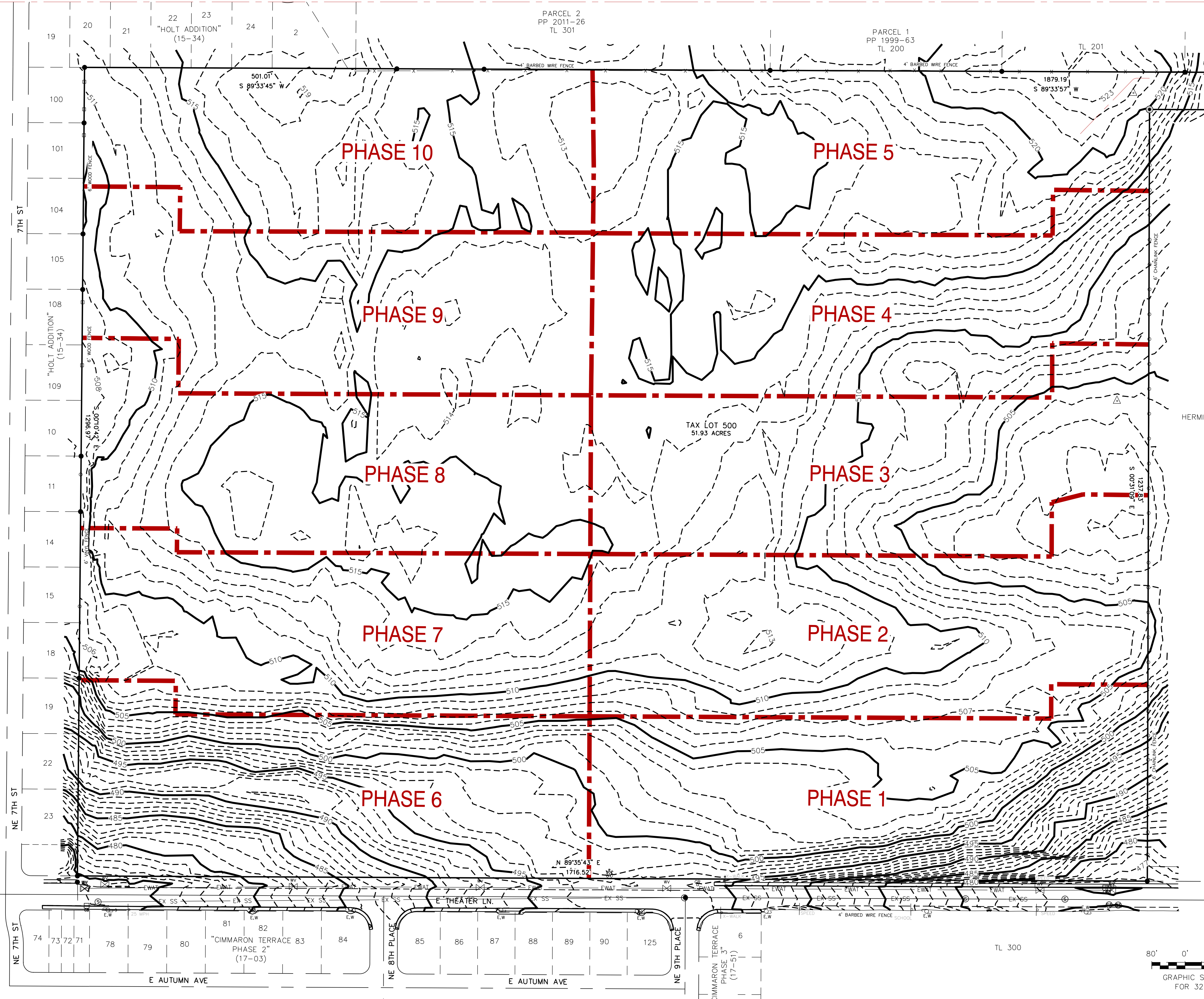
SHEET INDEX:

P1.0	COVER SHEET
P1.1	EXISTING CONDITIONS OVERVIEW
P1.2	EXISTING CONDITIONS NE
P1.3	EXISTING CONDITIONS NW
P1.4	EXISTING CONDITIONS SE
P1.5	EXISTING CONDITIONS SW
P2.0	TENTATIVE PLAT OVERVIEW
P2.1	TENTATIVE PLAT NE
P2.2	TENTATIVE PLAT NW
P2.3	TENTATIVE PLAT SE
P2.5	TENTATIVE PLAT SW
P3.0	TENTATIVE UTILITY PLAN OVERVIEW
P3.1	TENTATIVE UTILITY PLAN NE
P3.2	TENTATIVE UTILITY PLAN NW
P3.3	TENTATIVE UTILITY PLAN SE
P3.4	TENTATIVE UTILITY PLAN SW
P4.1	TRAIL CONNECTION



OVERALL SITE MAP

VICINITY MAP
NTS



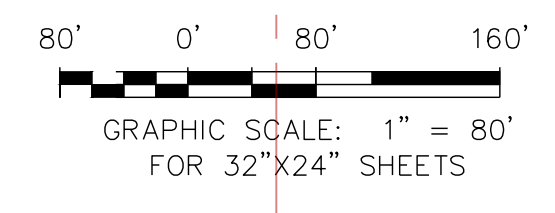
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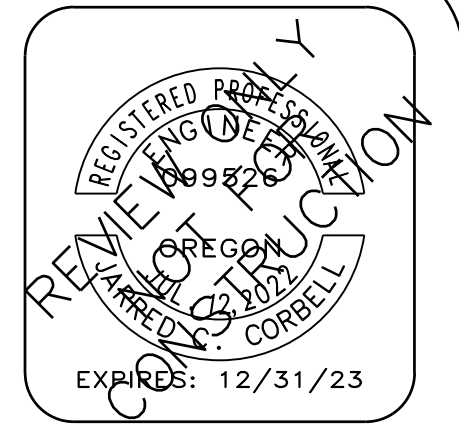
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UPLAND MEADOWS
 EXISTING CONDITIONS
 OVERVIEW

No.	REVISIONS:	DATE:

SHEET:
P1.1





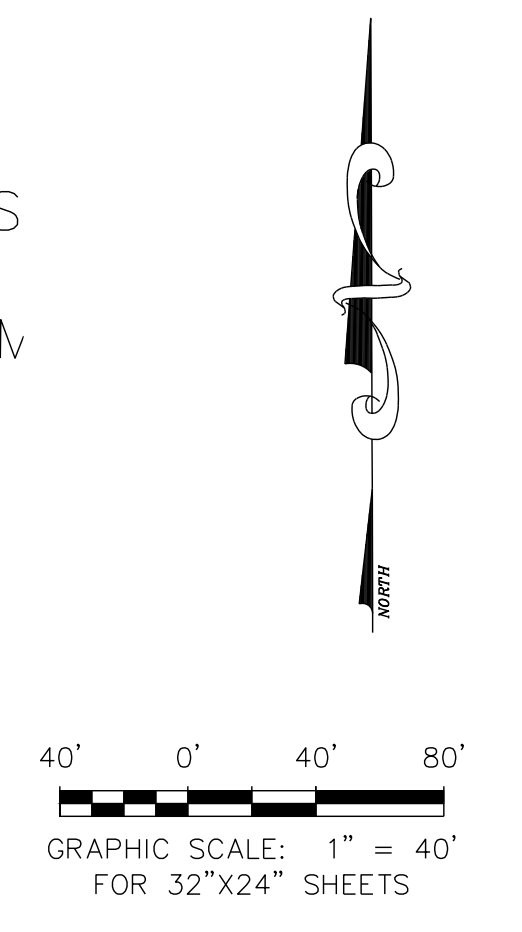
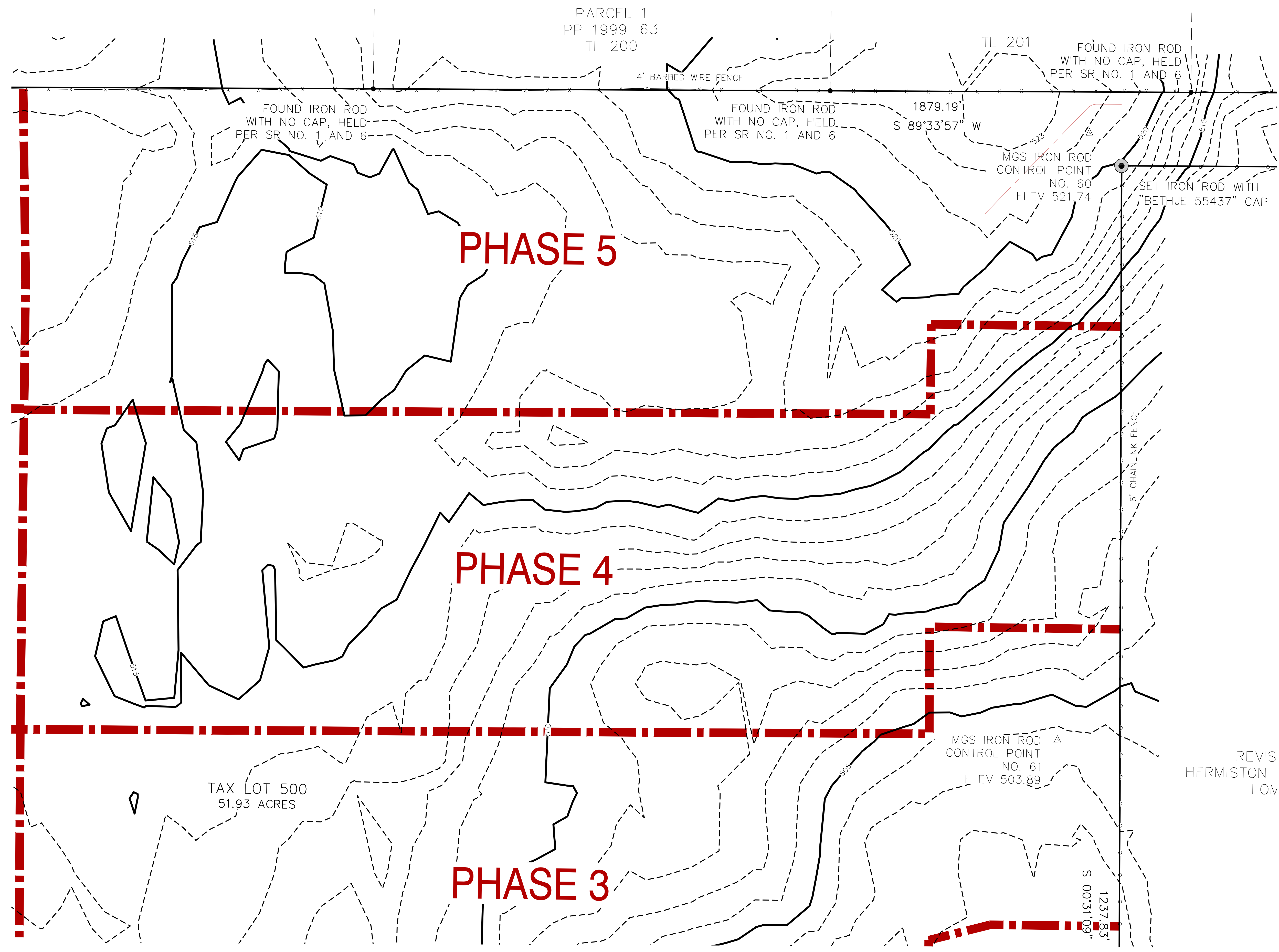
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UPLAND MEADOWS
 EXISTING CONDITIONS NE

No.	REVISIONS:	DATE:

SHEET:
P1.2



7TH ST

19
20
21
22
23
24
2

"HOLT ADDITION"
(15-34)

100
101
104
105
108
109
10
11

FOUND IRON ROD WITH GBW CAP, HELD PER SR NO. 1 AND 6

FOUND IRON ROD WITH 2431 CAP, HELD PER SR NO. 2

FOUND IRON ROD WITH 2431 CAP, HELD PER SR NO. 2

FOUND IRON ROD WITH NO CAP, HELD PER SR NO. 2

FOUND IRON ROD WITH 2431 CAP, HELD PER SR NO. 2

FOUND IRON ROD WITH 2431 CAP, HELD PER SR NO. 2

FOUND IRON ROD WITH GBW CAP, HELD PER SR NO. 1 AND 6

FOUND IRON ROD WITH WELLS CAP, HELD PER SR NO. 1 AND 6

501.01'
S 89°33'45" W

515

515

515

515

515

514

515

515

514

6" WOOD FENCE

6" WOOD FENCE

6" WOOD FENCE

4' BARBED WIRE FENCE

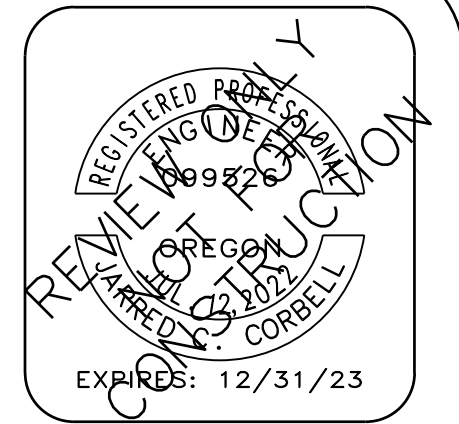
1296.97'
S 00°10'42" E

PARCEL 2
PP 2011-26
TL 301

PHASE 10

PHASE 9

PHASE 8



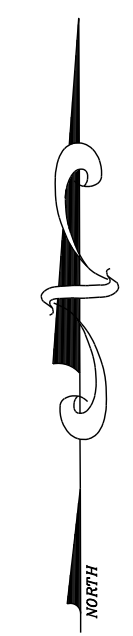
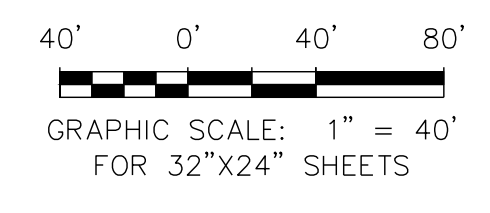
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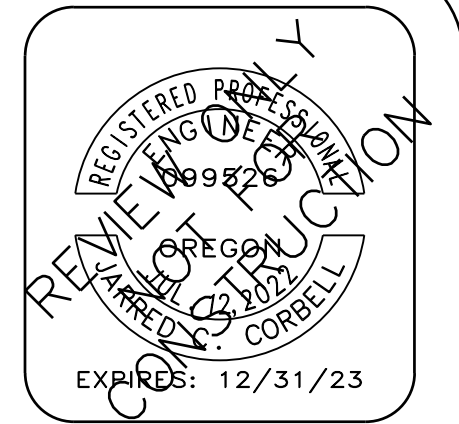
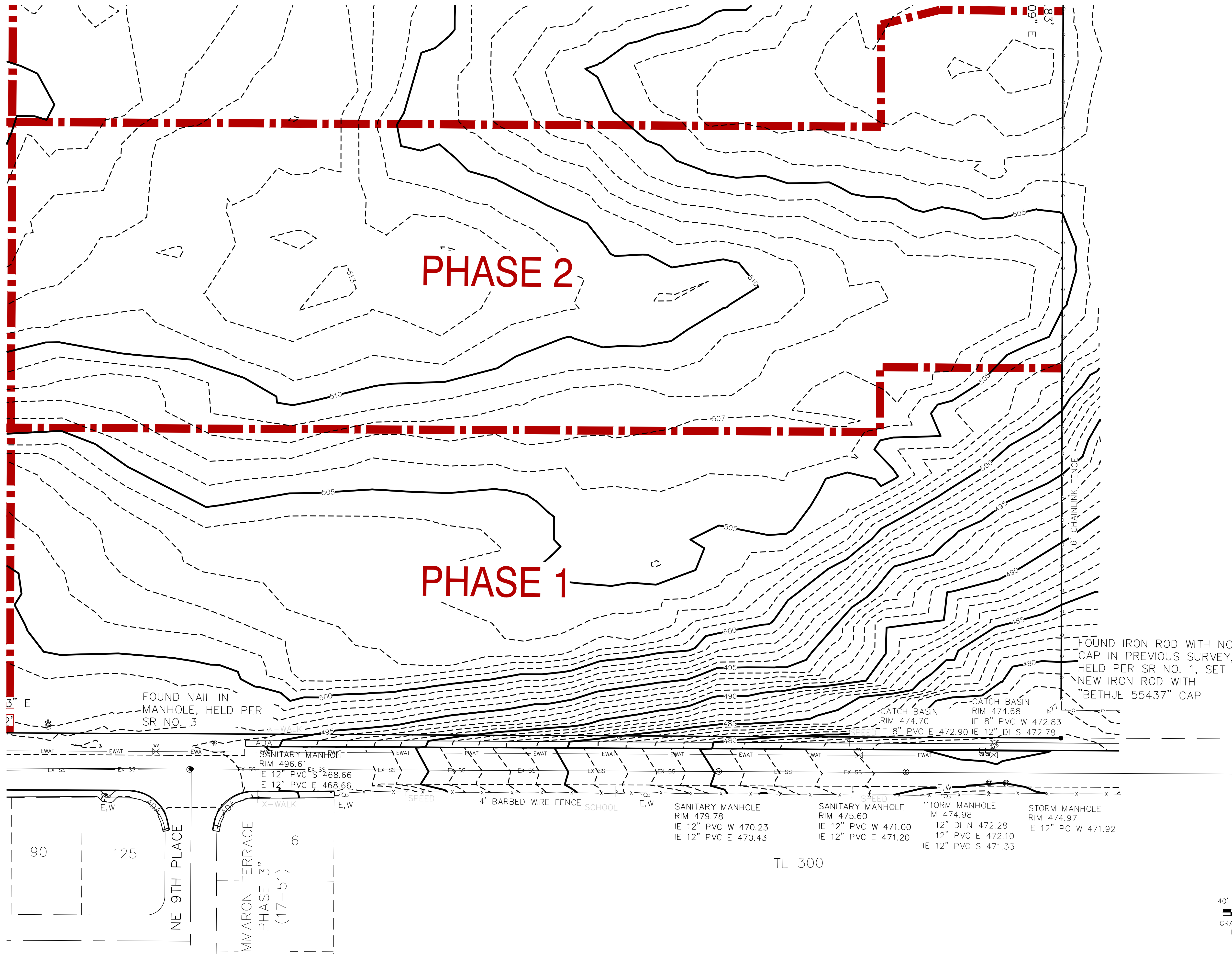
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UPLAND MEADOWS
EXISTING CONDITIONS NW

No.	REVISIONS:	DATE:

SHEET:
P1.3





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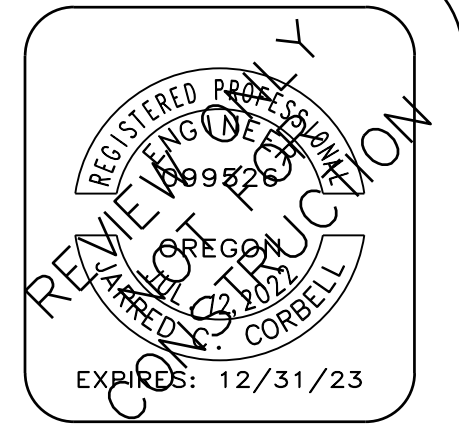
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UPLAND MEADOWS
EXISTING CONDITIONS SE

No.	REVISIONS:	DATE:

SHEET:
P1.4

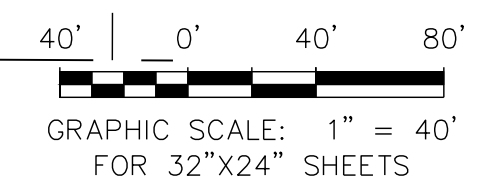
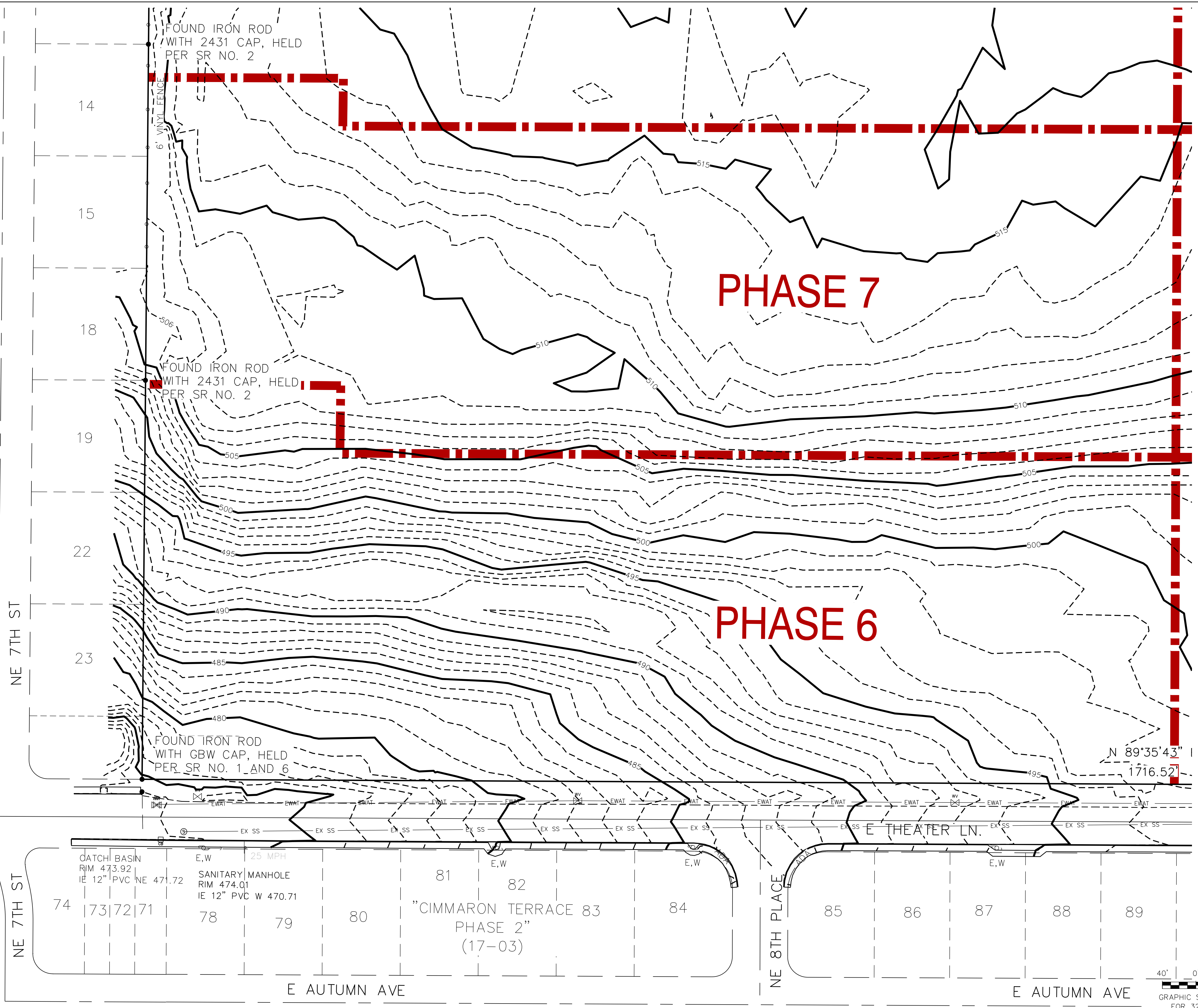


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UPLAND MEADOWS
 EXISTING
 CONDITIONS SW

No.	REVISIONS:	DATE:

SHEET:
P1.5



CATCH BASIN
 RIM 473.92
 IE 12" PVC NE 471.72

SANITARY MANHOLE
 RIM 474.01
 IE 12" PVC W 470.71

FOUND IRON ROD
 WITH 2431 CAP, HELD
 PER SR NO. 2

FOUND IRON ROD
 WITH 2431 CAP, HELD
 PER SR NO. 2

FOUND IRON ROD
 WITH GBW CAP, HELD
 PER SR NO. 1 AND 6

1
 2
 (16-29)
 "CIMMARON TERRACE
 PHASE 1"

74 73 72 71 78 79 80 "CIMMARON TERRACE PHASE 2" (17-03) 81 82 83 84 85 86 87 88 89

NE 7TH ST NE 8TH PLACE E AUTUMN AVE E THEATER LN.

SITE DESIGN:

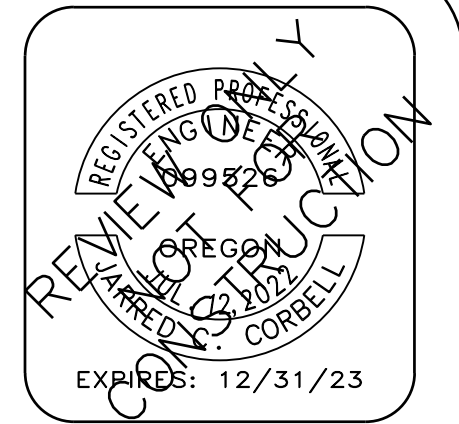
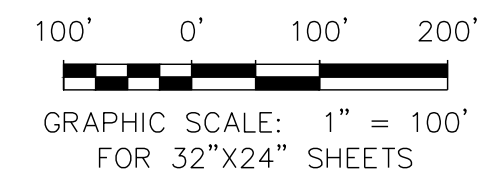
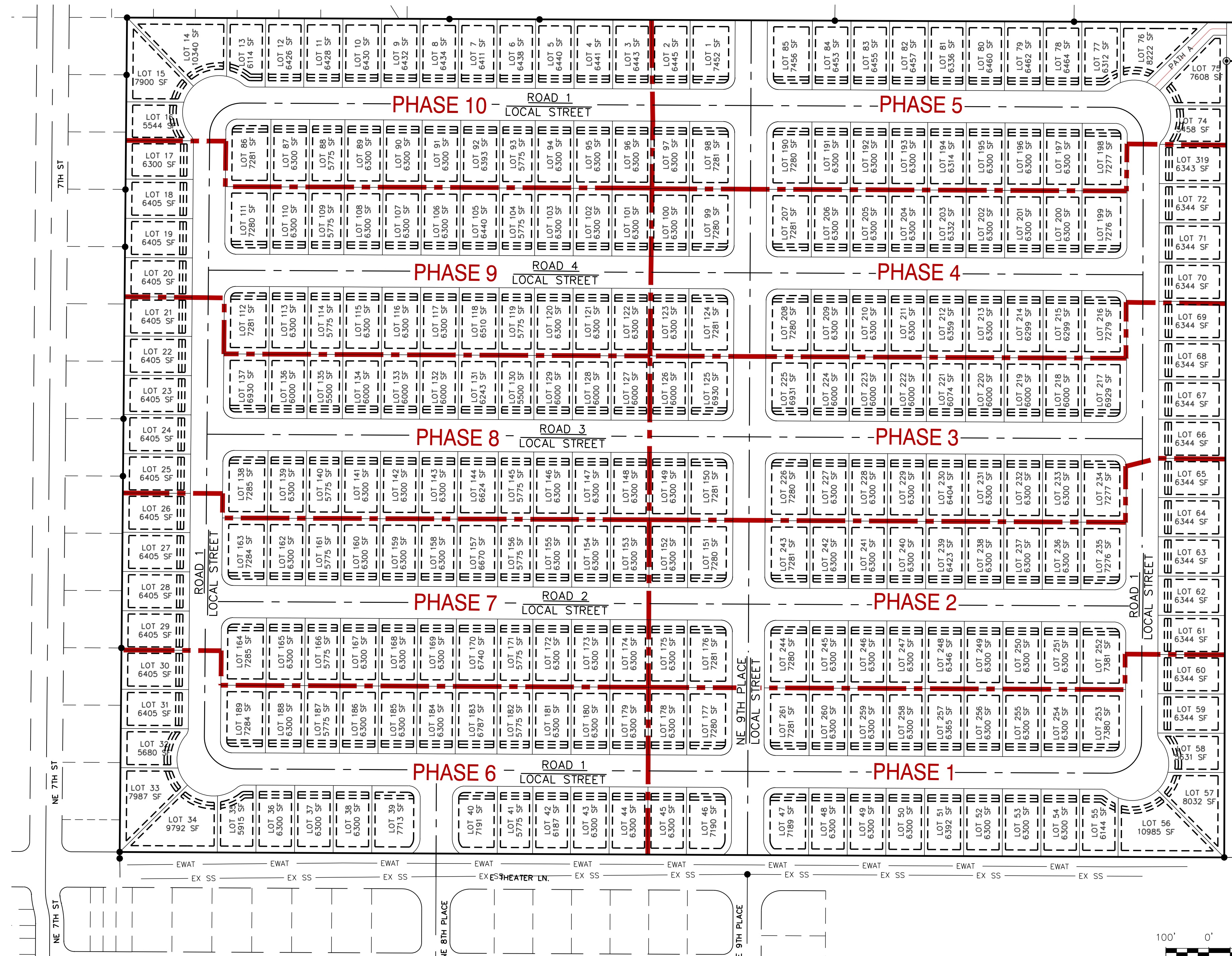
ZONING: R3
 TOTAL ACRES: 51.93 ACRES
 TOTAL # OF LOTS: 261
 OPEN SPACE AREA: 3,237 S.F.

R3 LOT REQUIREMENTS:

MINIMUM INTERIOR LOT SIZE: 5,000 SF
 MINIMUM CORNER LOT SIZE: 6,000 SF
 MINIMUM INTERIOR LOT WIDTH: 60' (VARIANCE REQUESTED ON 18 LOTS TO ALLOW FOR A WIDTH REDUCTION OF 5' OR LESS)
 MINIMUM CORNER LOT WIDTH: 75'
 MINIMUM CUL-DE-SAC LOT WIDTH: 25'
 MINIMUM LOT DEPTH: 80'
 MAXIMUM BUILDING HEIGHT: 35'
 MAXIMUM LOT COVERAGE: 45% (DECKS AND PORCHES CAN COVER AN ADDITIONAL 5%)

SETBACKS:

FRONT: 15'
 GARAGE: 20'
 PORCH/PATIO: 10'
 SIDE: 5'
 CORNER: 10'
 REAR : 10' +1' FOR EVERY FOOT THE BUILDING HEIGHT EXCEEDS 15'



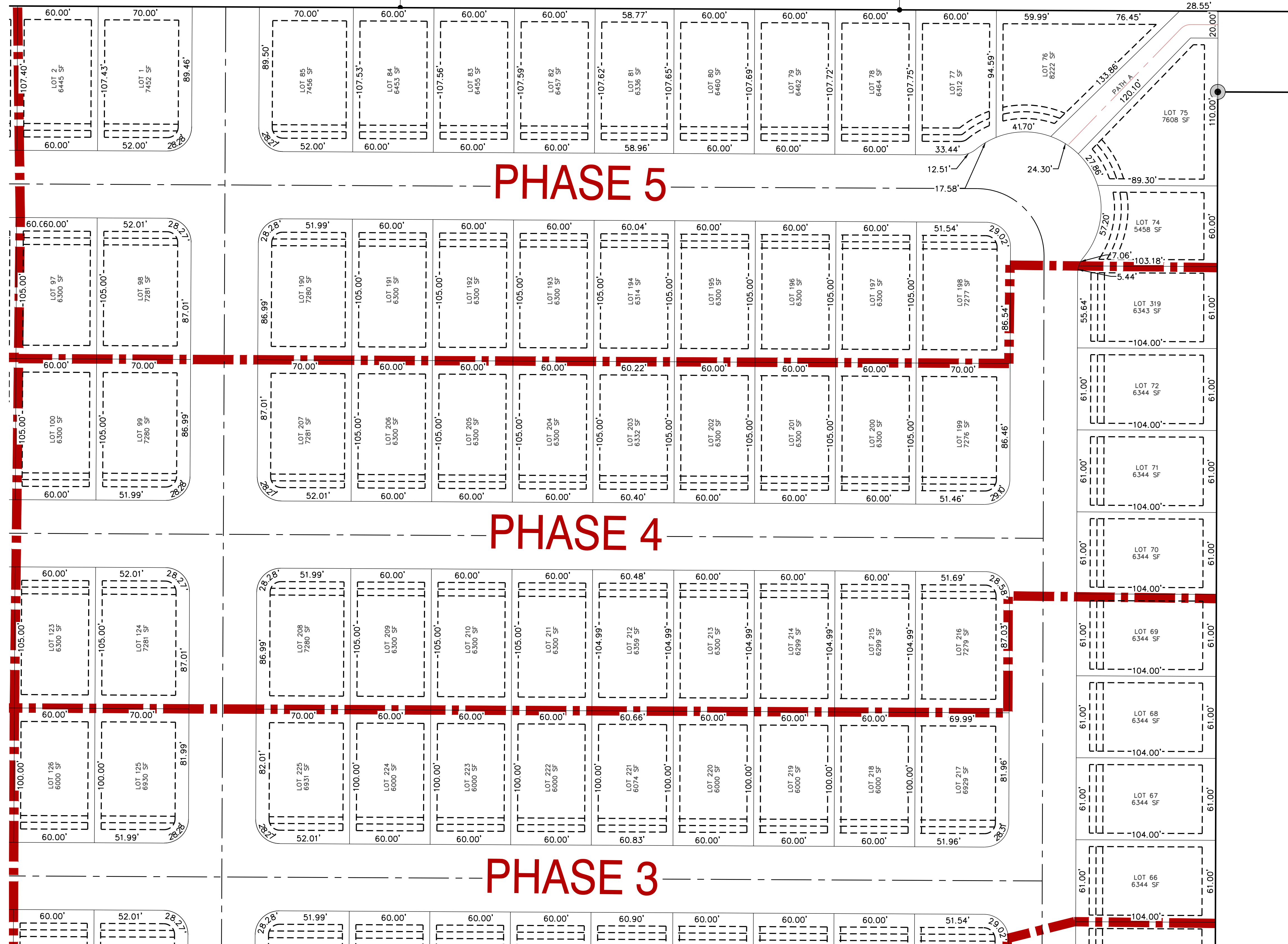
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UPLAND MEADOWS
 TENTATIVE PLAT
 OVERVIEW

No.	REVISIONS:	DATE:

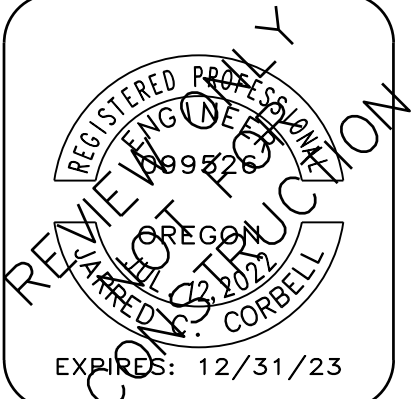
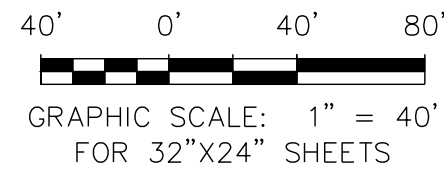
SHEET:
P2.0



PHASE 5

PHASE 4

PHASE 3



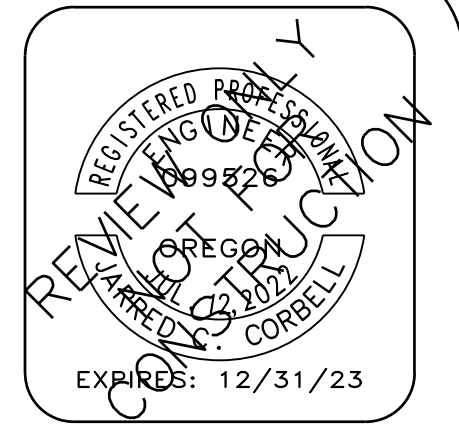
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UPLAND MEADOWS
 TENTATIVE PLAT NE

No.	REVISIONS:	DATE:

SHEET:
P2.1



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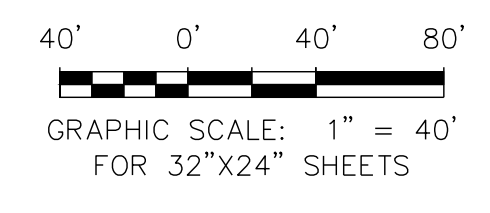
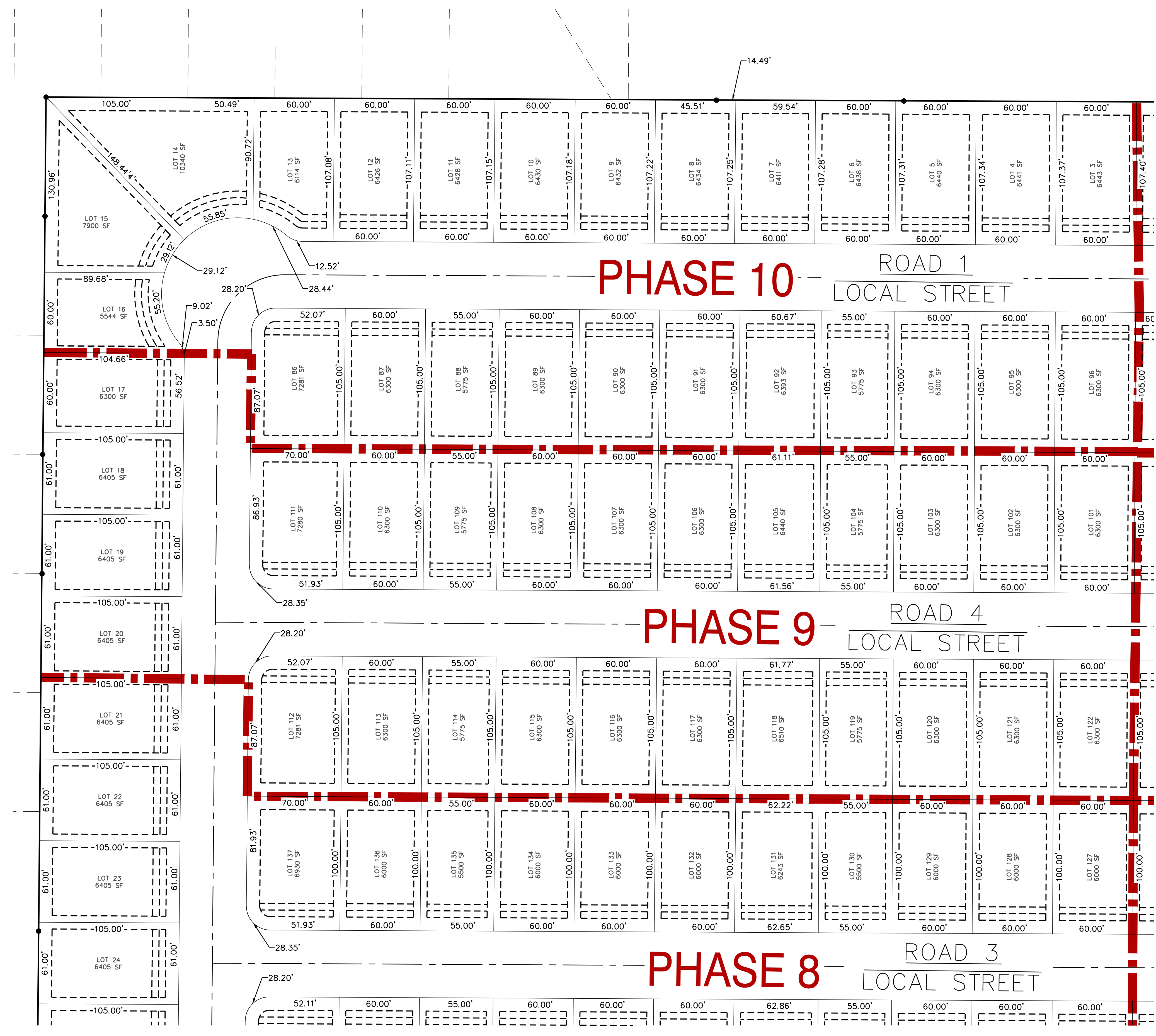
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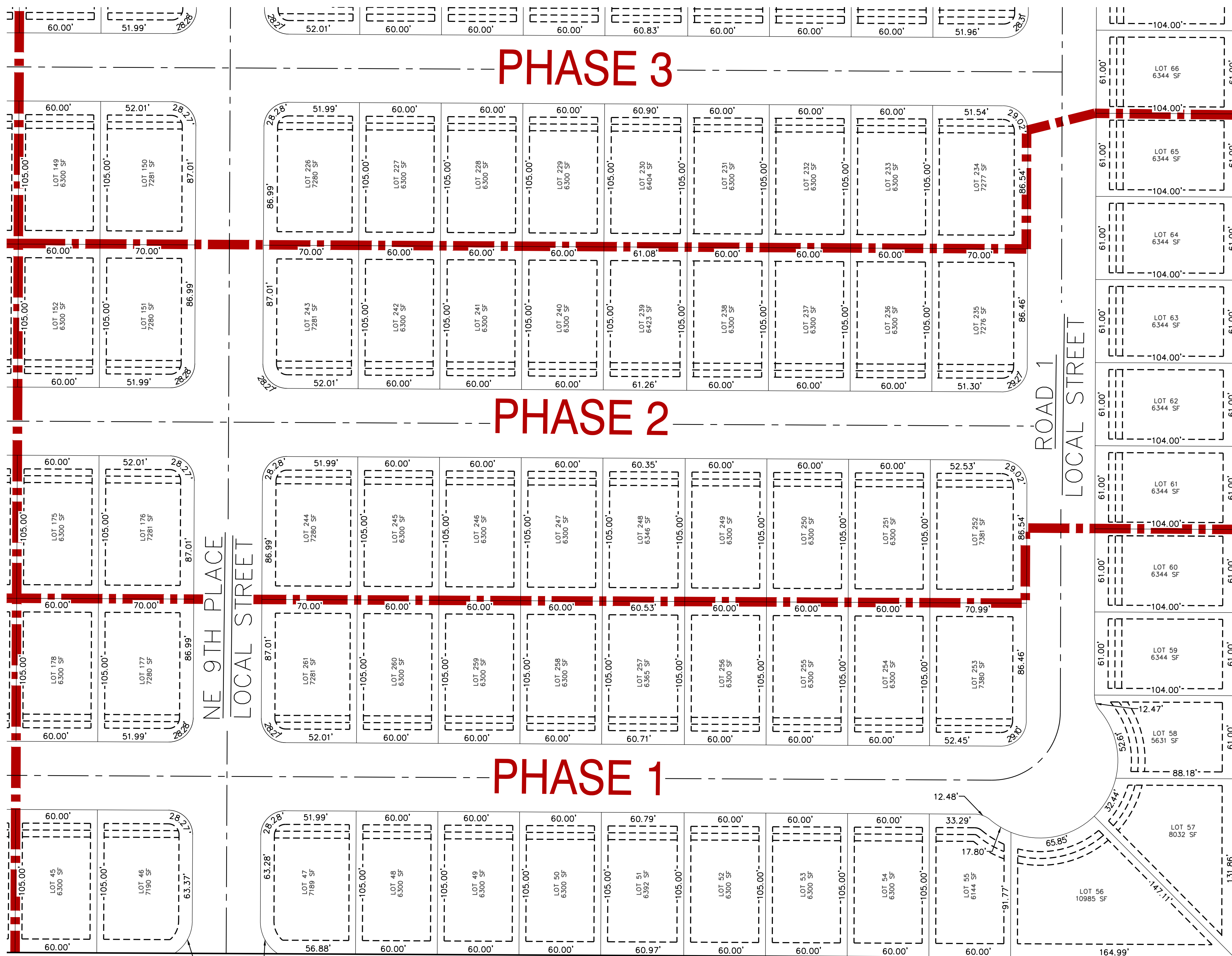
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UPLAND MEADOWS
 TENTATIVE PLAT NW

No.	REVISIONS:	DATE:

SHEET:
P2.2





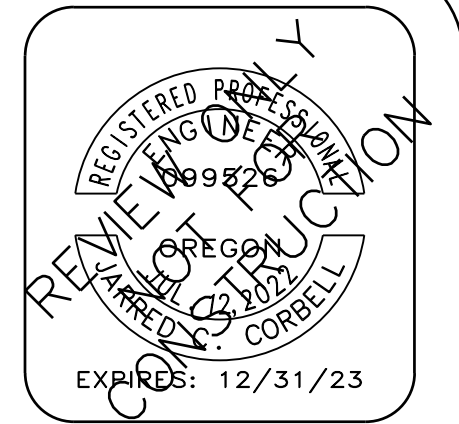
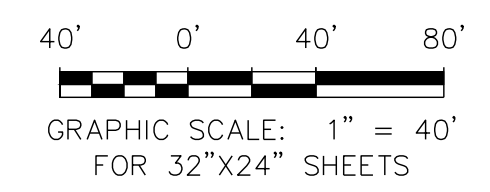
PHASE 3

PHASE 2

PHASE 1

NE 9TH PLACE
LOCAL STREET

ROAD 1
LOCAL STREET



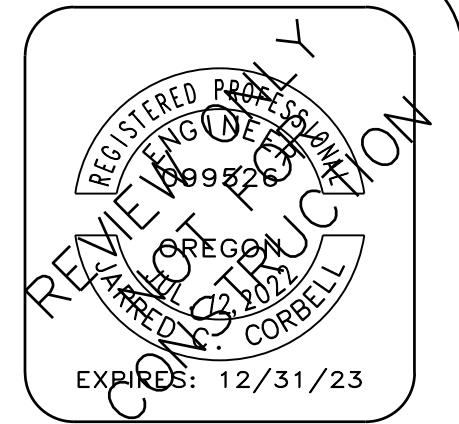
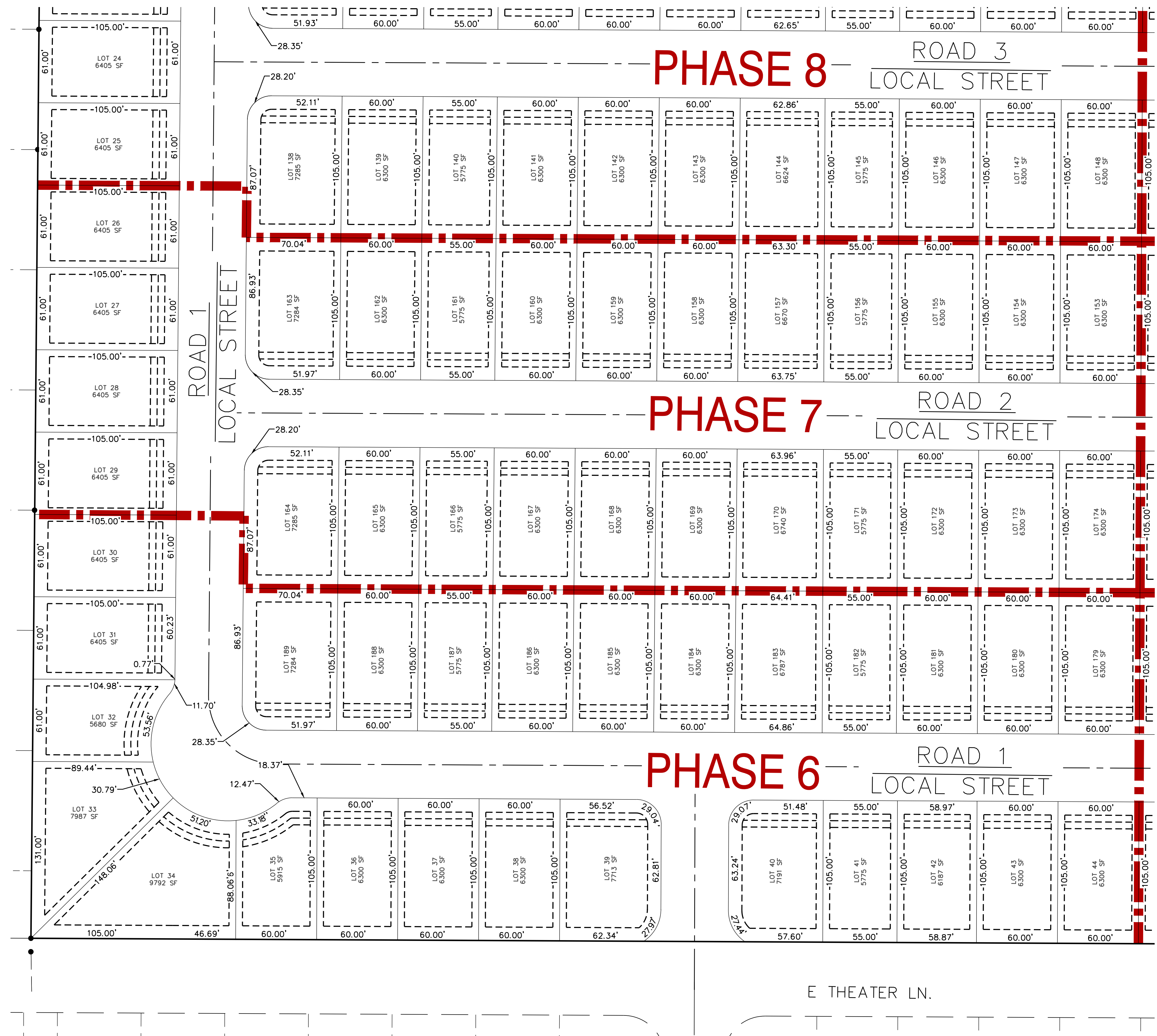
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UPLAND MEADOWS
 TENTATIVE PLAT SE

No.	REVISIONS:	DATE:

SHEET:
P2.3



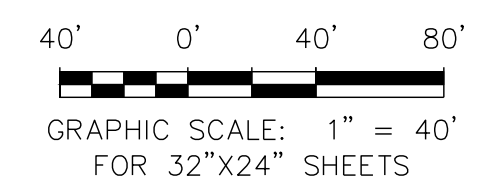
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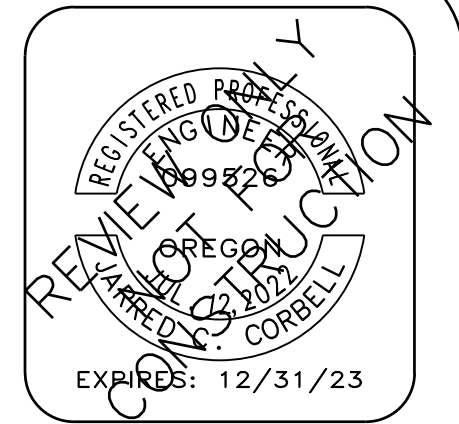
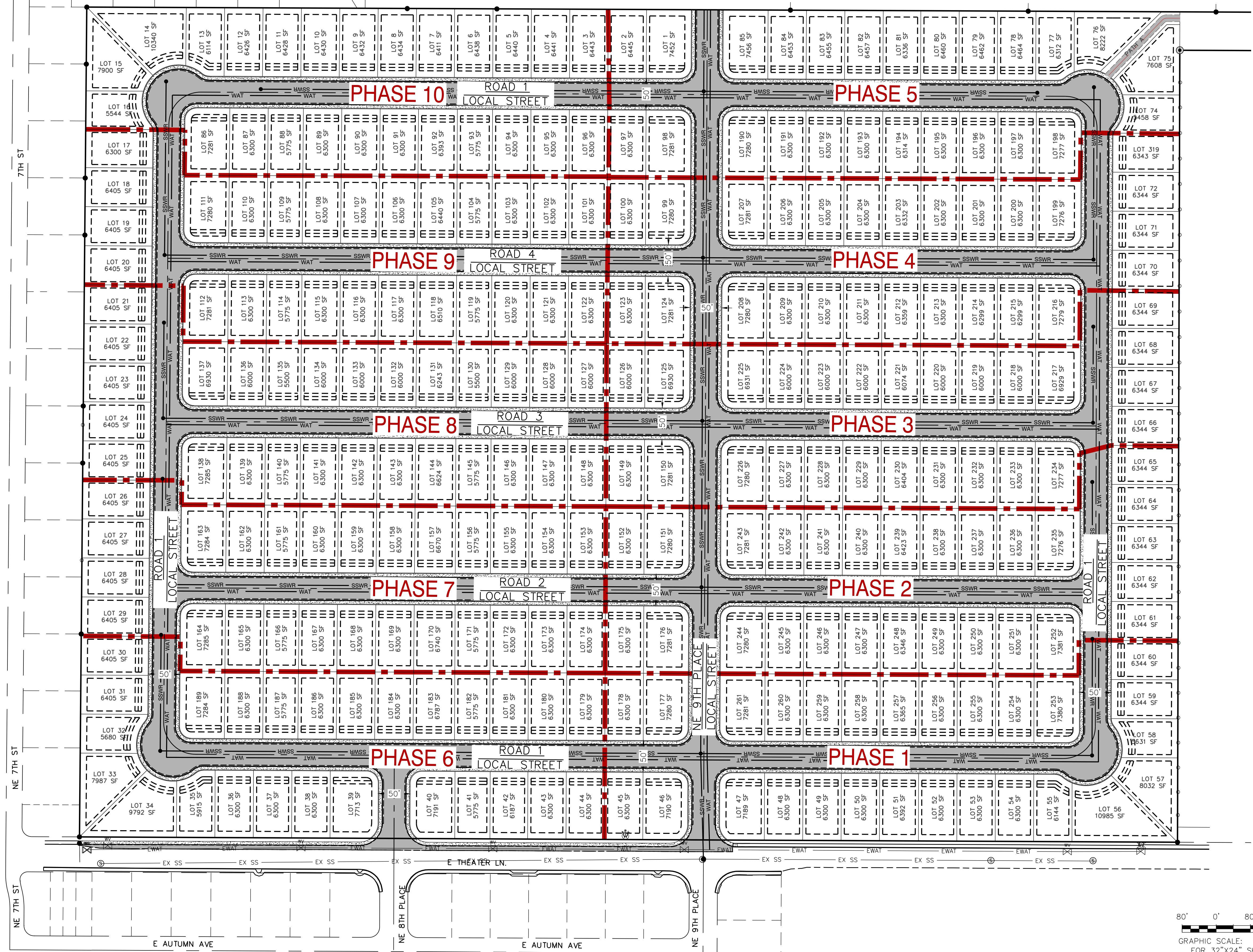
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UPLAND MEADOWS
 TENTATIVE PLAT SW

No.	REVISIONS:	DATE:

SHEET:
P2.4





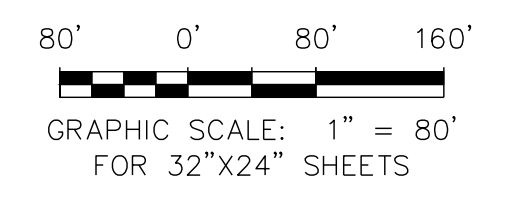
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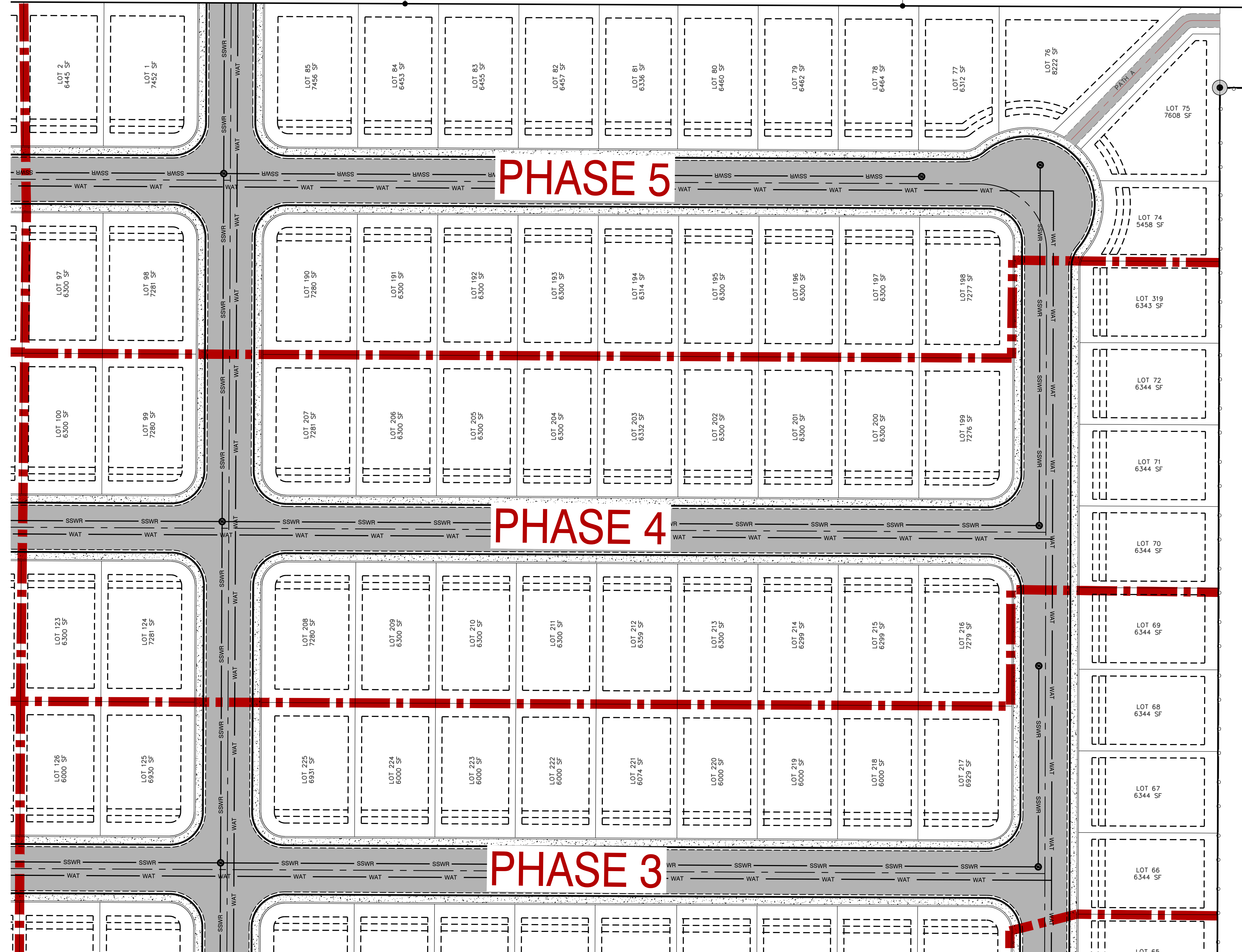
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UPLAND MEADOWS
 TENTATIVE UTILITY
 PLAN OVERVIEW

No.	REVISIONS:	DATE:

SHEET:
P3.0

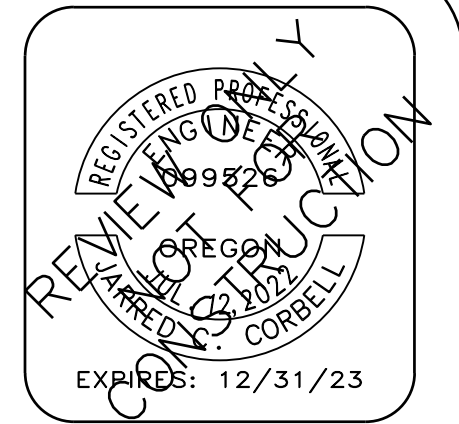
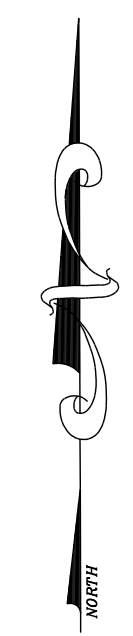
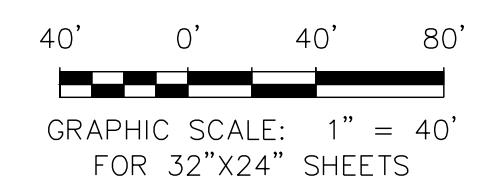




PHASE 5

PHASE 4

PHASE 3



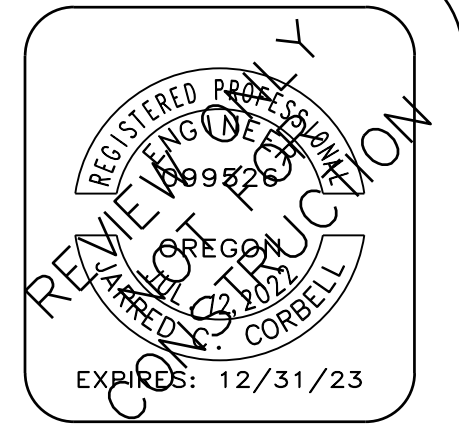
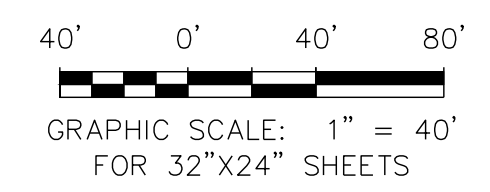
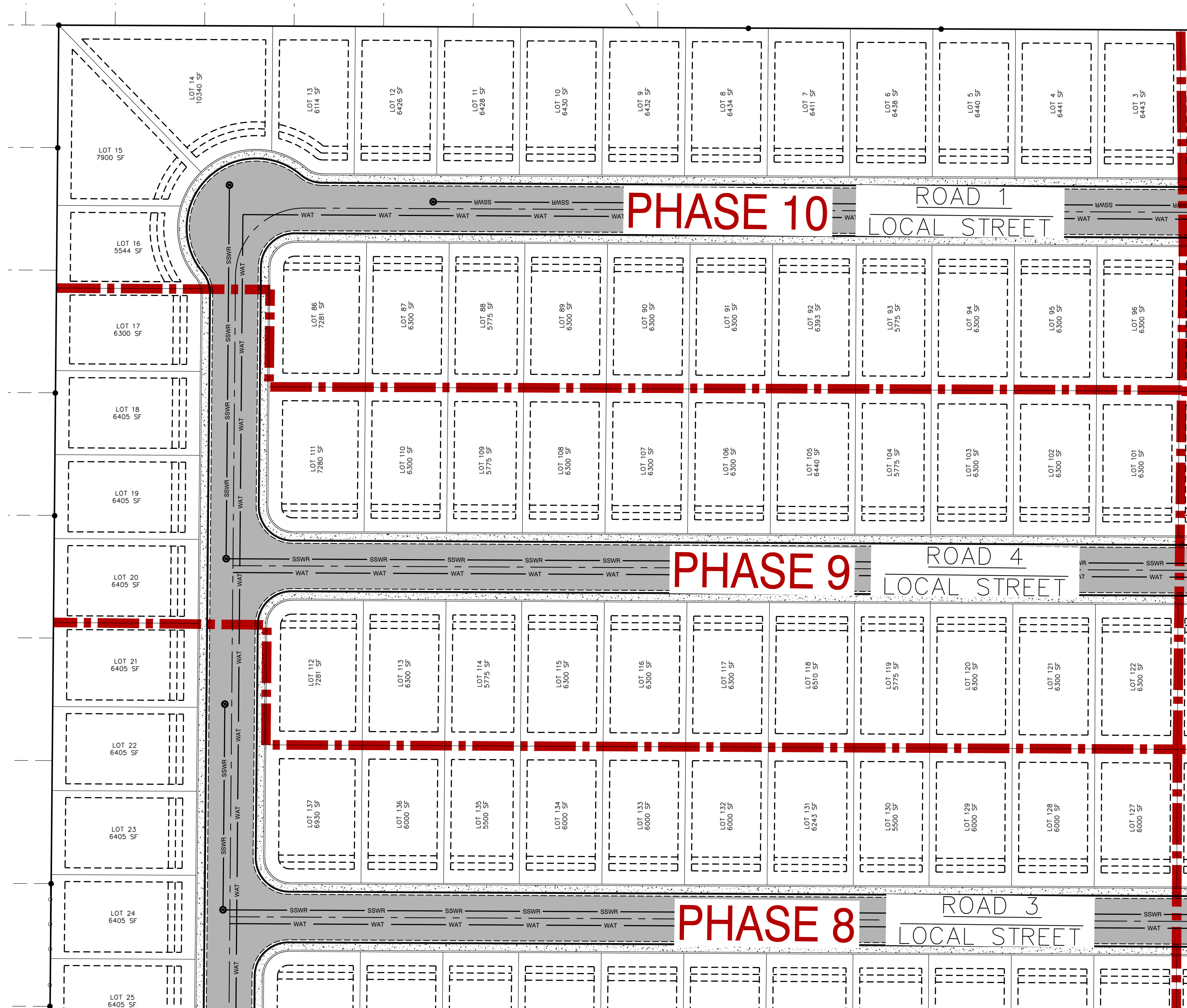
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UPLAND MEADOWS
 TENTATIVE UTILITY
 PLAN NE

No.	REVISIONS:	DATE:

SHEET:
P3.1



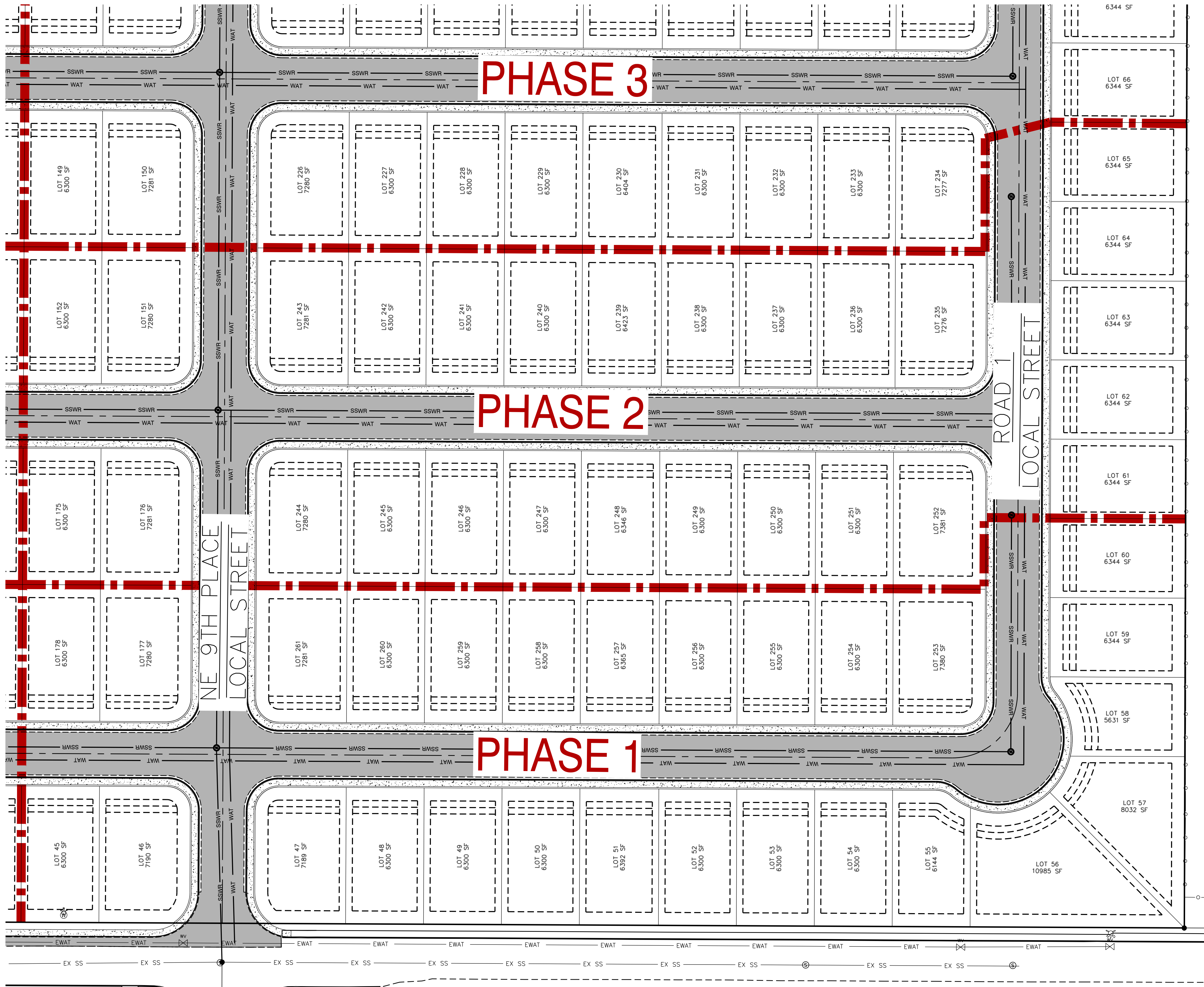
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UPLAND MEADOWS
 TENTATIVE UTILITY
 PLAN NW

No.	REVISIONS:	DATE:

SHEET:
P3.2



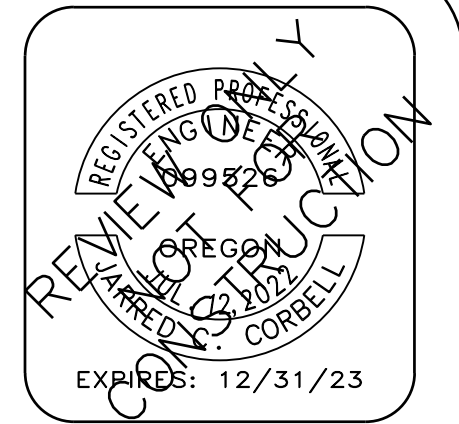
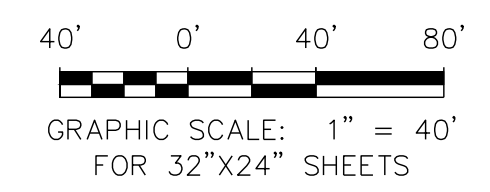
PHASE 3

PHASE 2

PHASE 1

NE 9TH PLACE
LOCAL STREET

ROAD 1
LOCAL STREET



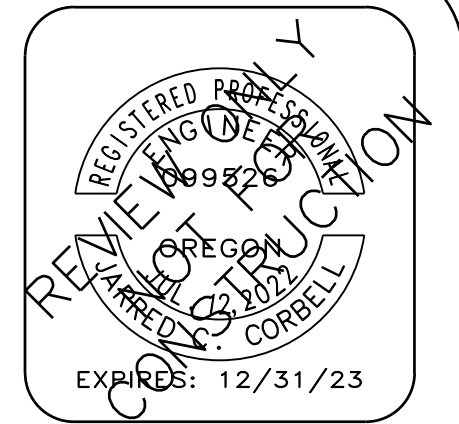
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UPLAND MEADOWS
 TENTATIVE UTILITY
 PLAN SE

No.	REVISIONS:	DATE:

SHEET:
P3.3



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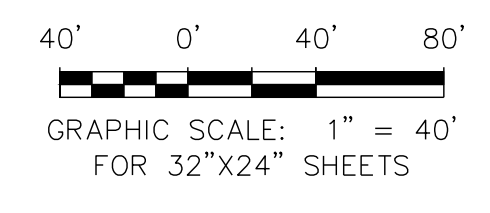
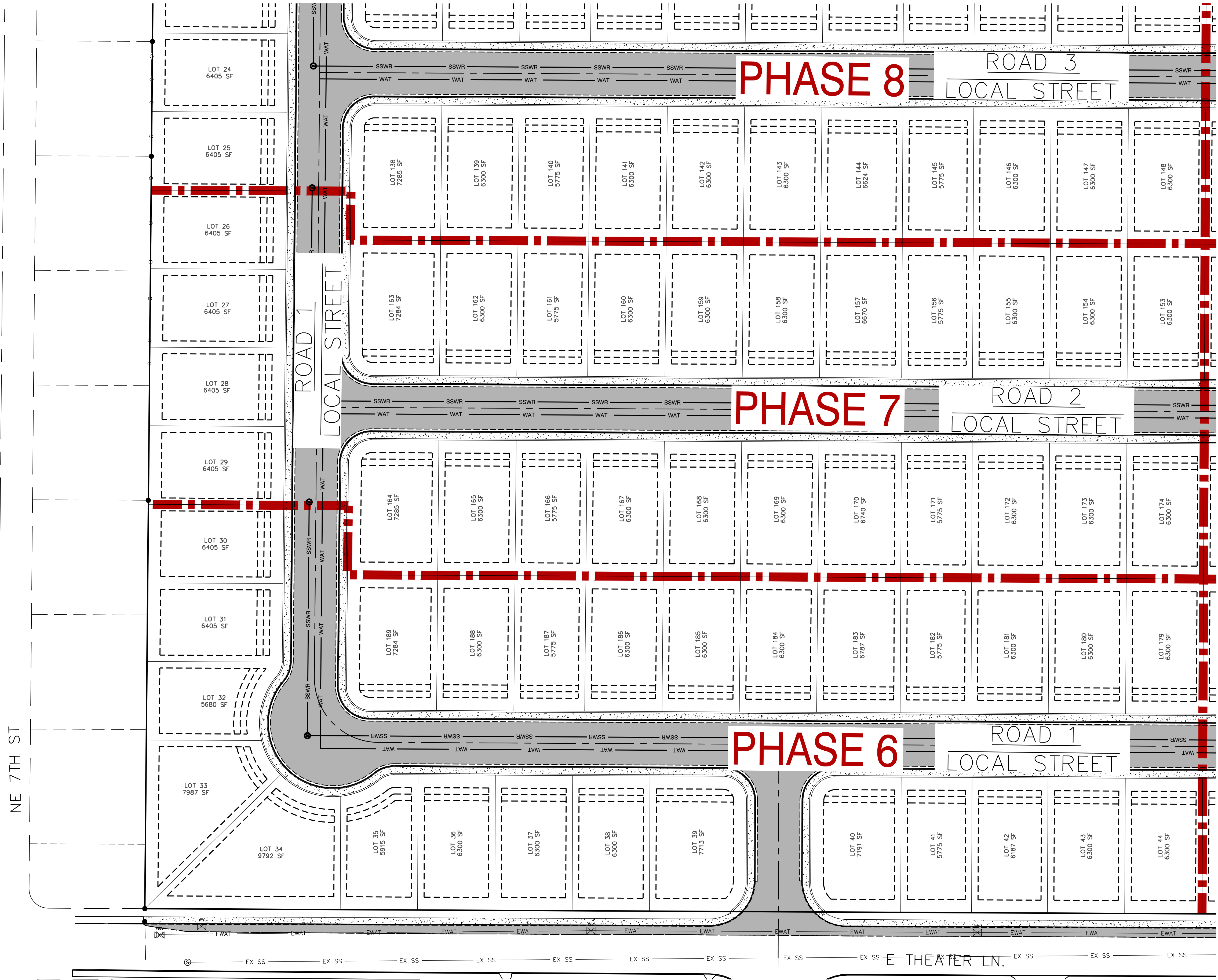
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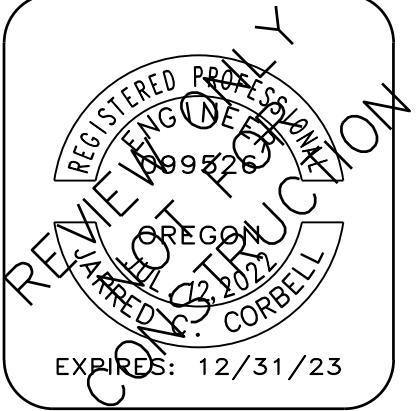
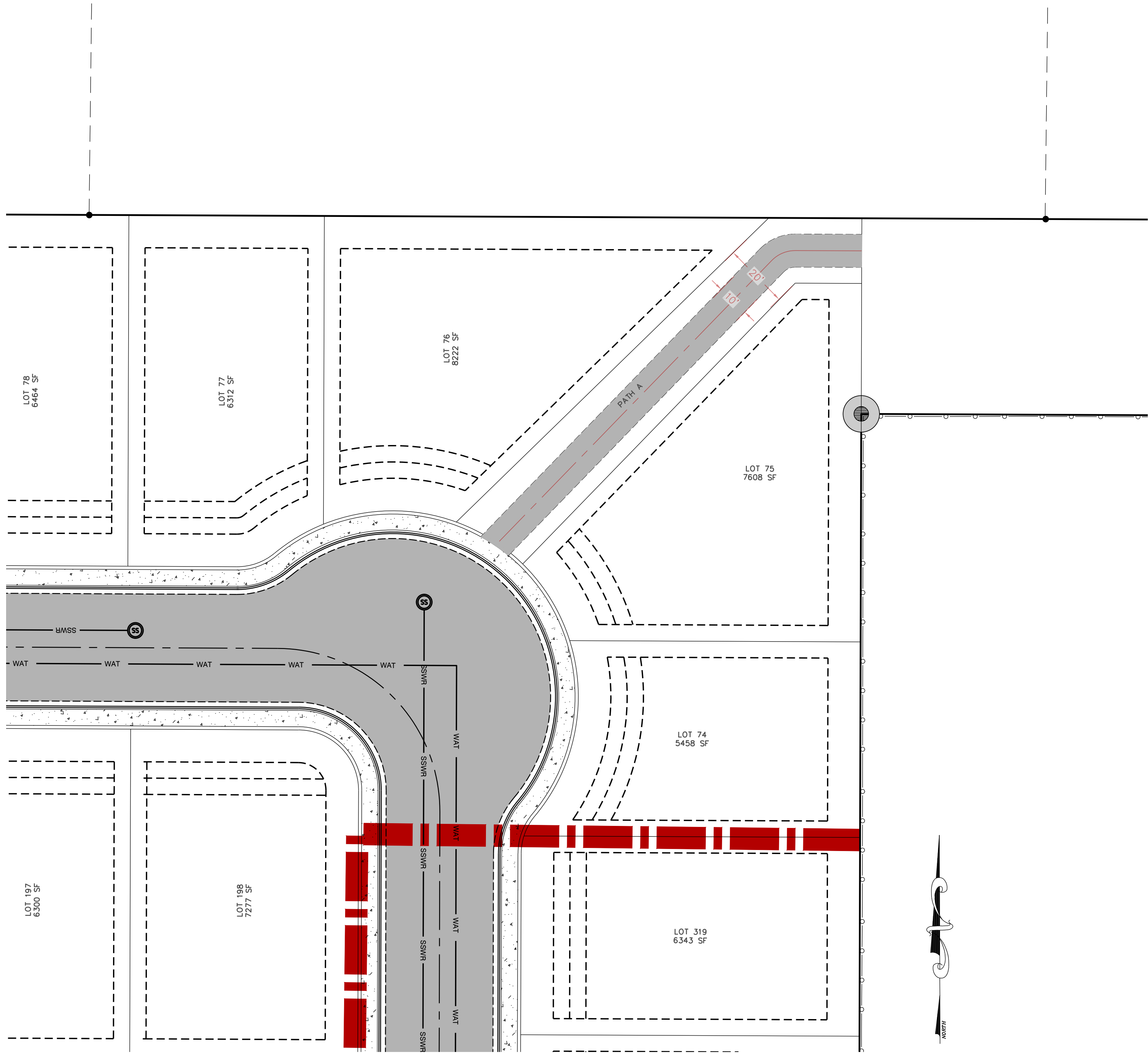
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UPLAND MEADOWS
 TENTATIVE UTILITY
 PLAN SW

No.	REVISIONS:	DATE:

SHEET:
P3.4





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UPLAND MEADOWS
 TRAIL CONNECTION

No.	REVISIONS:	DATE:

SHEET:
P4.0