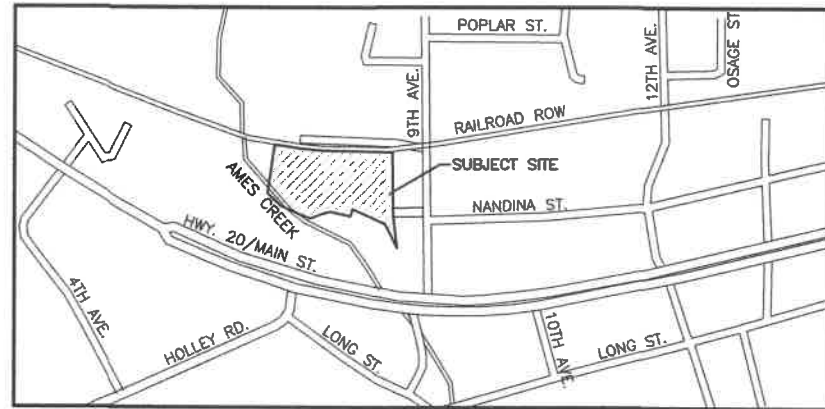
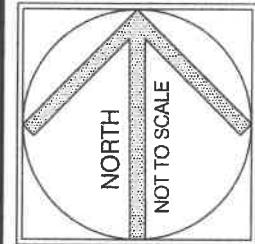


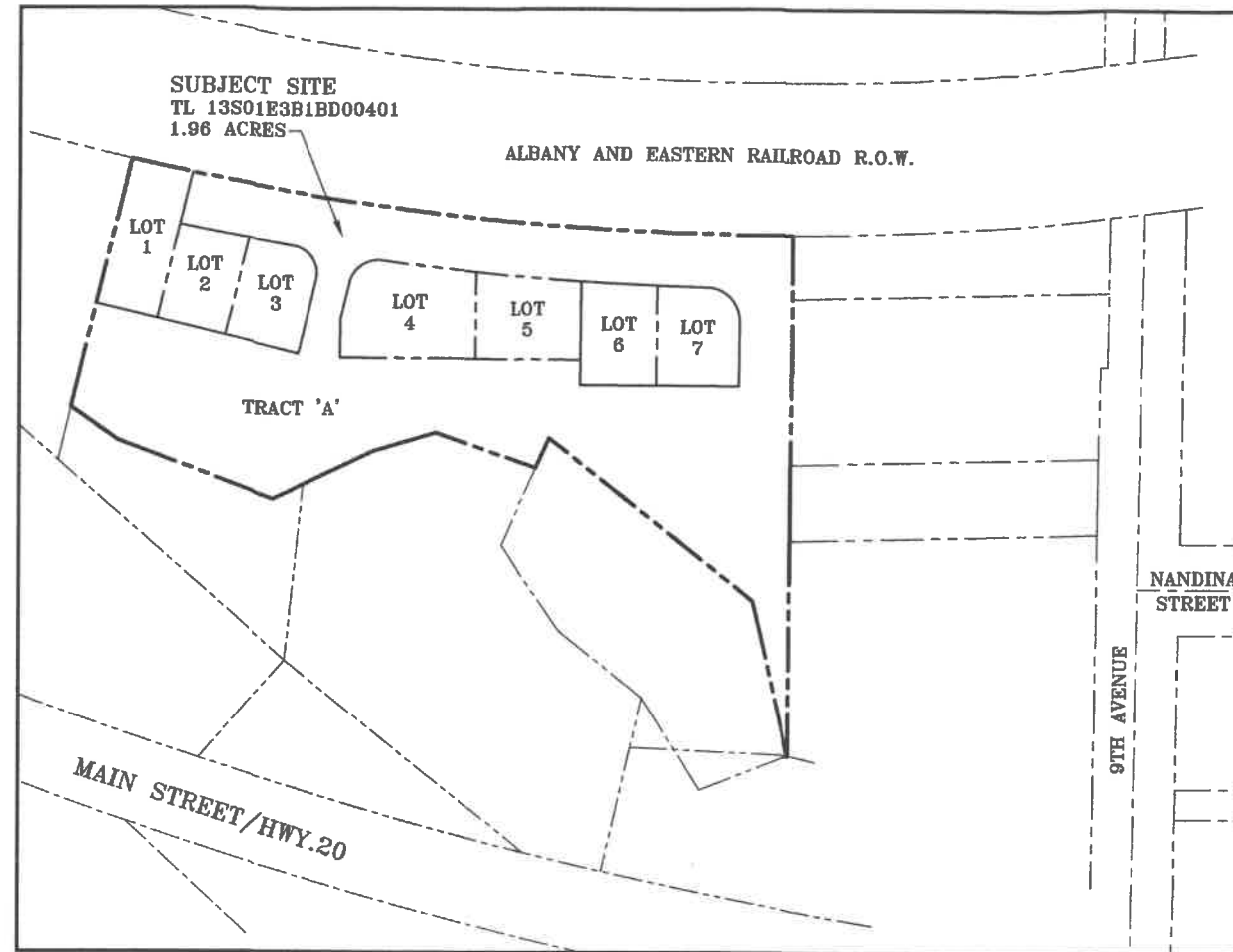
9TH AVENUE PLANNED DEVELOPMENT

SWEET HOME, ORE.

Cascadia
 Planning + Development Services
 PO Box 1920
 Silverton, Oregon 97381
 503-804-1089
 steve@cascadiapd.com
 www.cascadiapd.com



VICINITY MAP



SITE MAP

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- P-8 PRELIMINARY SANITARY SEWER & WATER PLAN
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- P-10A PRELIMINARY PRIVATE STREET A PLAN (5+00-8+00)

APPLICANT / PROPERTY OWNER

GOOD FAITH MANAGEMENT, LLC
 PO BOX 412212
 EUGENE, OR 97404
 541-520-1265
 CONTACT: JANIS VANAGS

LAND SURVEYOR

UDELL ENGINEERING & LAND SURVEYING, LLC
 63 EAST ASH STREET
 LEBANON, OR 97355
 541-451-5125
 CONTACT: KYLE LATIMER, PE, PLS

APPLICANT'S REPRESENTATIVE

CASCADIA PLANNING + DEVELOPMENT SERVICES
 PO BOX 1920
 SILVERTON, OR 97038
 503-804-9294
 CONTACT: STEVE KAY, AICP

CIVIL ENGINEER

DL DESIGN GROUP
 500 W 8TH STREET, STE 205
 VANCOUVER, WA 98660
 503-644-4628
 CONTACT: GARY DARLING, PE

CITY OF SWEET HOME LAND USE APPLICATION
9TH AVENUE PLANNED DEVELOPMENT

T.L. 401, T.M. 1301E31BD
 LINN COUNTY, OREGON

9TH AVENUE
 SWEET HOME, OR 97386

COVER SHEET

OCTOBER 14, 2020

REVISIONS



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SHEET 1 OF 13

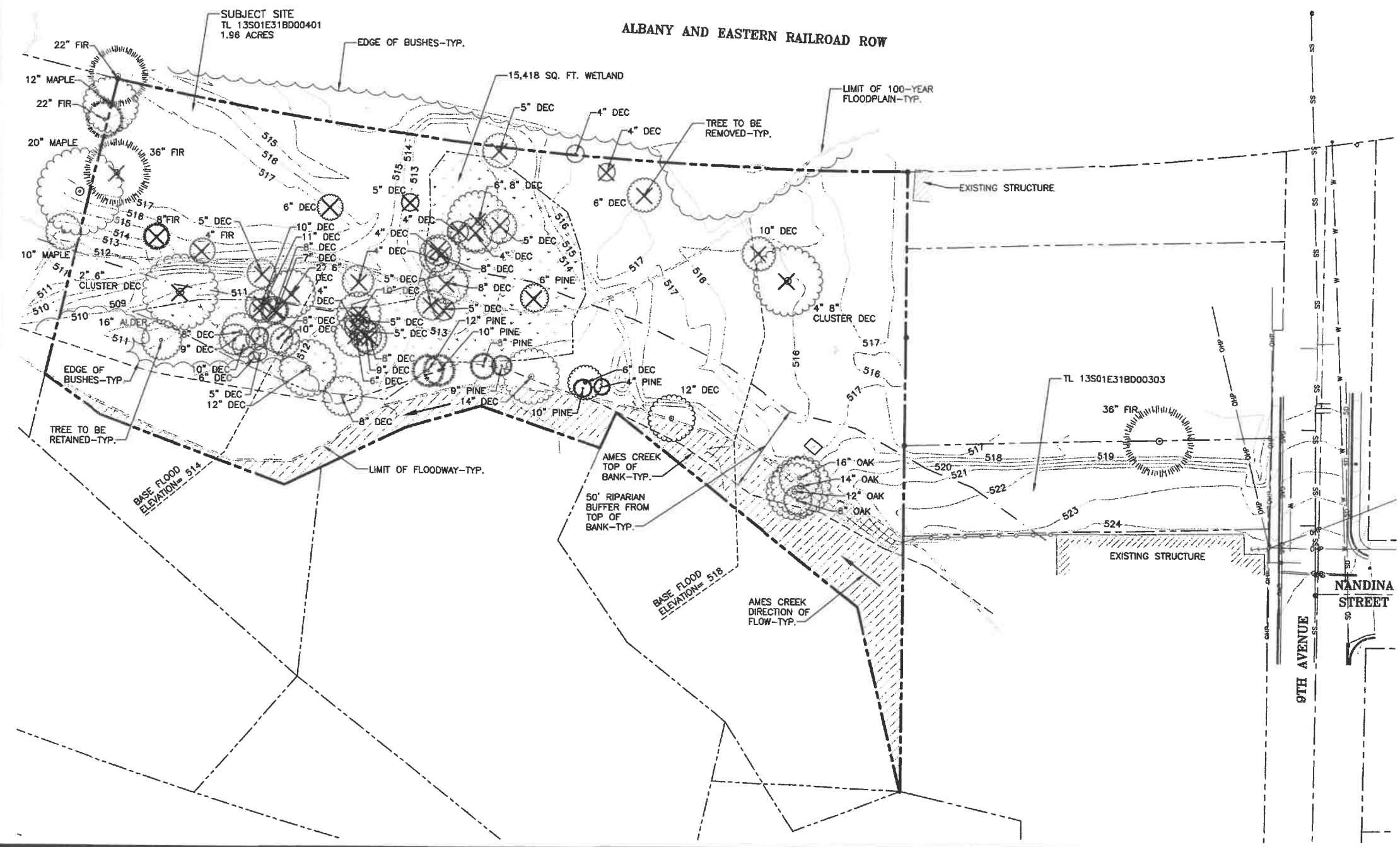
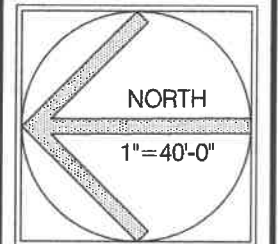
SURVEY LEGEND - EXISTING FEATURES

	CONCRETE BLOCK WALL		SANITARY SEWER MANHOLE
	TOP OF SLOPE		UTILITY VAULT
	WIRE FENCE		LIGHT POLE
	WOOD FENCE		ELECTRIC PEDESTAL
	MINOR CONTOUR		DECIDUOUS TREE
	MAJOR CONTOUR		STUMP
	SANITARY SEWER LINE		SURVEY FOUND MONUMENT
	WATER LINE		DECIDUOUS
	ELECTRIC LINE		BIRCH
	FIRE HYDRANT		IRRIGATION CONTROL VALVE
	WATER VALVE		HANDICAP PARKING
	CATCH BASIN / AREA DRAIN		

GENERAL NOTES:

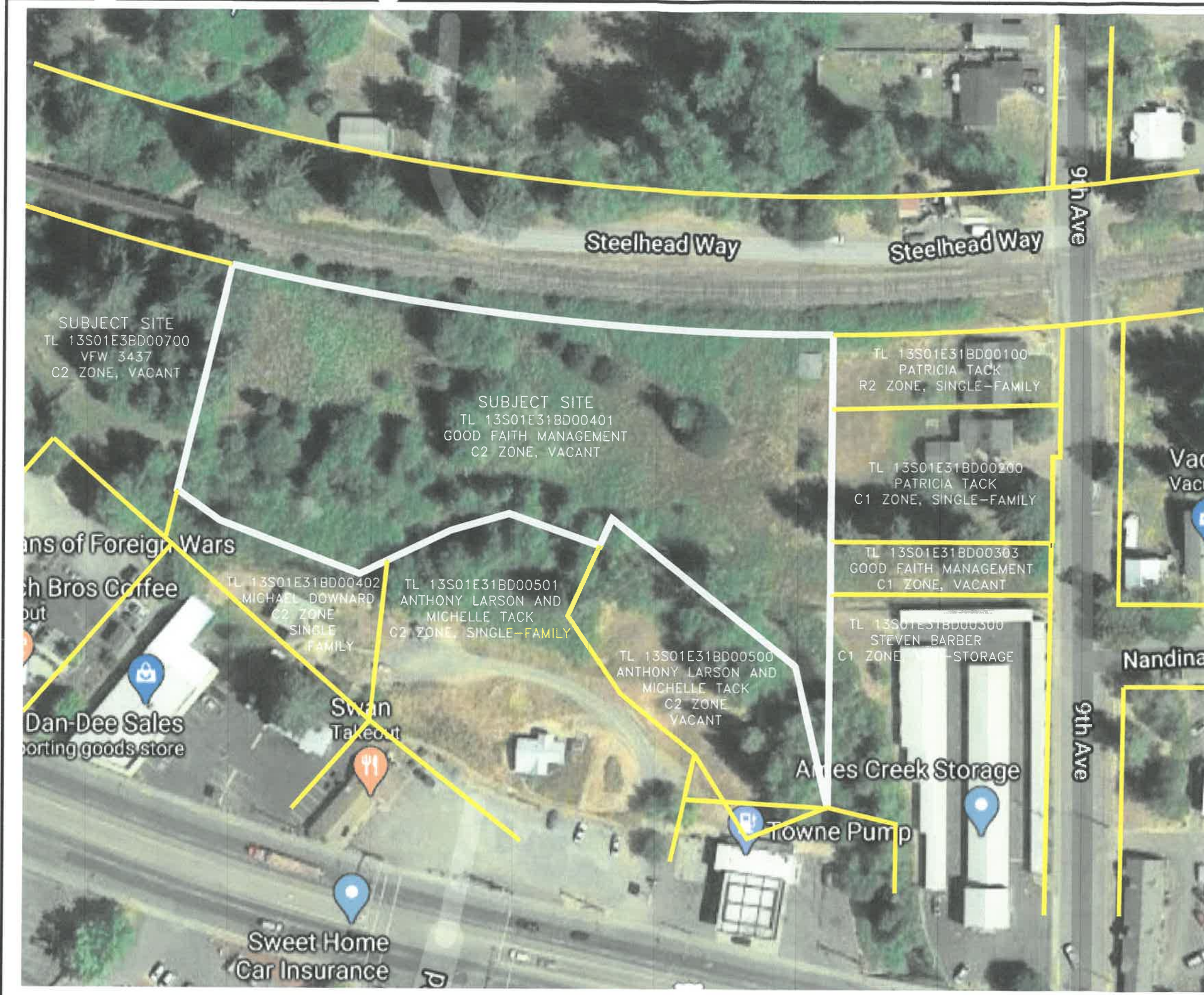
1. BENCHMARK INFORMATION. TRAVERSE PK NAIL LOCATED IN THE SOUTHEASTERLY CORNER OF THE HOTEL PARKING LOT. ELEVATION DETERMINED BY STATIC GPS OBSERVATION NGS OPUS RAPID-STATIC SOLUTION DATED 10/18/16. ELEVATION=37.32' (NAVD88)
2. UNDERGROUND UTILITIES SHOWN HEREON ARE FROM READILY IDENTIFIABLE SURFACE INDICATORS AND UTILITY SERVICE PROVIDER PAINT MARKS. SEWER, ELECTRIC AND WATER PAINT MARKS WERE PRESENT AT THE TIME OF THIS SURVEY. NO CERTIFICATION CAN BE MADE REGARDING THE ACCURACY OR COMPLETENESS OF THE UNDERGROUND UTILITIES ON OR NEAR THE SUBJECT PROPERTY.
3. BOUNDARY DETERMINATION HOLDS RECORD BEARINGS AND DISTANCES PER MULTNOMAH COUNTY PARTITION PLAT NO. 1993-102.

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 LINN COUNTY, OREGON
 9TH AVENUE
 SWEET HOME, OR 97386

EXISTING CONDITIONS
 OCTOBER 14, 2020
 REVISIONS



SUBJECT SITE
 TL 13S01E31BD00700
 VFW 3437
 C2 ZONE, VACANT

SUBJECT SITE
 TL 13S01E31BD00401
 GOOD FAITH MANAGEMENT
 C2 ZONE, VACANT

TL 13S01E31BD00100
 PATRICIA TACK
 R2 ZONE, SINGLE-FAMILY

TL 13S01E31BD00200
 PATRICIA TACK
 C1 ZONE, SINGLE-FAMILY

TL 13S01E31BD00303
 GOOD FAITH MANAGEMENT
 C1 ZONE, VACANT

TL 13S01E31BD00300
 STEVEN BARBER
 C1 ZONE, STORAGE

TL 13S01E31BD00402
 MICHAEL DOWNARD
 C2 ZONE
 SINGLE FAMILY

TL 13S01E31BD00501
 ANTHONY LARSON AND
 MICHELLE TACK
 C2 ZONE, SINGLE-FAMILY

TL 13S01E31BD00500
 ANTHONY LARSON AND
 MICHELLE TACK
 C2 ZONE
 VACANT

ans of Foreign Wars

h Bros Coffee
 out

Dan-Dee Sales
 sporting goods store

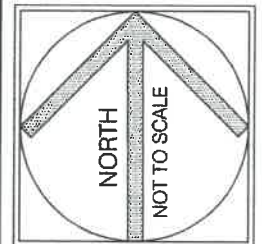
Swan
 Takeout

Ames Creek Storage

Towne Pump

Sweet Home
 Car Insurance

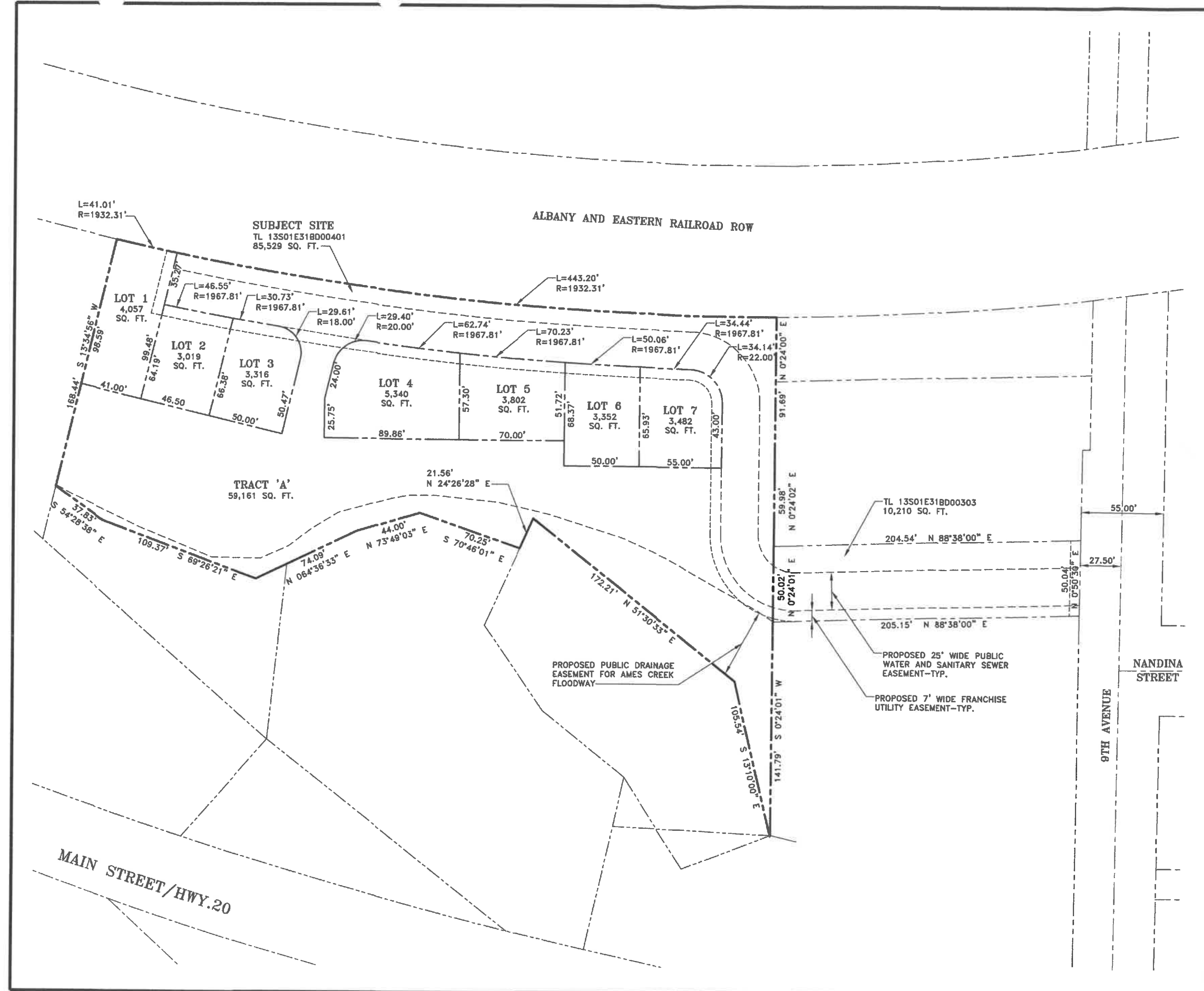
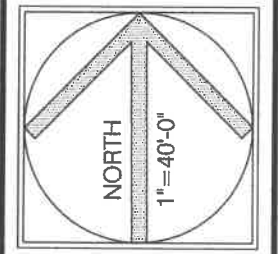
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AERIAL PHOTO/
 LAND USE PLAN
 OCTOBER 14, 2020
 REVISIONS
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 SHEET 3 OF 13



CITY OF SWEET HOME LAND USE APPLICATION
9TH AVENUE PLANNED DEVELOPMENT

T.L. 401, T.M. 1301E31BD
 LINN COUNTY, OREGON

9TH AVENUE
 SWEET HOME, OR 97386

PRELIMINARY PLAT

OCTOBER 14, 2020

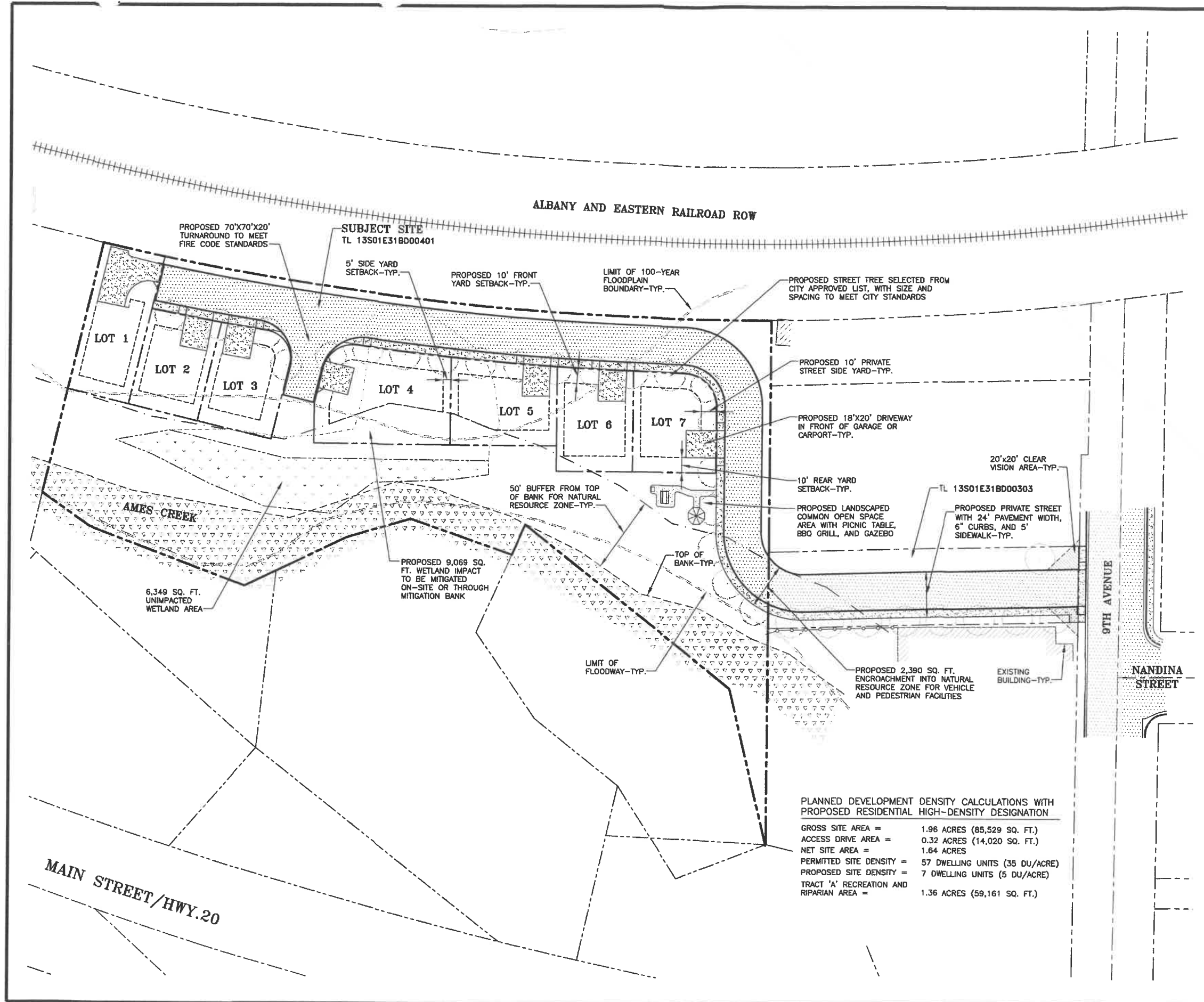
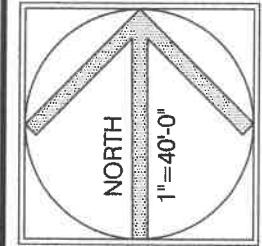
REVISIONS

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SHEET 4 OF 13



CITY OF SWEET HOME LAND USE APPLICATION

9TH AVENUE PLANNED DEVELOPMENT

T.L. 401, T.M. 1301E31BD
LINN COUNTY, OREGON

9TH AVENUE
SWEET HOME, OR 97386

PLANNED DEVELOPMENT DENSITY CALCULATIONS WITH PROPOSED RESIDENTIAL HIGH-DENSITY DESIGNATION

GROSS SITE AREA =	1.96 ACRES (85,529 SQ. FT.)
ACCESS DRIVE AREA =	0.32 ACRES (14,020 SQ. FT.)
NET SITE AREA =	1.64 ACRES
PERMITTED SITE DENSITY =	57 DWELLING UNITS (35 DU/ACRE)
PROPOSED SITE DENSITY =	7 DWELLING UNITS (5 DU/ACRE)
TRACT 'A' RECREATION AND RIPARIAN AREA =	1.36 ACRES (59,161 SQ. FT.)

PRELIMINARY SITE PLAN

OCTOBER 14, 2020

REVISIONS

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SHEET 5 OF 13