

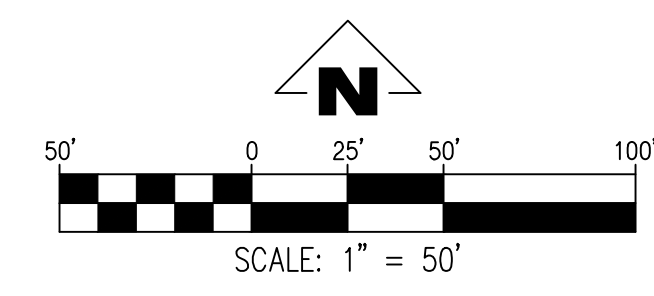
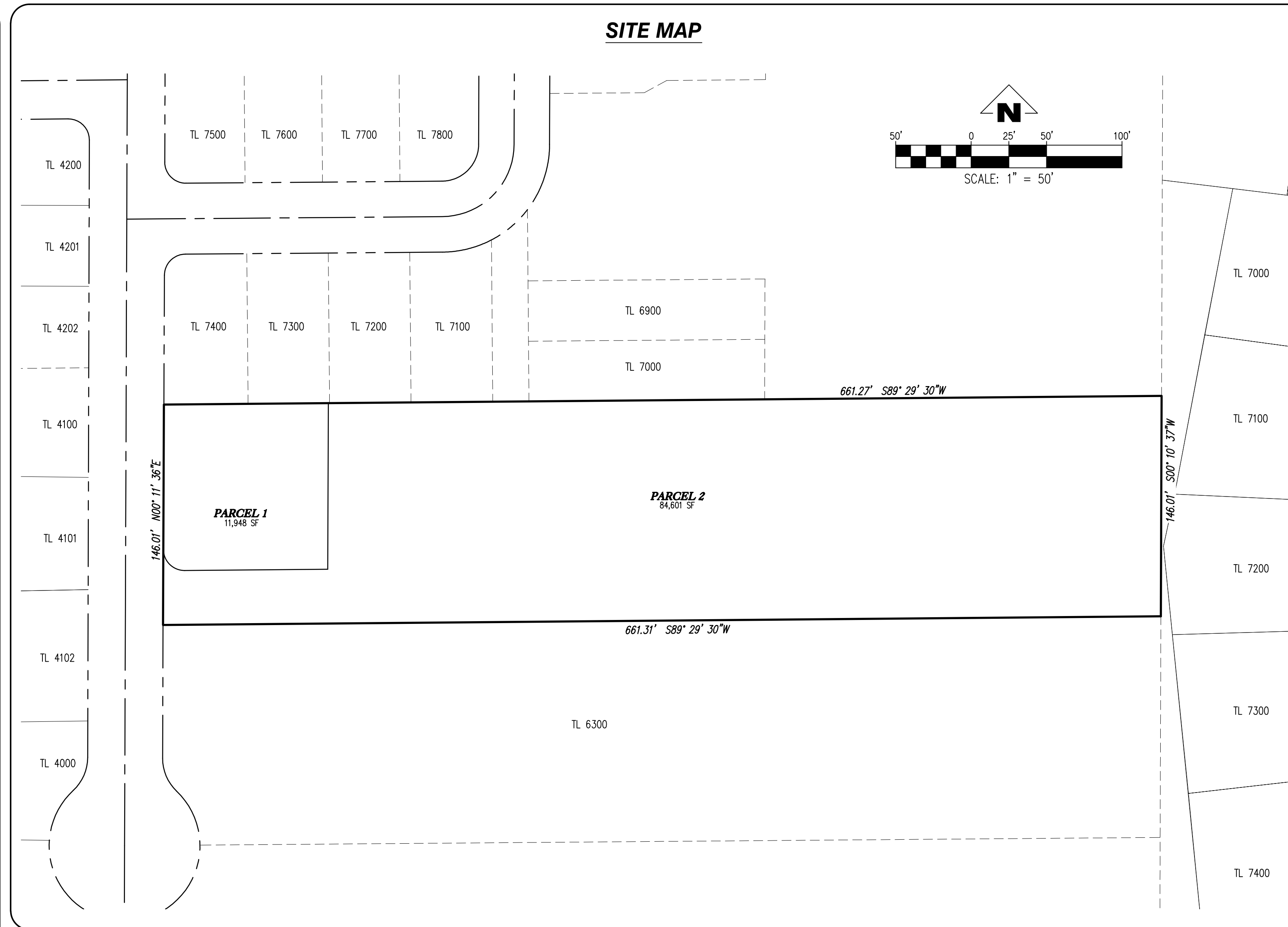
CANYON CREEK SOUTH 2-LOT SUBDIVISION

2 LOT SUBDIVISION
 NW 1/4 SECTION 13, T. 3S, R. 1W, W.M.
 CITY OF WILSONVILLE, OREGON

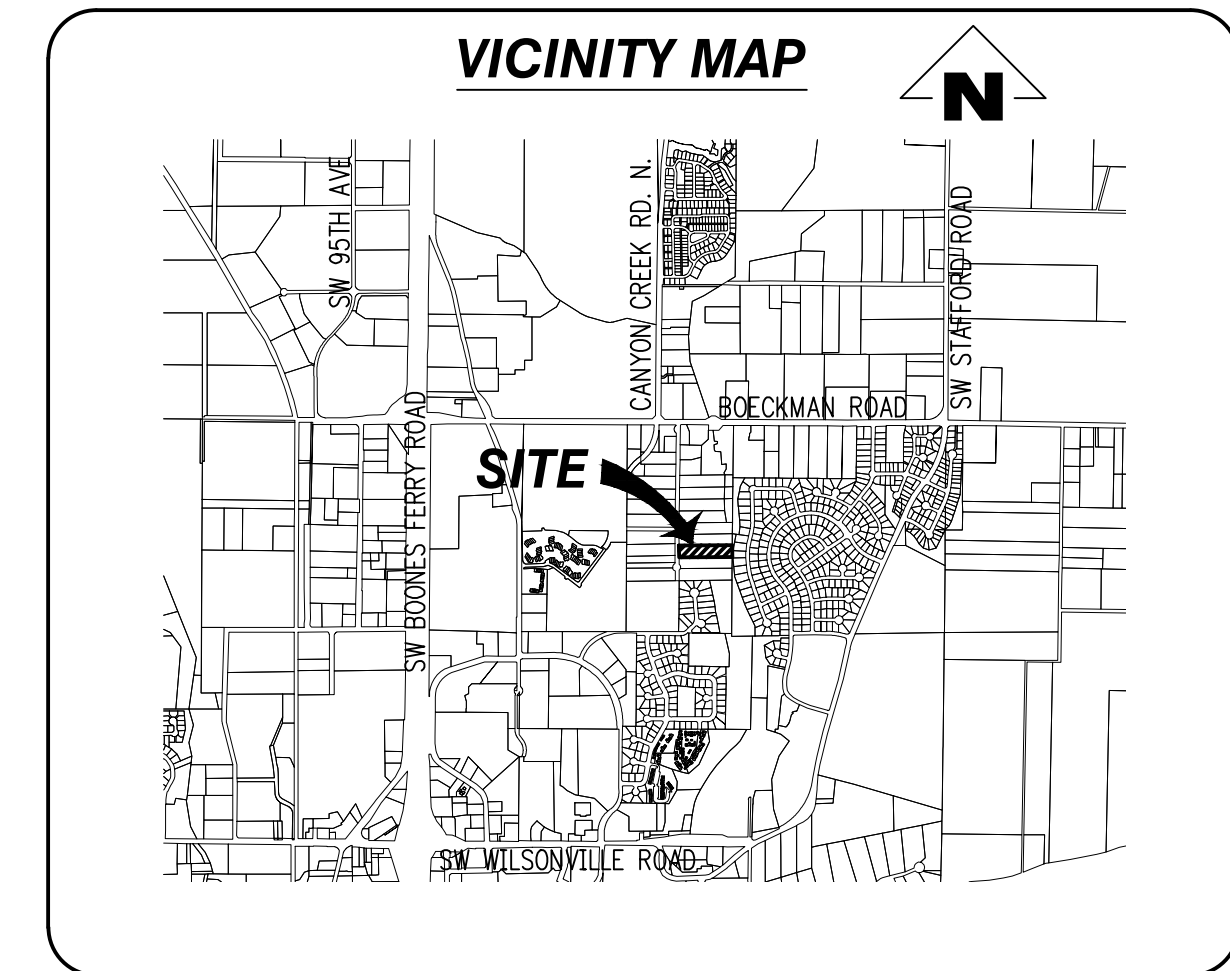
LEGEND

	LANDSCAPE HEDGE
	FLOW LINE
	FENCE
	EXISTING MAJOR CONTOUR LINE
	EXISTING MINOR CONTOUR LINE
	PROPOSED MAJOR CONTOUR LINE
	PROPOSED MINOR CONTOUR LINE
	SIGNIFICANT RESOURCE OVERLAY ZONE (SROZ)
	SANITARY SEWER LINE
	STORM DRAIN LINE
	GAS LINE
	WATER LINE
	OVERHEAD UTILITIES LINE
	UNDERGROUND UTILITIES LINE
	COMMUNICATIONS LINE
	ELECTRIC LINE
	FIRE HYDRANT
	AIR RELEASE
	WATER BLOWOFF
	WATER METER/SERVICE
	WATER VAULT
	IRRIGATION SPRINKLER HEAD
	CULVERT / OUTFALL
	STORM DRAIN MANHOLE
	CATCH BASIN / AREA DRAIN
	SANITARY SEWER MANHOLE
	UTILITY MANHOLE
	UTILITY CLEAN OUT
	UTILITY VALVE
	UTILITY POLE
	UTILITY GUY POLE
	UTILITY GUY WIRE
	UTILITY/LIGHT POLE
	LIGHT POLE
	LIGHT POLE WITH ARM
	LIGHT SIGNAL JUNCTION BOX
	JUNCTION BOX
	ELECTRIC METER/SERVICE
	ELECTRIC PEDESTAL
	ELECTRIC VAULT
	TELEPHONE MANHOLE
	COMMUNICATIONS PEDESTAL
	COMMUNICATIONS VAULT
	GAS METER/SERVICE
	GAS PEDESTAL
	DECIDUOUS TREE
	EVERGREEN TREE
	SIGN POST
	MAILBOX
	SIDEWALK TO BE INSTALLED AT TIME OF STREET CONSTRUCTION

SITE MAP



VICINITY MAP



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.

BENCHMARK INFORMATION

THE DATUM FOR THIS SURVEY IS BASED NAVD (GEOID 2012A) BASED ON (RTK) CORRECTIONS FROM THE OREGON STATE REFERENCE NETWORK.

DATUM = NAVD 88

SITE DATA

AREA:	2.21 Ac.
PROPOSED ZONING:	PDR-3
TAX MAP:	31W13BD
TAX LOT:	6200
NO. OF LOTS:	2

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

Dig Safely.

Call the Oregon One-Call Center
 DIAL 811 or 1-800-332-2344

EMERGENCY TELEPHONE NUMBERS

NW NATURAL GAS	503-226-4211 Ext.4313
M-F 7am-6pm	503-226-4211
AFTER HOURS	503-464-7777
PGE	1-800-491-0118
CENTURY LINK	1-800-921-8101
FRONTIER	503-681-3600
CLEAN WATER SERVICES	503-718-2591
CITY OF TIGARD PUBLIC WORKS	

PROJECT CONTACTS

APPLICANT:

SAMM-MILLER LLC
 10211 SW BARBER ST.
 WILSONVILLE, OR 97070
 (503) 819-3610

LAND USE, CIVIL ENGINEER AND SURVEYOR:

EMERIO DESIGN, LLC
 6445 SW FALLBROOK PL, SUITE 100
 BEAVERTON, OR 97008
 LAND USE CONTACT: STEVE MILLER
 ENGINEER CONTACT: ERIC EVANS
 SURVEYOR CONTACT: KING PHELPS
 (503) 746-8812 (P)
 (503) 639-9592 (F)

OWNERS:

DAVID & JEANETTE KERSTEN
 28600 SW CANYON CREEK RD S
 WILSONVILLE, OR 97070

CANYON CREEK SOUTH
 TAX LOT 6200
 TAX MAP 31W13BD
 NW 1/4 OF SEC.13, T.3S R.1W W.M.
 WILSONVILLE, OREGON

COVER SHEET

REVISIONS

NO.	DATE	DESCRIPTION
0	X/XXXX	1ST SUBMITTAL

EMERIO
Design

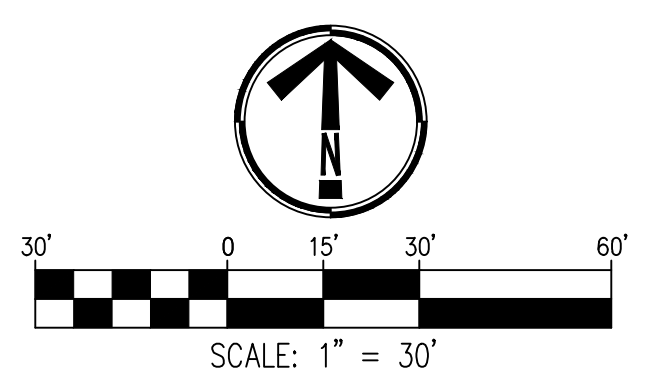
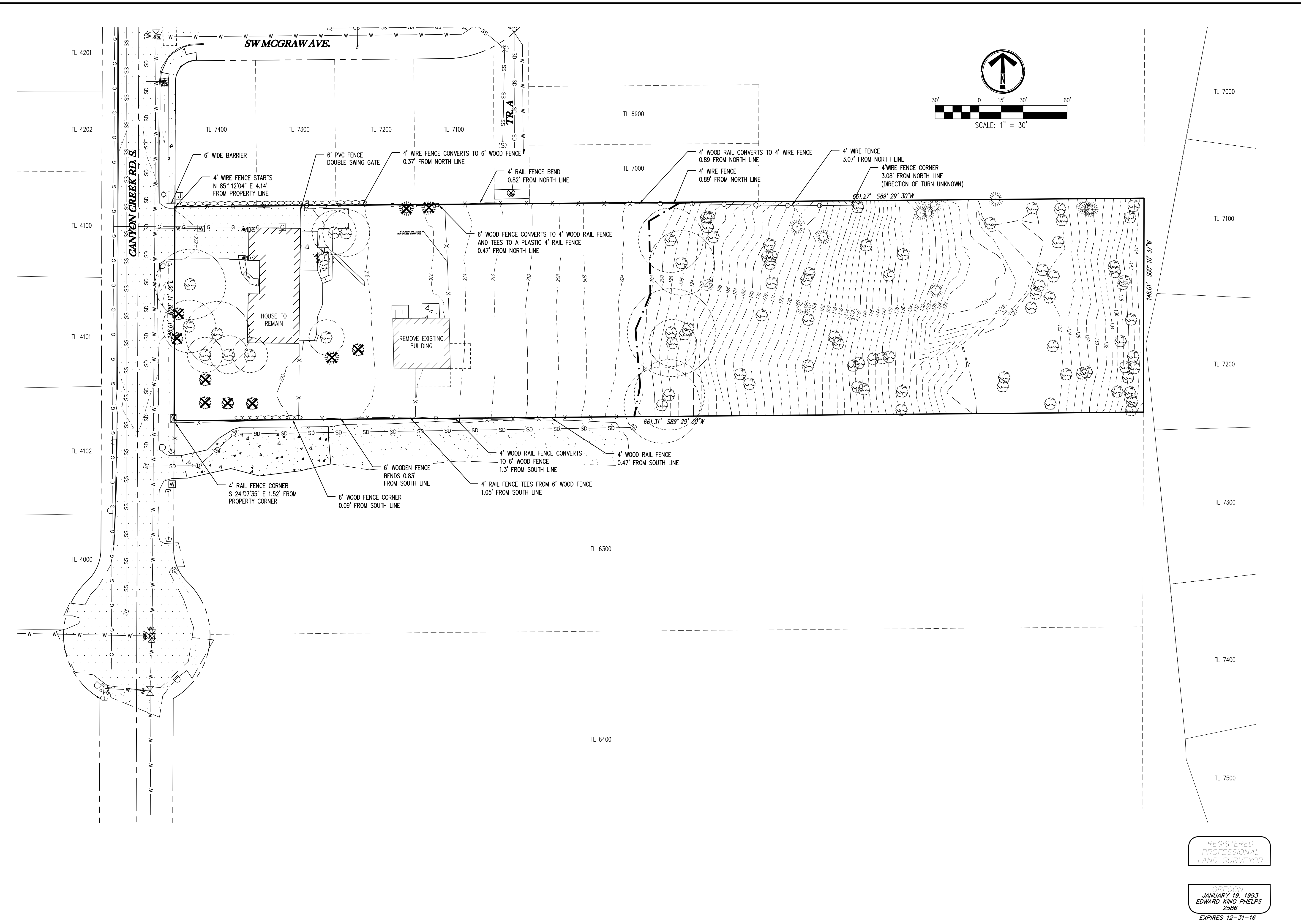
6445 SW FALLBROOK PLACE, SUITE 100
 BEAVERTON, OREGON 97008
 TEL: (503) 746-8812
 FAX: (503) 639-9592
 www.emeriodesign.com

SHEET

1

OF

4



CANYON CREEK SOUTH
 TAX LOT 6200
 TAX MAP 31W13BD
 NW 1/4 OF SEC.13, T.3S R.1W W.M.
 WILSONVILLE, OREGON

**EXISTING CONDITIONS
 MAP**

REVISIONS	
NO.	DATE
0	x/xxxx
DESCRIPTION	
1ST SUBMITTAL	

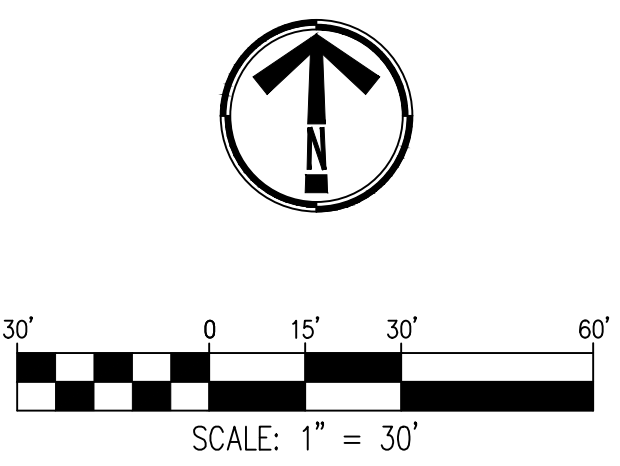
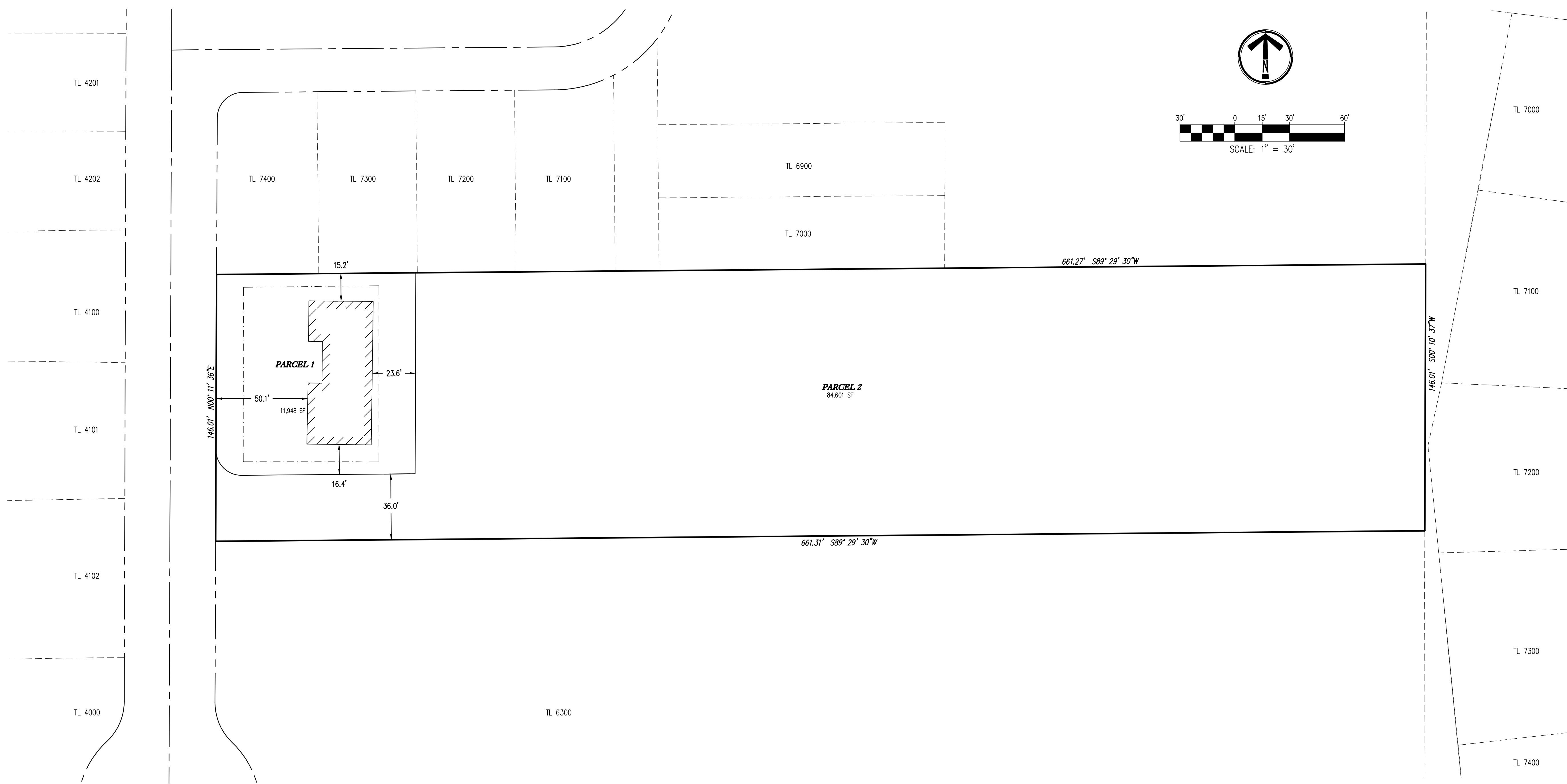
EMERIO
Design

6445 SW FALLBROOK PLACE, SUITE 100
 BEASLEY, OREGON 97105
 TEL: (503) 746-8812
 FAX: (503) 639-9592
 www.emeriodesign.com

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JANUARY 19, 1983
 EDWARD KING PHELPS
 2586
 EXPIRES 12-31-16

FILE:P:\463-002 Canyon Creek S PH 2\dwg\plan\463-002_Platopg. Layout: PL1A EXISTING CONDITIONS MAP, Plot Date: 3/19/2016 11:14 AM, by: Russell Walker



LEGEND

	SETBACK LINES
	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	LOT LINE

PARCEL DATA

AREA:	2.22 Ac.
PROPOSED ZONING:	PDR-3
TAX MAP:	31W13BD
TAX LOTS:	6200
NO. OF LOTS:	2

MINIMUM SETBACKS

FRONT:	15'
OPEN FRONT PORCH:	10'
SIDE: 7' FOR TWO OR MORE STORIES	
STREET SIDE:	10'
GARAGE DOOR:	20'
REAR:	20' TWO OR MORE STORIES
MAX HEIGHT:	35'
MAX LOT COVERAGE:	
• 50% FOR LOTS CONTAINING LESS THAN 7,000 SQ. FT.	
• 45% FOR LOTS BETWEEN 7,000-8,000 SQ. FT.	
• 40% FOR LOTS EXCEEDING 8,000 SQ. FT.	
MIN LOT WIDTH:	40'

SITE DATA

ZONE:	PDR-3
TOTAL SITE AREA:	2.21 ACRES (96,549 SQ. FT.)
PARCEL 1	0.27 ACRES (11,948 SQ. FT.)
PARCEL 2	1.94 ACRES (84,601 SQ. FT.)
AVG. LOT SIZE	1.11 ACRES (48,275 SQ. FT.)

CANYON CREEK SOUTH
TAX LOT 6200
TAX MAP 31W13BD
NW 1/4 OF SEC.13, T.3S R.1W W.M.
WILSONVILLE, OREGON

PARTITION PLAT

REVISIONS

NO.	DATE	DESCRIPTION
0	X/XXXX	1ST SUBMITTAL

EMERIO Design

6445 SW FALLBROOK PLACE, SUITE 100
WILSONVILLE, OREGON 97158
TEL: (503) 746-8812
FAX: (503) 639-9592
www.emeriodesign.com

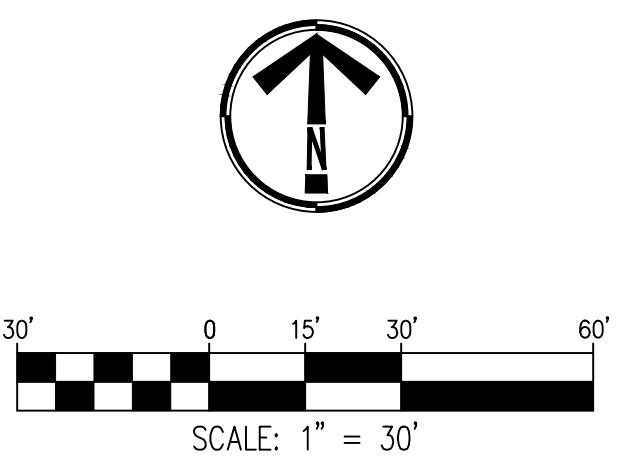
CANYON CREEK SOUTH
 TAX LOT 6200
 TAX MAP 31W13BD
 NW 1/4 OF SEC.13, T.3S R.1W W.M.
 WILSONVILLE, OREGON

SHADOW PARTITION PLAT

REVISIONS	
NO.	DATE
0	X/XXXX
	DESCRIPTION
	1ST SUBMITTAL

EMERIO
Design

6445 SW FALLBROOK PLACE, SUITE 100
 WILSONVILLE, OREGON 97147
 TEL: (503) 746-8812
 FAX: (503) 639-9592
 www.emeriodesign.com



LEGEND

- SETBACK LINES
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE

PARCEL DATA

AREA: 2.22 Ac.
 PROPOSED ZONING: PDR-3
 TAX MAP: 31W13BD
 TAX LOTS: 6200
 NO. OF LOTS: 2

MINIMUM SETBACKS

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ZONE: PDR-3

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