

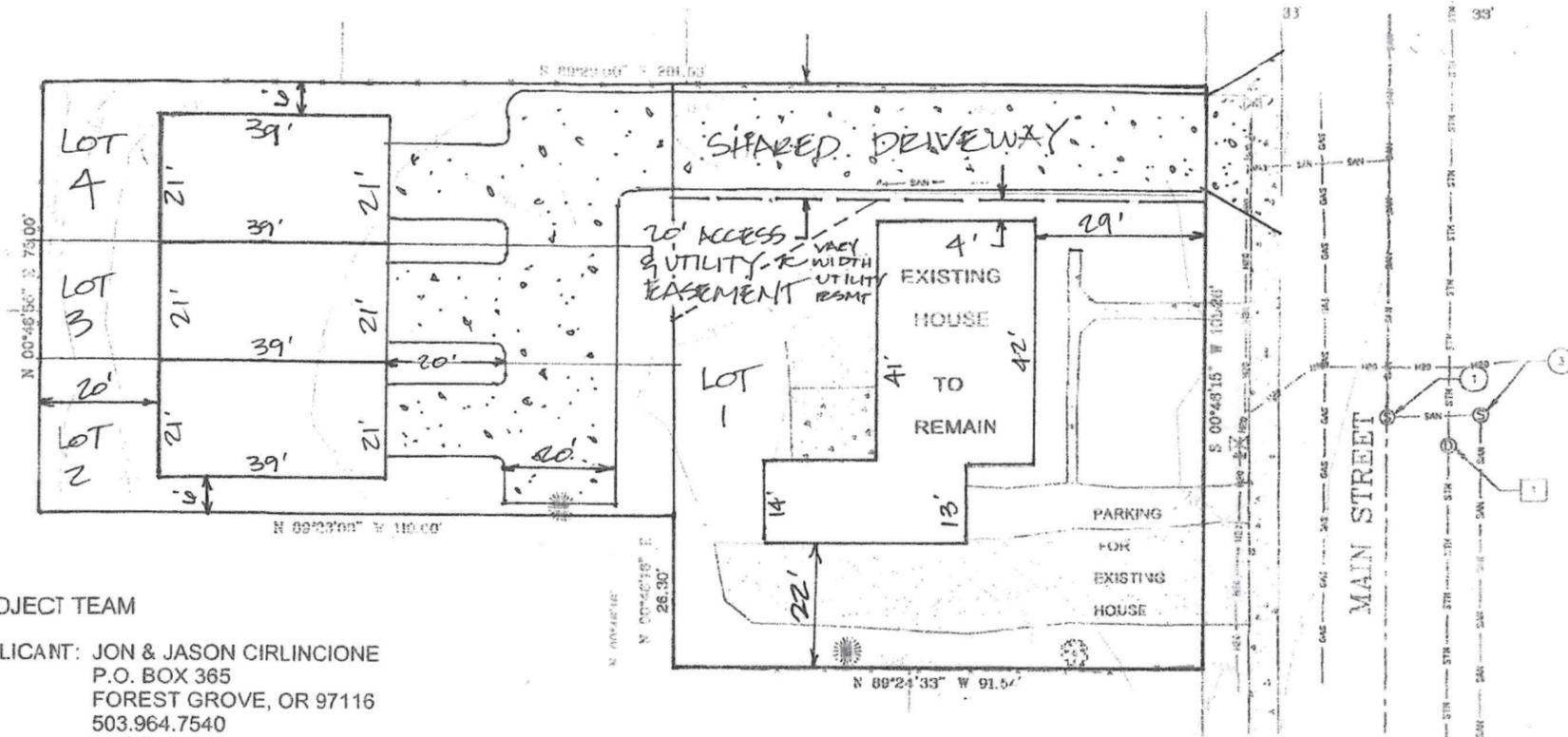
MAIN STREET MIDDLE HOUSING LAND DIVISION 2318 MAIN STREET, FOREST GROVE, OREGON

PROJECT DESCRIPTION

- RETAIN EXISTING HOUSE
- PLACE A 3 UNIT TOWNHOME BUILDING ON THE WEST PORTION OF THE SITE FACING TOWARD MAIN STREET
- 20' WIDE ACCESS EASEMENT WITH SHARED DRIVEWAY TO SERVE THE NEW HOMES
- TOWNHOMES TO BE DIVIDED INTO FEE SIMPLE LOTS
- EACH NEW TOWNHOME AND THE EXISTING HOME WILL BE SERVED BY INDIVIDUAL SERVICE LATERALS FOR SANITARY SEWER AND STORM DRAINAGE FROM THE PUBLIC LINES WITHIN MAIN STREET
- EACH NEW HOME AND THE EXISTING HOME WILL HAVE AN INDIVIDUAL WATER METER AND SERVICE LINE TO EACH UNIT
- PARKING FOR THE EXISTING HOUSE WILL BE ON THE SOUTH SIDE WHERE THERE IS AN EXISTING DRIVEWAY FOR THAT HOME
- EACH TOWNHOME WILL HAVE A GARAGE WITH AN ASSOCIATED DRIVEWAY FOR PARKING
- THE SHARED DRIVEWAY WILL BE POSTED WITH "NO PARKING - FIRE LANE" SIGNAGE
- THE APPLICANT WILL SUBMIT TO THE CITY FOR BUILDING PERMITS CONCURRENTLY OR SOON FOLLOWING THIS MIDDLE HOUSING LAND DIVISION REQUEST

LEGEND:

- = WATER METER
- = WATER VALVE
- = SANITARY SEWER MANHOLE
- = CLEAN OUT
- = UTILITY POLE
- = STORM DRAINAGE MANHOLE
- = TREES
- = FENCE LINE
- = GAS LINE
- = OVERHEAD POWER LINE
- = BURIED POWER LINE
- = SANITARY SEWER LINE
- = STORM LINE
- = WATER LINE



PROJECT TEAM

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SHEET LEGEND

- 1 COVER SHEET & SITE PLAN
- 2 EXISTING CONDITIONS
- 3 PRELIMINARY UTILITY PLAN & PRELIMINARY PLAT
- 4 STANDARD DETAILS

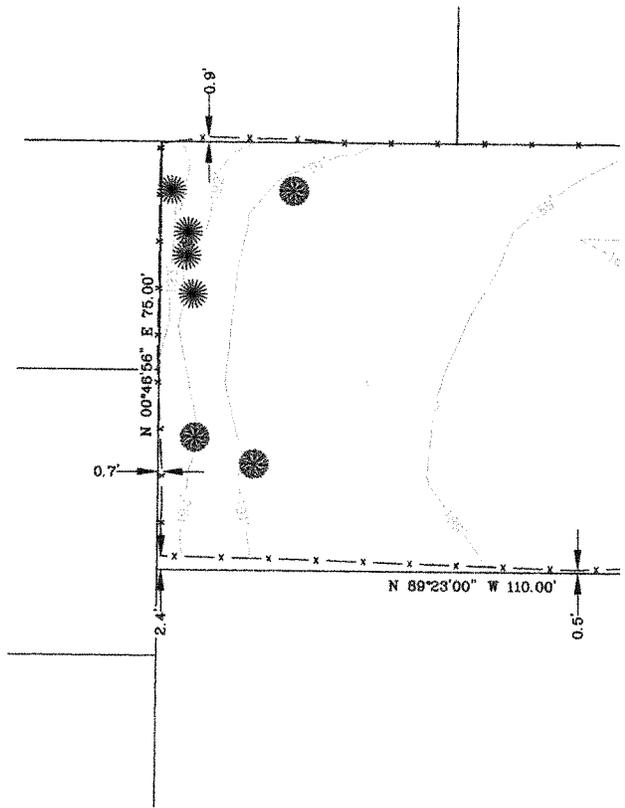
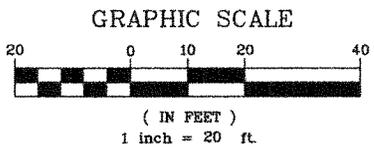
SITE INFORMATION

- TAX LOT 2500 OF ASSESSOR MAP 1N3 31CC, CITY OF FOREST GROVE, WASHINGTON COUNTY, OREGON
- SITE SIZE: 0.23 ACRES
- CITY OF FOREST GROVE ZONING: RM ZONE
- LEGAL DESCRIPTION: A PORTION OF LOT 1, BLOCK 10, "WALKERS ADDITION TO THE TOWN OF FOREST GROVE"



COVER SHEET & PRELIMINARY SITE PLAN

SHEET 1 OF 4



LEGEND:

- = WATER METER
- = WATER VALVE
- = SANITARY SEWER MANHOLE
- = CLEAN OUT
- = UTILITY POLE
- = STORM DRAINAGE MANHOLE
- = TREES
- = FENCE LINE
- = GAS LINE
- = OVERHEAD POWER LINE
- = BURRIED POWER LINE
- = SANITARY SEWER LINE
- = STORM LINE
- = WATER LINE

SANITARY SEWER TABLE:

- ① SANITARY SEWER MANHOLE
RIM = 187.25'
I.E. 21" CONCRETE (N) = 176.25'
I.E. 21" CONCRETE (E) = 176.15'
- ② SANITARY SEWER MANHOLE
RIM = 185.32'
I.E. 21" CONCRETE (N) = 176.32'
I.E. 8" P.V.C. (E) = 176.32'
I.E. 21" CONCRETE (S) = 176.12'
- ③ SANITARY SEWER MANHOLE
RIM = 186.59'
I.E. 24" CONCRETE (E) = 176.09'
I.E. 12" P.V.C. (S) = 179.19'
I.E. 24" CONCRETE (W) = 176.19'
- ④ SANITARY SEWER MANHOLE
RIM = 189.46'
I.E. 8" P.V.C. (N) = 181.46'
I.E. 8" P.V.C. (S) = 183.16'

F
PR
LAN

Donald i
Wallace

JANU
DONALC

RENE

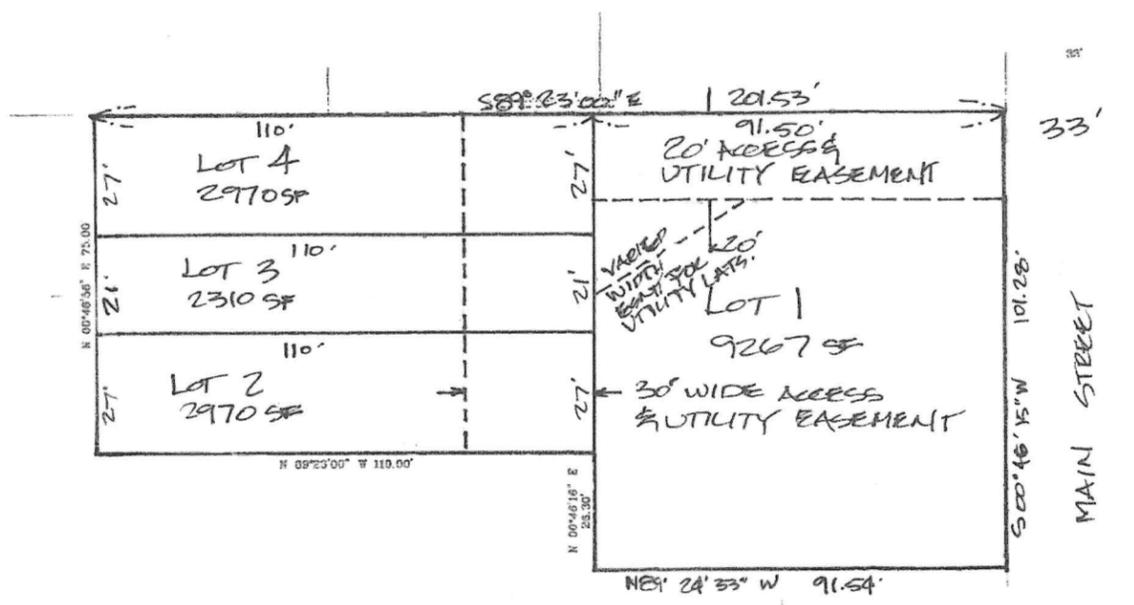
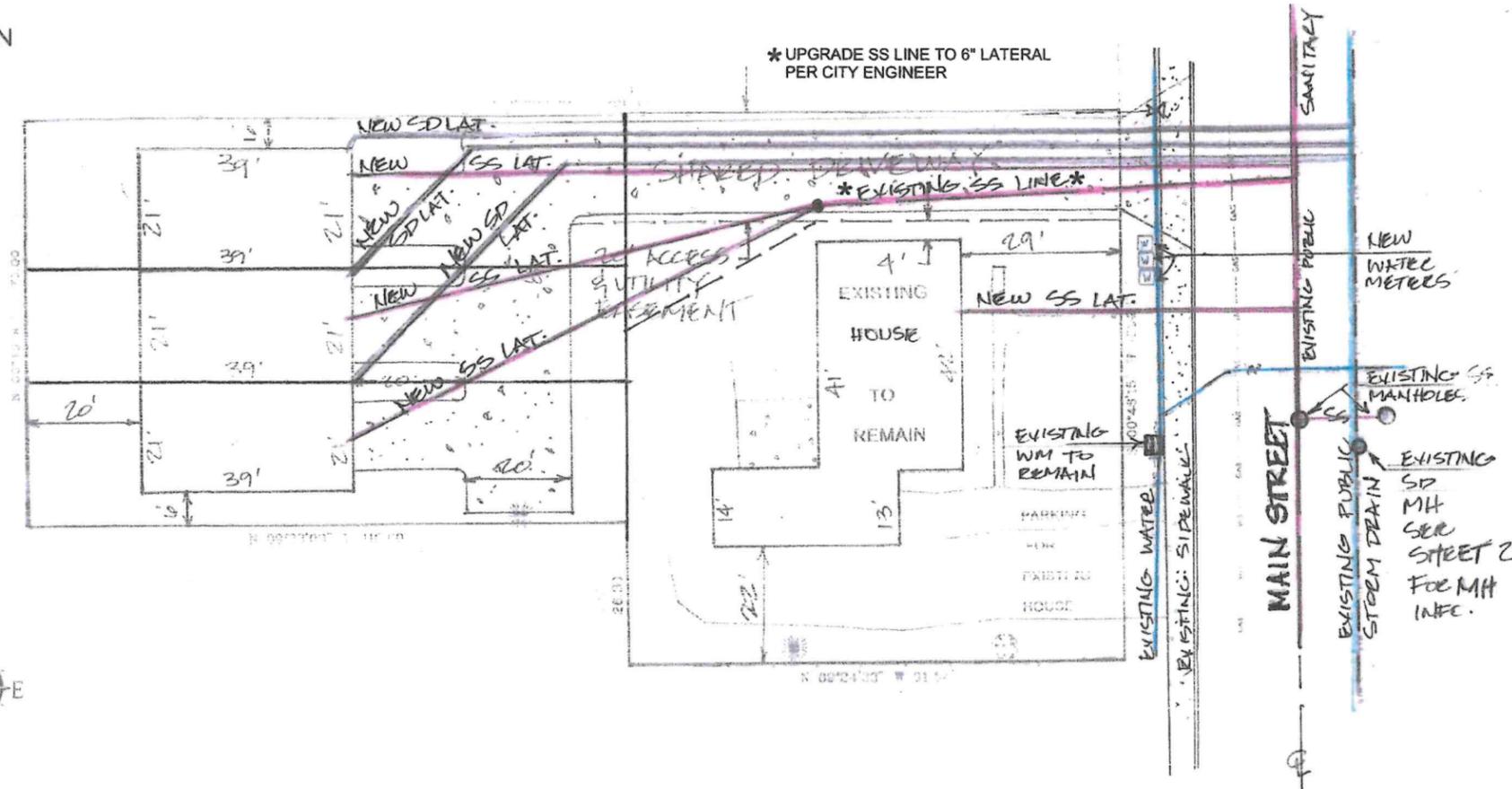
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MAIN STREET MIDDLE HOUSING LAND DIVISION
2318 MAIN STREET, FOREST GROVE, OREGON

TAX LOT 2500 OF ASSESSOR MAP 1N3 31CC
 CITY OF FOREST GROVE
 WASHINGTON COUNTY, OREGON

PRELIMINARY UTILITY PLAN
 SCALE: 1" = 30'

- LEGEND:**
- = WATER METER
 - = WATER VALVE
 - = SANITARY SEWER MANHOLE
 - = CLEAN OUT
 - = UTILITY POLE
 - = STORM DRAINAGE MANHOLE
 - = TREES
 - = FENCE LINE
 - = GAS LINE
 - = OVERHEAD POWER LINE
 - = BURIED POWER LINE
 - = SANITARY SEWER LINE
 - = STORM LINE
 - = WATER LINE



PRELIMINARY PLAT
 SCALE 1"=40'

ENGINEERING AND PLATTING NOTES:

- THE NEW UNITS WILL BE SERVED BY A 20' WIDE ACCESS EASEMENT WITH SHARED DRIVEWAY
- FINAL GRADING PLAN WILL BE PROVIDED AS PART OF THE BUILDING PERMIT
- THE SHARED DRIVEWAY WILL BE POSTED WITH "NO PARKING - FIRE LANE" SIGNAGE. A SIGNING PLAN WILL BE SUBMITTED WITH THE BUILDING PERMITS
- ALL UTILITIES WILL BE PLACED UNDERGROUND
- EACH TOWNHOME AND THE EXISTING HOME WILL BE SERVED BY INDIVIDUAL SERVICE LATERALS FOR SANITARY SEWER AND FOR STORM DRAINAGE FROM THE PUBLIC SEWER AND STORM LINES WITHIN MAIN STREET, AS SHOWN ON THIS PLAN
- THE EXISTING HOME AND EACH NEW HOME WILL HAVE INDIVIDUAL WATER METERS LOCATED NEAR THE RIGHT OF WAY OF MAIN STREET WITH 4" SERVICE LATERALS TO EACH UNIT, AS SHOWN ON THIS PLAN
- PARKING FOR THE EXISTING HOUSE WILL BE ON THE SOUTH SIDE WHERE THERE IS AN EXISTING DRIVEWAY FOR THAT HOME. NO ADDITIONAL GRADING OR PAVING IS PROPOSED
- THE TOWNHOMES WILL BE DIVIDED AND A PLAT WILL BE RECORDED WITH THE WASHINGTON COUNTY SURVEYOR'S OFFICE BY THE APPLICANT'S SURVEYOR
- EASEMENTS WILL BE PROVIDED FOR ALL UTILITIES, EMERGENCY ACCESS AND RESIDENT ACCESS AND ANY OTHER NEEDED UTILITIES OR ACCESS UPON THE RECORDED PLAT
- A COVENANT WILL BE RECORDED REQUIRING GATES IN THE FENCES IN THE REAR YARDS OF THE ATTACHED UNITS TO ENSURE THE SOUTH AND CENTER UNIT HAVE EMERGENCY EGRESS TO THE SHARED DRIVEWAY

**PRELIMINARY UTILITY PLAN
 & PRELIMINARY PLAT**
 SHEET 3 OF 4

