Golf Club Road Development

An Application for Annexation and a Tentative Plat Subdivision

On Behalf of:

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Application Narrative

REQUEST

The applicant is requesting approval of a 59.63 acre annexation that consists of three separate parcels and existing public right-of-way. In addition, the applicant seeks approval of a 126 lot subdivision for single family homes. To facilitate review of the proposal, the narrative is divided into two parts. Part 1 is the Annexation and Part 2 is the Tentative Plat Subdivision.

LIST OF EXHIBITS

Attachment A	Annexation Map
Attachment B	Annexation Legal Description
Attachment C	Existing Conditions Plan
Attachment D	Existing Conditions Aerial
Attachment E	Cover Sheet and Phasing Plan
Attachment F	County Partitions
Attachment G	Preliminary Subdivision Site Plan
Attachment H	Grading Plans
Attachment I	Street Plans and Profiles
Attachment J	Utility Plans
Attachment K	Striping, Signing & Street Lighting Plan

APPENDIX

Traffic Impact Analysis
Geotech Report
DSL Wetland Delineation
Preliminary Stormwater Analysis

Part 1 – Annexation

ANNEXATION REQUEST

The land proposed for annexation consists of 59.63 acres as shown on Attachment A. In addition to the three recently partitioned parcels (Attachment F-1), the annexation includes right-of-way along Golf Club Road for it to be contiguous with the existing city limits. Annexing this property will allow it to be developed at urban densities and provide much needed housing for the community.

APPLICABLE REVIEW CRITERIA

SMC 17.12.210 ANNEXATIONS

4. APPROVAL CRITERIA. In order to approve an application for annexation, the following affirmative findings concerning the action must be made by the decision authority:

    a. Need exists in the community for the land proposed to be annexed.

Response: The 2013 Stayton Comprehensive Plan update included a Buildable Lands Inventory (BLI). The 2013 BLI provides the following information on projected growth and need for additional land in the community. At that time, there were 114 lots comprising 106 acres of vacant land inside the City limits in the Low, Medium, and High Density Residential Zones. The projected population for the City in 2030 (at a growth rate of 1.7%) was 11,359 people, requiring an additional 1,281 dwellings. To meet that need, the Comprehensive Plan indicates the expected need of an additional 320 acres of residential land to be annexed into the City. Since the BLI analysis was conducted, the City has annexed approximately 60 acres of residential land.

The following projects have been constructed in the past 12 years, increasing the number of dwellings in Stayton. The total number of dwellings for each project is shown in the table below.

Recent Residential Development in Stayton

Project Name	Year Platted	No of Units
Phillips Estates, Phase 2	2014	26
Wildlife Meadows	2017	44
Lambert Place	2020	51
Fern Ridge	2022	72
Shaff Square	2023	100

The Comprehensive Plan's population projection for 2030 is 11,359 people, reflecting a 1.7% average annual growth rate for the twenty year planning horizon. The five projects noted above will eventually add 293 dwellings, considerably less than the 1,281 projected in the BLI by 2030. The proposed Golf Club Road Development project includes 126 lots for single-family detached homes. Even with the proposed development, there is still a need for an additional 862 units over the next 5 years, based on the City's BLI.

b. The site is or is capable of being serviced by adequate City public services including such services as may be provided subject to the terms of a contract annexation agreement between the applicant and the City.

Response: Water service for the project will be provided from an existing 12" water main located in Golf Club Road approximately 1,800 feet to the south of the proposed "A" Street. A new 12" water main will be extended from the end of the present system to connect with the proposed water distribution system proposed within the project.

There is an existing sanitary sewer pump station located on the corner of Golf Club Road and "C" Street. This facility has been in place for a number of years. There is a large trunk sewer main that runs from the pump station east to service much of the northwest portion of the City of Stayton. The new sewer facilities for the site will be extended from the existing trunk sewer main that is located within the development boundaries.

The project will include two "Storm Water Management Facilities," one in the northern portion of the site (Lot 100) and one in the southern area (Lot 1), just off of the proposed collector street. Both storm water facilities will outfall into the drainage system along Golf Club Road and will eventually make its way to Mill Creek. The facilities will be designed to receive all of the surface runoff from the project lots and roads. The outflow from the facilities will be limited to the pre-development runoff rates in keeping with the current City of Stayton Storm Water Design Standards.

c. The proposed annexation is property contiguous to the existing City limits.

Response: The annexation boundary includes a portion of the Golf Club Road right-of-way that extends south to the existing city limits. Therefore, the property is contiguous to the existing city limits to the south, (Attachment A).

d. The proposed annexation is compatible with the character of the surrounding area and complies with the urban growth program and policies of the City of Stayton.

Response: The surrounding area are primarily rural residential properties. Directly north of the site is the Santiam Golf Club and Mill Creek which are designated as Public and Semi-public on the City's Comprehensive Plan. To the west and south there are large lot residential properties in the County. To the east there is a large undeveloped parcel in the County and Mill Creek. The Urban Growth Management policies of the City are incorporated into Section 17.08.030. These policies state that the boundaries of the City should remain relatively unchanged until a major portion of the City's usable land has been developed for urban purposes.

e. The annexation request complies, or can be made to comply, with all applicable provisions of state and local law.

Response: The criteria of ORS 222 apply to the adoption of an annexation ordinance which is a City Council action. The applicant and property owners have consented to the annexation. The applicant has included an annexation map showing the boundaries of the proposed annexation and a legal description for eventual recording, (Attachments A & B).

The City's Comprehensive Plan Map shows the subject properties designated as Residential. The applicant is requesting the annexed land be designated Medium Density Residential on the City's Zoning Map.

f. If a proposed contract annexation, within the terms and conditions of the contract the cost of City facility and service extensions to the annexed area shall be calculated by the Public Works Director.

Response: The proposed annexation is not a contract annexation.

CONCLUSION

Based on the above findings, the applicant concludes that the annexation meets the criteria for approval in SMC 17.12.210.4.

Part 2 – Tentative Plat Subdivision

TENTATIVE PLAT SUBDIVISION REQUEST

The applicant is also requesting approval of a 126 lot tentative plat subdivision including new streets, public infrastructure and two large water quality facilities, all of which are slated to be constructed on 54.54 acres in three phases, (Attachment E). Note that 2 of the lots are dedicated to the water quality facilities, resulting in 126 lots for single-family homes. Approximately 15.25 acres of the subdivision will be set aside as open space tracts for preservation and recreational amenities including trails, benches, and a children's play area.

SMC 17.24.040 APPLICATION AND APPROVAL REQUIREMENTS FOR CONVENTIONAL SUBDIVISIONS AND PARTITIONS

Subdivision applications are required to satisfy approval criteria contained within Stayton Municipal Code (SMC) Chapter 17, Section 17.24.040.6, Preliminary Plan Approval Criteria and 17.24.050 Design Standards for Subdivisions and Partitions. In addition, the access management requirements and standards of Section 17.26.020 and the traffic impact Study Requirements of Section 17.26.050 apply.

SMC 17.24.040.6 PRELIMINARY PLAN APPROVAL CRITERIA. In determining whether to approve a subdivision or partition preliminary plan, the decision authority shall determine that the applicant has demonstrated the following criteria and standards have been or will be met:

b. Adequate urban services are available to the property.

Response: Water service for the project will be provided from an existing 12" water main located in Golf Club Road approximately 1,800 feet to the south of the proposed "A" Street. A new 12" water main will be extended from the end of the present system to connect with the proposed water distribution system proposed within the project.

There is an existing sanitary sewer master plan sewer pump station located on the corner of Golf Club Road and "C" Street. This facility has been in place for many years. There is a large trunk sewer main that runs from the pump station east to service much of the northwest portion of the City of Stayton. The new sewer facilities for the project will be extended from the existing trunk sewer main that is located within the development boundaries.

The project will include two "Storm Water Management Facilities," one in the northern portion of the site and one in the southern area, just off of the proposed collector street. Both storm water facilities will outlet into the drainage system along Golf Club Road and will make its way to Mill Creek. The facilities will be designed to receive all of the surface runoff from the project lots and roads. The outflow from the facilities will be limited to the pre-development runoff rates in keeping with the current City of Stayton Storm Water Design Standards.

c. The proposed parcels or lots meet the minimum dimensional requirements of Section 17.16.070.2.

Response: The proposed annexation is intended to result in the subject properties being zoned Medium Density Residential. SMC Table 17.16.070.2 requires lots in this zone to be a minimum of 7,000 square feet with an average lot width of 70 feet. The lots in the subdivision range from 7,000 to 12,484 square feet with the average lot width no less than 70 feet.

d. All streets shall be in a location and have a right of way and traveled way width in accordance with the City's Transportation System Plan. Street spacing and location and block dimensions shall meet the standards of Section 17.26.020.5.c

Response: The applicant is proposing a new collector street and a number of new local streets to serve the new lots within the subdivision. The Public Works Design Standard for a collector street is for a 46-foot wide paved surface with 6-foot wide separated sidewalks within an 80-foot right-of-way. The applicant is proposing this street standard for the collector road that runs east/west between Phase 1 and 3. The Public Works Design Standard for a local street is for a 34-foot wide paved surface with 5-foot wide separated sidewalks within a 60-foot right-of-way. The applicant is proposing all local streets to have a 34-foot wide paved surface within a 60-foot right-of-way with separated sidewalks, (Attachments G-1 and G-2).

e. The design standards of Section 17.24.050 below are satisfied as well as the access management standards in Section 17.26.020.

Section 17.24.050

1. STREETS.

   a. Streets shall be in alignment with existing streets in the vicinity of the proposed subdivision, either by prolongation of existing centerlines or by connection with suitable curves. Streets shall conform to the location, alignment, and roadway design as indicated on the official map of streets known as the Future Street Plan and the Roadway Functional Classification Map in the adopted Stayton Transportation System Plan. (Amended Ord. 1017, April 18, 2018; Amended Ord. 1034, July 17, 2019)

   b. Streets should intersect at or near right angles as practicable, and in no case shall the angle of intersection exceed 120 degrees. (Ord. 898, August 20, 2007)

   c. The criteria of a and b above may be modified where the applicant can demonstrate to the decision authority that the topography, or the small number of lots involved, or any other unusual conditions justify such modification.

   d. Bikeways and pedestrian ways shall be required in accordance with the City of Stayton Transportation System Plan. (Amended Ord. 1017, April 18, 2018; Amended Ord. 1034, July 17, 2019)

   e. Concrete curbs and concrete sidewalks shall be installed on all streets, consistent with the Geometric Design Requirements by Street Functional Classification in the Public Works Design Standards. (Amended Ord. 1034, July 17, 2019)

      In residential neighborhoods, sidewalks shall be placed along the property line whenever possible. In all cases, sidewalks shall be placed 1 foot from the property line on arterial and collector streets.

Response: All new street intersections are aligned at right angles, consistent with the standards outlined in the Stayton Transportation System Plan (TSP). On street bike lanes will be provided along the new collector road while bikes will share the travel lanes with vehicles on the local streets. All new streets will have concrete curbs and concrete sidewalks. Sidewalks on local streets will be placed along the property line while sidewalks on the collector street will be placed 1 foot from the property line, (Attachments G-1 and G-2).

2. DEDICATION OF A RIGHT-OF-WAY. If a parcel of land to be divided includes any portion of a right-of-way or street, the preliminary plan shall show where such right-of-way or street will be dedicated for the purpose or use proposed. (Ord. 898, August 20, 2007)

Response: The applicant proposes to dedicate 60 feet of right-of-way for all new local streets and 80 feet of right-of-way for the new collector street.

3. DEAD-END STREETS AND CUL-DE-SACS. When it appears necessary to continue a street into a future subdivision or adjacent acreage, streets shall be dedicated or platted to the boundary of a division without a turn-around. In all other cases, dead-end streets and cul-de-sacs shall have a turn-around with a radius of not less than 45 feet to the property line. Unless otherwise approved by the decision authority, the length of the street to the cul-de-sac bulb shall not exceed 450 feet in length.

Response: The proposed subdivision has no dead-end streets or cul-de-sacs. The applicant has provided street stubs to the adjacent parcels to the south, east, and west. No street stubs are provided to the north as those lands are designated Public/Semi Public on the Comprehensive Plan and are not anticipated to be urbanized for residential uses in the future.

4. RESERVE BLOCK.
   a. Reserve blocks controlling the access to public ways or which will not prove taxable for special improvements may be required by the decision authority, but will not be approved unless such strips are necessary for the protection of the public welfare or of substantial property rights, or both, and in no case unless the land comprising such strips is placed in the name of the City for disposal and dedication for street or road purposes whenever such disposal or dedication has the approval of the decision authority.
   b. In no case shall a reserve block be platted along a street that is dedicated to the required full width.

Response: No reserve blocks are included in the proposed subdivision.

5. STREET WIDTHS.
   a. The location, width, and grade of all streets must conform to the Public Works Design Standards and City's Transportation System Plan. Where the location of a street is not shown in an approved street plan, the arrangement of streets in a development shall either provide for the continuation or appropriate projection of existing principal streets in the surrounding areas or conform to a plan for the neighborhood approved or adopted by the City to meet a particular situation where topographical or other conditions made continuance or conformance to

existing streets impractical or where no plan has been previously adopted. (Amended Ord. 1017, April 18, 2018)

b. In addition, new streets may be required to be located where the City Engineer determines that additional access is needed to relieve or avoid access deficiencies on adjacent or nearby properties. In determining the location of new streets in a development or street plan, consideration shall be given to maximizing available solar access for adjoining development sites.

c. When an area within a subdivision is set aside for commercial uses or where probable future conditions warrant, the decision authority may require dedication of streets to a greater width than herein otherwise provided.

d. The street right-of-way in or along the boundary of a subdivision shall have the minimum width as specified in the Public Works Design Standards. (Amended Ord. 1017, April 18, 2018) Temporary dead-end streets. Dead-end streets that may in the future be extended shall have a right-of-way and pavement width that will conform to the development pattern when extended.

e. Additional Right-of-Way Widths.

1) Where topographical requirements necessitate either cuts or fill for the proper grading of streets, additional right-of-way width may be required to allow all cut and fill slopes to be within the right-of-way.

2) Where bikeways necessitate, additional right-of-way width may be required.

Response: All new streets conform to the Public Works Design Standards and the City's TSP. There are no dead-end streets proposed within the subdivision. The site is flat, so there are no topographical challenges that would warrant streets to have additional right-of-way.

6. SUBDIVISION BLOCKS.

a. Block lengths and widths shall be determined by giving consideration to the following factors:

1) The distance and alignment of existing blocks and streets.

2) Topography.

3) Lot size.

4) Need for and direction of the flow of through and local traffic.

b. Block length and perimeter standards are specified in Section 17.26.020.5.c.

c. Except where topographical or other physical features require otherwise, block widths shall not be less than 180 feet.

Response: All blocks within the proposed subdivision meet the minimum block length of 100 feet and the maximum block length of 600 feet. All blocks meet the maximum block perimeter of 1,400 feet with the exception of the block in Phase 2 that contains lots 70-84. That block length is 1,494 feet, just over the allowed maximum. The wetlands to the east and access separation constraints to the collector road to the south make it challenging to meet this standard. The applicant requests

the Public Works Director and Planning Commission make a finding that the intent of the standard is met, given the access separation requirements and natural features constraints.

7. MID-BLOCK WALKS. Where topographical or other conditions make necessary blocks of unusual length, the decision authority may require the Developer to install mid-block pedestrian walks on a right-of-way 20 feet in width, which shall consist of at least 8 feet of hard surfacing throughout the block, and curb to curb, in order to provide easy access to schools, parks, shopping centers, mass transportation stops, or other community services. (Amended Ord. 1017, April 18, 2018)

Response: In order to comply with the block perimeter requirements, the applicant has included two mid-block pedestrian connections in Phase 3 between 2nd and 3rd Avenue and 3rd and 4th Avenue. These mid-block connections will run along the south side of the wetland drainage ditch within Tracts E and F and will include an 8-foot wide paved path that connects to the adjacent sidewalks along the streets. If the paved path is dedicated as public right-of-way, then the city will be responsible for maintenance of the path and vegetation in this area. The applicant is proposing this path be located within a 20-foot wide public access easement that will be maintained by the HOA, much like the vegetated wetland swale in Tracts E and F.

8. LOT SIZE, LOT LINES.
   a. Lot sizes shall be as specified in the zoning district in which the land division is being proposed.
   b. If topography, drainage, location, or other conditions justify, the decision authority may require greater area and frontage widths on any or all lots within a subdivision, or it may allow smaller area or front line widths if the surrounding area and other conditions justify such requirements.
   c. In a cul-de-sac, the minimum lot line fronting the turn-around shall be 40 feet, and in no case shall the lot width be less than 60 feet at the building line.
   d. Side lot lines shall be as close to right angles to the front street as practicable.
   e. Unless otherwise approved, rear lot lines shall be not less than ½ the width of the front lot lines.
   f. The subdividing or partitioning of developed property shall not create lots or parcels that are in violation of the dwelling density limitations of the underlying zone.

Response: The minimum lot size in the MD zone is 7,000 square feet, with a minimum 70-foot lot width. The proposed lots will range in size from 7,000 square feet to 12,484 square feet in area and will have a minimum average lot width of 70 feet. Lot side lines are perpendicular to the front lot lines. Lots are mostly rectangular in shape except those that are on a bulbed curve which are pie shaped. The lots that are pie shaped have a frontage of 40 feet along the street. The maximum allowable density in the MD zone is 12 dwelling units per acre. If each lot in the 54.53-acre subdivision were constructed with a single family home, the density would be 3 dwelling units per acre. Note that the MD zone also allows duplexes and if lots are larger than 10,500 square feet, they can accommodate triplexes. The applicant intends to construct single family homes on all lots; however, the traffic impact analysis evaluates a reasonable worst case development scenario with the higher densities that would be allowed.

9. PUBLIC SURVEY MONUMENTS. Any donation land claim, corner, section corner, or other official survey monument within or on the boundary of a proposed subdivision shall be accurately referenced to at least two monuments.

Response: There are no public survey monuments in the vicinity of the proposed subdivision, although the applicant's surveyor used public survey monuments to tie down and record the parcel boundaries.

10. SEWAGE DISPOSAL.

    a. All extensions of the existing City sewage facilities shall be in accordance with the Public Works Design Standards and the City's Wastewater Master Plan. Sewer mains shall be extended to the edge of the subdivision unless otherwise approved by the Public Works Director. (Amended Ord. 1017, April 18, 2018)

    b. If adequate public sewage facilities are not available to the parcel of land proposed for subdivision, or if extension of the existing City sewage facilities to serve the buildings to be constructed in the proposed subdivision does not appear practical and economically feasible because of topographic or other considerations, and if all lots in a subdivision are of proper size and soil conditions are suitable, as determined by percolator or other tests made by or approved by the health officer having jurisdiction, the City may allow individual sewage disposal facilities approved by the health officer to be installed on each lot when and as buildings are erected thereon.

Response: There is an existing sanitary sewer master plan sewer pump station located on the corner of Golf Club Road and "C" Street. This facility has been in place for many years. There is a large trunk sewer main that runs from the pump station east to service much of the northwest portion of the City of Stayton. The new sewer facilities for the project will be extended from the existing trunk sewer main that is located within the development boundaries.

11. PUBLIC USE AREAS.

    a. Subdivision and partition preliminary plans shall provide a minimum of 5% of the gross area of the subdivision or partition as public recreation area.

    b. Such public recreational area shall have access to a public street, and the decision authority may specify the location of such area to be compatible with existing or anticipated recreational development.

    c. As an alternative to subsection a. of this section, in cases where such recreational area would not be effectively used because of size or the location of the subdivision or partition, or where agreed upon by the decision authority, the developer shall pay to the City a fee, earmarked for recreational use and development.

Response: The gross area of the proposed subdivision is 54.54 acres; therefore 5% or 2.7 acres needs to be set aside for public recreation. The applicant is proposing 724 lineal feet of trail from the NE corner of C Street that extends north toward Mill Creek with a fork to the west. This 8-foot wide paved trail will offer three benches for residents to rest and view the wildlife within the adjacent wetlands. There is approximately 64,329 square feet of usable open space associated with

this trail, excluding the adjacent wetlands. A second recreation area is proposed at the SE corner of 5th Avenue and "C" Street. This 6,269 square foot area will have a children's play area and several benches for residents and their children, and also excludes the adjacent wetlands. There are no parks that are planned for this area in the Parks Master Plan. Each new home will pay a Parks System Development Charge earmarked for improvements to the City's parks.

12. WATER SUPPLY.

    a. All lots shall be served from the established public water system of the City or, if permitted by the decision authority, from community or public wells, of which the water quality and system maintenance shall be in accordance with the requirements of the Oregon Health Authority and Oregon Water Resources Department. (Amended Ord. 1017, April 18, 2018)

    b. In the event that larger lines are deemed necessary by the City for service to adjoining areas than what would normally be required to serve the area to be subdivided, the City and the Developer will enter into an agreement that specifies what, if any costs the City will reimburse the Developer for the oversizing. (Amended Ord. 1017, April 18, 2018)

Response: Water service for the project will be provided from an existing 12" water main located in Golf Club Road approximately 1,800 feet to the south of the proposed "A" Street. A new 12" water main will be extended from the end of the present system to connect with the proposed water distribution system proposed within the project.

13. UNDERGROUND UTILITIES.

    a. All permanent utility service to lots in a subdivision shall be provided from underground facilities and no overhead utility service to a subdivision shall be permitted with the exception of poles used exclusively for street lighting and other equipment appurtenant to underground facilities that the utility companies have indicated in writing that there would be impractical difficulty to install underground.

Response: All public and franchise utilities will be placed underground with the exception of street lights, pedestals, and transformers. The applicant has submitted a Striping, Signing & Street Lighting Plan (Attachment K) showing the proposed location of new street lights within the subdivision.

SMC 17.26.020

2. NUMBER OF ALLOWED ACCESSES.

    1) Number of Allowed Accesses for Single-Family Residential Lots.

    A single-family residential lot may request up to two driveways on a local street. A single-family residential lot may have only one driveway on any other classification of street. If two residential driveways are requested from a single-family lot, then it shall be subject to spacing standards of 17.26.020.3.b.

Response: The proposed subdivision has been designed to discourage residential driveways along the new collector street (C Street). All driveways serving the single-family residential homes will have access from a local street.

3. LOCATION OF ACCESSES.

f. Residential Subdivision Access Requirements.

Residential subdivisions fronting an arterial, minor arterial, or collector street shall be required to provide access from secondary local streets for access to individual lots. When secondary local streets cannot be constructed due to topographic or physical constraints, access shall be provided by consolidating driveways per the requirements set for in 17.26.020.3.d. In this situation, the residential subdivision shall still meet driveway spacing requirements of the arterial or collector street. (Ord. 898, August 20, 2007)

Response: Single family detached dwellings and duplexes are allowed uses in the MD zone. There are 5 lots within the subdivision that are larger than 10,500 square feet and could accommodate triplexes. The applicant intends to only construct detached single family homes within the proposed subdivision. As noted previously, the lots fronting the collector street will obtain access from the secondary local streets.

g. Phased Development Plans.

In the interest of promoting unified access and circulation systems, development sites under the same ownership or consolidated for the purposes of development and comprised of more than one building site shall be reviewed as a single property in relation to the access standards of this section. The number of access points permitted shall be as defined in 17.26.020.2.b. All necessary easement agreements and stipulations within the phased development shall be met to assure that all tenants within the development have adequate access. This shall also apply to phased development plans.

All access to individual uses or buildings within a phased development must be internalized within the site plan using the shared circulation system of the principal development. Driveways shall be designed to avoid queuing across surrounding parking and driving aisles.

Response: The proposed subdivision will be constructed in three phases. The first phase encompassing the middle parcel contains 29 lots and the new east/west collector street that will extend from Golf Club Road and stop just short of the eastern property line. The City of Stayton requires a minimum of one primary point of access for serving up to 30 lots. The primary access will be from Golf Club Road along the new collector street. The second phase, encompassing the northern parcel, contains 53 lots with a 20-foot wide gravel secondary emergency vehicle access extending between the western terminus of E. Street and Golf Club Road. The third phase encompassing the southern parcel, contains 44 lots and a new street extended from Golf Club Road. Once the entire subdivision is developed, the collector road to the north along with the new southern connection to Golf Club Road will provide two points of access for emergency vehicles.

Assuming the Annexation and Tentative Plat Subdivision are approved in early 2026, the developer intends to construct the Phase 1 streets and infrastructure during the summer of 2026. New home construction would begin in the fall or winter of that same year. Phase 2 streets and infrastructure would be constructed during the summer of 2027, followed by new home construction in the fall or

winter of that year. Phase 3 streets and infrastructure would be constructed during the summer of 2028, followed by new home construction in the fall or winter of that year and into the following year. This timeline is dependent on market variables that may be beyond the developers control.

h. Access Spacing Standards

The streets within Stayton are classified as major arterials, minor arterials, collectors, neighborhood collectors, and local streets. The access spacing standards are shown in Table 17.26.020.3.h. for both full intersection spacing and driveway spacing. The access spacing standards shown in Table 17.26.020.3.h shall be measured as defined below. (Ord. 898, August 20, 2007; Amended Ord. 1034, July 17, 2019)

1) Access spacing between two driveways on Neighborhood Collector, Local Residential, and Local Commercial/Industrial Streets shall be measured from the perpendicular near edge of the driveway to the perpendicular near edge of the driveway. (Ord. 898, August 20, 2007; Amended Ord. 1034, July 17, 2019)

2) Access spacing between a driveway and an arterial, collector, or local street located on a Neighborhood Collector, Residential Local, or Commercial Local, or Industrial Local Street shall be measured from the perpendicular near edge of the driveway to the start of the tangent for the intersecting street. (Ord. 898, August 20, 2007; Amended Ord. 1034, July 17, 2019)

3) All other access spacing between driveways, between streets, and between streets and driveways shall be measured from center-to-center of the driveway or street. (Ord. 898, August 20, 2007; Amended Ord. 1034, July 17, 2019)

Table 17.26.020.3.h. Access Spacing Standard

Functional Roadway Classification	Minimum Public Intersection Spacing Standard	Minimum Spacing between Driveways and/or Streets
Major Arterial (Limited Access Facility)[1]	750 feet	375 feet
Major Arterial	260 feet	260 feet
Minor Arterial	600 feet	300 feet
Collector	260 feet	150 feet
Neighborhood Collector	260 feet	50 feet
Residential Local Street	260 feet	50 feet[2]
Commercial Local Street	260 feet	50 feet
Industrial Local Street	260 feet	50 feet

Response: All proposed local and collector streets intersections have a separation of 260 feet or greater from their respective center lines. The minimum spacing between driveways and streets will be 50 feet.

4. ACCESS STANDARDS.

a. Driveway Design.

1) See Standard Specifications for Public Works Construction, Section 300 – Street Design Standards, 2.22b for minimum and maximum driveway widths.

Response: The applicant intends to comply with the city's driveway design standards as noted above.

5. CONNECTIVITY AND CIRCULATION STANDARDS.

a. Connectivity.

1) The street system of proposed subdivisions shall be designed to connect with existing, proposed, and planned streets outside of the subdivision as specified in Section 17.24.050.1.a. (Amended Ord. 1034, July 17, 2019)

2) Wherever a proposed development abuts unplatted, developable land or a future development phase of the same development, street stubs shall be provided to provide access to abutting properties or to logically extend the street system into the surrounding area. This is consistent with and an extension of Section 17.24.050.1.a. (Amended Ord. 1034, July 17, 2019)

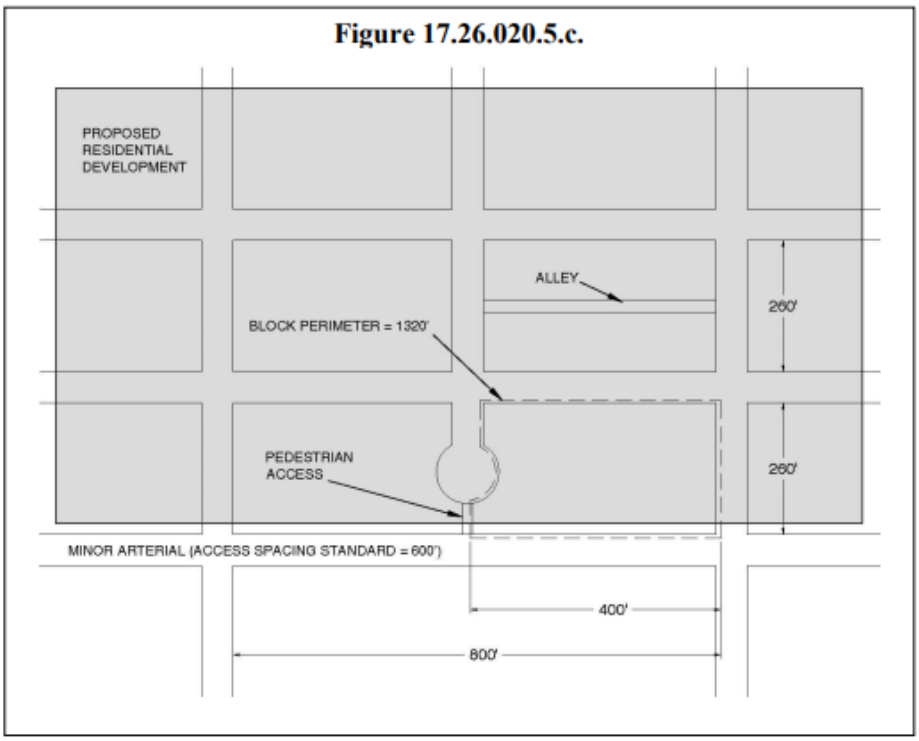
Response: The street system has been designed to connect to adjacent lands that are within the city's Urban Growth Boundary and ultimately intended to be urbanized. One local street connection is provided to the adjacent parcel to the south. One collector street connection is provided to the adjacent parcel to the east as the sites eastern boundary is encumbered with significant wetlands and a drainage easement. There are no street connections to the adjacent parcel to the north, as this property is a golf course and is not intended to be urbanized for residential uses in the future. Three additional local street connections are provided to the west to facilitate future urbanization of these parcels while discouraging access from Golf Club Road.

c. Street Connectivity and Formation of Blocks (Block Length and Perimeter Standard).

In order to promote efficient vehicular and pedestrian circulation throughout the city, subdivisions and site development shall be served by a connecting network of public streets and/or accessways, in accordance with the following standards (minimum and maximum distances between two streets or a street and its nearest accessway measured from right-ofway line to right-of-way line as shown in Figure 17.26.020.5.c.

1) Residential Districts.

Minimum 100-foot block length and maximum of 600-foot length; maximum 1,400 feet block perimeter;



Response: All blocks within the proposed subdivision meet the minimum block length of 100 feet and the maximum block length of 600 feet. All blocks meet the maximum block perimeter of 1,400 feet with the exception of the block in Phase 2 that contains lots 70-84. That block length is 1,494 feet, just over the allowed maximum. The wetlands to the east and access separation constraints to the collector road to the south make it challenging to meet this standard. The applicant requests the Public Works Director and Planning Commission make a finding that the intent of the standard is met, given the access separation requirements and natural features constraints.

CONCLUSION

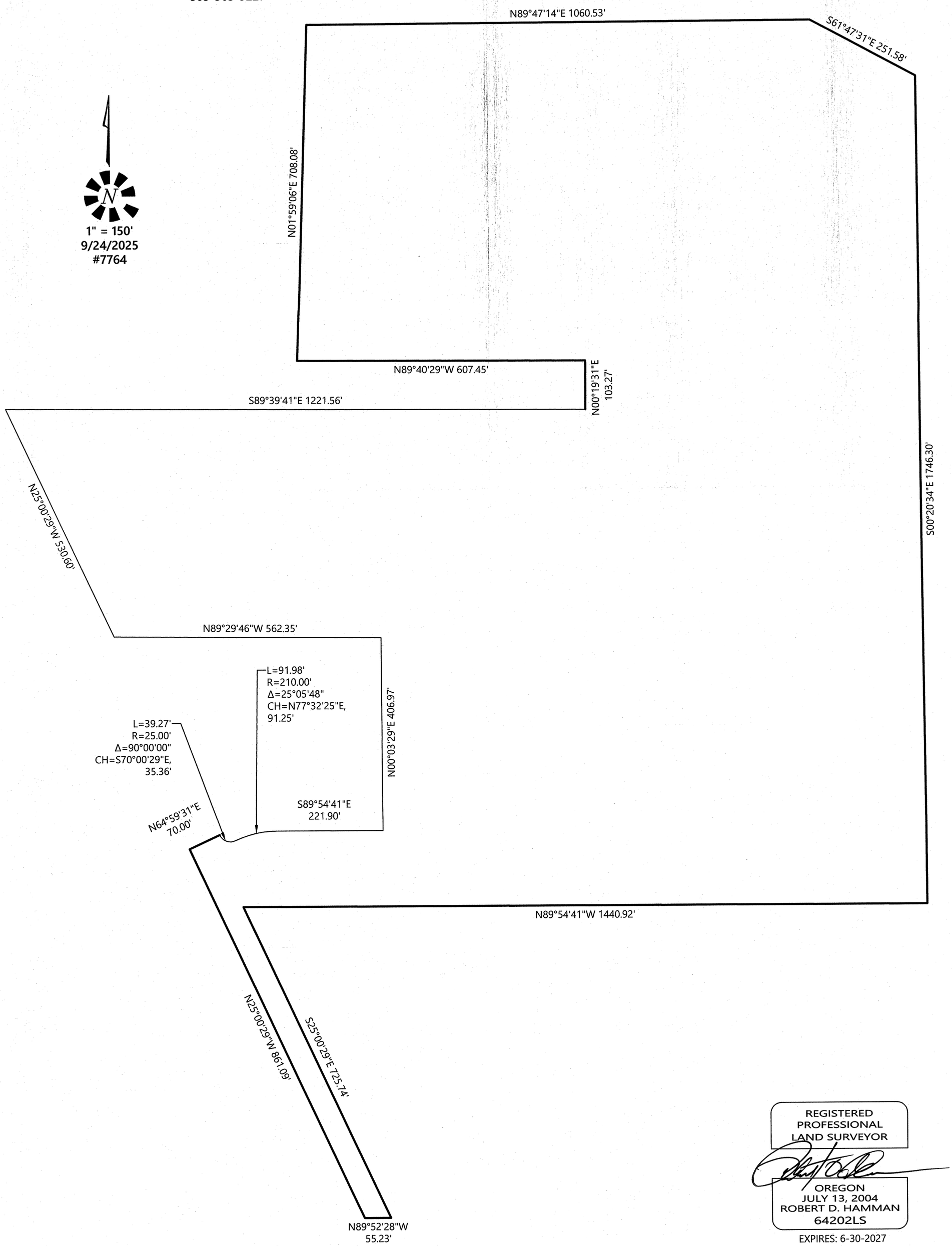
Based on the findings above, the applicant concludes that the approval criteria in Sections 17.24.040.6 and 17.24.050 are met except for the following:

SMC Figure 17.26.020.5.c. This section requires that the maximum block perimeter be 1,400 feet. The applicant is proposing one of the block lengths containing lots 70-84 to be 1,494 feet, just over the allowed maximum. The wetlands to the east that are being preserved as Tract A force the developable area further to the west. The city's intersection separation requirements along the collector road create a pinch point, making it challenging to meet this standard. Given the desire to preserve natural features for the community and future residents, the applicant finds that the intent of the block perimeter is generally satisfied. The applicant therefore requests the Public Works Director and Planning Commission make a finding that the intent of the standard is met, given the access separation requirements and natural features constraints.

ANNEXATION TO THE CITY OF STAYTON

IN THE NW, NE, SW, & SE 1/4 SEC. 4, T. 9 S., R. 1 W., W.M.
CITY OF STAYTON, MARION COUNTY, OREGON

BY:
MULTI/TECH ENGINEERING SERVICES, INC.
1155 13TH ST. S.E. SALEM, OREGON 97302
503-363-9227



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS

EXPIRES: 6-30-2027

ATTACHMENT A

EXHIBIT A

ANNEXATION TO THE CITY OF STAYTON

A TRACT OF LAND SITUATED IN THE NE, NW, SW, & SE QUARTER OF SECTION 4 TOWNSHIP 9 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF STAYTON, MARION COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG." AT THE NORTHWEST CORNER OF PARCEL 2, PARTITION PLAT 2025-34, MARION COUNTY BOOK OF PARTITION PLATS; THENCE ALONG THE BOUNDARY OF SAID PLAT THE FOLLOWING THREE CALLS: NORTH 89°47'14" EAST 1060.53 FEET; SOUTH 61°47'31" EAST 251.58 FEET; SOUTH 00°20'34" EAST 1746.30 FEET TO A 5/8" SMOOTH IRON ROD AT THE NORTHEAST CORNER OF REEL 153, PAGE 1342, MARION COUNTY DEED RECORDS; THENCE ALONG THE NORTH LINE OF SAID DEED AND ITS EXTENSION, NORTH 89°54'41" WEST 1440.92 FEET TO A 3/4" IRON PIPE ON THE EASTERLY RIGHT-OF-WAY LINE OF GOLF CLUB ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 25°00'29" EAST 725.74 FEET, MORE OR LESS, TO THE CITY LIMITS OF STAYTON; THENCE CROSSING THE RIGHT-OF-WAY OF SAID ROAD, NORTH 89°52'28" WEST 55.23 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 25°00'29" WEST 861.09 FEET, MORE OR LESS; THENCE CROSSING SAID ROAD, NORTH 64°59'31" EAST 70.00 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG." ON THE EASTERLY RIGHT OF WAY LINE OF SAID ROAD; THENCE 39.27 FEET ALONG A 25.00 FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT WITH A RADIAL BEARING IN OF SOUTH 64°59'31' WEST, (THE CHORD OF WHICH BEARS SOUTH 70°00'29" EAST 35.36 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG."; THENCE 91.98 FEET ALONG A 210.00 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS NORTH 77°32'25" EAST 91.25 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG."; THENCE SOUTH 89°54'41" EAST 221.90 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG."; THENCE NORTH 00°03'29" EAST 406.97 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG." ON THE SOUTH LINE OF THE AFOEMENTIONED PARCEL 2;

THENCE ALONG SAID LINE AND ITS EXTENSION, NORTH 89°29'46" WEST 562.35 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG." ON THE EASTERLY RIGHT-OF-WAY LINE OF GOLF CLUB ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 25°00'29" WEST 530.60 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG." ON THE NORTHWEST CORNER OF SAID PARCEL 2; THENCE ALONG THE NORTH LINE OF SAID PARCEL 2, SOUTH 89°39'41" EAST 1221.56 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP SCRIBED "LS 815" AT THE SOUTHEAST CORNER OF REEL 4422, PAGE 406 MARION COUNTY DEED RECORDS; THENCE ALONG THE EAST LINE OF SAID DEED, NORTH 00°19'31" EAST 103.27 FEET TO A YELLOW PLASTIC CAP SCRIBED "LS 815"; THENCE ALONG THE NORTH LINE OF SAID DEED, NORTH 89°40'29" WEST 607.45 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG."; THENCE ALONG THE WEST LINE OF THE AFOREMENTIONED PARCEL 2, NORTH 01°59'06" EAST 708.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 59.63 ACRES, MORE OR LESS, AND INCLUDING PART OF GOLF CLUB ROAD.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS

EXPIRES: 6/30/2027

ATTACHMENT B-2

PLANNING COMMISSION ACTION

MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363-9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

PRELIMINARY SUBDIVISION SITE PLAN EXISTING CONDITIONS PLAN

GOLF CLUB ROAD DEVELOPMENT

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

7764p P103-EX

Design: M.D.G.
Drawn: D.G.G.
Checked: M.D.G.
Issue Date: 11/17/25
Scale: AS SHOWN
As-Built: ---

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ

EXPIRES: 06-30-2027

JOB # 7764

P103

ATTACHMENT C

PLANNING COMMISSION ACTION

MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363-9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

PRELIMINARY SUBDIVISION SITE PLAN EXISTING CONDITIONS AERIAL

GOLF CLUB ROAD DEVELOPMENT

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

7764p P102.PK

Design: M.D.G.
Drawn: D.G.G.
Checked: M.D.G.
Issue Date: 11/17/25
Scale: AS SHOWN
As-Built: ----

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GROVE

EXPIRES: 06-30-2027

JOB # 7764

P102

ATTACHMENT D

GOLF CLUB ROAD DEVELOPMENT

SEC. 4, T. 9 S., R. 1 W., W.M.
CITY OF STATYON
MARION COUNTY, OREGON
128 LOTS - 54.53 ACRES

Owner / Developer:

BROWNSTONE DEVELOPMENT, INC.

P.O. BOX 2201
LAKE OSWEGO, OREGON 97035

Engineer:

Mark Grenz, P.E.

1155 13TH ST. S.W.
SALEM, OR. 97302

Surveyor:

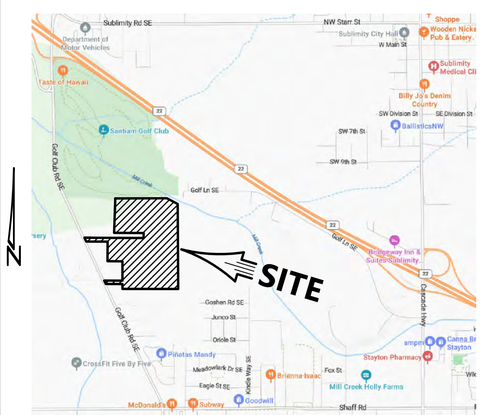
Robert Hamman, P.L.S.

1155 13TH ST. S.W.
SALEM, OR. 97302

T.B.M. 419.67
EXISTING SANITARY SEWER MANHOLE RIM LOCATED NORTH OF T.L. 901.
BASED ON GPS OPUS REPORT NGS CONTROL POINT NAMED QE1803. SITE POINT #1 LOCATED AT N177155.220 E396308.137 ELEVATION: 418.156 (DATUM NGVD 1929)

TOTAL SUBDIVISION AREA	2,375,470 S.F.	54.53 AC.
TOTAL OPEN SPACE AREA	664,331 S.F.	15.25 AC.
USABLE OPEN SPACE AREA	70,598 S.F.	1.62 AC.

CONSTRUCTION PERIODS:
PHASE 1 30 LOTS IN 2026
PHASE 2 54 LOTS IN 2027
PHASE 3 44 LOTS IN 2028



LOCATION MAP

PRELIMINARY SUBDIVISION SITE PLAN SHEET INDEX

SHEET P101 COVER SHEET
SHEET P102 EXISTING CONDITIONS AERIAL
SHEET P103 EXISTING CONDITIONS PLAN
SHEET P104 PARTITIONS
SHEET P201 OVERALL UTILITY PLAN
SHEET P301 UTILITY PLAN (SOUTHWEST QUADRANT)
SHEET P302 UTILITY PLAN (SOUTHEAST QUADRANT)
SHEET P303 UTILITY PLAN (NORTHWEST QUADRANT)
SHEET P304 UTILITY PLAN (NORTHEAST QUADRANT)
SHEET P305 UTILITY PLAN (WATER MAIN EXTENSION)
SHEET P401 STREET PLANS & PROFILES ___ C ST. 0+00 TO 9+50
SHEET P402 STREET PLANS & PROFILES ___ C ST. 9+00 TO 20+00
SHEET P403 STREET PLANS & PROFILES ___ 1ST AV. B ST. & 5TH DR.
SHEET P404 STREET PLANS & PROFILES ___ 2ND AV.
SHEET P405 STREET PLANS & PROFILES ___ 3RD AV.
SHEET P406 STREET PLANS & PROFILES ___ 4TH AV.
SHEET P407 STREET PLANS & PROFILES ___ A ST.
SHEET P408 STREET PLANS & PROFILES ___ D DR.
SHEET P409 STREET PLANS & PROFILES ___ 5TH DR.
SHEET P410 STREET PLANS & PROFILES ___ 6TH DR. & 7TH AV.
SHEET P411 STREET PLANS & PROFILES ___ E ST.
SHEET P412 STREET PLANS _____ GOLF CLUB RD. (NORTH)
SHEET P413 STREET PLANS _____ GOLF CLUB RD. (SOUTH)
SHEET P501 GRADING PLAN (SOUTH)
SHEET P502 GRADING PLAN (NORTH)
SHEET P601 STRIPING, SIGNING & STREET LIGHTING PLAN
SHEET P701 PLAN (SOUTH)
SHEET P702 PLAN (NORTH)

PLANNING COMMISSION ACTION

MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363-9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

PRELIMINARY SUBDIVISION SITE PLAN COVER SHEET

GOLF CLUB ROAD DEVELOPMENT

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

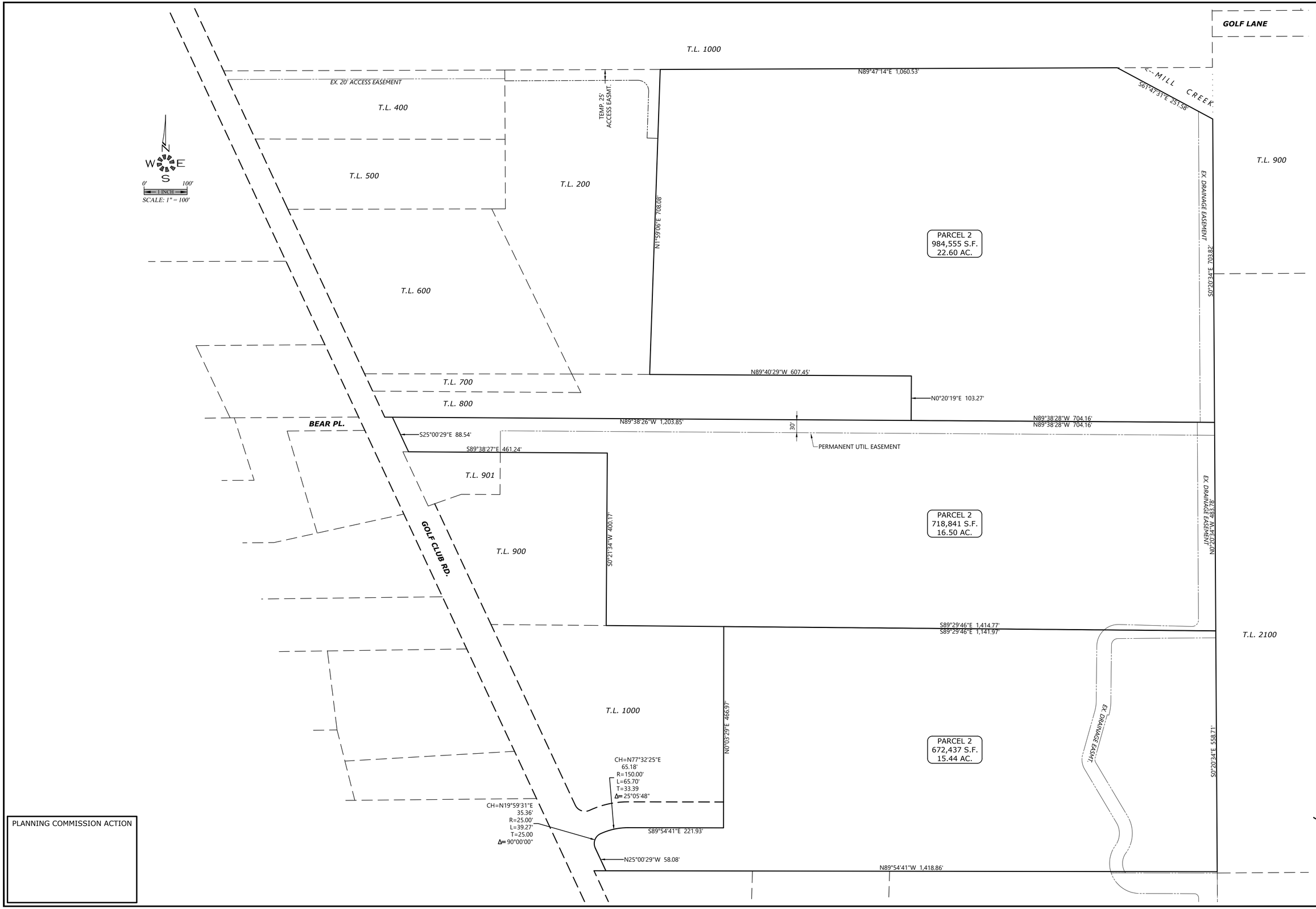
7764p P101.CS
Design: M.D.G.
Drawn: D.G.G.
Checked: M.D.G.
Issue Date: 11/17/25
Scale: AS SHOWN
As-Built: ____

REGISTERED PROFESSIONAL ENGINEER OREGON JULY 19, 1978 MARK D. GRENZ
EXPIRES: 06-30-2027

JOB # 7764

P101

ATTACHMENT E



PLANNING COMMISSION ACTION

MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363-9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

PRELIMINARY SUBDIVISION SITE PLAN PARTITIONS

GOLF CLUB ROAD DEVELOPMENT

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PREFERENCE OVER GRAPHICAL REPRESENTATION.

7764p P104-PART

Design: M.D.G.
Drawn: D.G.G.
Checked: M.D.G.
Issue Date: 11/17/25
Scale: AS SHOWN
As-Built: ----

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ

EXPIRES: 06-30-2027

JOB # 7764

P104

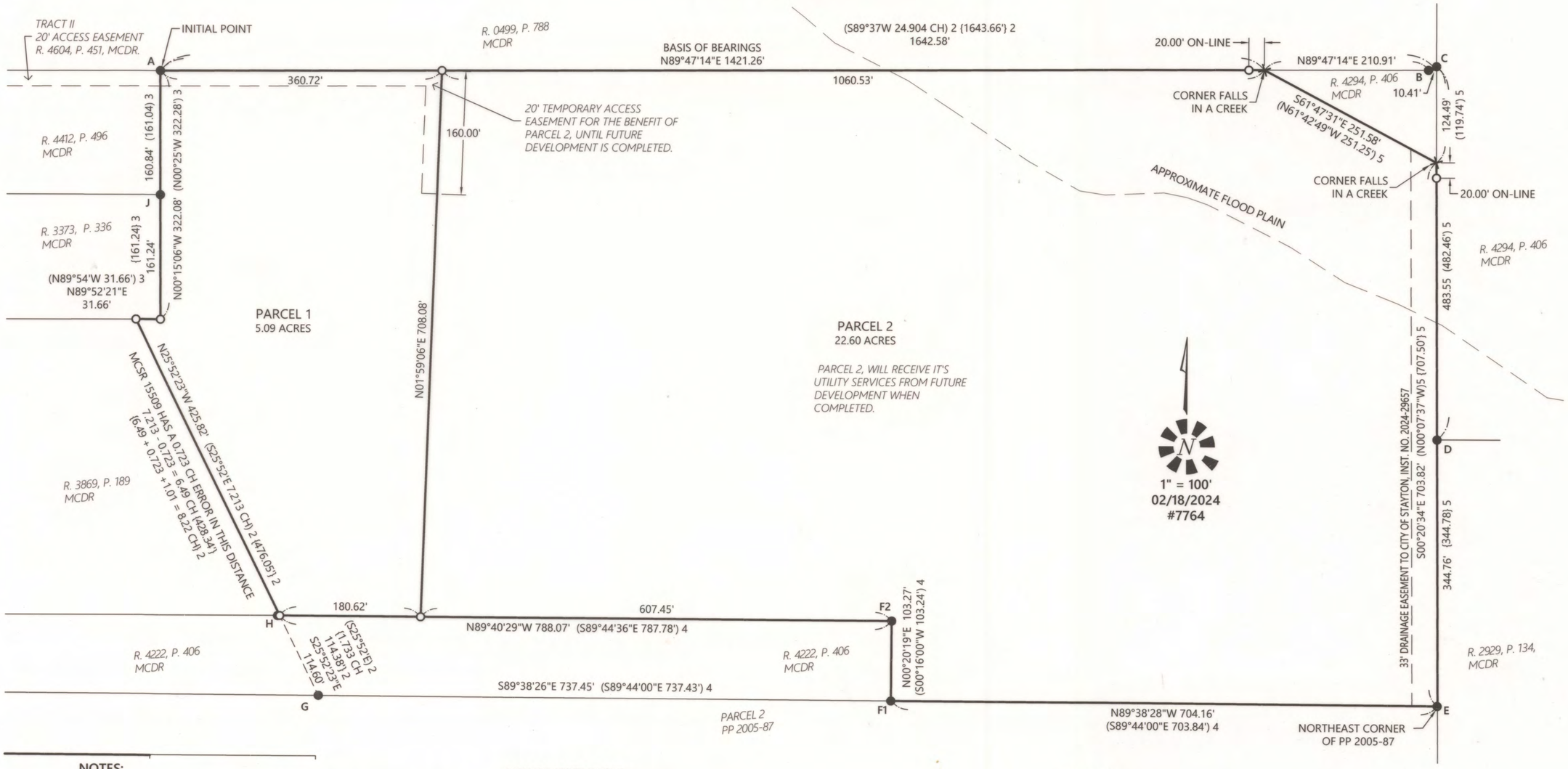
ATTACHMENT F-1

2025-324

PARTITION PLAT No. 2025 - 324

IN THE NW 1/4 & NE 1/4 SEC. 4, T. 9 S., R. 1 W., W.M.
MARION COUNTY, OREGON

BY:
MULTI/TECH ENGINEERING SERVICES, INC.
1155 13TH ST. S.E. SALEM, OREGON 97302
503-363-9227



NOTES:

1. ALL MONUMENTS FOUND IN GOOD CONDITION AND WITHIN 0.2' OF THE SURFACE OF THE GROUND UNLESS OTHERWISE NOTED.
2. ALL MONUMENTS SET FLUSH WITH THE SURFACE OF THE GROUND UNLESS OTHERWISE NOTED.

REFERENCE SURVEYS:

1. MCSR 10002
2. MCSR 15509
3. MCSR 19259
4. MCSR 34284
5. MCSR 37195

MONUMENT TABLE:

A. 1-1/4" IP, DOWN 0.4' PER 2
B. 1/2" IP, BENT, 10.41' WEST OF THE EASTERLY LINE, PER 1
C. 5/8" IR, W/YPC SCRIBED (GORMAN SURVEY LS 2281), 4.75' N00°20'34"W OF NORTHERLY LINE, PER 5
D. 5/8" IR, W/YPC SCRIBED (GORMAN SURVEY LS 2281), PER 5
E. 1/2" IP, N89°38'28"W 0.36' OF THE TRUE CORNER, PER 1
F#. 5/8" IR, W/YPC SCRIBED (LS 815), PER 4
G. 1/2" IP, DOWN 0.2', WITH ANGLED FITTING, PER 2
H. 3/4" IP, UP 1.3', DISTURBED S88°21'39"W 2.76' OFF THE TRUE CORNER, PER 2
J. 3/4" IP, PER 3

LEGEND:

BOTP = BOOK OF TOWN PLATS
MCSR = MARION COUNTY SURVEY RECORDS
MCDR = MARION COUNTY DEED RECORDS
W/YPC = WITH YELLOW PLASTIC CAP
IP = IRON PIPE
IR = IRON ROD
INST. NO. = INSTRUMENT NUMBER
P. = PAGE
V. = VOLUME
R. = REEL
PP = PARTITION PLAT
( ) = RECORD DATA PER SURVEY NOTED
[ ] = MEASURED AND RECORD DATA PER SURVEY NOTED
{ } = CALCULATED DATA PER SURVEY NOTED
● = FOUND MONUMENT PER TABLE
O = SET 5/8" X 30" IR W/YPC SCRIBED"MULTI/TECH ENG."
X = CALCULATED POINT

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS

EXPIRES: 6-30-2027

SHEET 1 OF 2

ATTACHMENT F-2

2025324

PARTITION PLAT No. 2025 - 324

IN THE NW 1/4 & NE 1/4 SEC. 4, T. 9 S., R. 1 W., W.M.
MARION COUNTY, OREGON

BY:
MULTI/TECH ENGINEERING SERVICES, INC.
1155 13TH ST. S.E. SALEM, OREGON 97302
503-363-9227

SURVEYOR'S CERTIFICATE:

I, ROBERT D. HAMMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN HEREON, AND DESCRIBED IN REEL 4604, PAGE 451, MARION COUNTY DEED RECORDS, THE BOUNDARY OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1-1/4" IRON PIPE, BEING THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN REEL 4604, PAGE 451 MARION COUNTY DEED RECORDS, LOCATED 511.50 FEET, SOUTH 25°19'03" EAST AND 683.28 FEET, NORTH 89°49'39" EAST OF THE 3" BRASS MONUMENT ON THE NORTH LINE OF DONATION LAND CLAIM 45, AND THE COMMON CORNER OF DONATION LAND CLAIM 46 & 47, LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 9 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, MARION COUNTY, OREGON; THENCE ALONG THE BOUNDARY OF THE AFOREMENTIONED DEED THE FOLLOWING 9 CALLS: NORTH 89°47'14" EAST 1421.26 FEET; SOUTH 61°47'31" EAST 251.58 FEET; SOUTH 00°20'34" EAST 703.82 FEET TO THE SOUTHEAST CORNER OF SAID DEED; NORTH 89°38'28" WEST 704.16 FEET TO A 5/8" IRON ROD; NORTH 00°20'19" EAST 103.27 FEET TO A 5/8" IRON ROD; NORTH 89°40'29" WEST 788.07 FEET TO A 5/8" IRON ROD; NORTH 25°52'23" WEST 425.82 FEET TO A 5/8" IRON ROD; NORTH 89°52'21" EAST 31.66 FEET TO A 5/8" IRON ROD; NORTH 00°15'06" WEST 322.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.69 ACRES, MORE OR LESS.

ROBERT D. HAMMAN, PLS 64202LS

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS

EXPIRES: 6-30-2027

NARRATIVE:

THE PURPOSE OF THIS PARTITION PLAT IS TO CREATE TWO PARCELS AS ALLOWED BY MARION COUNTY IN CASE NO. 25-003. THE BASIS OF BEARINGS WAS HELD FROM MONUMENTS "A" & "B" PER MARION COUNTY SURVEY RECORD NUMBER 15509 FOR THE NORTH LINE. MONUMENT "B" FELL SHORT OF THE EASTERLY LINE BY 10.41 FEET.

FOR THE EAST LINE, I HELD MONUMENTS "C", "D", & "F" FOR LINE. MONUMENT "C" FELL 4.75 FEET NORTHERLY OF THE AFOREMENTIONED NORTH LINE. IN MARION COUNTY SURVEY RECORD 37195 IT WAS CALLED OFF NORTH 01°20'20" WEST 0.97 FEET BY GORMAN WHO SET IT.

FOR THE SOUTH LINE, I HELD MONUMENTS "E", "F1", "F2", & "H" FOR LINE. I HAD TO USE RECORD INFORMATION TO BUILD THE WESTERLY LINE FROM MONUMENTS "G", "H", "J", & "A". IN DOING SO, I FOUND THAT "H" WAS DISTURBED AND LOCATED SOUTH 88°21'39" WEST 2.76 FEET FROM THE TRUE CORNER, I RESET THE MONUMENT AS SHOWN.

APPROVALS:

Brandon Reich — 6-9-25
MARION COUNTY PLANNING DIRECTOR — DATE
PARTITION CASE No. 25-003.

7-9-25
MARION COUNTY SURVEYOR — DATE

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH: DATE 6/30/25.

Natasha McVey By Matthew Shuey — 7/22/25
MARION COUNTY TAX COLLECTOR — DATE

Tom Rohlfing by Anthony — 7/22/25
MARION COUNTY ASSESSOR — DATE

STATE OF OREGON
COUNTY OF MARION } S.S.

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT No. 2025-324 WAS RECEIVED FOR RECORDING ON THE 24 DAY OF July 2025, AT 1:59 O'CLOCK PM AND RECORDED IN THE MARION COUNTY BOOK OF PARTITION PLATS. IT IS RECORDED IN THE MARION COUNTY DEED RECORDS AS INSTRUMENT NO. 2025-023146.

BILL BURGESS, MARION COUNTY CLERK

Melissa Juan-Garcia
BY: DEPUTY COUNTY CLERK

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS THAT YVONNE A. PARSONS, AS TRUSTEE OF THE YVONNE A. PARSONS TRUST BEING THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON, AND DESIRING TO DISPOSE OF THE SAME INTO PARCELS HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED. I HEREBY GRANT THE EASEMENT AS SHOWN HEREON AND ACKNOWLEDGE THE EXISTING EASEMENTS AS SHOWN.

Yvonne A. Parsons, Trustee
YVONNE A. PARSONS, TRUSTEE
YVONNE A. PARSONS TRUST

STATE OF OREGON
COUNTY OF MARION } S.S.

ON THIS 6 DAY OF June, 2025, YVONNE A. PARSONS, AS TRUSTEE OF THE YVONNE A. PARSONS TRUST, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC FOR OREGON, WHO ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

Lorea Olsen
NOTARY SIGNATURE

Lorea Olsen
NOTARY PUBLIC - OREGON

COMMISSION NO. 1031785

MY COMMISSION EXPIRES: 12/28/2026

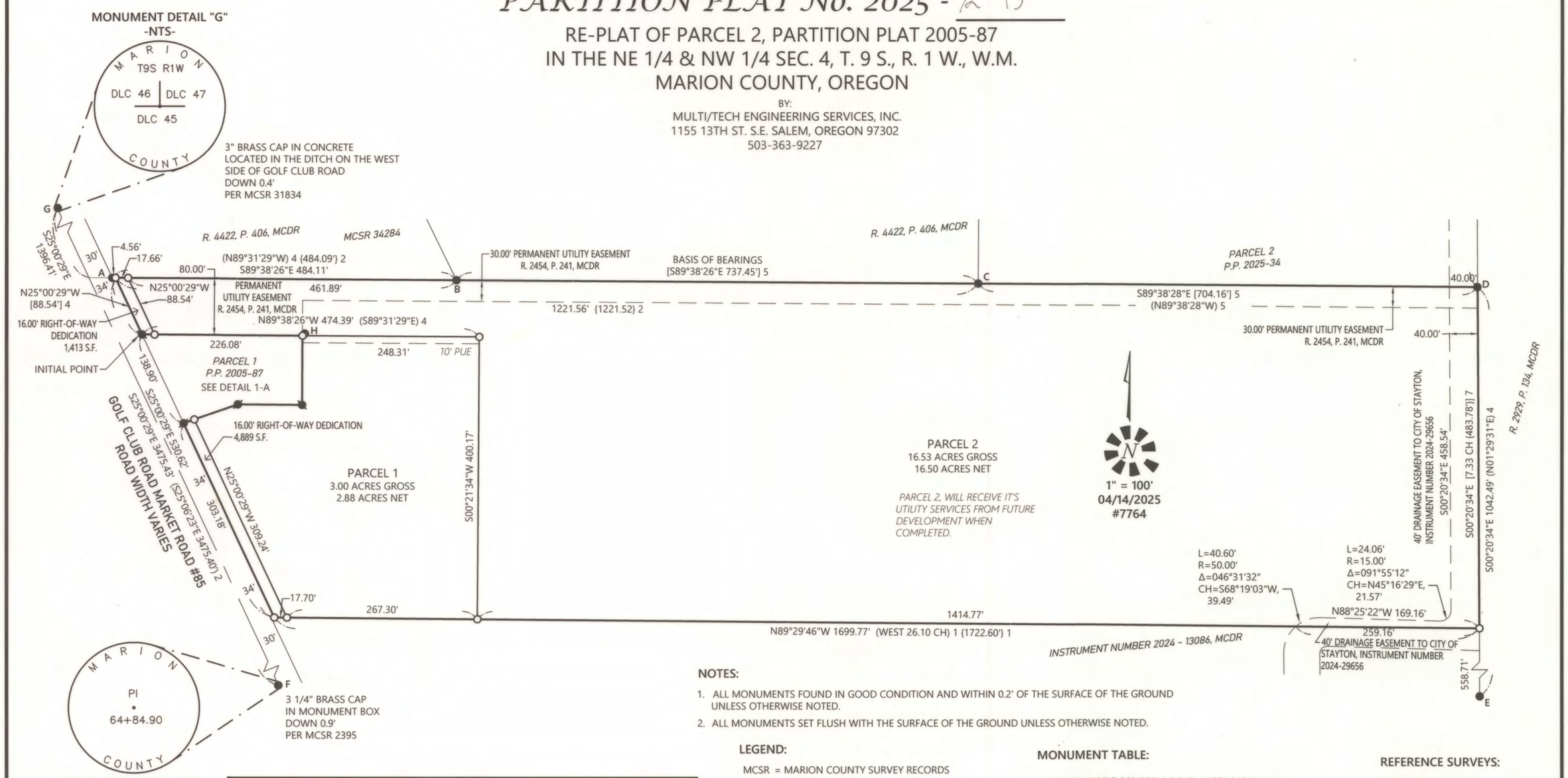
ATTACHMENT F-3

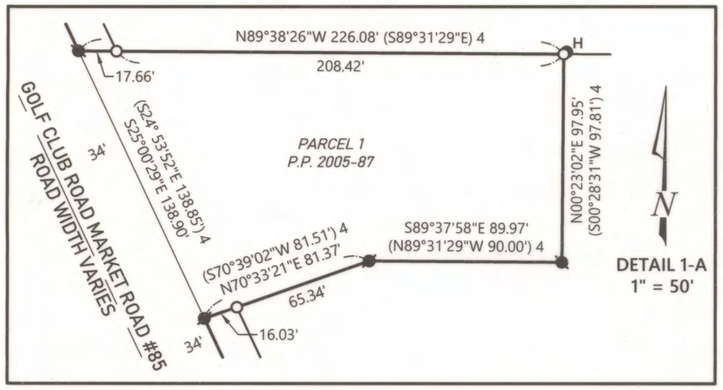
2025-43

PARTITION PLAT No. 2025 - 2 43

RE-PLAT OF PARCEL 2, PARTITION PLAT 2005-87
IN THE NE 1/4 & NW 1/4 SEC. 4, T. 9 S., R. 1 W., W.M.
MARION COUNTY, OREGON

BY:
MULTI/TECH ENGINEERING SERVICES, INC.
1155 13TH ST. S.E. SALEM, OREGON 97302
503-363-9227





NOTES:

1. ALL MONUMENTS FOUND IN GOOD CONDITION AND WITHIN 0.2' OF THE SURFACE OF THE GROUND UNLESS OTHERWISE NOTED.
2. ALL MONUMENTS SET FLUSH WITH THE SURFACE OF THE GROUND UNLESS OTHERWISE NOTED.

LEGEND:

MCSR = MARION COUNTY SURVEY RECORDS
MCDR = MARION COUNTY DEED RECORDS
W/YPC = WITH YELLOW PLASTIC CAP
IP = IRON PIPE
IR = IRON ROD
P. = PAGE
V. = VOLUME
R. = REEL
P.P. = PARTITION PLAT
S.F. = SQUARE FEET
NTS = NOT TO SCALE
( ) = RECORD DATA PER SURVEY NOTED
[ ] = MEASURED AND RECORD DATA PER SURVEY NOTED
{ } = CALCULATED DATA PER SURVEY NOTED
● = FOUND MONUMENT PER TABLE
◉ = 5/8" IR W/YPC SCRIBED "PAPPE LS 1951", PP 2005-87
○ = SET 5/8" X 30" IR W/YPC SCRIBED"MULTI/TECH ENG."

MONUMENT TABLE:

A. 5/8" IR, W/YPC SCRIBED (LS 815), MCSR 34284
B. 1/2" IP, DOWN 0.2', WITH ANGLED FITTING, MCSR 15509
C. 5/8" IR, W/YPC SCRIBED (LS 815), MCSR 34284
D. 1/2" IP, N89°38'28"W 0.36' OF TRUE CORNER, MCSR 10002
E. 5/8" IR SMOOTH, UP 0.2', MCSR 23971
F. 3 1/4" BRASS CAP IN MONUMENT BOX, MCSR 2395 SEE MONUMENT DETAIL "F"
G. 3" BRASS CAP IN CONCRETE, IN THE DITCH, MCSR 31834 SEE MONUMENT DETAIL "G"
H. 5/8" IR BENT, DOWN 0.5', OFF N60°47'10"E 0.40' OF CORNER, P.P. 2005-87

REFERENCE SURVEYS:

1. MCSR 4753
2. MCSR 34284
3. MCSR 37195
4. P.P. 2005-87
5. P.P. 2025-34
6. INST. NO. 2024-013086
7. MCSR 14472

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS
EXPIRES: 6-30-2027

SHEET 1 OF 2

ATTACHMENT F-4

2025-43

PARTITION PLAT No. 2025 - 43

RE-PLAT OF PARCEL 2, PARTITION PLAT 2005-87
IN THE NE 1/4 & NW 1/4 SEC. 4, T. 9 S., R. 1 W., W.M.
MARION COUNTY, OREGON

BY:
MULTI/TECH ENGINEERING SERVICES, INC.
1155 13TH ST. S.E. SALEM, OREGON 97302
503-363-9227

SURVEYOR'S CERTIFICATE:

I, ROBERT D. HAMMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN HEREON, THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP SCRIBED "PAPPE LS 1951", BEING THE NORTHWEST CORNER OF PARCEL 1, PARTITION PLAT 2005-87, ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF GOLF CLUB ROAD, LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 9 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, MARION COUNTY OREGON; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 25°00'29" WEST 88.54 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG." ON THE SOUTH LINE OF REEL 4422, PAGE 406, MARION COUNTY DEED RECORDS; THENCE ALONG SAID SOUTH LINE AND IT'S EXTENSION, SOUTH 89°38'26" EAST 1221.56 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP SCRIBED "LS 815"; THENCE SOUTH 89°38'28" EAST 704.16 FEET TO A 1/2" IRON PIPE ON THE WEST LINE OF THE PROPERTY DESCRIBED IN REEL 2929, PAGE 134, MARION COUNTY DEED RECORDS; THENCE ALONG SAID WEST LINE, SOUTH 00°20'34" EAST 483.78 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG."; THENCE ALONG THE NORTH LINE OF INSTRUMENT NUMBER 2024-13086, MARION COUNTY DEED RECORDS, NORTH 89°29'46" WEST 1699.77 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG." ON THE EASTERLY RIGHT-OF-WAY LINE OF GOLF CLUB ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 25°00'29" WEST 303.18 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP SCRIBED "PAPPE LS 1951" AT THE SOUTHWEST CORNER OF AFOREMENTIONED PARCEL 1, PARTITION PLAT 2005-87; THENCE ALONG THE BOUNDARY OF SAID PARCEL 1 THE FOLLOWING 4 CALLS: NORTH 70°33'21" EAST 81.37 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP SCRIBED "PAPPE LS 1951"; SOUTH 89°37'58" EAST 89.97 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP SCRIBED "PAPPE LS 1951"; NORTH 00°23'02" EAST 97.95 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP SCRIBED "MULTI/TECH ENG."; NORTH 89°38'26" WEST 226.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.53 ACRES, MORE OR LESS.

ROBERT D. HAMMAN PLS 64202LS

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS

EXPIRES: 6-30-2027

NARRATIVE:

THE PURPOSE OF THIS PARTITION PLAT IS TO CREATE TWO PARCELS AS ALLOWED BY MARION COUNTY IN PARTION CASE NO. 25-002. THE BASIS OF BEARINGS WAS HELD FROM MONUMENTS "B" & "C", PER PARTITION PLAT 2025-34, MARION COUNTY BOOK OF PARTITION PLATS, BEING ALSO THE NORTH LINE OF THE SUBJECT PROPERTY.

I HELD MONUMENTS "D" & "E" FOR LINE AND WENT RECORD DISTANCE SOUTH FROM "D", BEING THE NORTHEAST CORNER OF THE SUBJECT PROPERTY TO ESTABLISH THE LOCATION OF THE SOUTHEAST CORNER.

I HELD MONUMENTS "G" AND "F" FOR THE CENTERLINE OF GOLF CLUB ROAD, I EXTENDED THE NORTH LINE TO INTERSECT THE CENTERLINE THAN WENT DEED DISTANCE SOUTHERLY (8.038 CHAINS 530.51 FEET) ALONE THE CENTERLINE TO ESTABLISH A POINT. I WENT FROM THIS POINT TO THE SOUTHEAST CORNER THAT I CREATED.

THE WEST LINE WAS ESTABLISHED FROM THE POINTS FOUND FROM MARION COUNTY SURVEY RECORDS, PARTITION PLAT 2005-87 AND OFFSETTING THE CENTERLINE OF GOLF CLUB ROAD 34.00 FEET EASTERLY TO MATCH THE AFOREMENTIONED PARTITION PLAT.

APPROVALS / ACCEPTANCE:

Brandon Reich — 8-18-25
MARION COUNTY PLANNING DIRECTOR — DATE
PARTITION CASE No. 25-002

8/18/25
MARION COUNTY SURVEYOR — DATE

8/26/2025
MARION COUNTY BOARD OF COMMISSIONERS CHAIRPERSON OR VICE CHAIRPERSON — DATE

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH: DATE June 30, 2026

Natasha McVey by Bi Kelley — 8/25/25
MARION COUNTY TAX COLLECTOR — DATE

Tom Bohlin by Anthony — 8/25/25
MARION COUNTY ASSESSOR — DATE

STATE OF OREGON
COUNTY OF MARION } S.S.

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT No. 2025- 43 WAS RECEIVED FOR RECORDING ON THE 4th DAY OF September 2025, AT 9:13 O'CLOCK AM AND RECORDED IN THE MARION COUNTY BOOK OF PARTITION PLATS. IT IS RECORDED IN THE MARION COUNTY DEED RECORDS IN INSTRUMENT NO. 2025-027784.

BILL BURGESS, MARION COUNTY CLERK

BY: DEPUTY COUNTY CLERK

AMENDMENT TO THE DECLARATION

A PARTITION PLAT CONSENT AFFIDAVIT BY ARNOLD, GALLAGHER, PC, AN OREGON PROFESSIONAL CORPORATION, BENEFICIARIES UNDER THAT DEED OF TRUST RECORDED IN REEL 4510, PAGE 72, DEED RECORDS HAS BEEN RECORDED IN INSTRUMENT NUMBER 2025-027774.

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS THAT SUMEI LI AND TOBY LEE BEING THE OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON, AND DESIRING TO DISPOSE OF THE SAME INTO PARCELS HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED. WE HEREBY DEDICATE TO THE PUBLIC THE RIGHT-OF-WAY AS SHOWN HEREON AND GRANT THE EASEMENTS AS SHOWN.

Sumei Li
SUMEI LI

Toby Lee
TOBY LEE

STATE OF OREGON
COUNTY OF MARION } S.S.

ON THIS 12 DAY OF AUGUST, 2025, SUMEI LI, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC FOR OREGON, WHO ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE

THOMAS JOSEPH RUGG
NOTARY PUBLIC - OREGON

COMMISSION NO. 1028047A

MY COMMISSION EXPIRES: AUGUST 25, 2026

STATE OF OREGON
COUNTY OF MARION } S.S.

ON THIS 12 DAY OF AUGUST, 2025, TOBY LEE, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC FOR OREGON, WHO ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE

THOMAS JOSEPH RUGG
NOTARY PUBLIC - OREGON

COMMISSION NO. 1028047A

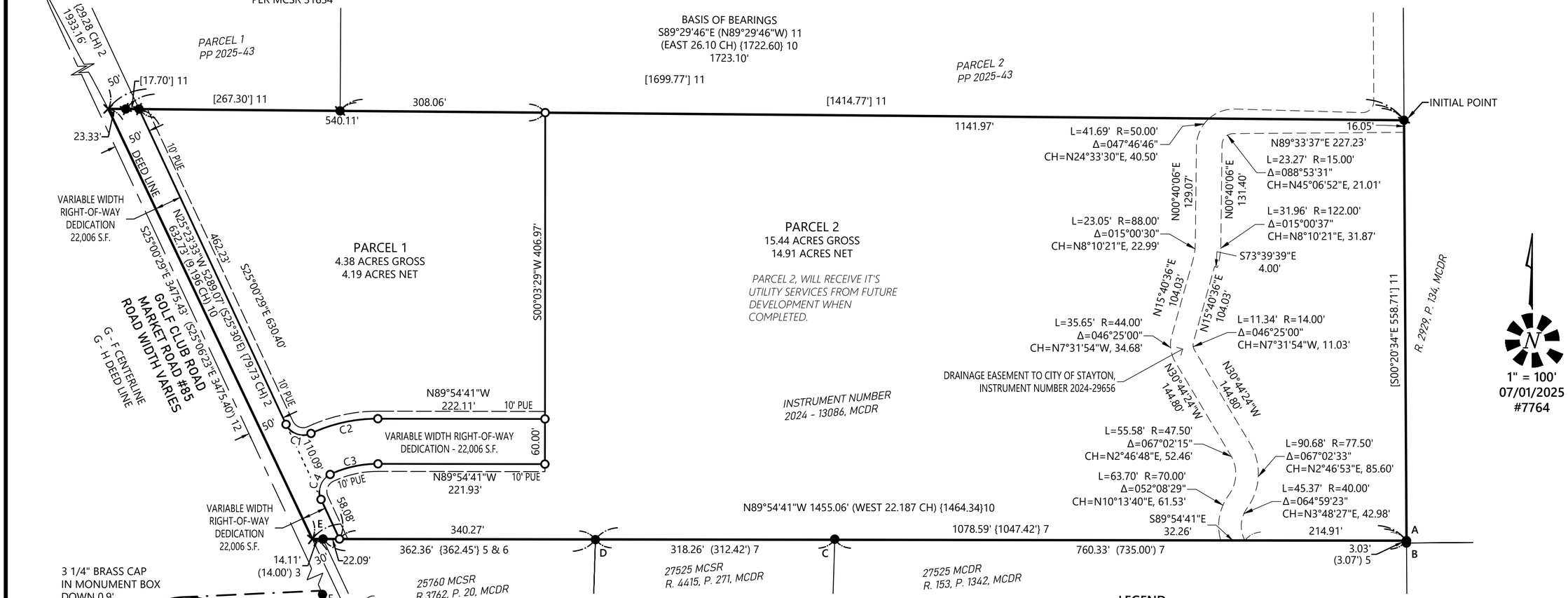
MY COMMISSION EXPIRES: AUGUST 25, 2026

ATTACHMENT F-5

PARTITION PLAT No. 2025 - _____

IN THE NW 1/4, NE 1/4, SW 1/4, & SE 1/4, SEC. 4, T. 9 S., R. 1 W., W.M.
MARION COUNTY, OREGON

BY:
MULTI/TECH ENGINEERING SERVICES, INC.
1155 13TH ST. S.E. SALEM, OREGON 97302
503-363-9227



NOTES:

1. ALL MONUMENTS FOUND IN GOOD CONDITION AND WITHIN 0.2' OF THE SURFACE OF THE GROUND UNLESS OTHERWISE NOTED.
2. ALL MONUMENTS SET FLUSH WITH THE SURFACE OF THE GROUND UNLESS OTHERWISE NOTED.

LEGEND:

MCSR = MARION COUNTY SURVEY RECORDS
MCDR = MARION COUNTY DEED RECORDS
W/YPC = WITH YELLOW PLASTIC CAP
IP = IRON PIPE
IR = IRON ROD
P. = PAGE
V. = VOLUME
R. = REEL
NTS = NOT TO SCALE
S.F. = SQUARE FEET
PUE = PUBLIC UTILITY EASEMENT
( ) = RECORD DATA PER SURVEY NOTED
[ ] = MEASURED AND RECORD DATA PER SURVEY NOTED
{ } = CALCULATED DATA PER SURVEY NOTED
● = FOUND MONUMENT PER TABLE
■ = 5/8" IR W/YPC SCRIBED "PAPPE LS 1951" PP 2005-87
◐ = 5/8" IR W/YPC SCRIBED "MULTI/TECH ENG." PP 2025-43
○ = SET 5/8" X 30" IR W/YPC SCRIBED"MULTI/TECH ENG."
✕ = CALCULATED POINT

MONUMENT TABLE:

A. 5/8" IR SMOOTH, UP 0.2', SET IN 5
B. 3/4" IP, UP 0.2', SET IN 4
C. 1/2" IP, UP 0.8, LEANING WEST, SET IN 7
D. 5/8" IR, SET IN 7
E. 3/4" IP, SET IN 3
F. 3 1/4" BRASS CAP IN MONUMENT BOX, DOWN 1.0', SET IN 1
SEE MONUMENT DETAIL "F"
G. 3" BRASS CAP IN CONCRETE, IN THE DITCH, DOWN 1.0' SET IN 9
SEE MONUMENT DETAIL "G"
H. 2 1/2" BRASS CAP IN MONUMENT BOX, DOWN 1.0', SET IN 8
SEE MONUMENT DETAIL "H"

REFERENCE DOCUMENTS:

1. MCSR 2395
2. MCSR 4753
3. MCSR 15060
4. MCSR 18115
5. MCSR 23971
6. MCSR 25760
7. MCSR 27525
8. MCSR 36708
9. MCSR 31834
10. INST. NO. 2024-013086
11. PP 2025-43
12. MCSR 34284

CURVE DATA

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	DIST.
C1	25.00'	89°57'11"	39.25'	S69°59'05"E	35.34'
C2	210.00'	25°03'00"	91.81'	S77°33'50"W	91.08'
C3	150.00'	25°05'48"	65.70'	S77°32'25"W	65.18'
C4	25.00'	90°00'00"	39.27'	S19°59'31"W	35.36'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS

EXPIRES: 6-30-2027

DRAFT

SHEET 1 OF 2

ATTACHMENT F-6

PARTITION PLAT No. 2025 - _____

IN THE NW 1/4, NE 1/4, SW 1/4, & SE 1/4, SEC. 4, T. 9 S., R. 1 W., W.M.
MARION COUNTY, OREGON

BY:
MULTI/TECH ENGINEERING SERVICES, INC.
1155 13TH ST. S.E. SALEM, OREGON 97302
503-363-9227

SURVEYOR'S CERTIFICATE:

I, ROBERT D. HAMMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN HEREON THE BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD BEING THE SOUTHEAST CORNER OF PARCEL 2, PARTITION PLAT 2025-43, MARION COUNTY BOOK OF PARTITION PLATS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 9 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, MARION COUNTY OREGON; THENCE ALONG THE WEST LINE OF REEL 2929, PAGE 134, MARION COUNTY DEED RECORDS, SOUTH 00°20'34" EAST 558.71 FEET TO A 5/8" IRON ROD AT THE NORTHEAST CORNER OF TRACT 2, REEL 153, PAGE 1342, MARION COUNTY DEED RECORDS; THENCE NORTH 89°54'41" WEST 1455.06 FEET TO A POINT IN THE RIGHT-OF-WAY OF GOLF CLUB ROAD, SAID POINT FALLS ON THE DEED LINE BETWEEN THE QUARTER CORNER OF SECTIONS 4 & 9, AND THE SOUTHEAST A. J. DAVIS DLC 45,46, AND 47; THENCE ALONG SAID DEED LINE NORTH 25°23'33" WEST 632.73 FEET TO A POINT ON SAID DEED LINE, BEING THE NORTHWEST CORNER OF THE SUBJECT PROPERTY; THENCE ALONG AN EXTENSION OF THE SOUTHERLY BOUNDARY LINE OF SAID PARTITION PLAT 2025-43, SOUTH 89°29'46" EAST 1723.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.59 ACRES, MORE OR LESS.

_____
ROBERT D. HAMMAN PLS 64202LS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS

EXPIRES: 6-30-2027

DRAFT

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE LAND DESCRIBED IN INSTRUMENT NUMBER 2024-13086, INTO TWO PARCELS AS ALLOWED BY MARION COUNTY PARTITION CASE/ADJUSTMENT NO. 25-001. THE BASIS OF BEARINGS WAS HELD FROM PARTITION PLAT 2025-43, MARION COUNTY BOOK OF PARTITION PLATS, FOR THE NORTH LINE.

FOR THE WEST LINE, I HELD THE QUARTER CORNER COMMON TO SECTIONS 4 AND 9, THEN EXTENDING A LINE TO THE SOUTHEAST CORNER OF THE A. J. DAVIS DLC, SAID LINE WILL BE CALLED OUT AS THE "DEED LINE" HEREAFTER.

I HELD MONUMENTS "A", "C", "D", AND E, THEN EXTENDED A LINE TO THE AFOREMENTIONED DEED LINE TO ESTABLISH THE SOUTH LINE.

I HELD MONUMENTS "A" AND "B" FOR LINE, THEN EXTENDED A LINE NORTH TO THE SOUTHEAST CORNER OF PARCEL 2 PARTITION PLAT 2025-43, MARION COUNTY BOOK OF PARTITION PLATS, TO ESTABLISH THE EAST LINE.

I HELD THE MONUMENTS FOUND ON THE SOUTH SOUTH LINE OF PARTITION PLAT 2025-43, MARION COUNTY BOOK OF PARTITION PLATS, THEN EXTENDED THE LINE TO THE DEED LINE, ESTABLISHING THE NORTH LINE.

PLAT NOTES:

THIS PLAT IS SUBJECT TO THE FOLLOWING DOCUMENTS RECORDED IN LINN COUNTY DEED RECORDS:

REEL 4484, PAGE 244, MCDR - DEED OF TRUST - NOT DEPICTED HEREON.

REEL 4609, PAGE 439, MCDR. - PACIFICORP EASEMENT - NOT DEPICTED HEREON.

RECORDING NO. 2024-29658 - STORM DRAINAGE EASEMENT - AS SHOWN HEREON.

APPROVALS / ACCEPTANCE:

_____
MARION COUNTY PLANNING DIRECTOR — DATE
PARTITION CASE/ADJUSTMENT No. 25-001

_____
MARION COUNTY SURVEYOR — DATE

_____
MARION COUNTY BOARD OF COMMISSIONERS — DATE
CHAIRPERSON OR VICE CHAIRPERSON

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH: DATE _____.

_____
MARION COUNTY TAX COLLECTOR — DATE

_____
MARION COUNTY ASSESSOR — DATE

STATE OF OREGON
COUNTY OF MARION } S.S.

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT No. 2025-_____ WAS RECEIVED FOR RECORDING ON THE ____ DAY OF _____ 2025, AT _____O'CLOCK _____ AND RECORDED IN THE MARION COUNTY BOOK OF PARTITION PLATS. IT IS RECORDED IN THE MARION COUNTY DEED RECORDS IN INSTRUMENT NO. _____.

BILL BURGESS, MARION COUNTY CLERK

_____
BY: DEPUTY COUNTY CLERK

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS THAT SAM K. VUONG AND CHUNMEI NIE BEING THE OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON, AND DESIRING TO DISPOSE OF THE SAME INTO PARCELS HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED. WE HEREBY GRANT THE EASEMENTS AND THE RIGHT-OF-WAY DEDICATION AS SHOWN HEREON.

_____
SAM K. VUONG

_____
CHUNMEI NIE

STATE OF OREGON
COUNTY OF MARION } S.S.

ON THIS_____DAY OF_____, 2025, SAM K. VUONG, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC FOR OREGON, WHO ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

_____
NOTARY SIGNATURE

_____
NOTARY PUBLIC - OREGON

COMMISSION NO. _____

MY COMMISSION EXPIRES: _____

STATE OF OREGON
COUNTY OF MARION } S.S.

ON THIS_____DAY OF_____, 2025, CHUNMEI NIE, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC FOR OREGON, WHO ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

_____
NOTARY SIGNATURE

_____
NOTARY PUBLIC - OREGON

COMMISSION NO. _____

MY COMMISSION EXPIRES: _____

ATTACHMENT F-7

MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363-9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

PRELIMINARY SUBDIVISION SITE PLAN (NORTH)

GOLF CLUB ROAD DEVELOPMENT

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

7764b P702-SITE

Design: M.D.G.
Drawn: D.G.G.
Checked: M.D.G.
Issue Date: 11/17/25
Scale: AS SHOWN
As-Built: ----

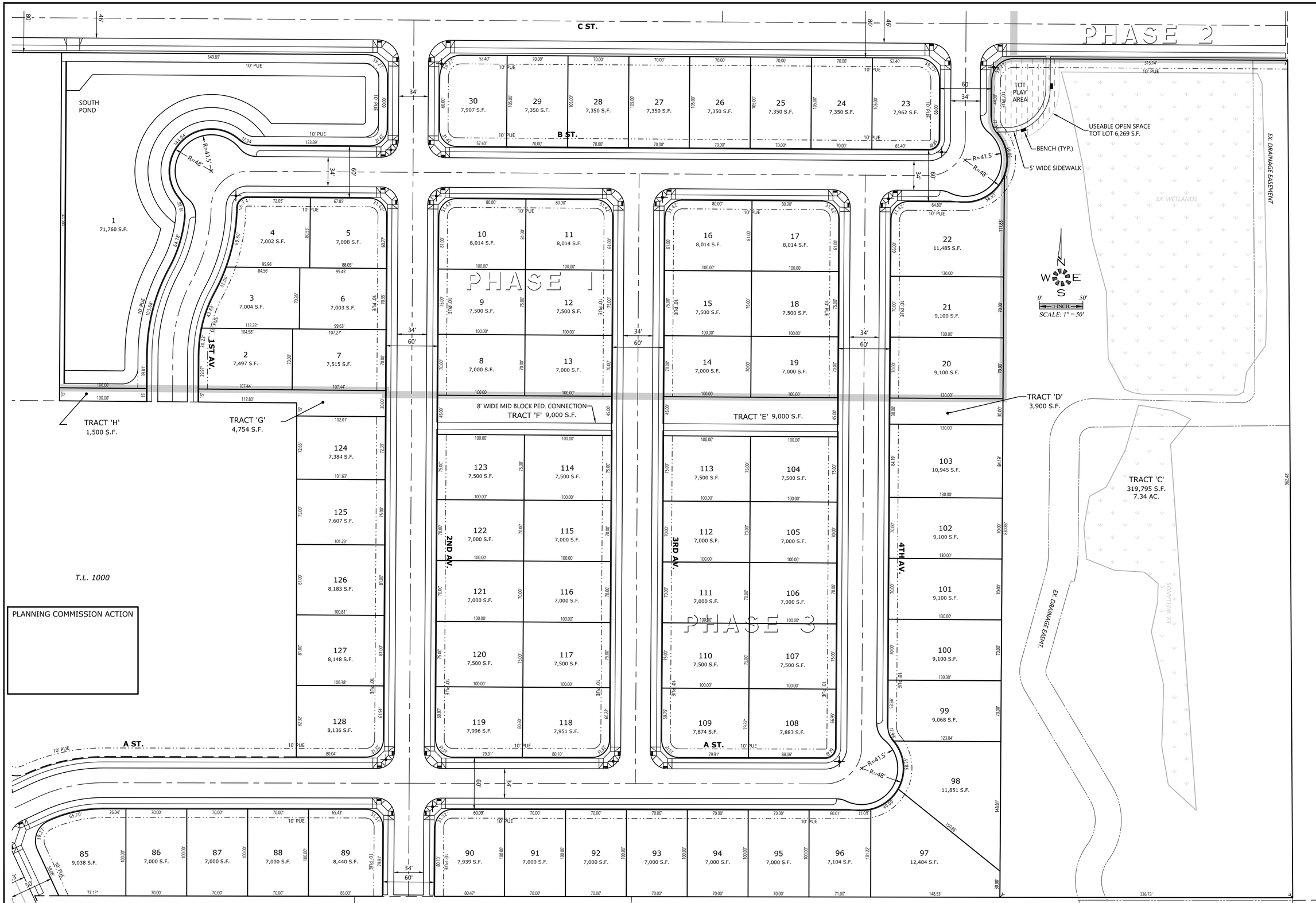
REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ

EXPIRES: 06-30-2027

JOB # 7764

P702

ATTACHMENT G-1



MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363-9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

PRELIMINARY SUBDIVISION SITE PLAN (SOUTH)

GOLF CLUB ROAD DEVELOPMENT

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PREFERENCE OVER GRAPHICAL REPRESENTATION.

7764p P701-SITE

Design: M.D.G.
Drawn: D.G.G.
Checked: M.D.G.
Issue Date: 11/17/25
Scale: AS SHOWN
As-Built: ____

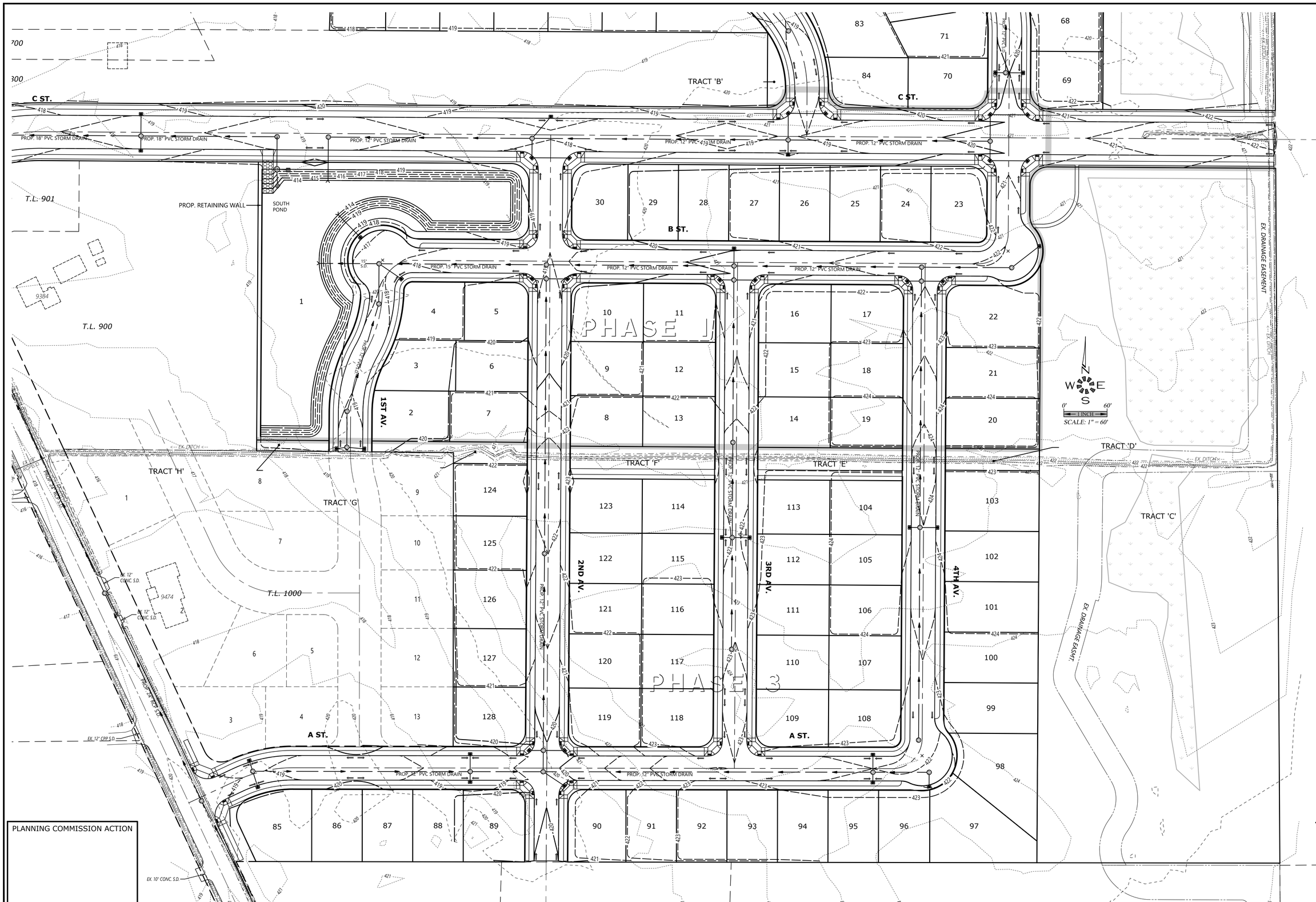
REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ

EXPIRES: 06-30-2027

JOB # 7764

P701

ATTACHMENT G-2



PLANNING COMMISSION ACTION

MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363-9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

PRELIMINARY SUBDIVISION SITE PLAN GRADING PLAN (SOUTH)

GOLF CLUB ROAD DEVELOPMENT

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PREFERENCE OVER GRAPHICAL REPRESENTATION.

7764p P501-GRD

Design: M.D.G.
Drawn: D.G.G.
Checked: M.D.G.
Issue Date: 11/17/25
Scale: AS SHOWN
As-Built: ----

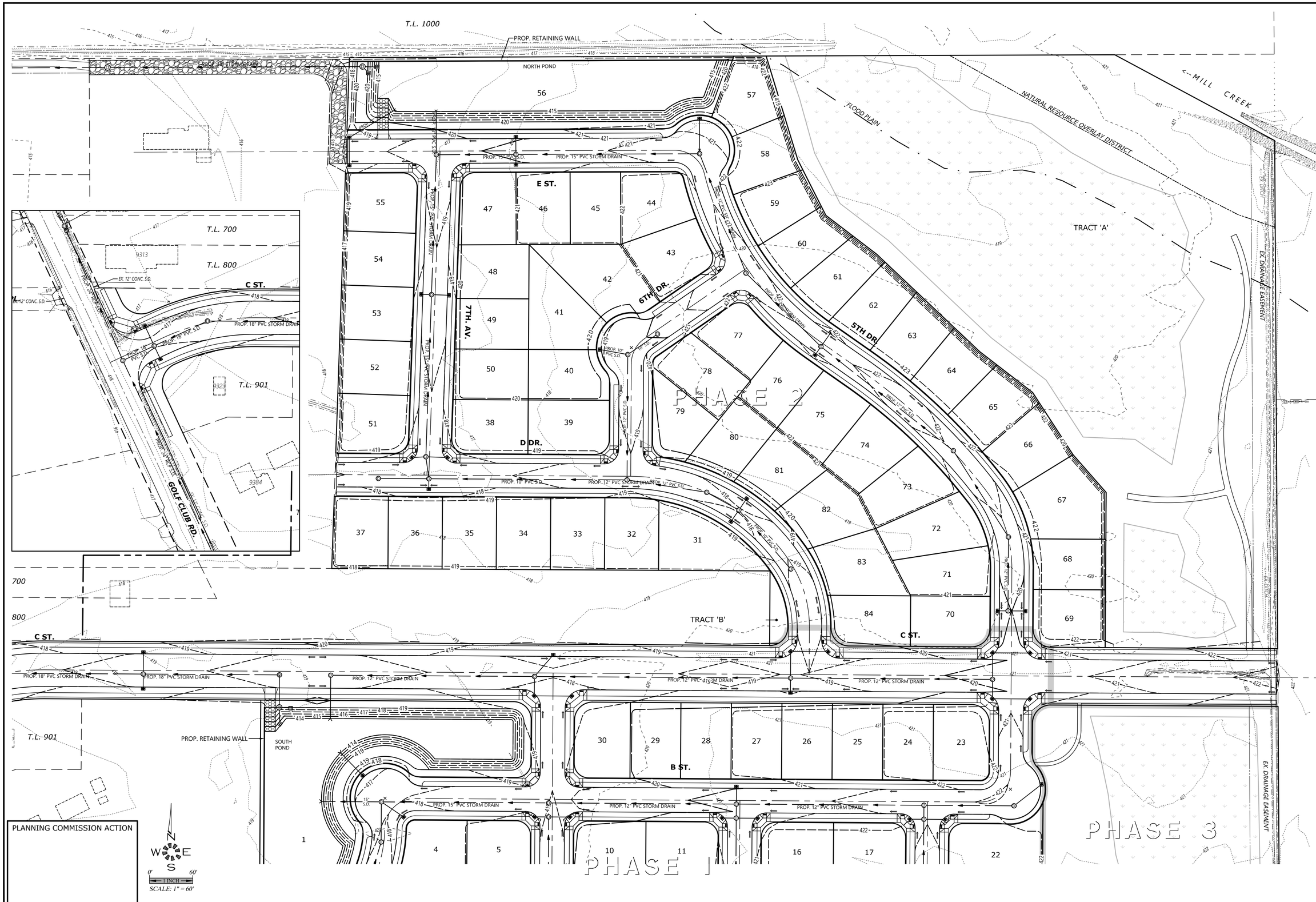
REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ

EXPIRES: 06-30-2027

JOB # 7764

P501

ATTACHMENT H-1



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PH. (503) 363-9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

PRELIMINARY SUBDIVISION SITE PLAN GRADING PLAN (NORTH)

GOLF CLUB ROAD DEVELOPMENT

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

7764p P502.DWD

Design: M.D.G.
Drawn: D.G.G.
Checked: M.D.G.
Issue Date: 11/17/25
Scale: AS SHOWN
As-Built: ----

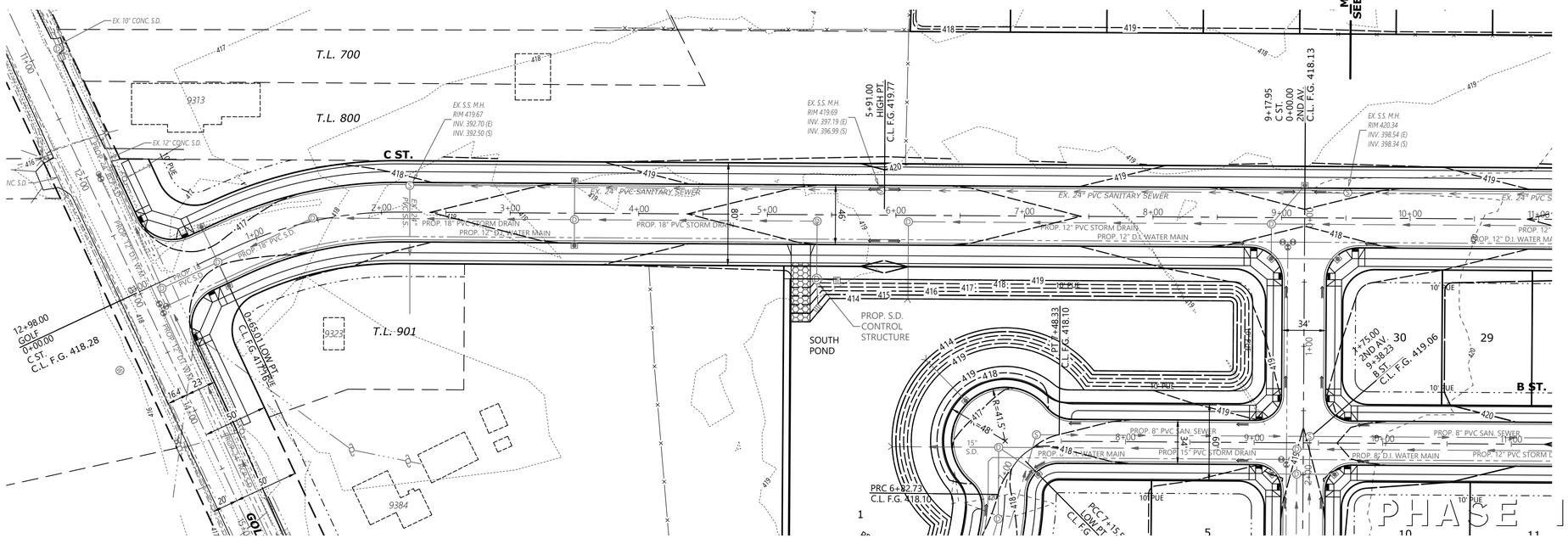
REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ

EXPIRES: 06-30-2027

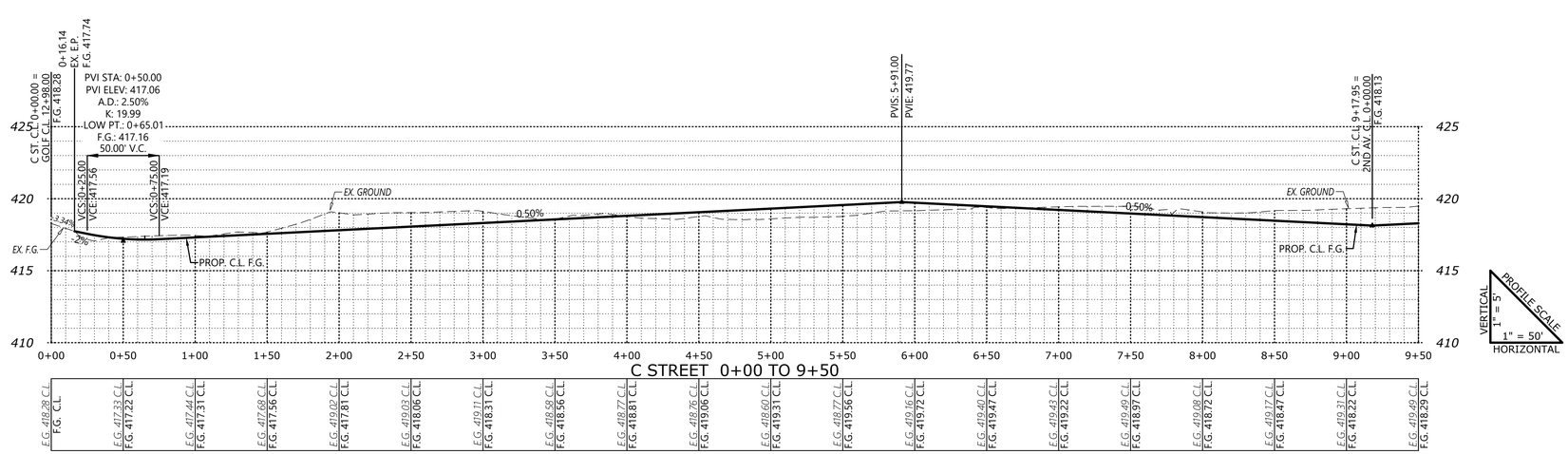
JOB # 7764

P502

ATTACHMENT H-2



SEE SHEET P404 FOR 2ND AV. DESIGN



PLANNING COMMISSION ACTION

MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363-9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

PRELIMINARY SUBDIVISION SITE PLAN STREET PLANS & PROFILES

GOLF CLUB ROAD DEVELOPMENT

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

7764p P401-ST

Design: M.D.G.
Drawn: D.G.G.
Checked: M.D.G.
Issue Date: 11/17/25
Scale: AS SHOWN
As-Built: ----

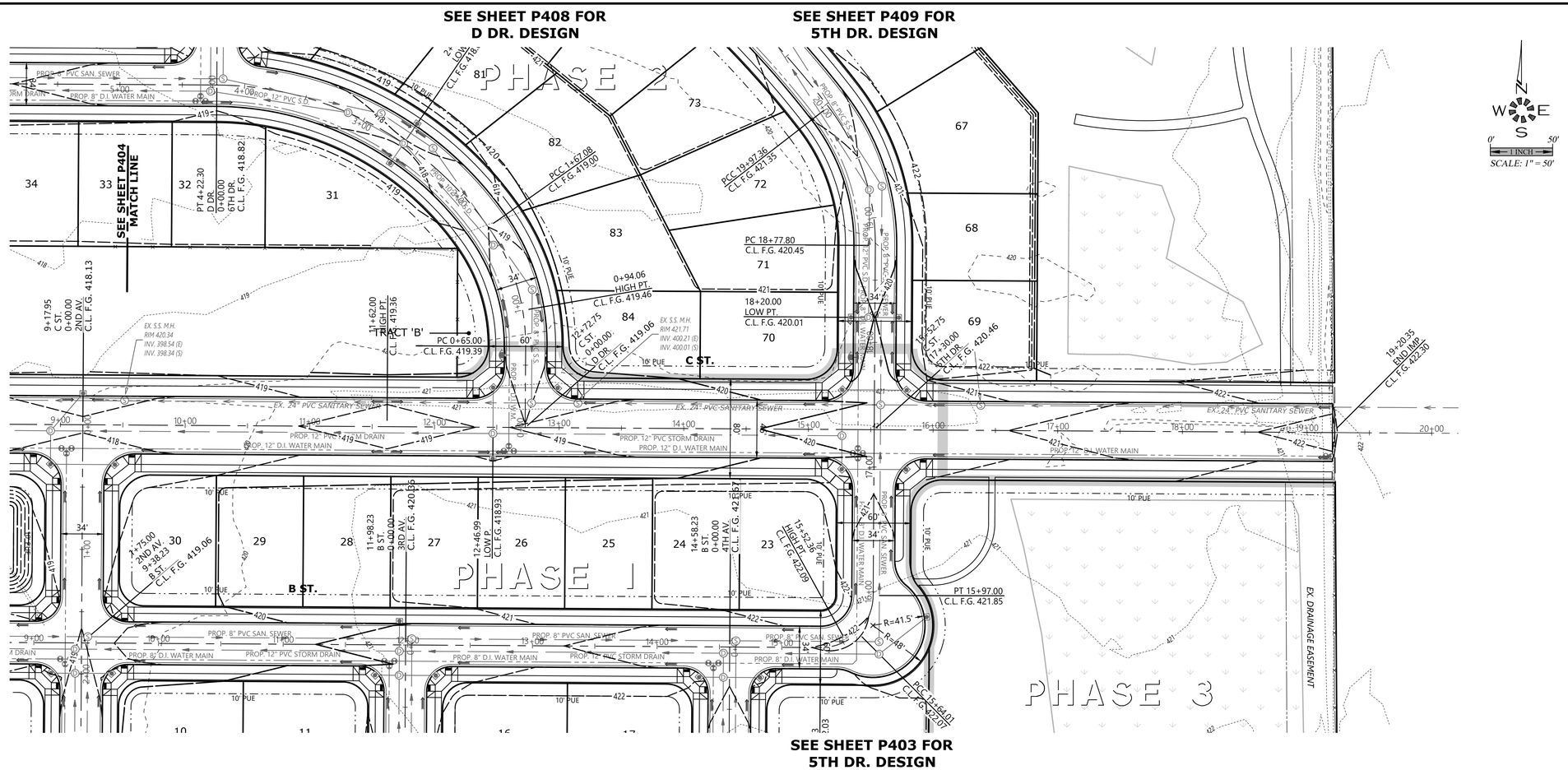
REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ

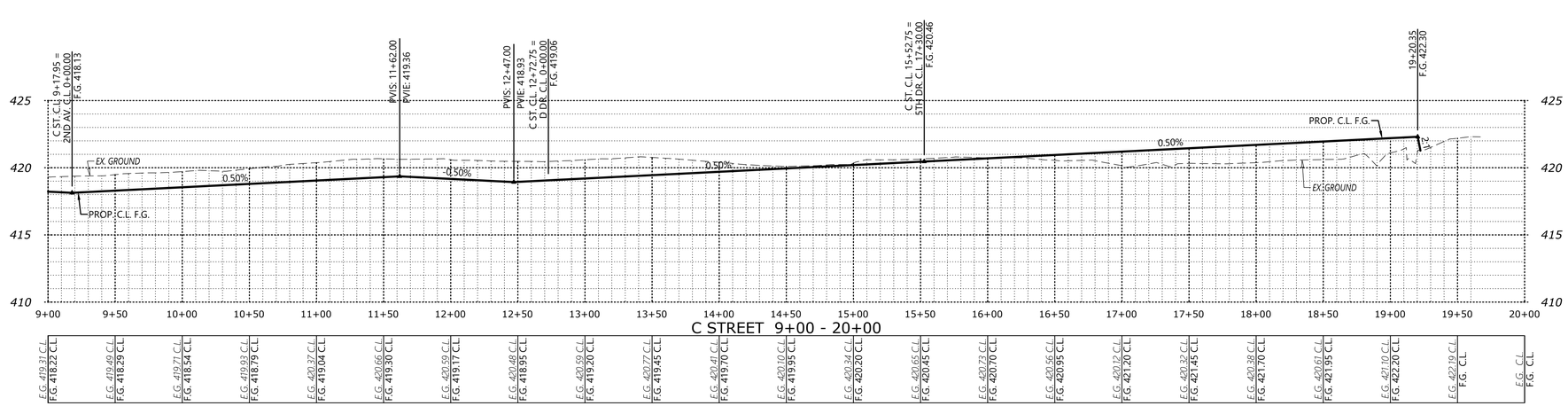
EXPIRES: 06-30-2027

JOB # 7764

P401

ATTACHMENT I-1





PLANNING COMMISSION ACTION

MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363-9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

PRELIMINARY SUBDIVISION SITE PLAN STREET PLANS & PROFILES

GOLF CLUB ROAD DEVELOPMENT

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

7764p P402-ST

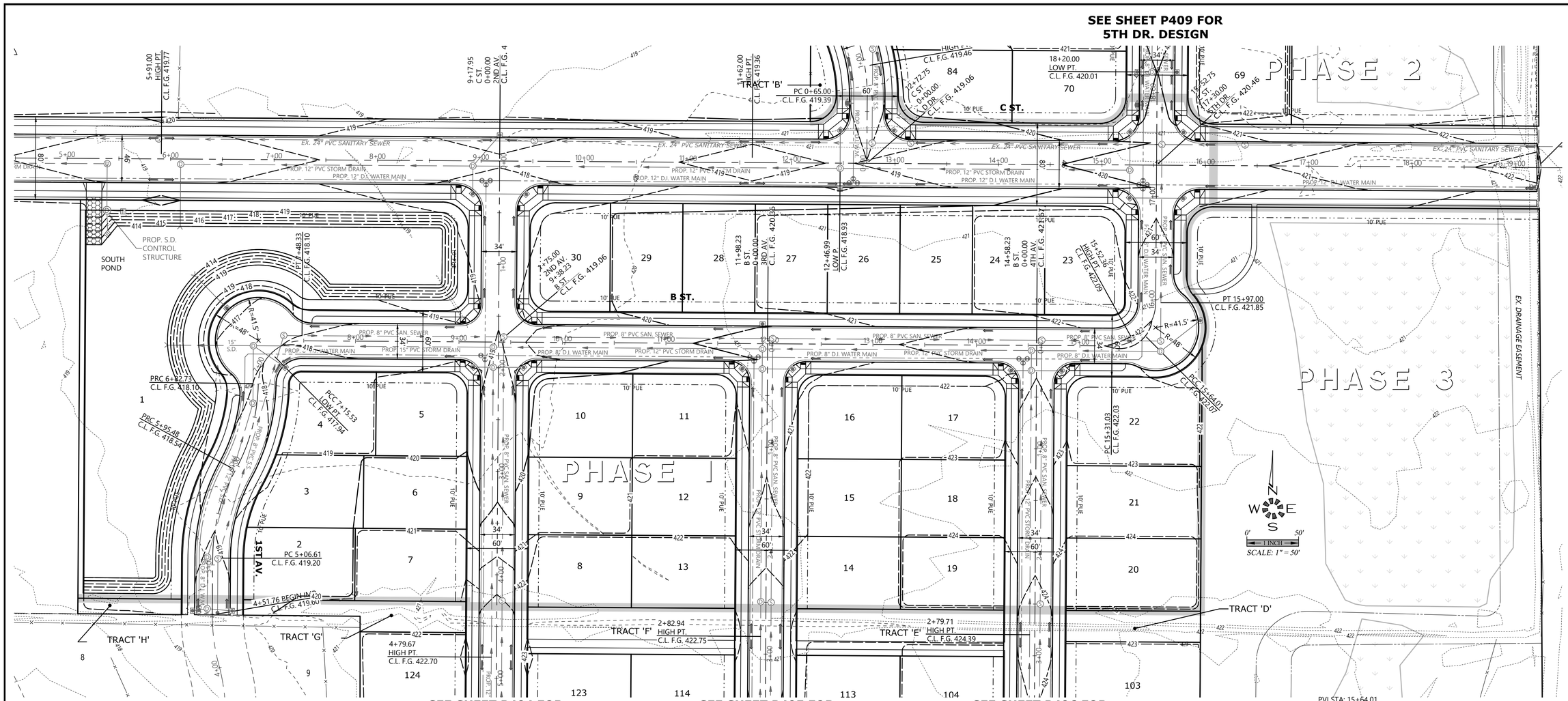
Design: M.D.G.
Drawn: D.G.G.
Checked: M.D.G.
Issue Date: 11/17/25
Scale: AS SHOWN
As-Built: ----

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 14, 1978
MARK D. GRENZ
EXPIRES: 06-30-2027

JOB # 7764

P402

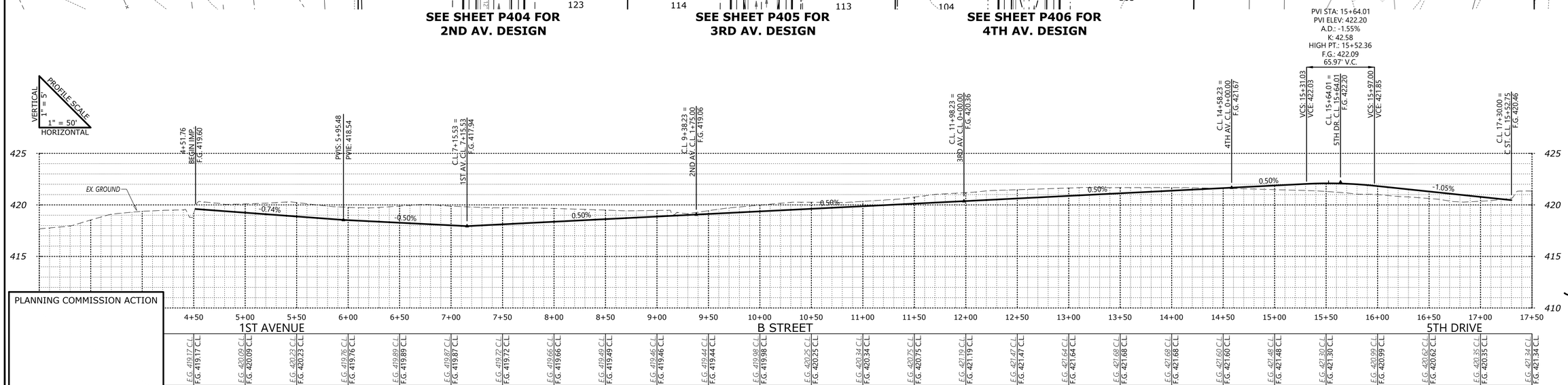
ATTACHMENT I-2



SEE SHEET P404 FOR 2ND AV. DESIGN

SEE SHEET P405 FOR 3RD AV. DESIGN

SEE SHEET P406 FOR 4TH AV. DESIGN



PLANNING COMMISSION ACTION

MULTI/TECH
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1155 13th ST. S.E., SALEM, OR. 97302
PH. (503) 363-9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

PRELIMINARY SUBDIVISION SITE PLAN STREET PLANS & PROFILES

GOLF CLUB ROAD DEVELOPMENT

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PREFERENCE OVER GRAPHICAL REPRESENTATION.

7764p P403-ST

Design: M.D.G.
Drawn: D.G.G.
Checked: M.D.G.
Issue Date: 11/17/25
Scale: AS SHOWN
As-Built: ----

REGISTERED PROFESSIONAL ENGINEER
OREGON
MARK D. GRENZ

EXPIRES: 06-30-2027

JOB # 7764

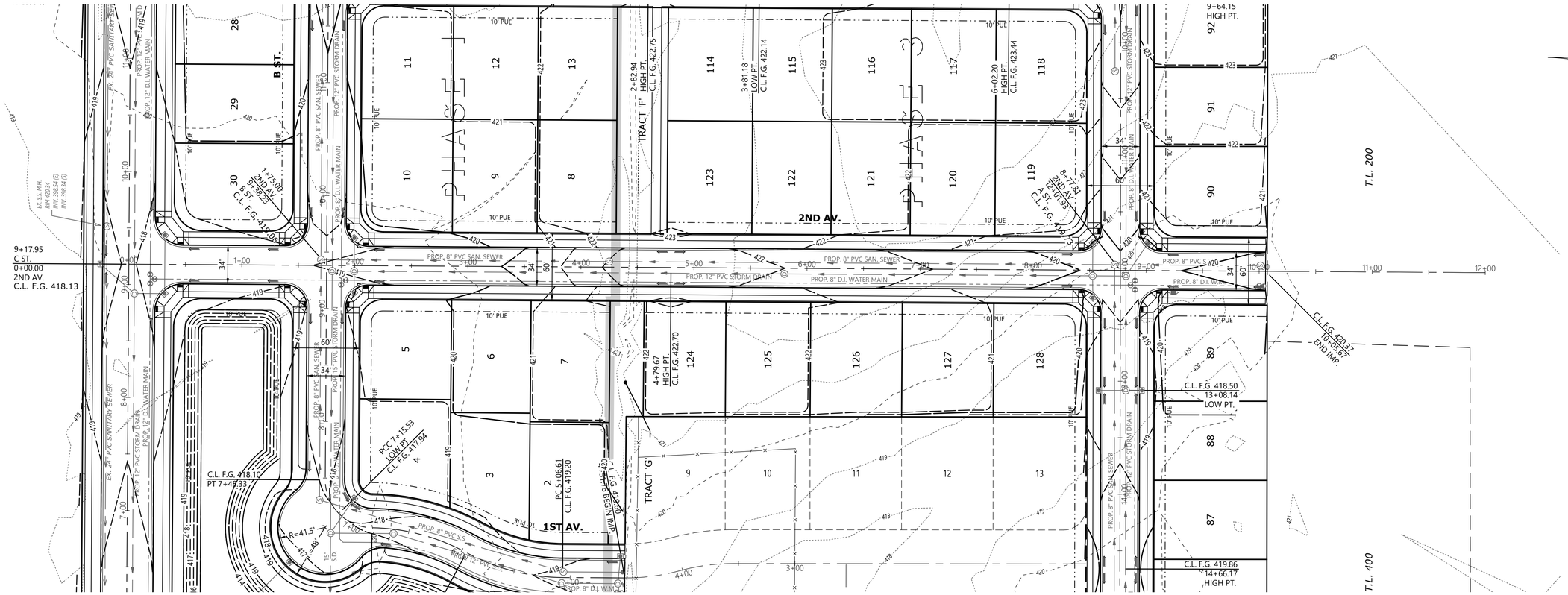
P403

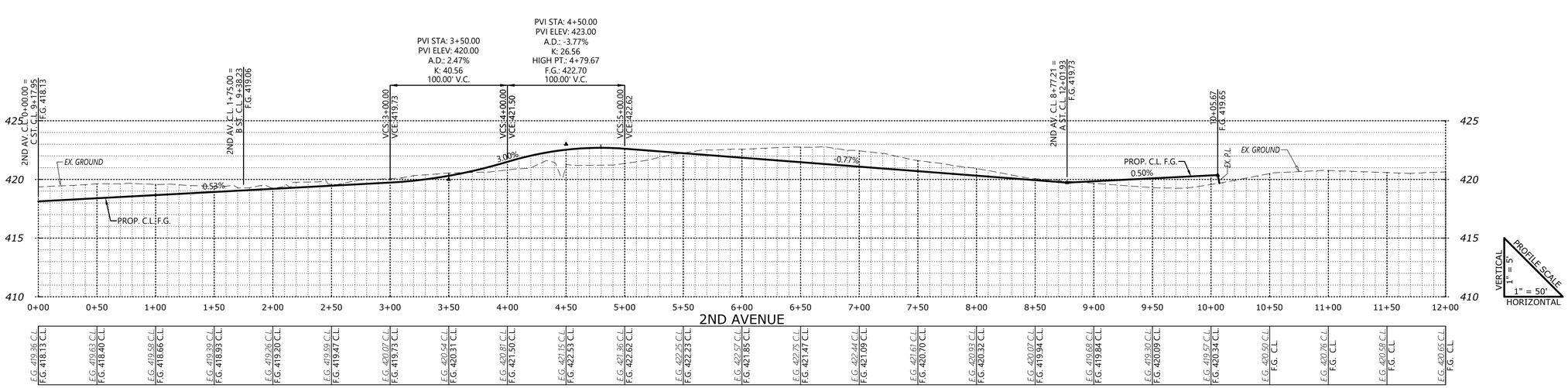
ATTACHMENT I-3

SEE SHEET P401 FOR C ST. DESIGN

SEE SHEET P403 FOR B ST. DESIGN

SEE SHEET P407 FOR A ST. DESIGN





E.G. 419.36 C.L.	E.G. 419.63 C.L.	E.G. 419.58 C.L.	E.G. 419.30 C.L.	E.G. 419.26 C.L.	E.G. 419.59 C.L.	E.G. 420.07 C.L.	E.G. 420.54 C.L.	E.G. 420.81 C.L.	E.G. 421.15 C.L.	E.G. 421.36 C.L.	E.G. 422.25 C.L.	E.G. 422.57 C.L.	E.G. 422.76 C.L.	E.G. 422.44 C.L.	E.G. 421.61 C.L.	E.G. 420.93 C.L.	E.G. 420.07 C.L.	E.G. 419.68 C.L.	E.G. 419.30 C.L.	E.G. 419.57 C.L.	E.G. 420.50 C.L.	E.G. 420.76 C.L.	E.G. 420.58 C.L.	E.G. 420.65 C.L.
F.G. 418.13 C.L.	F.G. 418.40 C.L.	F.G. 418.66 C.L.	F.G. 418.93 C.L.	F.G. 419.20 C.L.	F.G. 419.47 C.L.	F.G. 419.73 C.L.	F.G. 420.31 C.L.	F.G. 421.50 C.L.	F.G. 422.53 C.L.	F.G. 422.62 C.L.	F.G. 422.23 C.L.	F.G. 421.85 C.L.	F.G. 421.47 C.L.	F.G. 421.09 C.L.	F.G. 420.70 C.L.	F.G. 420.32 C.L.	F.G. 419.94 C.L.	F.G. 419.84 C.L.	F.G. 420.09 C.L.	F.G. 420.34 C.L.	F.G. C.L.	F.G. C.L.	F.G. C.L.	F.G. C.L.

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PRELIMINARY SUBDIVISION SITE PLAN STREET PLANS & PROFILES

GOLF CLUB ROAD DEVELOPMENT

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

7764p P404-ST

Design: M.D.G.
Drawn: D.G.G.
Checked: M.D.G.
Issue Date: 11/17/25
Scale: AS SHOWN
As-Built: ----

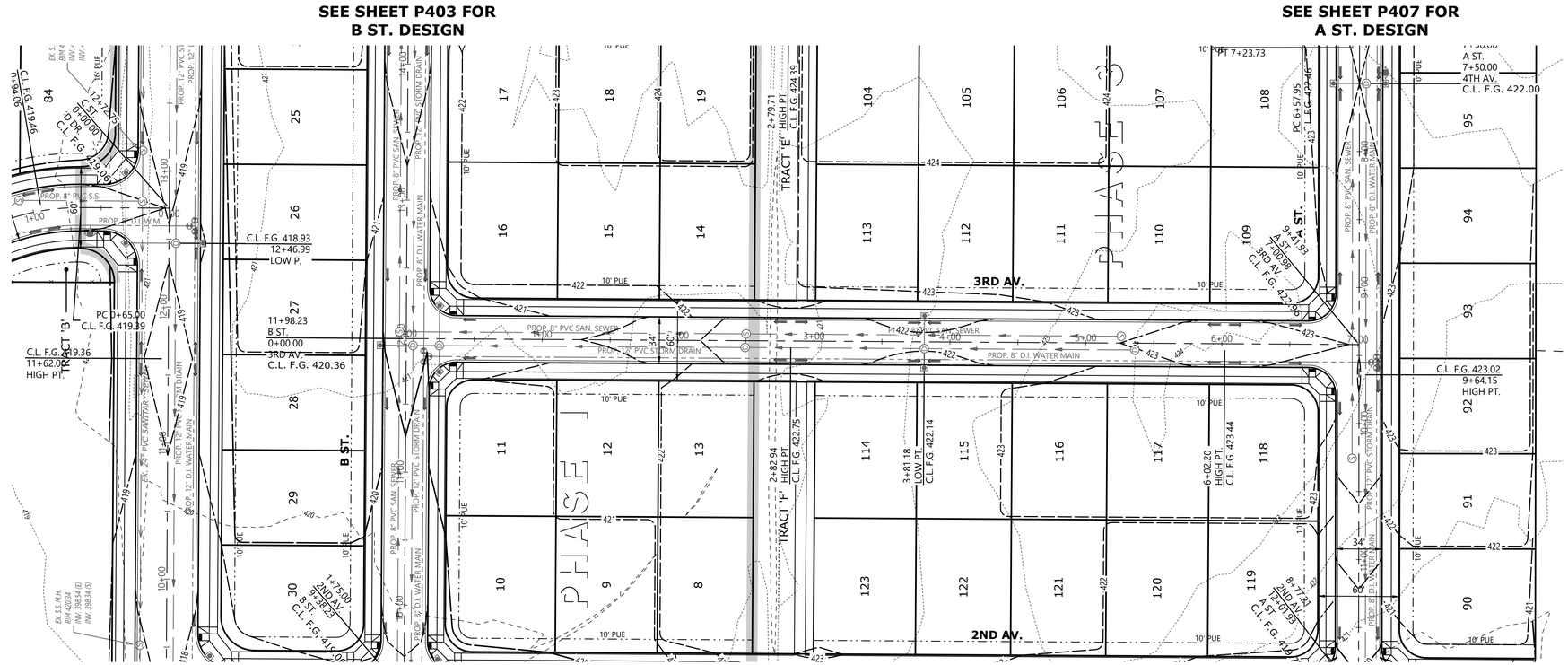
REGISTERED PROFESSIONAL ENGINEER — OREGON — JULY 14, 1978 — MARK D. GRENZ

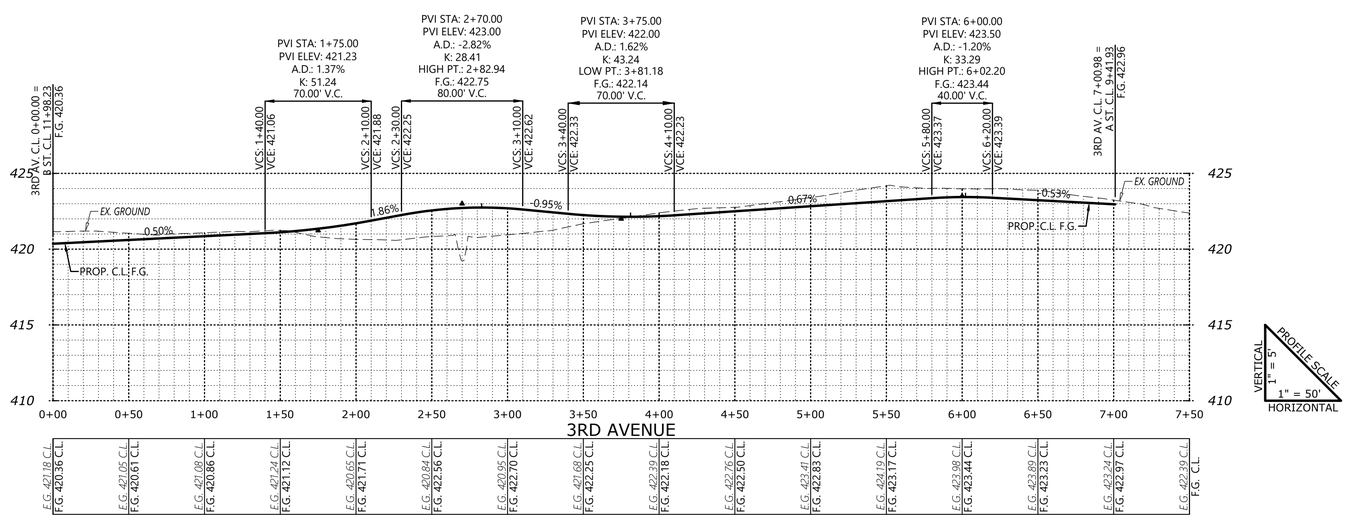
EXPIRES: 06-30-2027

JOB # 7764

P404

ATTACHMENT I-4





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DIMENSIONS & NOTES TAKE PREFERENCE OVER GRAPHICAL REPRESENTATION.

7764p P405-ST

Design: M.D.G.
Drawn: D.G.G.
Checked: M.D.G.
Issue Date: 11/17/25
Scale: AS SHOWN
As-Built: ----

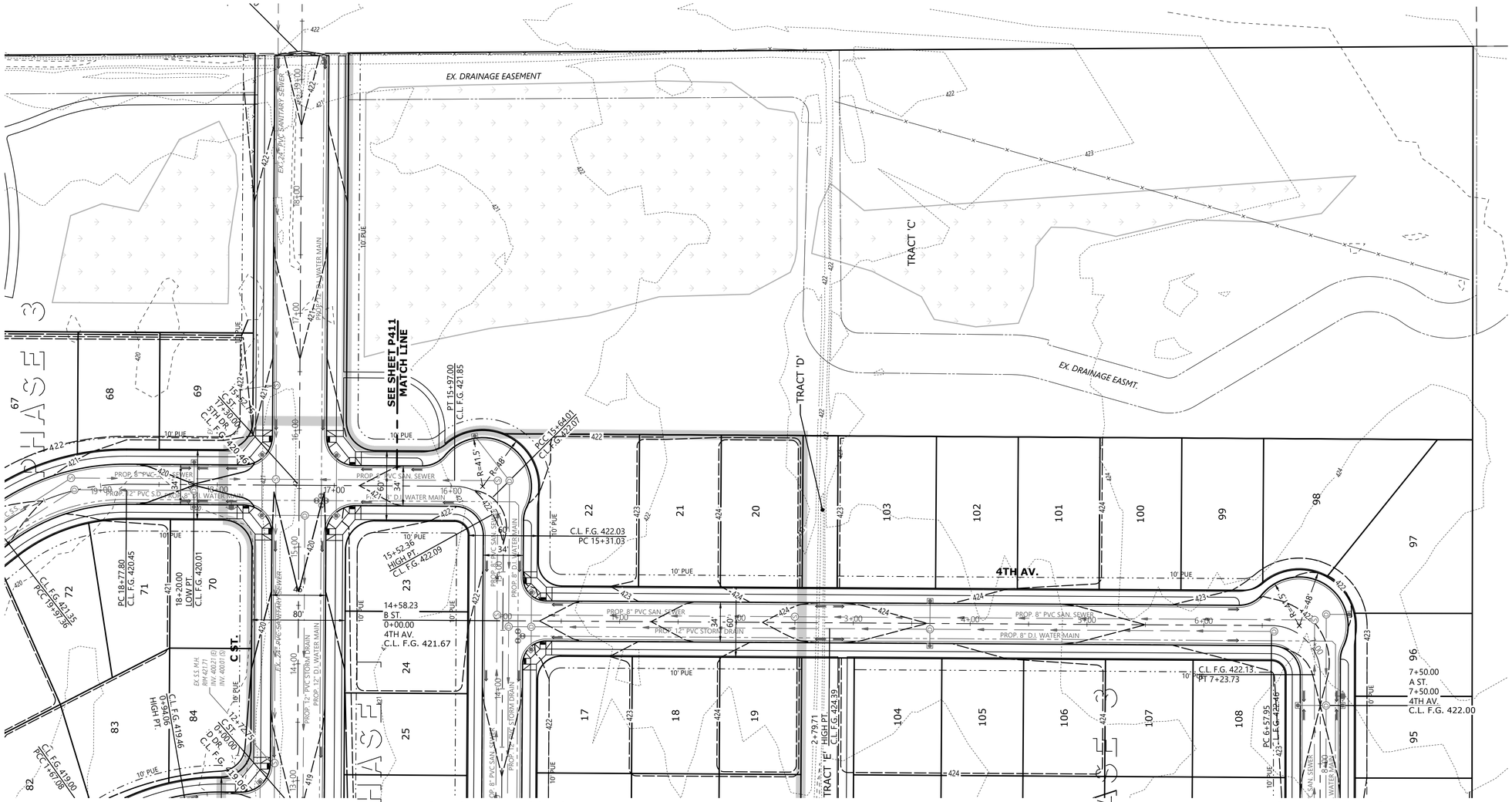
REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 19, 1978
MARK D. GROENKE

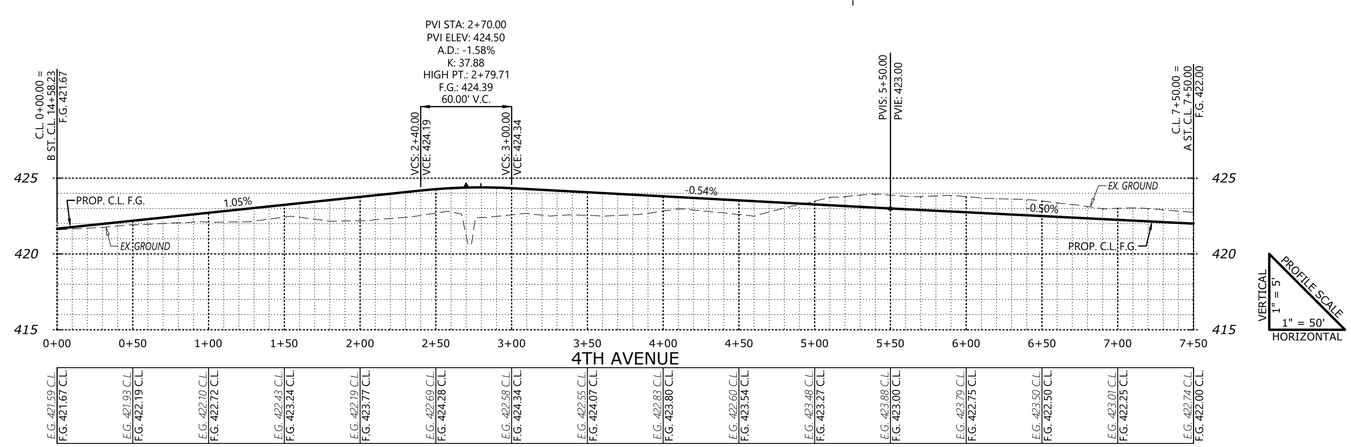
EXPIRES: 06-30-2027

JOB # 7764

P405

ATTACHMENT I-5





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GOLF CLUB ROAD DEVELOPMENT

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

7764p P406-ST

Design: M.D.G.
Drawn: D.G.G.
Checked: M.D.G.
Issue Date: 11/17/25
Scale: AS SHOWN
As-Built: ----

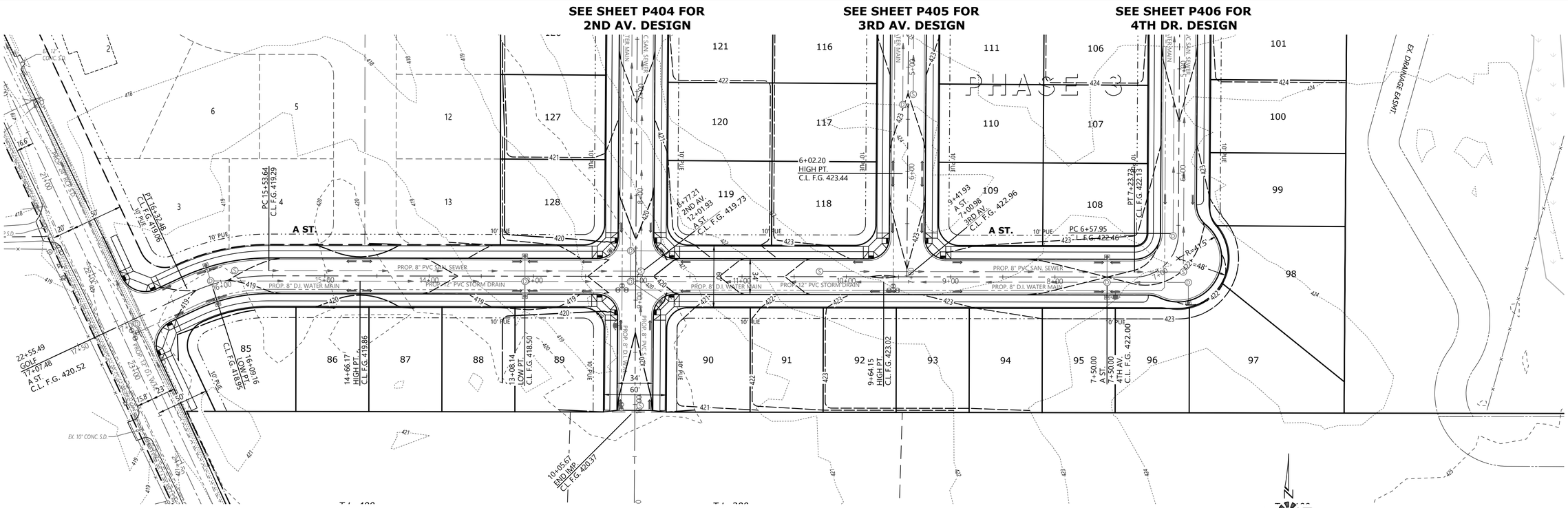
REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ

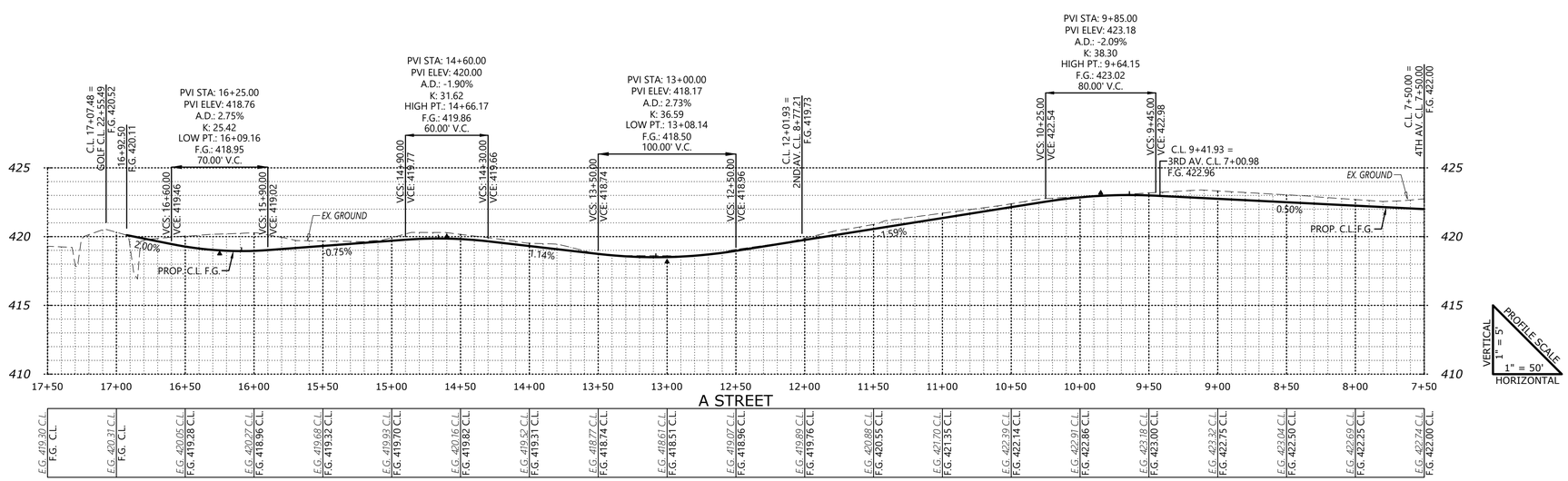
EXPIRES: 06-30-2027

JOB # 7764

P406

ATTACHMENT I-6





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GOLF CLUB ROAD DEVELOPMENT

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

7764p P407-ST

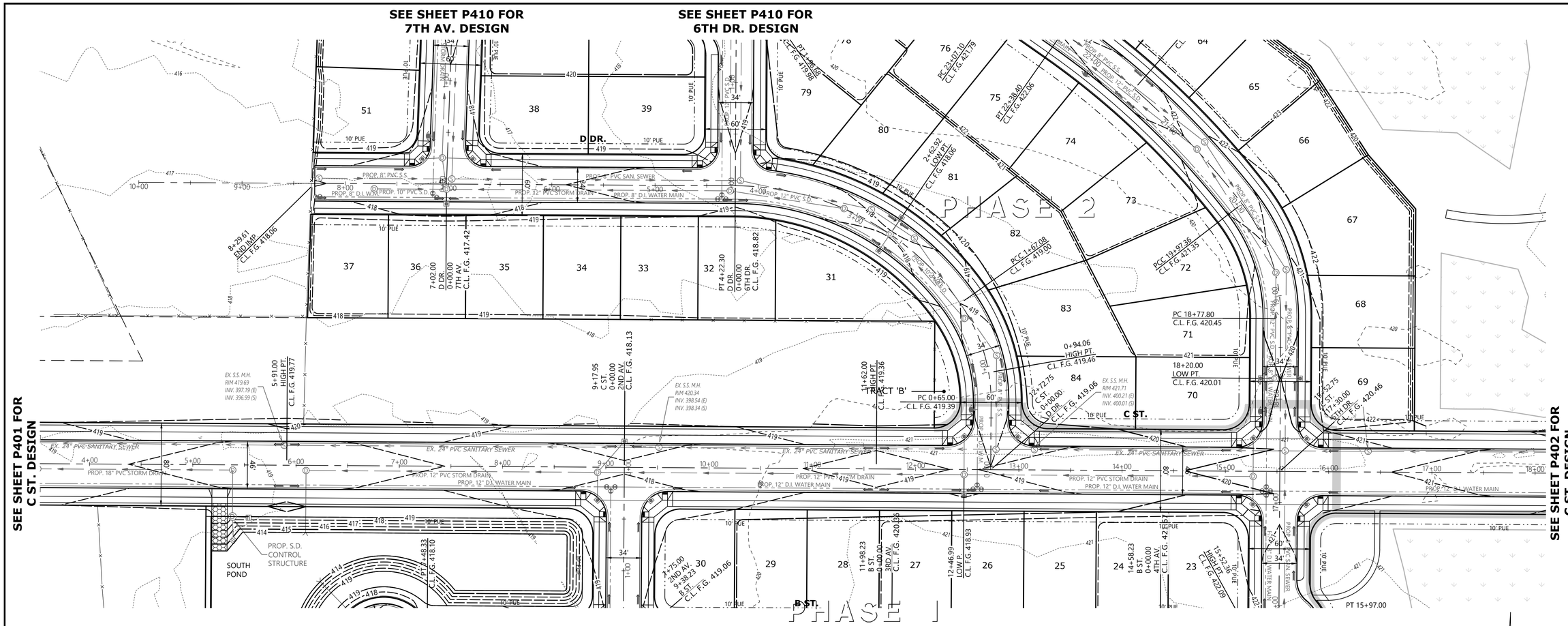
Design: M.D.G.
Drawn: D.G.G.
Checked: M.D.G.
Issue Date: 11/17/25
Scale: AS SHOWN
As-Built: ----

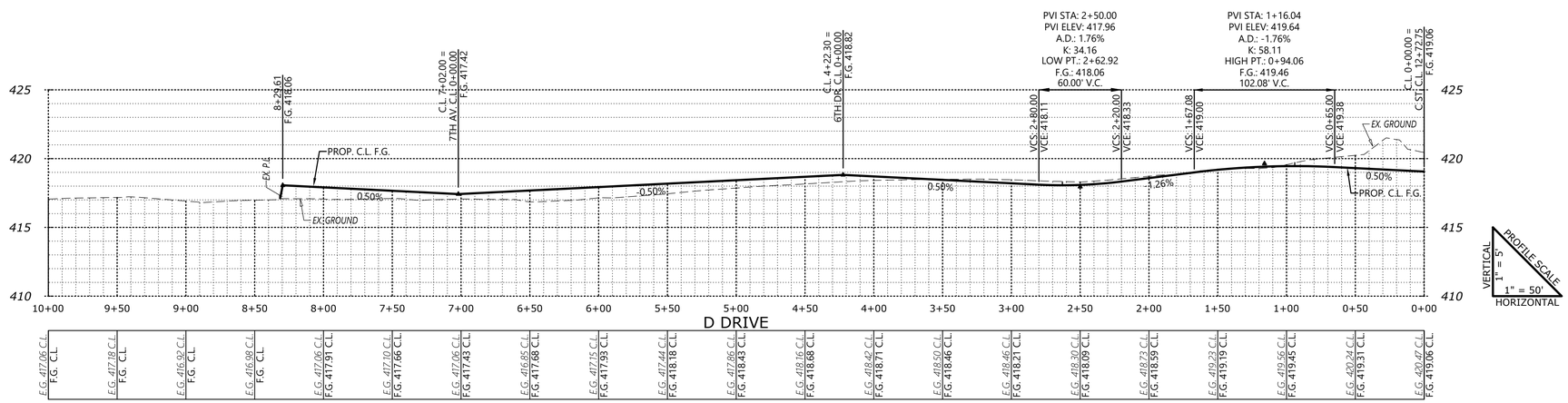
REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GROVE
EXPIRES: 06-30-2027

JOB # 7764

P407

ATTACHMENT I-7





PLANNING COMMISSION ACTION

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PRELIMINARY SUBDIVISION SITE PLAN STREET PLANS & PROFILES

GOLF CLUB ROAD DEVELOPMENT

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DIMENSIONS & NOTES TAKE PREFERENCE OVER GRAPHICAL REPRESENTATION.

7764b P408-ST

Design: M.D.G.
Drawn: D.G.G.
Checked: M.D.G.
Issue Date: 11/17/25
Scale: AS SHOWN
As-Built: ----

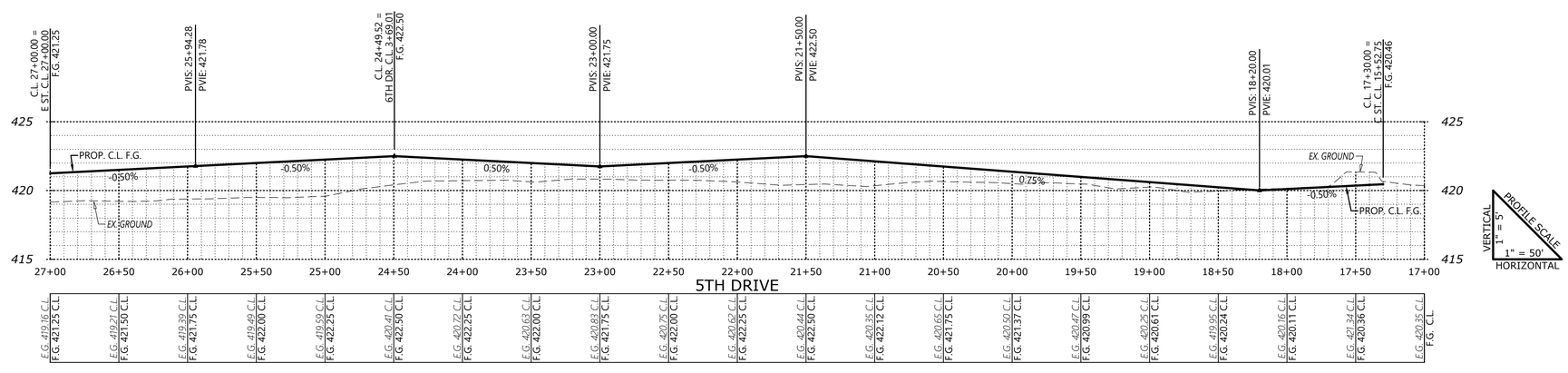
REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 11, 1978
MARK D. GROBET

EXPIRES: 06-30-2027

JOB # 7764

P408

ATTACHMENT I-8



PLANNING COMMISSION ACTION

MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363-9227 FAX (503) 364-1260
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PRELIMINARY SUBDIVISION SITE PLAN STREET PLANS & PROFILES

GOLF CLUB ROAD DEVELOPMENT

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DIMENSIONS & NOTES TAKE PREFERENCE OVER GRAPHICAL REPRESENTATION.

7764p P409.ST

Design: M.D.G.
Drawn: D.G.G.
Checked: M.D.G.
Issue Date: 11/17/25
Scale: AS SHOWN
As-Built: ----

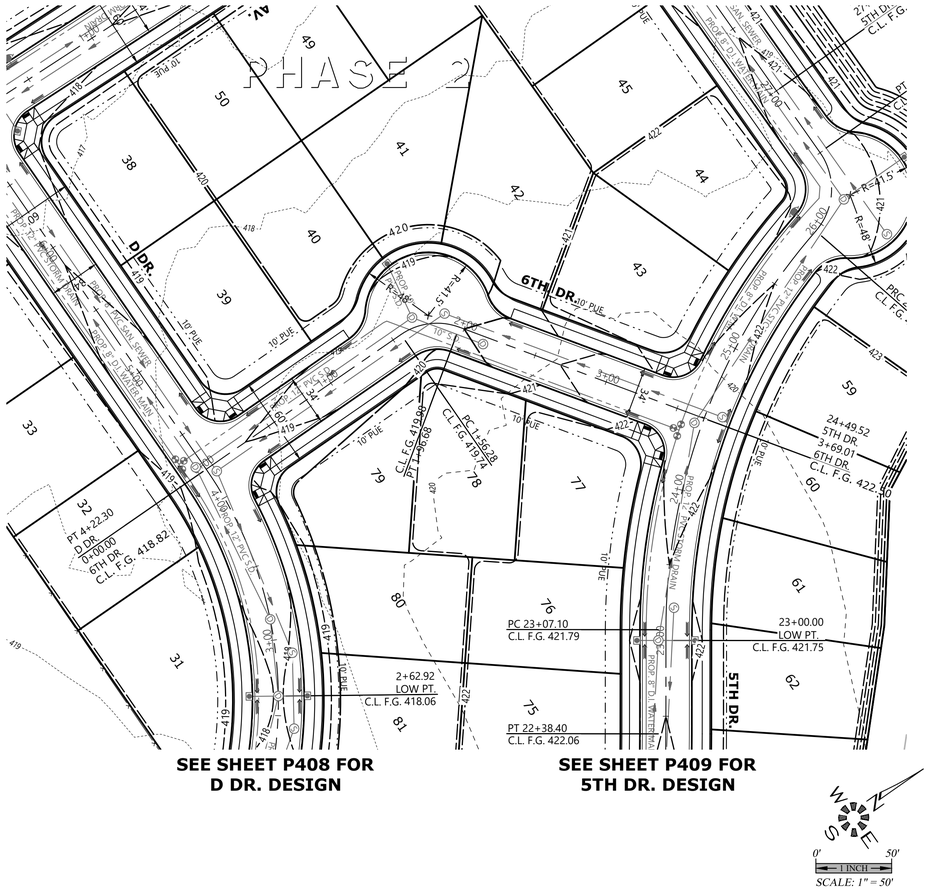
REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ

EXPIRES: 06-30-2027

JOB # 7764

P409

ATTACHMENT I-9

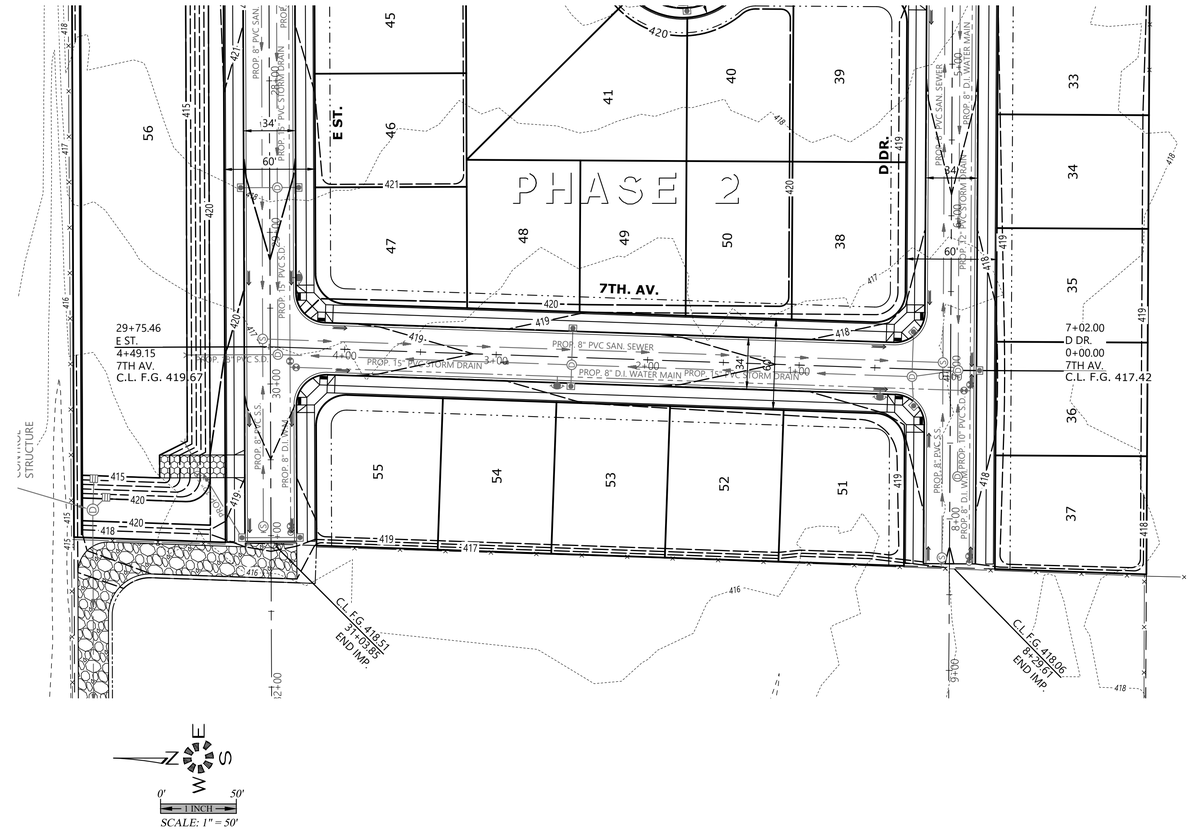


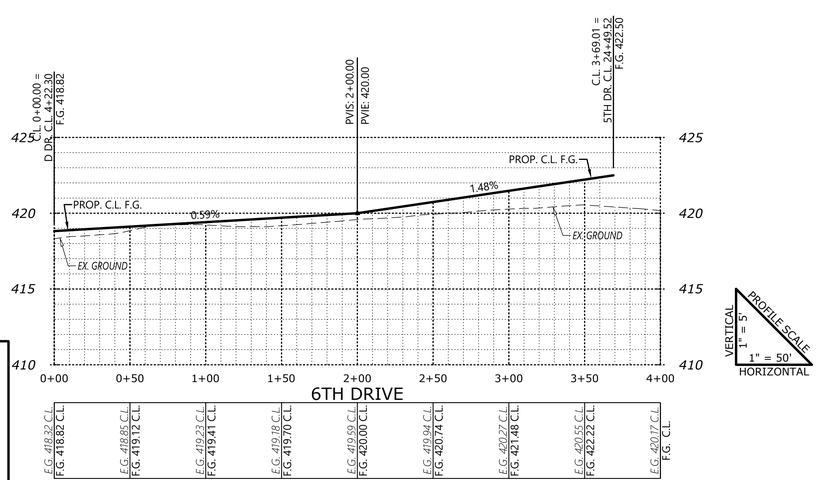
SEE SHEET P408 FOR D DR. DESIGN

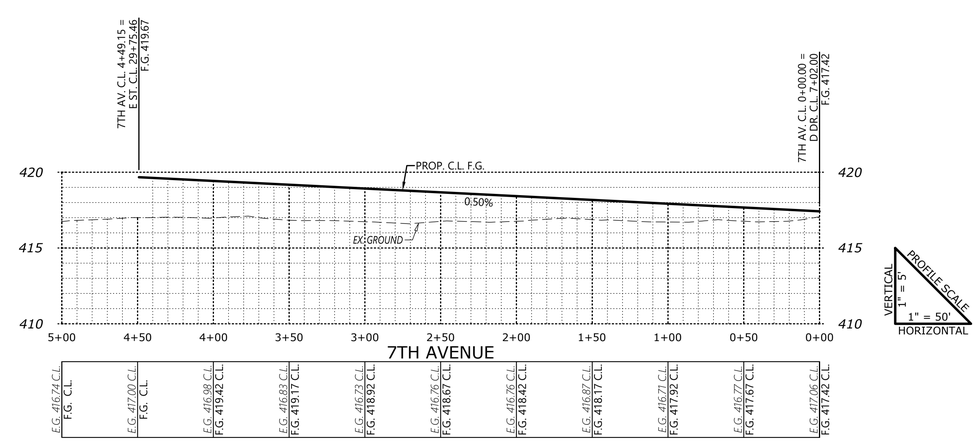
SEE SHEET P409 FOR 5TH DR. DESIGN

SEE SHEET P411 FOR E ST. DESIGN

SEE SHEET P408 FOR D DR. DESIGN







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PRELIMINARY SUBDIVISION SITE PLAN STREET PLANS & PROFILES

GOLF CLUB ROAD DEVELOPMENT

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

7764p P410-ST

Design: M.D.G.
Drawn: D.G.G.
Checked: M.D.G.
Issue Date: 11/17/25
Scale: AS SHOWN
As-Built: ----

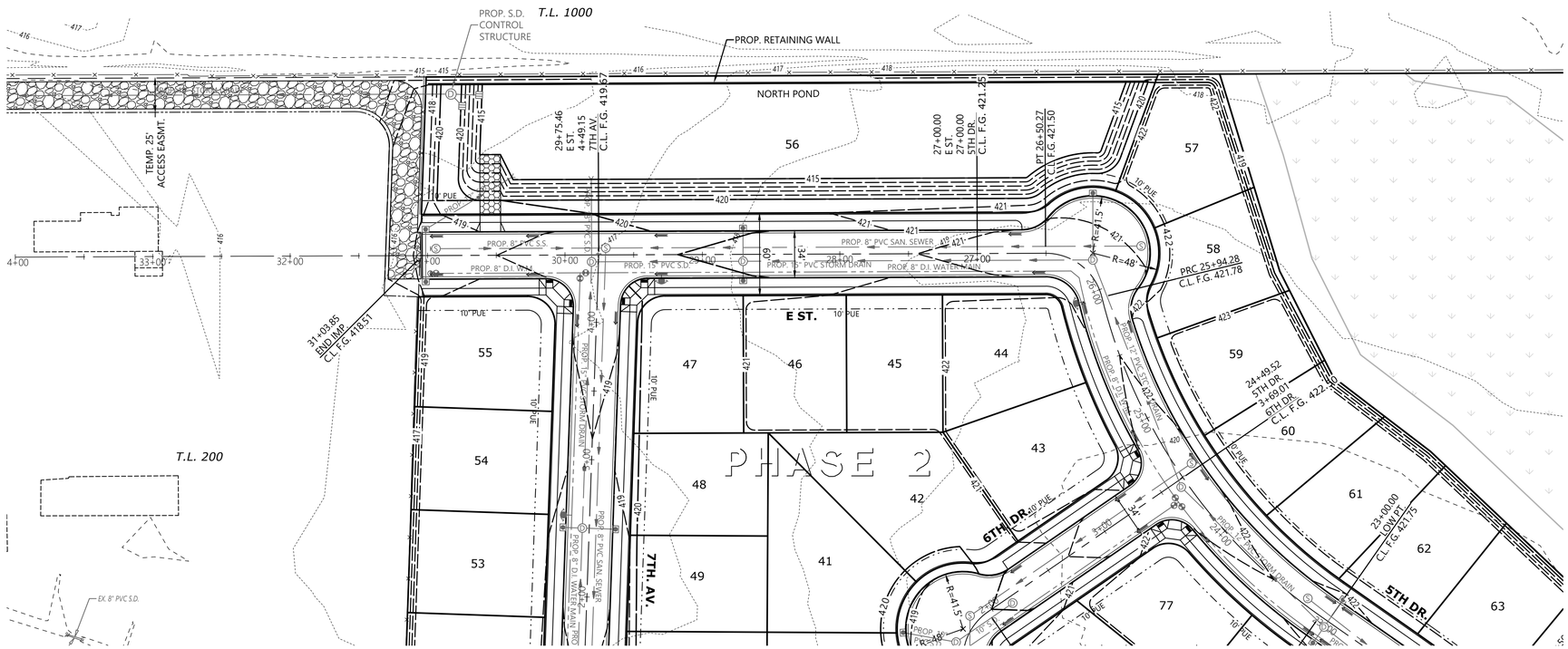
REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ

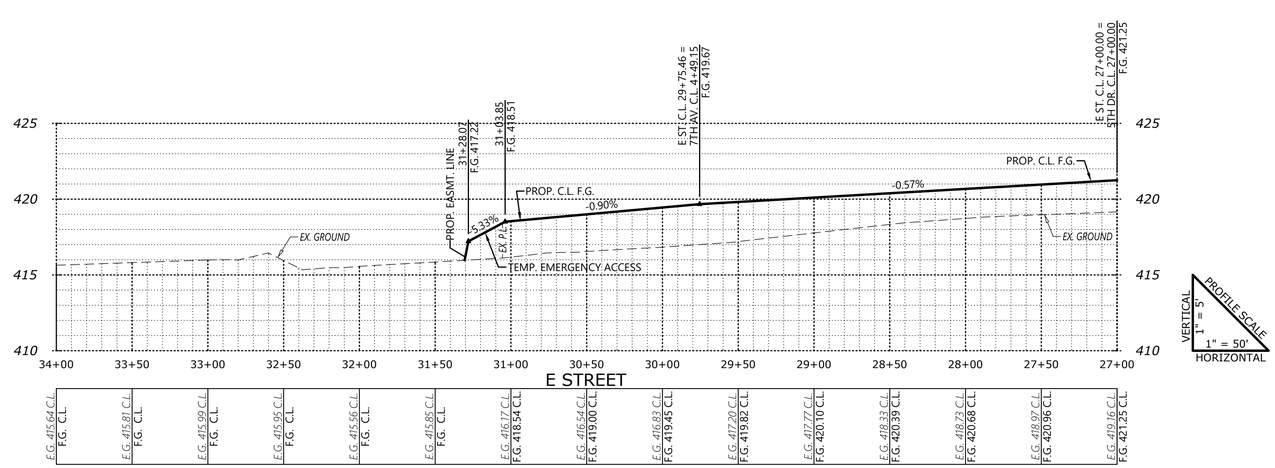
EXPIRES: 06-30-2027

JOB # 7764

P410

ATTACHMENT I-10





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SCALE: 1" = 50'

PRELIMINARY SUBDIVISION SITE PLAN STREET PLANS & PROFILES

GOLF CLUB ROAD DEVELOPMENT

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DIMENSIONS & NOTES TAKE PREFERENCE OVER GRAPHICAL REPRESENTATION.

7764p P411-ST

Design: M.D.G.
Drawn: D.G.G.
Checked: M.D.G.
Issue Date: 11/17/25
Scale: AS SHOWN
As-Built: ----

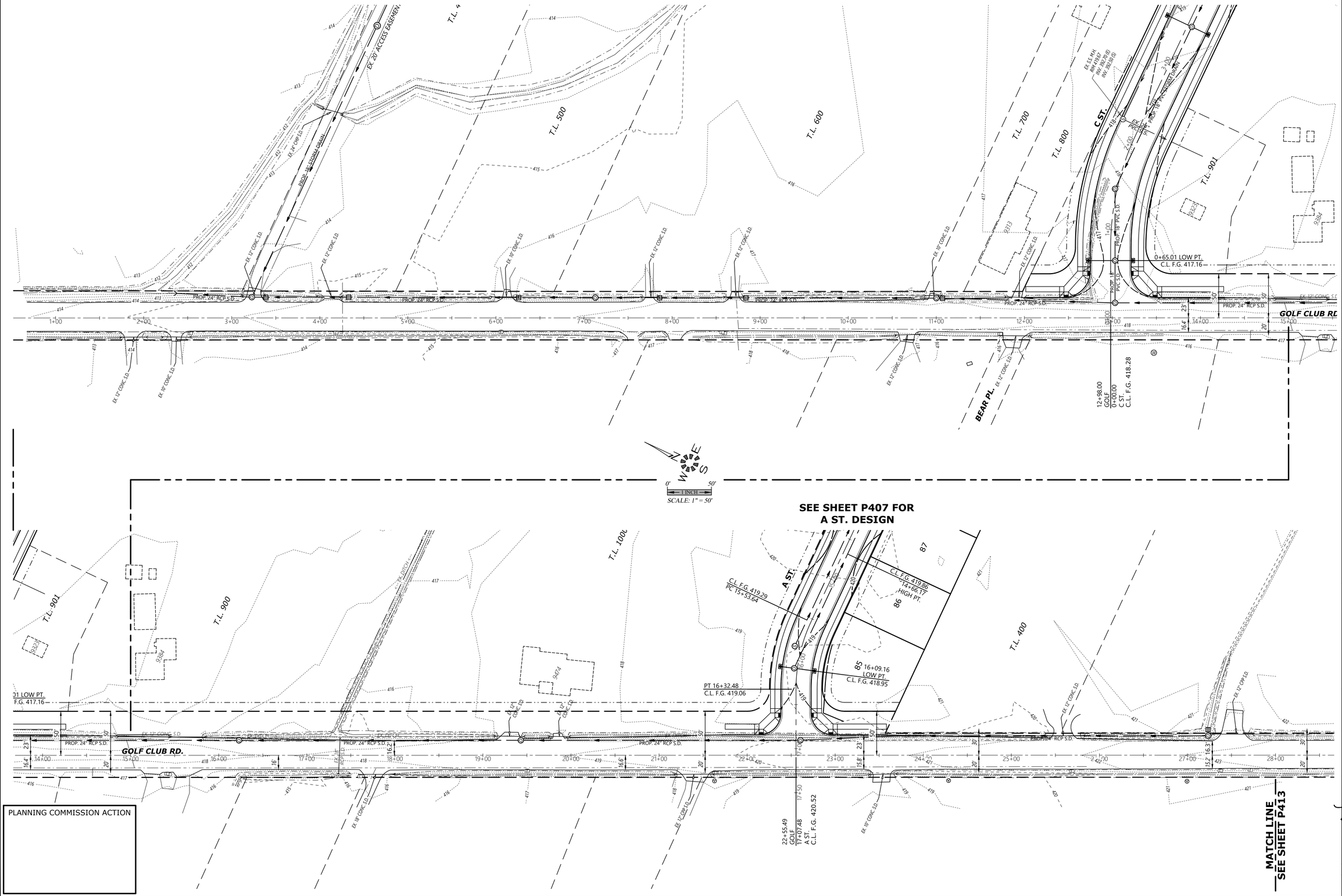
REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ

EXPIRES: 06-30-2027

JOB # 7764

P411

ATTACHMENT I-11



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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

7764p P412-ST

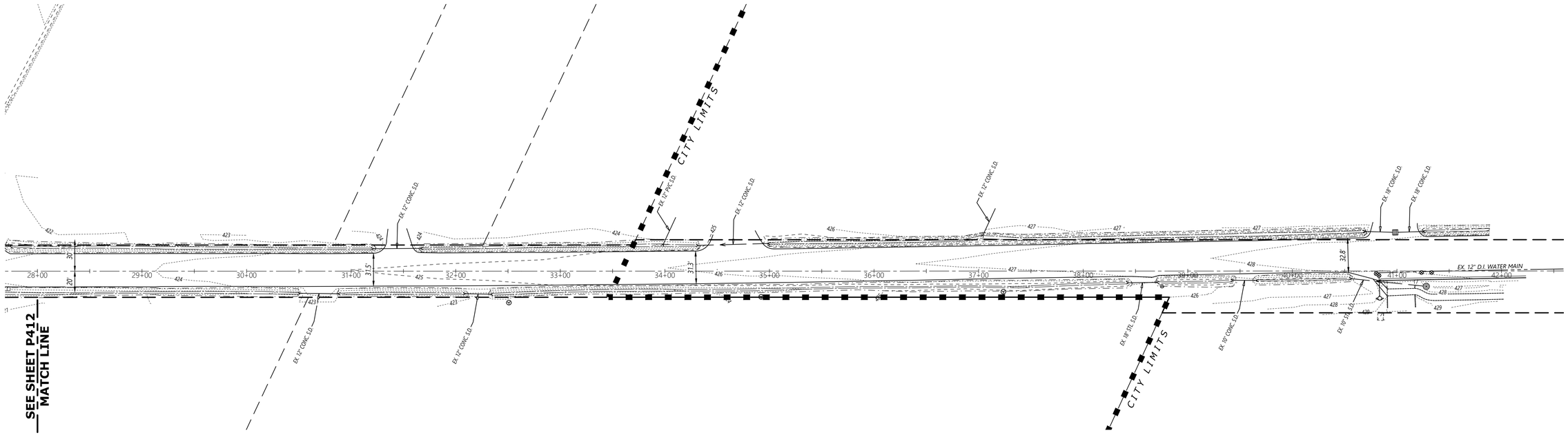
Design: M.D.G.
Drawn: D.G.G.
Checked: M.D.G.
Issue Date: 11/17/25
Scale: AS SHOWN
As-Built: ---

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 14, 1978
MARK D. GRENZ
EXPIRES: 06-30-2027

JOB # 7764

P412

ATTACHMENT I-12



PLANNING COMMISSION ACTION

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PRELIMINARY SUBDIVISION SITE PLAN STREET PLANS

GOLF CLUB ROAD DEVELOPMENT

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DIMENSIONS & NOTES TAKE PREFERENCE OVER GRAPHICAL REPRESENTATION.

7764p P413-ST

Design: M.D.G.
Drawn: D.G.G.
Checked: M.D.G.
Issue Date: 11/17/25
Scale: AS SHOWN
As-Built: ---

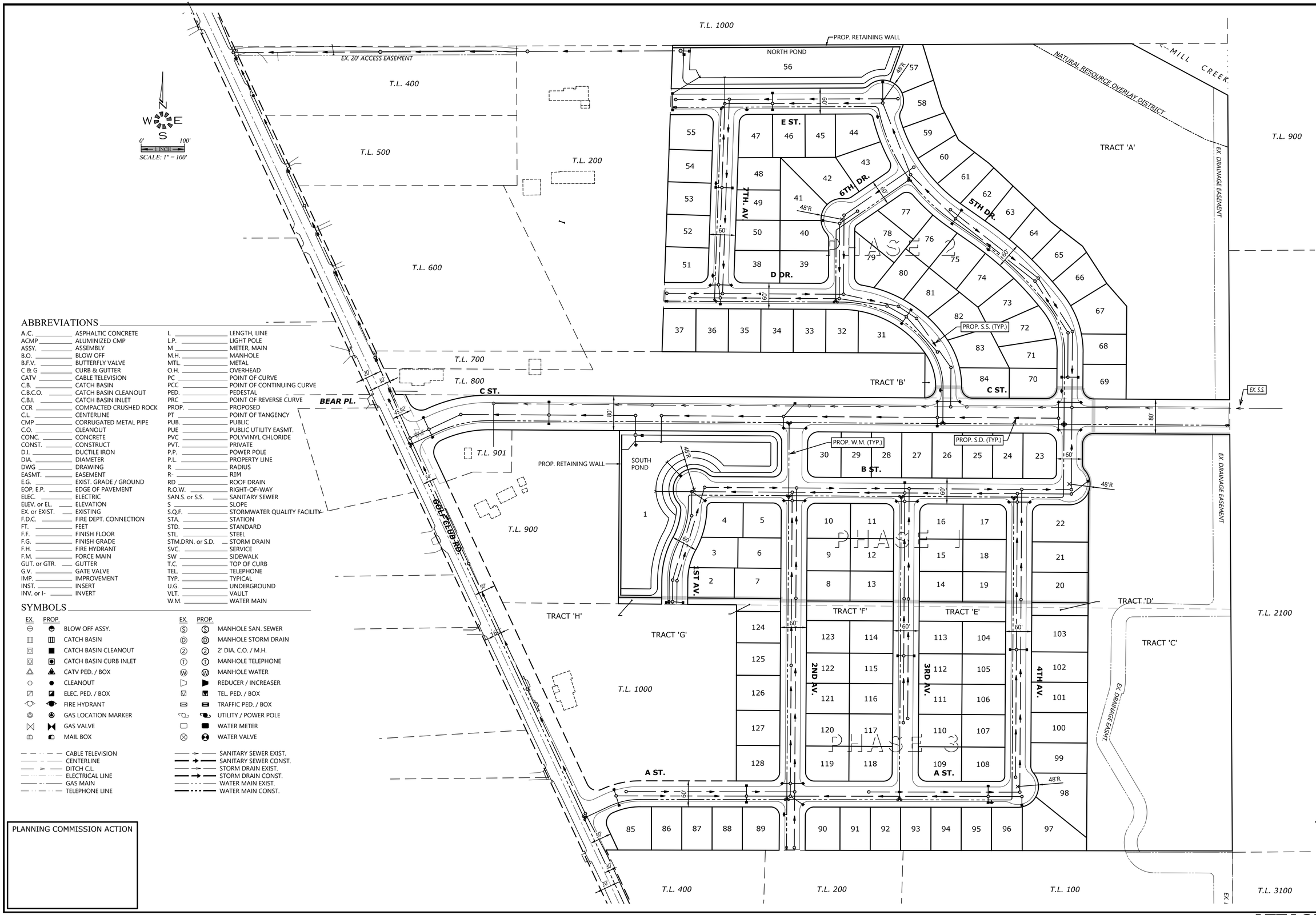
REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ

EXPIRES: 06-30-2027

JOB # 7764

P413

ATTACHMENT I-13



ABBREVIATIONS

A.C.	ASPHALTIC CONCRETE	L.	LENGTH, LINE
ACMP	ALUMINIZED CMP	L.P.	LIGHT POLE
ASSY.	ASSEMBLY	M.	METER, MAIN
B.O.	BLOW OFF	M.H.	MANHOLE
B.F.V.	BUTTERFLY VALVE	MTL.	METAL
C & G	CURB & GUTTER	O.H.	OVERHEAD
CATV	CABLE TELEVISION	PC	POINT OF CURVE
C.B.	CATCH BASIN	PCC	POINT OF CONTINUING CURVE
C.B.C.O.	CATCH BASIN CLEANOUT	PED.	PEDESTAL
C.B.I.	CATCH BASIN INLET	PRC	POINT OF REVERSE CURVE
CCR	COMPACTED CRUSHED ROCK	PROP.	PROPOSED
C.L.	CENTERLINE	PT	POINT OF TANGENCY
CMP	CORRUGATED METAL PIPE	PUB.	PUBLIC
C.O.	CLEANOUT	PUE	PUBLIC UTILITY EASMT.
CONC.	CONCRETE	PVC	POLYVINYL CHLORIDE
CONST.	CONSTRUCT	PVT.	PRIVATE
D.I.	DUCTILE IRON	P.P.	POWER POLE
DIA.	DIAMETER	P.L.	PROPERTY LINE
DWG	DRAWING	R	RADIUS
EASMT.	EASEMENT	R-	RIM
E.G.	EXIST. GRADE / GROUND	RD	ROOF DRAIN
EOP, E.P.	EDGE OF PAVEMENT	R.O.W.	RIGHT-OF-WAY
ELEC.	ELECTRIC	SAN.S. or S.S.	SANITARY SEWER
ELEV. or EL.	ELEVATION	S	SLOPE
EX. or EXIST.	EXISTING	S.Q.F.	STORMWATER QUALITY FACILITY
F.D.C.	FIRE DEPT. CONNECTION	STA.	STATION
FT.	FEET	STD.	STANDARD
F.F.	FINISH FLOOR	STL.	STEEL
F.G.	FINISH GRADE	STM.DRN. or S.D.	STORM DRAIN
F.H.	FIRE HYDRANT	SVC.	SERVICE
F.M.	FORCE MAIN	SW	SIDEWALK
GUT. or GTR.	GUTTER	T.C.	TOP OF CURB
G.V.	GATE VALVE	TEL.	TELEPHONE
IMP.	IMPROVEMENT	TYP.	TYPICAL
INST.	INSERT	U.G.	UNDERGROUND
INV. or I-	INVERT	VLT.	VAULT
		W.M.	WATER MAIN

SYMBOLS

EX.	PROP.		EX.	PROP.	
		BLOW OFF ASSY.			MANHOLE SAN. SEWER
		CATCH BASIN			MANHOLE STORM DRAIN
		CATCH BASIN CLEANOUT			2' DIA. C.O. / M.H.
		CATCH BASIN CURB INLET			MANHOLE TELEPHONE
		CATV PED. / BOX			MANHOLE WATER
		CLEANOUT			REDUCER / INCREASER
		ELEC. PED. / BOX			TEL. PED. / BOX
		FIRE HYDRANT			TRAFFIC PED. / BOX
		GAS LOCATION MARKER			UTILITY / POWER POLE
		GAS VALVE			WATER METER
		MAIL BOX			WATER VALVE

CABLE TELEVISION
CENTERLINE
DITCH C.L.
ELECTRICAL LINE
GAS MAIN
TELEPHONE LINE

SANITARY SEWER EXIST.
SANITARY SEWER CONST.
STORM DRAIN EXIST.
STORM DRAIN CONST.
WATER MAIN EXIST.
WATER MAIN CONST.

PLANNING COMMISSION ACTION

MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363-9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

PRELIMINARY SUBDIVISION SITE PLAN OVERALL UTILITY PLAN

GOLF CLUB ROAD DEVELOPMENT

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PREFERENCE OVER GRAPHICAL REPRESENTATION.

7764p P201.UT

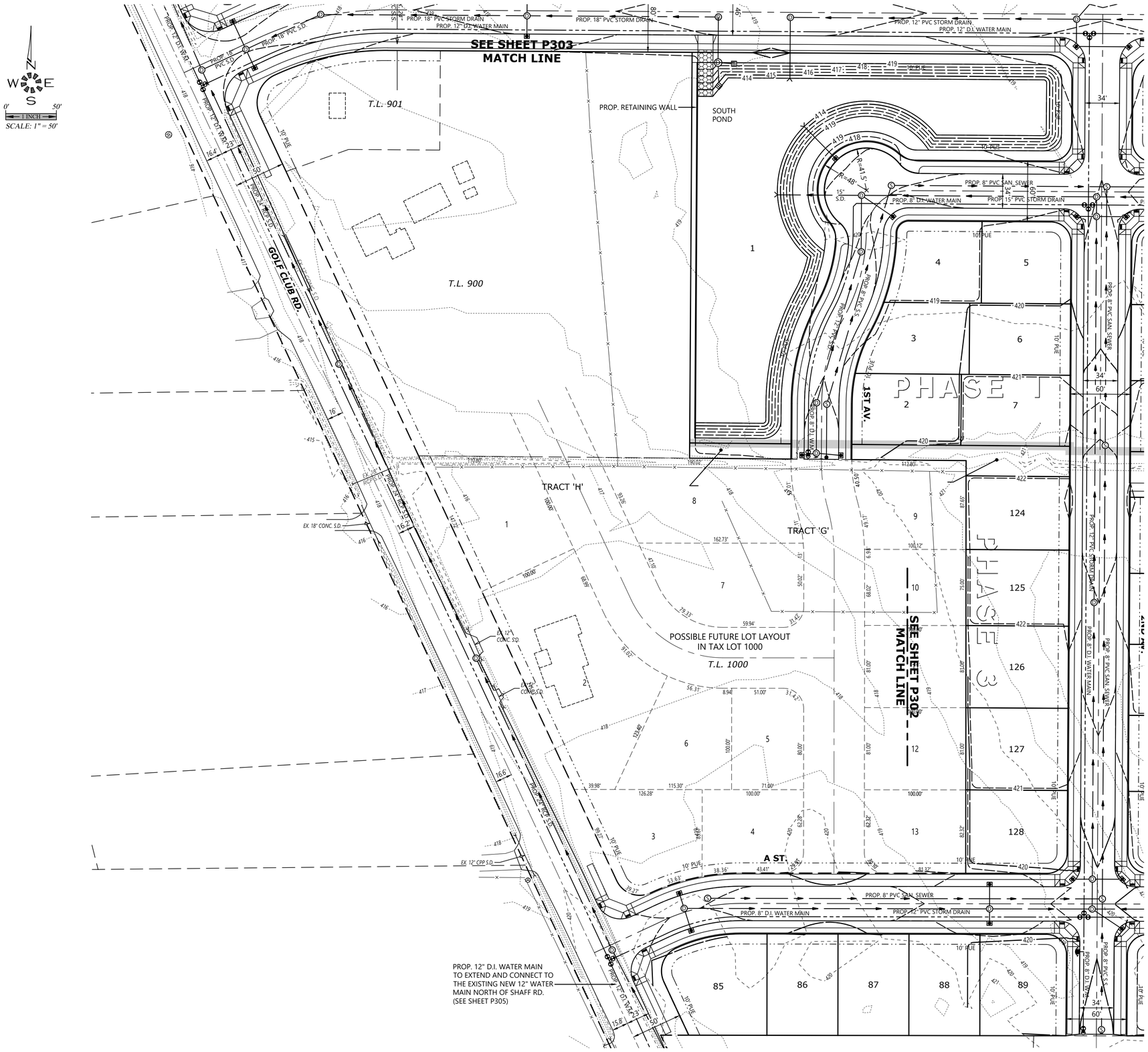
Design: M.D.G.
Drawn: D.G.G.
Checked: M.D.G.
Issue Date: 11/17/25
Scale: AS SHOWN
As-Built: ____

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
EXPIRES: 06-30-2027

JOB # 7764

P201

ATTACHMENT J-1



PLANNING COMMISSION ACTION

MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363-9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

PRELIMINARY SUBDIVISION SITE PLAN UTILITY PLAN (SOUTHWEST QUADRANT)

GOLF CLUB ROAD DEVELOPMENT

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

7764p P301-SW

Design: M.D.G.
Drawn: D.G.G.
Checked: M.D.G.
Issue Date: 11/17/25
Scale: AS SHOWN
As-Built: ----

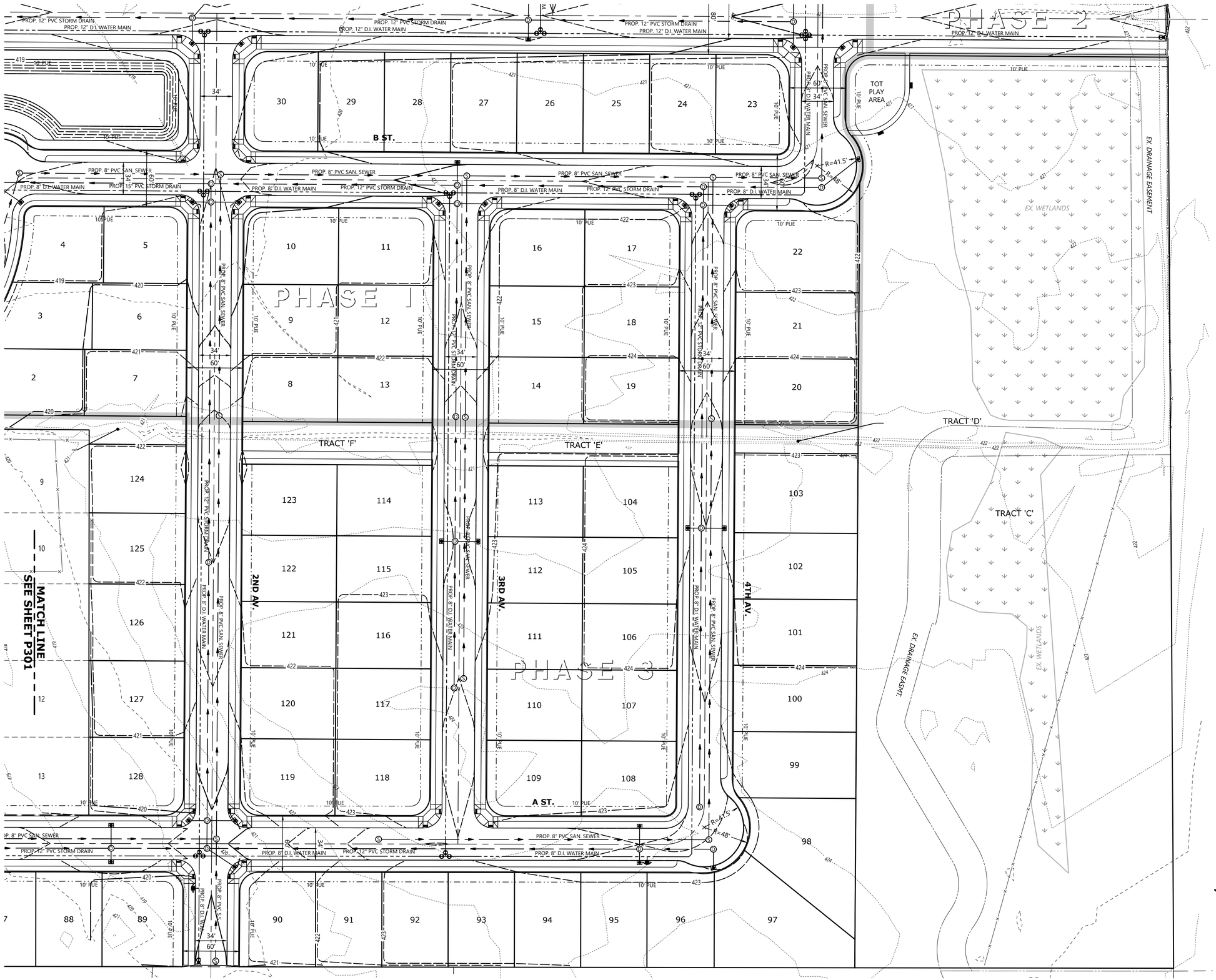
REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ

EXPIRES: 06-30-2027

JOB # 7764

P301

ATTACHMENT J-2



PLANNING COMMISSION ACTION

MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363-9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

PRELIMINARY SUBDIVISION SITE PLAN UTILITY PLAN (SOUTHEAST QUADRANT)

GOLF CLUB ROAD DEVELOPMENT

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

7764b P-302-SE

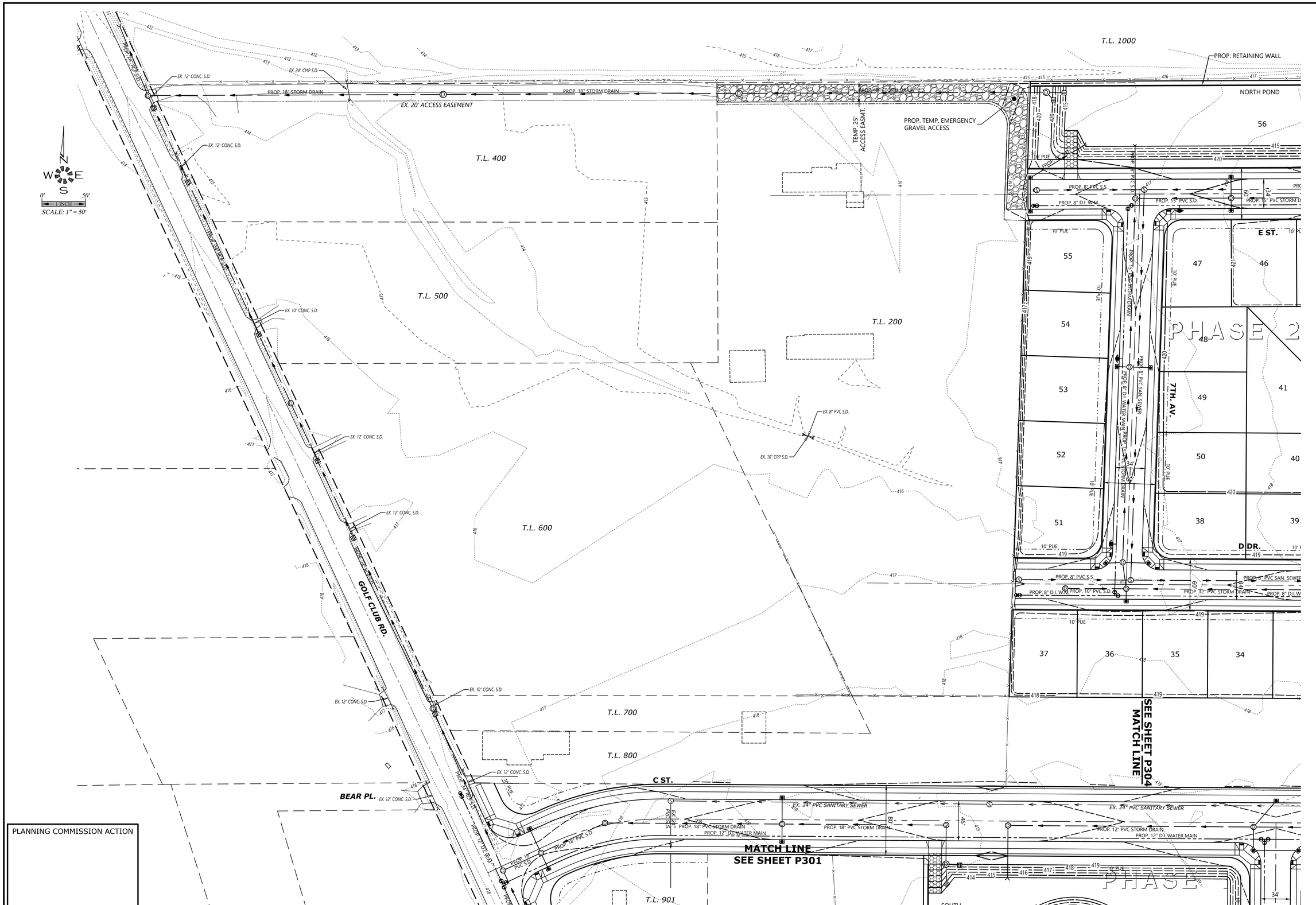
Design: M.D.G.
Drawn: D.G.G.
Checked: M.D.G.
Issue Date: 11/17/25
Scale: AS SHOWN
As-Built: ----

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GROVE
EXPIRES: 06-30-2027

JOB # 7764

P302

ATTACHMENT J-3



PLANNING COMMISSION ACTION

MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363-9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

PRELIMINARY SUBDIVISION SITE PLAN UTILITY PLAN (NORTHWEST QUADRANT)

GOLF CLUB ROAD DEVELOPMENT

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

7764p P303-NW

Design: M.D.G.
Drawn: D.G.G.
Checked: M.D.G.
Issue Date: 11/17/25
Scale: AS SHOWN
As-Built: ----

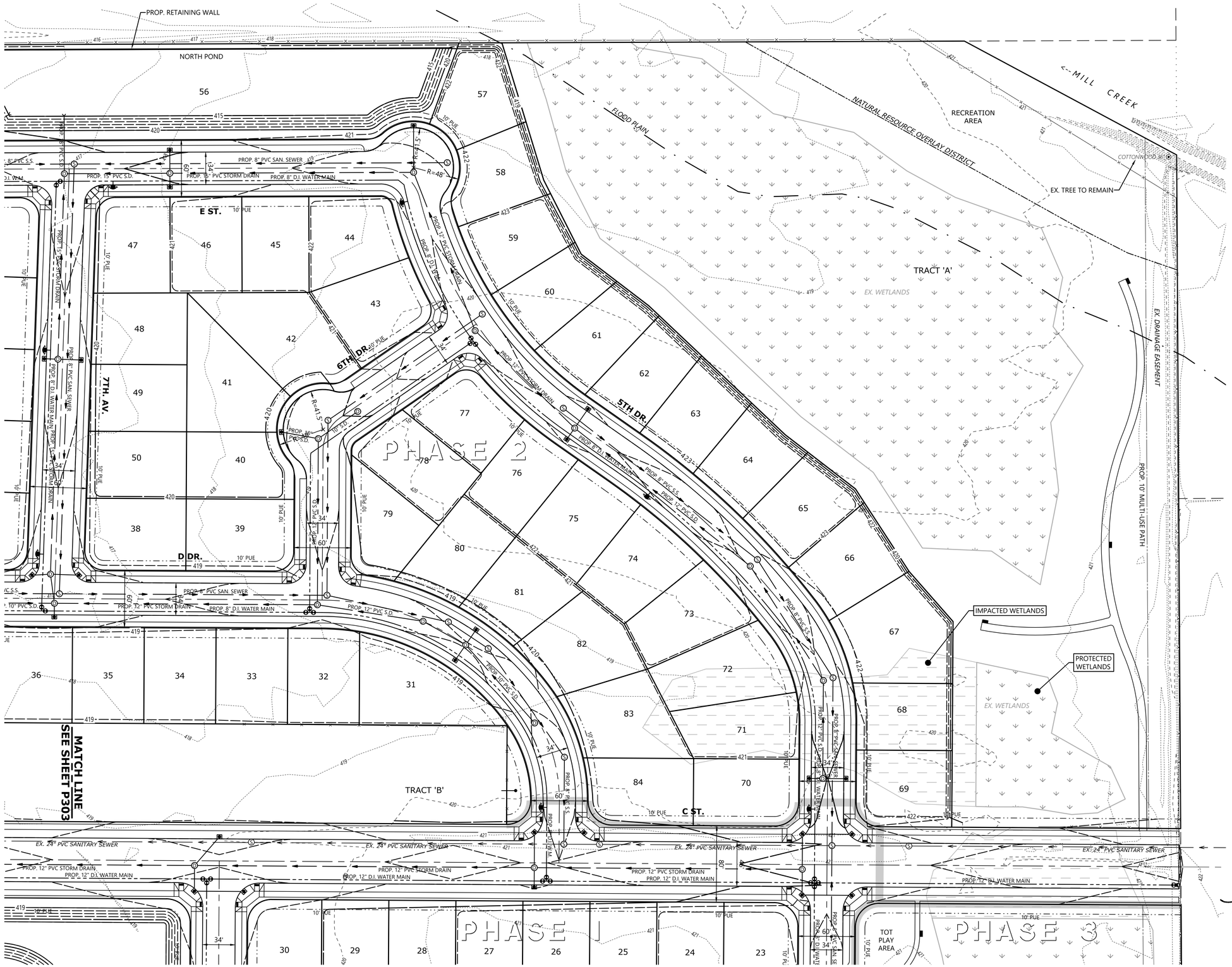
REGISTERED PROFESSIONAL ENGINEER
OREGON
JUN 11, 1978
WARD D. CARLSON
EXPIRES: 06-30-2027

JOB # 7764

P303

ATTACHMENT J-4

THERE IS ONE TREE WITHIN THE PROJECT BOUNDARY, A 36 INCH COTTONWOOD IN THE NORTH EAST CORNER OF THE SITE. THIS TREE IS TO REMAIN.



SCALE: 1" = 50'

PLANNING COMMISSION ACTION

MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363-9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

PRELIMINARY SUBDIVISION SITE PLAN UTILITY PLAN (NORTHEAST QUADRANT)

GOLF CLUB ROAD DEVELOPMENT

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

7764p P304-NE

Design: M.D.G.
Drawn: D.G.G.
Checked: M.D.G.
Issue Date: 11/17/25
Scale: AS SHOWN
As-Built: ----

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ

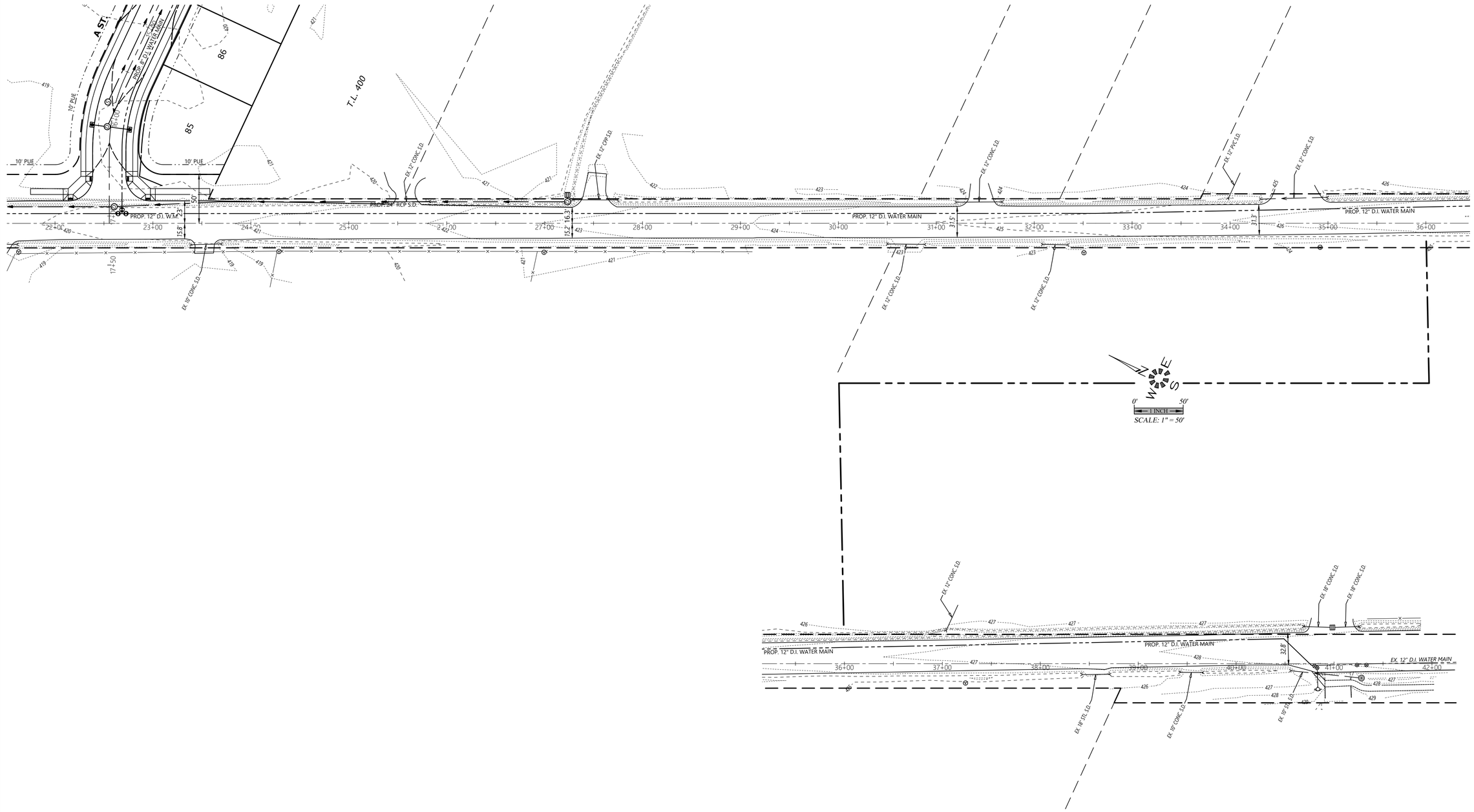
EXPIRES: 06-30-2027

JOB # 7764

P304

ATTACHMENT J-5

SEE SHEET P301



PLANNING COMMISSION ACTION

MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363-9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

PRELIMINARY SUBDIVISION SITE PLAN UTILITY PLAN (WATER MAIN EXTENSION)

GOLF CLUB ROAD DEVELOPMENT

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PREFERENCE OVER GRAPHICAL REPRESENTATION.

7764p P305-WM_EXT

Design: M.D.G.
Drawn: D.G.G.
Checked: M.D.G.
Issue Date: 11/17/25
Scale: AS SHOWN
As-Built: ____

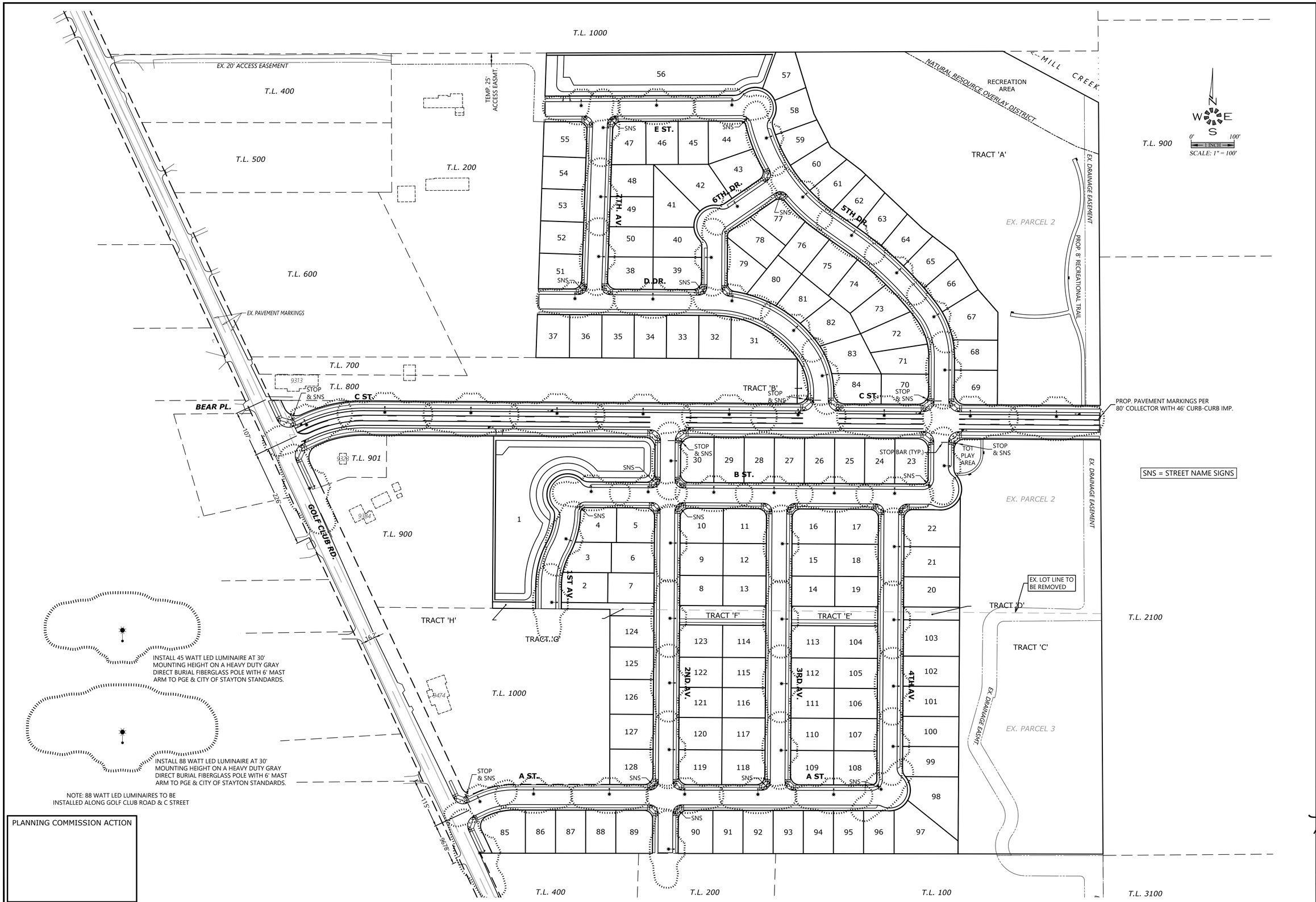
REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1995
MARK D. GRENZ

EXPIRES: 06-30-2027

JOB # 7764

P305

ATTACHMENT J-6



MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363-9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

PRELIMINARY SUBDIVISION SITE PLAN STRIPING, SIGNING & STREET LIGHTING PLAN

GOLF CLUB ROAD DEVELOPMENT

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

7764p P601-SNS

Design: M.D.G.
Drawn: D.G.G.
Checked: M.D.G.
Issue Date: 11/17/25
Scale: AS SHOWN
As-Built: ---- ----

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GENT

EXPIRES: 06-30-2027

JOB # 7764

P601

ATTACHMENT K