

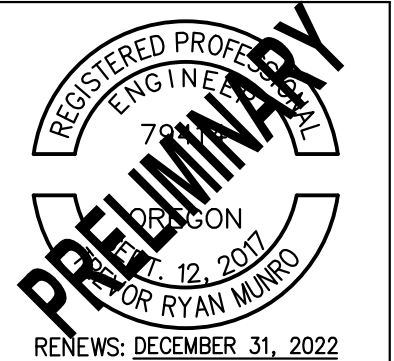
VICINITY MAP
SCALE: NTS

SAM APARTMENTS
FEBRUARY 2022
2611 & 2627 NE WEST DEVILS LAKE RD
TAXLOTS: 07-11-11-BA-01100-00 & 07-11-11-BA-01000-00
CITY PROJECT NUMBER: TBD
LINCOLN CITY, LINCOLN COUNTY, OREGON



POTENTIAL UNDERGROUND
 FACILITY OWNERS
 "ONE CALL"
 UTILITY NOTIFICATION CENTER
 (503) 232-1987

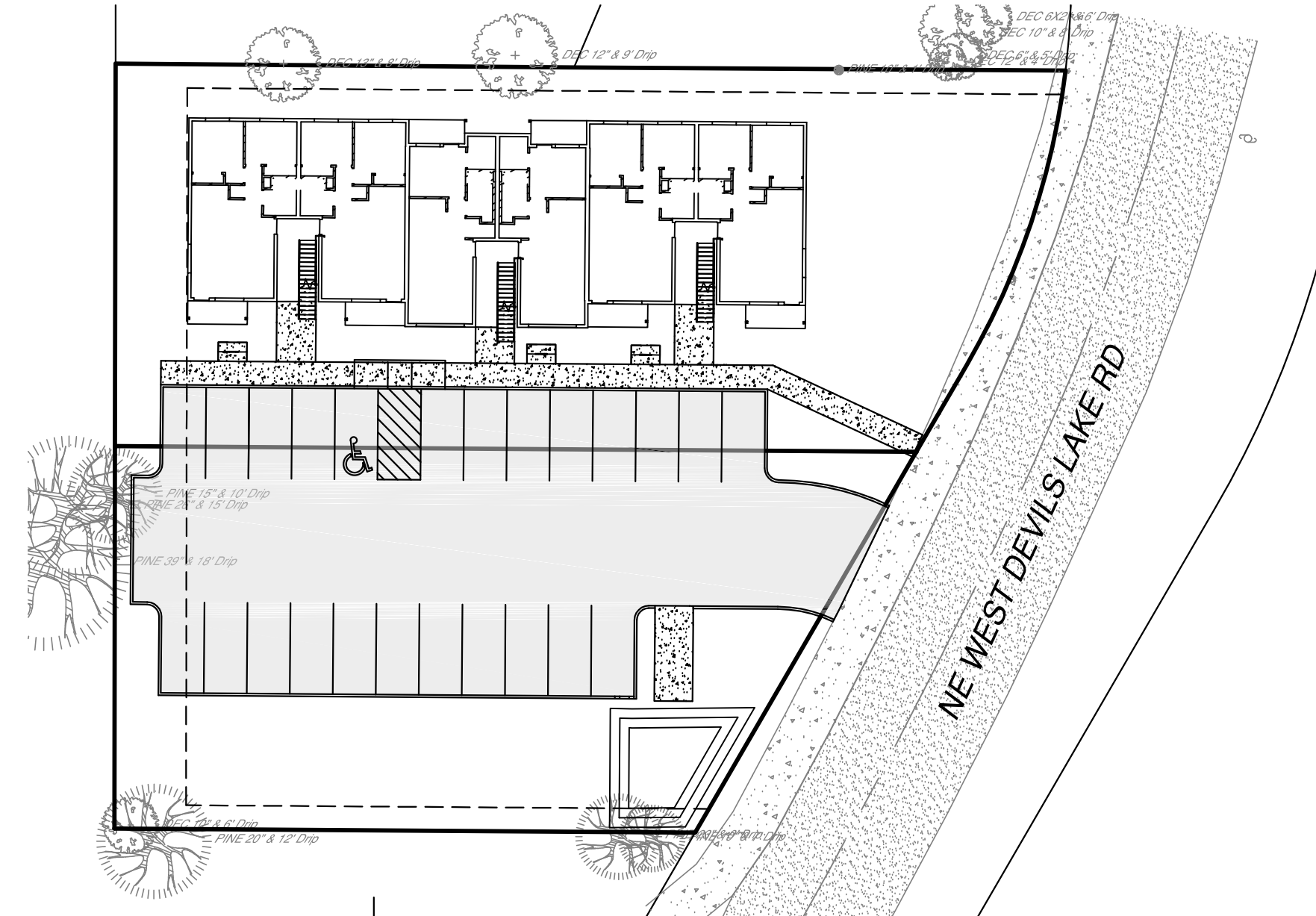
ATTENTION:
 OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED
 BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE
 RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR
 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY
 CALLING THE CENTER.
 (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY
 NOTIFICATION CENTER IS (503) 232-1987.)



SAM APARTMENTS
HALLIE DEVELOPMENT
 COVER SHEET
 LINCOLN CITY, LINCOLN COUNTY, OREGON



- SHEET INDEX:**
- C1.0 COVER SHEET
 - C2.0 EXISTING CONDITIONS & DEMOLITION PLAN
 - C3.0 SITE & UTILITY PLAN
 - C3.1 PRELIMINARY LANDSCAPE PLAN
 - C4.0 GRADING & DRAINAGE PLAN
 - C5.0 PRESSURE SEWER PUBLIC IMPROVEMENTS PLAN



SITE MAP
SCALE: NTS

DEVELOPER:
 HALLIE DEVELOPMENT

PROPERTY OWNER:
 SAM APARTMENT HOMES LLC
 PO BOX 540
 LINCOLN CITY, OREGON 97367

CIVIL ENGINEER & LAND SURVEYOR:
 BECON CIVIL ENGINEERING & LAND SURVEYING
 549 SW MILL VIEW WAY, SUITE 100
 BEND, OREGON 97702

ARCHITECT:
 STUDIO 3 ARCHITECTURE
 275 COURT STREET NE
 SALEM, OREGON 97301

UTILITY PROVIDERS:
 CITY OF LINCOLN CITY WATER
 CITY OF LINCOLN CITY SEWER
 PACIFIC POWER
 WAVE BROADBAND
 CENTURYLINK
 NW NATURAL GAS

REVISIONS:

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 (541) 633-3140
 www.beconeng.com

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 SCALE: NTS
 FILE: 21138
 DATE: 02/28/2022

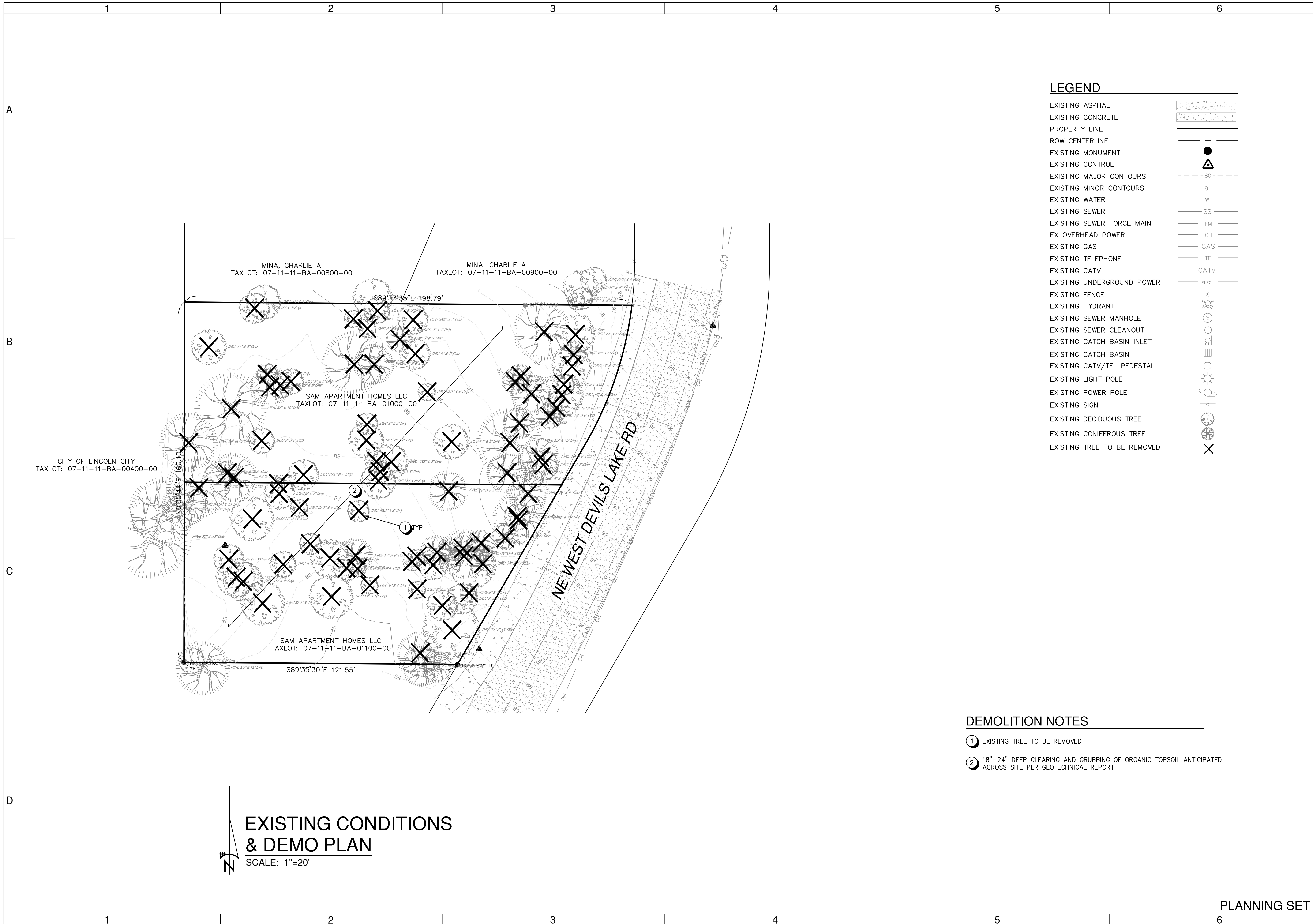
VERIFY SCALES
 0 1"
 BAR EQUALS ONE INCH
 ON ORIGINAL DRAWING

SHEET: C1.0

1 OF 6

CITY PROJECT # TBD

PLANNING SET



LEGEND

EXISTING ASPHALT	
EXISTING CONCRETE	
PROPERTY LINE	
ROW CENTERLINE	
EXISTING MONUMENT	
EXISTING CONTROL	
EXISTING MAJOR CONTOURS	
EXISTING MINOR CONTOURS	
EXISTING WATER	
EXISTING SEWER	
EXISTING SEWER FORCE MAIN	
EX OVERHEAD POWER	
EXISTING GAS	
EXISTING TELEPHONE	
EXISTING CATV	
EXISTING UNDERGROUND POWER	
EXISTING FENCE	
EXISTING HYDRANT	
EXISTING SEWER MANHOLE	
EXISTING SEWER CLEANOUT	
EXISTING CATCH BASIN INLET	
EXISTING CATCH BASIN	
EXISTING CATV/TEL PEDESTAL	
EXISTING LIGHT POLE	
EXISTING POWER POLE	
EXISTING SIGN	
EXISTING DECIDUOUS TREE	
EXISTING CONIFEROUS TREE	
EXISTING TREE TO BE REMOVED	

- DEMOLITION NOTES**
- ① EXISTING TREE TO BE REMOVED
 - ② 18"-24" DEEP CLEARING AND GRUBBING OF ORGANIC TOPSOIL ANTICIPATED ACROSS SITE PER GEOTECHNICAL REPORT

EXISTING CONDITIONS & DEMO PLAN
SCALE: 1"=20'



**SAM APARTMENTS
HALLIE DEVELOPMENT**
EXISTING CONDITIONS AND DEMO PLAN
LINCOLN CITY, LINCOLN COUNTY, OREGON



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DATE: 02/28/2022

VERIFY SCALES
0 1"
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SHEET: C2.0

2 OF 6

CITY PROJECT # TBD

PLANNING SET

SITE DATA

CURRENT ZONING: RM - MULTIPLE UNIT RESIDENTIAL
 TAXLOTS: 07-11-11-BA-01100-00
 07-11-11-BA-01000-00
 TOTAL AREA: 26,517 SF / 0.609 AC
 CURRENT USE: UNDEVELOPED
 PROPOSED USE: 3 STORY APARTMENT BUILDING
 12 (2/1) UNITS
 6 (1/1) UNITS
 9 DWELLING UNITS MINIMUM
 BUILDING SETBACKS: FRONT 0'
 REAR 15'
 SIDE 5'

SITE DATA

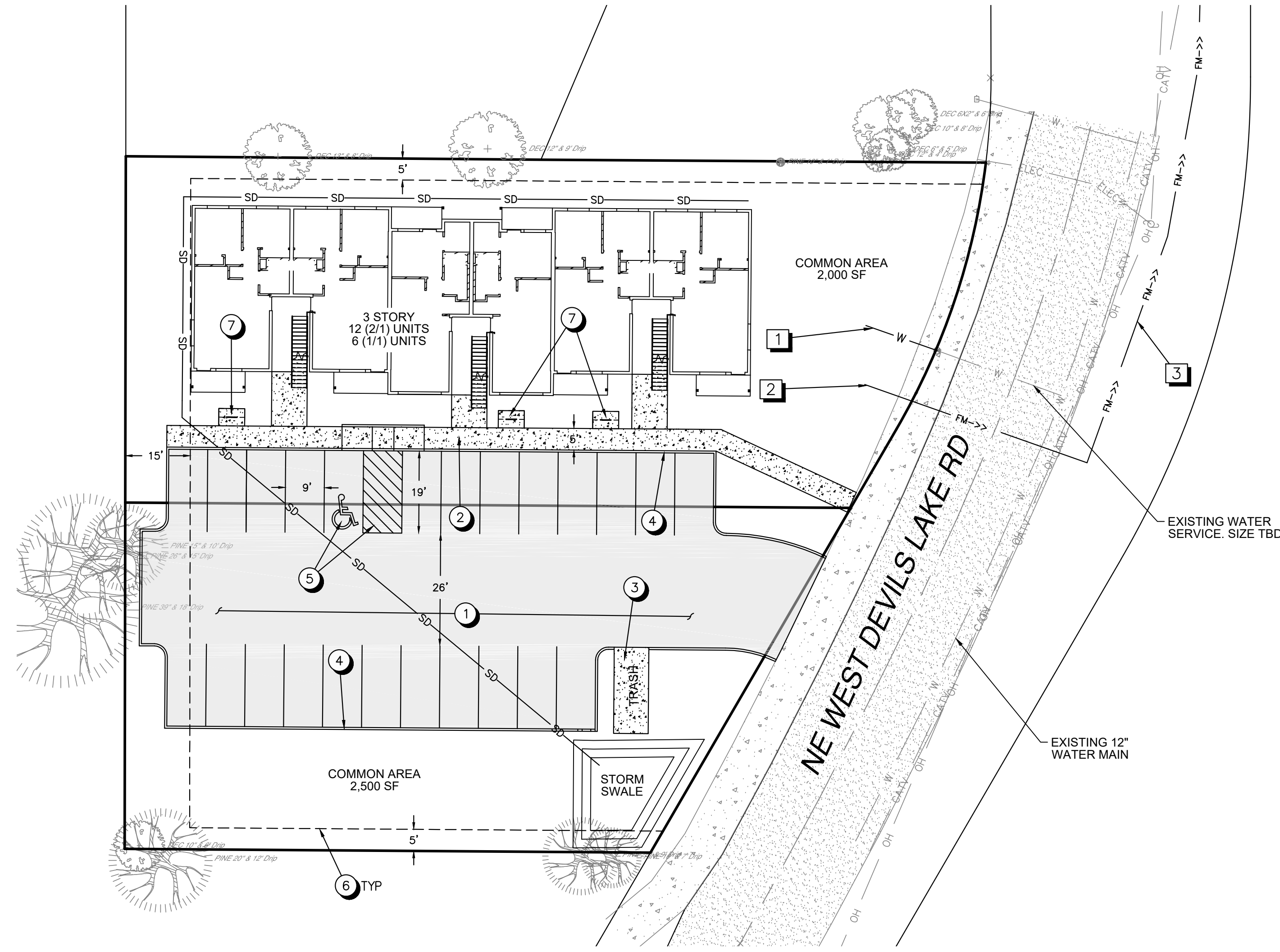
BUILDING HT: 40' MAXIMUM ALLOWED
 39'-2" PROPOSED
 SITE COVERAGE: 65% MAXIMUM ALLOWED
 BUILDINGS 5,346 SF / 20.2%
 CONC/AC 9,983 SF / 37.6%
 LANDSCAPE 11,188 / 42.2%
 COMMON AREA 4,500 SF (250 SF/DU MIN)
 PARKING: 1.5 PER 2+ DU, 1 PER 0-1 DU
 24 PARKING SPACES REQUIRED
 1 BICYCLE SPACE REQUIRED
 6 BICYCLE SPACES PROVIDED
 QUALIFIES FOR 10% REDUCTION IN PARKING
 22 PARKING SPACES REQUIRED
 24 PARKING SPACES PROVIDED

SITE LEGEND

PROPOSED CONCRETE [Pattern]
 PROPOSED ASPHALT [Pattern]
 BUILDING SETBACK [Dashed Line]

UTILITY LEGEND

PROPOSED WATER [Line W]
 PROPOSED FORCE MAIN [Line FM->>]
 PROPOSED STORM [Line SD]
 PROPOSED UNDERGROUND JOINT UTILITY TRENCH [Line UT]



SITE NOTES

- 1 3" HMA OVER 10" COMPACTED GRAVEL BASE FOR DRIVE AREAS, AND 3" HMA OVER 8" COMPACTED GRAVEL BASE FOR PARKING AREAS
- 2 SIDEWALK WITH 4" CONCRETE OVER 2" COMPACTED GRAVEL BASE
- 3 CONCRETE PAVEMENT WITH 6" CONCRETE OVER 4" COMPACTED GRAVEL BASE
- 4 STANDARD 12" CURB WITH 6" REVEAL
- 5 PROPOSED ADA PARKING AND AISLE. NOT TO EXCEED 2% SLOPE IN ANY DIRECTION. "RESERVED PARKING" AND "VAN ACCESSIBLE" SIGNS TO BE INSTALLED PER OREGON TRANSPORTATION COMMISSION FIGURES 8 AND 9. "WHEELCHAIR" SYMBOL AND "NO PARKING" PAVEMENT MARKINGS TO BE INSTALLED PER OREGON TRANSPORTATION COMMISSION FIGURES 6 AND 7.
- 6 BUILDING SETBACK
- 7 STANDARD "U" BIKE RACK FOR TWO BIKES EACH

UTILITY NOTES

- 1 CONNECT TO EXISTING PVC WATER SERVICE FOR SITE DOMESTIC AND FIRE SERVICE CONNECTIONS. SIZES TBD.
- 2 SITE E/ONE LPS SERVICE TO CONNECT TO PROPOSED E/ONE LPS MAIN. SIZE TBD.
- 3 E/ONE LPS MAIN SIZE AND ROUTE TO BE DESIGNED. REFER TO C5.0.

SITE & UTILITY PLAN

SCALE: 1"=20'



**SAM APARTMENTS
 HALLIE DEVELOPMENT**
 SITE & UTILITY PLAN
 LINCOLN CITY, LINCOLN COUNTY, OREGON



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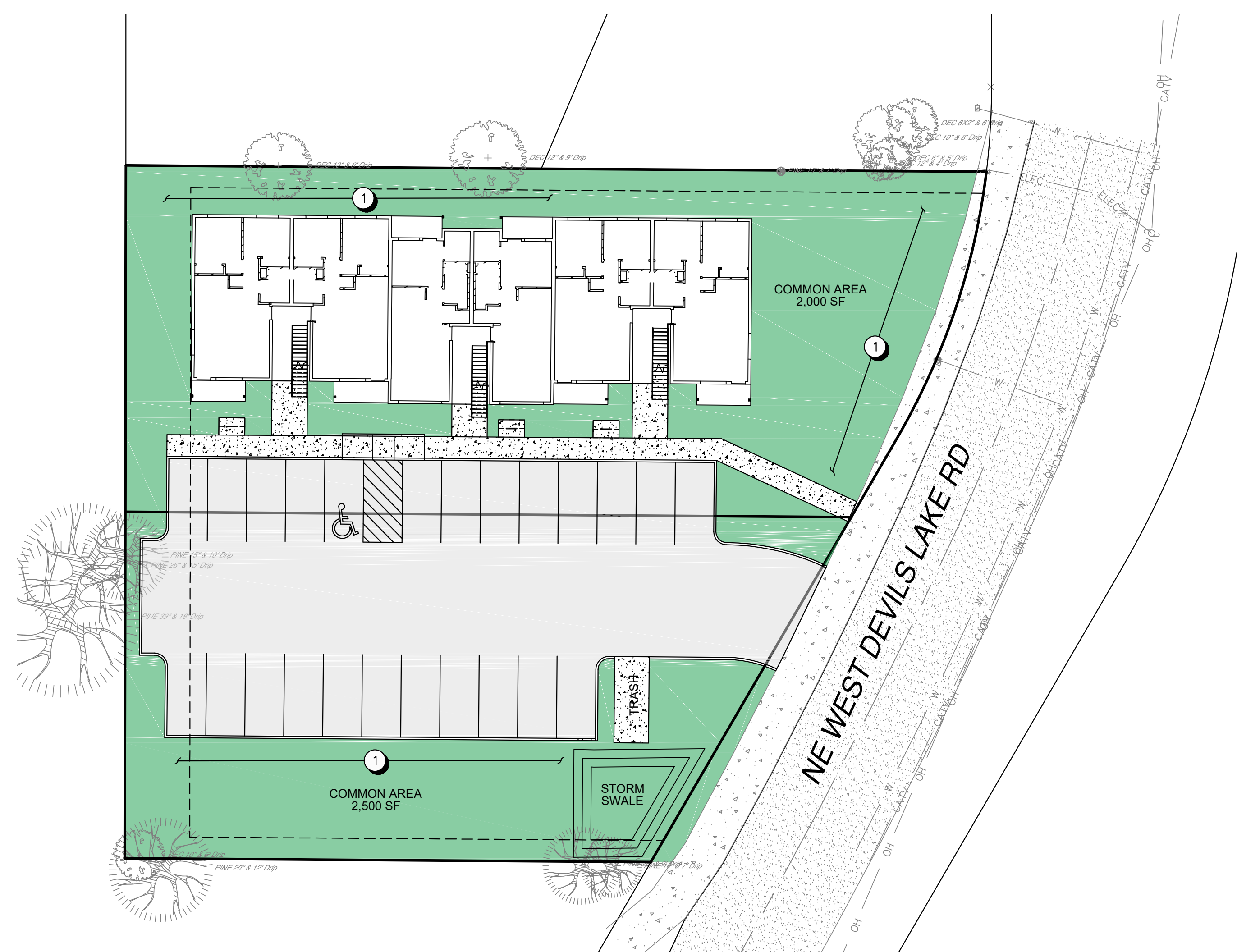
VERIFY SCALES
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SHEET: C3.0

3 OF 6

CITY PROJECT # TBD

PLANNING SET



LANDSCAPE LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED LANDSCAPING
- BUILDING SETBACK

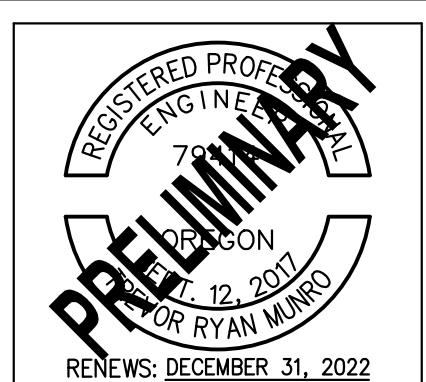
LANDSCAPE DATA

TOTAL AREA:	26,517 SF / 0.609 AC
LOT PERIMETER:	659.1'
SITE COVERAGE:	65% MAXIMUM ALLOWED BUILDINGS 5,346 SF / 20.2% CONC/AC 9,983 SF / 37.6% LANDSCAPE 11,188 / 42.2% COMMON AREA 4,500 SF (250 SF/DU MIN)
LANDSCAPE COVERAGE:	15% MINIMUM LIVING = 3,978 SF MIN ONE TREE / 20' LOT PERIMETER = 33 MIN ONE SHRUB / 10' LOT PERIMETER = 66 MIN

LANDSCAPE NOTES

- 1 PRELIMINARY LANDSCAPE AREA SHOWN. COMPLETE LANDSCAPE PLAN TO BE SUBMITTED WITH BUILDING PERMIT APPLICATION. COMPLETE LANDSCAPE PLAN TO ADDRESS ALL REQUIRED LANDSCAPING STANDARDS, AND MEET OR EXCEED MINIMUM LANDSCAPE COVERAGE DATA LISTED ABOVE.

PRELIMINARY LANDSCAPE PLAN
 SCALE: 1"=20'



SAM APARTMENTS
HALLIE DEVELOPMENT
 PRELIMINARY LANDSCAPE PLAN
 LINCOLN CITY, LINCOLN COUNTY, OREGON



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 DATE: 02/28/2022

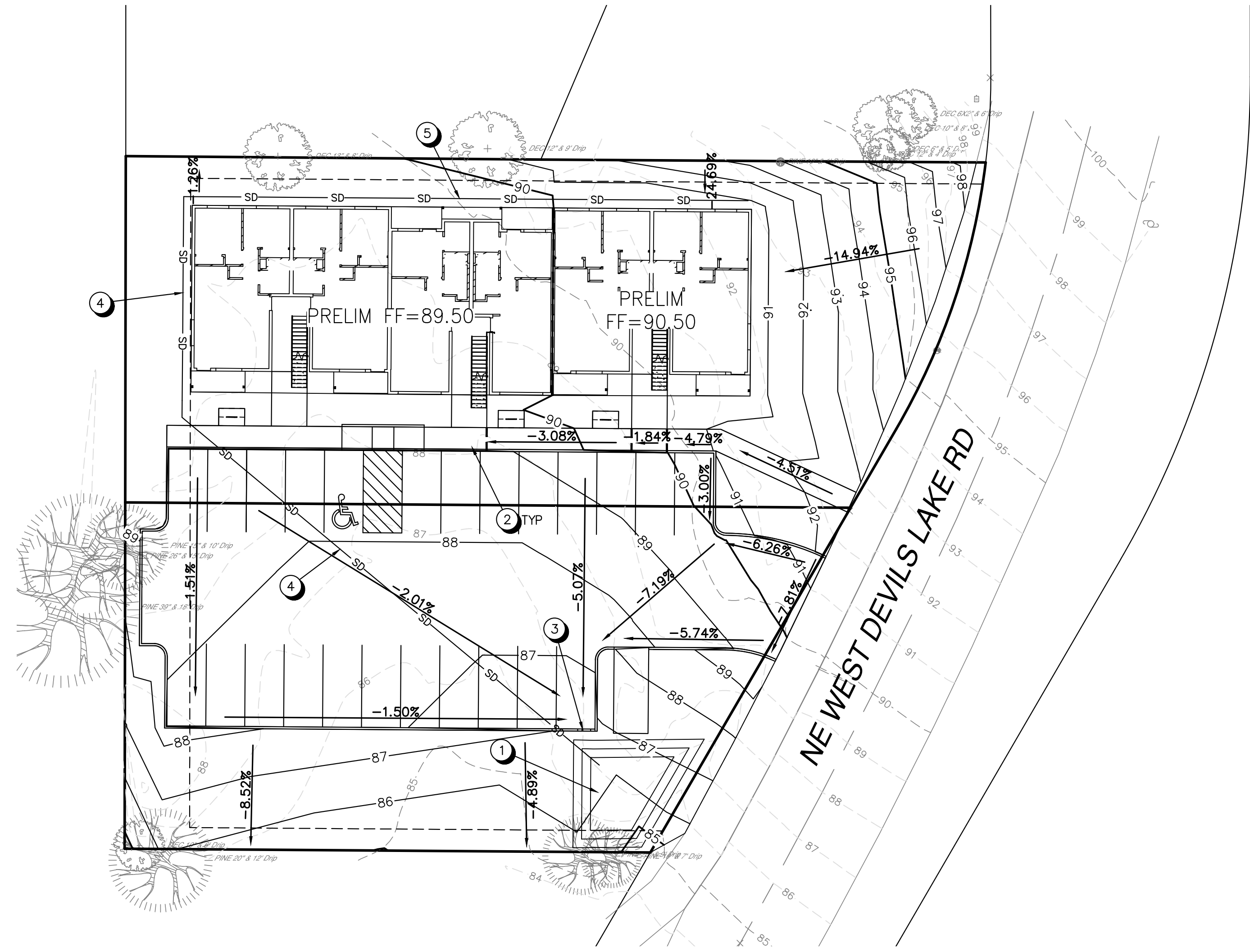
VERIFY SCALES
 0 1" BAR EQUALS ONE INCH ON ORIGINAL DRAWING

SHEET: **C3.1**

4 OF 6

CITY PROJECT # TBD

PLANNING SET



GRADING & DRAINAGE PLAN
SCALE: 1"=20'

LEGEND

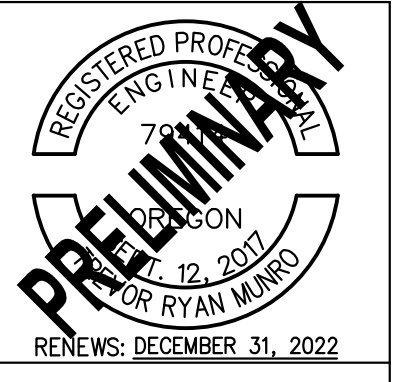
PROPOSED MINOR CONTOUR	—— 99 ——
PROPOSED MAJOR CONTOUR	—— 100 ——
EXISTING MINOR CONTOUR	- - - - 99 - - - -
EXISTING MAJOR CONTOUR	- - - - 100 - - - -
PROPOSED GRADE BREAK	- - - - - - - -
PROPOSED STORM PIPE	—— SD ——

STORMWATER CALCULATIONS
50% OF 2YR 24HR = 2.1" / 10YR 24HR = 5.7" / 25YR 24HR = 6.5"

BASIN	IMPERVIOUS AREA (SF/AC) CN=98	50% OF 2YR STORM PEAK FLOW (CFS/GPM)	50% OF 2YR STORM VOLUME (CF/GAL)	25YR STORM PEAK FLOW (CFS/GPM)	25YR STORM VOLUME (CF/GAL)
1	15,394/0.353	0.177/79	2,476/18,522	0.570/256	8,274/61,894

NOTE:
TYPE 1A 24HR STORM TYPE. TC = 5.0. STORM POND TO BE SIZED TO CONTAIN AND INFILTRATE 25YR 24HR STORM EVENT.

- GRADING & DRAINAGE NOTES**
- ① PROPOSED STORM POND. TO BE DESIGNED.
 - ② PROPOSED GRADE BREAK
 - ③ PROPOSED CURB CUT
 - ④ PROPOSED 8" PVC STORM PIPE
 - ⑤ PROPOSED 6" PVC STORM PIPE FOR ROOF GUTTER DRAINAGE



**SAM APARTMENTS
HALLIE DEVELOPMENT**
GRADING & DRAINAGE PLAN
LINCOLN CITY, LINCOLN COUNTY, OREGON



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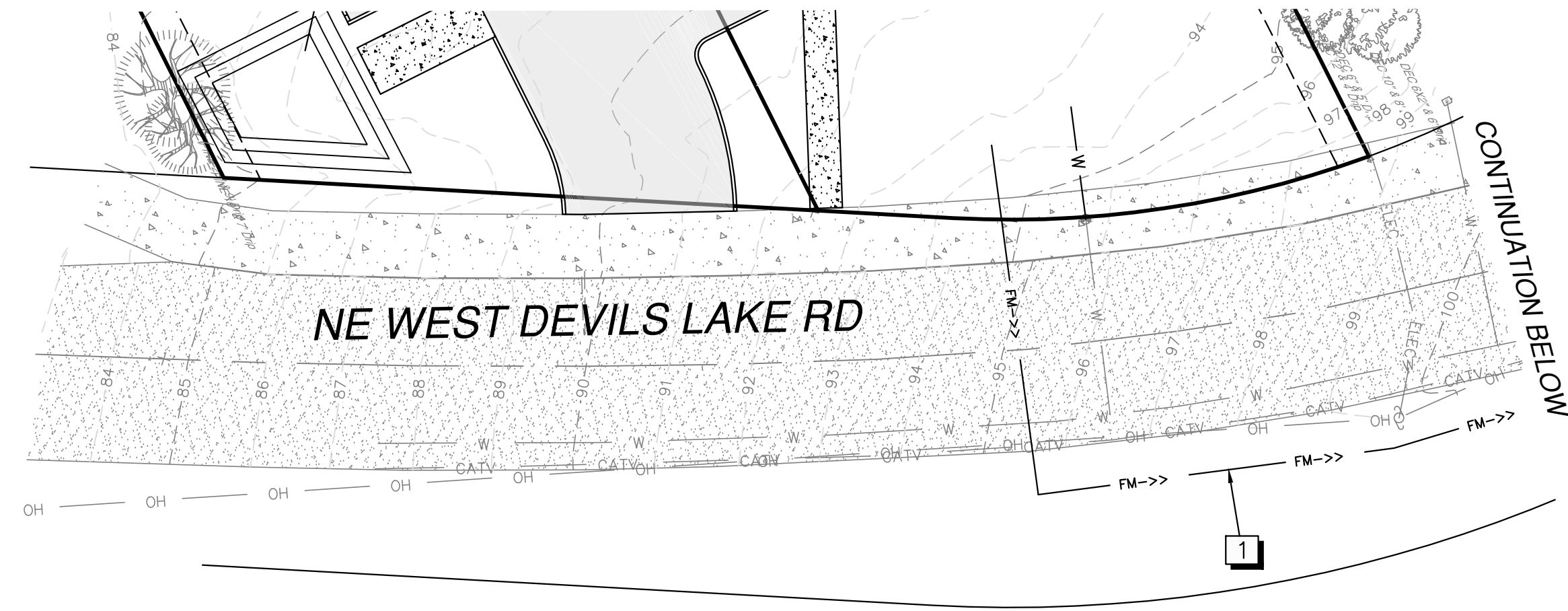
VERIFY SCALES
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SHEET: **C4.0**

5 OF 6

CITY PROJECT # TBD

PLANNING SET

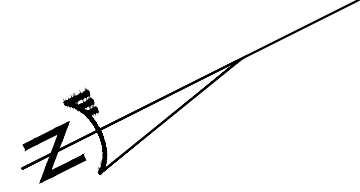


SITE LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT
- BUILDING SETBACK

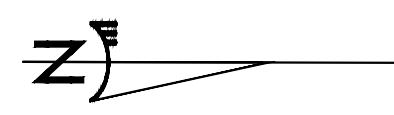
UTILITY LEGEND

- PROPOSED WATER
- PROPOSED FORCE MAIN
- PROPOSED STORM
- PROPOSED UNDERGROUND JOINT UTILITY TRENCH



PRESSURE SEWER PLAN

SCALE: 1"=20'



PRESSURE SEWER PLAN

SCALE: 1"=20'

UTILITY NOTES

- 1 E/ONE LPS MAIN SIZE AND ROUTE TO BE DESIGNED
- 2 CONNECT PRESSURE SEWER TO EXISTING GRAVITY MANHOLE



**SAM APARTMENTS
HALLIE DEVELOPMENT**
PRESSURE SEWER PUBLIC IMPROVEMENTS PLAN
LINCOLN CITY, LINCOLN COUNTY, OREGON



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6 OF 6

CITY PROJECT # TBD

PLANNING SET