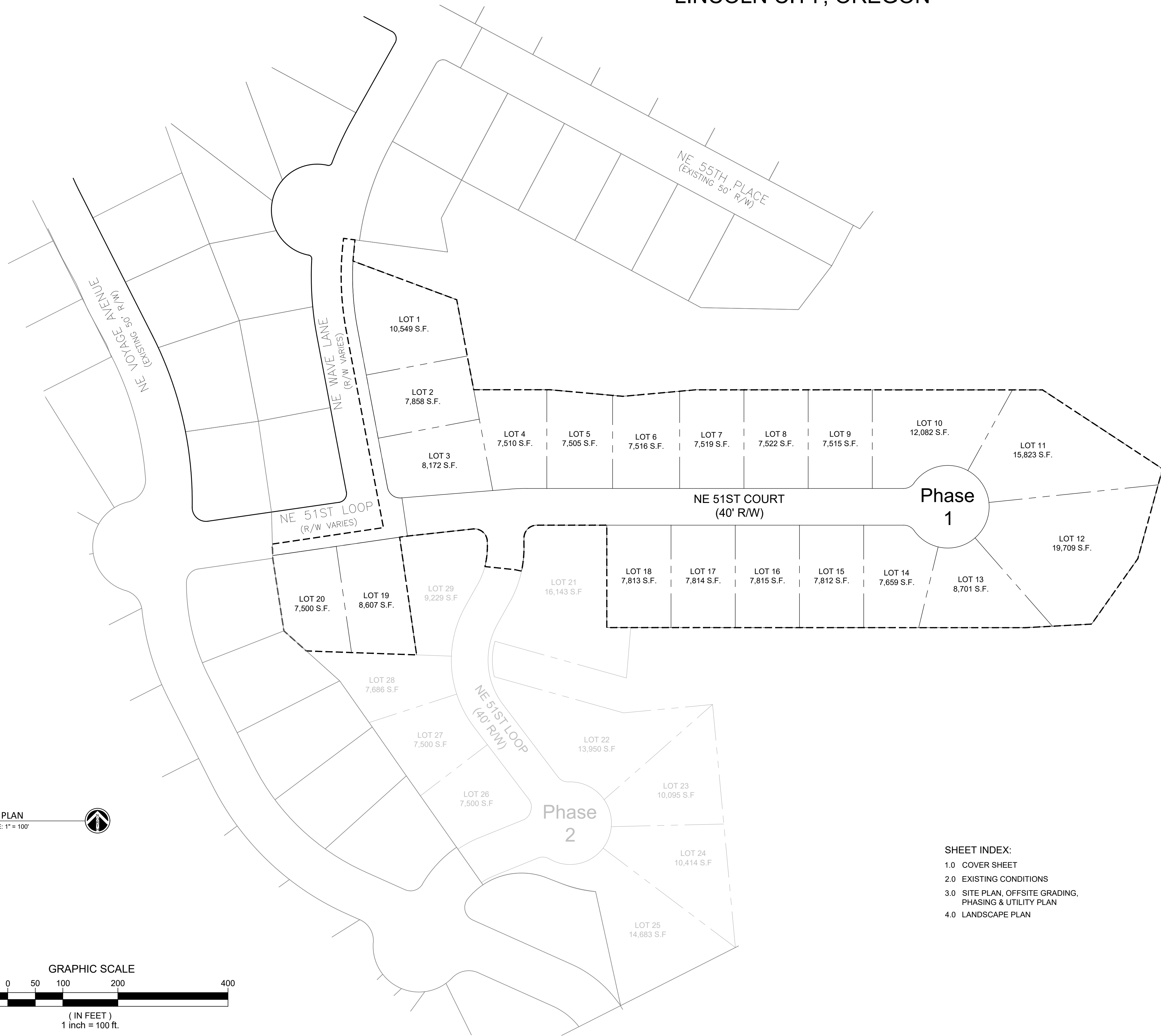


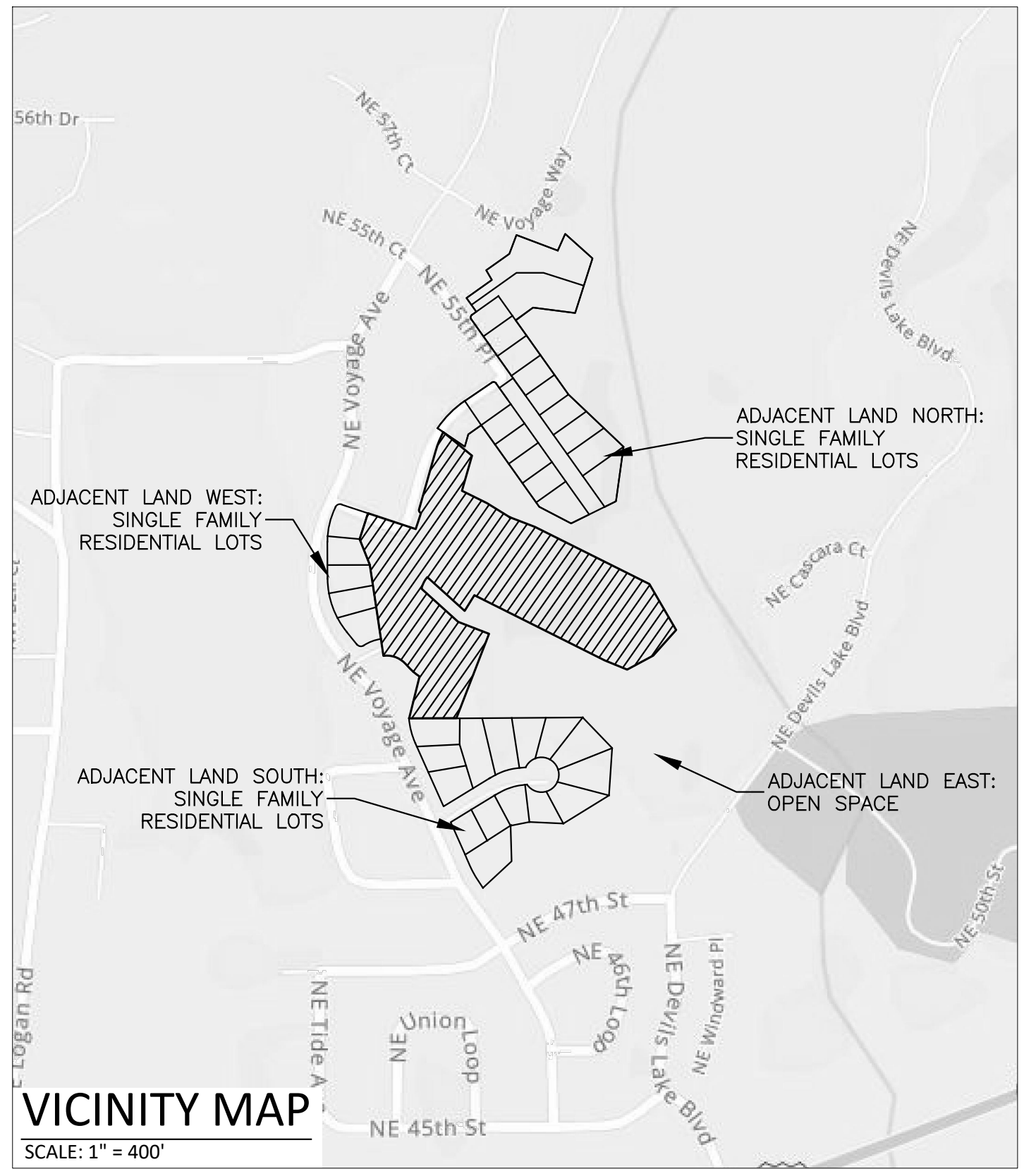
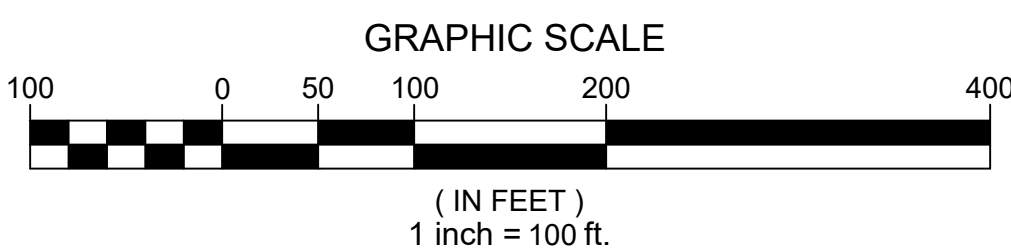
LINCOLN PALISADES PHASE VI

CONDITIONAL USE AND MODIFICATION OF APPROVED PLANS

LINCOLN CITY, OREGON



SITE PLAN
SCALE: 1" = 100'



VICINITY MAP
SCALE: 1" = 400'

OWNER/APPLICANT:
ALPHA BUILDING VENTURES, LLC
3350 CROWN HILLS COURT
MCMINNVILLE, OR 97128

REPRESENTATIVE:
REECE ENGINEERING & SURVEY
321 FIRST AVENUE EAST, SUITE 3A
ALBANY, OR 97321
TELEPHONE: 541 926-2428

SURVEYOR:
COLE SURVEYING, LLC
P.O. BOX 1211
CORVALLIS, OR 97339
TEL: (541) 929-5500
FAX: (541) 929-5700

HORIZONTAL DATA:
PER SURVEY

VERTICAL DATA:
ELEVATION ESTABLISHED USING
LINCOLN COUNTY GEODETIC
CONTROL NUMBER 8919

GENERAL NOTES:

- 1. THE PURPOSE OF THIS PLAN SET IS TO RECEIVE PRELIMINARY MASTER PLAN APPROVAL FOR THIRTY-TWO (32) SINGLE-FAMILY PARCELS WHOLLY IN LINCOLN PALISADES.
- 2. THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
- 3. NO SITE PREPARATION, SITE DISTURBANCE, BACK EXCAVATION OR OTHER CONSTRUCTION SHALL BE COMMENCED UNTIL ALL PERMITS REQUIRED BY OTHER LAWS, ORDINANCES, RULES OR REGULATIONS SHALL HAVE BEEN ISSUED.
- 4. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY AND ALL DAMAGES DONE TO EXISTING UTILITIES DUE TO HIS/HER NEGLIGENCE SHALL BE IMMEDIATELY AND COMPETENTLY REPAIRED AT HIS/HER EXPENSE.
- 5. NO DEBRIS WILL BE BURIED ON THIS SITE.
- 6. THE COMPLETED JOB SHALL PRESENT A PROFESSIONAL APPEARANCE.
- 7. REQUIRED IMPROVEMENTS SHALL BE INSPECTED UNDER THE DIRECTION OF A REGISTERED PROFESSIONAL ENGINEER, AND CONSTRUCTED TO THE SATISFACTION OF THE CITY OF LINCOLN CITY. THE CITY MAY REQUIRE CHANGES IN TYPICAL SECTIONS AND DETAILS IF UNUSUAL CONDITIONS ARISING DURING CONSTRUCTION WARRANT SUCH A CHANGE IN THE PUBLIC INTEREST.
- 8. ALL CONSTRUCTION WITHIN THE LINCOLN CITY RIGHTS-OF-WAY SHALL BE IN CONJUNCTION WITH THE LINCOLN CITY GENERAL PROVISIONS AND POLICY GUIDELINES.

- SHEET INDEX:**
- 1.0 COVER SHEET
 - 2.0 EXISTING CONDITIONS
 - 3.0 SITE PLAN, OFFSITE GRADING, PHASING & UTILITY PLAN
 - 4.0 LANDSCAPE PLAN



RENEWS 12/31/22

PLAN REVISIONS		
No.	DATE	BY

R&A PROJECT NO.

DATE	
DESIGNED	
ENGINEER	
CHECKED	
SCALE	AS INDICATED

SHEET NUMBER _____

PRELIMINARY - NOT FOR CONSTRUCTION



Legend

Symbol	Description
---	Existing Property Line
~	Existing Contour
SS	Existing Sanitary Sewer Line
SD	Existing Storm Line
WAT	Existing Water Line
(S)	Existing Sanitary Sewer Manhole
(D)	Existing Storm Manhole
(C)	Existing Curb Inlet
(B)	Existing Blowoff
(M)	Existing Water Meter
(V)	Existing Water Valve
(F)	Existing Fire Hydrant
(L)	Existing Street Light
(E)	Existing Easement
(T)	Existing Coniferous Tree (mostly Spruce / Drip As Drawn)
(R)	Existing Tree To Be Removed
(W)	Existing Wetland
(C)	Existing Tree Canopy
(A)	Existing Flow Direction
(X)	Existing FENCE

- NOTES**
1. TOPO BY COLE SURVEY
 2. NO SEPTIC SYSTEMS ARE ON THE SUBJECT PROPERTY
 3. TREE INVENTORY IS BY BUENA VISTA ARBOR CARE, SEE SHEETS 3.1 FOR TREE INVENTORY.
 4. NO WATER COURSES ON THE SUBJECT PROPERTY.
 5. NO WETLANDS, CREEKS, SPRINGS, CHANNELS OR AREAS SUBJECT TO FLOODING ARE ON THE SUBJECT PROPERTY.

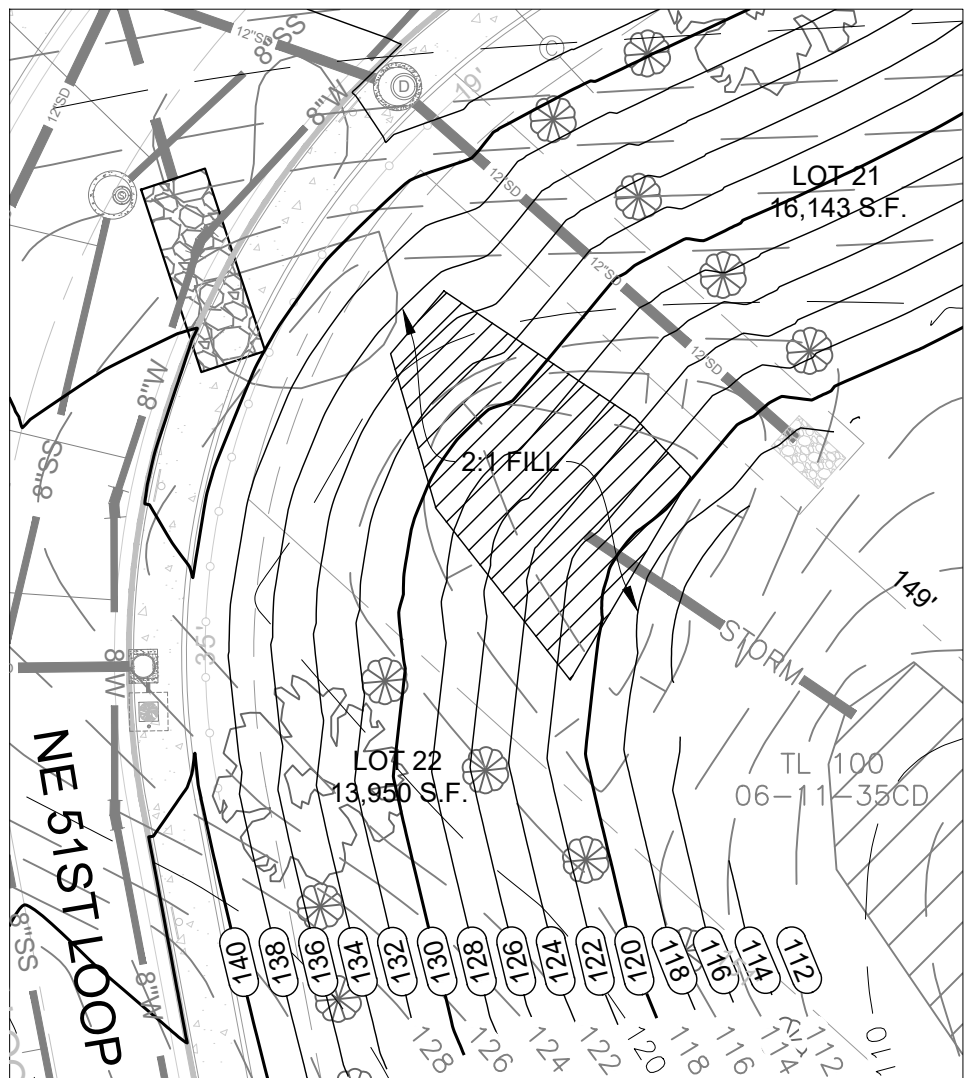
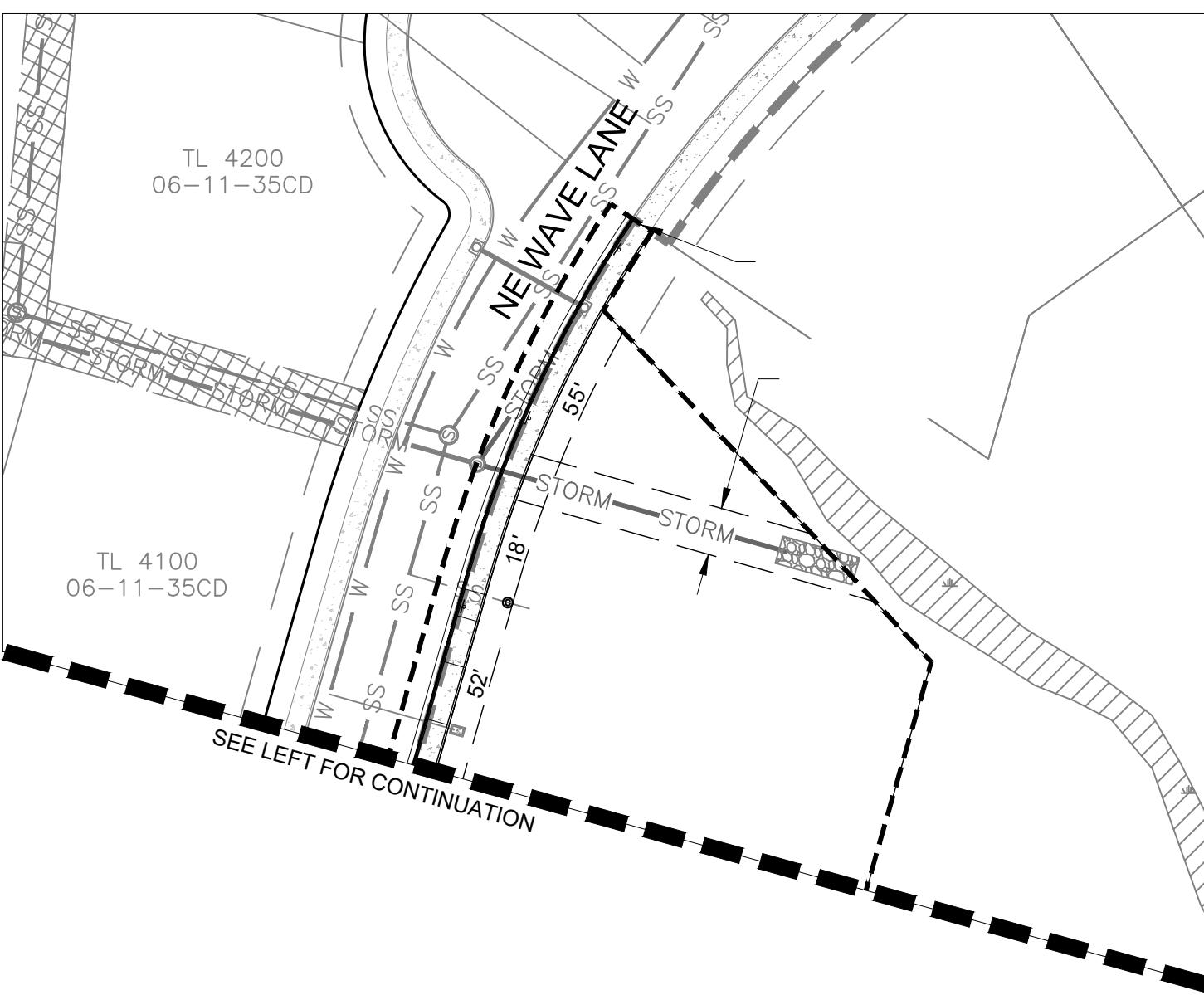
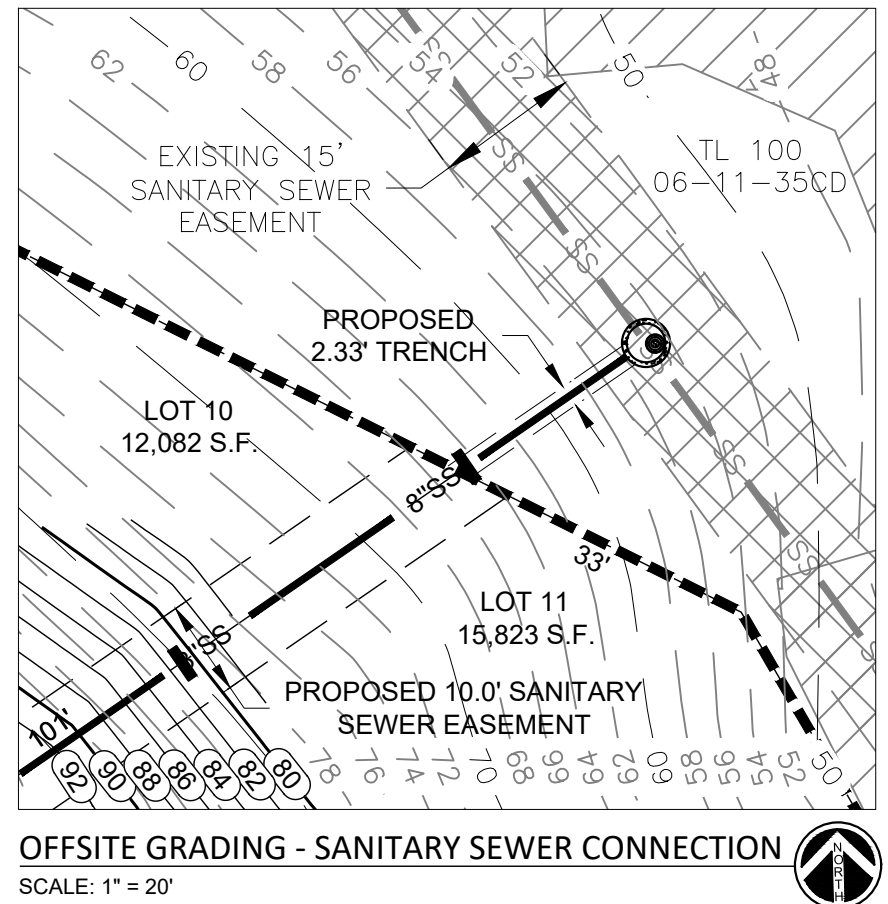
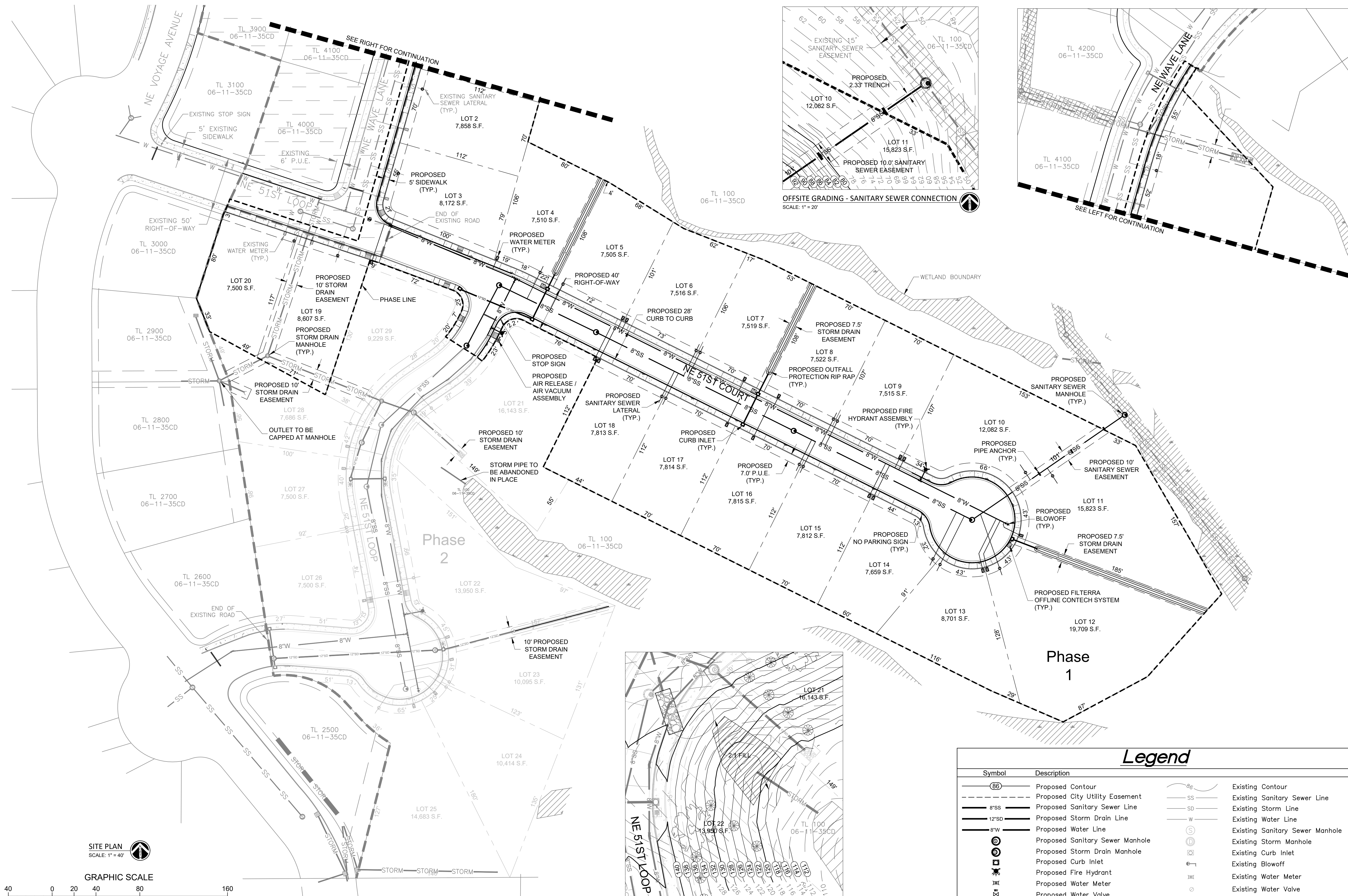
PLAN REVISIONS

No.	DATE	BY

R&A PROJECT NO.

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SCALE	AS INDICATED

SHEET NUMBER



Legend	
Symbol	Description
(86)	Proposed Contour
- - - - -	Proposed City Utility Easement
8"SS	Proposed Sanitary Sewer Line
12"SD	Proposed Storm Drain Line
8"W	Proposed Water Line
(S)	Proposed Sanitary Sewer Manhole
(M)	Proposed Storm Drain Manhole
(C)	Proposed Curb Inlet
(FH)	Proposed Fire Hydrant
(WM)	Proposed Water Meter
(WV)	Proposed Water Valve
86	Existing Contour
SS	Existing Sanitary Sewer Line
SD	Existing Storm Line
W	Existing Water Line
(S)	Existing Sanitary Sewer Manhole
(M)	Existing Storm Manhole
(C)	Existing Curb Inlet
(BL)	Existing Blowoff
(WM)	Existing Water Meter
(WV)	Existing Water Valve

SITE PLAN
SCALE: 1" = 40'

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

REGISTERED PROFESSIONAL ENGINEER
11,749

OREGON
JULY 16, 1982
DAVID J. REECE

RENEWS 12/31/22

PLAN REVISIONS		
No.	DATE	BY

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DATE _____

DESIGNED _____

ENGINEER _____

CHECKED _____

SCALE AS INDICATED

SHEET NUMBER _____

PRELIMINARY - NOT FOR CONSTRUCTION

TREE PRESERVATION PLAN BY BUENA VISTA ARBOR CARE

THIS TREE PROTECTION PLAN IS WRITTEN TO PROVIDE THE DEVELOPERS WITH A PROACTIVE ATTEMPT AT PRESERVING THE TREES THAT MERIT PRESERVATION ON OR AROUND THEIR DEVELOPMENT. MOST TREES IN THIS REPORT ARE SITKA SPRUCE. WE USED SOME ABBREVIATIONS IN THIS REPORT YOU NEED TO BE FAMILIAR WITH, FOR EXAMPLE, TPF (TREE PROTECTION FENCE) AND TPZ (TREE PROTECTION ZONE). THE TREE PROTECTION FENCE IS THE FENCE THAT IS INSTALLED TO PROTECT EACH TREE OR GROVE OF TREES FOR PRESERVATION. THE TREE PROTECTION ZONE IS THE ENTIRE AREA OF PRESERVATION; NOT JUST ONE INDIVIDUAL TREE, BUT THE ENTIRE RESTRICTED AREA. RESTRICTIONS ENFORCED WITHIN BOTH AREAS. WE ALSO USE REFERENCE TO HAZARD TREE EVALUATION; THIS IS A GUIDE AND STANDARD SET FORTH BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE AND ADOPTED BY CONSULTING ARBORISTS.

TREE PROTECTION ZONE

MOST OF THE TREES ARE LOCATED AROUND THE PERIMETER OF THE DEVELOPMENT, WHICH IN MOST CASES WILL BE PROTECTED BY A SINGLE TREE PROTECTION FENCE. THE FENCE IS ESTABLISHED FIVE FEET BEYOND THE TREE'S DRIP LINE, UNLESS OTHERWISE DIRECTED ON-SITE BY THE CONSULTING ARBORIST (SEE DRIP LINE MEASUREMENTS IN THE TREE INVENTORY).

TREE PROTECTION FENCE

- 1. CHAIN LINK/METAL FENCE WITH T POSTS IS THE STANDARD TREE PROTECTION FENCING FOR BUENA VISTA ARBOR CARE CO., INC. PRESERVATION PROJECTS. THE TRADITIONAL ORANGE PLASTIC SAFETY FENCE WILL NOT SUFFICE.
- 2. ONCE THE TREE PROTECTION ZONE IS ESTABLISHED, NO MACHINERY, CONSTRUCTION, STORAGE, OR GRADE CHANGE IS ALLOWED.
- 3. THE FENCE IS NOT TO BE MOVED OR TAMPERED WITH, UNLESS APPROVED BY THE PROJECT'S CONSULTING ARBORIST.
- 4. IF THERE IS NO MEASUREMENT FOR THE TPF, IT IS TO BE 5' OUTSIDE THE TREE'S DRIP LINE.

RESTRICTIONS

- 1. NO DUMPING OF ANY MATERIALS WHERE IT COULD SATURATE THE SOIL WITH THE TREE PROTECTION ZONE(S).
- 2. NO ADMITTANCE OF ANY KIND INTO THE TREE PROTECTION ZONE(S).
- 3. NO REMOVING THE FENCE FOR ANY REASON WITHOUT THE CONSULTING ARBORIST PRIOR PERMISSION.
- 4. CONSULTING ARBORIST NEEDS TO BE NOTIFIED IMMEDIATELY IF THERE IS A VIOLATION, ACCIDENTAL OR OTHERWISE. HE CAN BE REACHED ON HIS CELL @541-990-1773 OR OFFICE 541-757-TREE, M-F 7:00AM-3:00PM. THE PHONE NUMBERS ARE ALSO AVAILABLE ON THE TREE PROTECTION SIGNS.

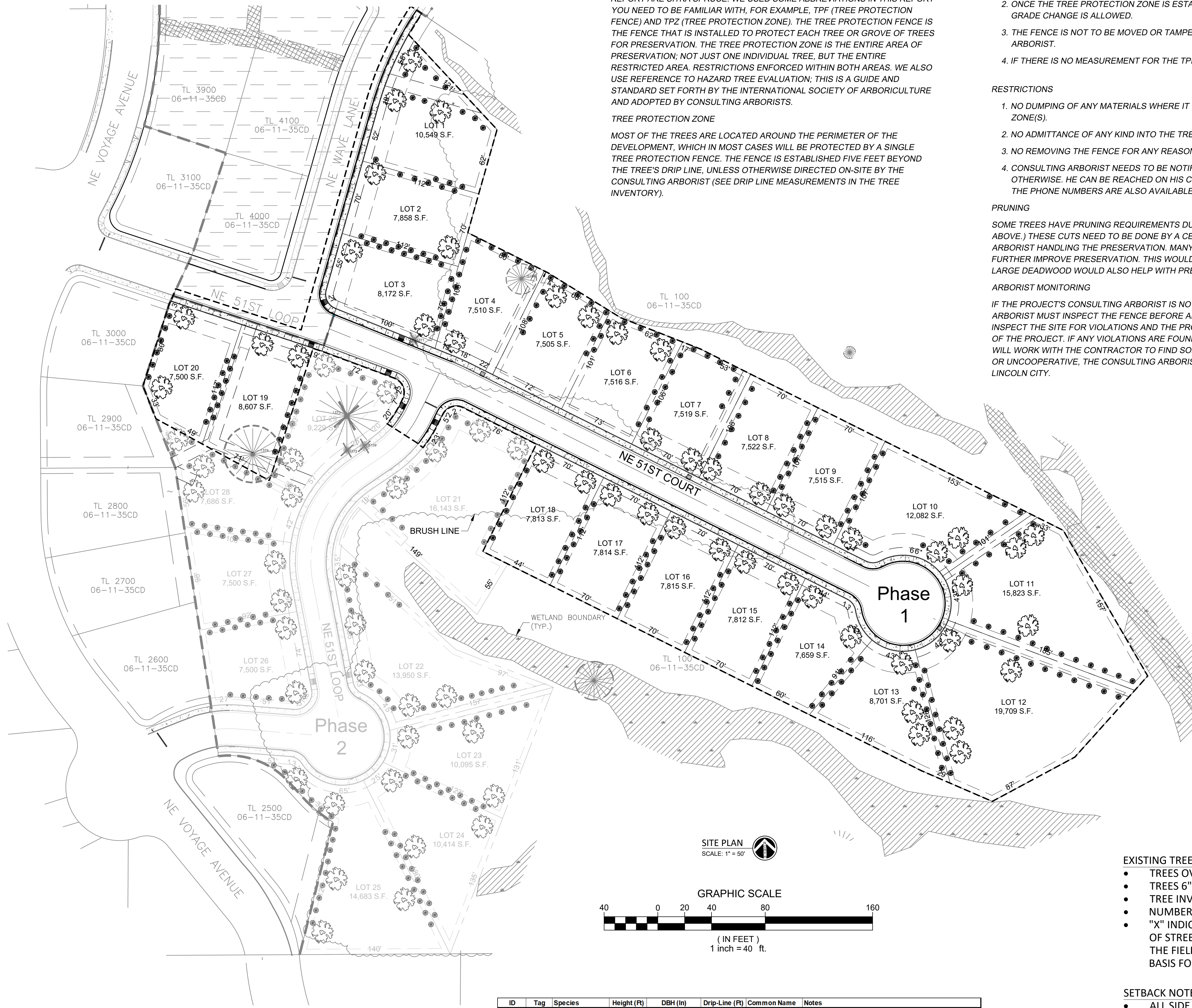
PRUNING

SOME TREES HAVE PRUNING REQUIREMENTS DUE TO EQUIPMENT ACCESS ISSUES. (THESE ARE IDENTIFIED ABOVE.) THESE CUTS NEED TO BE DONE BY A CERTIFIED ARBORIST AND APPROVED BY THE CONSULTING ARBORIST HANDLING THE PRESERVATION. MANY OF THESE TREES COULD USE TIP WEIGHT REDUCTION TO FURTHER IMPROVE PRESERVATION. THIS WOULD REDUCE THE LIKELIHOOD OF BREAKAGES; THINNING AND LARGE DEADWOOD WOULD ALSO HELP WITH PRESERVATION. NO ROOT PRUNING AT THIS POINT IS NECESSARY.

ARBORIST MONITORING

IF THE PROJECT'S CONSULTING ARBORIST IS NOT INSTALLING THE TREE PROTECTION FENCE, THE CONSULTING ARBORIST MUST INSPECT THE FENCE BEFORE ANY WORK BEGINS. THE CONSULTING ARBORIST WILL RANDOMLY INSPECT THE SITE FOR VIOLATIONS AND THE PROGRESS OF TREE PRESERVATION THROUGHOUT THE DURATION OF THE PROJECT. IF ANY VIOLATIONS ARE FOUND, DEPENDING ON THE SEVERITY, THE CONSULTING ARBORIST WILL WORK WITH THE CONTRACTOR TO FIND SOLUTIONS. IF THE CONTRACTOR IS FOUND GROSSLY NEGLIGENT OR UNCOOPERATIVE, THE CONSULTING ARBORIST WILL THEN TURN THE VIOLATIONS OVER TO THE CITY OF LINCOLN CITY.

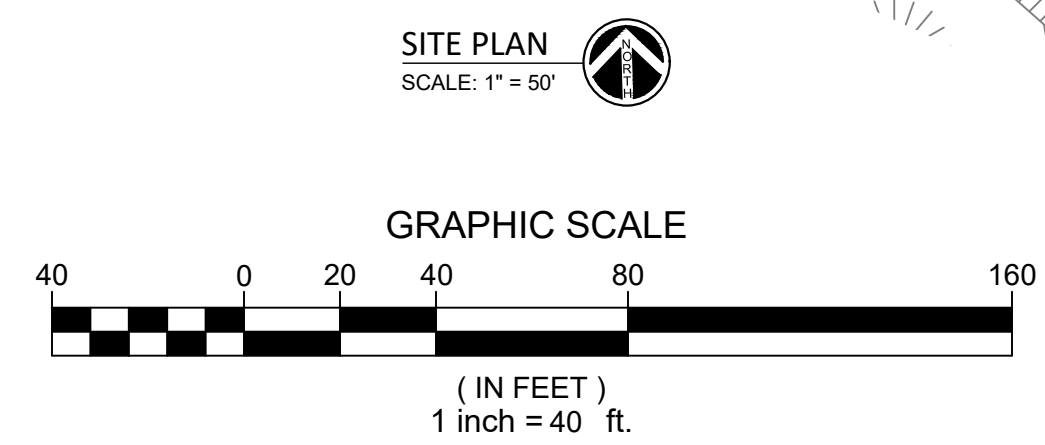
TREES & SHRUBS REQUIRED FOR EACH LOT			
LOT #	TOTAL LOT PERIMETER	REQ'D TREES	REQ'D SHRUBS
1	421 L.F.	3	14
2	364 L.F.	2	12
3	367 L.F.	2	12
4	358 L.F.	2	12
5	353 L.F.	2	12
6	354 L.F.	2	12
7	354 L.F.	2	12
8	355 L.F.	2	12
9	355 L.F.	2	12
10	474 L.F.	3	16
11	537 L.F.	4	18
12	570 L.F.	4	19
13	407 L.F.	3	14
14	351 L.F.	2	12
15	363 L.F.	2	12
16	363 L.F.	2	12
17	363 L.F.	2	12
18	363 L.F.	2	12
19	387 L.F.	3	13
20	352 L.F.	2	12
21	563 L.F.	4	19
22	599 L.F.	4	20
23	442 L.F.	3	15
24	464 L.F.	3	15
25	724 L.F.	5	24
26	342 L.F.	2	11
27	355 L.F.	2	12
28	405 L.F.	3	14
29	404 L.F.	3	13



LANDSCAPING LEGEND

SYMBOL

- [Tree Symbol] Existing Coniferous Tree (mostly Spruce / Drip As Drawn)
- [Tree Symbol] Existing Tree To Be Removed
- [Tree Symbol] Existing Tree To Be Protected



ID	Tag	Species	Height (ft)	DBH (in)	Drip-Line (ft)	Common Name	Notes
1371	D71	Alnus rubra	2	10	10	Red Alder	
1372	D72	Alnus rubra	20	7	8	Red Alder	
1373	D73	Picea sitchensis	70	58	30	Sitka Spruce	splits at base into 2 trunks
1374	D74	Picea sitchensis	60	48	25	Sitka Spruce	
5158		Picea sitchensis		26	20	Sitka Spruce	
5159		Alnus rubra		9	20	Red Alder	

- EXISTING TREE NOTES**
- TREES OVER TEN FEET IN HEIGHT COMPRISE THE TREE CANOPY.
 - TREES 6" DIAMETER OR MORE DBH ARE NUMBERED.
 - TREE INVENTORY BY BUENA VISTA ARBOR CARE.
 - NUMBERED TREES FIELD LOCATED BY COLE SURVEYING.
 - "X" INDICATES TREES TO BE REMOVED DURING CONSTRUCTION OF STREETS AND UTILITIES. EXACT LIMITS TO BE DETERMINED IN THE FIELD. OTHER TREES MAY BE REMOVED ON A LOT BY LOT BASIS FOR HOME CONSTRUCTION.
- SETBACK NOTES:**
- ALL SIDE AND REAR SETBACKS TO BE 5-FT.
 - ALL FRONT SETBACKS TO BE 20-FT, EXCEPT LOTS 5 & 6, WHICH HAVE A FRONT SETBACK OF 5-FT.

PRELIMINARY - NOT FOR CONSTRUCTION

REECE ENGINEERING & SURVEY

REGISTERED PROFESSIONAL ENGINEER
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