



Planning Commission Agenda

April 19, 2022

7:00 PM

Chairperson: Todd Culver
Commissioners: Rhonda Giles, Susan Jackson, Kurt Kayner, Jeremy Moritz,
Joe Neely and Kent Wullenwaber
Meeting Location: Harrisburg Municipal Center Located at 354 Smith St

PUBLIC NOTICES:

1. *This meeting is open to the public and will be tape-recorded.*
2. *Copies of the Staff Reports or other written documents relating to each item on the agenda are on file in the office of the City Recorder and are available for public inspection.*
3. *The City Hall Council Chambers are handicapped accessible. Persons with disabilities wishing accommodations, including assisted listening devices and sign language assistance are requested to contact City Hall at 541-995-6655, at least 48 hours prior to the meeting date. If a meeting is held with less than 48 hours' notice, reasonable effort shall be made to have an interpreter present. The requirement for an interpreter does not apply to an emergency meeting. ORS 192.630(5)*
4. *Persons contacting the City for information requiring accessibility for deaf, hard of hearing, or speech-impaired persons, can use TTY 711; call 1-800-735-1232, or for Spanish voice TTY, call 1-800-735-3896.*
5. *The City of Harrisburg does not discriminate against individuals with disabilities, and is an equal opportunity provider.*
6. *For information regarding items of discussion on this agenda, please contact City Administrator Michele Eldridge, at 541-995-2200.*
7. *The Municipal Center is disinfected prior to meetings.*
8. *Masks are not required at this time but the City asks for anyone running a fever, having an active cough or respiratory difficulties to not attend the meeting.*
9. *If you would like to provide testimony, and are unable to attend, please contact the City Recorder. We can accept written testimony up until 5:00 on the day of the meeting and can also call someone during the meeting if verbal testimony is needed.*

CALL TO ORDER AND ROLL CALL

CONCERNED CITIZEN(S) IN THE AUDIENCE. (Please limit presentation to two minutes per issue.)

NEW BUSINESS

- 1. APPOINT A NEW VICE-CHAIRPERSON TO SERVE IN CHAIRPERSONS ABSENCE**

PUBLIC HEARING

- 2. THE MATTER OF THE SHADOWOOD PRELIMINARY 13-LOT, RESIDENTIAL SUBDIVISION (LU 439-2022)**

STAFF REPORT EXHIBITS:

Exhibit A: Application Materials

Exhibit B: Public Improvements Sheet G00

Exhibit C: Wetlands Delineation Report and DSL Approval for
Report

ACTION: MOTION TO-APPROVE/APPROVE WITH CONDITIONS/DENY - THE SHADOWOOD SUBDIVISION APPLICATION # LU 439-2022, SUBJECT TO THE CONDITIONS OF APPROVAL CONTAINED IN THE APRIL 11, 2022 STAFF REPORT. THIS MOTION IS BASED ON FINDINGS CONTAINED IN THE APRIL 11, 2022 STAFF REPORT, AND ON PUBLIC WRITTEN AND ORAL COMMENTS MADE ON OR ABOUT THIS APPLICATION, AND AFTER DUE DELIBERATION OF THE HARRISBURG PLANNING COMMISSION ON THIS 19TH DAY OF APRIL, 2022.

APPLICANT: WOOD CONSTRUCTION AND DEVELOPMENT LLC

OTHERS

ADJOURN

Staff Report
Harrisburg Planning Commission
Harrisburg, Oregon

THE MATTER OF THE SHADOWOOD PRELIMINARY 13-LOT, RESIDENTIAL SUBDIVISION (LU 439-2022)

STAFF REPORT EXHIBITS:

- Exhibit A: Application Materials
- Exhibit B: Public Improvements Sheet G00
- Exhibit C: Wetlands Delineation Report and DSL Approval for Report

1. ACTION: MOTION TO - APPROVE/APPROVE WITH CONDITIONS/DENY - THE SHADOWOOD SUBDIVISION APPLICATION # LU 439-2022, SUBJECT TO THE CONDITIONS OF APPROVAL CONTAINED IN THE APRIL 11, 2022 STAFF REPORT. THIS MOTION IS BASED ON FINDINGS CONTAINED IN THE APRIL 11, 2022 STAFF REPORT, AND ON PUBLIC WRITTEN AND ORAL COMMENTS MADE ON OR ABOUT THIS APPLICATION, AND AFTER DUE DELIBERATION OF THE HARRISBURG PLANNING COMMISSION ON THIS 19TH DAY OF APRIL, 2022.

APPLICANT: Wood Construction and Development LLC

LOCATION: Map 15S04W15, Tax Lot 3000

HEARING DATE: April 19, 2022

ZONING: R-2 and R-3. (see included zoning map)

OWNER: William R. Wood

BACKGROUND

The proposed subdivision is located on the north side of the east end of Sommerville Loop. 12 of the 13 lots to be created abut Sommerville Loop, north of Heckart Lane. Lot

No. 13 consists of the remaining parcel, which is not being developed at this time. Tax Lot 3000 is a flat, undeveloped 13.09 split zoned parcel, containing wetlands.

INTRODUCTION

This subdivision was approved in November 2020 by the Harrisburg Planning Commission and had the timeframe for filing the final plat extended until March 2022. The City Administrator/Planner, Public Works Director, and City Engineer, have all been working over the last year with the developer and his engineer. This is a slightly unusual situation, in that the developer and engineer had already met most of the conditions of approval that were required by the Planning Commission, but due to circumstances somewhat beyond their control, the developer and engineer have been unable to file the final plat for this subdivision. One extension had already been granted by the City, and the City Administrator extended approval as much as possible but is unable to extend it beyond the month of March, without the development being approved by the Planning Commission again.

Part of the reason for this requirement in the City code, is that it allows for any changes to the city’s code, or in regulatory standards, that may have taken effect since the last approval of a subdivision to be applied. In this case, the developer also had the choice of waiting until the new development code was approved later this summer with slightly different standards or could proceed with using the current city code. The developer chose to move onwards with development based on the current city code.

Once a subdivision goes through approval, and the developer starts working with the City to meet the requirements, there is always a certain give and take that is provided by all the parties. The project engineer will often discover that the proposed infrastructure for the subdivision needs to be modified after completing the actual survey work. The actual depths of existing infrastructure and current elevations of the existing roadway all come into play. Those issues are then brought to the attention of the City Engineer, Public Works Director, and the City Planner. Modifications to a certain extent are allowed, based upon those field decisions. City Staff also have to maintain regulatory standards. Engineering/planning changes that have been made since the November 2020 Planning Commission meeting will be noted in each set of criteria that are discussed further in this staff report.

The application proposes creating 10, high density parcels of 3,000+ square feet each. Five common wall duplex structures are proposed to be developed on all ten of these lots, resulting in the creation of 10 new dwelling units. This is consistent with the R-3 Zone Map designation and High-Density Comprehensive Plan Map zoning assignment.

In addition, the application includes two new large Single-Family Dwelling Lots in the R-2 zone portion of the property. These lots are 9,573 and 9,416 square feet each, exceeding the 7,000 square foot minimum required by HMC 18.20.050(1)(a).

The remaining lot, No. 13, consists of approximately 11.70 acres, and is not proposed for development at this time. The property owner is required to submit a conceptual development plan for this area, which would be overall consistent with current development requirements, and has done so in the application packet. However, as noted on Sheet No. 2 of the applicants site plan approximately two-thirds of Lot No. 13 are state designated wetlands.

CRITERIA AND FINDINGS OF FACT

1. Criteria: HMC 17.20.010 – 040 – Requirements for Preliminary Plat Submission

Discussion: These are administrative requirements in order to qualify a plan for formal review by the Planning Commission

Finding: All the required submission criteria have been met (Please see application, pg.d 2 & 3 for more detail).

2. Criteria: HMC 17.20.030 – Requirement for proposals for other improvements

Discussion: Street paving widths in the original plans from November 2020 were not acceptable to the City; the City required a 5’ planter/utility strip, as well as 7.5’ of new asphalt paving to be provided. Since that point in time, the previous City Planner, the new City Planner, and City Engineer have worked with the developer to eliminate the 5’ planter/utility strip, which allows for more parking area. Having a 5’ planter/utility strip on the far end of Sommerville Loop wouldn’t match any other development at this end of town, and the provision of a planting/utility strip wouldn’t work well with the elevations, both on the street, as well as in relation to the substantial drainage ditch that will need to be culverted at this location. Widening the road further would create wider parking areas, which will work better for this higher density development. Therefore, the applicant must follow the improvements that are shown in the Public Improvements Sheet G00 (**Exhibit B- Condition No. 5**), from their submission on November 9, 2021. Due to how the existing pavement slightly meanders through this area, the width of the paving for the parking area ranges from 11’ 7”, to 13’ 12”. It should be noted here that Staff did relay these changes to the Planning Commission Chairperson, so that he was aware of some of these changes. He agreed with Staff on the changes being made, because it was a win-win situation, and ultimately widened the parking area that was a concern to neighbors.

Street trees are still important to the City and are required as per HMC 12.20. A minimum of one street tree is required per residential lot, the fees for which can be supplied at the same time as the warranty bond. The developer is asked to provide a street tree list prior to any excavating, grading or construction. (**Condition No. 6**).

The original conditions of approval also asked for the developer to provide a proposed street light plan. However, after reviewing this end of town, the Public

Works Director and City Engineer have determined that the street lighting in this area is sufficient, and the developer doesn't need to provide them.

Finding: All other relevant criteria have been met as conditioned. (Please see application pg. 3-10 for more detail).

3. Criteria: HMC 17.35; Partitioning Criteria:

In taking action on the partition the Planning Commission shall base the decision on findings related to the following criteria:

- a. The partition is consistent with the standards of this title and HMC Title [18](#).
- b. Vehicular access to the parcels to be created is adequate. (Criteria and findings apply for a major partition.)
- c. All necessary public utilities can be provided to the parcels to be created.
- d. Full and orderly development to the surrounding area can be maintained.

Discussion: Pages 4 and 5 of the applicant's narrative shows that the partition is consistent with the standards of HMC Title 18, that vehicular access is adequate, that necessary public utilities can be provided to the parcels, and that full and orderly development to the surrounding area can be maintained.

Previous public testimony that had been received by the City in 2020 focused on traffic, safety, lack of parking, and lack of sidewalks on Sommerville Loop. Since Woodhill Crossing has not been continued, and approval expires in May 2022, it is likely that property will not be developed at this time. However, in 2021, the City made the decision to continue with the extension of the full width of S. 9th St., from the Max Hammer Subdivision, through to Sommerville Loop. This will help to ease congestion and traffic on the western parts of Sommerville Loop. Sidewalks at this subdivision, as well as additional paving for parking, and resultant storm water control, will make this area safer than what it is now.

While these public improvements will not, and cannot address the totality of improvements desired, or needed for Sommerville Loop, they do represent a significant start.

Finding: All relevant criteria has been met.

4. Criteria: HMC 17.40.020 - Street Standards

Discussion: Proposed application does not create any new streets; hence the standards of this code section are not relevant. Applicant does propose to add

paving, sidewalks and parking strip area consistent with city standards (Please see pp. 6 & 7 of the application for more detail)

Finding: All relevant criteria has been met.

5. Criteria: HMC 17.40.060 – Large Lot Subdivision.

Discussion: The developer doesn't intend on further developing Lot No. 13 at this time. Nevertheless, a conceptual lot layout on sheet 3 in the applicant's agenda packet does address a future plan for Lot 13. The developer has filed a wetland delineation report (**Exhibit B**) for the conceptual development for the entire property, that will be discussed further in this report.

6. Criteria: HMC 18.20 – Medium Density R-2 Zone Requirements

Discussion: The density, setback, lot size, street frontage requirements of the R-2 zone have been met by the applicant. (Please see pg. 7 & 8 of the application for more detail)

Finding: All relevant criteria have been met.

7. Criteria: HMC 18.22 – High Density R-3 Zone Requirements

Discussion: Proposed application is consistent with the R-3 Zone requirements for density, lot size, street frontage, setbacks, lot coverage, and common wall requirements for duplex development. (Please see application pg. 8-10 for more detail). It is specifically this section of the code that allows the individual lots to be reduced to 3,000 sq. ft. when the common-wall duplex requirements in HMC 18.20.050(3) call for 4,000 sq. ft. lots.

Finding: All relevant criteria have been met.

8. Criteria: HMC 18.65 – Wetlands Protection

Discussion: The proposed development that would result from this subdivision does not impact the wetlands area that has been delineated on this parcel, and that were visible on the Harrisburg Wetlands Inventory Map. As per State Regulations, the developer filed a wetland delineation report for the development for this entire property under WD #2021-0076. (**Exhibit C.**) This confirms the presence of wetlands north of the property being developed through the Shadowood Subdivision, and that this subdivision is not in any of the wetland locations.

Finding: Criteria not relevant to this subdivision

CONCLUSIONS

The applicant requests approval of Subdivision Application LU439-2022. As demonstrated by the above discussion, analysis and findings, the application, as conditioned, complies with the applicable criteria from the Harrisburg Municipal Code.

PLANNING COMMISSION ACTION

The Planning Commission has three options with respect to the subject applications. They can:

- 1. Approve the request;
- 2. Approve the request with conditions; or
- 3. Deny the request.

Based upon the criteria, discussion, and findings of facts above, Staff recommends the Planning Commission Approve with Conditions, Subdivision Application LU 439-2022. The motion is at the top of this staff report.

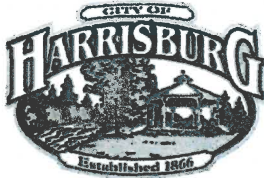
RECOMMENDED CONDITIONS OF APPROVAL

- 1. **Consistency with Plans** – Development shall comply with the plans and narrative in the applicant’s proposal, and all applicable land use and building code requirements contained in HMC Chapters 15, 17 & 18, except where modified by the following conditions of approval.
- 2. **Public Infrastructure** - Prior to the submission of a Final Plat the Applicant shall comply with all of the public utilities, ROW and easement requirements of HMC Titles 12 & 13. All utilities shall be located underground.
- 3. **Fire Hydrants** – The Fire Hydrant shall be installed to the specifications of the City and the Fire Marshal in the location as shown on Public Improvements Sheet G00.
- 4. **Excavating and Grading** - Applicant shall comply with Excavating and Grading provision as required by HMC 15.05.030 and the permitting procedures of HMC 15.05.040-070. Prior to the submission of Building Permits, the developer will have informed the buyer of the lots that no grading or other work will be allowed in the subdivision, to the north of the right-of-way, on private property, until the builder provides a DEQ 1200-C permit.
- 5. **Street Improvements:** Prior to the issuance of any Building Permits, the applicant is required to comply with the street plans in Sheet G0.0 as shown in Exhibit C.

- 6. **Street Trees:** Prior to any excavating, grading, or construction, the applicant shall submit a Street Tree list to the Public Works Director, showing one tree to be planted per residential lot. The developer shall pay to the City the street tree fees concurrently with the warranty bond and development agreement.
- 7. **Submission of Final Plat** - Applicant shall submit a Final Plat application consistent with HMC 17.25, within six months of this approval, unless an extension is timely requested and granted.

OTHER DEVELOPMENT CONSIDERATIONS:

- a. If there are any wells on the property that will not be used, they shall be properly abandoned by a licensed well driller.
- b. A separate Development Agreement (DVA) between Applicant and the City of Harrisburg will be required before ANY construction begins. The Development Agreement will include bond and deposit requirements, as well as other engineering requirements.
- c. Applicant shall provide an acceptable plan for the installation of items provided in design specifications, including but not limited to the number, type and location of fire hydrants, manholes, sidewalks, street signs and mail receptacles. These items shall be completed prior to any occupancy of any dwelling units.
- d. Requirements herein imposed upon the Applicant may be imposed upon a developer or builder if the developer or builder has accepted the responsibility in a written document, and the City of Harrisburg is satisfied that it will not have any adverse impact on bonding requirements or other guarantees of compliance.
- e. Applicant shall acquire all required building, electrical, mechanical, and plumbing permits before beginning construction as required by HMC 15.05.010 &.020.



City of Harrisburg
120 Smith Street
Harrisburg, OR 97446
Phone (541) 995-6655
www.ci.harrisburg.or.us/planning

LAND USE APPLICATION

STAFF USE ONLY	
File Number: 439-2022	Date Received: 3/30/22
Fee Amount: \$ 2 000	

APPLICATION TYPE	
<input type="checkbox"/> Annexation*	<input type="checkbox"/> Property Line Adjustment
<input type="checkbox"/> Comprehensive Plan Amendment*	<input type="checkbox"/> Partition/Replat* Minor Major
<input type="checkbox"/> Conditional Use Permit*	<input type="checkbox"/> Site Plan Review*
<input type="checkbox"/> Historic Permit*	<input type="checkbox"/> Site Plan Review – Parking Only
<input type="checkbox"/> Resource Alteration	<input checked="" type="checkbox"/> Subdivision/Replat*
<input type="checkbox"/> Resource Demolition	<input type="checkbox"/> Vacation of street, alley or easement
<input type="checkbox"/> Historic Review – District	<input type="checkbox"/> Variance*
<input type="checkbox"/> Legal Lot Determination	<input type="checkbox"/> Zone Map Change*
A Pre-Application Conference with City Staff is Required	<input type="checkbox"/> Zoning Ordinance Text Amendment

PLEASE PROVIDE A BRIEF SUMMARY OF THE PROPOSAL	
Project Description	<p>Subdivision of a vacant 13.09 acre parcel of land into 13 lots as follows:</p> <ul style="list-style-type: none"> - 10 high density residential lots for future development of 5 duplexes within the existing R-3 Zone adjacent to Somerville Loop. - 2 medium density residential lots for future development of 1 single family dwelling each within a portion of the existing R-2 Zone adjacent to Somerville Loop. - 1 large lot / tract to reserve the large northerly remainder of the subject property for potential future subdivision and/or development (pending potential future fill / removal & mitigation of the wetlands area contain within said tract)
Project Name	Shadowood

The City of
Harrisburg
MAR 30 2022
RECEIVED

LAND USE AND OVERLAY ZONES

Existing Zone(s) R-2 and R-3

Existing Comprehensive Plan Designation(s)

Medium Density & High Density Residen

Please select any of the following zone overlays or natural areas that apply to the subject site:

- Historic Overlay
- Willamette River Greenway
- Floodplain
- Riparian Corridors
- Wetlands

*Please include a discussion in the project narrative indicating how these overlays affect your proposal. For more information about any of these overlays, please contact the City Planner at (541) 995-6655.

CHECK THE BOX NEXT TO INCLUDED EXHIBITS

- | | |
|--|--|
| <input type="checkbox"/> Narrative* (address all applicable HMC review criteria) | <input type="checkbox"/> Architectural Elevations |
| <input type="checkbox"/> Assessor's Map with Applicable Tax Lots Highlighted | <input type="checkbox"/> Architectural Floor Plans |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Utilities Plan |
| <input type="checkbox"/> Survey / ALTA | <input type="checkbox"/> Geotechnical Report/Site |
| <input type="checkbox"/> Aerial Photograph / Existing Land Use(s) Map | <input type="checkbox"/> Assessment |
| <input type="checkbox"/> Zoning Map (if applicable, show proposed change(s)) | <input type="checkbox"/> Electronic Versions of Exhibits |
| <input type="checkbox"/> Comprehensive Plan Map(s) (if applicable, show proposed changes)) | <input type="checkbox"/> Application Fee |
| <input type="checkbox"/> Subdivision or Partition Plat | <input type="checkbox"/> Other |

CITY HAS EXHIBITS

*A written narrative is required for all application types. Typical drawings sizes are 24"X36", 11"X17", or 8.5"X11". Sizes of required drawings will depend on the type and scope of applications involved. Contact the City Planner to verify requirements. On your plans, include the following: property lines, points of access for vehicles, pedestrians, and bicycles, water courses, any natural features (wetlands, floodplain, etc.), existing and proposed streets and driveways, parking areas, utilities, pedestrian and bike paths, and existing easements. Please note there are additional specific graphic and narrative requirements for each application type. Refer to the Harrisburg Municipal Code for more information.

A Pre-application Conference is Required with City Staff prior to turning in your land use application. Please contact the City Administrator, or City Recorder/Assistant City Administrator to make an appointment. Date of Appointment: 3/30/22

PLEASE TELL US MORE ABOUT THE PROPOSAL AND ITS SITE

1. Are there existing structures on the site? Yes No If yes, please explain

2. Indicate the uses proposed and describe the intended activities:

3. How will open space, common areas and recreational facilities be maintained?

4. Are there previous land use approvals on the development site? Yes No
 If yes, please include a discussion in the project narrative describing how the prior approvals impact your proposal.

The proposed subdivision will be a replat of Parcel 1 of previously Partition Plat No

5. Have you reviewed the Oregon Fire Code Applications Guide in relation to your land use request? Yes No Do you have questions about any element of these requirements? If yes, please explain:

none

AUTHORIZATION FOR STAFF & DECISION MAKERS TO ENTER LAND

City staff, Planning Commissioners, and City Councilors are encouraged to visit the sites of proposed developments as part of their review of specific land use applications. Decision maker site visits are disclosed through the public hearing process. Please indicate below whether you authorize City staff and decision makers to enter onto the property(-ies) associated with this application as part of their site visits.

I authorize City staff and decision makers to enter onto the property(-ies) associated with this application.

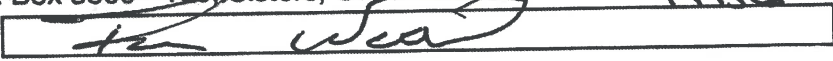
I do not authorize City decision makers to enter onto the property(-ies) associated with this application.

PRIMARY CONTACT AND OWNER INFORMATION

Applicant's Name Wood Construction and Development LLC (contact: Richard Wood)

Phone 541-788-0641 Email ~~wwwbjw@gmail.com~~ RICHARDWOOD@AOL.COM

Mailing Address P.O. ~~Box 3500 - 130, Sisters, OR 97759~~ 5125 N.W. GREENWOOD AVE REDMOND OR 97756

Applicant's Signature 

Date 3/30/22

Property Owner Name William R Wood

Phone 541-788-0641 Email wrwbjw@gmail.com

Mailing Address P.O. Box 3500 - 130, Sisters, OR 97759

Owner Signature 

Date 3/30/22

*If more than one property owner is involved, provide a separate attachment listing each owner or legal representative and their signature.

PROPERTY DESCRIPTION
(general vicinity, side of street, distance to intersection, etc.)

Street Address N/A (vacant - no address assigned)

General Location Description

North side of Somerville Loop, approx. 294 Ft. West of t

Assessor's Map Number(s)	Related Tax Lot(s)
Map #	Tax Lot(s) #
15S04W15	3000

The Assessor's Map Number (Township, Section and Range) and the Tax Lot Number (parcel) can be found on your tax statement, at the Linn County Assessor's Office, or online at <http://linn-web.co.linn.or.us/propertywebquerypublic/>

Lot Area 13.09 acres(13.04 @ asses:

WRITTEN STATEMENT – SHADOWOOD SUBDIVISION

Tentative Subdivision Application

Applicant: Wood Construction and Development LLC
5125 NW Greenwood Avenue
Redmond, OR 97756

Location: Assessor’s Map 15S04W15, Tax Lot 03000
Sommerville Loop, Eugene, Oregon 97408

I. BACKGROUND

The applicant is requesting preliminary subdivision approval of a 13 Lot subdivision. The property involved in this request is a 13.09 acre parcel of land contained inside the UGB and has been annexed into the City of Harrisburg corporate limits and is currently zoned R-2, Multi-Family Residential and R-3, Multi-Family Residential. The property is currently vacant, and contains an existing municipal wastewater pump station within an easement at the Southwest corner of the property.

A. Site Location and Description

Location

The proposed project is located on the North side of Sommerville Loop at a distance of approximately 1,936 feet East of the intersection of Coburg Road and Sommerville Loop. The property is Parcel 1 of previously approved Partition Plat No. 2014-14. Adjoining lands to the North and to the East are undeveloped. Adjoining lands to the West are developed with residences and small farm uses, and adjoining lands across Sommerville Loop to the South are developed with residential uses.

Zoning

The subject property falls within the jurisdiction of the City of Harrisburg, Oregon, as the project area is located within a tax lot that has been annexed into the City corporate limits. The Harrisburg Comprehensive Land Use Plan designates the zoning of the subject property as Medium Density Residential and High Density Residential. Current zoning maps show the subject property as being zoned R-2, Multi-Family Residential and R-3, Multi-Family Residential. Adjoining properties to the West and across Sommerville Loop to the south are zoned R-1, Single-Family Residential. Adjacent property to the North is zoned R-2, Multi-Family Residential. Adjacent property to the East falls within the UGB and is designated as Low Density Residential on the Harrisburg Comprehensive Land Use Plan map.

B. Site Access and Traffic Patterns

The subject property is accessed from Sommerville Loop on the South. Sommerville Loop is a 60.00-foot wide collector street with a 22-foot wide paving width. No curbs or sidewalks currently exist along Sommerville Loop. New driveway approaches for Lots 1

through 12 are proposed along Sommerville Loop with new curbs, sidewalks and paving to widen the paving width on the North side of Sommerville Loop from 11 feet of paving to 16.5 feet from the centerline to the new face of curb. Lot 13 will have 60.00 feet of frontage on Sommerville Loop for a future street to extend northerly for a possible future development of Lot 13.

C. Existing and Proposed Utilities

Wastewater System: An existing 8” public wastewater manhole and pipe runs within the north side of Sommerville Loop at the southwest portion of the subject property. This existing line flows westerly to the existing wastewater public pump station at the southwest corner of the property. This pump station then pumps the waste out to the southwest into an existing public wastewater system on the south side of Sommerville Loop that flows westerly. A new extension of the 8” public wastewater system on the north side of Sommerville Loop will be constructed to allow for proposed wastewater service connections to serve Lots 1 through 12. This new wastewater extension will extend to a manhole at the frontage of Lot 13 and be stubbed out for future service to any future development within Lot 13.

Water System: An existing public water main within the north side of Sommerville Loop at the southwest portion of the subject property. This existing line extends easterly approximately 140 feet from the southwest corner of the subject property. An existing fire hydrant lies along the north side of Sommerville Loop at a distance of 86 feet from the southwest corner of the subject property. This public water line is proposed to be extended easterly to serve Lots 1 through 12 and to the frontage of Lot 13 for future service to any future development within Lot 13.

Storm Water System: An existing open ditch along the north side of Sommerville Loop along Lots 1 through 12 provides drainage for the area. This open ditch has small sections of it piped with 12” storm pipes for access to the wastewater pump station and to the existing fire hydrant. This development proposes to add sections of storm pipe for the five (5) new shared driveways to serve Lots 1 through 10, and new driveways for Lots 11 and 12.

Additional Utilities: An existing overhead electric line runs east and west along the south side of Sommerville Loop. An existing underground telecommunications line runs east and west along the north side of Sommerville Loop. An existing Natural gas line runs east and west along the north side of Sommerville Loop to a point approximately 368 feet east of the southwest corner of the subject property.

II. APPROVAL CRITERIA AND ANALYSIS

This written statement will describe how this request is consistent with all applicable criteria contained in the Harrisburg municipal Code. (***Responses are in BOLD ITALICS***).

A. Preliminary Subdivision Plat (Chapter 17.20)

17.20.010 Conceptual subdivision sketch.

A subdivider shall submit a sketch to the City of a tentative scheme for the layout of property to be subdivided. Following preliminary consultation with City staff, the

subdivider may proceed to prepare a preliminary plat for submission to the Planning Commission.

A tentative scheme for the proposed subdivision was submitted to City Staff, and a subsequent Pre-Application Meeting was held (via Zoom) on May 20, 2020. City Staff provided comments on the subdivision layout and stated that we may proceed with preparations of the preliminary subdivision plat.

17.20.020 Submission of preliminary subdivision plat.

The subdivider shall prepare a preliminary subdivision plat and other supplementary material as may be required to indicate the general program and objectives of the project.

1. At least 34 copies of the preliminary subdivision plat and supplementary material shall be submitted to the City Recorder at least 60 days prior to the Planning Commission meeting when the proposal is to be considered.
2. The City shall not accept the preliminary plat until the City Planner determines that all data required by HMC 17.20.030 has been made available.
3. At the time of acceptance of the application for a preliminary subdivision plat, the City Recorder shall collect such filing fees as the City Council shall designate by resolution.

The required copies and fee is being submitted along with the application materials.

4. At the time of preparation of the preliminary subdivision plat, the subdivider shall get approval from Linn County for the proposed name of the subdivision.

We requested and obtained approval from the Linn County Surveyor’s Office for the proposed name of the subdivision – SHADOWOOD. A copy of this approval is attached.

17.20.030 Information on preliminary subdivision plat.

ORS 92.050 requires that a plat for a subdivision or partition not be submitted until all of the requirements of ORS 92.050 and 209.250 have been met. The following information shall be shown on the preliminary subdivision plat or shall accompany it when it is submitted for approval.

1. Scale. The preliminary subdivision plat shall be drawn on a sheet 18 inches by 24 inches in size or multiples thereof at a scale of one inch equals 100 feet. The scale may be modified if necessary but only to multiples of 100 feet. There shall be a three-inch binding edge on the left side.

The preliminary subdivision plans have been prepared on a sheet size and at an appropriate scale to show the level of detail necessary for review.

2. General Information. The following information shall be shown on the preliminary subdivision plat:

- a. Proposed name of the subdivision. This name shall not duplicate nor resemble the name of another subdivision in the county and shall be approved by the Planning Commission, the county surveyor and the county assessor.
- b. Date, north point, and scale of drawing.
- c. Appropriate identification clearly stating the map is a preliminary plat.
- d. Location of the subdivision sufficient to define the location and boundaries of the proposed tract.
- e. Names and addresses of the owner, subdivider, and surveyor.

The proposed subdivision name, the date, north point and scale of the drawings, the maps are titled “preliminary plat”, the cover sheet includes a vicinity map showing the location of the subject property, the cover sheet

lists the names and addresses of the Owner/Subdivider, the Engineer and the Surveyor.

3. Proposed Plan of Land Subdivision. The following information shall be included on the preliminary subdivision plat:

a. The location of street rights-of-way, with street names.

Sommerville Loop is named with a right-of-way width of 60.00 feet.

b. The location, width and purpose of easements.

A 20' X 30' Public Utility Easement granted to the City of Harrisburg is shown at the southwest corner of the subject property. There is also a 5' X 3' Right of Way Easement for underground electric distribution and communication lines granted to Pacificorp (Pacific Power) at the southwest corner of the subject property (No precise location given). No new easements are proposed.

c. The location, approximate dimensions and square footage of lots and the proposed lot and block numbers.

Plan Sheet 4 shows dimensions and square footages of Lots 1 through 12.

d. Sites, if any, allocated for purposes other than single-family dwellings.

Lots 1 through 10 are planned to be tandem duplex lots to comply with the R-3 Zoning standards. See responses for HMC 18.22 below.

e. Land to be deeded to the City, school district, or other public agency for schools, parks or other public purpose.

No lands are proposed to be deeded to the City, school district, or other public agency.

f. In a residential subdivision, one or more sites for the grouping of multiple mailboxes.

A proposed location for a multiple use mailbox between Lot 6 and Lot 7 is shown on Plan Sheet 5.

4. Supplemental Information. The following plans or information shall be required to supplement the preliminary subdivision plat. This information can be provided on a sheet 11 inches by 17 inches in size.

a. If the subdivision plat pertains to only part of the tract owned or controlled by the subdivider, provide a sketch of a tentative layout for streets in the unsubdivided portion.

A conceptual lot and street layout for a possible future subdivision of Lot 13 is shown on Plan Sheet 3.

b. A vicinity map, showing existing subdivisions and unsubdivided land ownerships adjacent to the proposed subdivision, and showing how proposed streets and utilities may be extended to connect existing streets and utilities.

No existing subdivisions are adjacent to the subject property. the ownership of adjacent unsubdivided land is shown on Plan Sheets 1 and 3. Plan Sheet 3 shows a possible future extension of Lasalle Street easterly to the subject property. Existing utilities within Lasalle Street could be extended easterly to the subject property with the future street extension. The conceptual future subdivision of Lot 13 accounts for this future extension of Lasalle Street.

c. Proposed covenants, conditions, and restrictions (CCR) that apply to the development.

No CC&R's are planned as part of this subdivision. The possible future subdivision of Lot 13 may warrant CC&R's at the time of the future subdivision.

d. The location within the subdivision and in the adjoining streets and property of existing sewers, water mains, culverts, drain pipes and electric lines.

Existing utilities within Sommerville Loop are shown on Plan Sheet 2.

e. Plans for on-site water supply, sewage collection and storm water drainage facilities. These plans shall include interfaces with current City infrastructure. Plans for water systems shall include location of fire hydrants within the subdivision.

Proposed utility services for Lots 1 through 12 are shown on Plan Sheet 5. An existing fire hydrant is located on the North side of Sommerville Loop between Lot 2 and Lot 3.

f. Proposals for other improvements such as electric utilities, curbs, sidewalks or street paving.

Proposed curb, sidewalk and street paving improvements are shown on Plan Sheet 5. An overhead electric line exists along the South side of Sommerville Loop and can be extended underground to serve Lots 1 through 12 in a location and manner approved by Pacific Power.

g. The bench mark used for the development shall be shown. At least one permanent bench mark shall be established.

A permanent bench mark is present in the centerline of Sommerville Loop, approximately 294 feet east of the subject property. This bench mark was used to survey the subject property. See Plan Sheet 2.

h. Provide a proposed street lighting plan for City review and approval to be incorporated into the street improvement project.

Two street lights exist on the South side of Sommerville Loop in the vicinity of the subject property. No new street lights are proposed at this time. See Plan Sheet 2.

i. The location, widths, approximate grades and radii of curves, and names of both opened and unopened streets within or adjacent to the tract, together with easements and other important features, such as section lines, corners, City boundary lines and monuments.

There are no opened or unopened streets within or adjacent to the tract with the exception of Sommerville Loop. The location of property corner monuments found are shown on Plan Sheet 2. The location of the City Limits line is shown on Plan Sheets 1 through 5.

j. Contour lines related to some established bench mark or other datum approved by the City and having minimum intervals as follows:

(1) For slopes of less than five percent: Show the direction of slope by means of arrows or other suitable symbol, together with not less than four spot elevations per acre, evenly distributed.

(2) For slopes over five percent: Two feet.

Contour lines are shown for the subject property and the adjacent Sommerville Loop right-of-way. Contour interval in 1.00 foot. The bench mark used is the Linn County bench mark in the centerline of Sommerville Loop, approximately 294 feet east of the subject property.

k. The location of at least one temporary bench mark within the plat boundaries. **The locations of two temporary bench marks within the plat boundaries are shown on Plan Sheet 2.**

l. The location and direction of water courses and drainage channels. The location of areas subject to flooding. Natural features, such as rock out cropping, marshes, wooded areas and isolated preservable trees.

The subject property is largely inundated with a wetland area on Lot 13. The wetland area shown on Plan Sheets 2, 3 & 5 was provided by Turnstone Environmental Consultants. The proposed development on Lots 1 through 12 falls outside of this wetland area. There are some trees along the Westerly boundary of the subject property, which also will not be affected by the proposed development on Lots 1 through 12.

m. Existing uses on the property, including location of all existing structures to remain on the property after platting.

The existing use on the property is agricultural. No existing structure are present on the subject property.

B. Design Standards (Chapter 17.40)

17.40.020 Streets.

The subject property is accessed from Sommerville Loop on the South. Sommerville Loop is a 60.00-foot wide collector street with a 22-foot wide paving width. No curbs or sidewalks currently exist along Sommerville Loop. New driveway approaches for Lots 1 through 12 are proposed along Sommerville Loop with new curbs, sidewalks and paving to widen the paving width on the North side of Sommerville Loop from 11 feet of paving to 16.5 feet from the centerline to the new face of curb. Lot 13 will have 60.00 feet of frontage on Sommerville Loop for a future street to extend northerly for a possible future development of Lot 13.

17.40.030 Blocks.

No blocks are being created in this subdivision application. Blocks for the possible future development on Lot 13 will be addressed at the time of the possible future development on Lot 13.

17.40.040 Lots.

1. Size and Shape. Lot size, width, shape and orientation shall be appropriate for the location of the subdivision and for the type of use contemplated.

lot size, width, shape and orientation standards in this section do not apply as per exception noted in section c.(2) below.

a. No lot shall be dimensioned to contain part of an existing or proposed street.

Not applicable.

b. Lot depth shall not exceed two-and-one-half times the average width.

Not applicable.

c. These minimum standards shall apply with the following exceptions:

(1) In areas that will not be served by a public water supply or by a public sewerage system, minimum lot sizes shall conform to the requirements of the Linn County Environmental Health Program.

Not applicable.

(2) In areas served by a public water supply and a public sewerage system, lot sizes and widths shall conform to the standards of HMC Title 18.

The subject property lies in an area that is served by a public water supply and a public sewerage system. All lot sizes and widths conform to the standards of HMC Title 18 as addressed below.

(3) Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off- street parking and service facilities required by the type of use contemplated.

Not applicable.

2. Each lot shall abut upon a street other than an alley for a width of at least 25 feet. **Lot 1 abuts upon Sommerville Loop for a width of 50.00 feet. Lots 2 through 9 abut on Sommerville Loop for a width of 33.68 feet each. Lot 10 abuts on Sommerville Loop for a width of 41.52 feet, Lots 11 and 12 abut on Sommerville Loop for a width of 80.52 feet each. Lot 13 abuts on Sommerville Loop for a width of 60.00 feet. All proposed lots abut upon a street a width of at least 25 feet.**

3. Through Lots.

Not applicable.

4. Lot Side Lines. The side lines of lots, as far as practicable, shall run at right angles to the street upon which the lots face.

With the exception of the side line between Lots 10 and 11, the side lines of all lots run at right angles to the street upon which the lots face. The side line between Lots 10 and 11 follows the zoning boundary between R-2 and R-3.

17.40.050 Building Lines.

If special building setback lines are to be established in the subdivision, they shall be included in the deed restrictions.

No building setback lines are proposed.

17.40.060 Large lot subdivision.

Lot dimensions must comply with the minimum standards of this title and HMC Title 18. When lots are more than double the minimum area designated by the City, those lots must be arranged so as to allow further subdivision and the opening of future streets where it would be necessary to serve potential lots. A conversion plan shall be submitted showing how future development of the parcels to be created will take place to satisfy the needs of the City for full and orderly development of the surrounding area.

Proposed Lot 13 is more than double the minimum area designated by the City. Plan Sheet 3 shows the conceptual plan for future development of Lot 13. Lot 13 is designed with a 60 foot frontage on Sommerville Loop to allow for a future street to serve the future lots within Lot 13.

C. Medium Density Residential Zone R-2 (Harrisburg Code Chapter 18.20)

18.20.005 Density.

In an R-2 zone, a maximum of 12 residential units can be built per net acre.

Lots 11 and 12 are the two Lots along Sommerville Loop within the R-2 zone. The combined area of Lots 11 and 12 is 18,989 square feet = 0.436 acres. Using this area, the maximum number of residential units allowed would be five (5). We are proposing two single family dwellings, one on Lot 11 and one on Lot 12.

18.20.050 Lot size and frontage.

Except as provided in HMC 18.20.090 or 18.90.100, in an R-2 zone:

1. For single-family and multifamily dwellings, residential care homes, and residential care facilities:

a. The minimum lot size shall be 7,000 square feet.

Lot 11 is 9,573 square feet and Lot 12 is 9,416 square feet, both of which exceed to minimum of 7,000 square feet.

b. The minimum lot width at the front building line shall be 60 feet; except on a cul-de-sac the minimum lot width at the front building line shall be 50 feet.

The lot width at the front building line on Lot 11 will be greater than 80.62 feet. The lot width at the front building line on Lot 12 will be 80.62 feet. Both lots exceed the 60 foot minimum.

c. The minimum lot depth shall be 80 feet.

The lot depth for both Lot 11 and Lot 12 is 116.67 feet. Both lots exceed the 80 foot minimum.

d. A lot shall have a minimum of 50 feet of frontage along a public right-of-way, except on a cul-de-sac where a lot shall have a minimum of 35 feet of frontage along a public right-of-way.

Lots 11 and 12 abut on Sommerville Loop for a width of 80.52 feet each. Both lots exceed the 50 foot minimum.

2. For a duplex on a single lot:

No duplexes are proposed on Lots 11 or 12 at this time.

18.20.060 Setback requirements.

No structures exist within the subject property. Compliance with applicable setback requirements shall be reviewed at the time of building permit for future dwellings.

D. High Density Residential Zone R-3 (Harrisburg Code Chapter 18.22)

18.22.010 Density.

In an R-3 zone, property shall be designed for a minimum of 12 residential units per net acre and a maximum of 18 residential units per net acre.

The total area of Lots 1 through 10 which are in the R-3 zone is 0.735 acres. 0.735 multiplied by 12 = 8.82 units minimum. We are proposing 10 residential units on Lots 1 through 10, all of which are planned to be developed with duplexes where a common wall separates the adjoining units.

18.22.060 Lot size and frontage.

Except as provided in HMC 18.22.090, in an R-3 zone:

1. The minimum lot area for a townhome shall be 3,000 square feet for dwellings attached to one other dwelling and 1,800 square feet for dwellings attached to more than one other dwelling.

Lots 1 through 10 are all planned to be developed as duplexes attached to one other dwelling with a common wall separating the units along the property line. Therefore the minimum lot area of 3,000 square feet applies to Lots 1 through 10. Lot 1 has an area of 4,435.8 square feet. Lots 2 through 9 all have a lot area of 3,000.2 square feet, and Lot 10 has an area of 3,594 square feet. All lots within the R-3 zone exceed the minimum 3,000 square feet.

2. The minimum lot width at the front property line shall be 20 feet.
Lot 1 has a lot width at the front property line of 50.00 feet. Lots 2 through 9 all have a lot width at the front property line of 33.68 feet. Lot 10 has a lot width at the front property line of 41.52 feet. All lots within the R-3 zone exceed the minimum 20 feet lot width at the front property.

18.22.070 Setback requirements.

Except as provided in HMC 18.90.010 and 18.90.050, in an R-3 zone the yards shall be as follows:

1. The front yard setback shall be a minimum of 12 feet, except that a garage or carport shall be set back a minimum of 18 feet.
We show conceptual buildable areas on Plan Sheet 4 for Lots 1 through 10 to show how the lots can be developed and comply with setback requirements (Not knowing the exact shape of the residential units to be constructed). The conceptual buildable area for Lot 1 has a 30.00 foot setback. The conceptual buildable areas for Lots 2 through 10 all have a front yard setback of 20.00 feet.

2. Each side yard shall be a minimum of five feet, except that:
a. No setback is required where a common wall separates two adjoining dwellings.
The conceptual buildable area for Lot 1 has a minimum side yard setback of 11.68 feet on the west side, and will have a common wall separating the dwelling on Lot 1 with the dwelling on Lot 2. The conceptual buildable area for Lots 2 through 9 all have a side yard setback of 5.68 feet on one side and a common wall separating the dwelling on these lots with a dwelling on the adjacent Lot as shown on Plan Sheet 4. The conceptual buildable area for Lot 10 has a minimum side yard setback of 11.67 feet on the east side, and will have a common wall separating the dwelling on Lot 10 with the dwelling on Lot 9.

b. In the case of a corner lot, the side abutting a street shall be a minimum of 12 feet.
Not applicable.

3. The rear yard shall be a minimum of 15 feet, except that:
a. In the case of a corner lot the rear yard setback for an accessory building shall be a minimum of 10 feet; and
b. In the case of a lot on the bulb portion of a cul-de-sac, the rear yard setback shall average a minimum of 15 feet. The average of the rear yard setback shall be a measurement of the average of the closest line from the rear of the structure to the rear property line and the farthest line from the rear of the structure to the rear property line.
The conceptual buildable areas for Lots 1 through 10 all have a rear yard setback of 19.08 feet, greater than the 15 foot minimum.

18.22.090 Lot coverage.

In an R-3 zone, buildings shall not occupy more than 75 percent of the lot area.
The conceptual buildable area for Lot 1 is 1520 square feet. Lot 1 area is 4,435.8 square feet. 1520 divided by 4,435.8 = 34.27% lot coverage.
The conceptual buildable areas for Lots 2 through 9 are 1400 square feet. Lots 2 through 9 lot areas are 3,000.2 square feet. 1400 divided by 3,000.2 = 46.66% lot coverage.
The conceptual buildable area for Lot 10 is 1400 square feet. Lot 10 area is 3,594 square feet. 1400 divided by 3,594 = 38.95% lot coverage.

18.22.100 Common wall requirements.

The following requirements shall apply to a townhome:

1. If each dwelling is on a separate lot, the common wall shall coincide exactly with the property line separating the units.

All of the common walls planned for Lots 1 through 10 will coincide exactly with the property lines.

2. Each dwelling unit shall have independent utilities and addresses.

All of the dwelling units on Lots 1 through 10 will have separate and independent utility services and addresses.

3. Prior to the initial occupancy, an agreement shall be recorded with Linn County stating how issues relating to liability and maintenance and care of the common areas will be resolved between the owners of each dwelling.

Care and maintenance agreements for the common walls within Lots 1 through 10 will be prepared and recorded with Linn County prior to the sale or occupancy of any of the Lots or dwellings.

Prepared by:

Michael R. Dahrens, PLS
SSW Engineers Inc.

Attachments:

- Copy of approval for Linn County Surveyor’s Office for the proposed name of the subdivision – SHADOWOOD.
- Copy of Assessors map with the subject property highlighted.
- Copy of Land Partition Plat No. 2012-14 with property highlighted.
- 2017 Aerial Photo from Linn County GIS
- Zoning Map
- Title Report

Pd. 8-6-20

LINN COUNTY
SURVEYOR'S OFFICE

2.


SUBDIVISION PLAT NAMING

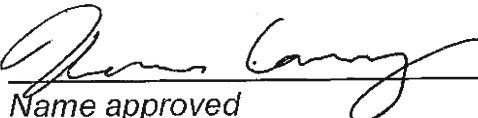
I request that the Linn County Surveyor's Office reserve the following subdivision name:

PROPOSED NAME OF SUBDIVISION:	SHADOWOOD
MAP AND TAX LOT NUMBER:	Map 15S-04W-15, Tax Lot 3000
CITY JURISDICTION (Which City?) OR COUNTY JURISDICTION:	Harrisburg, OR
SURVEYOR'S NAME:	Michael R. Dahrens, OR LS 60052
OWNER'S NAME:	William R. Wood

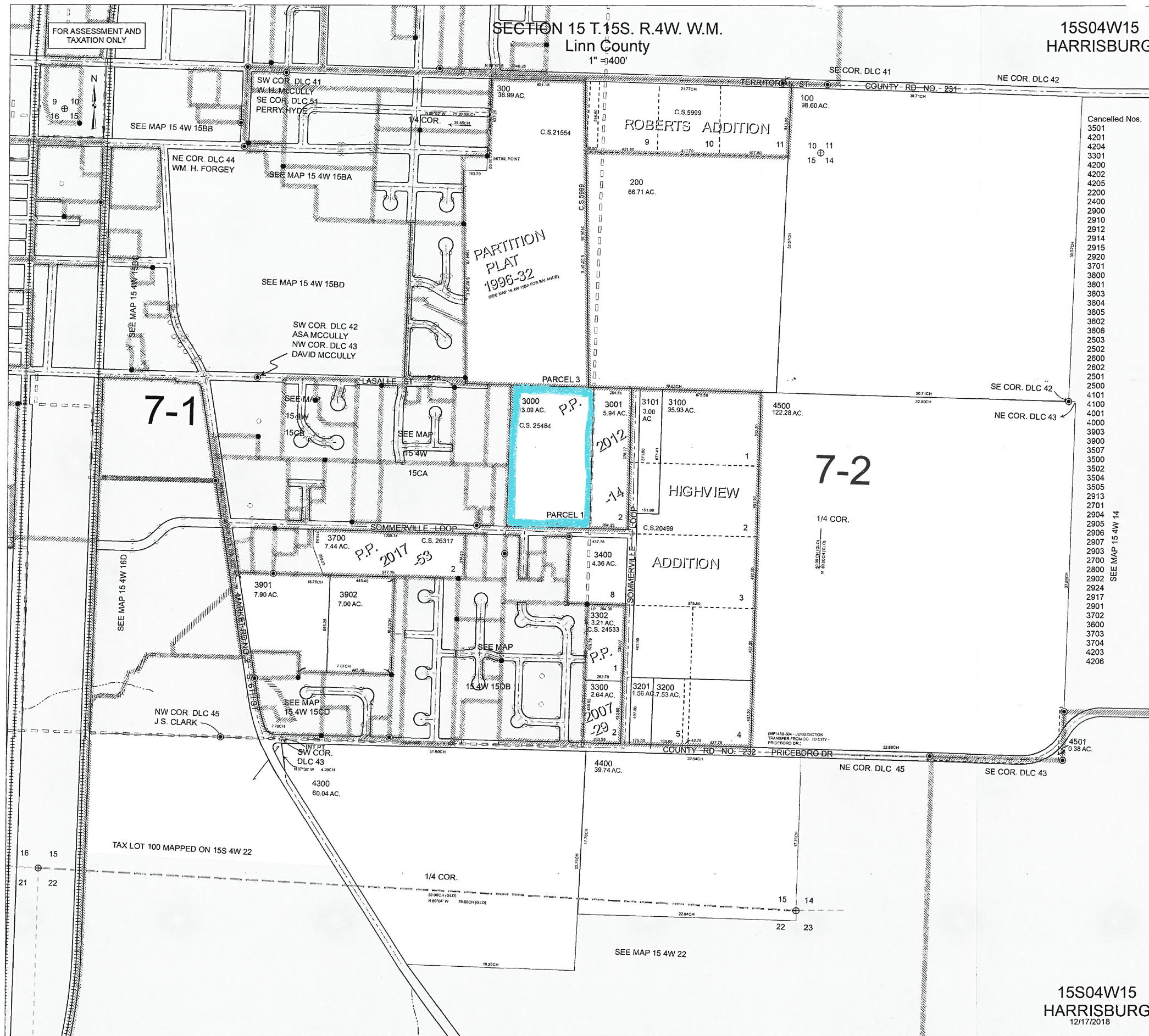
I understand that if the name is not used within one year, it will be automatically canceled.

Name of person reserving name: Michael R. Dahrens, SSW Engineers Inc.
 Address: 2350 Oakmont Way, Suite 105, Eugene, OR 97401
 Telephone number: 541-485-8383 Fax number: 541-485-8384
 Email: miked@sswengineers.com

Signature:  Date: 8-04-2020

 8-6-2020
 Name approved Date
 Linn County Surveyor's Office

92.090 Approval of subdivision plat names; requisites for approval of tentative subdivision or partition plan or plat. (1) Subdivision plat names shall be subject to the approval of the county surveyor or, in the case where there is no county surveyor, the county assessor. No tentative subdivision plan or subdivision plat of a subdivision shall be approved which bears a name similar to or pronounced the same as the name of any other subdivision in the same county, unless the land platted is contiguous to and platted by the same party that platted the subdivision bearing that name or unless the party files and records the consent of the party that platted the contiguous subdivision bearing that name. All subdivision plats must continue the lot numbers and, if used, the block numbers of the subdivision plat of the same name last filed. On or after January 1, 1992, any subdivision submitted for final approval shall not use block numbers or letters unless such subdivision is a continued phase of a previously recorded subdivision, bearing the same name, that has previously used block numbers or letters.



- Cancelled Nos.
- 3501
 - 4201
 - 4204
 - 3301
 - 4200
 - 4202
 - 4205
 - 2200
 - 2400
 - 2900
 - 2910
 - 2912
 - 2914
 - 2915
 - 2920
 - 3701
 - 3800
 - 3801
 - 3803
 - 3804
 - 3805
 - 3802
 - 3806
 - 2503
 - 2502
 - 2600
 - 2602
 - 2501
 - 2500
 - 4101
 - 4100
 - 4001
 - 4000
 - 3903
 - 3900
 - 3507
 - 3500
 - 3502
 - 3504
 - 3505
 - 2913
 - 2701
 - 2904
 - 2905
 - 2906
 - 2907
 - 2903
 - 2700
 - 2800
 - 2902
 - 2924
 - 2917
 - 2901
 - 3702
 - 3600
 - 3703
 - 3704
 - 4203
 - 4206
- SEE MAP 15 4W 14

15S04W15
HARRISBURG
12/17/2018

C.S. 25484
PARTITION PLAT NO. 2012- 14

REPLAT OF LOTS 9 & 10, HIGHVIEW ADDITION TO HARRISBURG
FOR
FRANKIE M. POWELL SURVIVOR'S TRUST &
RODNEY L. POWELL FAMILY TRUST
SITUATED IN THE NE 1/4 OF SECTION 15, T.15S., R.4W., W.M.
LINN COUNTY, OREGON

DATE OF SURVEY: FEBRUARY 2, 2012
CITY OF HARRISBURG LAND USE FILE NO. 2011-292

FOUND MONUMENT LIST

- "A" FOUND 2" DIAM ALUMINUM CAP ON 5/8" IRON ROD IN CONCRETE, STAMPED "LINN CO. G.P.S. 94208 1994"
- "B" FOUND 3-1/2" DIAM. BRASS CAP STAMPED "LINN CO. G.P.S. 94209 RESET 1997 PLS 1039"
- "C" FOUND 2" DIAM. ALUMINUM CAP STAMPED "LINN CO. GPS RESET 2002 GPS 94207" (CS 23381)
- "D" FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS 655", SET IN CS 22607 AS A POINT ON THE HARRISBURG CITY LIMITS LINE.
- "E" FOUND 1/2" IRON ROD IN CONCRETE, (SHOWN AS "SET CONCRETE" IN CS 9863) SAID CS 9863 REPORTS THIS MONUMENT WAS TO BE SET ON THE EAST CITY LIMITS LINE AND THE NORTH LINE OF SOMMERVILLE LOOP ROAD. THIS MONUMENT ACTUALLY FALLS SOUTH 0.15' OF SAID NORTH LINE.
- "F" FOUND 2" IRON PIPE, INITIAL POINT OF "HIGHVIEW ADDITION" TO HARRISBURG, DESCRIBED IN PLAT AS A 2-1/2" GALVANIZED IRON PIPE, REPORTED IN VARIOUS SURVEYS OF RECORD AS A 2" IRON PIPE.
- "G" FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "SKINNER & ASSOC. INC.", SET IN CS 20732 AS THE NORTHWEST CORNER OF LOT 10 OF "HIGHVIEW ADDITION" TO HARRISBURG.
- "H" FOUND 1/2" IRON ROD, SET IN CS 11912, WAS SET 1.00' SOUTHERLY OF TRUE CORNER AS A REFERENCE, ACTUALLY FALLS S. 0°15'51" W. 1.07' FROM TRUE CORNER.
- "I" FOUND 3-1/4" ALUMINUM CAP STAMPED "T15S R4W, SW DLC 42, DLC 44, NW DLC 45, S 15, LS 431, 1992", FALLS IN MIDDLE OF LASALLE STREET, REMON. BOOK 15, 58.
- "J" FOUND 3/4" IRON PIPE, SET IN CS 8778

REFERENCES

- HIGHVIEW ADDITION TO HARRISBURG CS 4075-A
- RECORD OF SURVEY FOR CITY OF HARRISBURG CS 9863
- PARTITION PLAT NO. 1997-17 CS 21838
- RECORD OF SURVEY FOR WOOD HOMES INCORPORATED CS 22607
- RECORD OF SURVEY FOR LINN COUNTY CS 23106
- PARTITION PLAT NO. 2007-24 CS 24533
- BARGAIN & SALE DEED, DOCUMENT NO. 2008-19190 LINN COUNTY RECORDS OF DEEDS
- 20' X 30' PUBLIC UTILITY EASEMENT, VOL. 1114, PAGE 236 LINN COUNTY RECORDS OF DEEDS

NARRATIVE

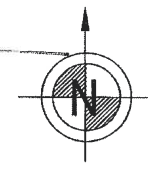
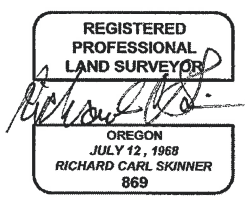
THE PURPOSE OF THIS SURVEY IS TO RE-PLAT LOTS 9 AND 10, OF HIGHVIEW ADDITION TO THE CITY OF HARRISBURG AS RECORDED IN VOLUME 6, PAGE 8, OF THE LINN COUNTY OREGON PLAT RECORDS.

THE BASIS OF BEARINGS IS THE LINE BETWEEN FOUND MONUMENTS A AND B, ON WHICH THE RECORD BEARING OF CS 20070 IS APPLIED.

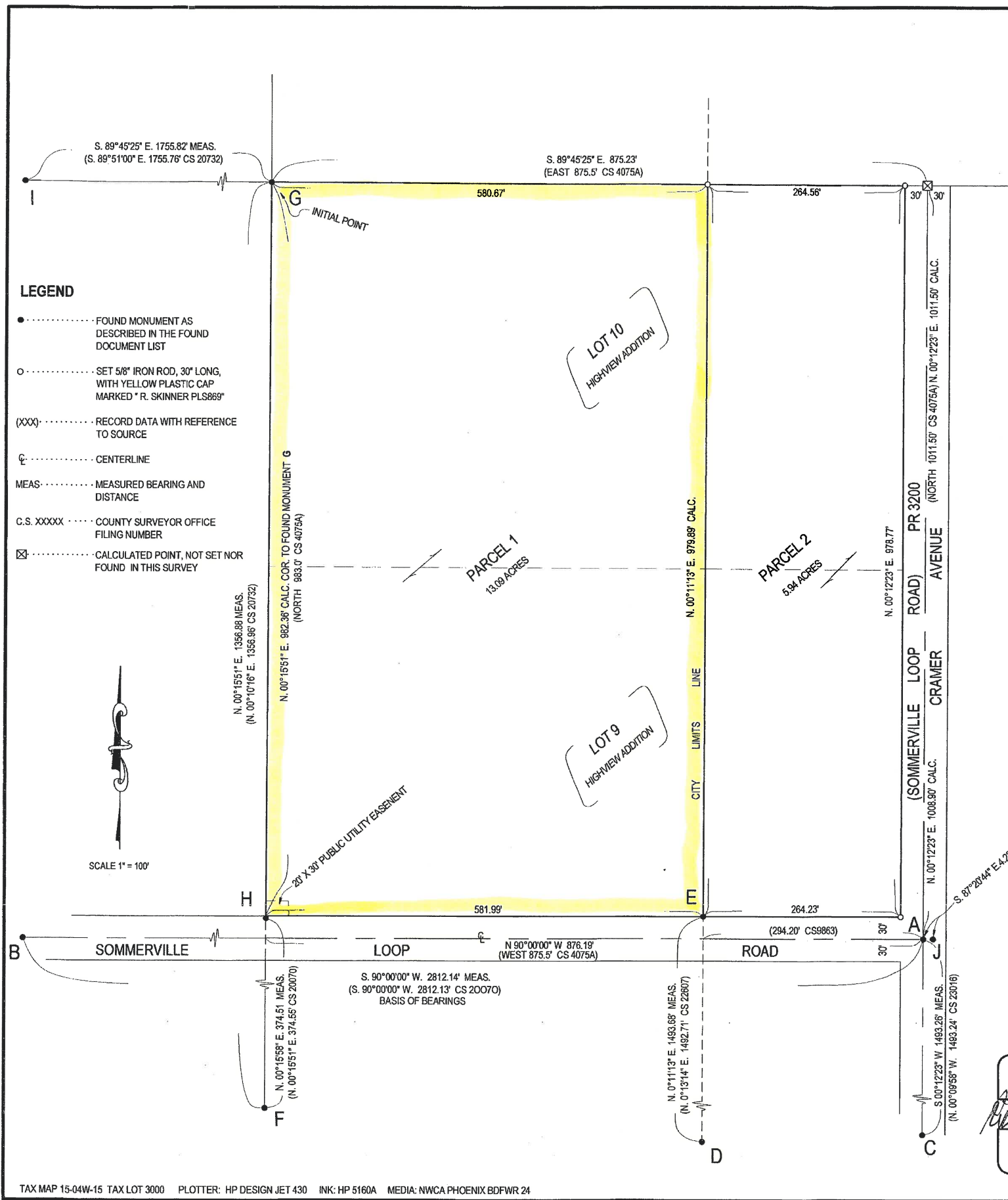
THE NORTH LINE OF THIS PARTITION IS BASED UPON A EASTERLY EXTENSION OF THE LINE BETWEEN FOUND MONUMENTS I AND G. THE SOUTH LINE IS THE NORTHERLY RIGHT-OF-WAY LINE OF SOMMERVILLE LOOP ROAD BEING NORTH 30.00 FEET AND PARALLEL WITH ITS CENTERLINE BEING BETWEEN FOUND MONUMENTS A AND B. THE EAST LINE IS THE WESTERLY RIGHT-OF-WAY LINE OF CRAMER AVENUE, BEING WEST 30.00 FEET AND PARALLEL WITH ITS CENTERLINE BEING EXTENDED NORTHERLY BETWEEN FOUND MONUMENTS C AND A. THE PARTITIONS WEST LINE IS BASED UPON THE LINE BETWEEN FOUND MONUMENTS F AND G.

THE LINE BETWEEN PARCEL 1 AND 2 IS THE CITY OF HARRISBURG'S CITY LIMITS LINE. ITS POSITION IS BASED UPON A NORTHERLY EXTENSION OF THE LINE BETWEEN FOUND MONUMENTS D AND E TO ITS INTERSECTION WITH THE NORTH LINE.

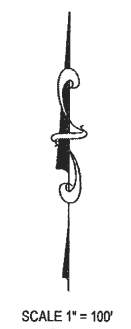
I, RICHARD C. SKINNER, CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.



ALL OREGON LAND SURVEYING
PO BOX 58 JUNCTION CITY OR 97448 541-935-0765



- LEGEND**
- FOUND MONUMENT AS DESCRIBED IN THE FOUND DOCUMENT LIST
 - SET 5/8" IRON ROD, 30" LONG, WITH YELLOW PLASTIC CAP MARKED "R. SKINNER PLS869"
 - (XXX) RECORD DATA WITH REFERENCE TO SOURCE
 - ⊕ CENTERLINE
 - MEAS. MEASURED BEARING AND DISTANCE
 - C.S. XXXXX COUNTY SURVEYOR OFFICE FILING NUMBER
 - ☒ CALCULATED POINT, NOT SET NOR FOUND IN THIS SURVEY



C.S. 25484
PARTITION PLAT NO. 2012- 14

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT THE FRANKIE M. POWELL SURVIVOR'S TRUST AND THE RODNEY L. POWELL FAMILY TRUST, ARE THE OWNERS OF RECORD OF THE LAND REPRESENTED ON THIS PARTITION MAP AND PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO PARCELS 1 AND 2 AS SHOWN HEREON IN ACCORDANCE WITH THE PROVISIONS OF THE OREGON REVISED STATUTES, CHAPTER 92.

Cary A. Powell Trustee 3-30-12
CARY A. POWELL, TRUSTEE DATE

REPLAT OF LOTS 9 & 10, HIGHVIEW ADDITION TO HARRISBURG
FOR
FRANKIE M. POWELL SURVIVOR'S TRUST &
RODNEY L. POWELL FAMILY TRUST
SITUATED IN THE NE 1/4 OF SECTION 15, T.15S., R.4W., W.M.
LINN COUNTY, OREGON

DATE OF SURVEY: FEBRUARY 2, 2012
CITY OF HARRISBURG LAND USE FILE NO. 2011-292

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF Linn) S.S.

THIS IS TO CERTIFY THAT ON THIS 30th DAY OF March, 2012, BEFORE ME A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR CARY A. POWELL TRUSTEE OF THE FRANKIE M. POWELL SURVIVOR'S TRUST AND ALSO TRUSTEE OF THE RODNEY L. POWELL FAMILY TRUST, WHO ARE THE PERSONS THAT ACKNOWLEDGED SAID INSTRUMENT IS THEIR VOLUNTARY ACT AND DEED.

Lisa Worley
NOTARY SIGNATURE)
Lisa Worley
NOTARY PUBLIC FOR OREGON (PRINTED NAME)
COMMISSION NO. 426091
MY COMMISSION EXPIRES May 15, 2012



APPROVALS

STATE OF OREGON)
COUNTY OF LINN) S.S.

WE THE UNDERSIGNED HAVE EXAMINED AND APPROVE THE PORTION OF THIS PLAT AS REQUIRED BY DESIGNATED AUTHORITY OF OUR RESPECTIVE OFFICES.
CITY OF HARRISBURG LAND USE FILE NO. 2011-292

Sadd Cochran 4/3/12
CHAIRMAN, HARRISBURG PLANNING COMMISSION DATE
Ronald P. Staedlin 4/4/12
HARRISBURG CITY ENGINEER DATE
Thomas J. Casey 4/5/12
LINN COUNTY SURVEYOR DEPUTY DATE
ROBERT WHEELDON by Deborah Pinkerton 4/5/12
DIRECTOR, LINN COUNTY PLANNING & BUILDING DATE

RECORDER'S STATEMENT

STATE OF OREGON)
COUNTY OF LINN) S.S.

I HEREBY CERTIFY THAT THE PARTITION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE LINN COUNTY RECORD BOOK OF PARTITION PLATS AS PLAT NO. 2012-14, ON THIS 5th DAY OF APRIL, 2012 AT 11:39 O'CLOCK A M.; TARGET SHEET RECORDED AS DOCUMENT NO. 2012-04845

BY: Sean M. Wilson DEPUTY
STEVE DRUCKENMILLER LINN COUNTY CLERK

ASSESSOR'S STATEMENT

I HEREBY CERTIFY THAT ALL TAXES OF THE WITHIN DESCRIBED PROPERTY ARE PAID AS OF THIS 4th DAY OF APRIL, 2012

Mark Noakes
LINN COUNTY TAX COLLECTOR/ASSESSOR

SURVEYORS CERTIFICATE

I, RICHARD C. SKINNER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON SO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS THE CORNERS OF THE LAND DEPICTED HERON AS PARCEL 1 AND PARCEL 2, AND THAT I HAVE CORRECTLY SHOWN THE LANDS REPRESENTED HEREON. THE EXTERIOR BOUNDARY OF THIS LAND IS KNOWN AS:

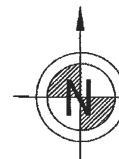
LOT'S 9 & 10, HIGHVIEW ADDITION TO THE CITY OF HARRISBURG, IN SECTION 15, T. 15 S., R. 4 W., W.M., AS RECORDED IN VOLUME 6, PAGE 8 OF LINN COUNTY OREGON PLAT RECORDS.

Richard C. Skinner
RICHARD C. SKINNER, PLS



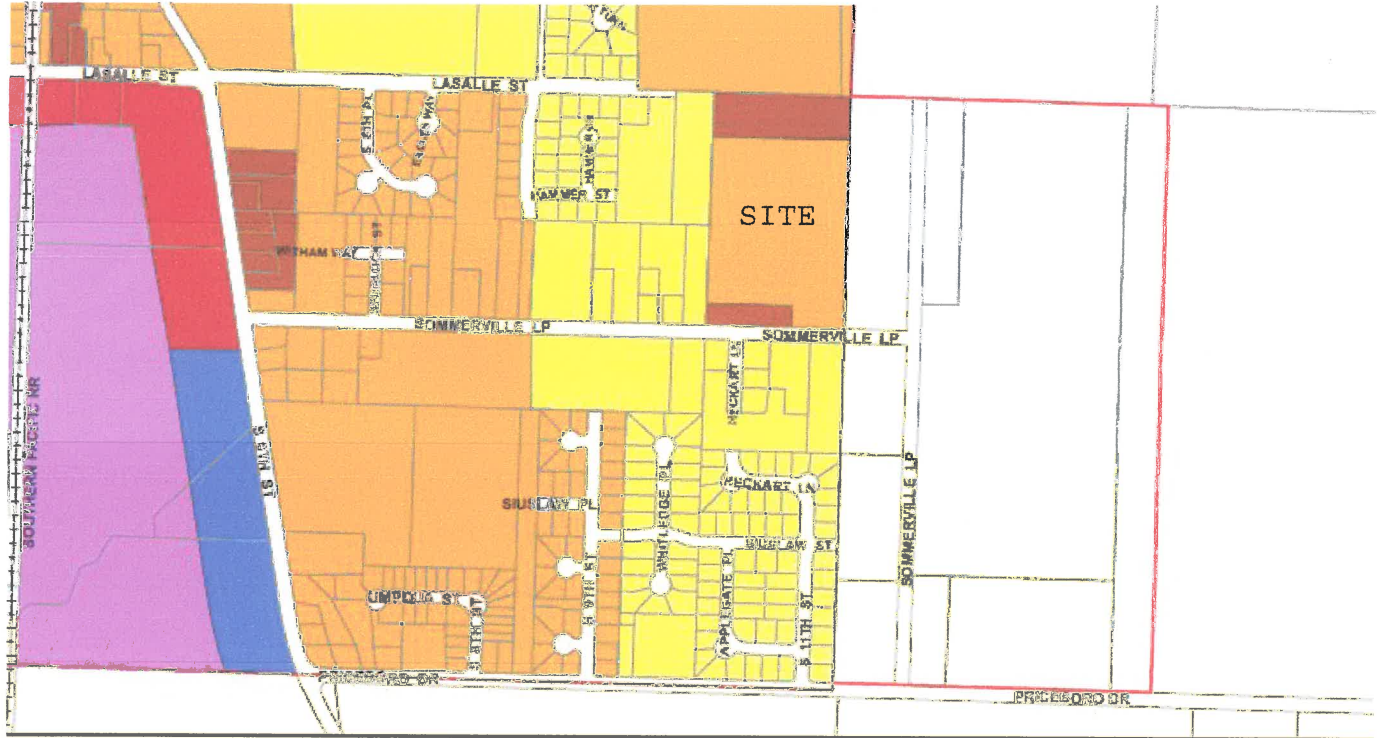
RENEWAL DATE 06/30/12

I, RICHARD C. SKINNER, CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.



ALL OREGON LAND SURVEYING
PO BOX 58 JUNCTION CITY OR 97448 541-935-0765





Zoning

City of Harrisburg, Oregon
 Effective Date: April 8, 2014

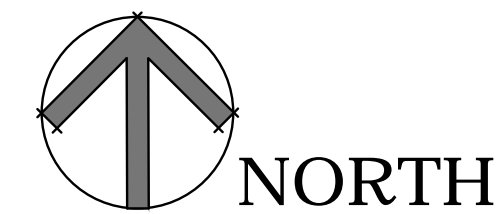
1 inch = 283 feet



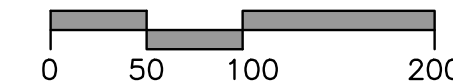
Legend	
City Zoning	
 C-1, COMMERCIAL	 Ugb
 M-1, LIMITED INDUSTRIAL	 taxlots
 M-2, GENERAL INDUSTRIAL	
 R-1, SINGLE-FAMILY RESIDENTIAL	
 R-2, MULTI-FAMILY RESIDENTIAL	
 R-3, MULTI-FAMILY RESIDENTIAL	
 GREENWAY SPECIAL PURPOSE DISTRICT	
 City Limits	

C.S. _____ SHADOWOOD

A REPLAT OF PARCEL 1 OF LAND PARTITION PLAT NO. 2012-14
FOR WILLIAM R. WOOD
IN THE NE 1/4 OF SECTION 15, T.15S., R.4W., W.M.
HARRISBURG, LINN COUNTY, OREGON
DATE OF SURVEY: _____



SCALE 1" = 100 FT



SHEET INDEX

- SHEET 1 COVER/INDEX SHEET, PLAT BOUNDARY & LOT 13
- SHEET 2 LOTS 1 THROUGH 12 DIMENSIONS & EASEMENTS
- SHEET 3 SIGNATURE PAGE

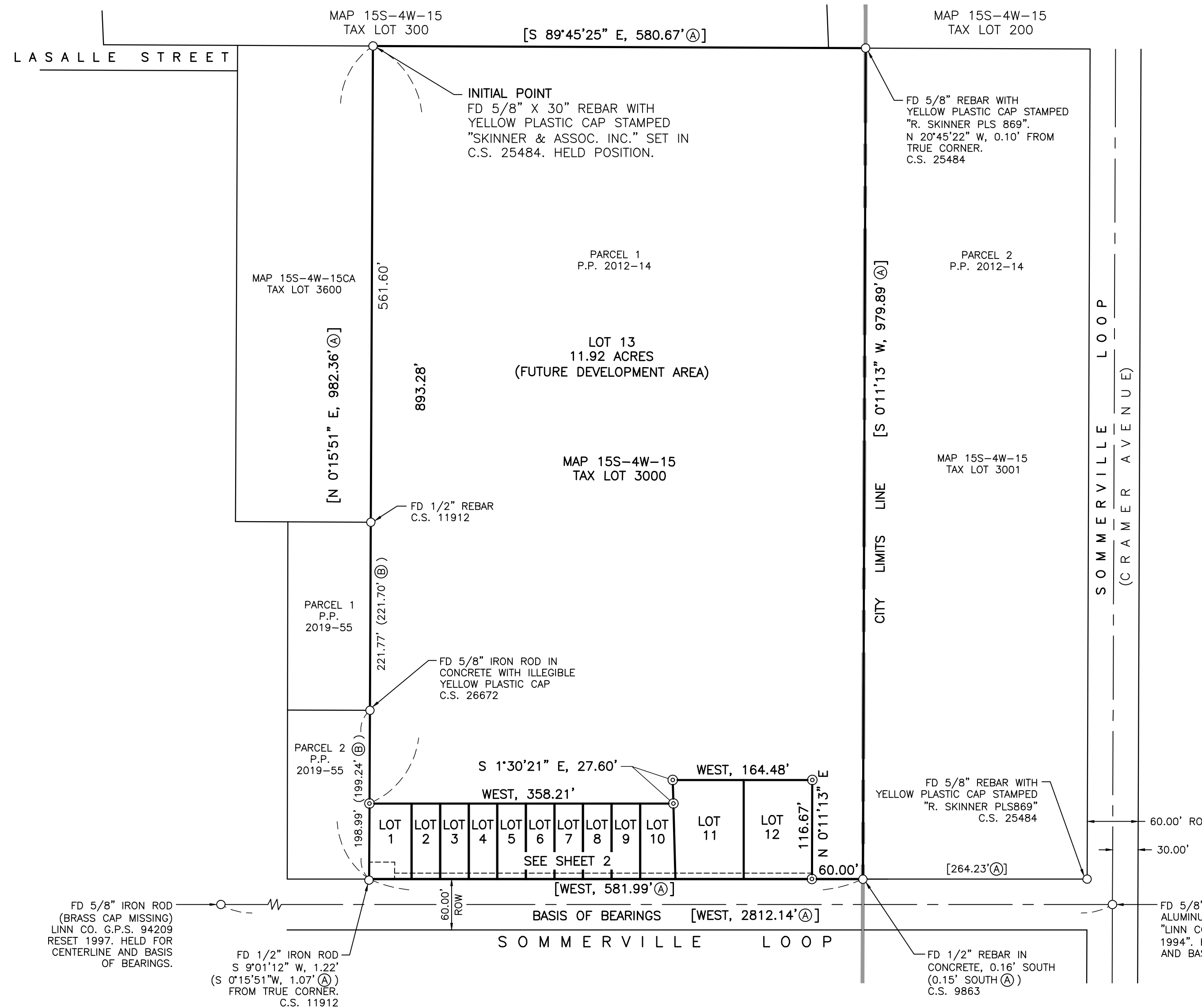
REFERENCES

- (A) C.S. 25484, PARTITION PLAT NO. 2012-14
- (B) C.S. 26672, PARTITION PLAT NO. 2019-55

LEGEND

- FOUND MONUMENT AS NOTED
- ⊙ SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC IDENTIFICATION CAP STAMPED "DAHRENS LS 60052"
- () DENOTES RECORD DATA PER REFERENCE SHOWN
- [] DENOTES RECORD DATA THAT WAS HELD OR MEASURED PER REFERENCE SHOWN
- W — DENOTES LINE NOT DRAWN TO SCALE
- C.S. DENOTES LINN COUNTY SURVEYOR'S OFFICE SURVEY FILING NUMBER
- FD FOUND MONUMENT
- P.P. PARTITION PLAT
- ROW RIGHT OF WAY

I, MICHAEL R. DAHRENS, CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.




REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

OREGON
JULY 11, 2000
MICHAEL R. DAHRENS
60052

RENEWS: 12-31-2023

COVER/INDEX SHEET: PLAT BOUNDARY & LOT 13



SSW ENGINEERS, INC.
CIVIL • STRUCTURAL • BUILDING DESIGN
SURVEYING • LAND USE PLANNING

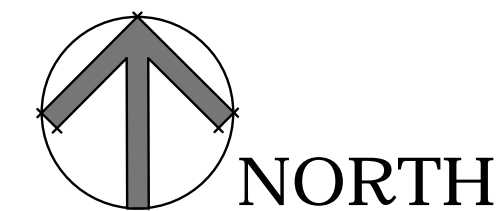
2350 Oakmont Way, Suite 105 Eugene, Oregon 97401 (541) 485-8383

JOB #20-7780 1/05/2022 SHEET 1 OF 3

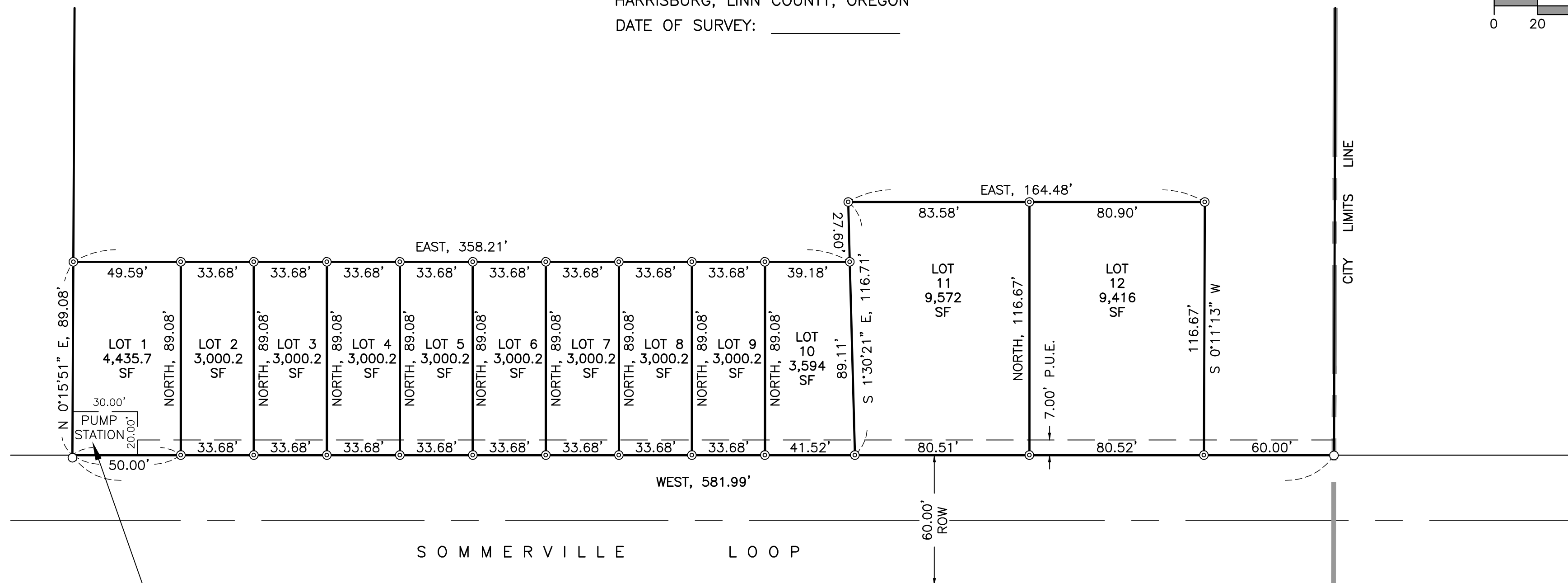
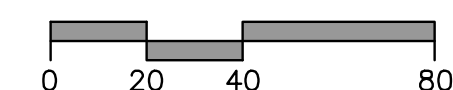
CITY OF HARRISBURG LAND USE FILE NUMBER: LU 425-2021
ASSESSOR'S MAP 15S-4W-15, TAX LOT 3000
PLOTTER - HP T830; INK - HP C4820A; PAPER - ROLL BOND 36# INKJET BOND RIJB24-36

SHADOWOOD

C.S. _____
A REPLAT OF PARCEL 1 OF LAND PARTITION PLAT NO. 2012-14
FOR WILLIAM R. WOOD
IN THE NE 1/4 OF SECTION 15, T.15S., R.4W., W.M.
HARRISBURG, LINN COUNTY, OREGON
DATE OF SURVEY: _____



SCALE 1" = 40 FT



ITEMS 5, 6 & 7.
EXISTING 20.00' BY 30.00' PUBLIC UTILITY EASEMENT;
ALSO CONTAINS A 5.00' BY 3.00' EASEMENT TO PACIFIC
POWER

LEGEND

- FOUND MONUMENT AS NOTED ON SHEET 1
- ⊙ SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC IDENTIFICATION CAP STAMPED "DAHRENS LS 60052"
- P.P. PARTITION PLAT
- ROW RIGHT OF WAY
- P.U.E. PUBLIC UTILITY EASEMENT

EASEMENTS & RESTRICTIONS OF RECORD PER AMERITITLE STATUS OF RECORD TITLE REPORT NO. 407384AM, DATED AS OF SEP. 11, 2020:

ITEM 5.

AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT:
GRANTED TO: CITY OF HARRISBURG, AN OREGON MUNICIPAL CORPORATION
RECORDED: JUNE 30, 2000
INSTRUMENT NO.: MF VOLUME: 1114, PAGE: 26, LINN COUNTY RECORDS
(THIS IS A 20.00 FOOT BY 30.00 FOOT PUBLIC UTILITY EASEMENT FOR A WASTEWATER PUMP STATION AT THE SOUTHWEST CORNER OF THE PROPERTY AS SHOWN).

ITEM 6.

EASEMENTS AS SHOWN ON THE PARTITION PLAT NO. 2012-14, LINN COUNTY RECORD BOOK OF PARTITION PLATS.
(THE ONLY EASEMENT SHOWN ON PARTITION PLAT NO. 2012-14 IS THE ITEM 5 PUBLIC UTILITY EASEMENT NOTED ABOVE).

ITEM 7.

AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT:
GRANTED TO: PACIFICORP, AN OREGON CORPORATION
RECORDED: MAY 10, 2016
INSTRUMENT NO.: 2016-07262, LINN COUNTY RECORDS
(THIS IS A 5.00 FOOT WIDE BY 3.00 FOOT LONG UNDERGROUND RIGHT OF WAY EASEMENT FOR UNDERGROUND ELECTRIC DISTRIBUTION AND COMMUNICATION LINES. THE LOCATION OF THE EASEMENT IS WITHIN THE ITEM 5 PUBLIC UTILITY EASEMENT NOTED ABOVE. NO EXACT LOCATION GIVEN IN THE DOCUMENT).

I, MICHAEL R. DAHRENS, CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.



LOTS 1 THROUGH 12 DIMENSIONS & EASEMENTS



2350 Oakmont Way, Suite 105 Eugene, Oregon 97401 (541) 485-8383

JOB #20-7780 1/05/2022 SHEET 2 OF 3

CITY OF HARRISBURG LAND USE FILE NUMBER: LU 425-2021
ASSESSOR'S MAP 15S-4W-15, TAX LOT 3000
PLOTTER - HP T830; INK - HP C4820A; PAPER - ROLL BOND 36# INKJET BOND RIJB24-36

C.S. _____

SHADOWOOD

A REPLAT OF PARCEL 1 OF LAND PARTITION PLAT NO. 2012-14
FOR WILLIAM R. WOOD
IN THE NE 1/4 OF SECTION 15, T.15S., R.4W., W.M.
HARRISBURG, LINN COUNTY, OREGON
DATE OF SURVEY: _____

SURVEYOR'S CERTIFICATE:

I, MICHAEL R. DAHRENS, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, IN COMPLIANCE WITH ORS 92.060, THE LAND DEPICTED HEREON AND THAT THE INITIAL POINT IS A FOUND 5/8 INCH BY 30 INCH IRON ROD WITH YELLOW PLASTIC IDENTIFICATION CAP STAMPED "SKINNER & ASSOC. INC." MARKING THE NORTHWEST CORNER OF SAID LAND.

THE EXTERIOR BOUNDARY OF THIS LAND IS KNOWN AS:

A PARCEL OF LAND SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 15 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, IN HARRISBURG, LINN COUNTY, OREGON, SAID PARCEL BEING PARCEL 1 OF LAND PARTITION PLAT NO. 2012-14, LINN COUNTY RECORD BOOK OF PARTITION PLATS.

MICHAEL R. DAHRENS, PLS 60052

NARRATIVE:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE OWNERS LISTED IN THE DECLARATION FOR THE PURPOSE OF SUBDIVIDING THE SUBJECT PROPERTY IN COMPLIANCE WITH THE REQUIREMENTS OF TENTATIVE SUBDIVISION APPROVAL AS SET FORTH BY CITY OF HARRISBURG PLANNING COMMISSION LAND USE FILE NUMBER LU 425-2021 AND THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES.

THE BASIS OF BEARINGS FOR THIS WORK IS THE MONUMENTED CENTERLINE OF SOMMERVILLE LOOP AS BEARING WEST PER PARTITION PLAT NO. 2012-14 (C.S. 25484).

I HELD THE POSITION OF THE MONUMENT FOUND FROM CSF 25484 MARKING THE NORTHWEST CORNER OF PARCEL 1 OF PARTITION PLAT NO. 2012-14, AND HELD RECORD BEARINGS AND DISTANCES FROM SAID CSF 25484 TO DEFINE THE BOUNDARIES OF SAID PARCEL 1 AS SHOWN HEREON.

THE NEW INTERIOR LOT LINES WERE ESTABLISHED AS SHOWN HEREON AT THE DIRECTION OF THE OWNER IN CONFORMANCE WITH THE ABOVE REFERENCED LAND USE APPROVAL.

WORK IN THIS SURVEY WAS PERFORMED USING A SOKKIA SET 530R TOTAL STATION AND RELATED SUPPORT EQUIPMENT.

I, MICHAEL R. DAHRENS, CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

OWNER:

WILLIAM R. WOOD
P.O. BOX 3500-130
SISTERS, OR 97759

APPROVALS:

CHAIRMAN, HARRISBURG PLANNING COMMISSION DATE

HARRISBURG CITY ENGINEER DATE

LINN COUNTY SURVEYOR DATE

DIRECTOR, LINN COUNTY PLANNING AND BUILDING DATE

LINN COUNTY COMMISSIONER, CHAIRPERSON DATE

LINN COUNTY COMMISSIONER DATE

ASSESSOR'S STATEMENT

I, HEREBY CERTIFY THAT ALL TAXES ON THE WITHIN DESCRIBED PROPERTY ARE PAID AS OF THIS ____ DAY OF _____, 20____.

LINN COUNTY ASSESSOR / TAX COLLECTOR

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENT THAT WILLIAM R. WOOD IS THE OWNER OF RECORD OF THE LANDS REPRESENTED ON THIS SUBDIVISION MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND DOES HEREBY CAUSE THE SAME TO BE SURVEYED AND PLATTED INTO LOTS AS SHOWN HEREON IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES, AND DOES HEREBY DEDICATE TO THE FREE USE OF THE PUBLIC, FOREVER, THE 7.00 FOOT PUBLIC UTILITY EASEMENT AS SHOWN HEREON, AND DOES FURTHER ACKNOWLEDGE THE EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN AND NOTED HEREON.

WILLIAM R. WOOD

ACKNOWLEDGMENT:

)
STATE OF OREGON) SS
)
COUNTY OF _____

THIS IS TO CERTIFY THAT ON THIS ____ DAY OF _____, 20____, BEFORE ME, A NOTARY FOR THE SAID STATE AND COUNTY, DID APPEAR THE WITHIN NAMED WILLIAM R. WOOD, THAT HE IS THE PERSON NAMED IN THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED SAID INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE

NOTARY PUBLIC FOR OREGON (PRINTED NAME)

MY COMMISSION EXPIRES: _____

RECORDERS STATEMENT

)
STATE OF OREGON) SS
)
COUNTY OF LINN

I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE LINN COUNTY RECORD BOOK OF PLATS IN VOLUME _____, PAGE _____, ON THIS ____ DAY OF _____, 20____, AT ____ O'CLOCK____, TARGET SHEET RECORDED IN DEED RECORDS DOCUMENT NO. _____.

BY: _____
STEVE DRUCKENMILLER, LINN COUNTY CLERK.

SIGNATURE PAGE



SSW ENGINEERS, INC.
CIVIL • STRUCTURAL • BUILDING DESIGN
SURVEYING • LAND USE PLANNING
2350 Oakmont Way, Suite 105 Eugene, Oregon 97401 (541) 485-8383
JOB #20-7780 1/05/2022 SHEET 3 OF 3



320 Church St. NE, Salem, OR 97301
PHONE (503)581-1431 FAX (503)364-8716

STATUS OF RECORD TITLE

Richard Wood
Wood Construction & Development, LLC
5125 NW Greenwood Ave.
Redmond, OR 97756
Your Reference No. NYA Summerville Loop

October 15, 2020
Title Number: 407384AM
Title Officer: Carlee Novak
Fee: \$200.00

We have searched the status of record title as to the following described property:

Parcel 1, PARTITION PLAT NO. 2012-14, according to the official plat thereof, recorded April 5, 2012, Recording No. 2012-004845, Linn County, Oregon

Vestee:

William R. Wood

and dated as of **September 11, 2020** at 7:30 a.m.

Said property is subject to the following on record matters:

Tax Information:

Taxes assessed under Code No. 00701 Account No. 325288 Map No. 15S-04W-15 03000

NOTE: The 2019-2020 Taxes: \$157.08, are Paid

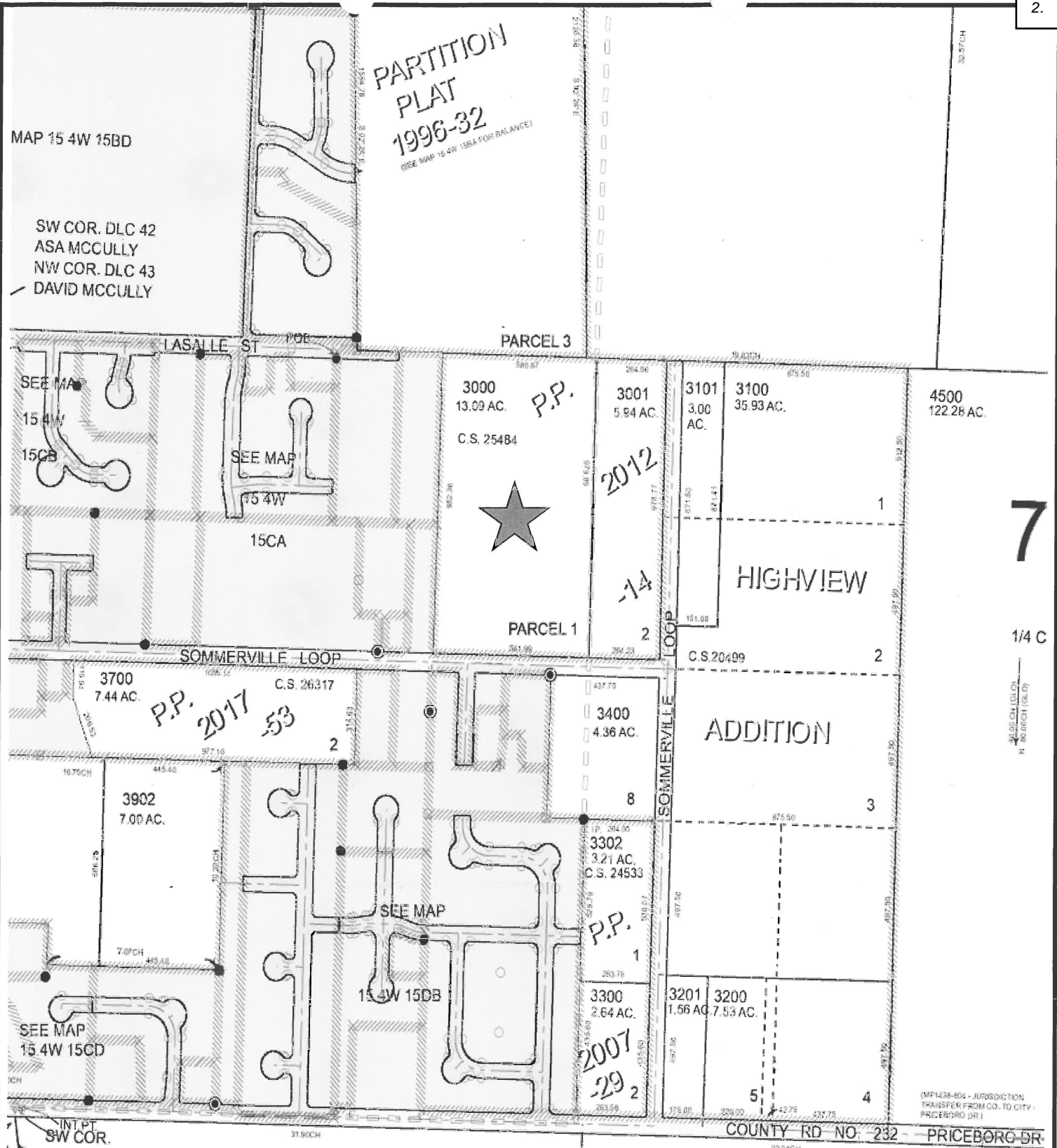
1. Taxes assessed under Code No. 00701 Account No. 325288 Map No. 15S-04W-15 03000
The 2020-2021 Taxes: A lien not yet due or payable.
2. Taxes deferred, as disclosed by the tax roll, the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use the property will be subject to additional taxes or penalties and interest.
3. City liens, if any, of the City of Harrisburg.
(No inquiry has been made. If no search is requested, this exception will remain in the policy. A charge of \$25.00 per account will be added if a search is requested)
4. The property lies within and is subject to the levies and assessments of the Linn Soil and Water Conservation District.
5. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: City of Harrisburg, an Oregon municipal corporation
Recorded: June 30, 2000
Instrument No.: MF Volume: 1114 Page: 236
6. Easements as shown on the Partition Plat No. 2012-14.

7. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: PacifiCorp, an Oregon Corporation
Recorded: May 10, 2016
Instrument No.: 2016-07262
8. Unrecorded leaseholds, if any, and the rights of vendors and holders of security interest in personal property of tenants to remove said personal property at the expiration of the term.

NOTE: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

THIS IS NOT A TITLE REPORT, A COMMITMENT TO ISSUE TITLE INSURANCE OR A GUARANTEE OF ANY KIND. No liability is assumed with this report. The fee charged for this service does not include supplemental reports or other services. Further dissemination of the information in this report in a form purporting to insure title to the herein described land is prohibited by law.

"Superior Service with Commitment and Respect for Customers and Employees"

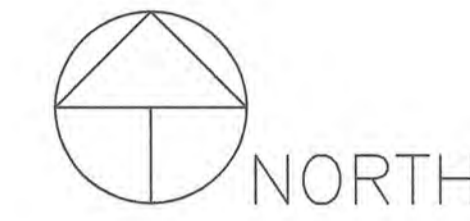
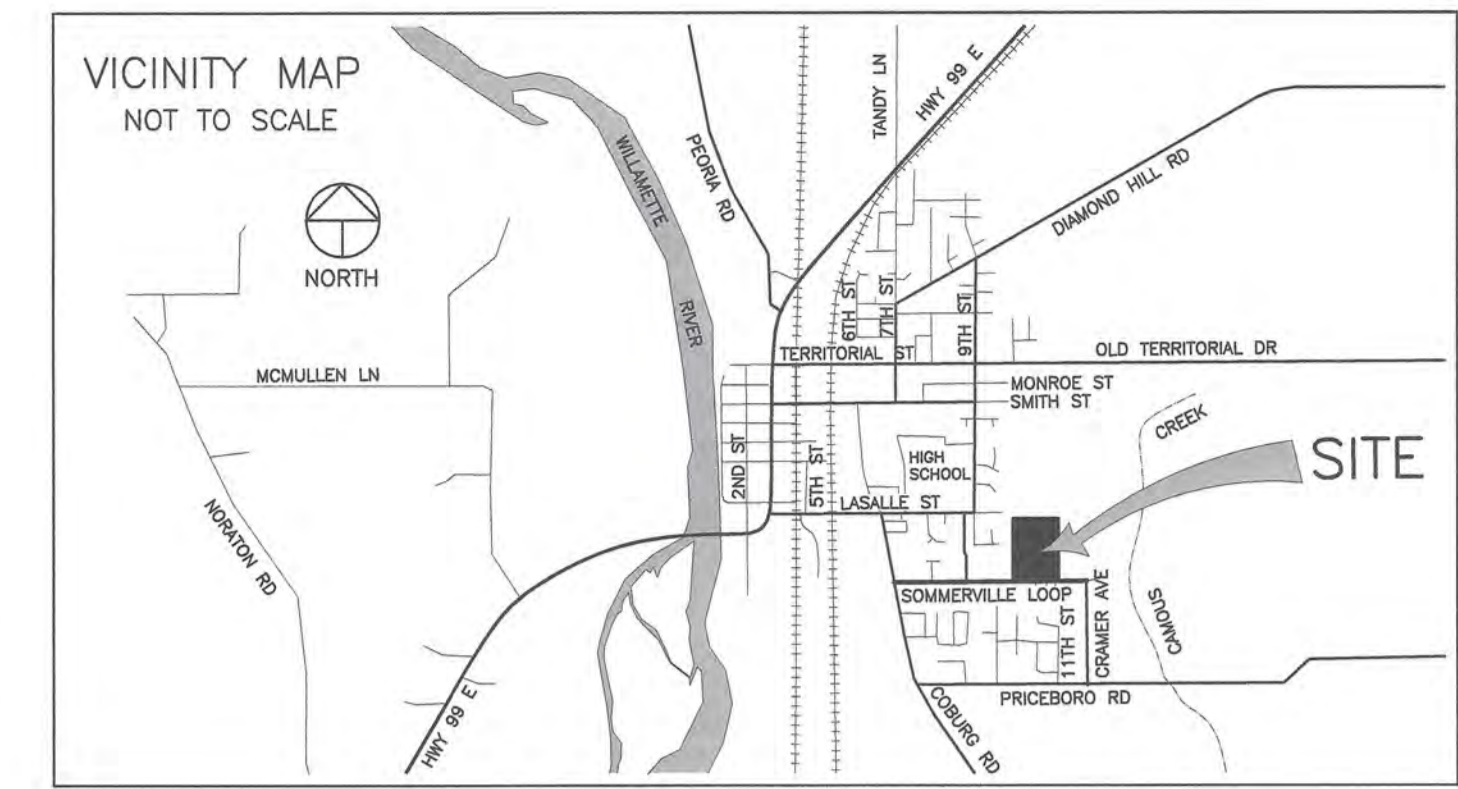


NYA Summerville Loop
Harrisburg, OR 97446

THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN THEREOF

PRELIMINARY PLAT OF SHADOWWOOD

HARRISBURG, OREGON



SCALE 1" = 60 FT

0 30 60 120

DRAWING INDEX	
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	CONCEPTUAL LOT LAYOUT
4	PHASE 1 DETAILED LOT LAYOUT PLAN
5	PHASE 1 PROPOSED IMPROVEMENT PLAN

PROJECT CONTACTS	PROJECT CONTACTS
OWNER/SUBDIVIDER:	SURVEYOR:
WOOD CONSTRUCTION & DEVELOPMENT, LLC	SSW ENGINEERS INC
5125 NW GREENWOOD AVENUE	2350 OAKMONT WAY, SUITE 105
REDMOND, OR 97756	EUGENE, OR 97401
(541) 654-1731	(541) 485-8383
CONTACT: RICHARD WOOD	MICHAEL R. DAHRENS, PLS
EMAIL: RichardWD@aol.com	EMAIL: miked@sswengineers.com
CIVIL ENGINEER:	
SSW ENGINEERS INC	
2350 OAKMONT WAY, SUITE 105	
EUGENE, OR 97401	
(541) 485-8383	
CONTACT: MICHAEL DAHRENS	
EMAIL: miked@sswengineers.com	
ENGINEER OF RECORD:	
SCOTT ROBINSON-TSCHEU, P.E.	

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael Dahrens

OREGON
JULY 11, 2000
MICHAEL R. DAHRENS
60052
RENEWS: 12-31-2021

SSW ENGINEERS INC
CIVIL - STRUCTURAL - BUILDING DESIGN
SURVEYING - LAND USE PLANNING

2350 Oakmont Way, Suite 105
Eugene, Oregon 97401
(541) 485-8383
FAX (541) 485-8384
www.sswengineers.com

PRELIMINARY PLAT OF SHADOWWOOD SUBDIVISION
FOR: WOOD CONSTRUCTION & DEVELOPMENT, LLC
MAP 15S-04W-15, TAX LOT 3000
HARRISBURG, LINN COUNTY, OREGON

REVISIONS	
date	by

COVER SHEET

job	20-7780
drawn	NEG
date	12/07/2020
checked	MRD
filed	

SHEET

1

1 COVER SHEET & GENERAL NOTES

G0.0

0 30' 60' 120' 180'

SCALE: 1" = 60'-0"



REGISTERED PROFESSIONAL LAND SURVEYOR
Michael R. Dahrens
 OREGON
 JULY 11, 2000
 MICHAEL R. DAHRENS
 60052
 RENEWS: 12-31-2021

SSW ENGINEERS, INC.
 CIVIL - STRUCTURAL - BUILDING DESIGN
 SURVEYING - LAND USE PLANNING
 2350 Oakmont Way, Suite 105
 Eugene, Oregon 97401
 (541) 485-8383
 FAX (541) 485-8384
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PRELIMINARY PLAT OF SHADOWWOOD SUBDIVISION
 FOR: WOOD CONSTRUCTION & DEVELOPMENT, LLC
 MAP 15S-04W-15, TAX LOT 3000
 HARRISBURG, LINN COUNTY, OREGON

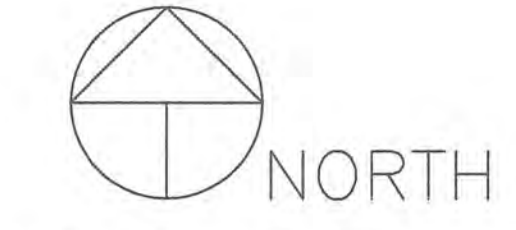
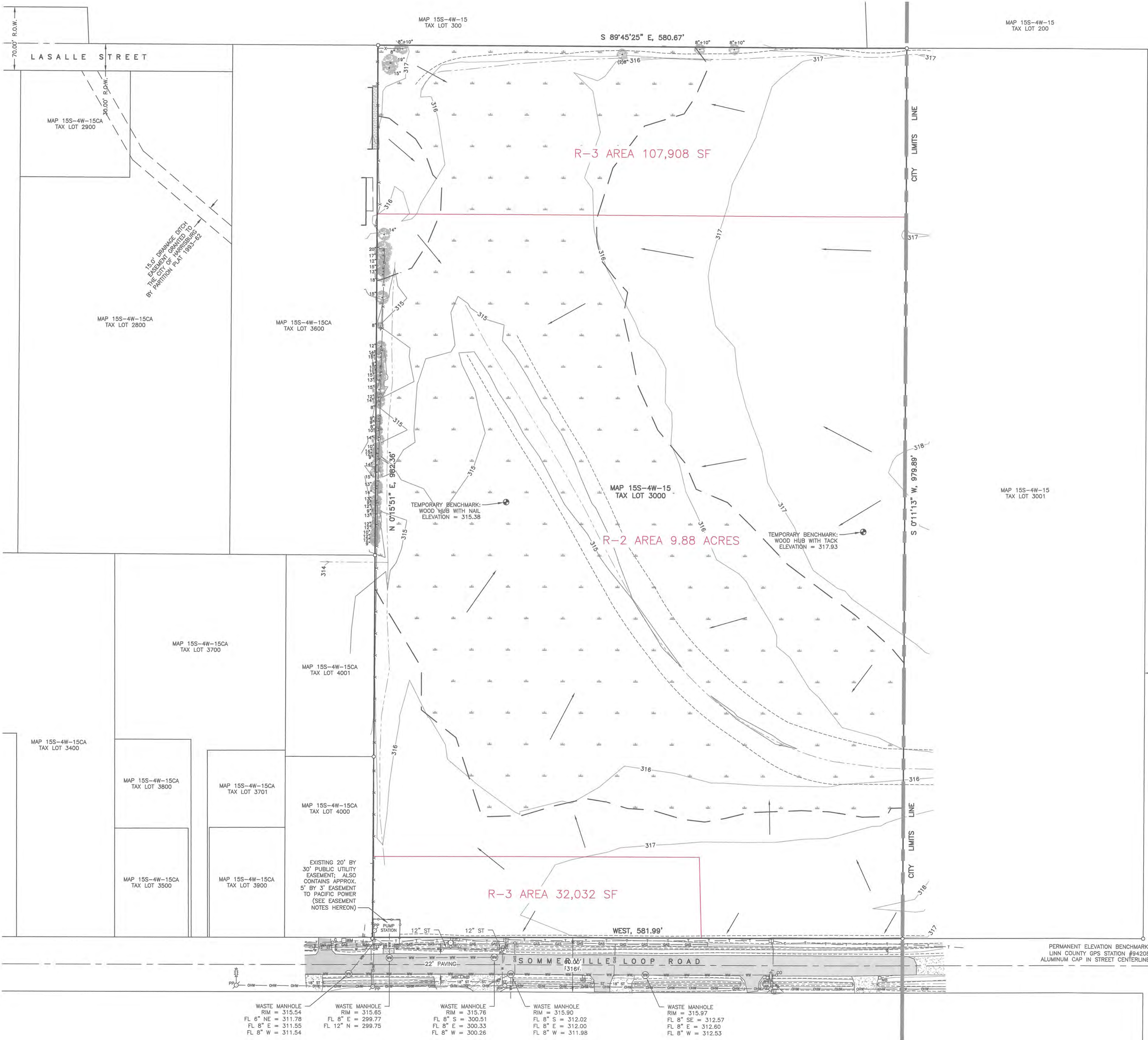
REVISIONS

date	by

EXISTING CONDITIONS PLAN

Job	20-7780
drawn	NEG
date	12/07/2020
checked	MRD
filed	

SHEET
2



SCALE 1" = 50 FT
 0 25 50 100

LEGEND

- O FOUND PROPERTY CORNER MONUMENT
- OW EXISTING WATER VALVE
- OH EXISTING FIRE HYDRANT
- WM EXISTING WATER METER
- WM EXISTING WASTEWATER MANHOLE
- OO EXISTING CLEANOUT
- GG EXISTING GAS LINE MARKER
- PP EXISTING POWER POLE
- PP EXISTING POWER POLE W/STREET LIGHT
- MB EXISTING MAIL BOX
- 4 EXISTING SIGN
- TR EXISTING TELECOMMUNICATIONS RISER
- WF EXISTING WIRE FENCE LINE
- CL EXISTING CHAIN LINK FENCE LINE
- WW EXISTING WASTEWATER PIPE (SIZE AS NOTED)
- GS EXISTING NATURAL GAS LINE
- WL EXISTING WATER LINE (SIZE AS NOTED)
- OW EXISTING OVERHEAD WIRE(S)
- EE EXISTING UNDERGROUND ELECTRIC LINE
- TT EXISTING TELEPHONE LINE
- FL DENOTES EXISTING FLOWLINE
- EB DENOTES EXISTING TOP/TOE OF BANK
- ROW DENOTES RIGHT-OF-WAY
- WETLAND DENOTES EXISTING DELINEATED WETLAND
- CONCRETE DENOTES EXISTING CONCRETE SURFACE
- GRAVEL DENOTES EXISTING GRAVEL SURFACE
- ASPHALT DENOTES EXISTING ASPHALT SURFACE
- 12 EXISTING DECIDUOUS TREE (SIZE AS NOTED)

UTILITY NOTE:

UTILITY LOCATIONS SHOWN HEREON ARE BASED ON A COMBINATION OF FIELD SURVEY OF OBSERVABLE EVIDENCE AND UTILITY COMPANY LOCATION MAPS AND PAINT, AND ARE SUBJECT TO FIELD VERIFICATION.

ELEVATION NOTE:

ELEVATIONS SHOWN HEREON ARE BASED ON LINN COUNTY DATUM. BENCHMARK USED WAS LINN COUNTY GPS STATION 94208, AN ALUMINUM CAP AT THE INTERSECTION IN SOMMERVILLE LOOP ROAD, 0.5 MILES EAST OF COBURG ROAD.

ELEVATION = 317.18 (NAVD '88 VERTCON)

WETLAND NOTE:

WETLAND AREA SHOWN HEREON WAS PROVIDED BY TURNSTONE ENVIRONMENTAL CONSULTANTS.

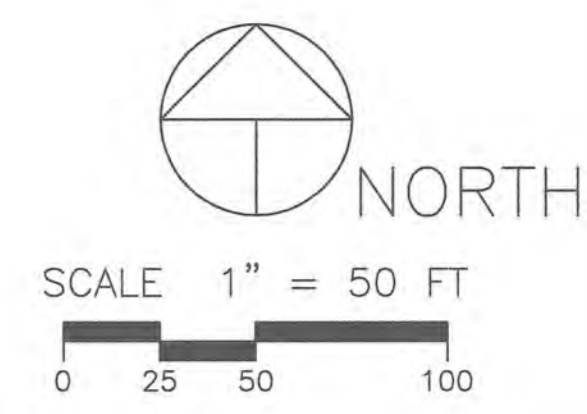
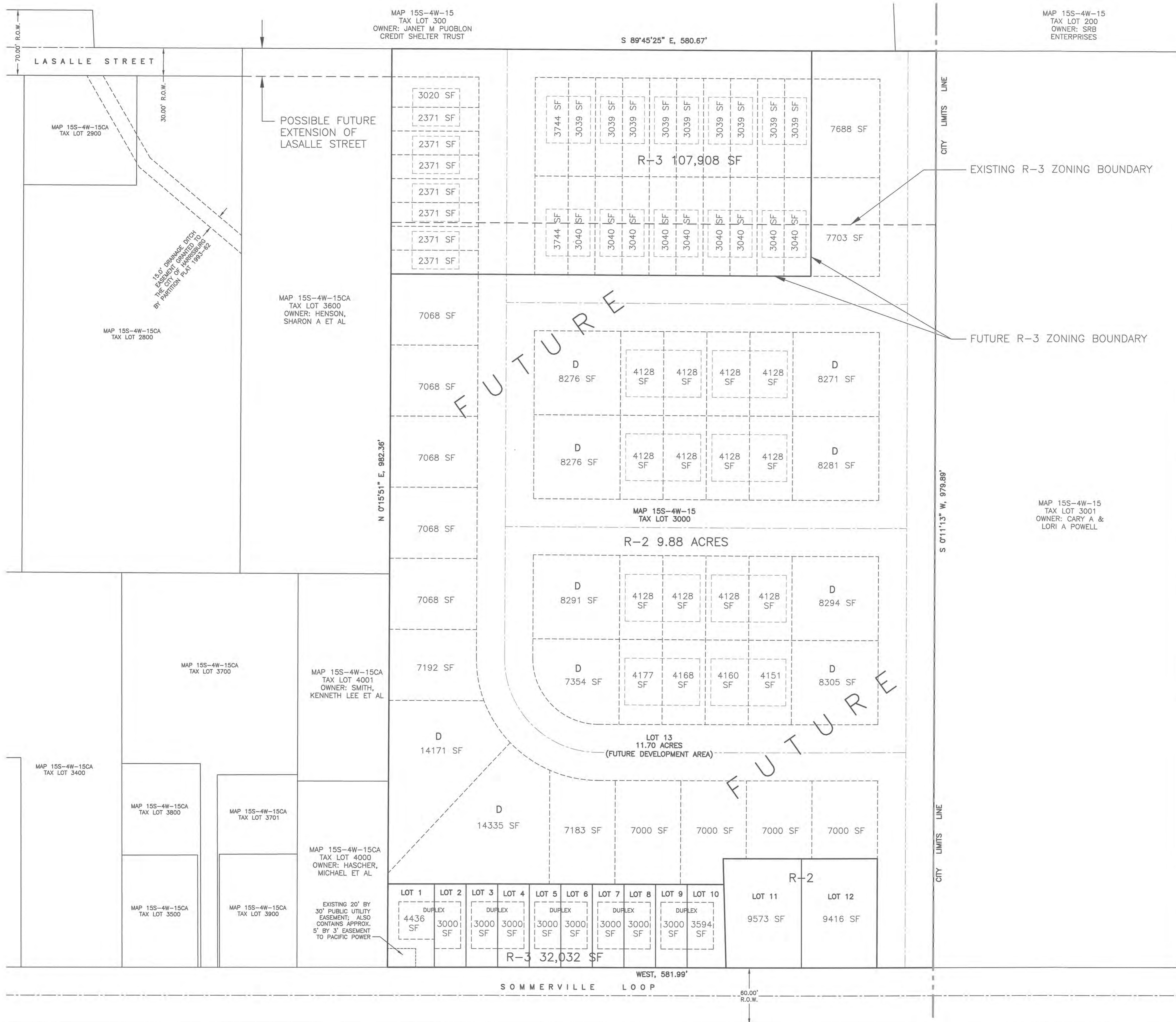
EASEMENT NOTES:

THE FOLLOWING EASEMENTS AS SHOWN AND/OR REFERENCED HEREON ARE PER AMERITITLING STATUS OF RECORD TITLE REPORT NO. 4073B4AM DATED AS OF SEPTEMBER 11, 2020:

20' X 30' PUBLIC UTILITY EASEMENT GRANTED TO THE CITY OF HARRISBURG BY INSTRUMENT RECORDED JUNE 30, 2000 IN MICROFILM VOLUME 1114 PAGE 236, LINN COUNTY RECORDS.

APPROXIMATE 5' X 3' RIGHT OF WAY EASEMENT FOR UNDERGROUND ELECTRIC DISTRIBUTION AND COMMUNICATION LINES GRANTED TO PACIFICORP (PACIFIC POWER) RECORDED MAY 10, 2016, INSTRUMENT NO. 2016-07262, LINN COUNTY RECORDS (NO PRECISE LOCATION GIVEN).

WASTE MANHOLE RIM = 315.54 FL 6" NE = 311.78 FL 8" E = 311.55 FL 8" W = 311.54	WASTE MANHOLE RIM = 315.65 FL 8" E = 299.77 FL 12" N = 299.75	WASTE MANHOLE RIM = 315.76 FL 8" S = 300.51 FL 8" E = 300.33 FL 8" W = 300.26	WASTE MANHOLE RIM = 315.90 FL 8" S = 312.02 FL 8" E = 312.00 FL 8" W = 311.98	WASTE MANHOLE RIM = 315.97 FL 8" SE = 312.57 FL 8" E = 312.60 FL 8" W = 312.53
--	--	---	---	--



NOTE:
THE FUTURE LOTS SHOWN HEREON ARE CONCEPTUAL IN NATURE TO SHOW A POSSIBLE DEVELOPMENT PLAN THAT CAN COMPLY WITH THE ZONING STANDARDS FOR RESIDENTIAL DEVELOPMENT IN THE R-2 AND R-3 ZONED PORTIONS OF THE PROPERTY.

PHASE 1 OF SHADOWOOD SUBDIVISION IS ONLY THE LOTS ALONG SOMMERVILLE LOOP AS SHOWN HEREON. THE REMAINING PORTION OF THE PROPERTY WOULD BE PLATTED AS ONE LARGE LOT IN THE PHASE 1 PLAT FOR FUTURE DEVELOPMENT. REFER TO THE DETAILED DEVELOPMENT PLAN ON SHEET 4 FOR MORE INFORMATION ON THE LOTS ALONG SOMMERVILLE LOOP.

REGISTERED PROFESSIONAL LAND SURVEYOR
Michael Rabe
OREGON
JULY 11, 2000
MICHAEL R. DAHRENS
60052
RENEWS: 12-31-2021

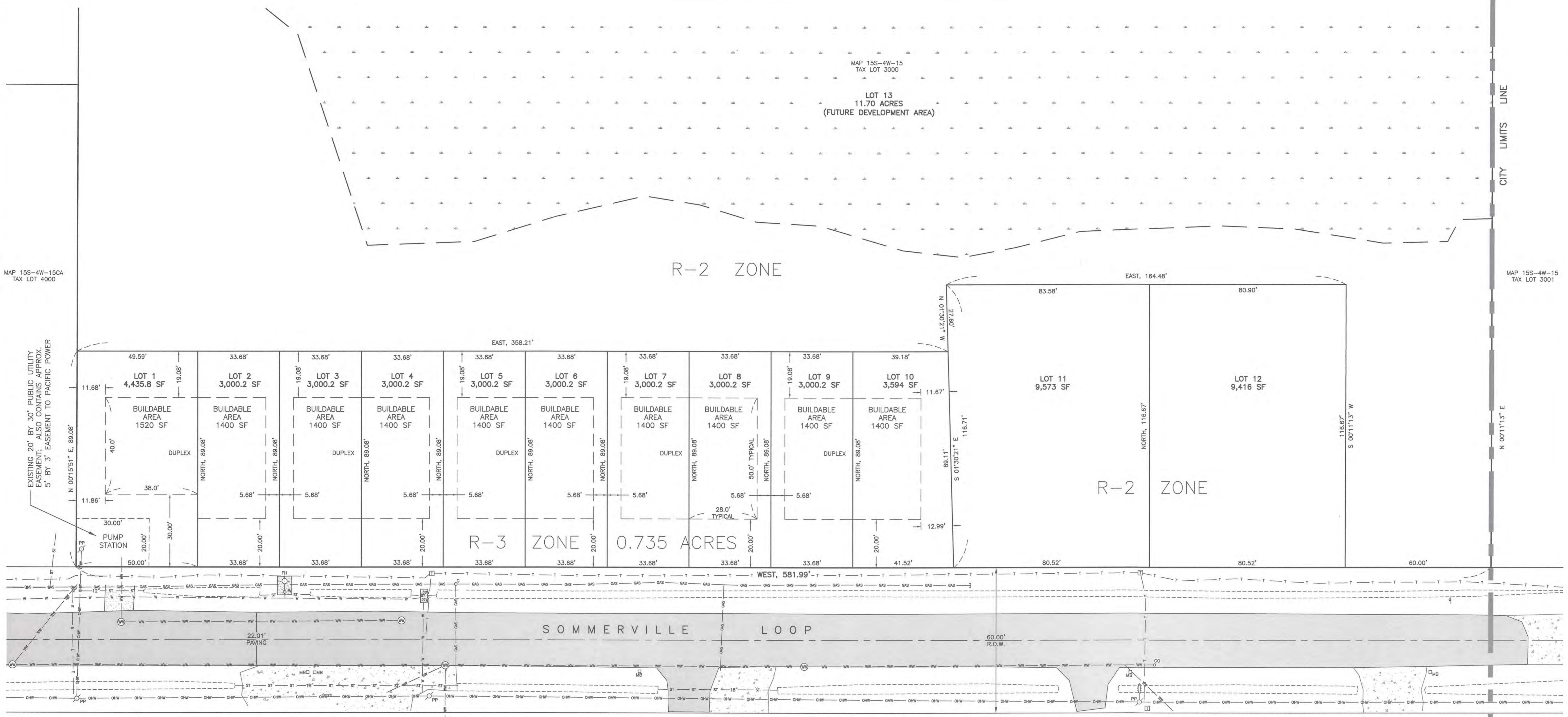
SSW ENGINEERS INC.
CIVIL - STRUCTURAL - BUILDING DESIGN
SURVEYING - LAND USE PLANNING
2350 Oakmont Way, Suite 105
Eugene, Oregon 97401
(541) 485-8383
FAX (541) 485-8384
www.sswengineers.com

PRELIMINARY PLAT OF SHADOWOOD SUBDIVISION
FOR: WOOD CONSTRUCTION & DEVELOPMENT, LLC
MAP 15S-04W-15, TAX LOT 3000
HARRISBURG, LINN COUNTY, OREGON

REVISIONS	
date	by

CONCEPTUAL LOT LAYOUT

job 20-7780
drawn NEG
date 12/07/2020
checked MRD
filed
SHEET



HIGH DENSITY RESIDENTIAL ZONE R-3
 DENSITY: MINIMUM 12 RESIDENTIAL UNITS PER NET ACRE
 0.735 ACRES X 12 = 8.82 UNITS MINIMUM
 10 UNITS SHOWN

LOT SIZE AND FRONTAGE:
 MINIMUM LOT AREA = 3,000 SQUARE FEET
 MINIMUM LOT WIDTH AT THE FRONT PROPERTY LINE = 20.00 FEET

SETBACK REQUIREMENTS:
 FRONT YARD SETBACK SHALL BE MINIMUM 12 FEET, EXCEPT THAT A GARAGE OR CARPORT SHALL BE SET BACK A MINIMUM OF 18 FEET.
 EACH SIDE YARD SHALL BE A MINIMUM OF 5 FEET, EXCEPT THAT NO SETBACK IS REQUIRED WHERE A COMMON WALL SEPARATES TWO ADJOINING DWELLINGS.
 THE REAR YARD SHALL BE A MINIMUM OF 15 FEET.

LOT COVERAGE:
 BUILDINGS SHALL NOT OCCUPY MORE THAN 75% OF THE LOT AREA.

LOT 1 BUILDABLE AREA SHOWN = 1520 SQUARE FEET
 LOT AREA = 4,435.8 SQUARE FEET
 1520 / 4435.8 = 34.27% LOT COVERAGE

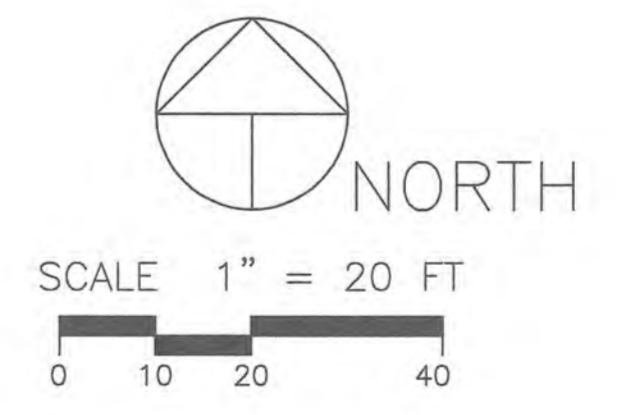
LOTS 2-9 BUILDABLE AREA SHOWN = 1400 SQUARE FEET
 LOT AREA = 4,435.8 SQUARE FEET
 1400 / 3000.2 = 46.66% LOT COVERAGE

LOT 10 BUILDABLE AREA SHOWN = 1400 SQUARE FEET
 LOT AREA = 3,594 SQUARE FEET
 1400 / 3594 = 38.95% LOT COVERAGE

MEDIUM DENSITY RESIDENTIAL ZONE R-2
 DENSITY: MAXIMUM OF 12 RESIDENTIAL UNITS PER NET ACRE
 0.436 ACRES X 12 = 5.23 UNITS MAXIMUM

LOT SIZE AND FRONTAGE:
 MINIMUM LOT AREA = 7,000 SQUARE FEET
 DUPLEX ON SINGLE LOT: MINIMUM LOT AREA IS 8,000 SQUARE FEET
 MINIMUM LOT WIDTH AT THE FRONT PROPERTY LINE = 60.00 FEET
 MINIMUM LOT DEPTH = 80.00 FEET

SETBACK REQUIREMENTS:
 FRONT YARD SETBACK SHALL BE MINIMUM 15 FEET, EXCEPT THAT A GARAGE OR CARPORT SHALL BE SET BACK A MINIMUM OF 20 FEET.
 EACH SIDE YARD SHALL BE A MINIMUM OF 5 FEET, EXCEPT THAT IN THE CASE OF A CORNER LOT, THE SIDE ABUTTING A STREET SHALL BE A MINIMUM OF 15.00 FEET.
 THE REAR YARD SHALL BE A MINIMUM OF 20 FEET.



UTILITY NOTE:
 UTILITY LOCATIONS SHOWN HEREON ARE BASED ON A COMBINATION OF FIELD SURVEY OF OBSERVABLE EVIDENCE AND UTILITY COMPANY LOCATION MAPS AND PAINT, AND ARE SUBJECT TO FIELD VERIFICATION.

EXISTING LEGEND

- | | | | |
|-------------|--|------------|-------------------------------------|
| ○ W | EXISTING WATER VALVE | — GAS — | EXISTING NATURAL GAS LINE |
| ○ DH | EXISTING FIRE HYDRANT | — W — W — | EXISTING WATER LINE (SIZE AS NOTED) |
| □ WM | EXISTING WATER METER | — OHW — | EXISTING OVERHEAD WIRE(S) |
| ⊙ | EXISTING WASTEWATER MANHOLE | — E — E — | EXISTING UNDERGROUND ELECTRIC LINE |
| ○ ○ ○ | EXISTING CLEANOUT | — T — T — | EXISTING TELEPHONE LINE |
| ○ G | EXISTING GAS LINE MARKER | - - - - - | DENOTES EXISTING TOE OF BANK |
| ⊙ PP | EXISTING POWER POLE | — R.O.W. — | DENOTES RIGHT-OF-WAY |
| ⊙ PP | EXISTING POWER POLE W/STREET LIGHT | ▭ | DENOTES EXISTING DELINEATED WETLAND |
| □ MB | EXISTING MAIL BOX | ▭ | DENOTES EXISTING CONCRETE SURFACE |
| ⊕ | EXISTING SIGN | ▭ | DENOTES EXISTING GRAVEL SURFACE |
| ⊕ | EXISTING TELECOMMUNICATIONS RISER | ▭ | DENOTES EXISTING ASPHALT SURFACE |
| — WW — WW — | EXISTING WASTEWATER PIPE (SIZE AS NOTED) | | |

REGISTERED PROFESSIONAL LAND SURVEYOR
Michael R. Dahrens
 OREGON
 JULY 11, 2000
 MICHAEL R. DAHRENS
 60052
 RENEWS: 12-31-2021

SSW ENGINEERS, INC.
 CIVIL - STRUCTURAL - BUILDING DESIGN
 SURVEYING - LAND USE PLANNING

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PRELIMINARY PLAT OF SHADOWWOOD SUBDIVISION
 FOR: WOOD CONSTRUCTION & DEVELOPMENT, LLC
 MAP 15S-04W-15, TAX LOT 3000
 HARRISBURG, LINN COUNTY, OREGON

REVISIONS

date	by

PHASE 1 DETAILED LOT LAYOUT PLAN

Job 20-7780
 drawn GAP
 date 12/07/2020
 checked MRD
 filed

SHEET **4**

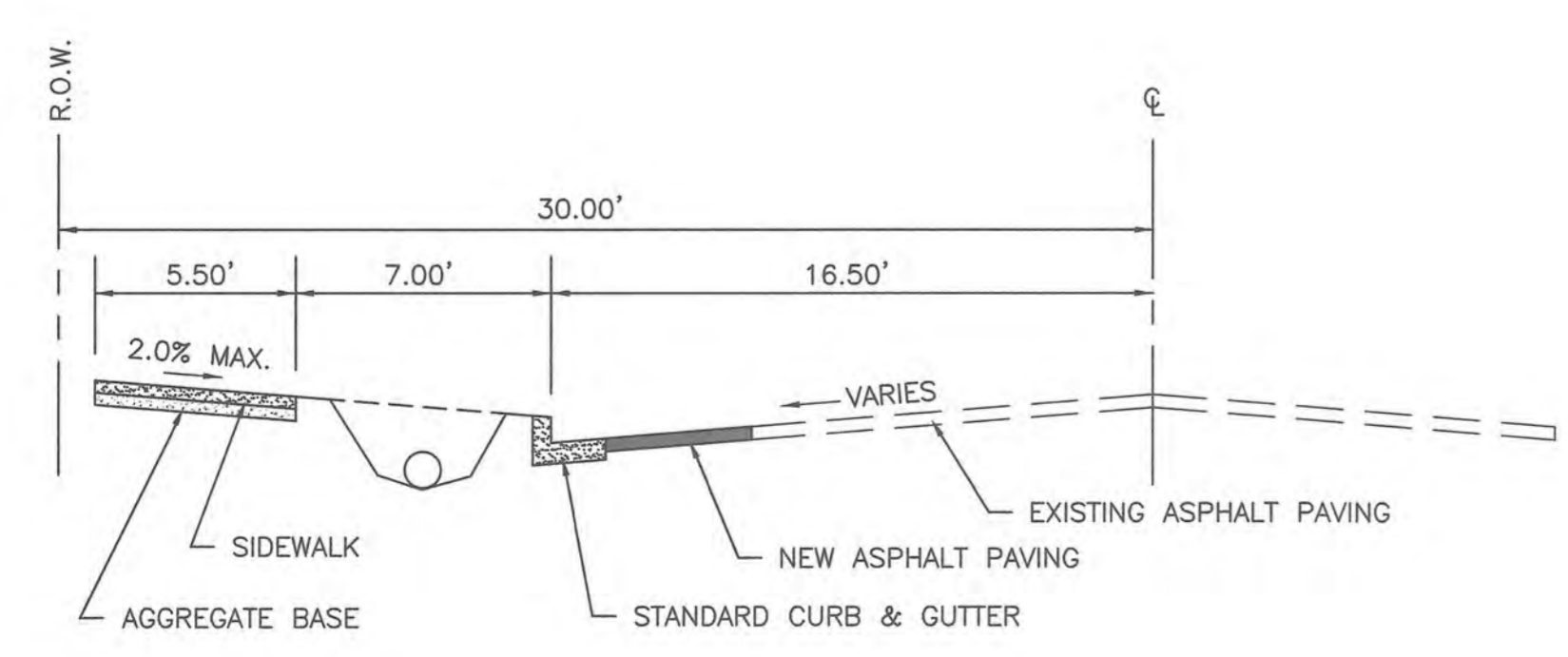
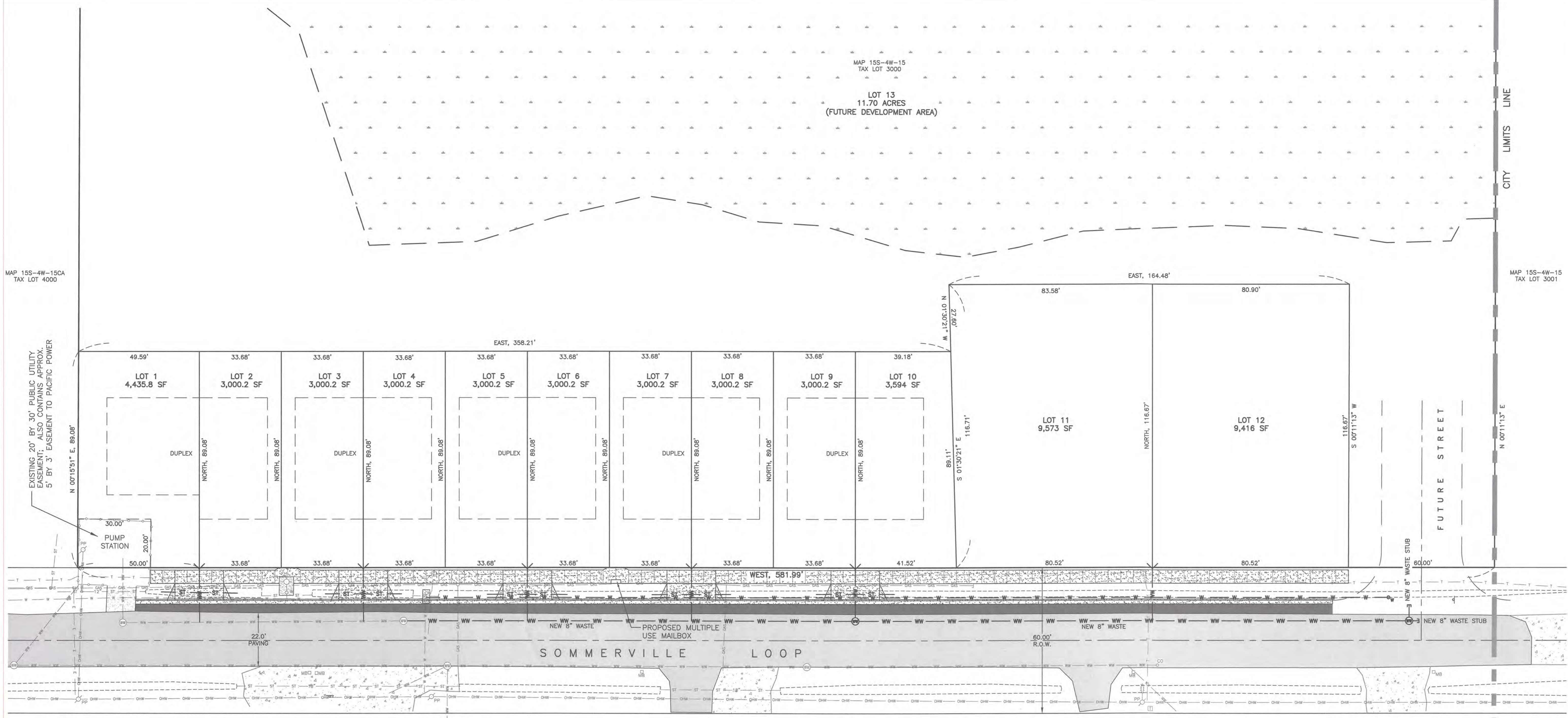
PRELIMINARY PLAT OF SHADOWWOOD SUBDIVISION
 FOR: WOOD CONSTRUCTION & DEVELOPMENT, LLC
 MAP 15S-04W-15, TAX LOT 3000
 HARRISBURG, LINN COUNTY, OREGON

REVISIONS	
date	by

PHASE 1 PROPOSED IMPROVEMENT PLAN

Job 20-7780
 drawn GAP
 date 12/07/2020
 checked MRD
 filed

SHEET
5



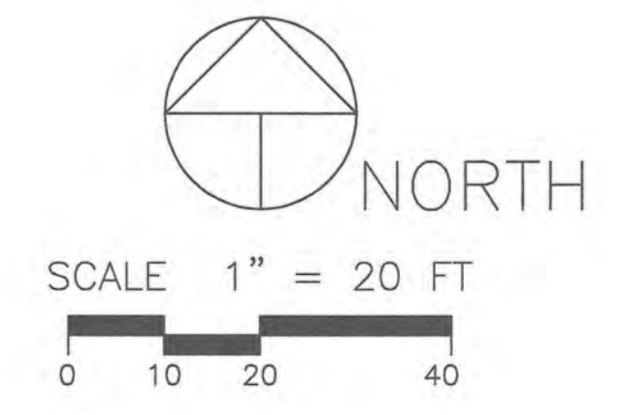
TYPICAL SECTION

PROPOSED LEGEND

- DENOTES PROPOSED WASTEWATER MANHOLE
- DENOTES PROPOSED WASTEWATER LINE
- DENOTES PROPOSED STORMWATER CULVERT
- DENOTES PROPOSED WATER MAIN
- DENOTES PROPOSED CONCRETE SURFACE
- DENOTES PROPOSED ASPHALT SURFACE

EXISTING LEGEND

- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTEWATER MANHOLE
- EXISTING CLEANOUT
- EXISTING GAS LINE MARKER
- EXISTING POWER POLE
- EXISTING POWER POLE W/STREET LIGHT
- EXISTING MAIL BOX
- EXISTING SIGN
- EXISTING TELECOMMUNICATIONS RISER
- EXISTING WASTEWATER PIPE (SIZE AS NOTED)
- EXISTING NATURAL GAS LINE
- EXISTING WATER LINE (SIZE AS NOTED)
- EXISTING OVERHEAD WIRE(S)
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING TELEPHONE LINE
- DENOTES EXISTING TOE OF BANK
- DENOTES RIGHT-OF-WAY
- DENOTES EXISTING DELINEATED WETLAND
- DENOTES EXISTING CONCRETE SURFACE
- DENOTES EXISTING GRAVEL SURFACE
- DENOTES EXISTING ASPHALT SURFACE



UTILITY NOTE:

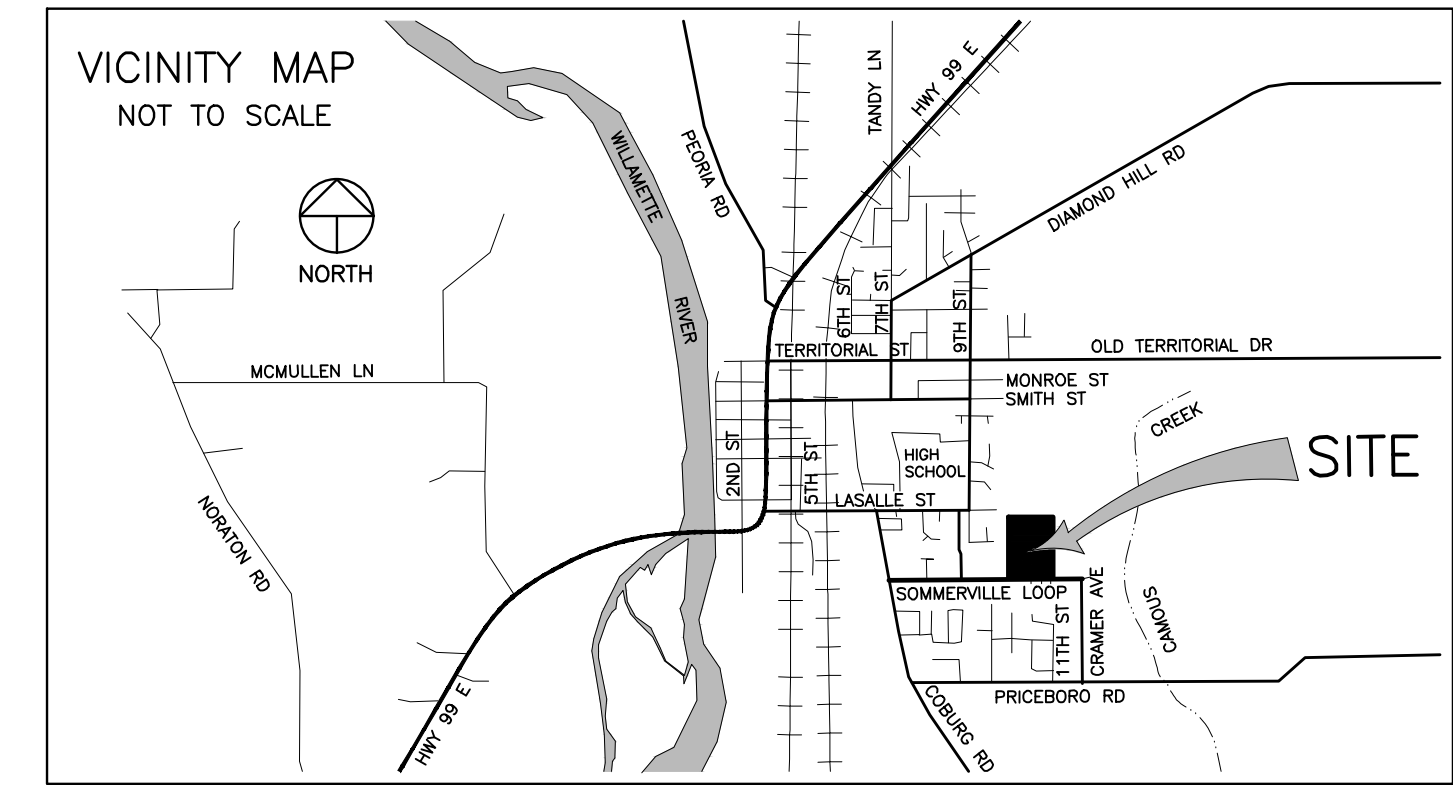
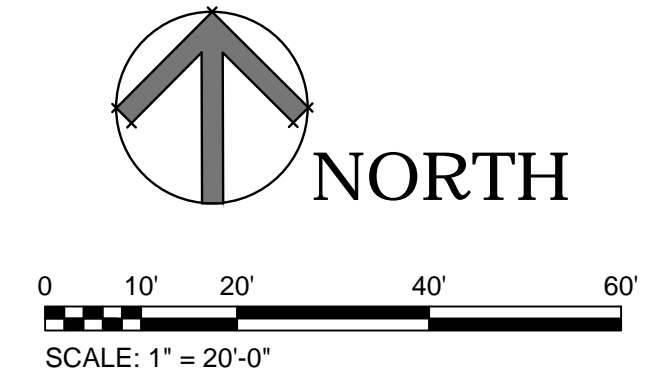
UTILITY LOCATIONS SHOWN HEREON ARE BASED ON A COMBINATION OF FIELD SURVEY OF OBSERVABLE EVIDENCE AND UTILITY COMPANY LOCATION MAPS AND PAINT, AND ARE SUBJECT TO FIELD VERIFICATION.

SOMMERVILLE LOOP STREET IMPROVEMENTS

HARRISBURG, OREGON

MAP 15S-4W-15
TAX LOT 3000

LOT 13
11.70 ACRES
(FUTURE DEVELOPMENT AREA)



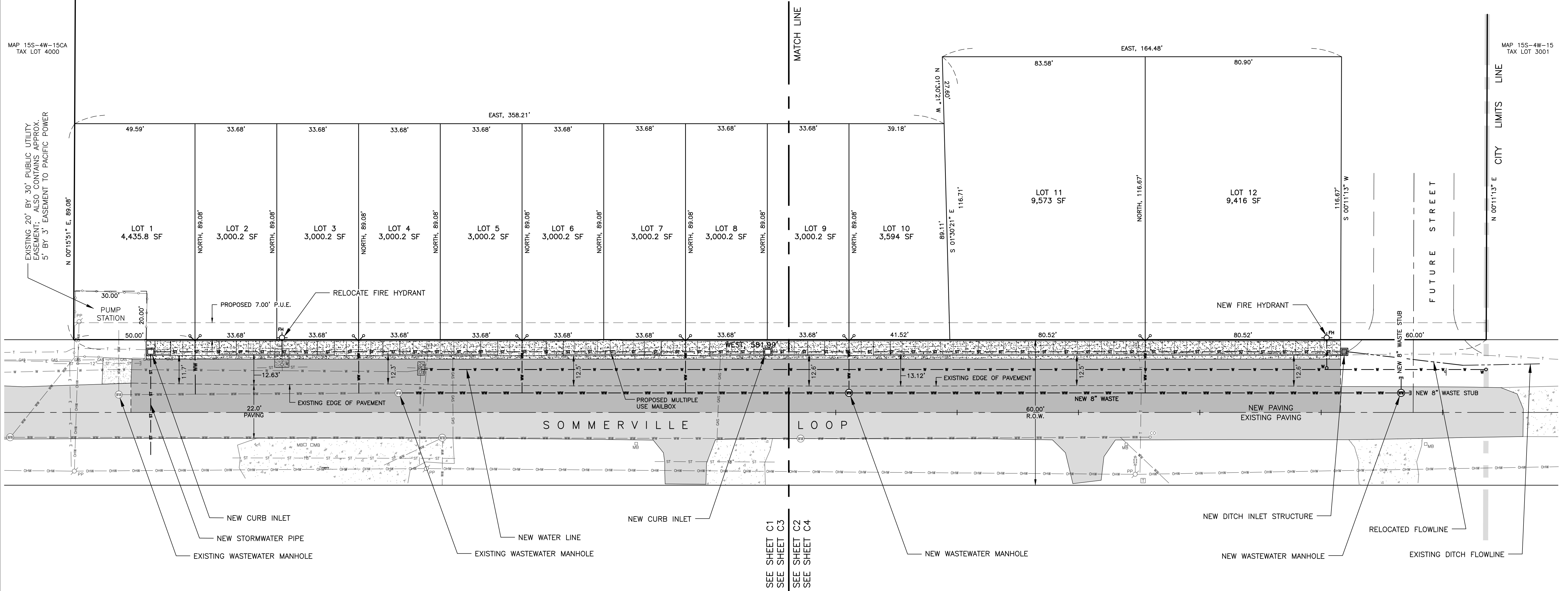
PRELIM.
NOT FOR CONSTRUCTION
ONLY



2350 Oakmont Way, Suite 105
Eugene, Oregon 97401
(541) 485-8383
FAX (541) 485-8384
www.sswengineers.com

MAP 15S-4W-15CA
TAX LOT 4000

MAP 15S-4W-15
TAX LOT 3001



SEE SHEET C1
SEE SHEET C3
SEE SHEET C2
SEE SHEET C4

DRAWING INDEX

G0.0	COVER SHEET
G1.0	TYPICAL SECTIONS & GENERAL NOTES
V1.0	SOMERVILLE LOOP EXISTING CONDITIONS PLAN
C1	SOMERVILLE LOOP PLAN & PROFILE STA. 19+07.44 - 22+30.67
C2	SOMERVILLE LOOP PLAN & PROFILE STA. 22+30.67 - 25+40.00
C3	SOMERVILLE LOOP PLAN & PROFILE STORMWATER IMPROVEMENTS
C4	SOMERVILLE LOOP PLAN & PROFILE STORMWATER IMPROVEMENTS
C5	DETAILS
C6	DETAILS
C7	DETAILS
C8	DETAILS
C9	DETAILS

UTILITY PROVIDERS

UTILITY	PROVIDER	PHONE NUMBER
WATER	CITY OF HARRISBURG	541-995-6655
SEWER	CITY OF HARRISBURG	541-995-6655
STORM	CITY OF HARRISBURG	541-995-6655
ELECTRIC	PACIFIC POWER	503-255-4634
GAS	NW NATURAL	503-220-2415
TELEPHONE	CENTURY LINK	800-283-4237
TELEVISION	COMCAST	541-230-0079

UTILITY NOTE:

UTILITY LOCATIONS SHOWN HEREON ARE BASED ON A COMBINATION OF FIELD SURVEY OF OBSERVABLE EVIDENCE AND UTILITY COMPANY LOCATION MAPS AND PAINT, AND ARE SUBJECT TO FIELD VERIFICATION.

REVISIONS

date	by
8-25-21	MRD
10-04-21	MRD
11-05-21	MRD

PROPOSED IMPROVEMENT PLAN

job	20-7780
drawn	GAP
date	4/19/21
checked	MRD
filed	

SHEET

GO.O



Oregon

Kate Brown, Governor

2.

Department of State Lands

775 Summer Street NE, Suite 100

Salem, OR 97301-1279

(503) 986-5200

FAX (503) 378-4844

www.oregon.gov/dsl

State Land Board

July 19, 2021

Wood Construction and Development, LLC
Attn: Rich Wood
5125 NW Greenwood Ave.
Redmond OR, 97756

Kate Brown
Governor

Shemia Fagan
Secretary of State

Re: WD # 2021-0076 **Approved**
Wetland Delineation Report for Housing Development
Linn County; T15S R4W S15 TL3000
Harrisburg Local Wetlands Inventory, Wetland HA-11

Tobias Read
State Treasurer

Dear Mr. Wood:

The Department of State Lands has reviewed the wetland delineation report prepared by Turnstone Environmental Consultants, Inc., for the site referenced above. Based upon the information presented in the report, we concur with the wetland boundaries as mapped in Figure 6B of the report. Please replace all copies of the preliminary wetland map with this final Department-approved map.

Within the study area, one wetland (Wetland 1, totaling approximately 7.14 acres) was identified. The wetland is subject to the permit requirements of the state Removal-Fill Law. Under current regulations, a state permit is required for cumulative fill or annual excavation of 50 cubic yards or more in wetlands or below the ordinary high-water line (OHWL) of the waterway (or the 2-year recurrence interval flood elevation if OHWL cannot be determined).

This concurrence is for purposes of the state Removal-Fill Law only. We recommend that you attach a copy of this concurrence letter to any subsequent state permit application to speed application review. Federal or local permit requirements may apply as well. The U.S. Army Corps of Engineers will determine jurisdiction under the Clean Water Act, which may require submittal of a complete Wetland Delineation Report.

Please be advised that state law establishes a preference for avoidance of wetland impacts. Because measures to avoid and minimize wetland impacts may include reconfiguring parcel layout and size or development design, we recommend that you work with Department staff on appropriate site design before completing the city or county land use approval process.

This concurrence is based on information provided to the agency. The jurisdictional determination is valid for five years from the date of this letter unless new information necessitates a revision. Circumstances under which the Department may change a determination are found in OAR 141-090-0045 (available on our web site or upon request). In addition, laws enacted by the legislature and/or rules adopted by the Department may result in a change in jurisdiction; individuals and applicants are subject to the regulations that are in effect at the time of the removal-fill activity or complete permit application. The applicant, landowner, or agent may submit a request for reconsideration of this determination in writing within six months of the date of this letter.

Thank you for having the site evaluated. If you have any questions, please contact the Jurisdiction Coordinator for Linn County, Matt Unitis, at (503) 986-5262.

Sincerely,



Peter Ryan, SPWS
Aquatic Resource Specialist

Enclosures

ec: Joe Bettis, Turnstone Environmental Consultants
City of Harrisburg Planning Department (Maps enclosed for updating LWI)
Katharine Mott, Corps of Engineers
Charles Redon, DSL

WETLAND DELINEATION / DETERMINATION REPORT COVER FORM

2.

Fully completed and signed report cover forms and applicable fees are required before report review timelines are initiated by the Department of State Lands. Make checks payable to the Oregon Department of State Lands. To pay fees by credit card, go online at: <https://apps.oregon.gov/DSL/EPS/program?key=4>.

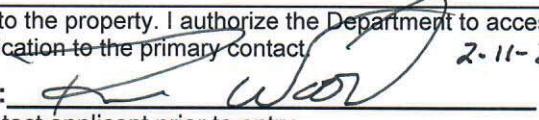
Attach this completed and signed form to the front of an unbound report or include a hard copy with a digital version (single PDF file of the report cover form and report, minimum 300 dpi resolution) and submit to: **Oregon Department of State Lands, 775 Summer Street NE, Suite 100, Salem, OR 97301-1279**. A single PDF of the completed cover form and report may be e-mailed to: **Wetland_Delineation@dsl.state.or.us**. For submittal of PDF files larger than 10 MB, e-mail DSL instructions on how to access the file from your ftp or other file sharing website.

Contact and Authorization Information

Applicant Owner Name, Firm and Address: Business phone # (541) 654-1731
 Rich Wood Mobile phone # (optional)
 Wood Construction and Development LLC E-mail: richardwd@aol.com
 5125 NW Greenwood Ave
 Redmond Oregon 97756

Authorized Legal Agent, Name and Address (if different): Business phone #
Mobile phone # (optional)
E-mail:

I either own the property described below or I have legal authority to allow access to the property. I authorize the Department to access the property for the purpose of confirming the information in the report, after prior notification to the primary contact. 2-11-2021


Typed/Printed Name: Richard Wood **Signature:** 
Date: 02/11/2021 **Special instructions regarding site access:** Contact applicant prior to entry

Project and Site Information

Project Name: (None assigned)	Latitude: 44.2666367° Longitude: -123.1555431° decimal degree - centroid of site or start & end points of linear project
Proposed Use: Housing development	Tax Map # 15S04W15
	Tax Lot(s) 3000 (15S04W15 03000 PIN) (portion of tax lot)
Project Street Address (or other descriptive location): Sommerville Loop, north of Heckart Lane	Tax Map #
	Tax Lot(s)
City: Harrisburg County: Linn	Township 15 s Range 4W Section 15 QQ NE Use separate sheet for additional tax and location information
	Waterway: N/A River Mile: N/A

Wetland Delineation Information

Wetland Consultant Name, Firm and Address: Phone # (503) 283-5338
 Joe Bettis-Turnstone Environmental Consultants, Inc. Mobile phone # (if applicable)
 PO Box 816 E-mail: joe@turnstoneenvironmental.com
 Philomath, OR 97370

The information and conclusions on this form and in the attached report are true and correct to the best of my knowledge.
Consultant Signature:  **Date:** 02/11/2021

Primary Contact for report review and site access is Consultant Applicant/Owner Authorized Agent
 Wetland/Waters Present? Yes No Study Area size: 13.52 ac. Total Wetland Acreage: 7.1400

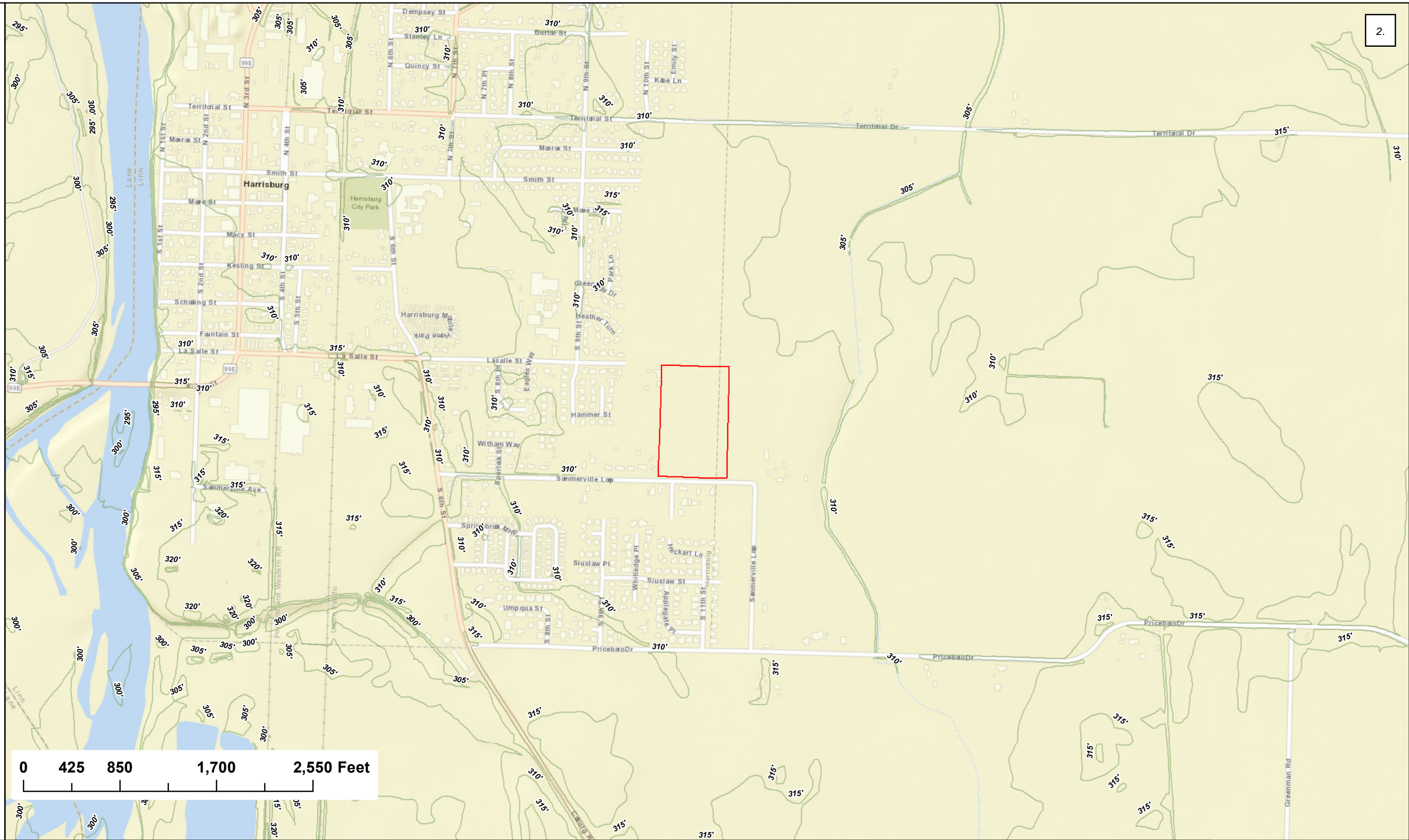
Check Applicable Boxes Below

<input type="checkbox"/> R-F permit application submitted	<input type="checkbox"/> Fee payment submitted \$ _____
<input type="checkbox"/> Mitigation bank site	<input type="checkbox"/> Resubmittal of rejected report (\$100)
<input type="checkbox"/> EFSC/ODOE Proj. Mgr: _____	<input type="checkbox"/> Request for Reissuance. See eligibility criteria. (no fee)
<input type="checkbox"/> Wetland restoration/enhancement project (not mitigation)	DSL # _____ Expiration date _____
<input checked="" type="checkbox"/> Previous delineation/application on parcel	<input checked="" type="checkbox"/> LWI shows wetlands or waters on parcel
If known, previous DSL # <u>WD2020-0034</u> (withdrawn prior to review)	Wetland ID code <u>HA-11</u>

For Office Use Only

DSL Reviewer: MU Fee Paid Date: ____ / ____ / ____ DSL WD # 2021-0076
 Date Delineation Received: 02 / 12 / 2021 Scanned: Electronic: DSL App.# _____

**Figure 1:
Overview
Map**

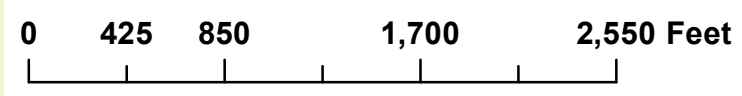


Legend

Study Area

5' Contour

- 325
- 320
- 315
- 310
- 305
- 300
- 295



1:10,000

**Tax Lot 3000 (15S04W15 03000)
Rich Wood-Harrisburg
Wetland Delineation**

Harrisburg, Linn County, Oregon

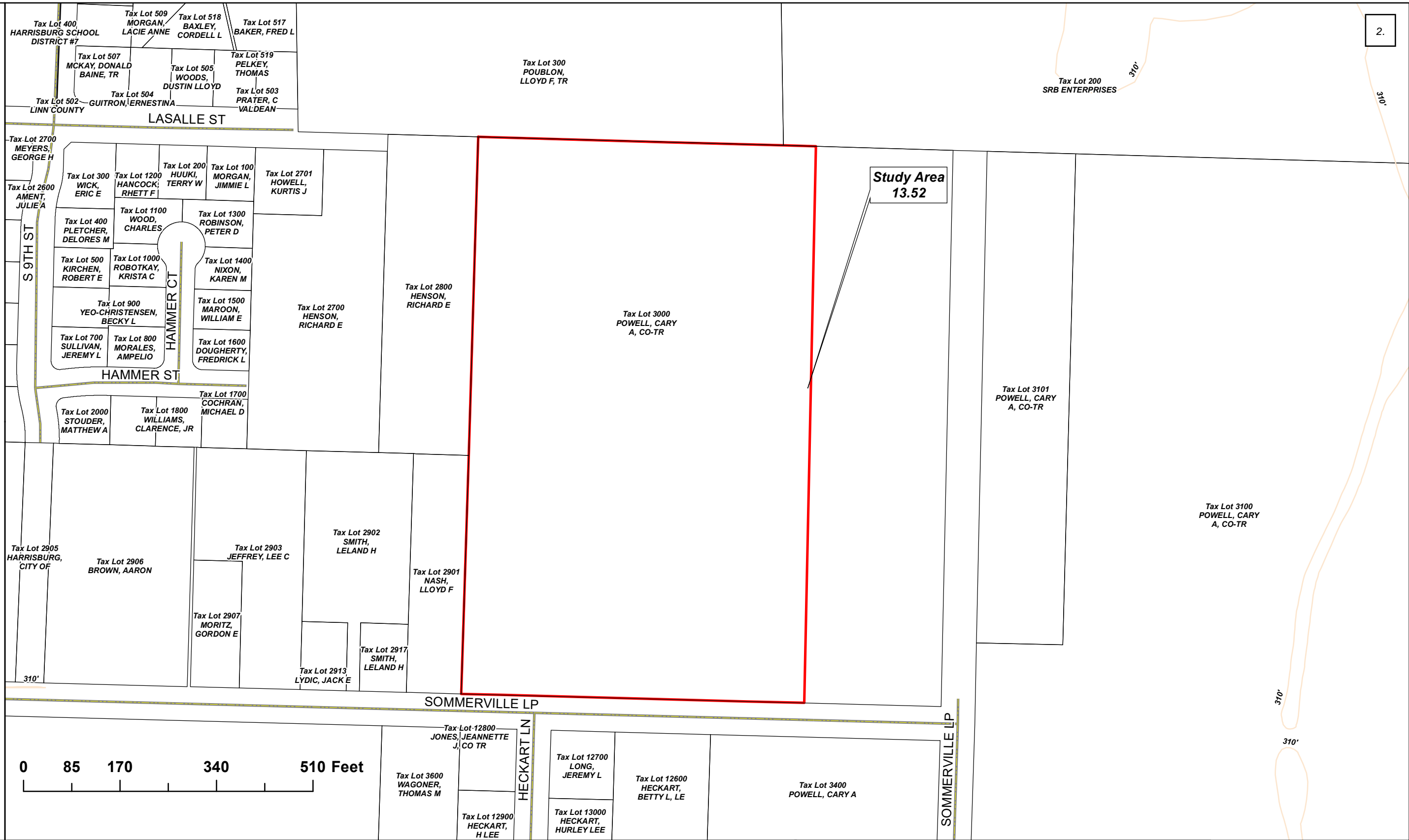
1/14/2020

Notes:

1. Basemap Courtesy ESRI, 2019
2. 5' contours courtesy Linn County GIS, 2009.
3. Native size of map layout is 11"x17".



**Figure 2:
Tax Lot
Map**



- Legend**
- Study Area
 - Tax Lots
 - Roads
 - 5' Contour**
 - 310

N
1:2,000

**Tax Lot 3000 (15S04W15 03000)
Rich Wood-Harrisburg
Wetland Delineation**

Harrisburg, Linn County, Oregon

1/14/2020

- Notes:
1. Tax Lot boundaries provided by Linn County, spatial accuracy unknown.
 2. 5' contours courtesy Linn County GIS, 2009.
 3. Native size of map layout is 11"x17".

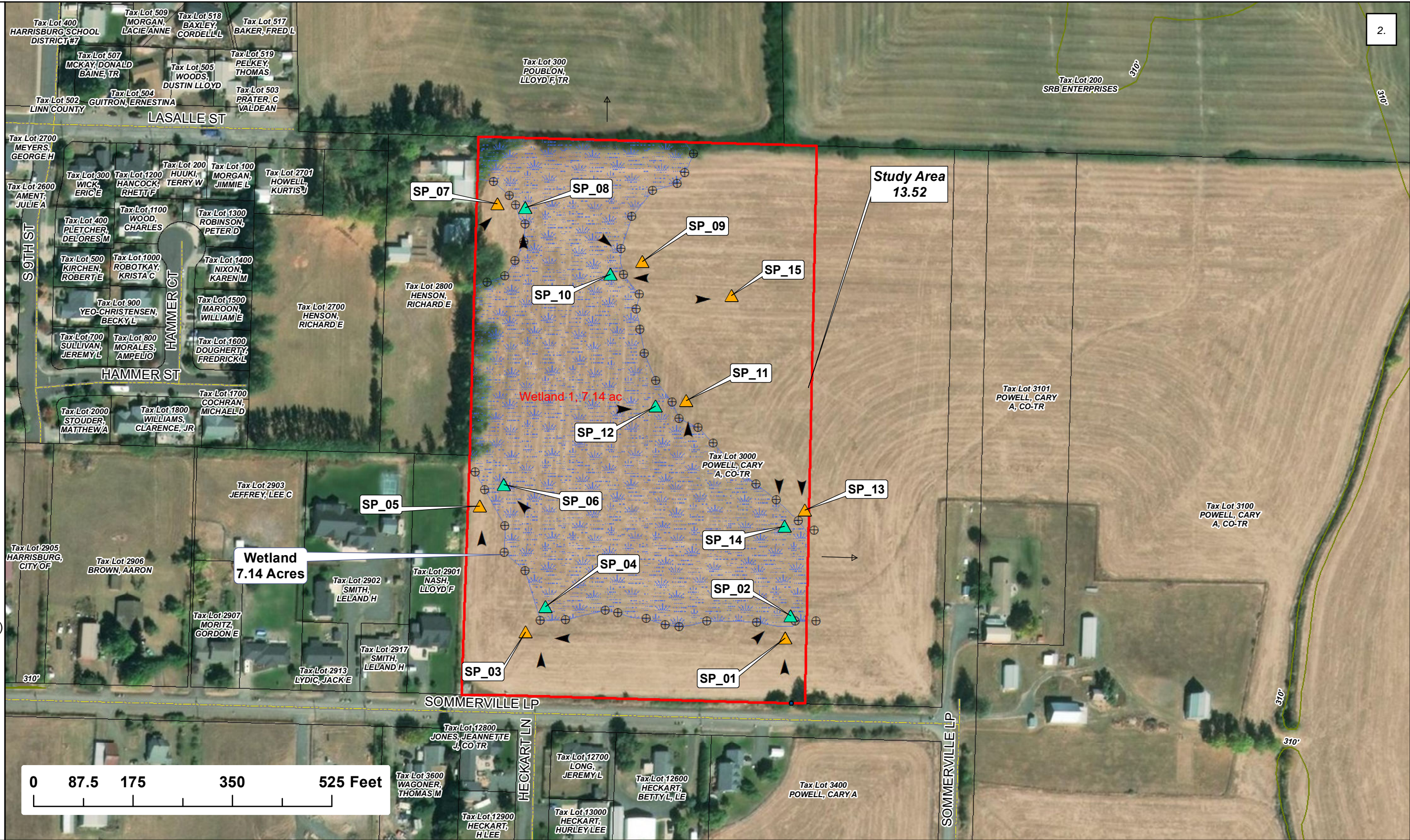


Figure 6B:

Wetland Delineation Map (Aerial Imagery)

Legend

- Study Area
- Tax Lots
- Wetlands (7.14 ac)
- ▲ Upland
- ▲ Wetland
- ▲ Photo Points
- Roads
- ↑ Wetlands extend



Tax Lot 3000 (15S04W15 03000)

**Rich Wood-Harrisburg
Wetland Delineation**

DSL WD # 2021-0076
Approval Issued 7/19/2021
Approval Expires 7/19/2026

Harrisburg, Linn County, Oregon

12/6/2019

Notes:

1. Aerial imagery courtesy ESRI/Digital Globe, 9/2018.
2. All wetland points and boundary features were collected with a resource grade GPS and have a horizontal accuracy of 0.5 meter or less.
3. Tax Lot boundaries provided by Linn County, spatial accuracy unknown.
4. 5' contours courtesy Linn County GIS, 2009.
5. Native size of map layout is 11"x17".
6. The Study Area extent was digitized in GIS from CAD drawings provided by the client. The extent of the Study Area was field verified and has a horizontal accuracy of 0.5 meter or less.



N
1:2,000