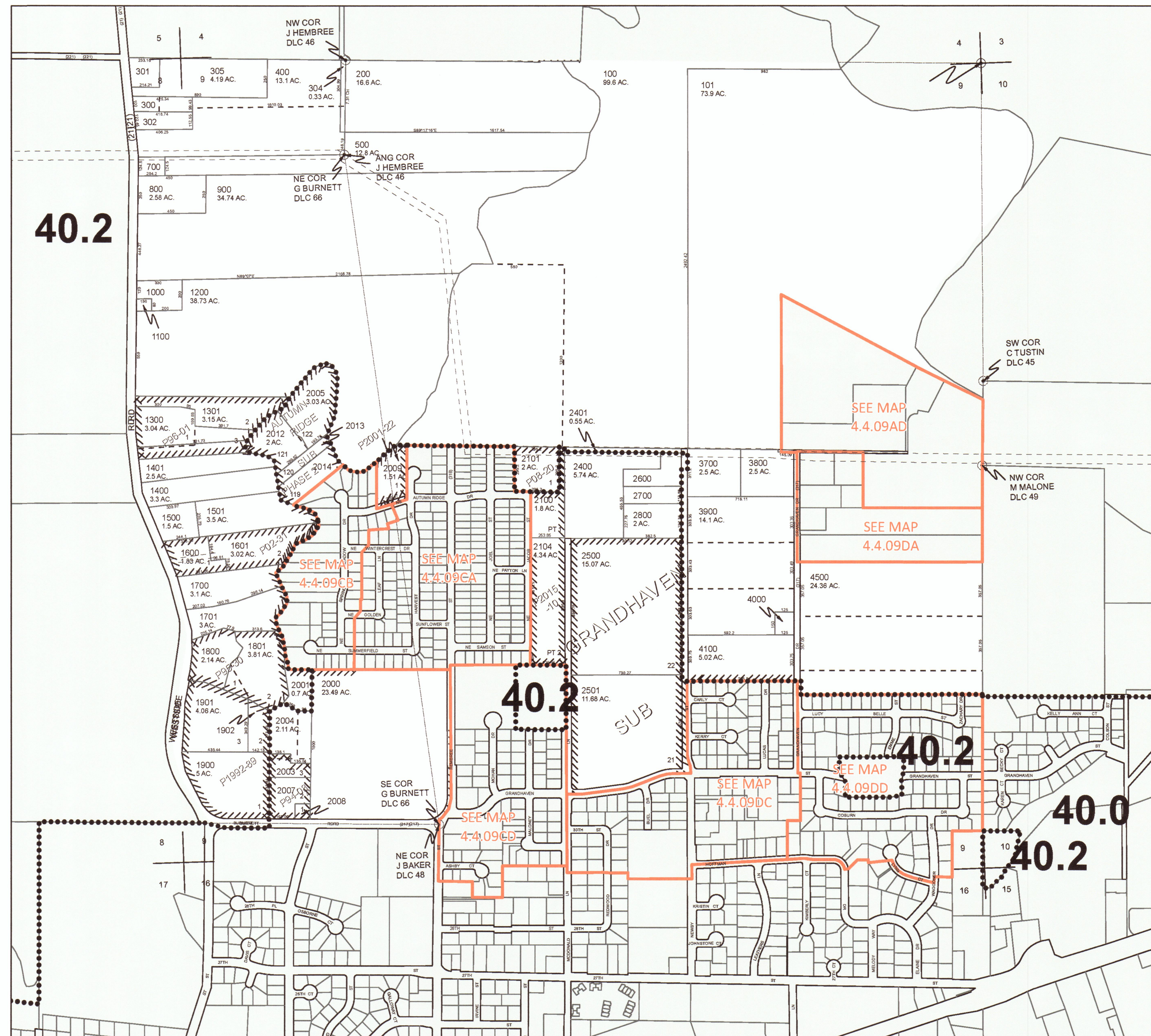




ASSESSMENT & TAX
CARTOGRAPHY

SECTION 9 T.4S. R.4W. W.M.
YAMHILL COUNTY OREGON
1" = 400'



CANCELLED TAXLOTS:

- 4800
- 4700
- 4601
- 4600
- 4400
- 4300
- 4200
- 3600
- 3500
- 3400
- 3300
- 3200
- 3100
- 3000
- 2900
- 2300
- 2200
- 2102
- 2011
- 2010
- 2006
- 2002
- 600
- 401
- 303
- 302
- 2301

DATE PRINTED: 2/8/2018

This product is for Assessment and Taxation (A&T) purposes only and has not been prepared or is suitable for legal, engineering, surveying or any purposes other than assessment and taxation.

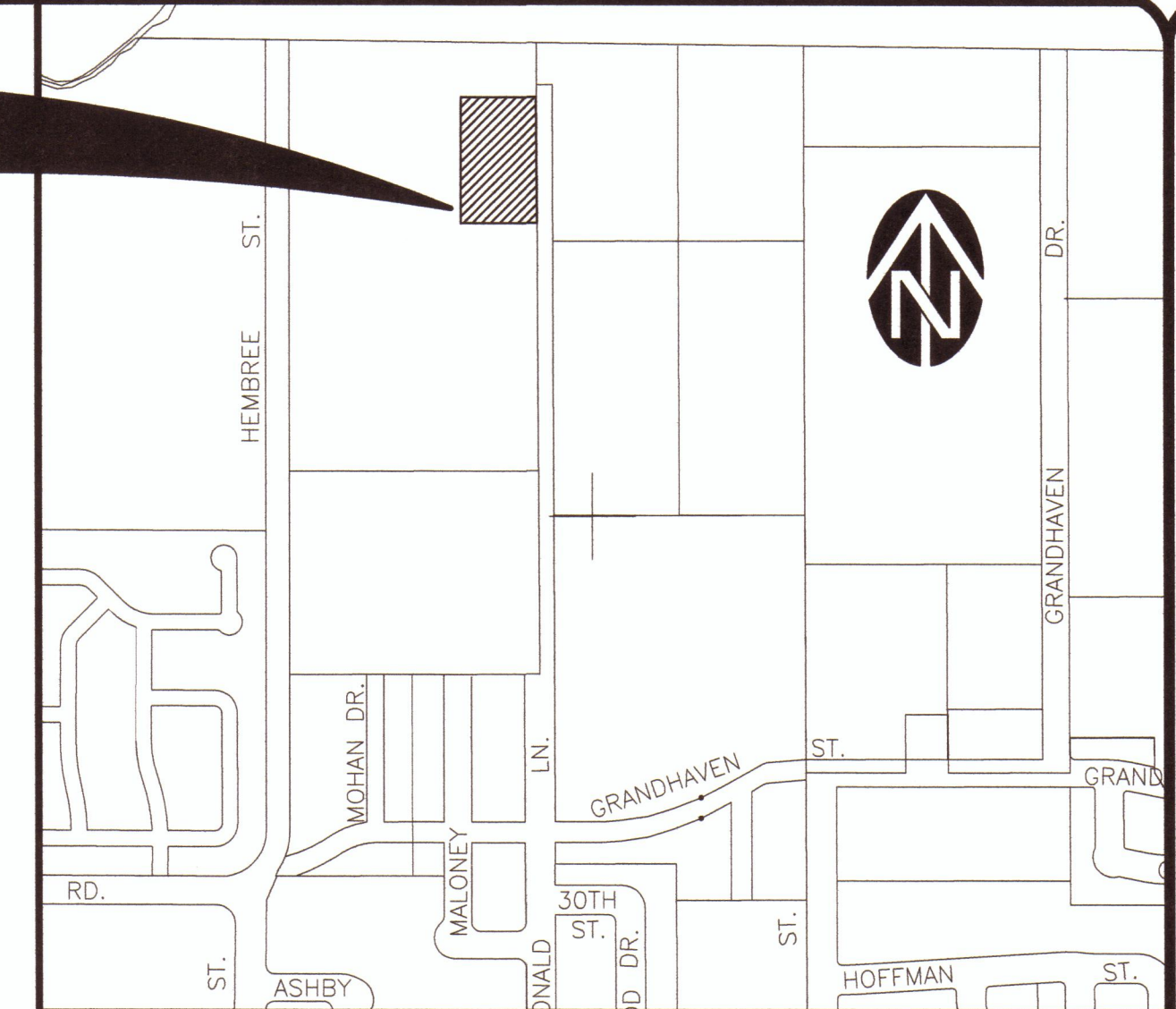
DRAWINGS FOR:

THE COTTAGES AT CHEGWYN VILLAGE PHASE 2 PRELIMINARY CIVIL DRAWINGS

FOR:

ALAN RUDEN, INC.
McMINNVILLE, OREGON

PROPERTY
LOCATION



VICINITY MAP

GENERAL LEGEND

ITEM	PROPOSED	EXISTING
SANITARY SEWER	— SS —	— SS —
STORM DRAIN	— SD —	— SD —
WATER	— W —	— W —
GAS	— G —	— G —
TELEPHONE	— T —	— T —
POWER	— P —	— P —
FENCE	— X — X —	— X — X —
BARRICADE	□	□
TELEPHONE MANHOLE	⊙	⊙
TELEPHONE PEDESTAL	⊙	⊙
SANITARY SEWER MANHOLE	⊙	⊙
STORM DRAIN MANHOLE	⊙	⊙
CATCH BASIN	■	■
FIRE HYDRANT AND VALVE	⊙	⊙
WATER METER	■	■
WATER VALVE	⊕	⊕
POWER POLE	⊙	⊙
POWER POLE W/ANCHOR	⊙	⊙
POLE W/LUMINARE	⊙	⊙
LIGHT POLE	⊙	⊙
SIGN POST	⊙	⊙
MAILBOX	⊙	⊙
HEDGE OR BRUSH	⊙	⊙
TREES	⊙	⊙
STREET OR ALLEY RIGHT OF WAY	R/W	
PLATTED LOT LINE	—	
OWNERSHIP LINE	—	
EASEMENT OR TEMPORARY RIGHT OF WAY	—	
PROJECT CENTERLINE AND STATIONING	2+00 3+00 4+00 5+00	



Know what's below.
Call before you dig.

SHEET INDEX

SHT NO.	DESCRIPTION	SHT NO.	DESCRIPTION	SHT NO.	DESCRIPTION
	GENERAL & PRELIMINARY				
G-1	COVER SHEET, VICINITY MAP & SHEET INDEX				
G-7	PRELIMINARY PLAT PLAN				
G-8	PRELIMINARY SUBDIVISION PLAN				
G-9	PRELIMINARY UTILITY PLAN				
G-10	PRELIMINARY STORMWATER MANAGEMENT PLAN				
P-1	TENTATIVE SUBDIVISION PLAN - COLOR				

NO.	DATE	DESCRIPTION	BY
1			



WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
3841 Fairview Industrial Dr., S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3986
E-mail: westech@westech-eng.com

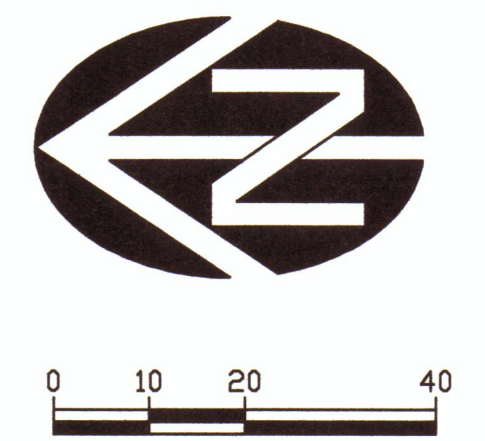
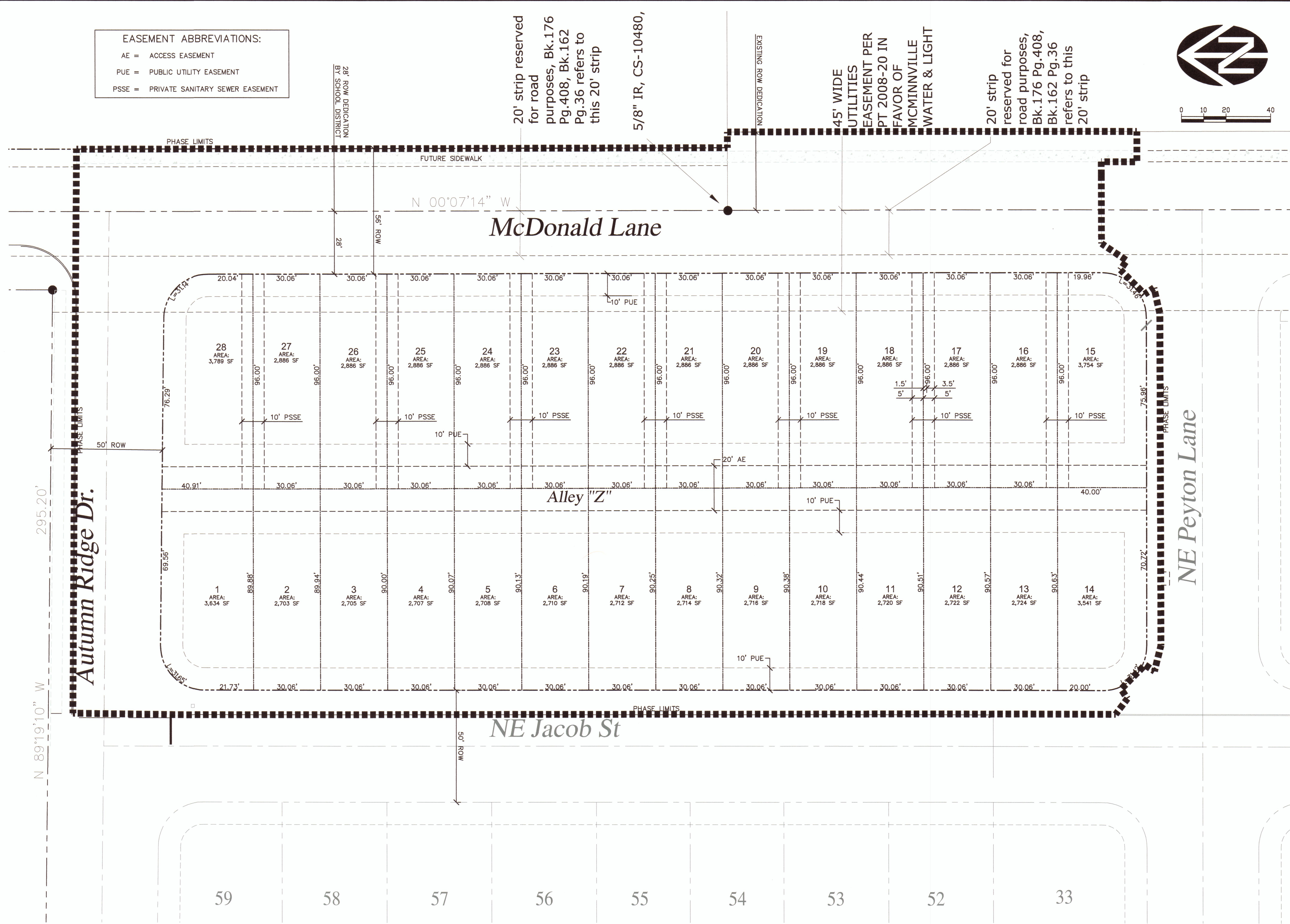
ALAN RUDEN, INC. McMinnville, OR
THE COTTAGES AT CHEGWYN VILLAGE PH.2
COVER SHEET, VICINITY MAP,
& SHEET INDEX

DRAWING
G-1
JOB NUMBER
2794.7000

10/19/2016 8:57:44 AM R:\Users\BUBEN\Projects\Chegwyn Cottages 2 - 2794.7000\0\Civil\Plots\G-1 Cover, Map & Index.dwg (G-8 tab)

10/9/2018 8:46:18 AM
 R:\Data\BUBEN\Cherry Cottages 2 - 2794.7000.D\Civil\Plans\G-7 Prelim Plat.dwg (G-7 Job)

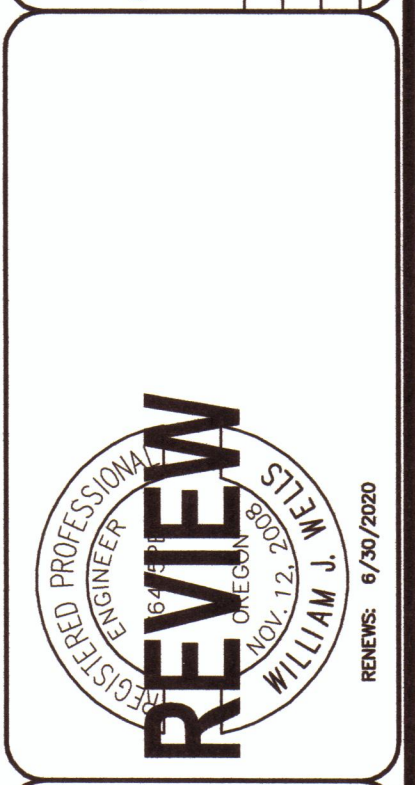
EASEMENT ABBREVIATIONS:
 AE = ACCESS EASEMENT
 PUE = PUBLIC UTILITY EASEMENT
 PSSE = PRIVATE SANITARY SEWER EASEMENT



NO.	DATE	DESCRIPTION	BY
1			

VERIFY SCALE
 1" = 10' (AS SHOWN)
 IF NOT ONE INCH ON SCALE, VERIFY DIMENSIONS ON DRAWING

DATE: OCT. 2018



WESTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS
 3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 585-2474 Fax: (503) 585-3986
 E-mail: westech@westech-eng.com

ALAN RUDEN, INC. MCMINNVILLE, OR
 THE COTTAGES AT CHEGWYN VILLAGE PH.2
PRELIMINARY PLAT PLAN
 DRAWING G-7
 JOB NUMBER 2794.7000

TOTAL SUBDIVISION AREA
2.4 ACRES

MIN. LOT SIZE
2,702 S.F. (LOT NO. 2)

LOTS
28 S.F. LOTS

AVE. LOT SIZE
2,926 S.F.

MAX. LOT SIZE
3,789 S.F. (LOT NO. 28)

EASEMENT ABBREVIATIONS:

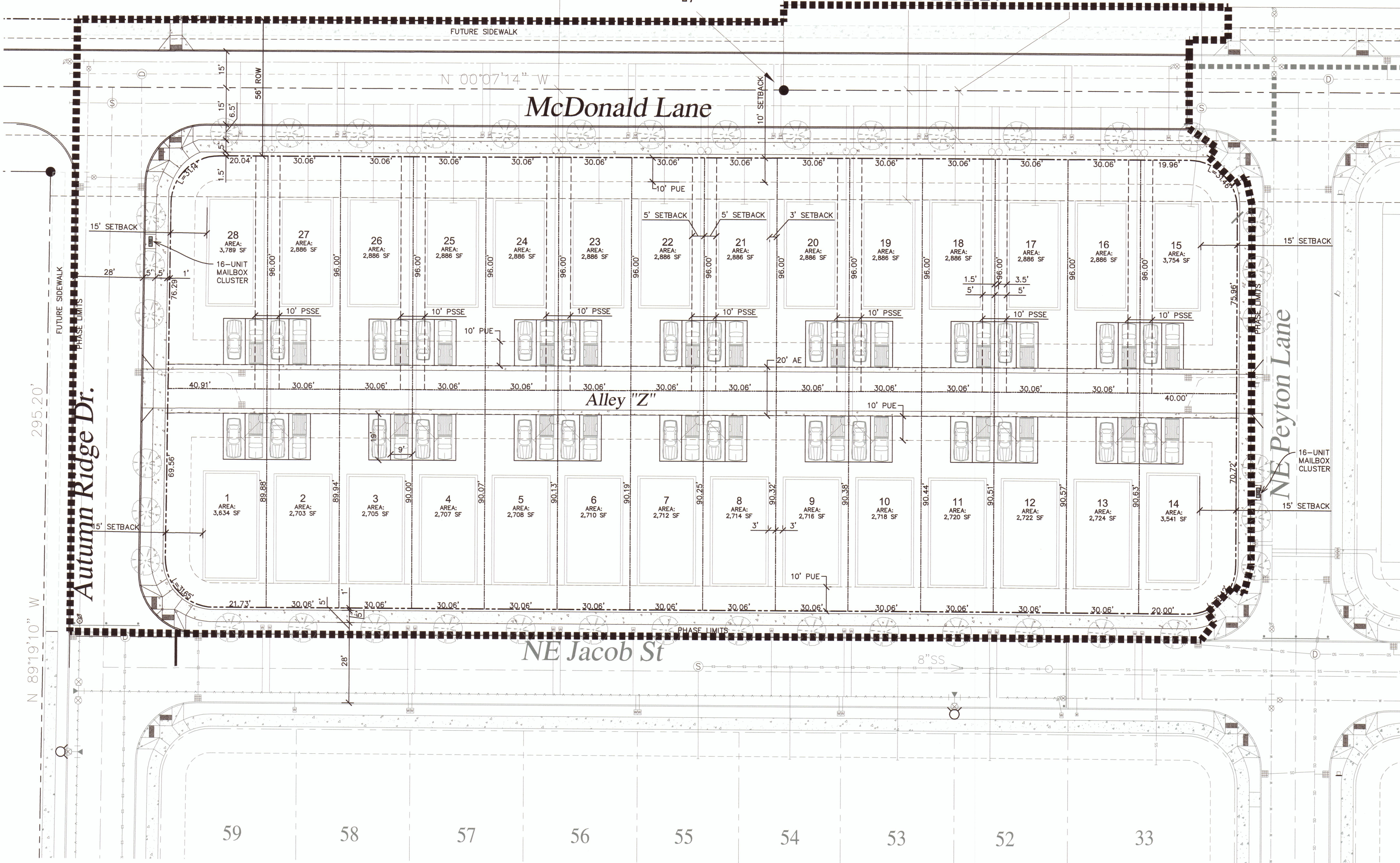
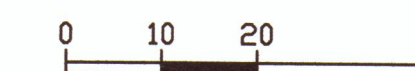
- AE = ACCESS EASEMENT
- PUE = PUBLIC UTILITY EASEMENT
- PSSE = PRIVATE SANITARY SEWER EASEMENT

20' strip reserved for road purposes, Bk.176 Pg.408, Bk.162 Pg.36 refers to this 20' strip

5/8" IR, CS-10480,

45' WIDE UTILITIES EASEMENT PER PT 2008-20 IN FAVOR OF MCMINNVILLE WATER & LIGHT

20' strip reserved for road purposes, Bk.176 Pg.408, Bk.162 Pg.36 refers to this 20' strip



NO.	DATE	DESCRIPTION	BY
1			

VERIFY SCALE
BAR IS ONE INCH ON DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

DRN. JW
RS
CKD. JW
DATE: OCT. 2018



WESTTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3986
E-mail: westtech@westtech-eng.com

ALAN RUDEN, INC. MCMINNVILLE, OR

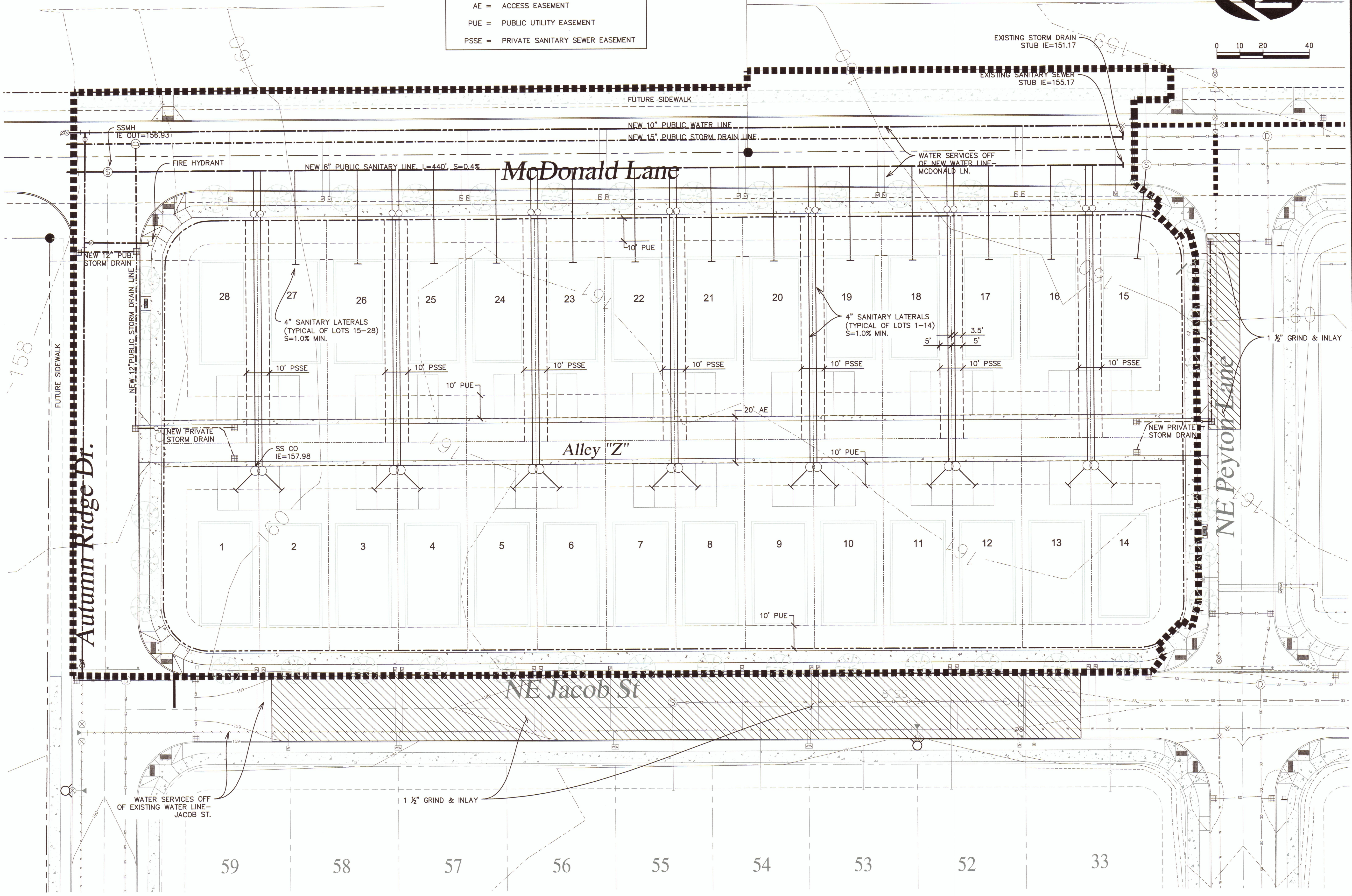
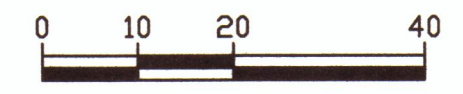
THE COTTAGES AT CHEGWYN VILLAGE PH.2

PRELIMINARY SUBDIVISION PLAN

DRAWING
G-8
JOB NUMBER
2794.7000

10/9/2018 8:50:00 AM
R:\Dwg\RUDEN\Chegwyn Cottages 2 - 2794.7000.0\Civil\Photos\C-8 Prelim Sub Plan.dwg. (G-8 tab)

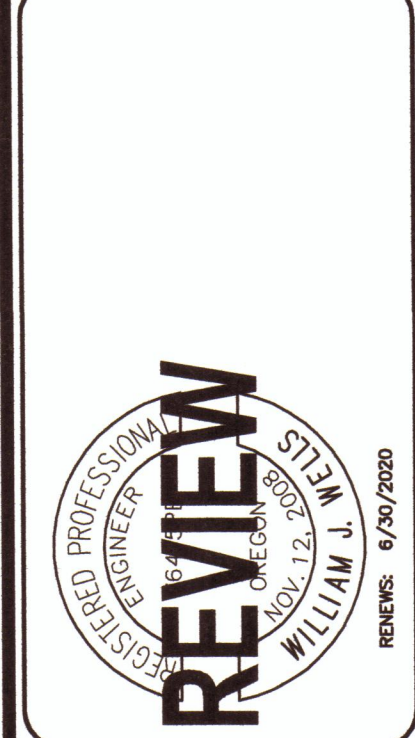
EASEMENT ABBREVIATIONS:
 AE = ACCESS EASEMENT
 PUE = PUBLIC UTILITY EASEMENT
 PSSE = PRIVATE SANITARY SEWER EASEMENT



NO.	DATE	DESCRIPTION	BY
1			

VERIFY SCALE
 BAR IS ONE INCH ON
 ORIGINAL DRAWING
 0
 MUST USE INCHES ON
 THIS SHEET. ADJUST
 SCALES ACCORDINGLY

DSN: JW
 DRN: JW
 CKD: JW
 DATE: OCT. 2018



WESTTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS

WE

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 585-2474 Fax: (503) 585-3986
 E-mail: westtech@westtech-eng.com

ALAN RUDEN, INC. McMinnville, OR

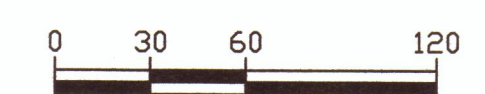
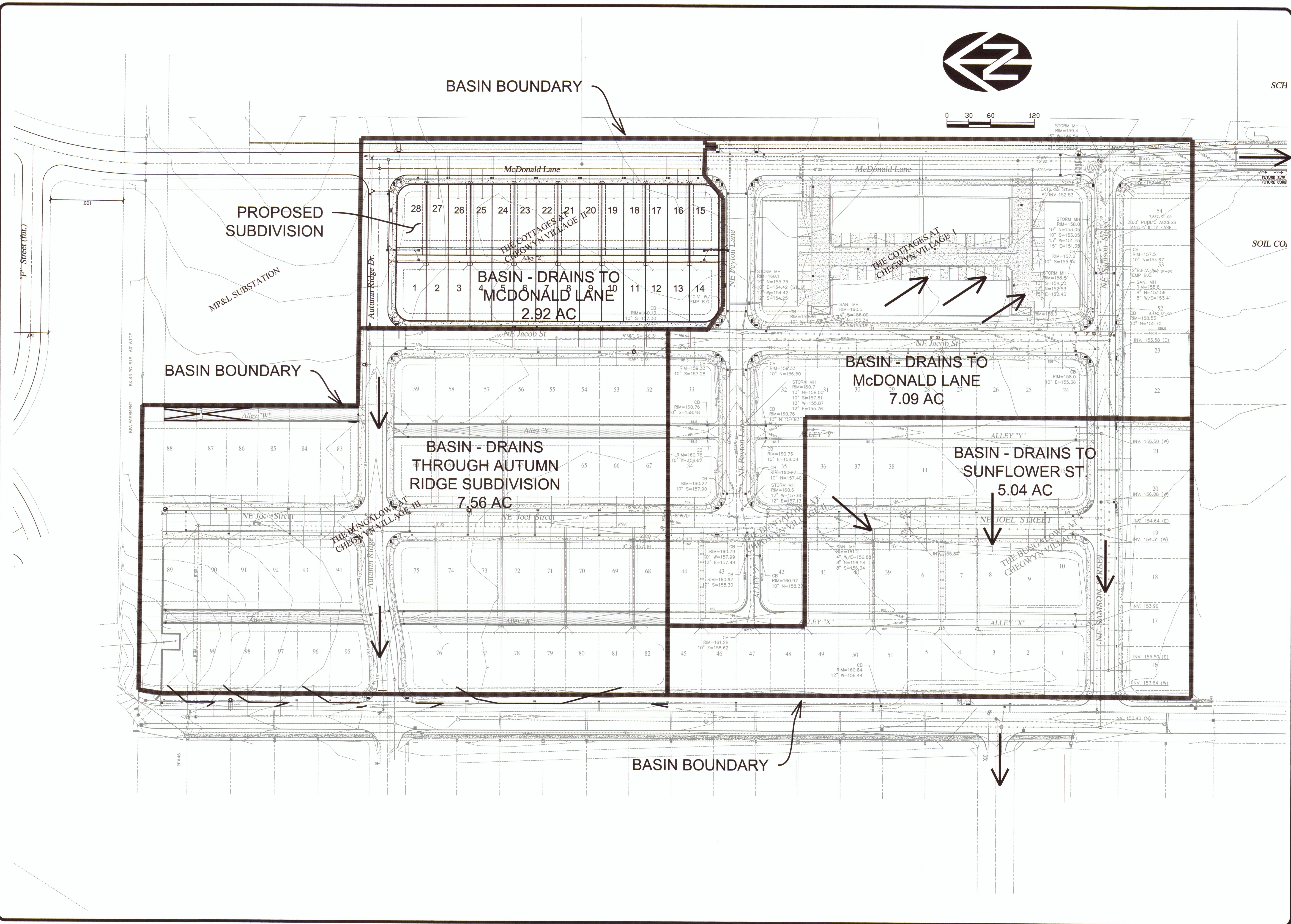
THE COTTAGES AT CHEGWYN VILLAGE PH.2

PRELIMINARY UTILITY PLAN

DRAWING
G-9
 JOB NUMBER
2794.7000

10/9/2018 9:02:59 AM
 R:\Dwg\RUDEN\Chegwyn Cottages 2 - 2794.7000\0\Civil\Plots\G-9 Prelim Util Plan.dwg. (G-8 tab)

10/9/2018 9:21:32 AM
 R:\Dwg\RDEN\Chegwyn Cottages 2 - 2794.7000\Civil\Plots\G-10 Prelim Grading & SW.dwg (G-8 tab)

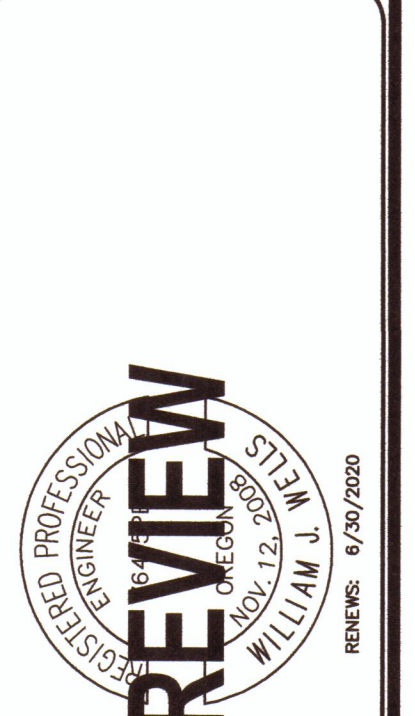


SCH

SOIL CO.

NO.	DATE	DESCRIPTION	BY
1			

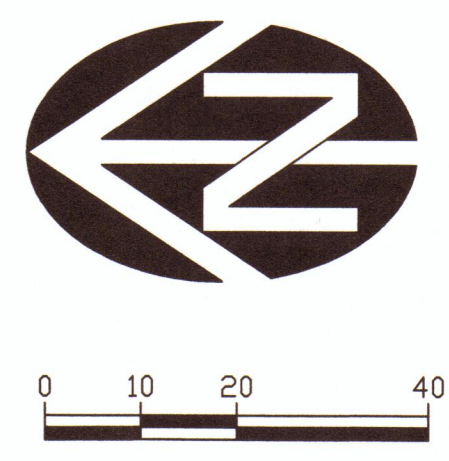
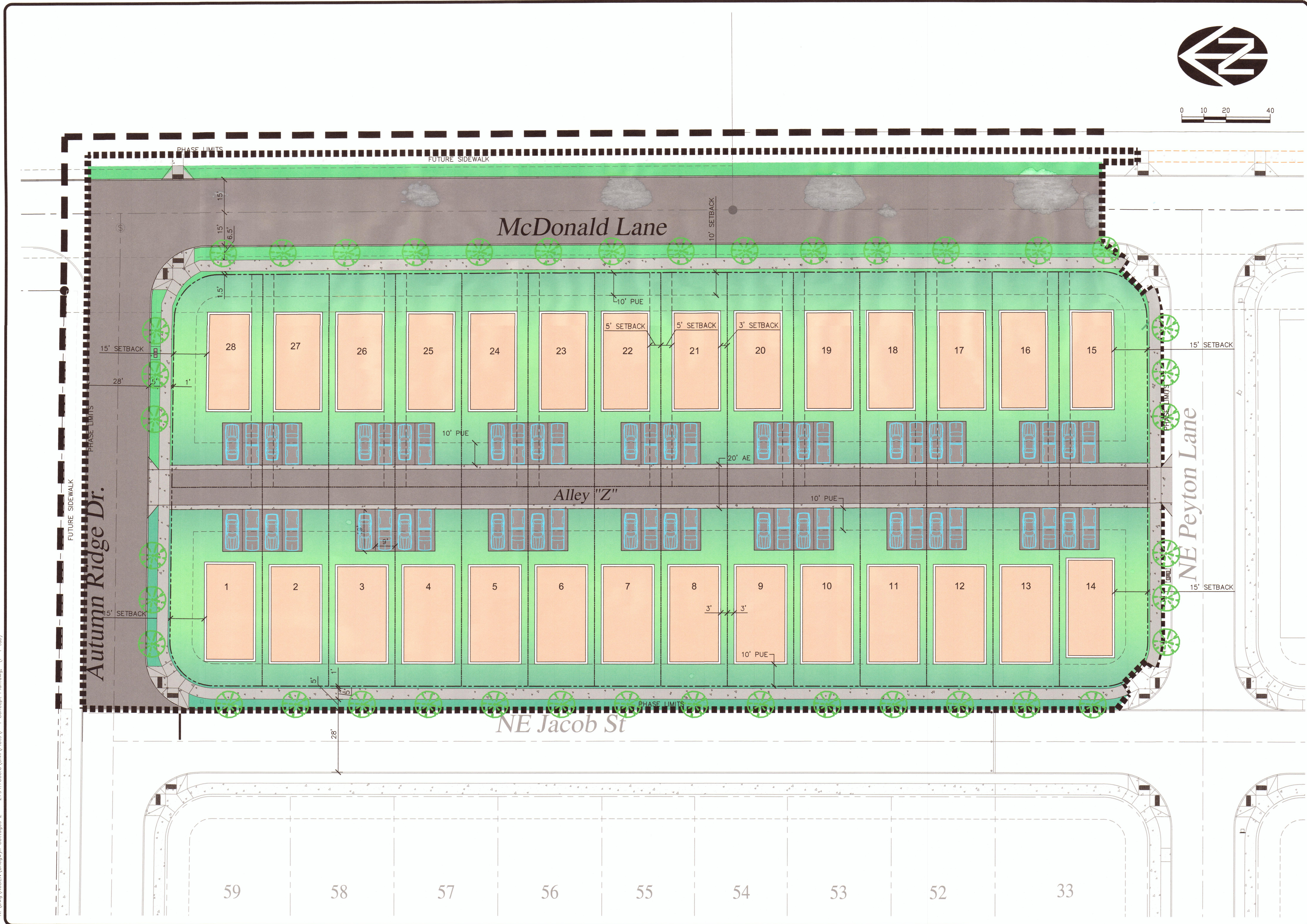
VERIFY SCALE
 BAR IS ONE INCH ON ORIGINAL DRAWING
 THIS DRAWING IS TO BE USED AS A PRELIMINARY DESIGN ONLY. ALL DIMENSIONS SHALL BE ACCORDING TO THE ORIGINAL DRAWING.
 DATE: OCT. 2018



WESTTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS
 3841 Fairview Industrial Dr., S.E., Suite 100, Salem, OR 97302
 Phone: (503) 585-2174 Fax: (503) 585-3886
 E-mail: westtech@westtech-eng.com

ALAN RUDEN, INC. MCMINNVILLE, OR
 THE COTTAGES AT CHEGWYN VILLAGE PH.2
PRELIMINARY STORMWATER MANAGEMENT PLAN
 DRAWING G-10
 JOB NUMBER 2794.7000

10/5/2018 2:53:51 PM
 R:\Dwg\JRU\DWG\Chegwyn Cottages 2 - 2794-7000.D\Civil\Plans\CP-1 Concept Plan.dwg, (P-1, tab)



FUTURE SIDEWALK

Autumn Ridge Dr.

McDonald Lane

Alley "Z"

NE Peyton Lane

NE Jacob St

59 58 57 56 55 54 53 52 33

NO.	DATE	DESCRIPTION	BY
1			

VERIFY SCALE
 THIS IS ONE INCH OR ORIGINAL DRAWING
 IF NOT ONE INCH OR SCALES ACCORDINGLY

DATE: OCT. 2018

DRN: JW
 DRN: RS
 CKD: JW

NO. 1
 DATE
 DESCRIPTION
 REVISIONS

REVIEW

REGISTERED PROFESSIONAL ENGINEER
 WILLIAM J. STEWART
 No. 12,383

WESTTECH ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
 Phone: (503) 585-2474 Fax: (503) 585-3986
 E-mail: westtech@westtech-eng.com

ALAN RUDEN, INC. McMinnville, OR

THE COTTAGES AT CHEGWYN VILLAGE PH.2

CONCEPTUAL SUBDIVISION PLAN

DRAWING P-1

JOB NUMBER 2794.7000