

PRELIMINARY PLANS FOR WHITE HAWK (ETOD) MASTER PLAN & PARTITION PLAT CENTRAL POINT, OREGON

37 2W 02, TAXLOTS 2700 & 2701

OWNER

PEOPLE'S BANK OF COMMERCE
1311 E BARNETT ROAD
MEDFORD, OR 97504
PH: (541) 774-7656

PLANNER, SURVEYOR & CIVIL ENGINEER

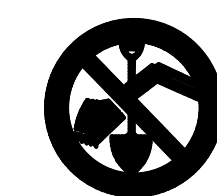
CES|NW, INC.

13190 SW 68TH PARKWAY, STE 150
TIGARD, OR 97223
503-968-6655

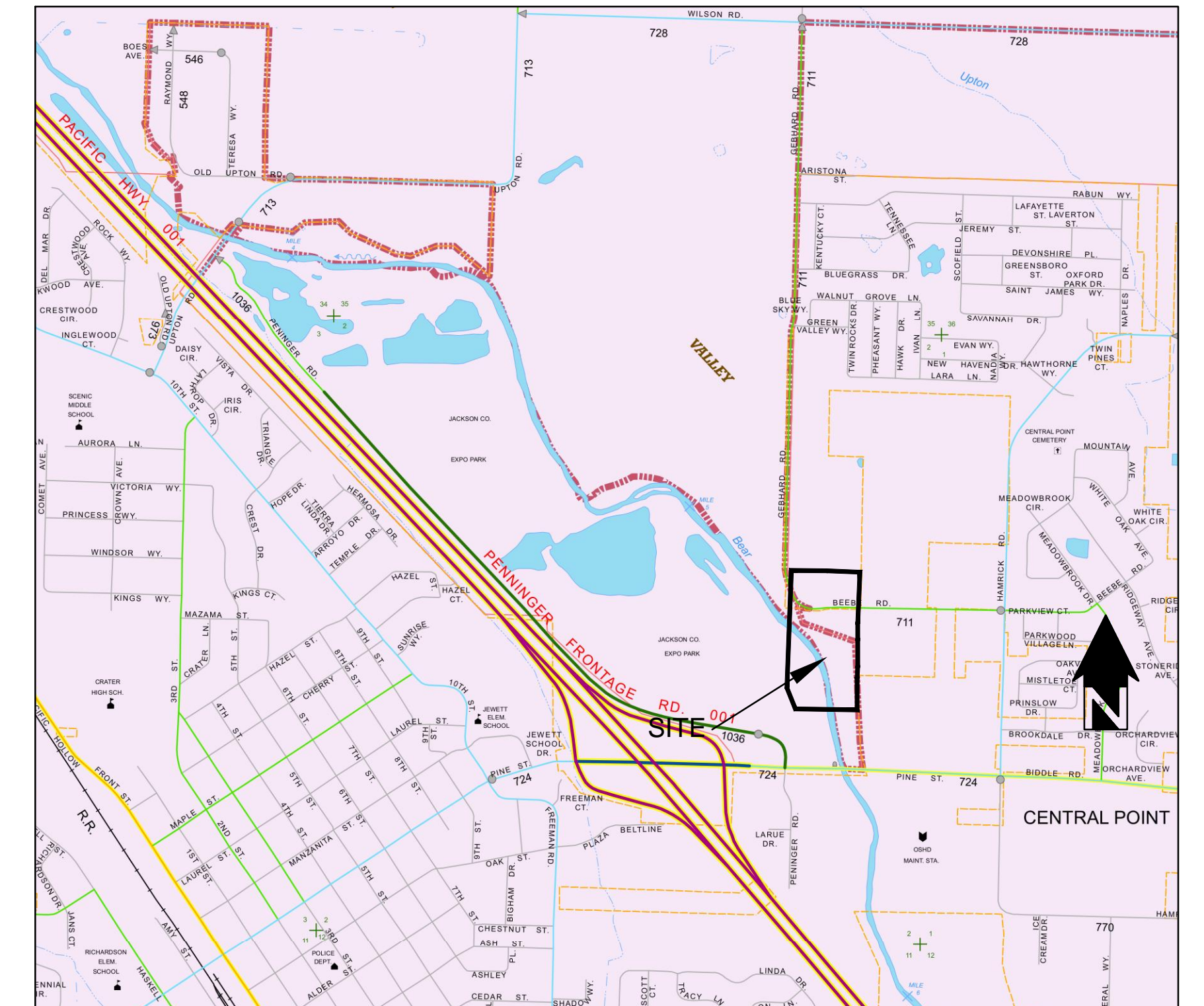
ARCHITECT

TAHRAN ARCHITECTURE & PLANNING LLC

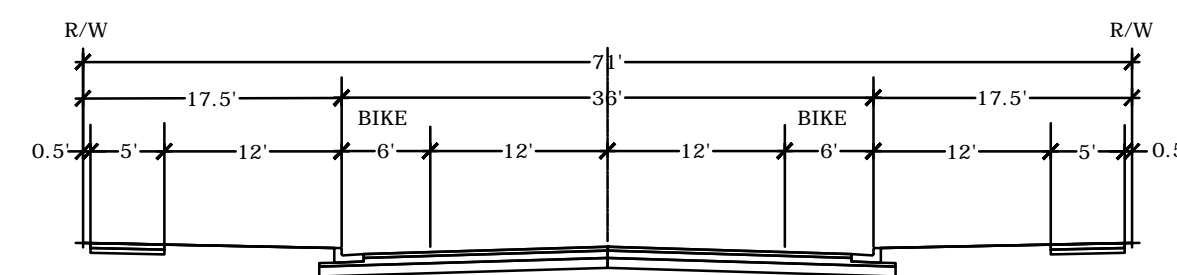
2333 SW STEPHENSON ST.
PORTLAND, OR 97219
503-539-8802



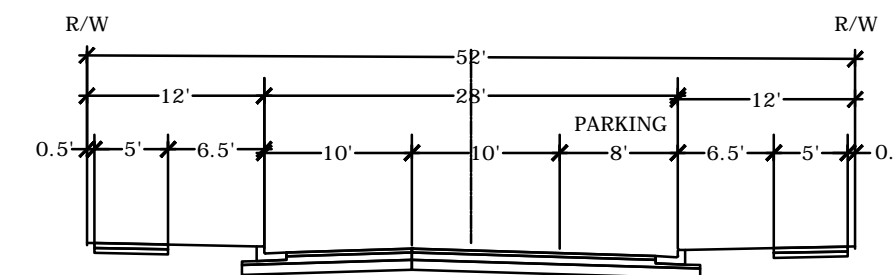
ATTENTION:
Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through 952-001-0090. You may obtain copies of the rules by calling the center. (Note: The telephone number for the Oregon Utility Notification Center is (503) 232-1987).



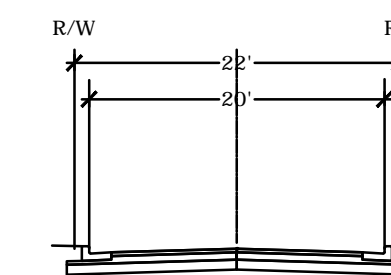
VICINITY MAP
N.T.S.



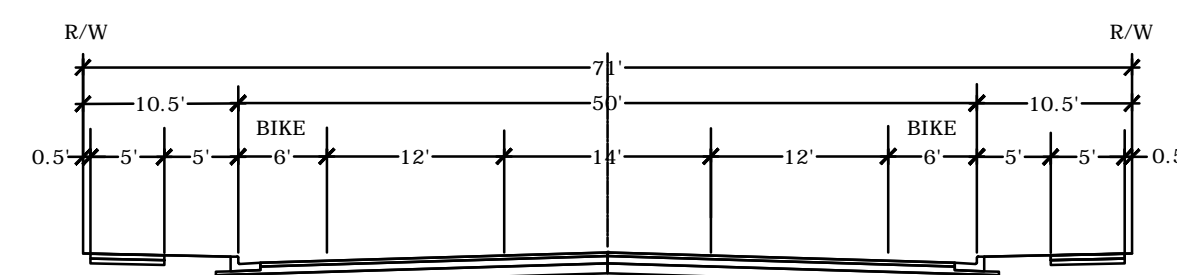
GEBHARD ROAD
(INTERIM ST-20)



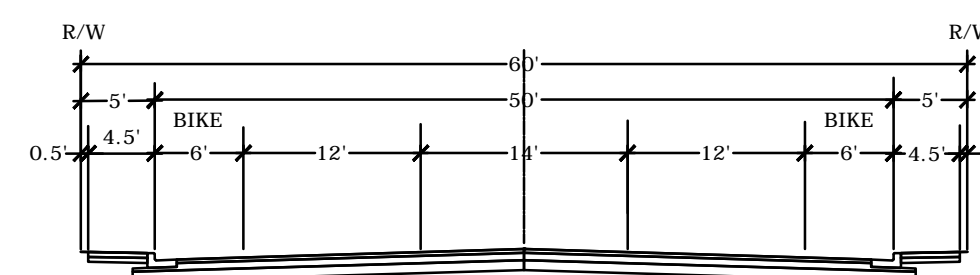
PARK STREET
(ST-10)



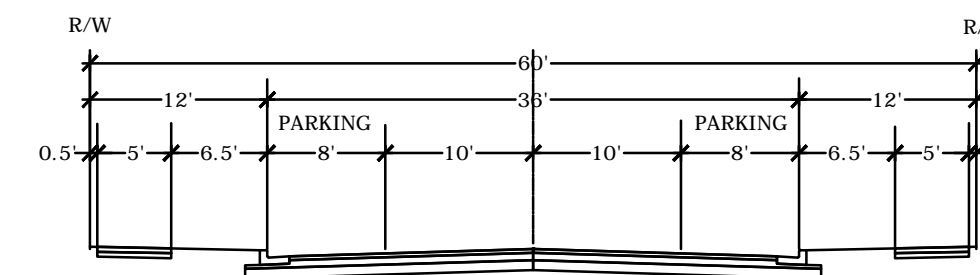
ALLEY
(ST-42)



GEBHARD ROAD
(NEAR BEEBE ST-21)



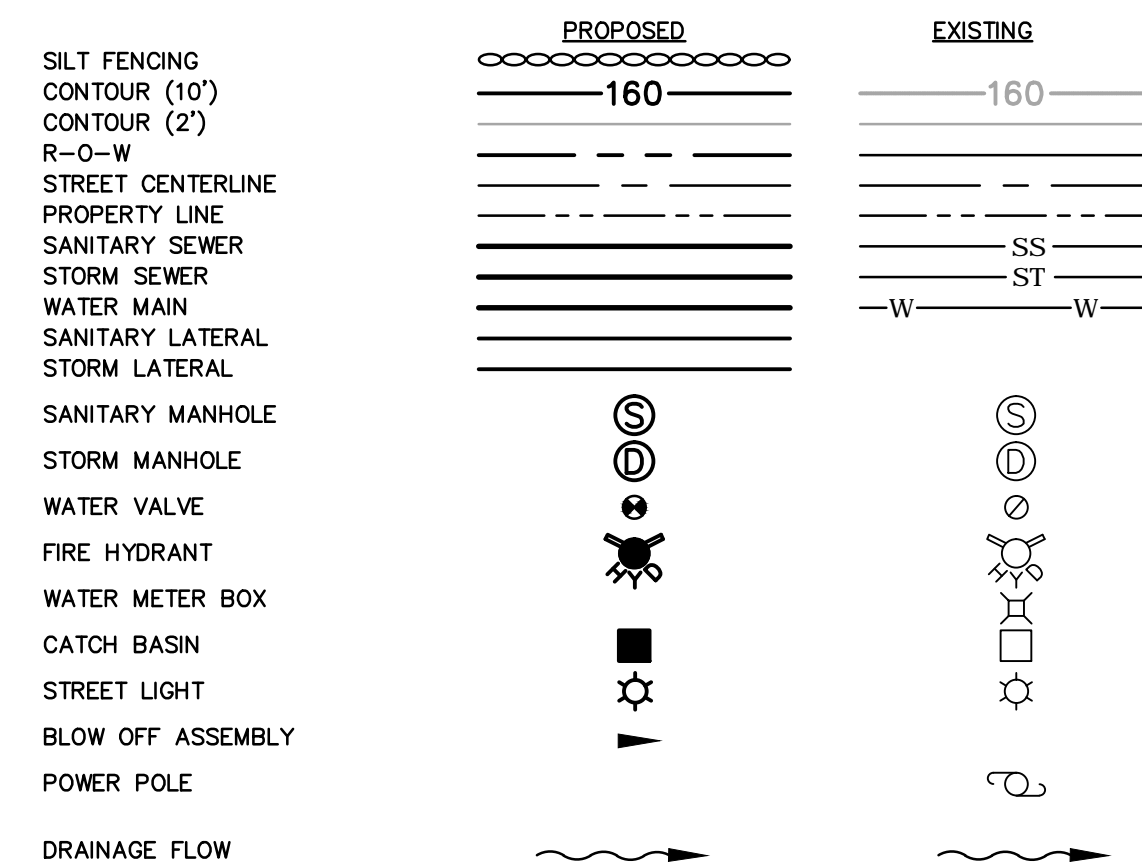
BEEBE ROAD
(RETROFIT ST-21)



WHITE HAWK WAY,
BEEBE PARK LANE &
NORTH (ST-15)

WHITE HAWK DENSITY ANALYSIS			
Allowable Density	LMR	MMR	Totals
Gross Area	118092	705734	823826
Gebhard Dedication		16087	16087
Interior PROW Ded		111629	111629
Net Area	118092	578018	696110
Min Density/AC	6	12	
Min Density	16	159	175
Max Density/AC	12	32	
Max Density	33	425	458
Proposed Density			
Duplexes	0	16	16
Townhomes	0	20	20
Apartments	0	288	288
Total Proposed Density	0	324	324

SYMBOLS LEGEND



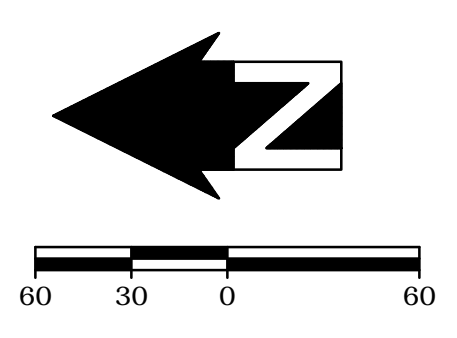
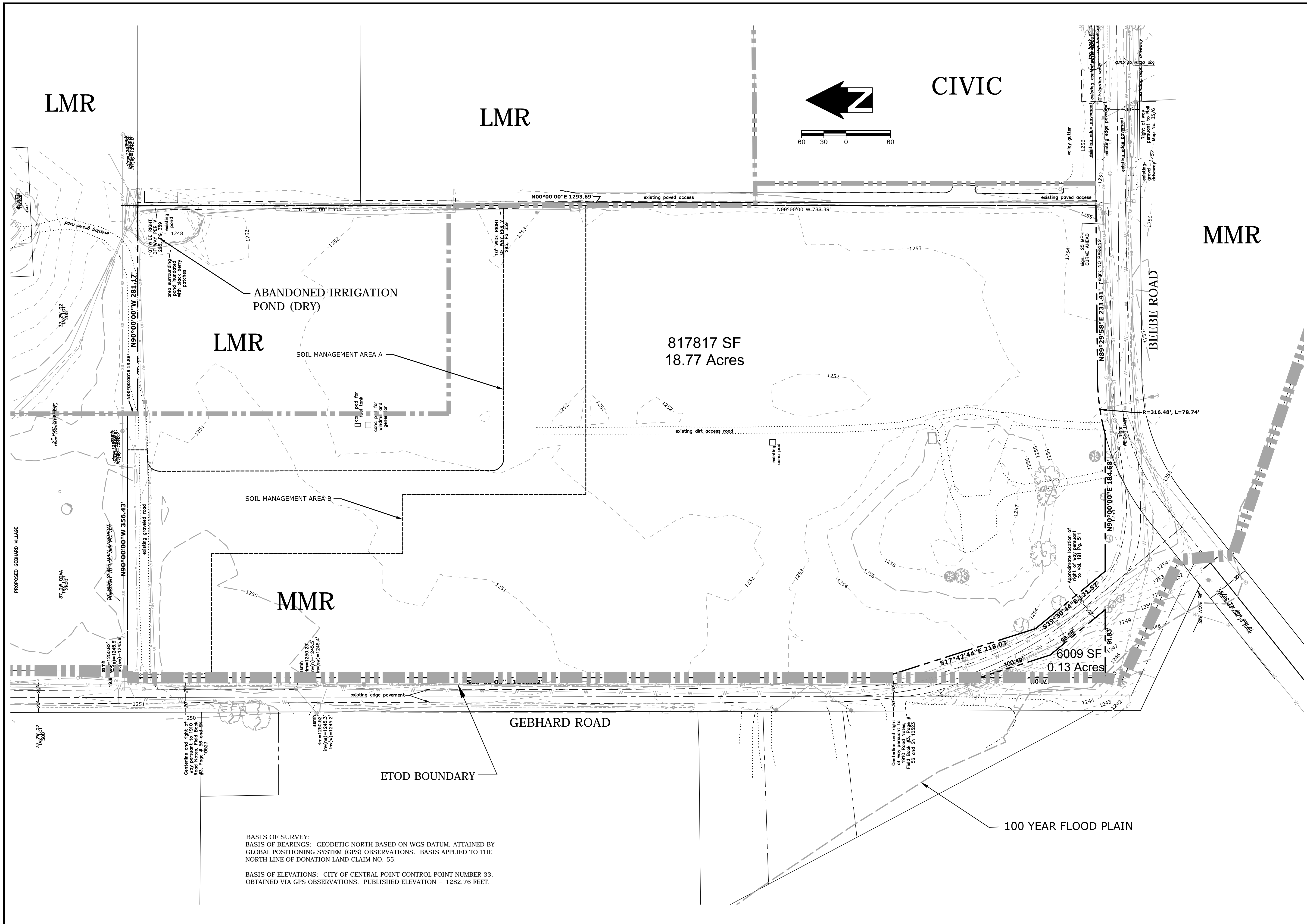
SHEET LEGEND

NUMBER	DESCRIPTION
C0	TITLE SHEET
C1	EXISTING CONDITIONS/ENVIRONMENTAL PLAN
C2	PRELIMINARY PARTITION PLAT
C3	SITE PLAN
C4	MASTER UTILITY PLAN
C5	ADJACENT LAND USE PLAN
C6	TRANSPORTATION & CIRCULATION PLAN
C7	RECREATION & OPEN SPACE PLAN



RENEWS: 6/30/16

PLOTTED: 4/29/2015 9:13 AM



BASIS OF SURVEY:
BASIS OF BEARINGS: GEODETIC NORTH BASED ON WGS DATUM, ATTAINED BY GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS. BASIS APPLIED TO THE NORTH LINE OF DONATION LAND CLAIM NO. 55.
BASIS OF ELEVATIONS: CITY OF CENTRAL POINT CONTROL POINT NUMBER 33, OBTAINED VIA GPS OBSERVATIONS. PUBLISHED ELEVATION = 1282.76 FEET.



PRELIMINARY
 JULY 26, 1988
 ANTHONY R. WELLER
 RENEWS: 6/30/16

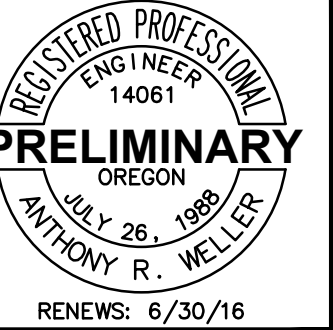
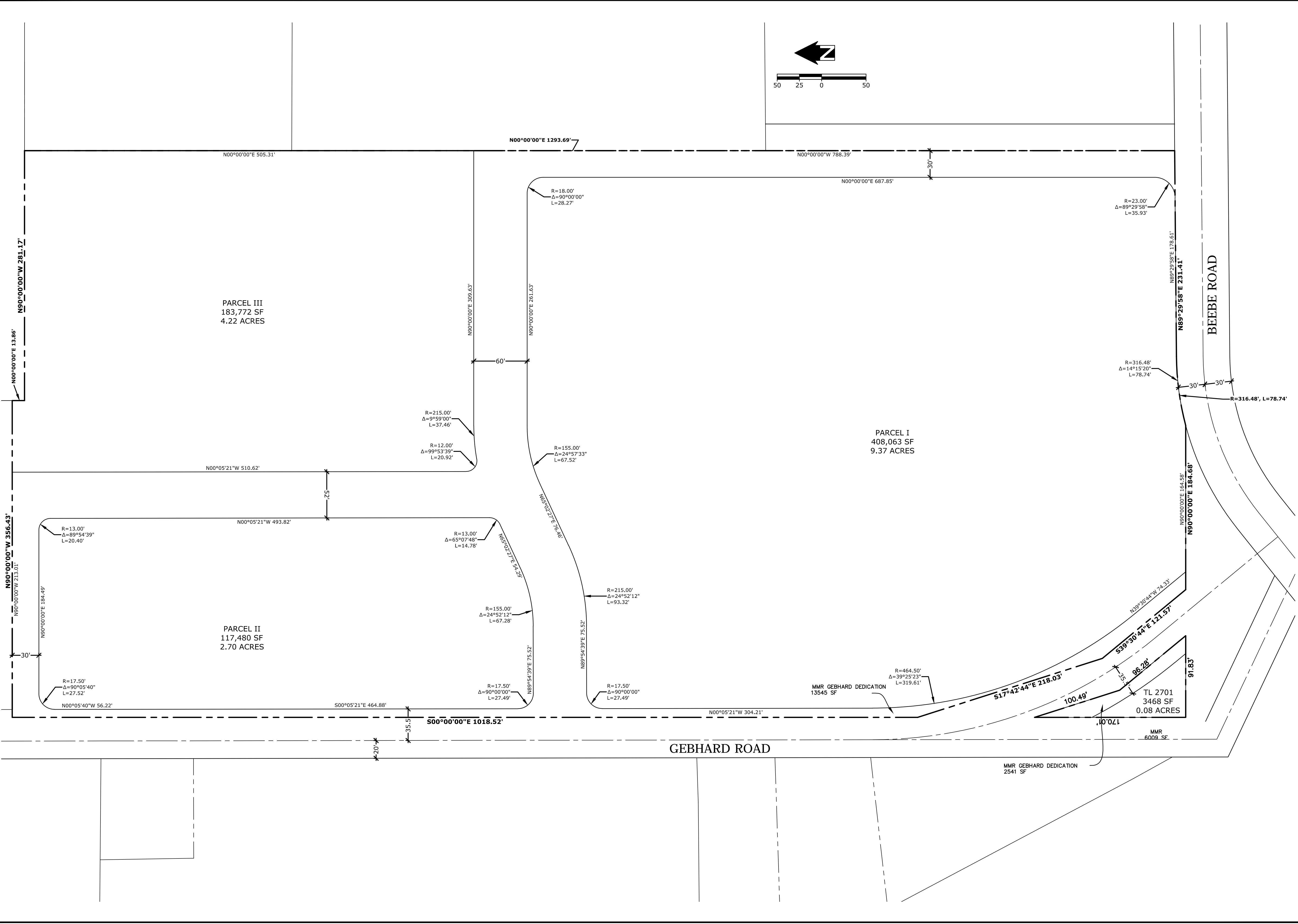
WHITE HAWK
 37 2W 02, TAXLOTS 2700 & 2979
 PEOPLE'S BANK OF COMMERCE
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**EXISTING CONDITIONS/
 ENVIRONMENTAL PLAN**

1
 OF 7

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WHITE HAWK

37 2W 02, TAX LOTS 2700 & 2979

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REVISIONS

DATE: 04/29/15

BY: ARW

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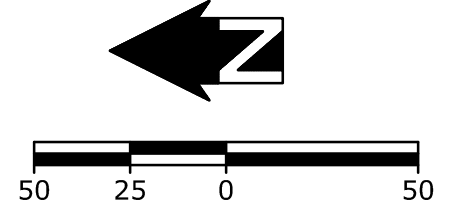
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PRELIMINARY PARTITION PLAT

2

7

1910-FREBANK_040315.DWG



37 2W 02
TAX LOT 2900

37 2W 02
TAX LOT 3000

37 2W 02
TAX LOT 3100

WHITE HAWK
37 2W 02, TAX LOTS 2700 & 2979

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REVISIONS

01/27/15

AW

DATE

DRAWN BY

PROJECT NO.

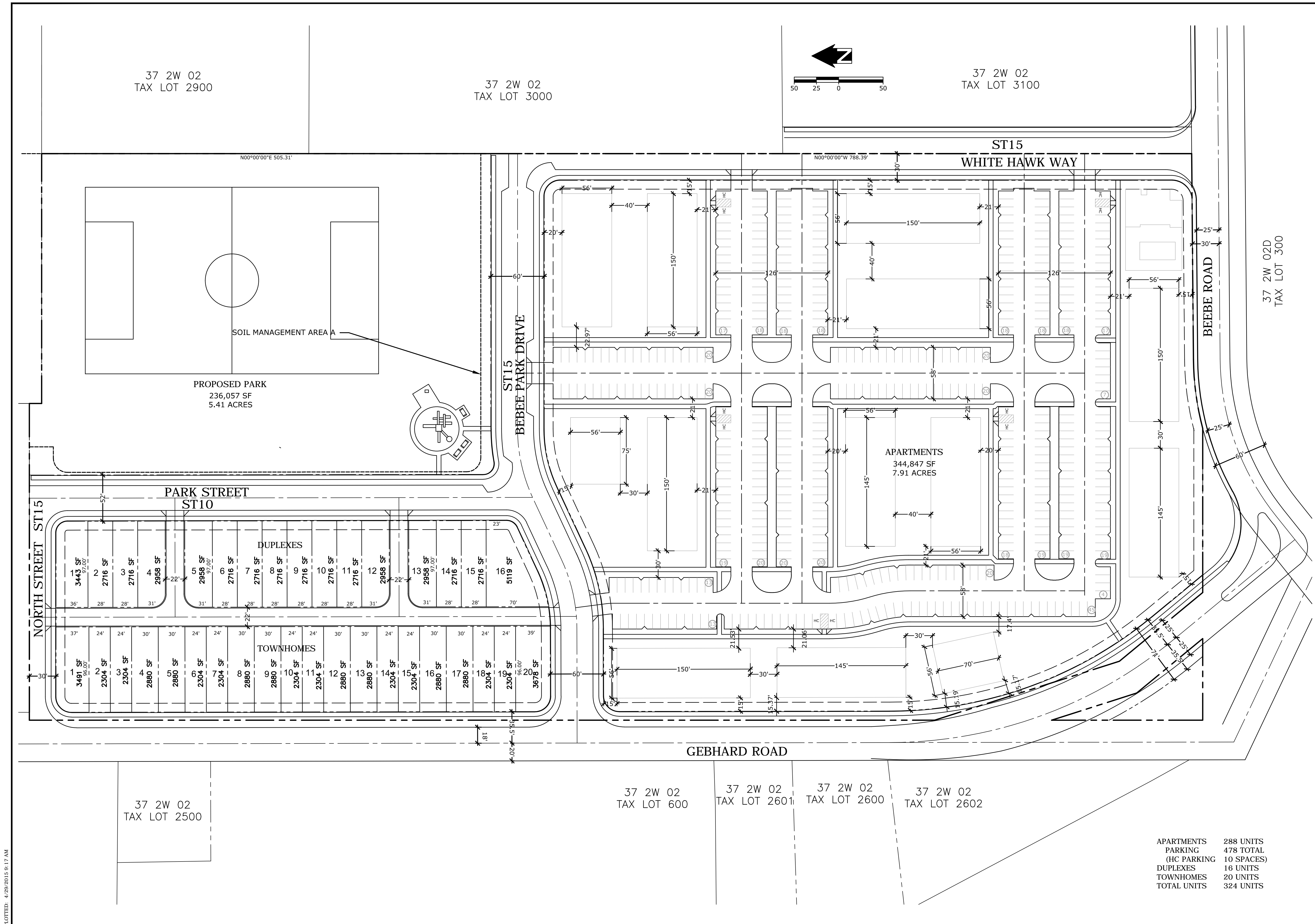
DESIGNED BY

SHEET

SITE PLAN

3

7



PROPOSED PARK
236,057 SF
5.41 ACRES

APARTMENTS
344,847 SF
7.91 ACRES

DUPLEXES

TOWNHOMES

APARTMENTS 288 UNITS
PARKING 478 TOTAL
(HC PARKING 10 SPACES)
DUPLEXES 16 UNITS
TOWNHOMES 20 UNITS
TOTAL UNITS 324 UNITS

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REVISIONS

PROJECT NO. 0429715
 DESIGNED BY AW
 DATE 04/29/15
 DRAWN BY AW

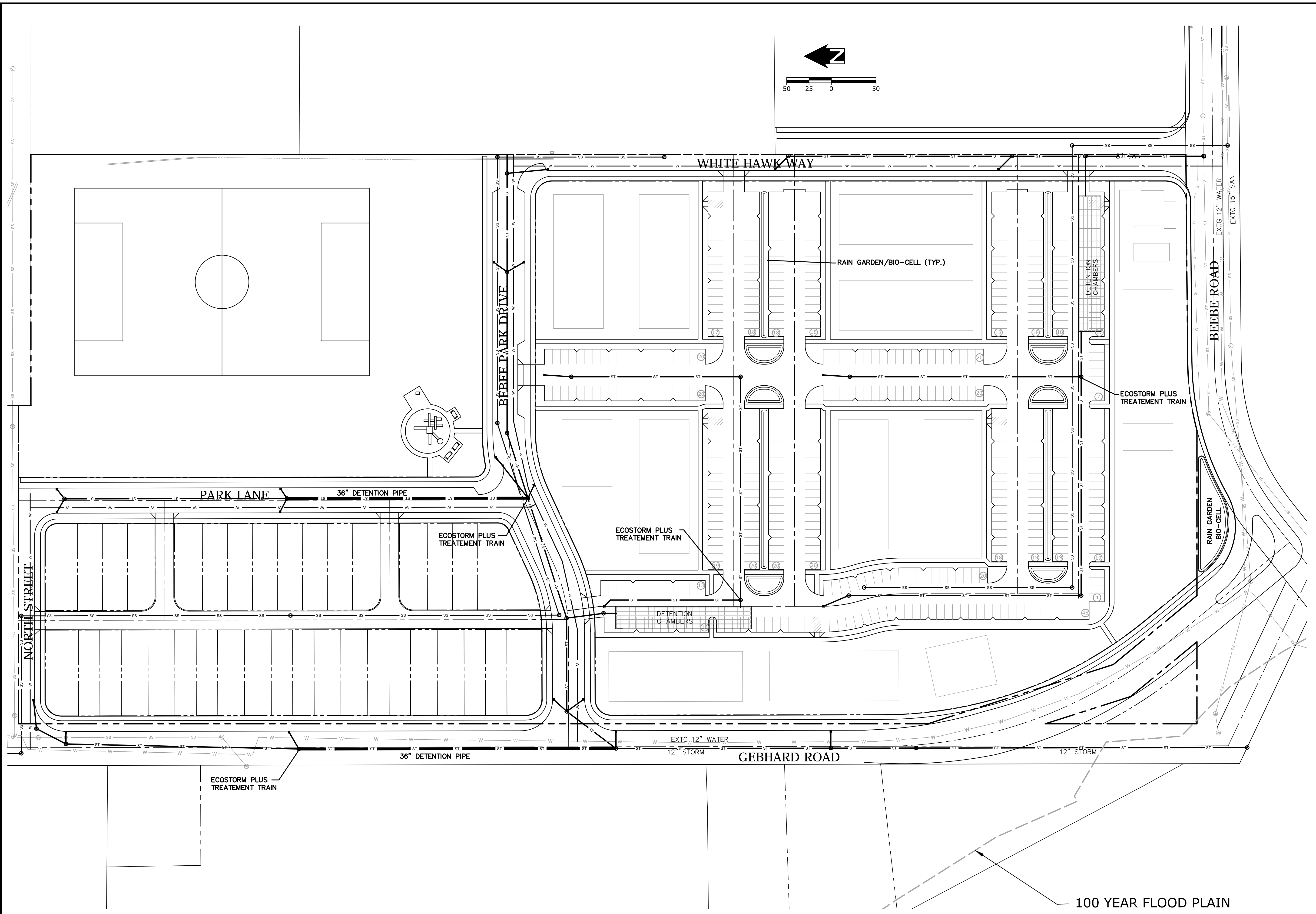
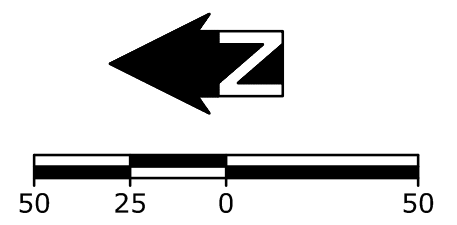
MASTER UTILITY PLAN

SHEET

4

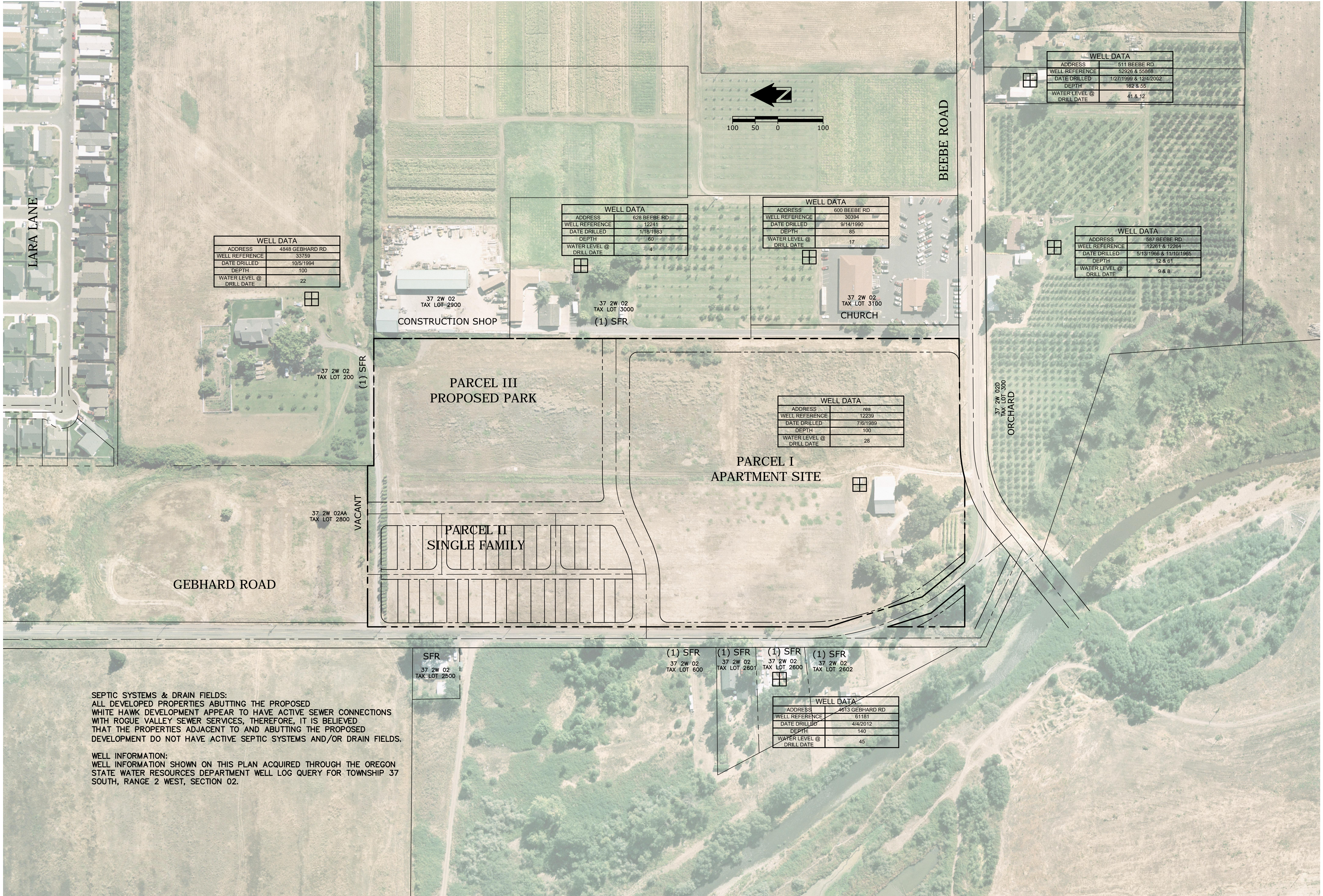
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WELL DATA	
ADDRESS	4848 GEBHARD RD
WELL REFERENCE	33759
DATE DRILLED	10/5/1994
DEPTH	100
WATER LEVEL @ DRILL DATE	22

WELL DATA	
ADDRESS	628 BEEBE RD
WELL REFERENCE	12241
DATE DRILLED	1/18/1983
DEPTH	60
WATER LEVEL @ DRILL DATE	4

WELL DATA	
ADDRESS	600 BEEBE RD
WELL REFERENCE	30394
DATE DRILLED	9/14/1990
DEPTH	85
WATER LEVEL @ DRILL DATE	17

WELL DATA	
ADDRESS	511 BEEBE RD
WELL REFERENCE	52926 & 55868
DATE DRILLED	1/27/1999 & 12/4/2002
DEPTH	162 & 55
WATER LEVEL @ DRILL DATE	41 & 12

WELL DATA	
ADDRESS	987 BEEBE RD
WELL REFERENCE	12261 & 12264
DATE DRILLED	5/13/1966 & 11/10/1965
DEPTH	12 & 61
WATER LEVEL @ DRILL DATE	9 & 8

WELL DATA	
ADDRESS	rea
WELL REFERENCE	12239
DATE DRILLED	7/6/1989
DEPTH	100
WATER LEVEL @ DRILL DATE	28

WELL DATA	
ADDRESS	4613 GEBHARD RD
WELL REFERENCE	61181
DATE DRILLED	4/4/2012
DEPTH	140
WATER LEVEL @ DRILL DATE	45

SEPTIC SYSTEMS & DRAIN FIELDS:
 ALL DEVELOPED PROPERTIES ABUTTING THE PROPOSED WHITE HAWK DEVELOPMENT APPEAR TO HAVE ACTIVE SEWER CONNECTIONS WITH ROGUE VALLEY SEWER SERVICES, THEREFORE, IT IS BELIEVED THAT THE PROPERTIES ADJACENT TO AND ABUTTING THE PROPOSED DEVELOPMENT DO NOT HAVE ACTIVE SEPTIC SYSTEMS AND/OR DRAIN FIELDS.

WELL INFORMATION:
 WELL INFORMATION SHOWN ON THIS PLAN ACQUIRED THROUGH THE OREGON STATE WATER RESOURCES DEPARTMENT WELL LOG QUERY FOR TOWNSHIP 37 SOUTH, RANGE 2 WEST, SECTION 02.



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REVISIONS

01/29/15

DATE DRAWN BY: ARW

PROJECT NO. 1010

DESIGNED BY: ARW

DATE 01/29/15

SHEET

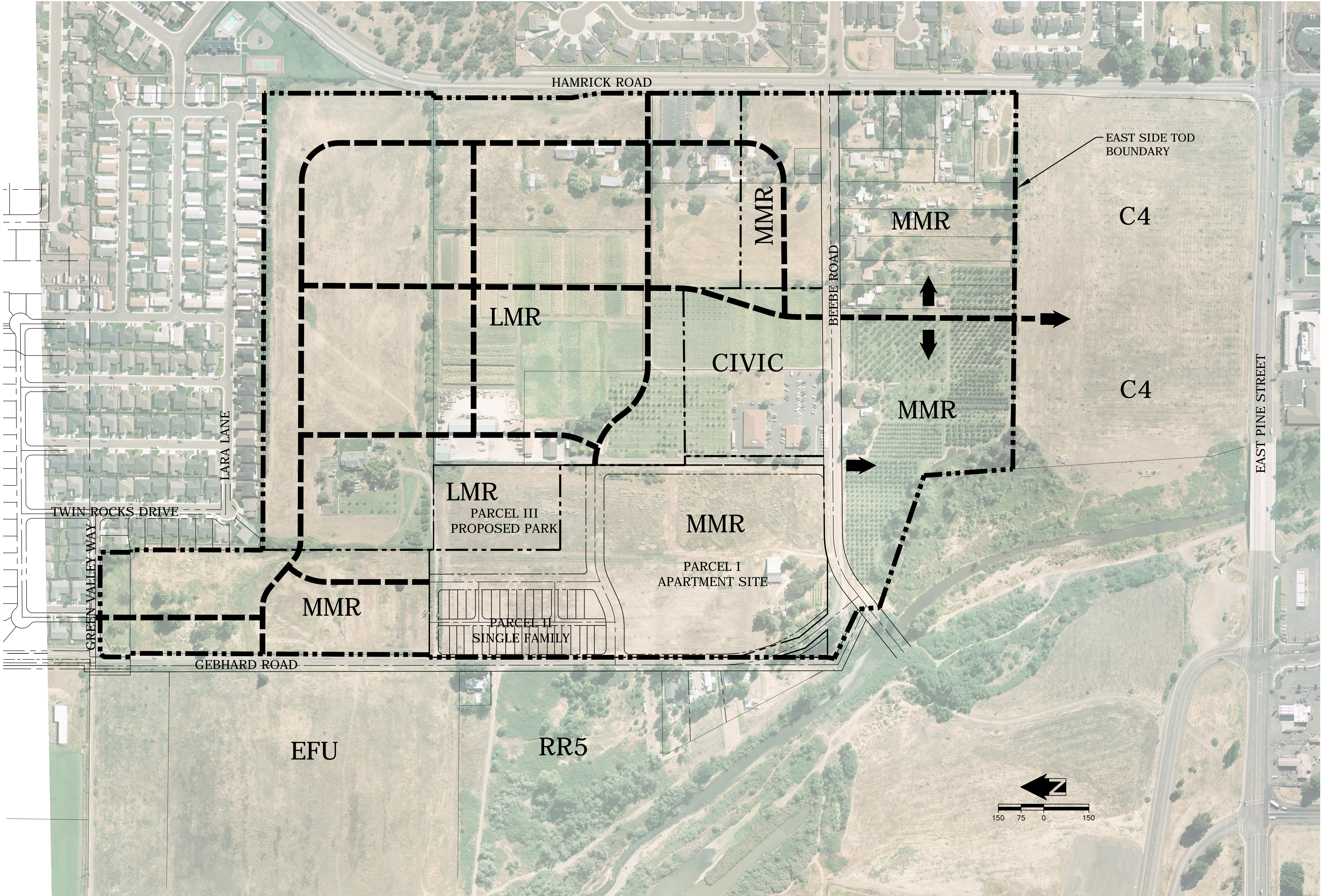
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ADJACENT LAND USES PLAN (SITE ANALYSIS)

1910-FREBANK_040315.DWG

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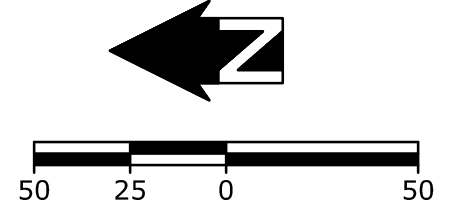
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TRANSPORTATION & CIRCULATION PLAN

6

OF
7

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37 2W 02
TAX LOT 2900

37 2W 02
TAX LOT 3000

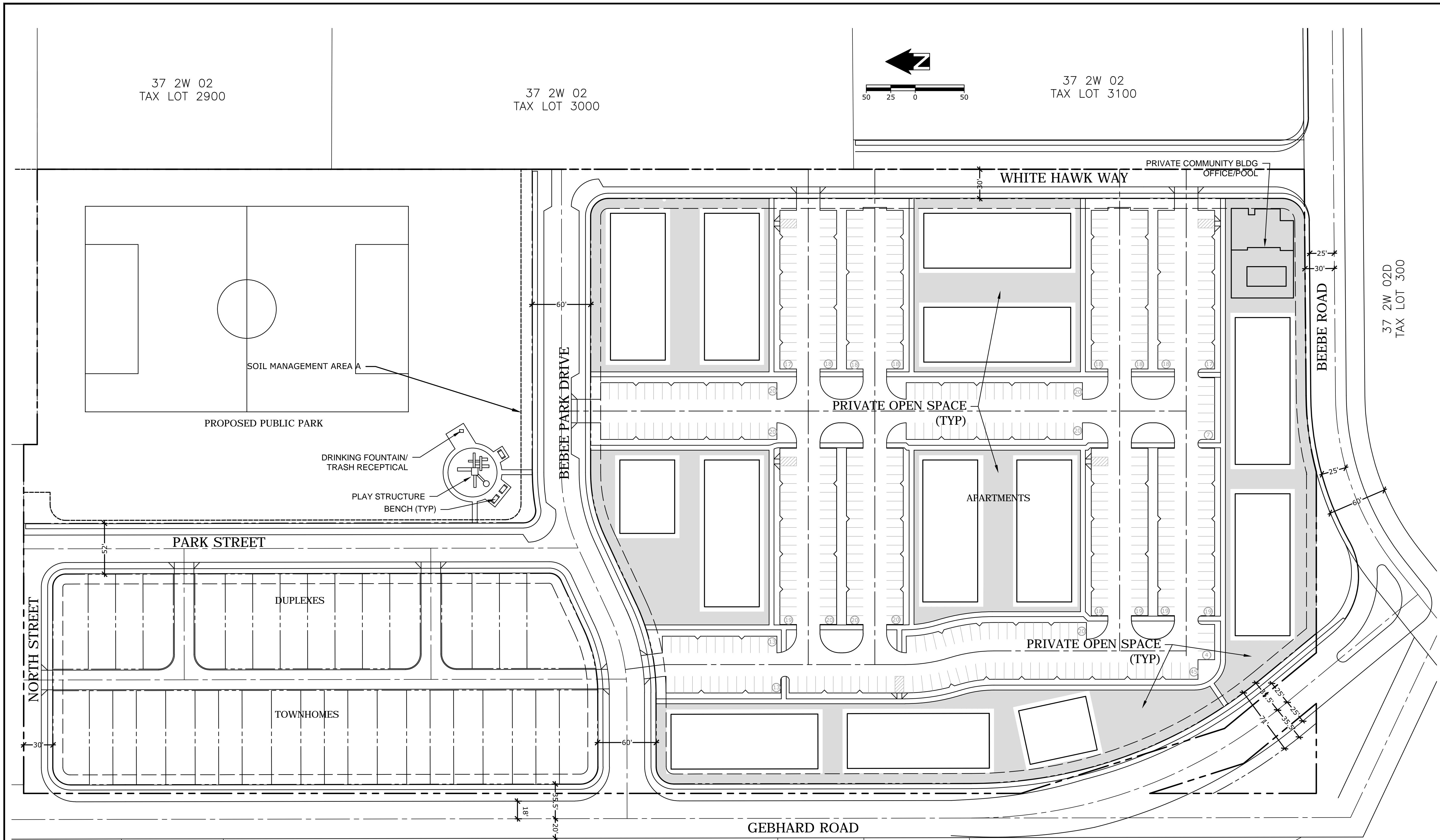
37 2W 02
TAX LOT 3100

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DESIGNED BY:
SHEET

**RECREATION &
OPEN SPACE PLAN**
7
OF 7



37 2W 02
TAX LOT 2500

OPEN SPACE REQUIREMENTS			
UNIT TYPE	UNITS	REQD SF/ UNIT	REQD SF
APT	288	600	172800
SF	36	400	14400
TOTALS	324		187200

OPEN SPACE PROVIDED	
UNIT TYPE	PROVIDED SF
PUBLIC PARK	183772
PRIVATE - APT	80300
PRIVATE - SF	20700
TOTALS	284772

37 2W 02
TAX LOT 600

37 2W 02
TAX LOT 2601

37 2W 02
TAX LOT 2600

37 2W 02
TAX LOT 2602