

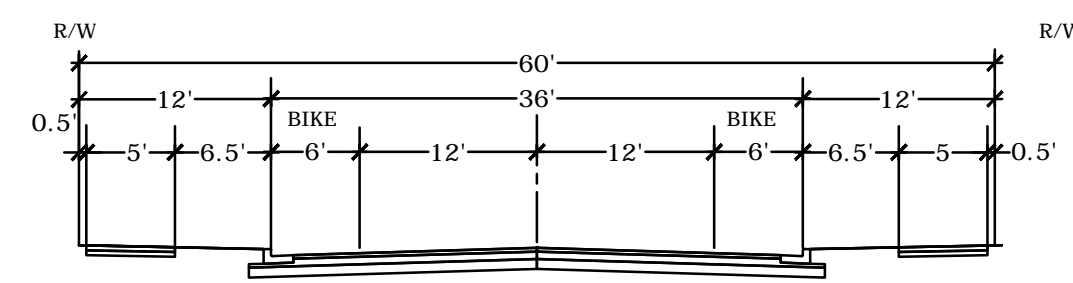
PRELIMINARY PLANS FOR WHITE HAWK (ETOD) MASTER PLAN & PARTITION PLAT CENTRAL POINT, OREGON

37 2W 02, TAXLOTS 2700 & 2701

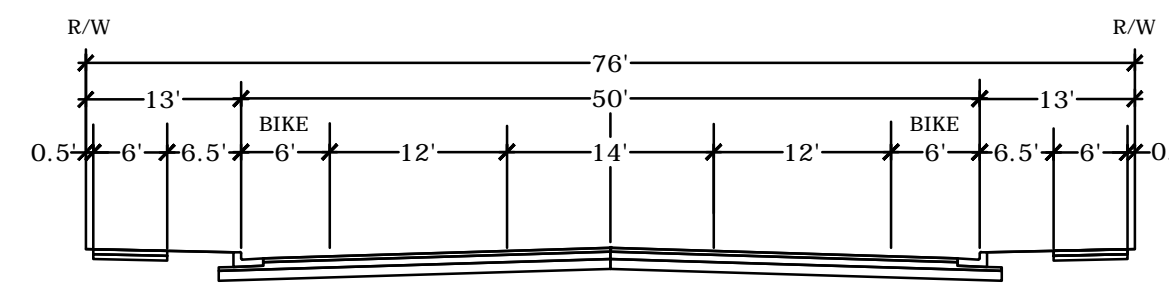
OWNER
PEOPLE'S BANK OF COMMERCE
1311 E BARNETT ROAD
MEDFORD, OR 97504
PH: (541) 774-7656

PLANNER, SURVEYOR & CIVIL ENGINEER
CES|NW, INC.
13190 SW 68TH PARKWAY, STE 150
TIGARD, OR 97223
503-968-6655

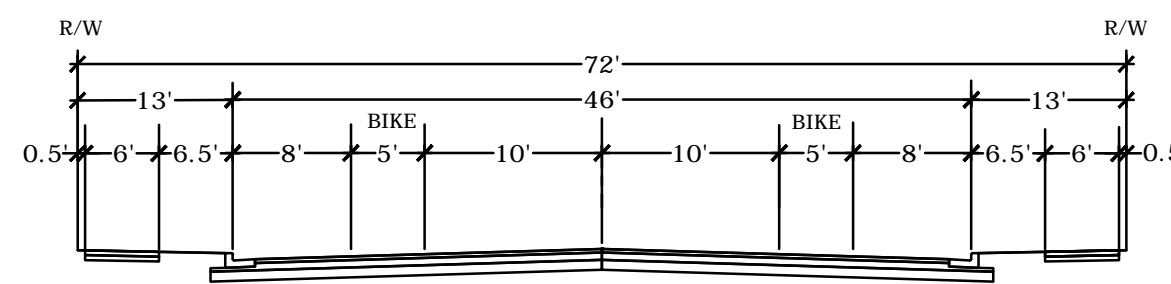
ARCHITECT
TAHRAN ARCHITECTURE & PLANNING LLC
13741 KNAUS ROAD
LAKE OSWEGO, OR 97034
503-539-8802



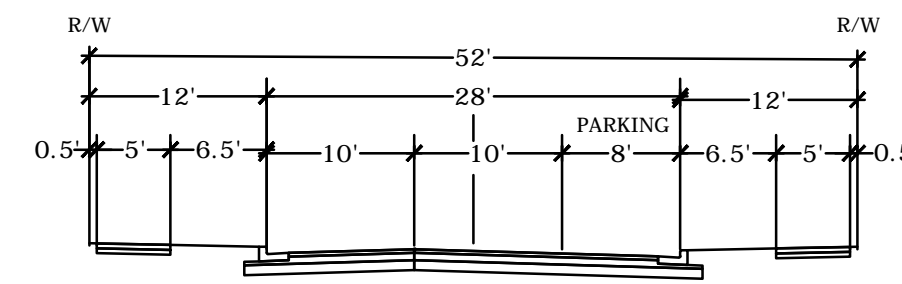
**GEBHARD ROAD
(ST20R)**



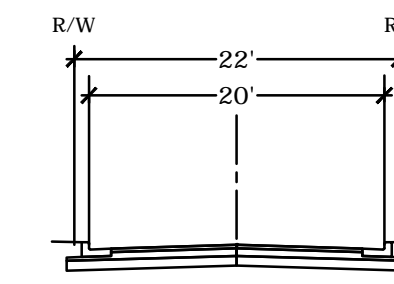
**WHITE HAWK WAY
(NEAR BEEBE ST21)**



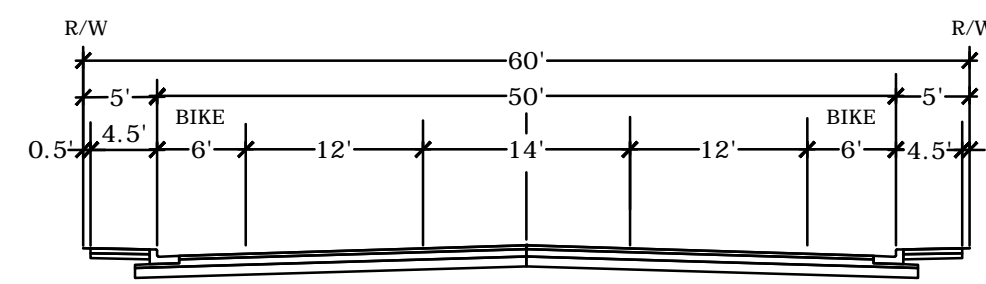
**GEBHARD ROAD
BEEBE PARK ROAD
& WHITE HAWK WAY
(ST20)**



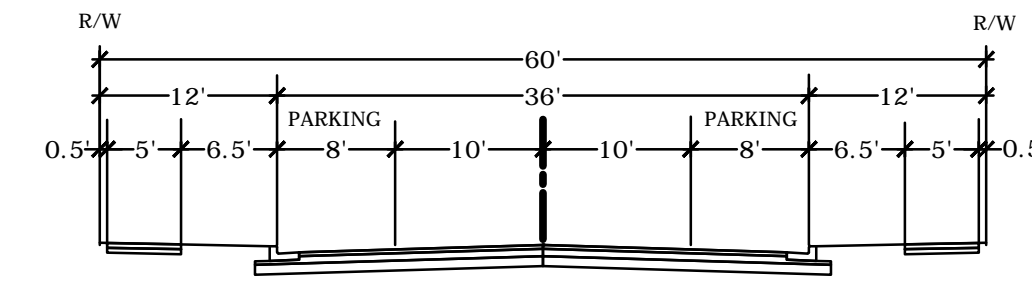
**PARK STREET
(ST10)**



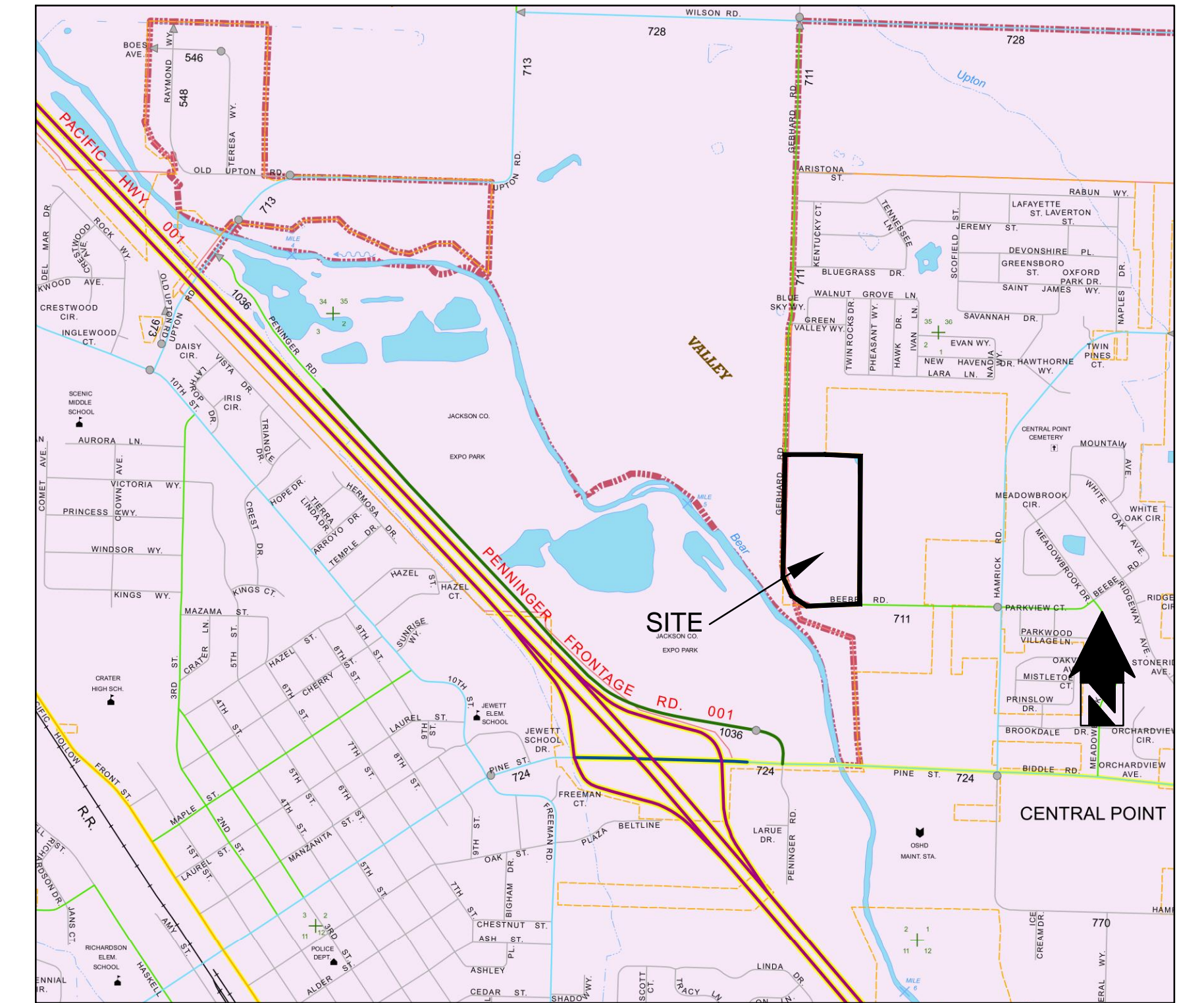
**ALLEY
(ST42)**



**BEEBE ROAD
(ST21R)**



**NORTH
(ST15)**

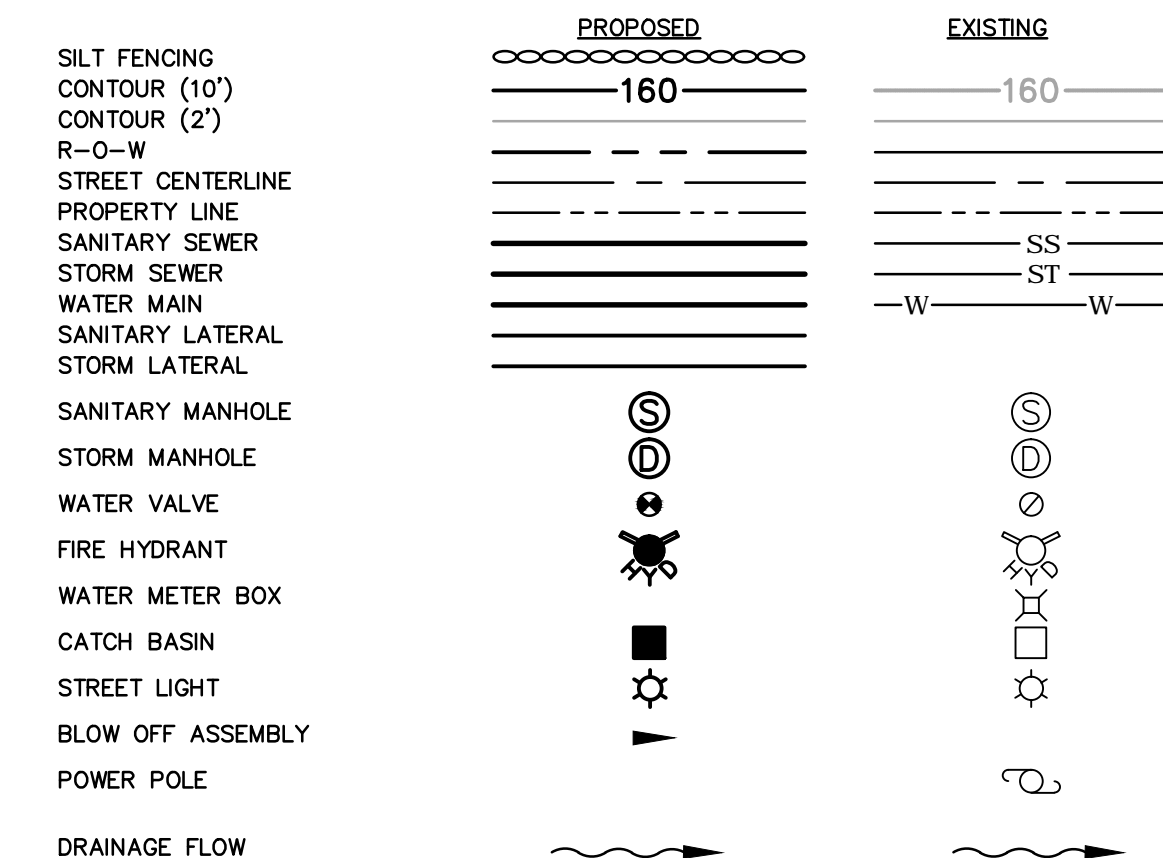


**VICINITY MAP
N.T.S.**



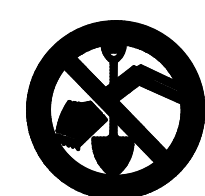
WHITE HAWK DENSITY ANALYSIS					
Allowable Density	MMR		MMR		Totals
	LMR	MMR Main	Triangle	MMR	
Gross Area	118092	699725	6008	705733	823825
Gebhard Dedication		(9787)	(1800)	(11587)	(11587)
Interior PROW Ded		(111724)		(111724)	(111724)
Parcel 3 Alley		(16119)		(16119)	(16119)
Net Area	118092	562095	4208	566303	684395
Min Density/AC	6	12	12	12	
Min Density	16	155	1	156	172
Max Density/AC	12	32	32	32	
Max Density	33	413	3	416	449
Proposed Density					
Duplexes	0			16	16
Townhomes	0			18	18
Apartments	0			276	276
Total Proposed Density	0			310	310

SYMBOLS LEGEND

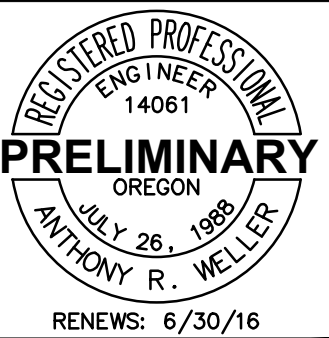


SHEET LEGEND

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



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).



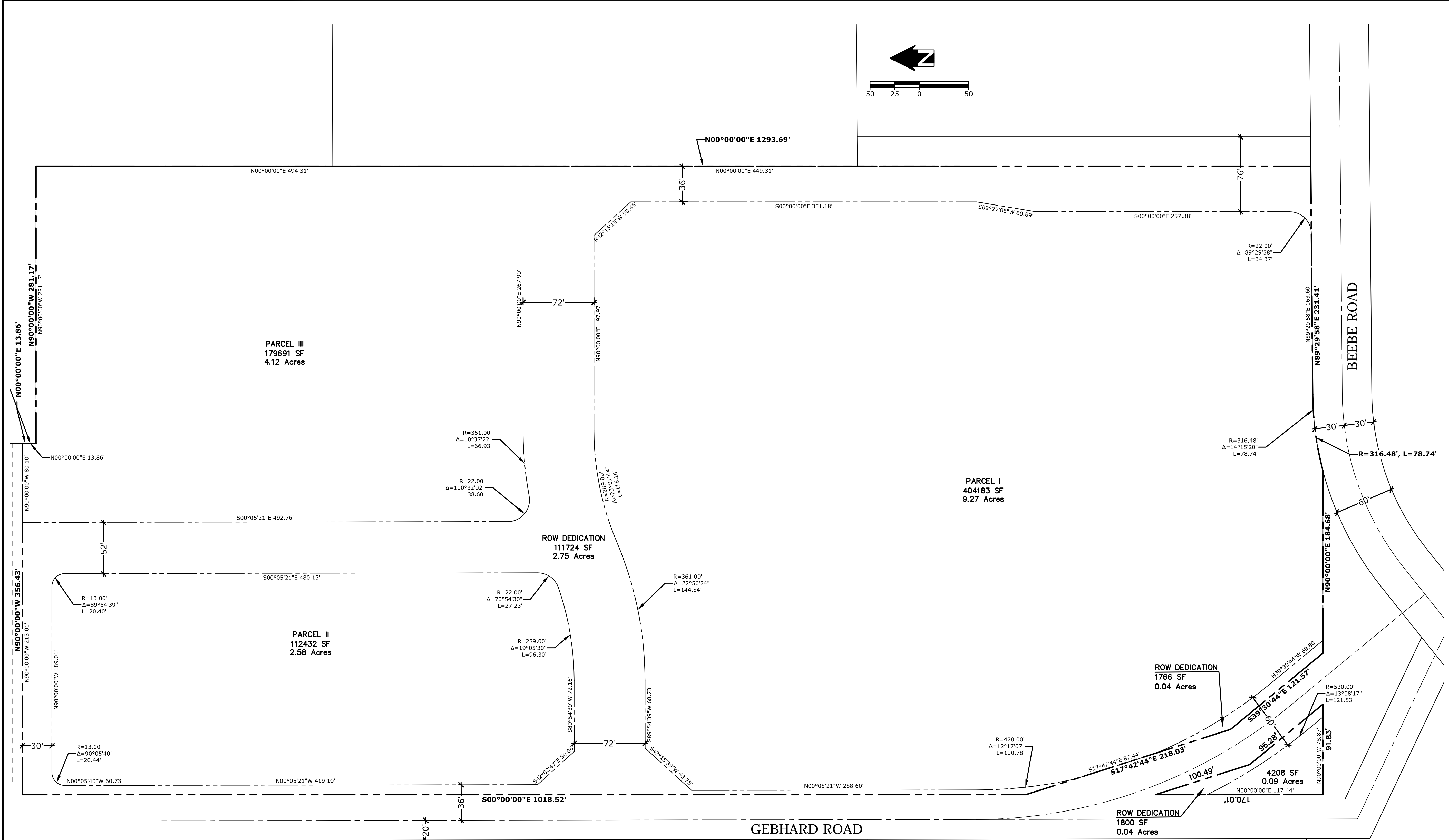
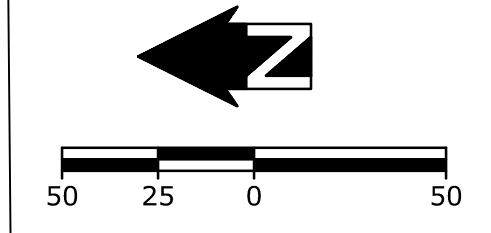
WHITE HAWK
 37 2W 02, TAXLOTS 2700 & 2979
 PEOPLE'S BANK OF COMMERCE
 1311 E BARNETT ROAD
 MEDFORD, OR 97504
 PH: (541) 774-7656

CES NW
 13190 SW 66th Parkway, Suite 150
 Tigard, Oregon 97223
 503.968.6655 www.cesnw.com

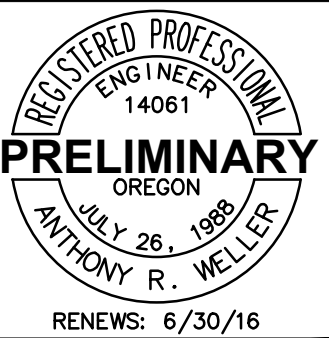
REVISIONS
 08/21/15 ARW

PRELIMINARY PARTITION
 PLAT

SHEET
2
 OF
7



SITE AREA	
	Total
Parcel 1	408391
Parcel 2	179691
Parcel 3	112432
(FUTURE ALLEY DED. 16119)	
Interior RW	111724
Gebhard dedication	11587
GROSS	823825



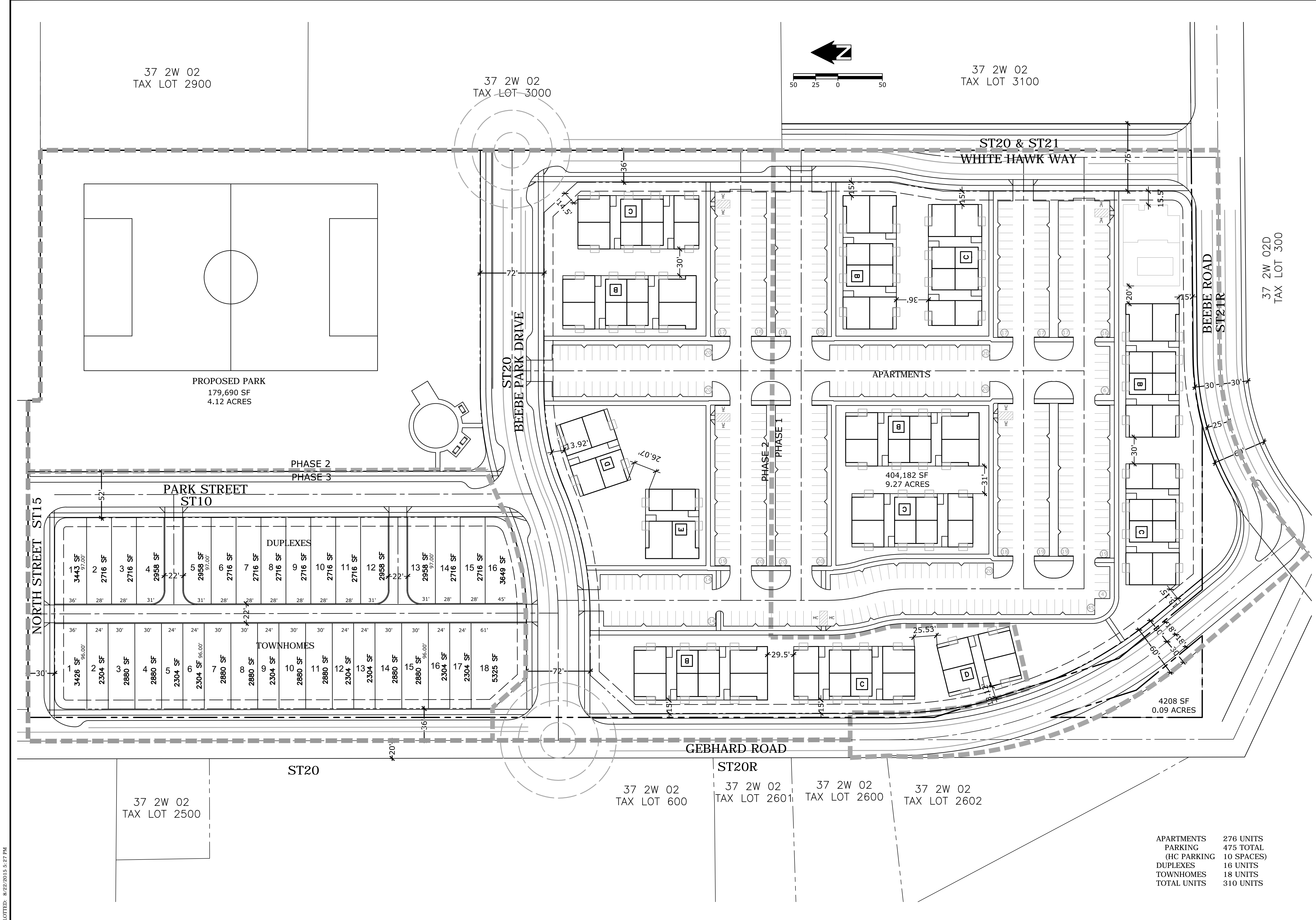
WHITE HAWK
 37 2W 02, TAXLOTS 2700 & 2979
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REVISIONS
 08/21/15 ARW

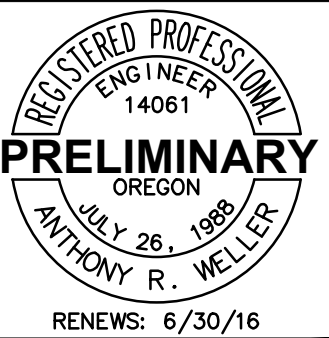
PROJECT NO.:
 DESIGNED BY:
 DATE:
 DRAWN BY:
 SHEET

SITE PLAN
3
 OF **7**



APARTMENTS 276 UNITS
 PARKING 475 TOTAL
 (HC PARKING 10 SPACES)
 DUPLEXES 16 UNITS
 TOWNHOMES 18 UNITS
 TOTAL UNITS 310 UNITS

PLOTTED: 8/22/2015 5:27 PM



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

PEOPLE'S BANK OF COMMERCE
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PH: (541) 774-7656

CES NW
13190 SW 66th Parkway, Suite 150
Tigard, Oregon 97223
503.968.6655 www.cesnw.com

REVISIONS

PROJECT NO.: 08-2115
DESIGNED BY: ARW
DATE: ARW
DRAWN BY:

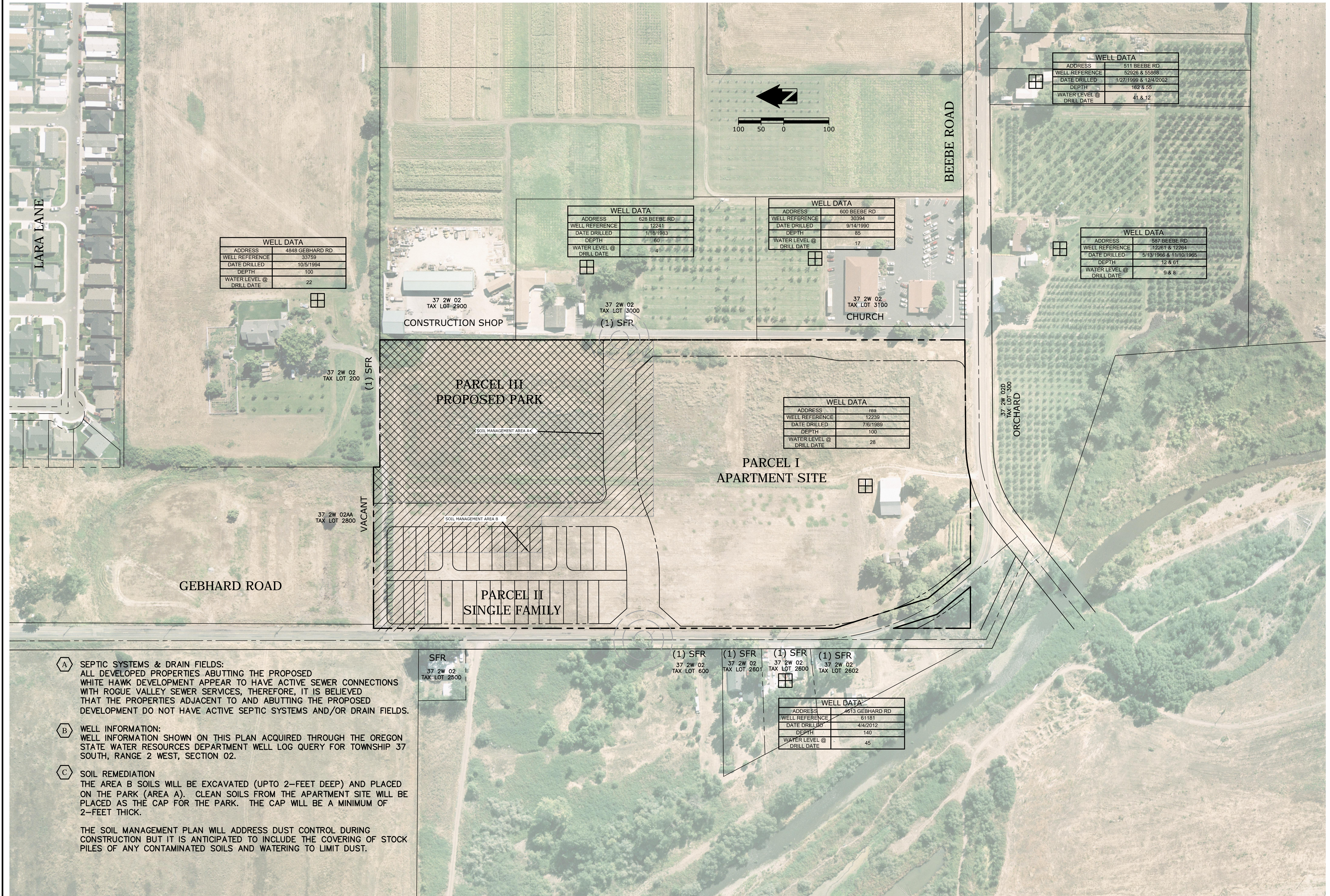
**ADJACENT LAND USES PLAN/
ENVIRONMENTAL PLAN**

SHEET

5

OF

7



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	587 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

A 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.

B 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.

C SOIL REMEDIATION
THE AREA B SOILS WILL BE EXCAVATED (UPTO 2-FEET DEEP) AND PLACED ON THE PARK (AREA A). CLEAN SOILS FROM THE APARTMENT SITE WILL BE PLACED AS THE CAP FOR THE PARK. THE CAP WILL BE A MINIMUM OF 2-FEET THICK.

THE SOIL MANAGEMENT PLAN WILL ADDRESS DUST CONTROL DURING CONSTRUCTION BUT IT IS ANTICIPATED TO INCLUDE THE COVERING OF STOCK PILES OF ANY CONTAMINATED SOILS AND WATERING TO LIMIT DUST.

