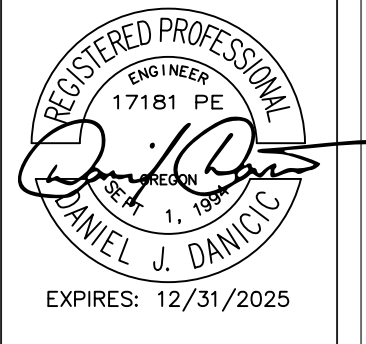


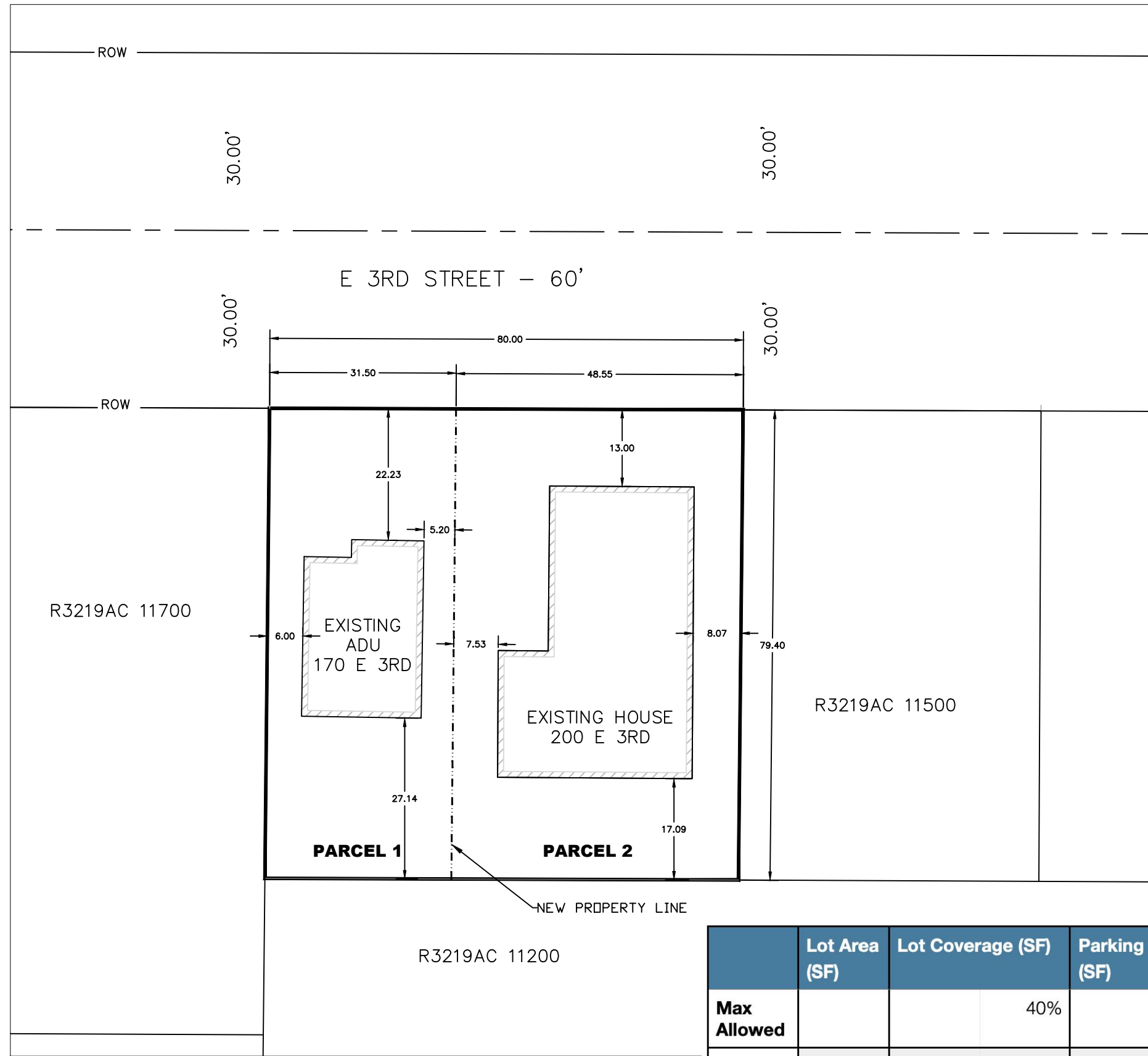
YAMHILL LAND DEVELOPMENT SERVICES LLC
 PO BOX 1042
 NEWBERG, OR 97132
 DJD.YLDS@GMAIL.COM 503-476-7702

BEN AND ALLISON NELSON

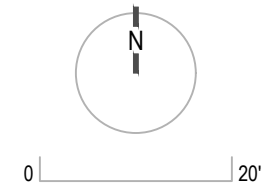
LAND DIVISION
Detached Duplex
 170 / 200 E 3rd STREET
 NEWBERG OREGON
 97132
 TAX LOT: R3219AC 11600



REVISIONS	DATE
TYPE II SUBMITTAL	11/20/23
TYPE II RESUBMITTAL	01/26/24



	Lot Area (SF)	Lot Coverage (SF)	Parking Coverage (SF)	Combined Coverage (SF)
Max Allowed		40%	60%	60%
Parcel 1	2501.23	581.26 23%	338.51 14%	919.77 35%
Parcel 2	3850.38	1384.56 13%	503.15 13%	1887.71 49%

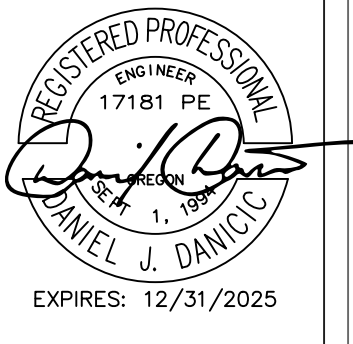


PRELIMINARY PLAT

C1

BEN AND ALLISON NELSON

LAND DIVISION
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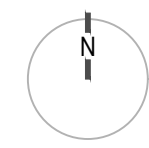
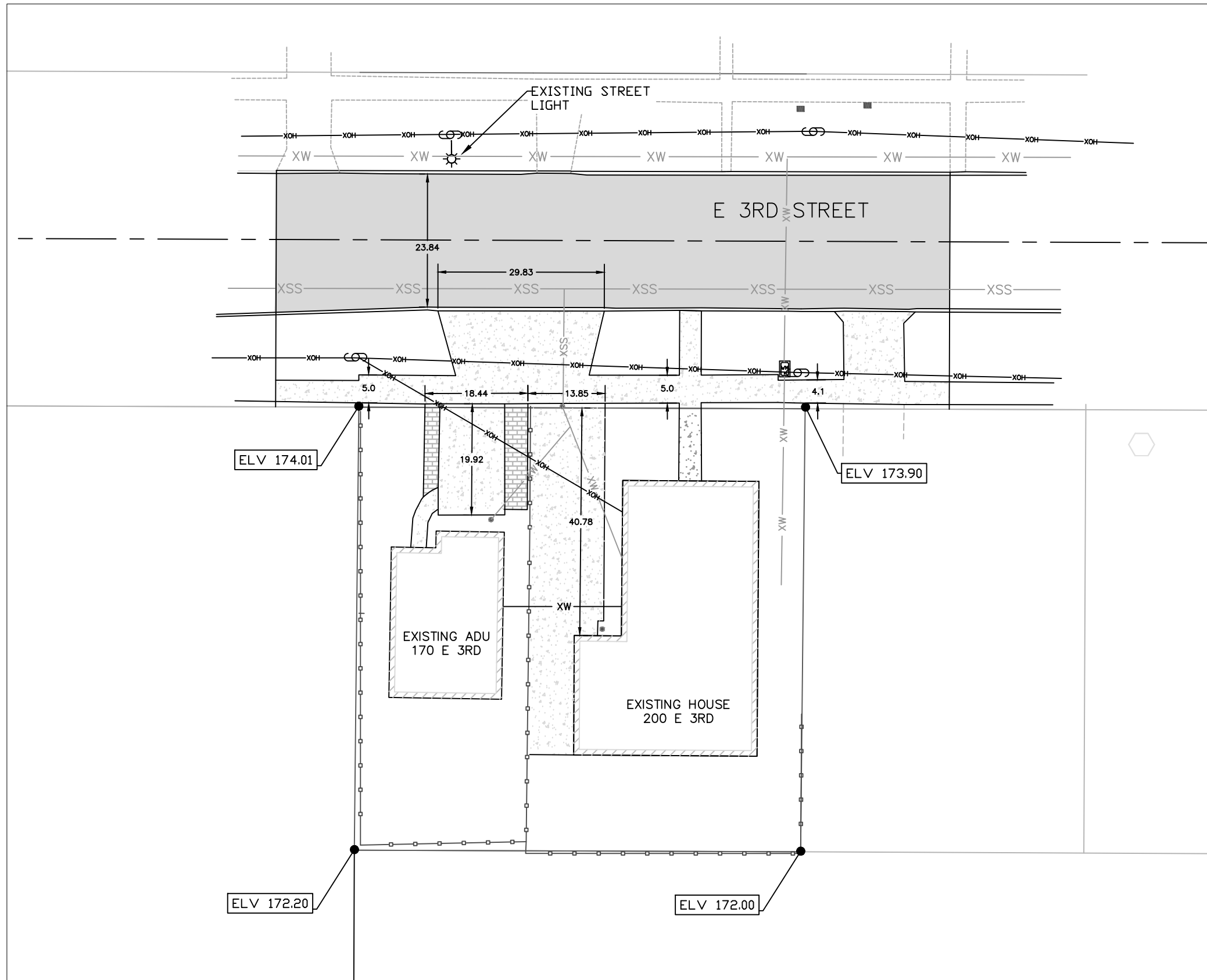
REVISIONS	DATE
TYPE II SUBMITTAL	11/20/23
TYPE II RESUBMITTAL	01/26/24

EXISTING IMPROVEMENTS

C2

DRAWING LEGEND

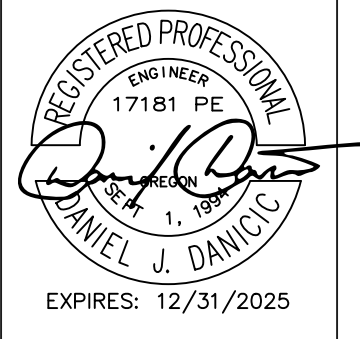
- = MONUMENT FOUND
- = WATER VALVE
- = WATER METER
- = FIRE HYDRANT
- = POWER POLE
- = GAS METER
- = LIGHT POLE
- = EXISTING SEPTIC CLEANOUT
- = NEW SEPTIC CLEANOUT
- = SANITARY SEWER MANHOLE
- = GAS METER
- = GAS LINE
- = EXISTING SANITARY SEWER LINE
- = SANITARY SEWER LINE
- = OVERHEAD POWER
- = EXISTING STORM DRAIN LINE
- = STORM DRAIN LINE
- = EXISTING WATER LINE
- = WATER LINE
- = FENCE
- = EXISTING ASPHALT
- = NEW ASPHALT
- = NEW CONCRETE



0 20'

BEN AND ALLISON NELSON

LAND DIVISION
Detached Duplex
 170 / 200 E 3rd STREET
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 97132
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REVISIONS	DATE
TYPE II SUBMITTAL	11/20/23
TYPE II RESUBMITTAL	01/26/24

PROPOSED IMPROVEMENTS

C3

DRAWING LEGEND

- = MONUMENT FOUND
- = WATER VALVE
- = WATER METER
- = FIRE HYDRANT
- = POWER METER
- = POWER POLE
- = LIGHT POLE
- = EXISTING SEPTIC CLEANOUT
- = NEW SEPTIC CLEANOUT
- = SANITARY SEWER MANHOLE
- = GAS METER
- = GAS LINE
- = EXISTING SANITARY SEWER LINE
- = SANITARY SEWER LINE
- = OVERHEAD POWER
- = EXISTING STORM DRAIN LINE
- = STORM DRAIN LINE
- = EXISTING WATER LINE
- = WATER LINE
- = FENCE
- = EXISTING ASPHALT
- = NEW ASPHALT
- = NEW CONCRETE

