GRAVEL POINT

Bandon, OR





Content

Project Team		
Rendered Site Plan		
Habitat Diagram	05	
Site Diagram	06	
Site Section		
Meadow Lodge	10	
Dune Lodge	17	
Ridge Line Suite		
Meadow Suite	24	
Material Palette		
Signage	28	
Area Summary		
Appendix		
A. Civil Drawings		
B. ALTA		

- C. Geotechnical Drawings
- D. Wetlands Report



OWNER:

BANDON BEACH VENTURES, LLC O Beach Loop Drive SW Bandon, OR 97411

Contact: Confidential

DEVELOPER:

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DESIGN INTENT

This project is to construct a 110 room hotel and 32 associated suites on a 24.8 acre site along Beach Loop Drive in the City of Bandon, Oregon. Our proposal will enhance the hospitality offering and highlight the natural beauty of Bandon to build upon it's position as a coastal destination.

The design has been developed by delivering on a few guiding principles.

RESTORE THE OREGON COAST

Use native species and remove invasive species to restore the pre-development environment.

Concentrate and touch lightly - make room for wildlife by leaving much of the site as habitat.

"BUILDINGS SHOULD BE GOOD NEIGHBORS" - Paul Thiry

Respect the privacy of all residents, existing and proposed, by sinking into the undulating land, screening with the existing trees and supplementing with new native bushes.

Invite the neighbors in - share the amenities and natural landscape with walking paths and two new restaurants.

GRACIOUS HOSPITALITY

Attract visitors to Bandon with a high quality hotel with a resort atmosphere that serves the golfers, birdwatchers, and beach-goers that love this stretch of the Oregon Coast.

SITE CONTEXT



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PROJECT SUMMARY:

SITE AREA	1,080,455 Sq. Ft.
HABITABLE AREA	198,096 Sq. Ft.
BELOW GRADE PARKING AREA	49,869 Sq. Ft.
BUILDING FOOTPRINT:	
MEADOW LODGE:	42,004 Sq. Ft.
DUNE LODGE:	13, 605 Sq. Ft.
MEADOW SUITES:	1,250 Sq. Ft. x 22 = 27,500 Sq. Ft.
RIDGELINE SUITES:	935 Sq. Ft. x 10 = 9,350 Sq. Ft.
TOTAL:	92,459 Sq. Ft.
SITE COVERAGE	22.1%
RESTAURANT SEATING AREA	5,870 Sq. Ft.
MEETING ROOM	2,500 Sq. Ft.

RENTAL ROOMS:110HOTEL ROOMS110SUITES32MAX BUILDING HEIGHT35'-0"DADKING DDOVIDED164 STALLS

PARKING PROVIDED164 STALLS
(Including 8 ADA stalls)BICYCLE PARKING PROVIDED16 STALLSRV PARKING2 SPACES

HABITABLE AREAS

Total:	198,096 sf.
Ridgeline Suites:	17,050 sf.
Meadow Suites:	49,500 sf.
Dune Lodge:	18,55 5 sf.
Meadow Lodge:	112,996 sf.

BUILDING FOOTPRINT SUMMARY

	32,433 51.
Total:	92,459 sf.
Ridgeline Suites: G	935 sf. x 10 = 9,350 sf.
Meadow Suites:	1,250 sf. x 22 = 27,500 sf.
Dune Lodge:	13,605 sf.
Meadow Lodge:	42,004 sf.

PARKING SUMMARY

Total:	164 spaces
Overflow/Flex Parking:	58 spaces
Dune Lodge:	15 spaces
Valet:	17 spaces
Meadow Lodge:	74 spaces

58 spaces **164 spaces**

SITE/LOT COVERAGE SUMMARY

Buildings Footprint Area: 92,459 sf. (8.5%) Roads/Infrastructure: (impervious surface) Open Space: Total:

147,668 sf. (13.6%)

840,328 sf. (77.9%) **1,080,455 sf.** (24.8 Acre)

01	WETLANDS LANDSCAPE
02	22 MEADOW SUITES
03	SCENIC PEDESTRIAN PATH
04	10 RIDGELINE SUITES
05	WETLANDS LANDSCAPE
06	HOTEL SPA
07	MEADOW LODGE HOTEL ROOMS W/ PARKING UNDER
08	HOTEL DROP OFF
09	9 MEADOW SUITES
10	DUNE LODGE RESTAURANT, BAR, AND OCEAN VIEW TERRACES
11	WETLANDS LANDSCAPE
12	8 MEADOW SUITES
13	SIGNAGE
14	RV PARKING
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Gravel Point Bandon, OR | Rendered Site Plan 23 JUNE 2023

BANDON BEACH



COASTAL INTEGRATION

The site plan has been designed to use and enhance the natural coastal landscape.

Landform

The site has two distinct zones, with a dune landscape on the west "half" of the site and a wooded meadow with interspersed wetlands on the east "half" of the site.

Flora

In the wooded meadow, the buildings have been placed to minimize removal of existing trees, and to use these trees to screen the buildings from view and create privacy between the buildings on site and with the neighbors. In the dunes the gorse problem will be addressed and the dunes will be restored to a more native state.

Fauna

The wetlands are being used as focal points for the site planning and visual amenities for people on site. These will be maintained and enhanced to improve the habitat potential of these as a connected network. This will be a tangible "amenity" for local wildlife.

There are two types of buildings on site as a response to the two distinct landform zones of the site.

There are Meadow buildings and Dunes buildings. The dunes buildings are dug into the site to create a dynamic relationship with the undulating ground level. The meadow buildings are set atop the relatively flat ground level. The hotel rooms building, the Meadow Lodge, is the site's only three story building, and so has been set deep into the site and behind the ridge of dunes to separate it from the neighbors.

200'

100'

CARTER ST SW

DLRGROUP



Gravel Point Bandon, OR | Habitat Plan

COASTAL DUNES

Coastal Dunes include beaches, foredunes, sand spits, and active to stabilizing back dunes. The vegetation varies from sparse to forested, as influenced by sand scour, deposition, movement, and erosion. Species composition is also influenced by salt spray, storm tidal surges, wind abrasion, and substrate stability.

MARINE TERRACE

Over time, marine terraces become uplifted by tectonic movement, and as they get further away from the shore, the tendency is for grass covered areas and Shore Pine to begin to grow due to this coastal uplift. Herb-dominated areas would be interspersed in uplands and wetlands harboring native grasses and forbs. composition to historic conditions. Shore pine dominate the overstory now, but selective harvest of timber likely has suppressed other conifers. Restoration opportunities include wetland creation in areas filled or drained by ditches, as well as control of gorse followed by native plant improvement projects.

CARTER ST SW

ROGERS PL

0' 100' 200'



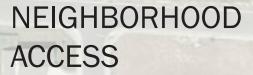
Gravel Point Bandon, OR | Circulation Plan 23 JUNE 2023

VEHICLE CIRCULATION

The current right of ways will be reconfigured to deliver the promised east - west connection from Beach Loop Rd to Carter St SW, and to add a new connection from Beach Loop Rd to the lands to the northeast of the site.

PEDESTRIAN CIRCULATION

Pathways will accompany all of the roadways, and will create a new north - south route for local residents to experience the dunes landscape that is currently private. This can tie to existing pathways that lead to the beach at Face Rock Park.



INCOLN

CARTER ST SW

200'

100'

0'

DLRGROUP



Gravel Point Bandon, OR | Public vs. Private Roads



Gravel Point Bandon, OR | Circulation Plan 23 JUNE 2023

VEHICLE PARKING

Most parking is beneath the Meadow Lodge, with additional parking below the Dune Lodge. These basements are fully ADA accessible and can be also used for much of the servicing. The Meadow Cabins have two uncovered spaces adjacent to each of them in the southeast area of the site. The cabins to the northwest park at the Meadow Lodge and use golf carts or walking for access. When the conference facilities are in use, or the restaurants have a special event, there is grass parking along the main access drive.

FENCING AND SCREENING

The site is envisaged as an open and accessible place for wildlife to move about, and so fencing the site is not intended. Along the western property line and in the southwest corner there are homes directly adjacent to the site, so in these locations a fence and landscape screening are planned.

CARTER ST SW

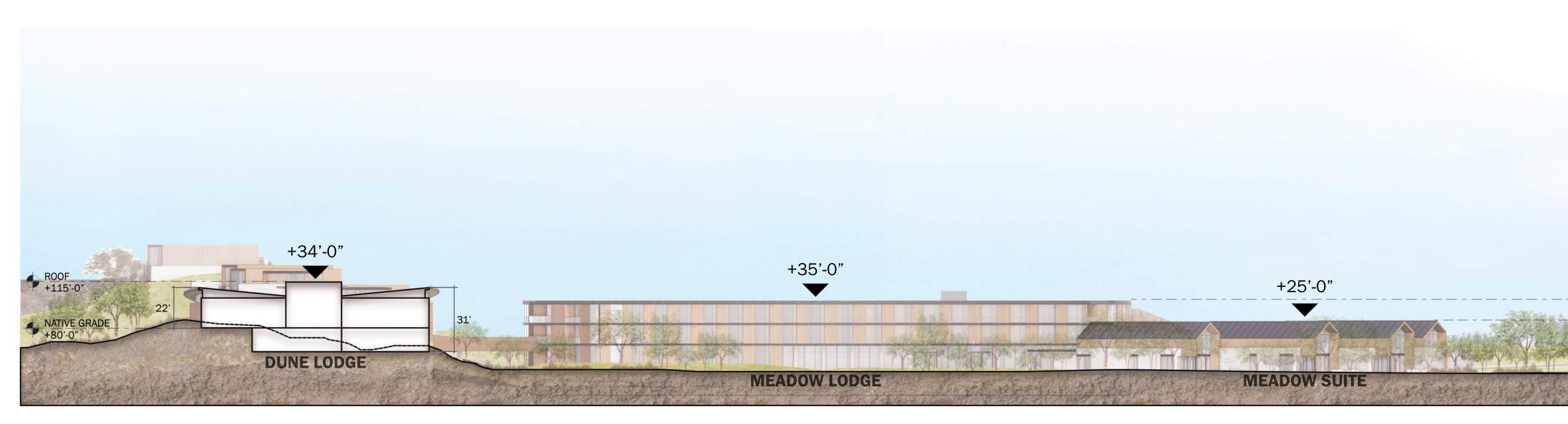
500'

DLRGROUP

100' 200'



SECTION A SCALE: 1/16 = 1'-0"



SECTION B SCALE: 1/16 = 1'-0"

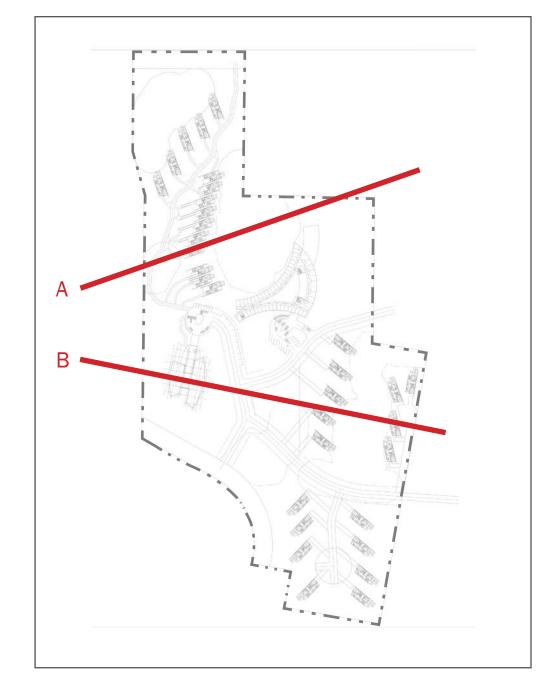


<u>NATIVE GRADE</u> +78'-0"

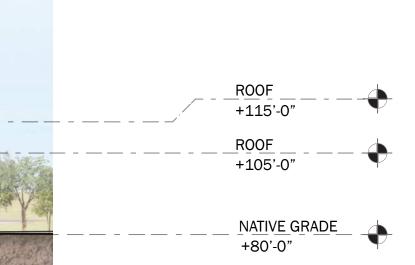
SITE HIGHLIGHTS

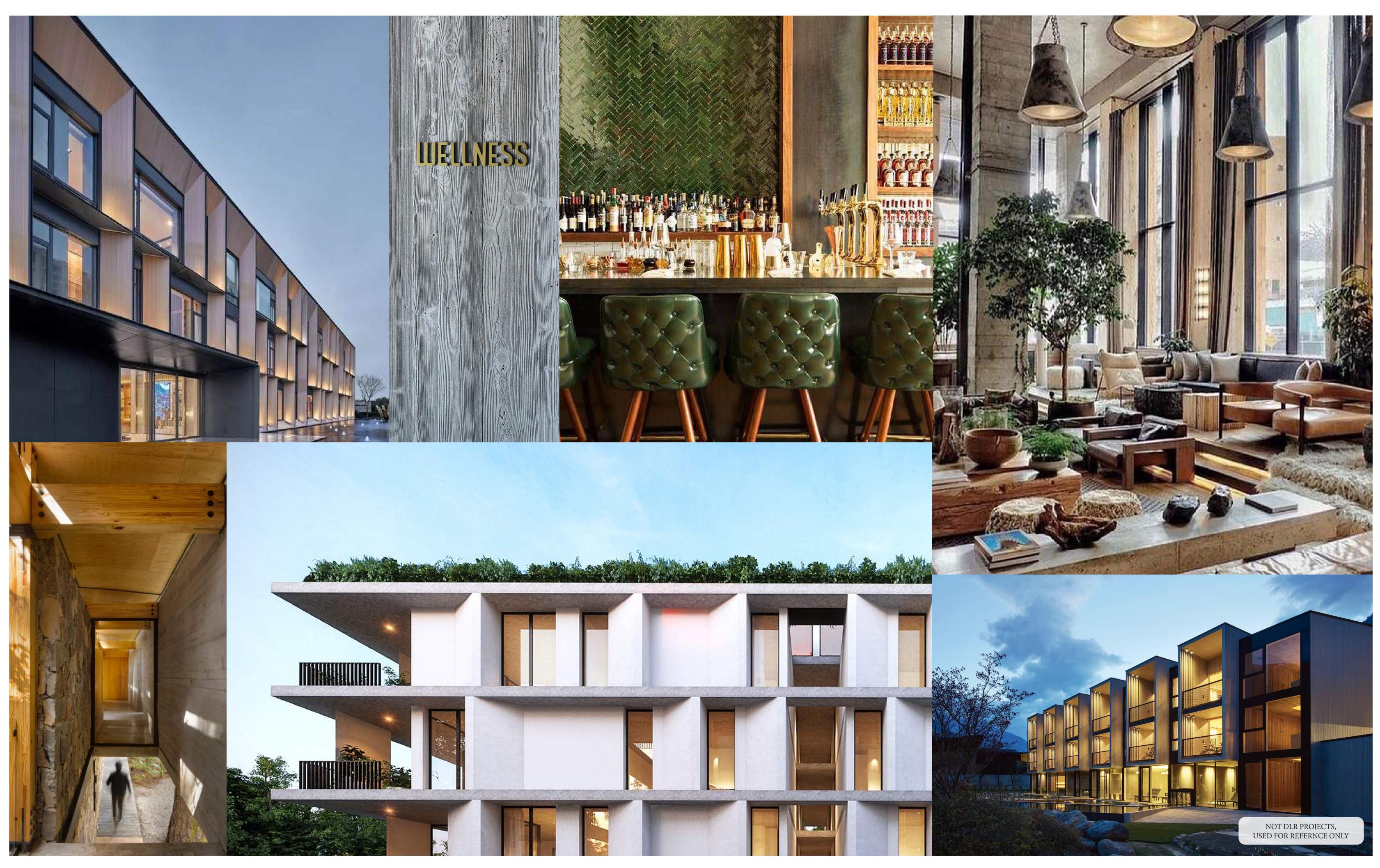
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Gravel Point Bandon, OR | Mood Imagery

MEADOW LODGE

The rooms are arranged in arcs to frame the landscapes they enjoy views of.

The cars on site are hidden from view by being parked in a basement below the lodge.

The spa sits in the quiet corner to encourage relaxation and enjoy unpopulated landscape.

Arriving at the hotel there are sight lines through into the courtyard, and a check in area with bar and breakfast lounge area.

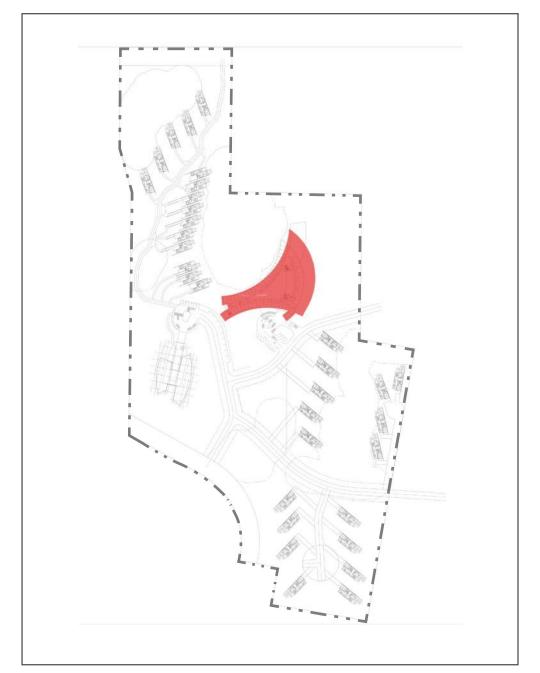




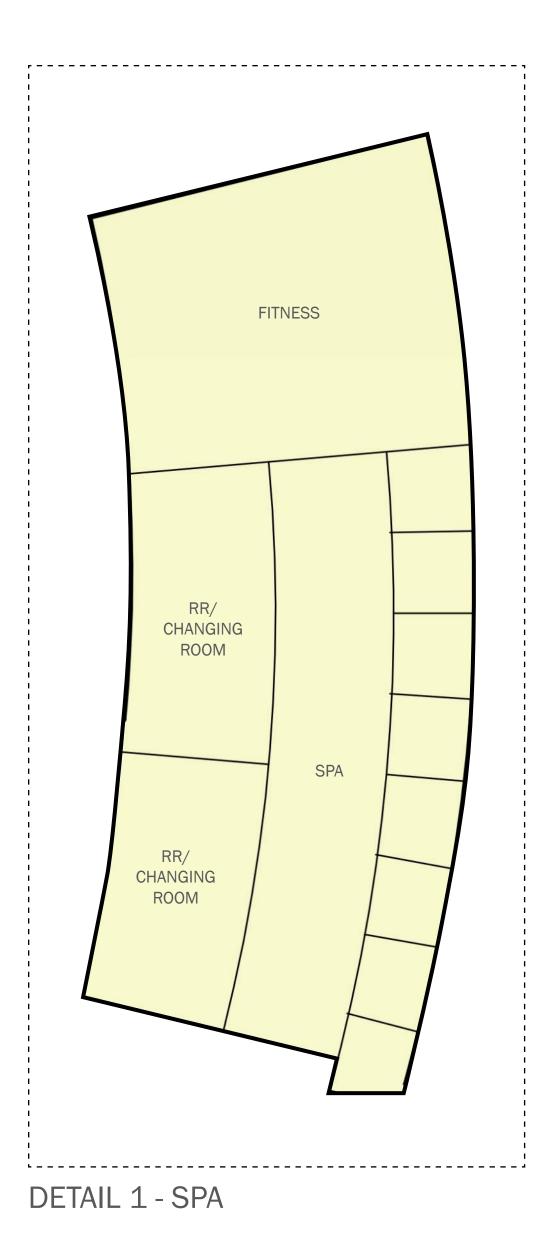
Gravel Point Bandon, OR | Meadow Lodge Plans

DLRGROUP

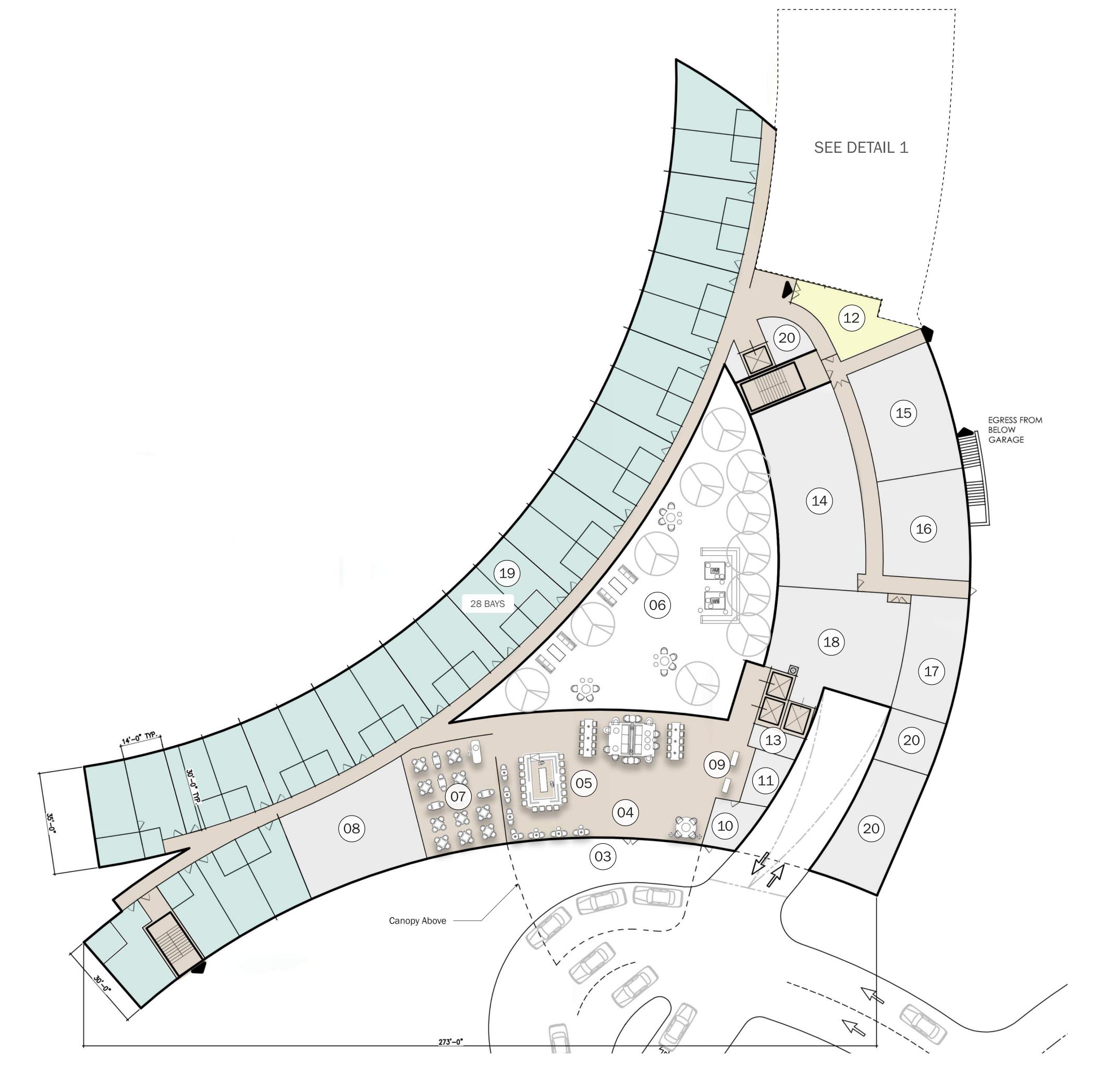
KEY PLAN







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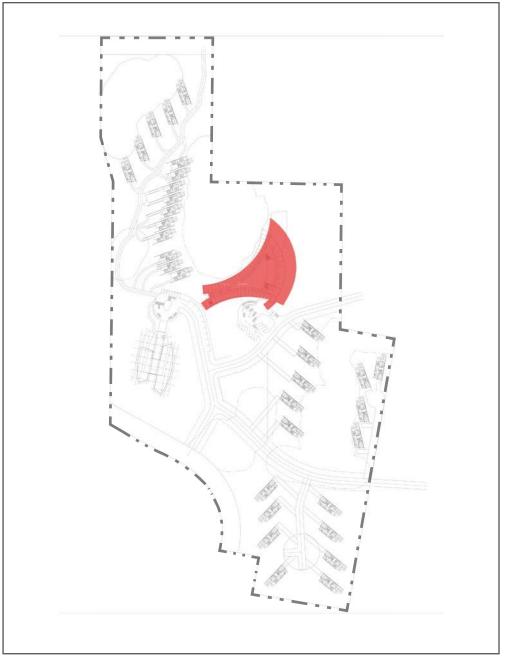


Gravel Point Bandon, OR | Meadow Lodge Plans

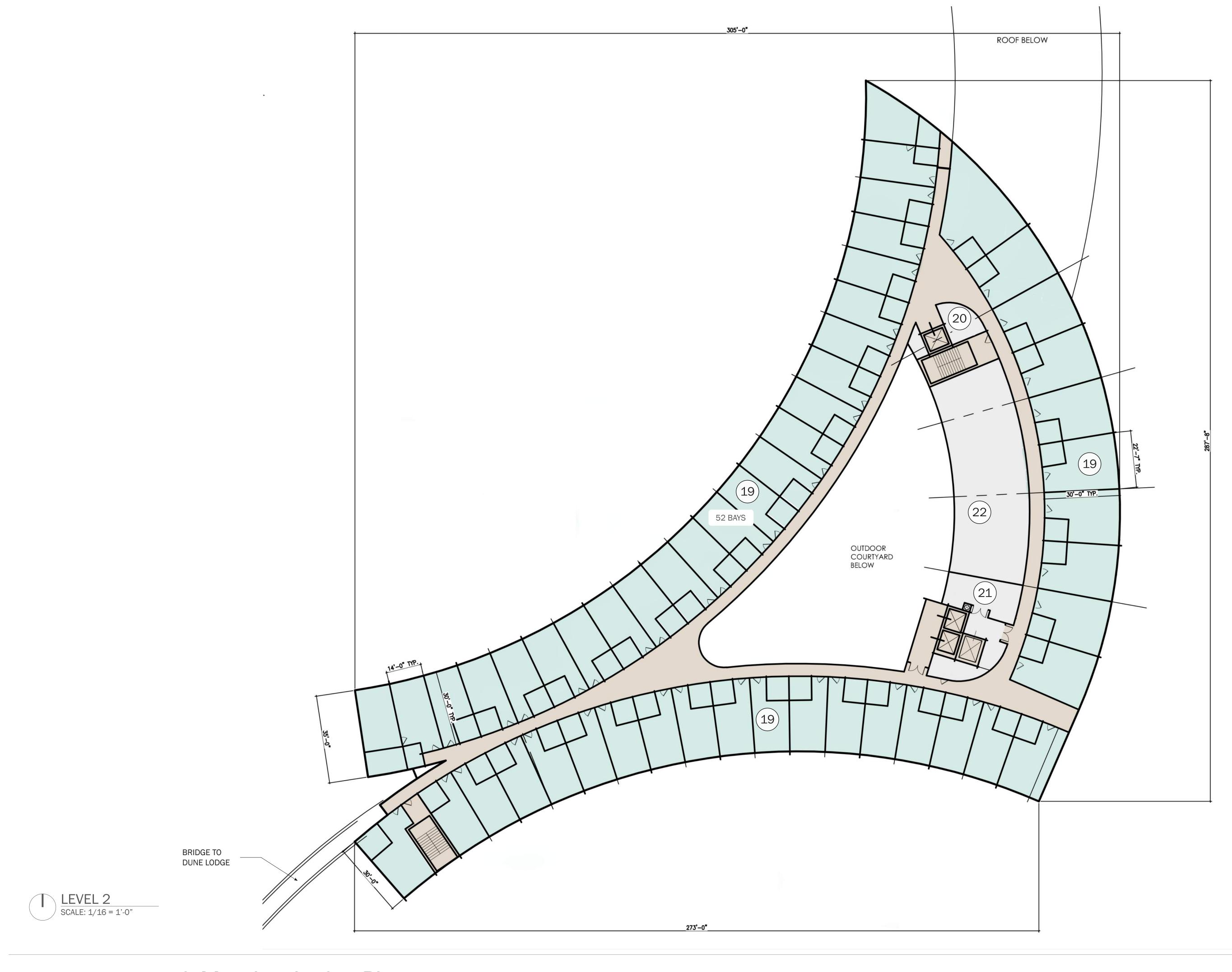


KEY PLAN

01	PARKING
02	BIKE PARKING
03	ENTRANCE / ARRIVAL
04	LOBBY
05	LOUNGE / BAR
06	OUTDOOR COURTYARD
07	BREAKFAST
08	F&B SUPPORT
09	REGISTRATION
10	VALET BELL
11	LUGGAGE
12	SPA LOBBY
13	SUPPORT
14	EMPLOYEE FACILITIES
15	MAINTENANCE STORAGE
16	BOH / SERVICE
17	RECEIVING / SERVICE
18	LAUNDRY
19	ROOMS
20	ELEC / MECH



LEGEND

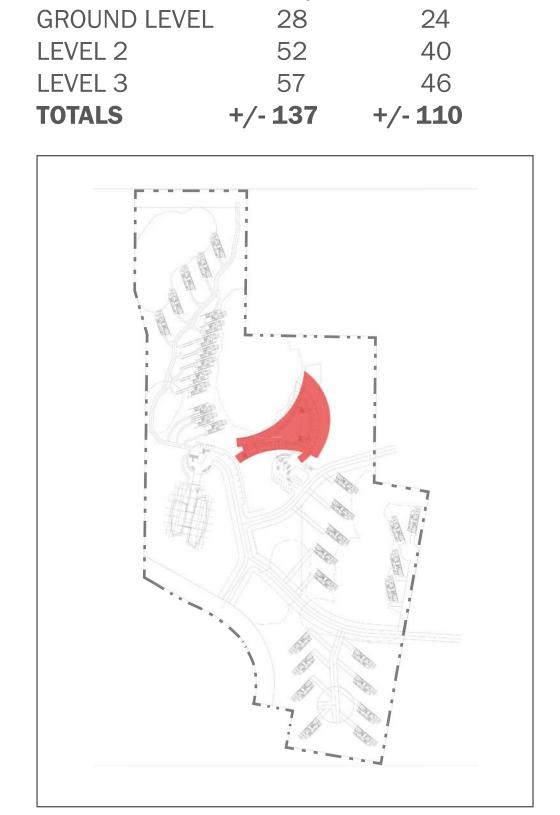


23 JUNE 2023

Gravel Point Bandon, OR | Meadow Lodge Plans

DLRGROUP

KEY PLAN



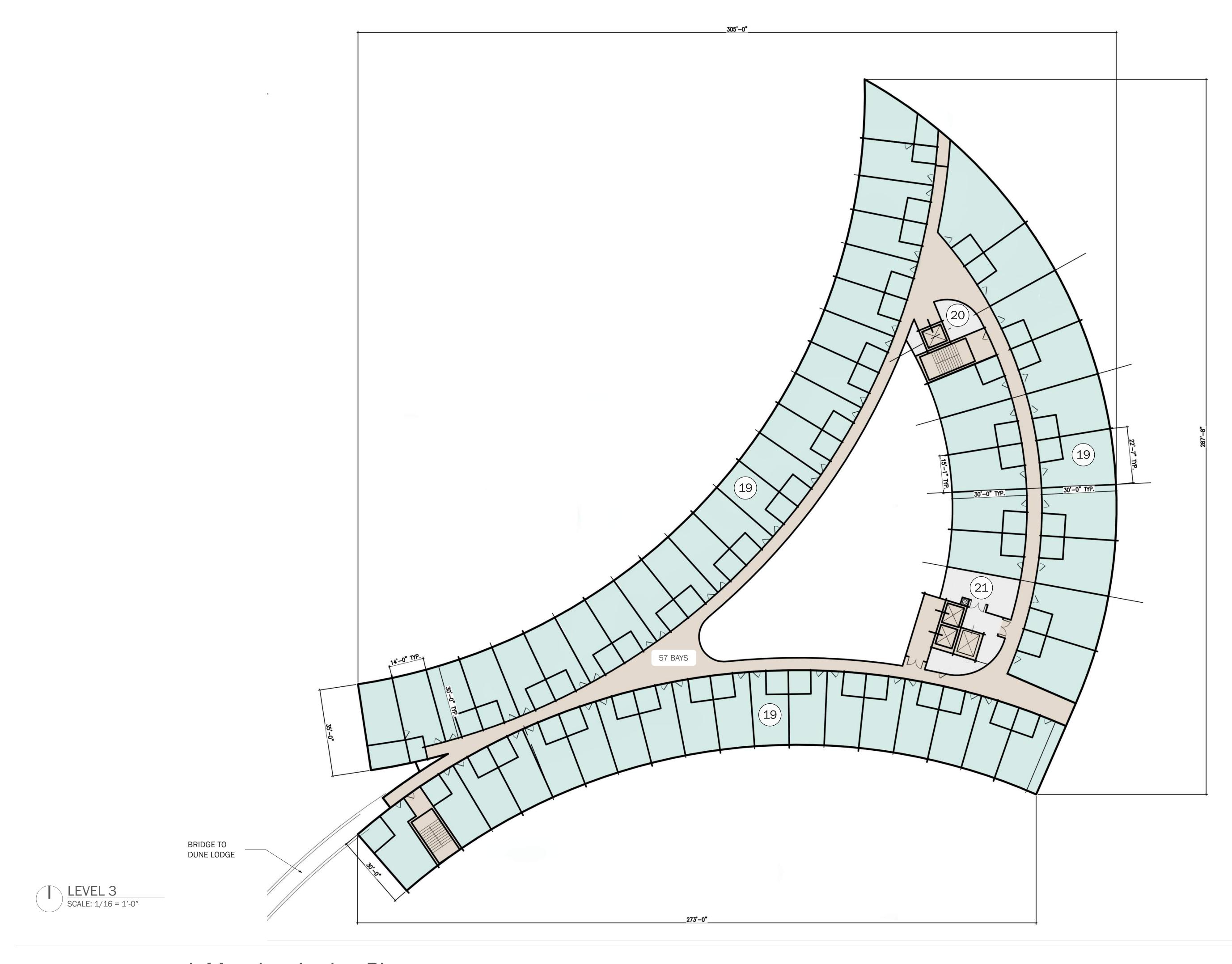
MEADOW LODGE GUESTROOM		
SUMMARY		
	Bays	Rooms

28

GROUND LEVEL

LEGEND

19	ROOMS
20	ELEC / MECH
21	HOUSEKEEPING
22	ADMIN

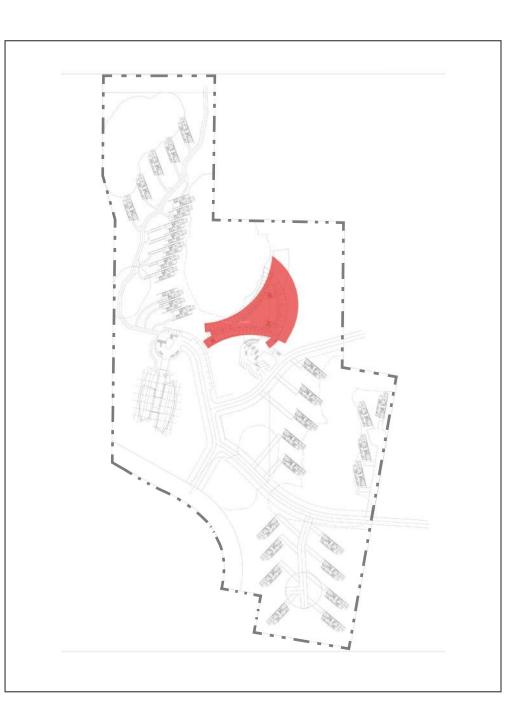


23 JUNE 2023

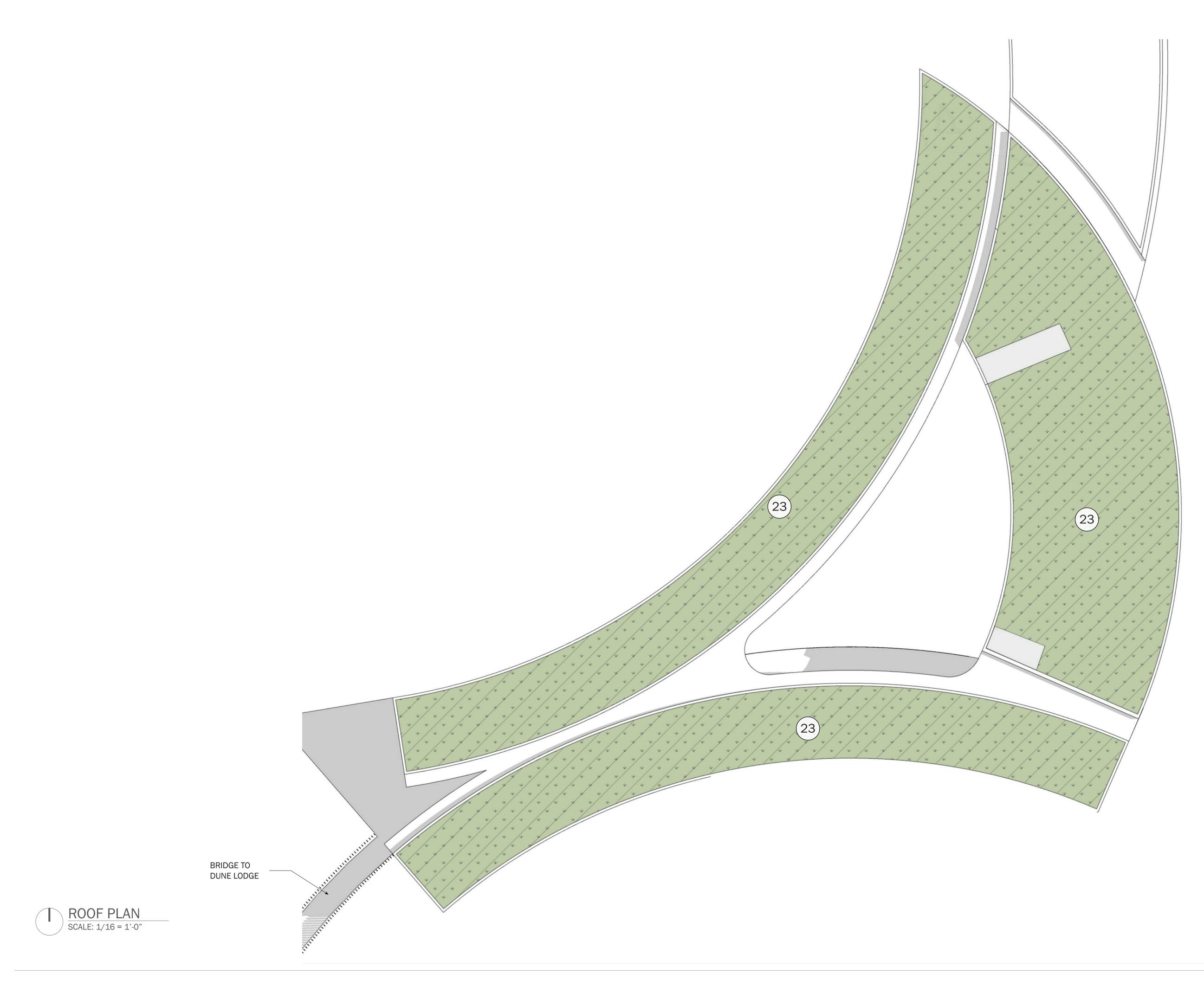
Gravel Point Bandon, OR | Meadow Lodge Plans



KEY PLAN



LEGEND			
	19	ROOMS	
	20	ELEC / MECH	
	21	HOUSEKEEPING	

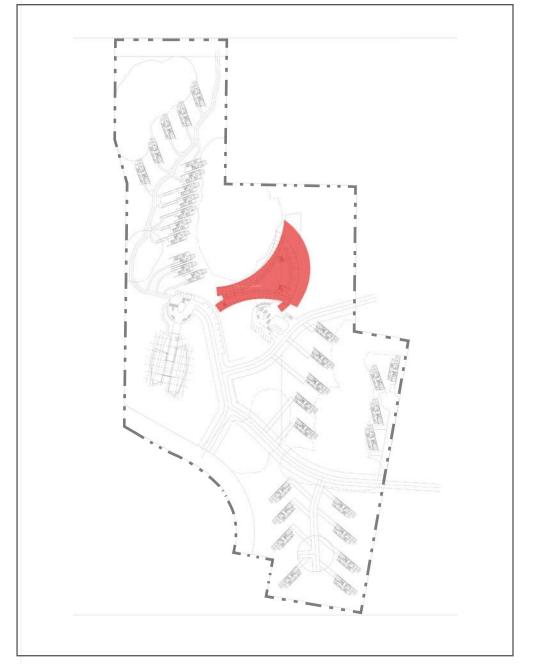


23 JUNE 2023

Gravel Point Bandon, OR | Meadow Lodge Roof Plan

DLRGROUP

KEY PLAN



23 ROOF GARDEN



ELEVATION A

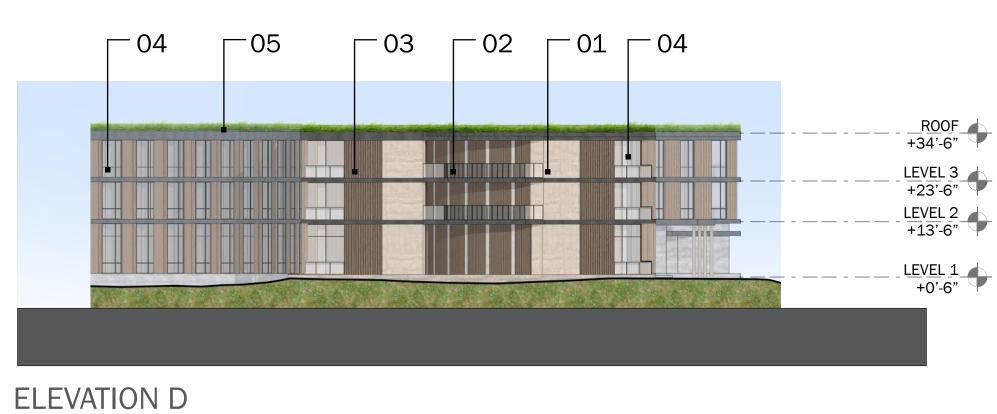
SCALE: 1/16 = 1'-0"



ELEVATION B SCALE: 1/16 = 1'-0"

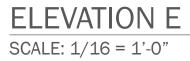


ELEVATION C SCALE: 1/16 = 1'-0"



SCALE: 1/16 = 1'-0"

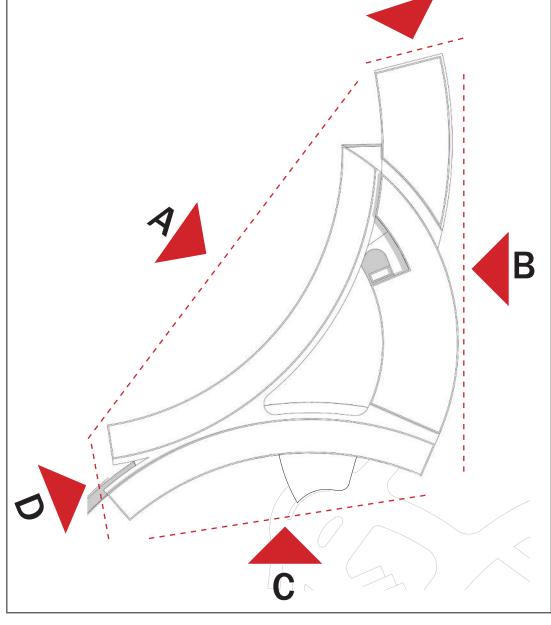
Gravel Point Bandon, OR | Meadow Lodge Elevations





DLRGROUP

KEY PLAN



"WITH THE SPECIFIC APPROVAL OF THE PLANNING COMMISSION, A BUILDING OR STRUCTURE MAY EXCEED A HEIGHT OF TWENTY-EIGHT (28) FEET, UP TO A MAXIMUM HEIGHT OF THIRTY-FIVE (35) FEET."

 LEVEL 3 +23'-6"
 LEVEL 2 +13'-6"
 LEVEL_1 +0'-6"
 PARKING -12'-0"

01	BOARD FORM CONCRETE
02	GLASS RAILING
03	WOOD SIDING
04	ALUMINUM CLAD WINDOWS W/ BIRD PROOF GLAZING
05	GREEN ROOF
06	METAL - DARK GRAY
07	BALCONY RAILING
08	WOOD
09	DARK GRAY MULLION

MATERIAL LEGEND



Gravel Point Bandon, OR | Mood Imagery

DUNE LODGE

This is the amenity hub of the site and the surrounding neighborhood. There are two food and beverage offerings and a small conference center.

The upper level restaurant has a dining terrace on-grade that sits in a recess of the building form to protect it from the wind and create a more comfortable micro-climate for more of the year.

ABOVE

(13)

18-0"

9

40

4

P

(10)

24'-0"

AL AN

15

14

13

75

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The lower level is a more casual dining and drinking experience. It opens out onto the landscape of the site and sits behind the dunes to separate it form the neighbors and provide protection from the wind.

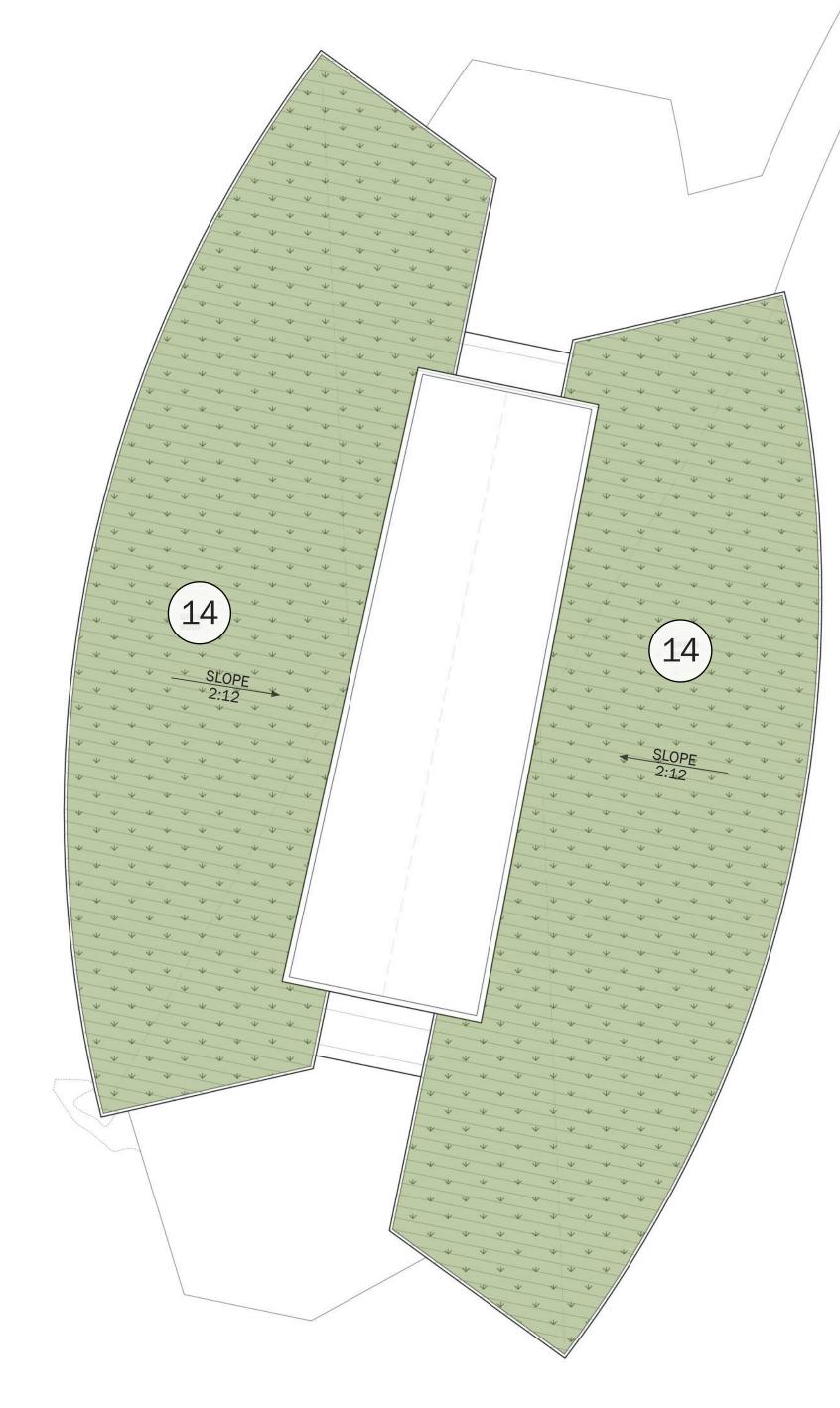


Gravel Point Bandon, OR | Dune Lodge Floor Plan 23 JUNE 2023



DLRGROUP

KEY PLAN



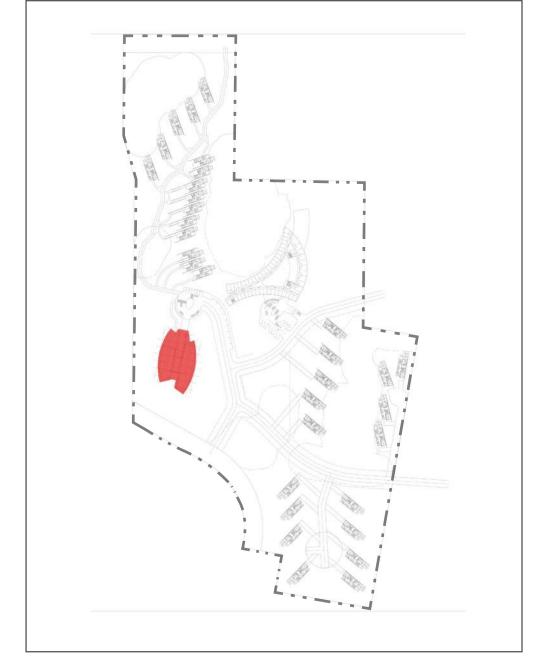
ROOF PLAN SCALE: 1/16 = 1'-0"

Gravel Point Bandon, OR | Dune Lodge Roof Plan 23 JUNE 2023

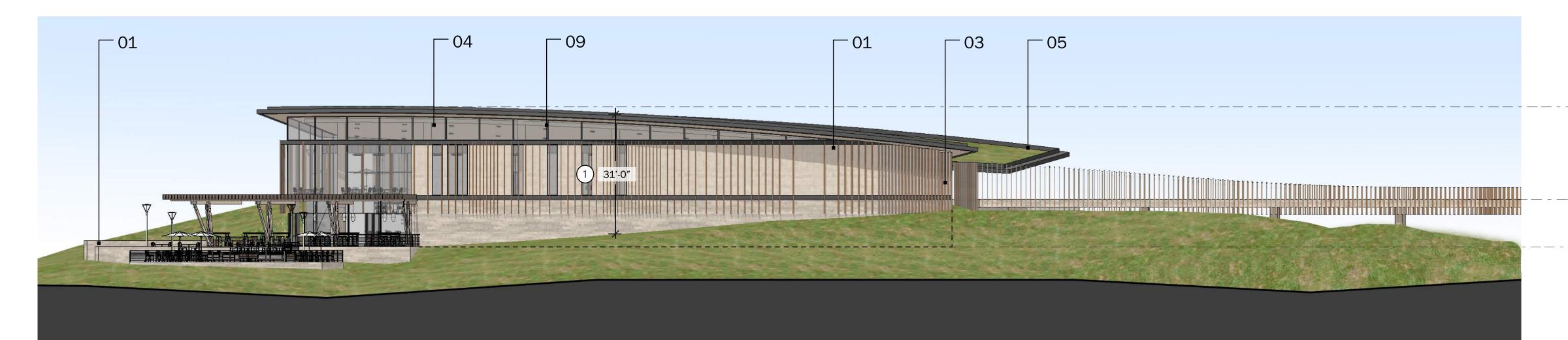


DLRGROUP

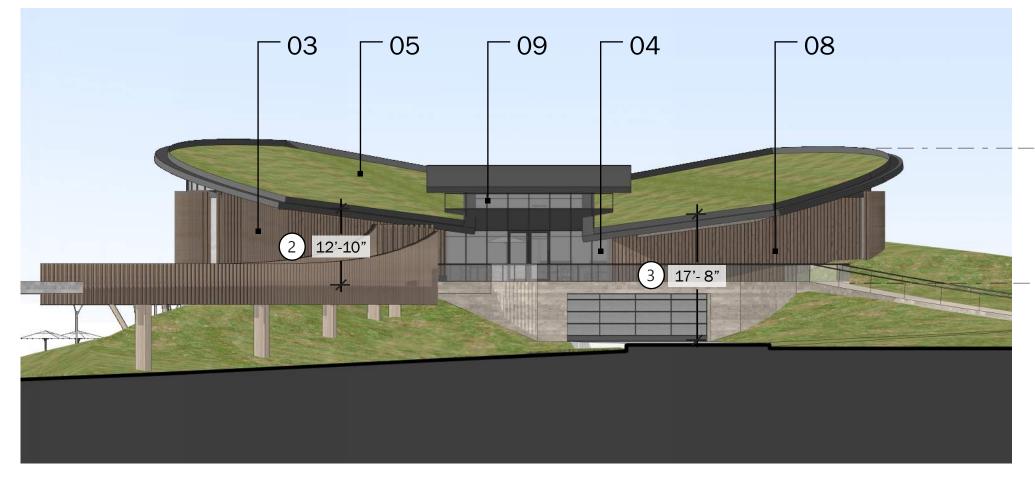
KEY PLAN



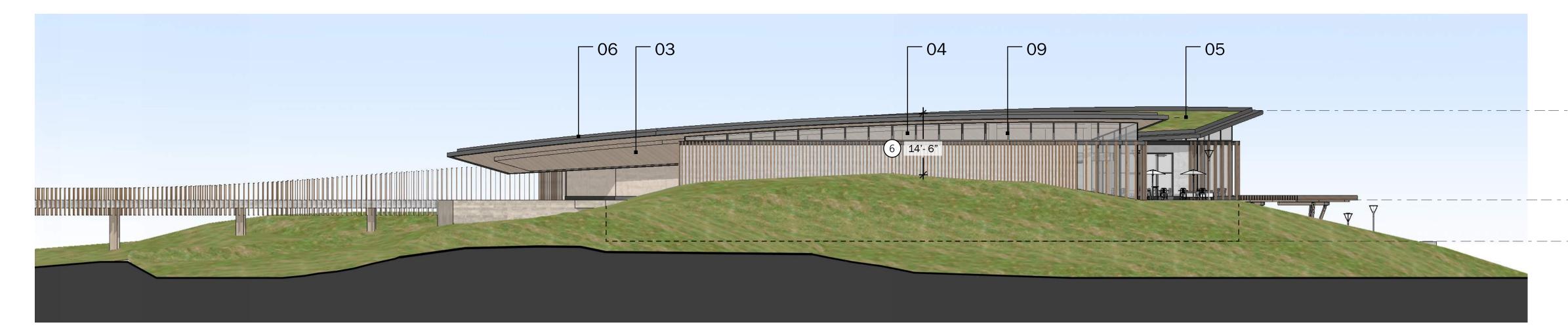
14 ROOF GARDEN



ELEVATION A SCALE: 1/16 = 1'-0"



ELEVATION B SCALE: 1/16 = 1'-0"



ELEVATION D SCALE: 1/16 = 1'-0"

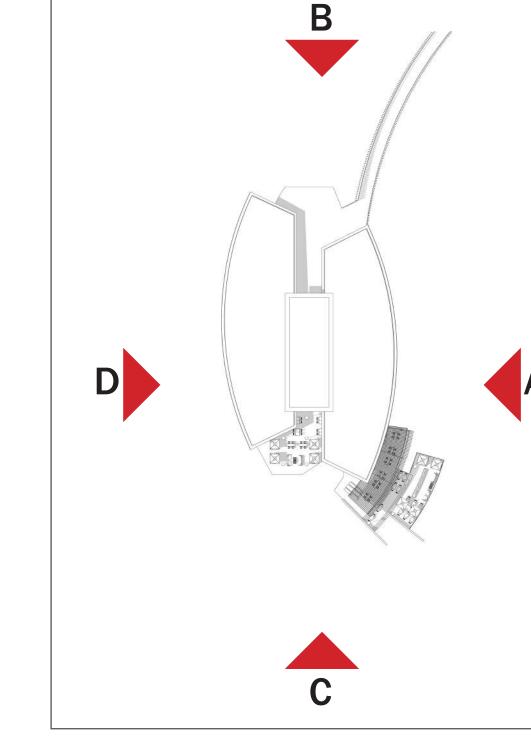
Gravel Point Bandon, OR | Dune Lodge Elevation 23 JUNE 2023



ELEVATION C SCALE: 1/16 = 1'-0"

DLRGROUP

KEY PLAN



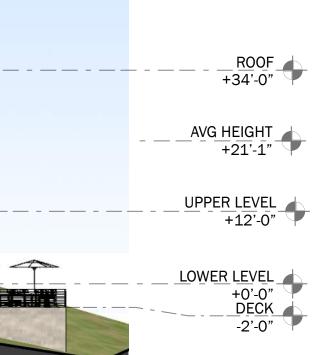
2	12'-10"	12.83'
3	17'-8"	17.67'
4	19'-5"	19.41'
5	31'-6"	31.50'
6	14'-6"	14.50'
	TOTAL:	126.91'
	AVG. HEIGHT	21.15'

1	31'	31.00'
2	12'-10"	12.83'
3	17'-8"	17.67'
4	19'-5"	19.41'
5	31'-6"	31.50'
6	14'-6"	14.50'
	TOTAL:	126.91'
	AVG, HEIGHT	21.15'

01	BOARD FORM CONCRETE
02	GLASS RAILING
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05	GREEN ROOF
06	METAL - DARK GRAY
07	BALCONY RAILING
08	WOOD
09	DARK GRAY MULLION

MATERIAL LEGEND

<u></u>	
AVG HEIGHT +21'-1"	
UPPER LEVEL +12'-0"	
LOWER LEVEL	

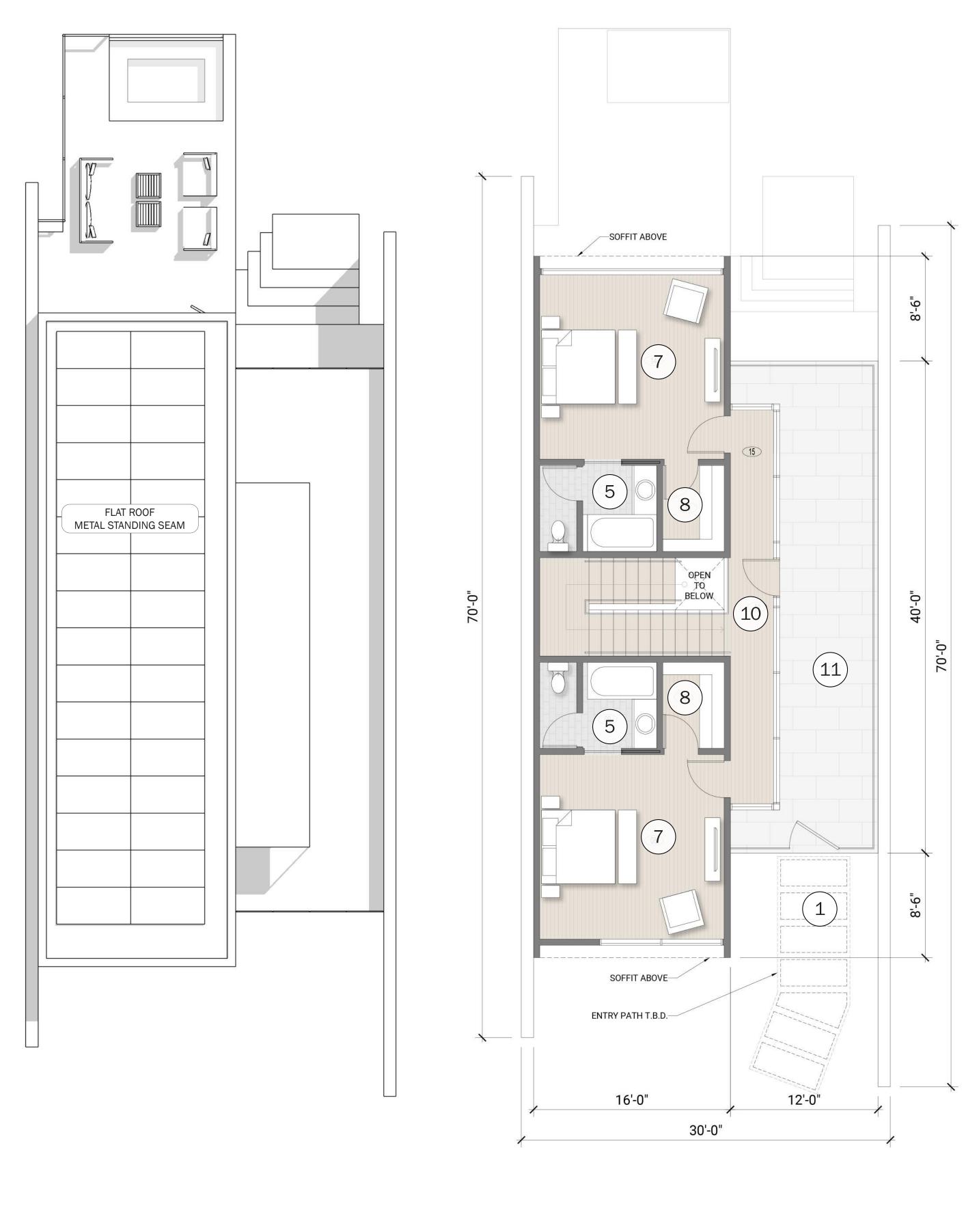


AVG HEIGHT +21'-1"
UPPER LEVEL +12'-0"
PARKING +0'-0"



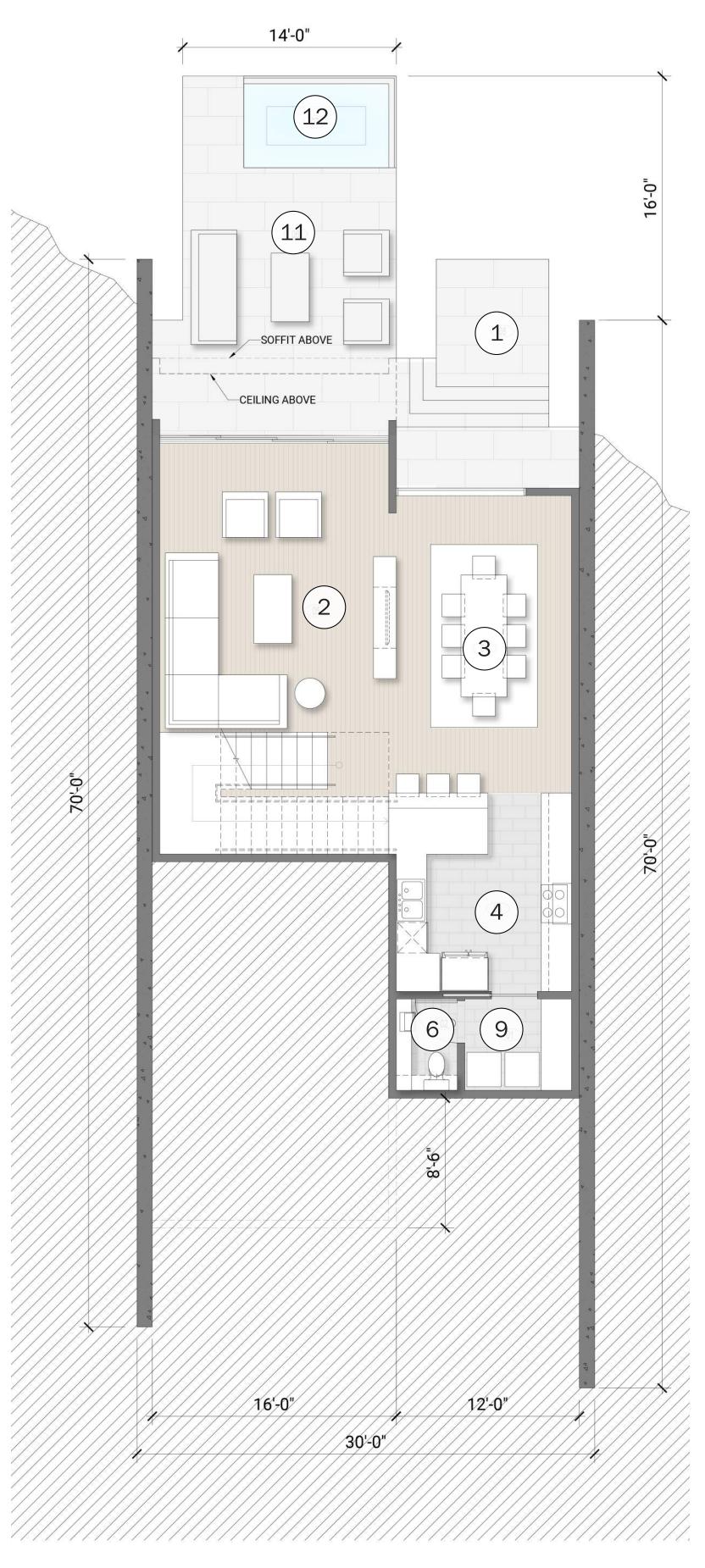


Gravel Point Bandon, OR | Mood Imagery 23 JUNE 2023



ROOF PLAN SCALE: 1/8 = 1'-0" GROUND LEVEL SCALE: 1/8= 1'-0"

Gravel Point Bandon, OR | Ridgeline Suite Plan



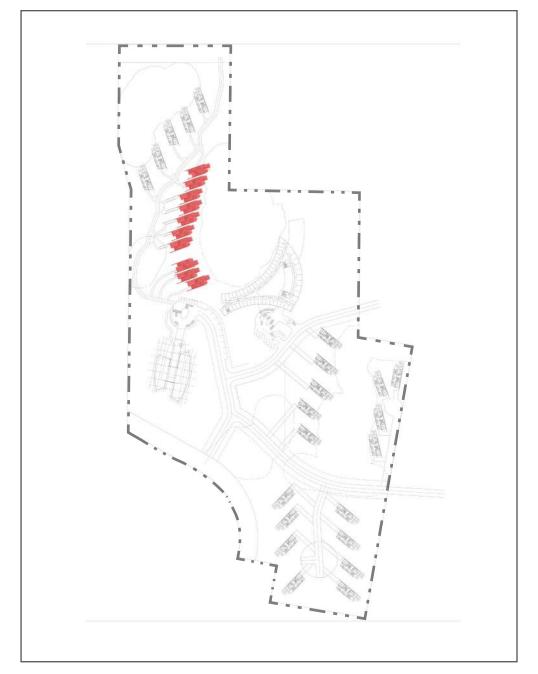
SECOND LEVEL SCALE: 1/8 = 1'-0"

<u>LEGEND</u>

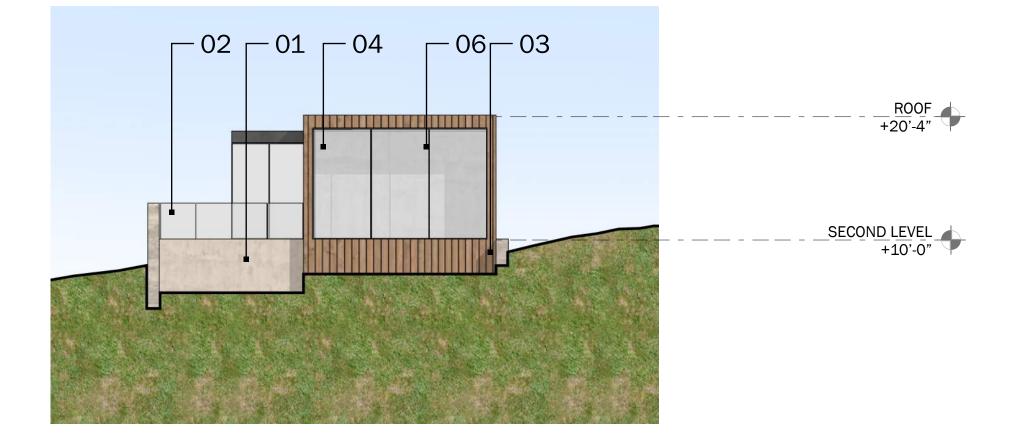
01	ENTRANCE
02	LIVING
03	DINING
04	KITCHEN
05	BATHROOM
06	POWDER ROOM
07	BEDROOM
08	CLOSET
09	LAUNDRY / UTILITIES
10	HALL
11	PATIO
12	SPA

<u>AREA SUMMARY</u>

TOTAL	1,705 SQ. FT.
SECOND LEVEL	770 SQ. FT.
GROUND LEVEL	935 SQ. FT.

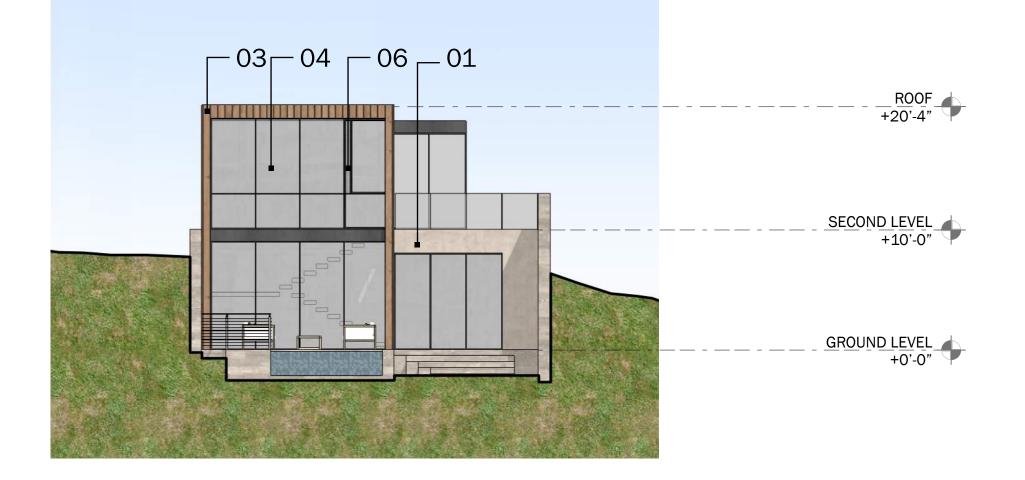


KEY PLAN



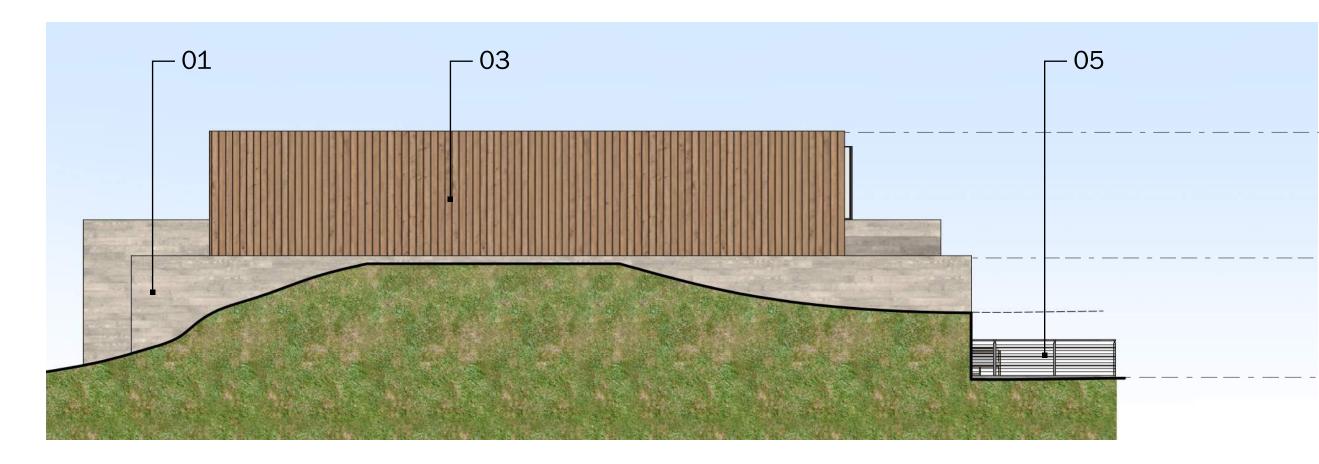
ELEVATION A SCALE: 1/8 = 1'-0"

50ALL. 1/6 - 1-0

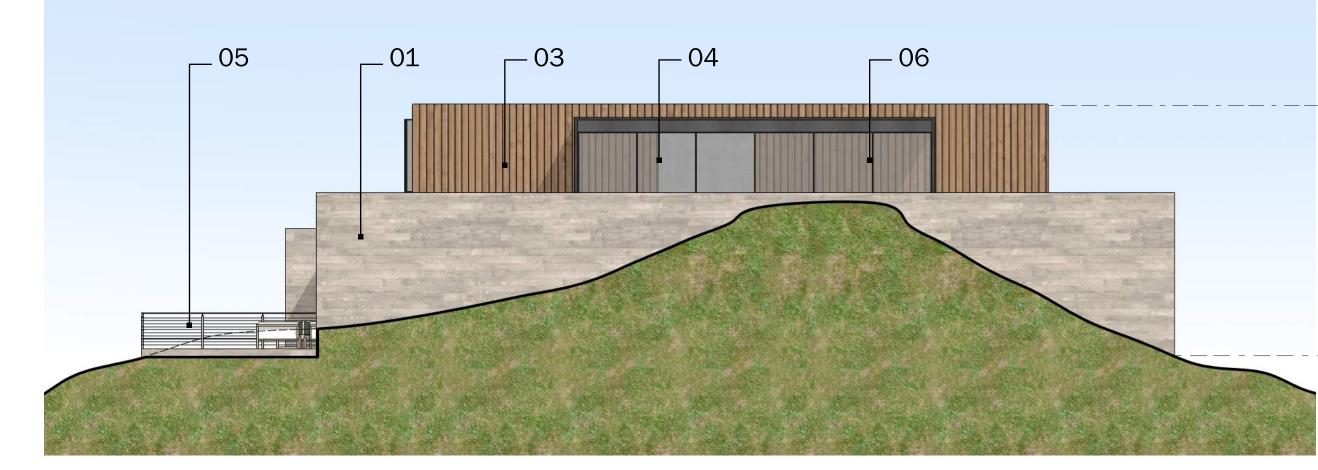


ELEVATION C SCALE: 1/8 = 1'-0"

Gravel Point Bandon, OR | Ridgeline Suite Elevations



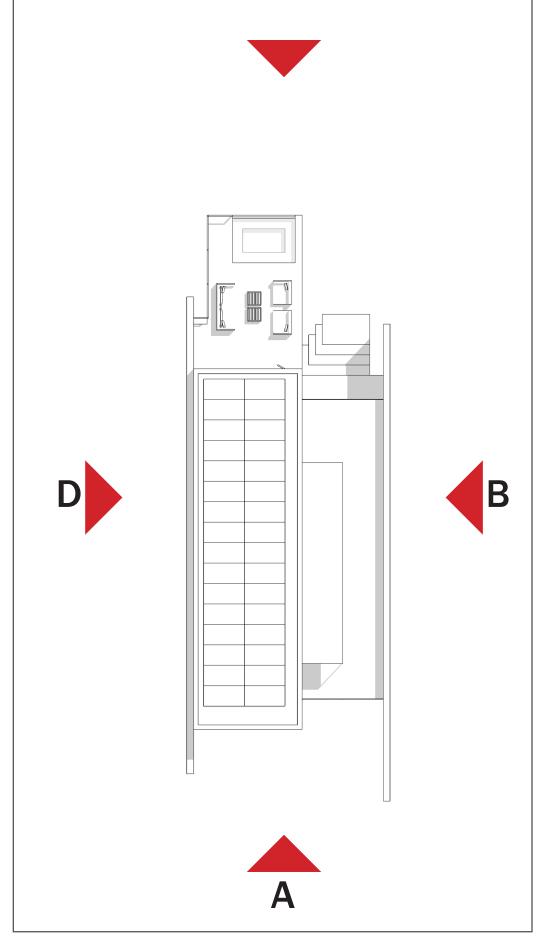
ELEVATION B SCALE: 1/8 = 1'-0"



ELEVATION D SCALE: 1/8 = 1'-0"

DLRGROUP

KEY PLAN



"WITH THE SPECIFIC APPROVAL OF THE PLANNING COMMISSION, A BUILDING OR STRUCTURE MAY EXCEED A HEIGHT OF TWENTY-EIGHT (28) FEET, UP TO A MAXIMUM HEIGHT OF THIRTY-FIVE (35) FEET."

GROUND LEVEL +0'-0"

> ROOF +20'-4"

GROUND LEVEL +0'-0"

SECOND LEVEL +10'-0"

 01
 BOARD FORM CONCRETE

 02
 GLASS RAILING

 03
 WOOD SIDING

 04
 ALUMINUM CLAD WINDOWS W/ BIRD

 PROOF GLAZING
 05

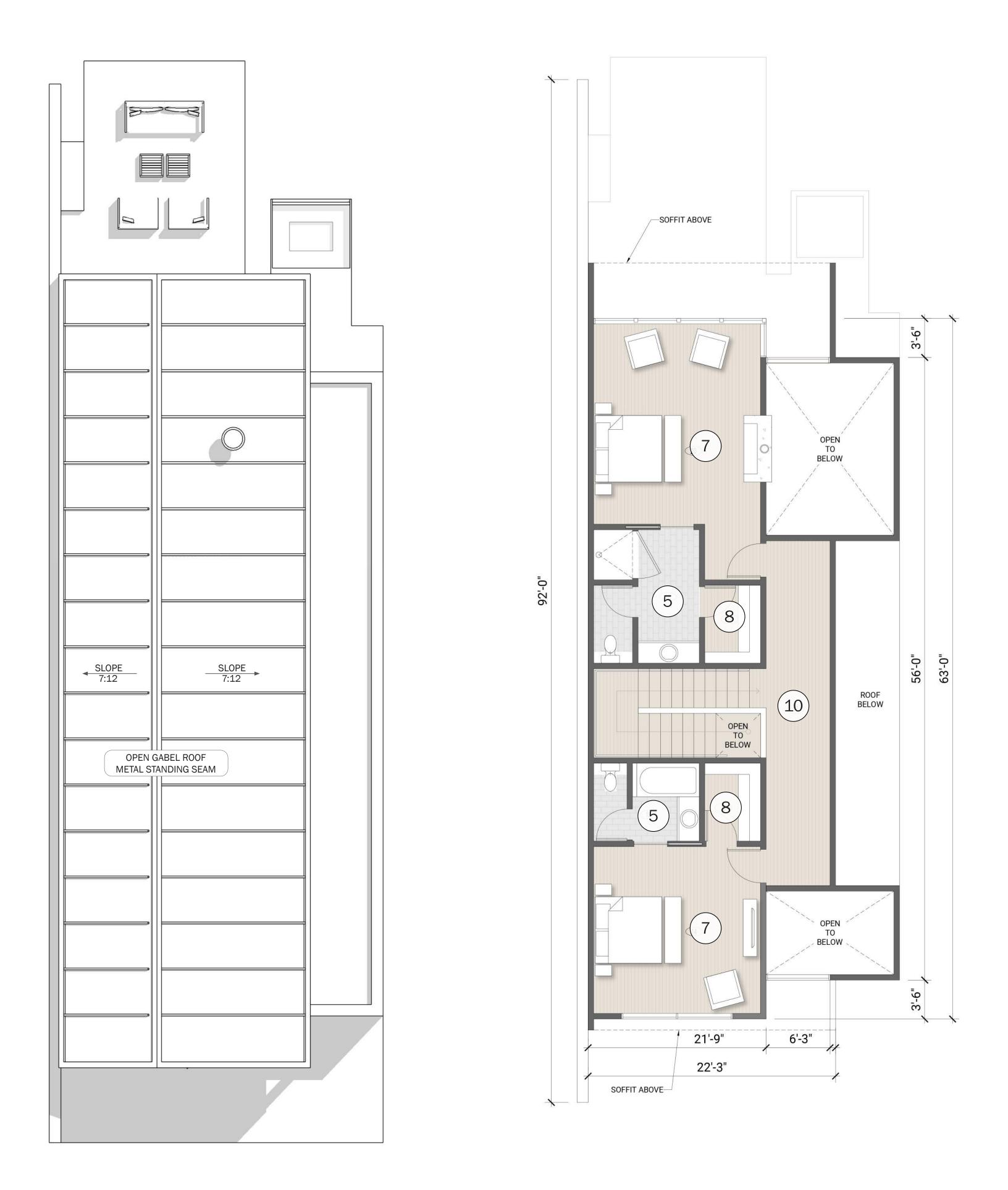
 05
 BALCONY RAILING

 06
 DARK GRAY MULLION

MATERIAL LEGEND

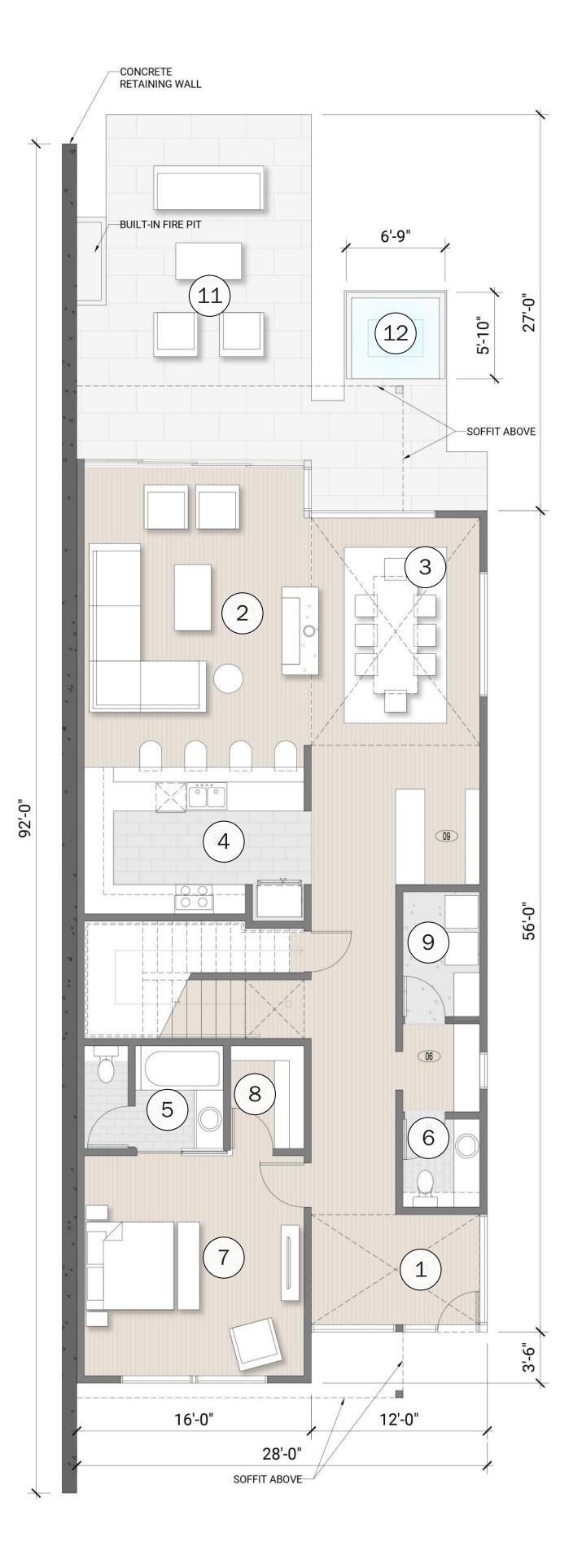


Gravel Point Bandon, OR | Mood Imagery



ROOF PLAN SCALE: 1/8 = 1'-0"

GROUND LEVEL SCALE: 1/8= 1'-0"



SECOND LEVEL SCALE: 1/8 = 1'-0"



<u>LEGEND</u>

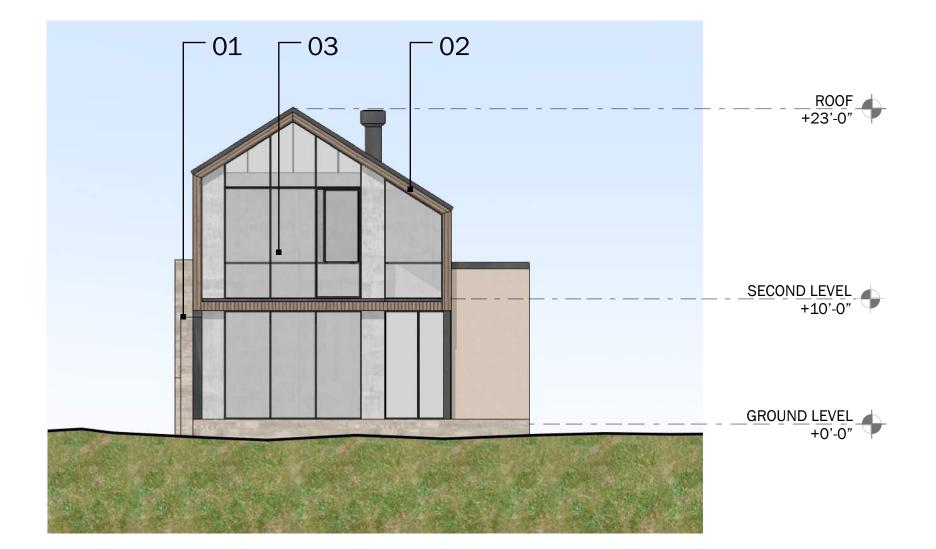
01	ENTRANCE
02	LIVING
03	DINING
04	KITCHEN
05	BATHROOM
06	POWDER ROOM
07	BEDROOM
08	CLOSET
09	LAUNDRY / UTILITIES
10	HALL
11	PATIO
12	SPA

<u>AREA SUMMARY</u>

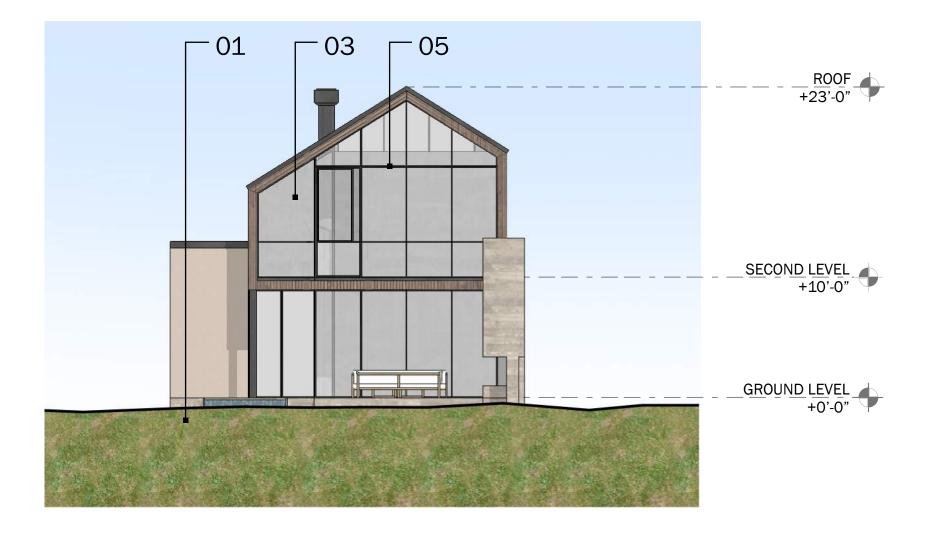
TOTAL	2,250 SF
SECOND LEVEL	1,000 SF
GROUND LEVEL	1,250 SF



KEY PLAN

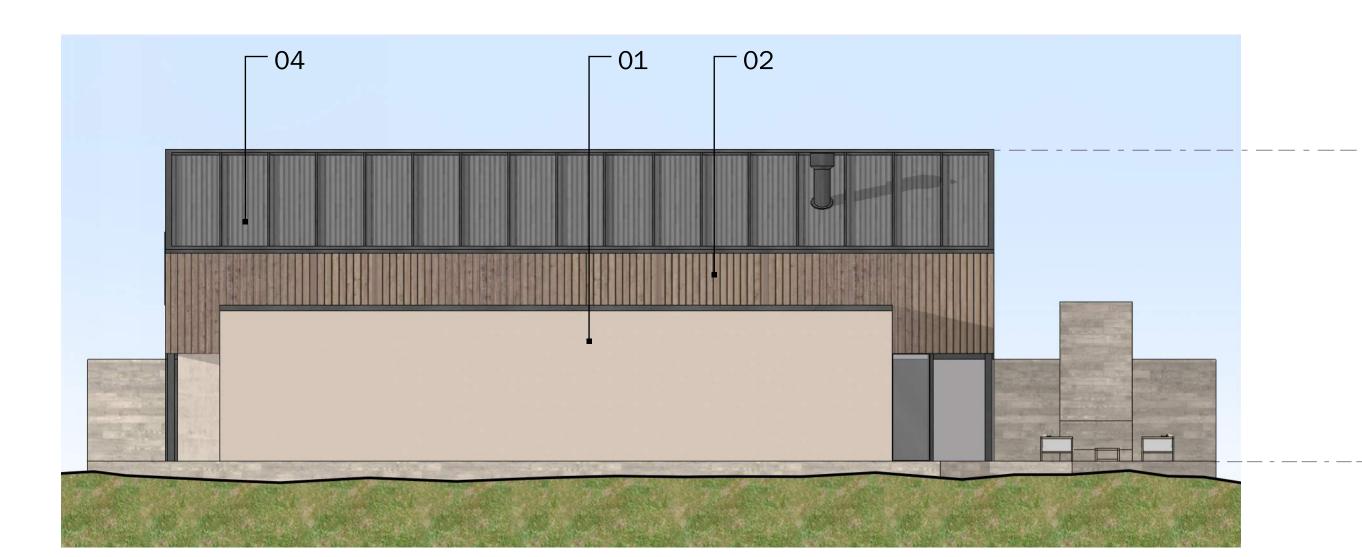


ELEVATION A SCALE: 1/8 = 1'-0"

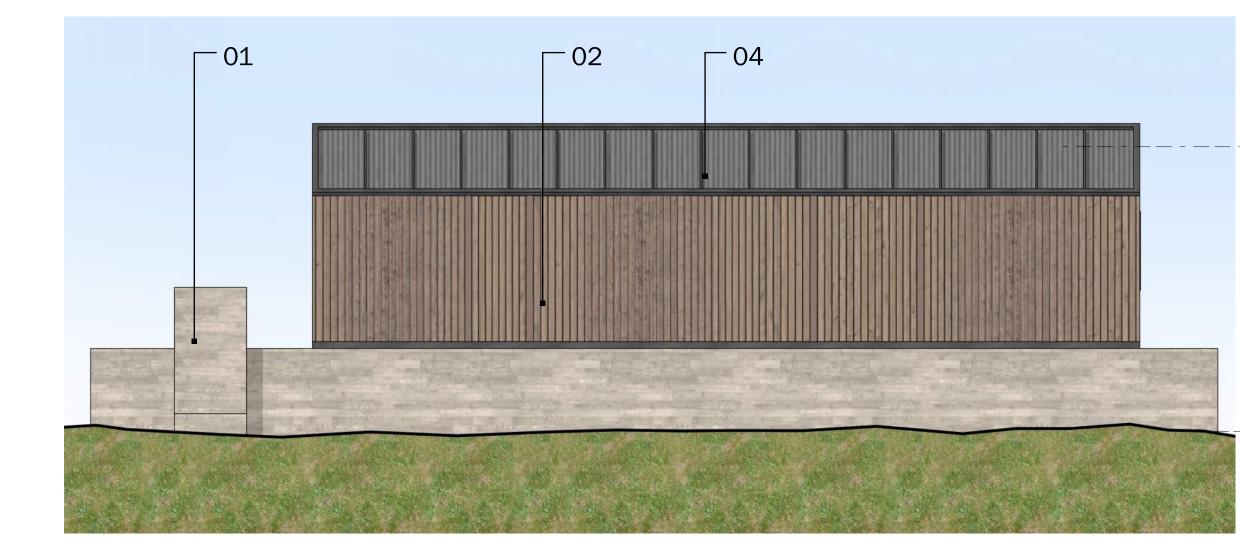


ELEVATION C SCALE: 1/8 = 1'-0"

Gravel Point Bandon, OR | Meadow Suite Elevations



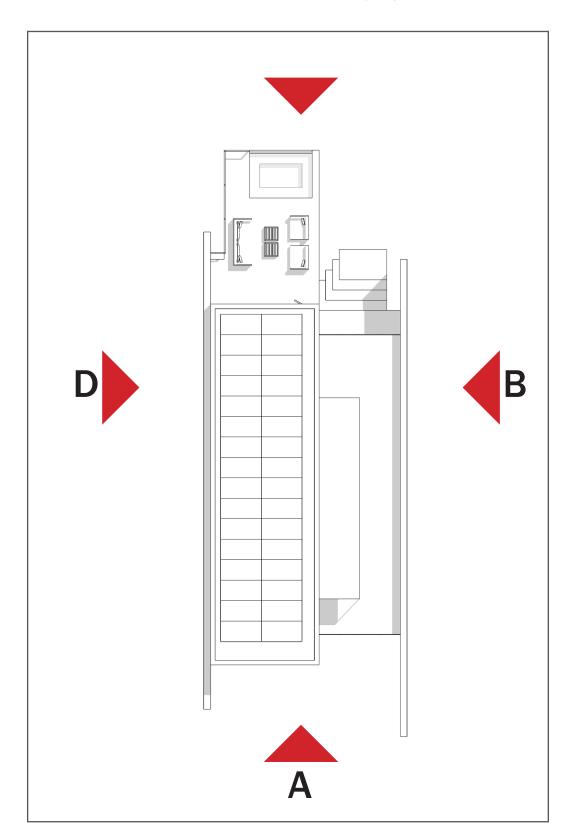
ELEVATION B SCALE: 1/8 = 1'-0"



ELEVATION D SCALE: 1/8 = 1'-0"

DLRGROUP

KEY PLAN



"WITH THE SPECIFIC APPROVAL OF THE PLANNING COMMISSION, A BUILDING OR STRUCTURE MAY EXCEED A HEIGHT OF TWENTY-EIGHT (28) FEET, UP TO A MAXIMUM HEIGHT OF THIRTY-FIVE (35) FEET."



GROUND LEVEL +0'-0"

GROUND LEVEL +0'-0"

	01	BOARD FORM CONCRETE
	02	WOOD SIDING
	03	ALUMINUM CLAD WINDOWS W/ BIRD PROOF GLAZING
<u>ROOF</u>	04	OPEN GABLE ROOF - METAL STANDING SEAM
	05	DARK GRAY MULLION

MATERIAL LEGEND



WOOD SIDING

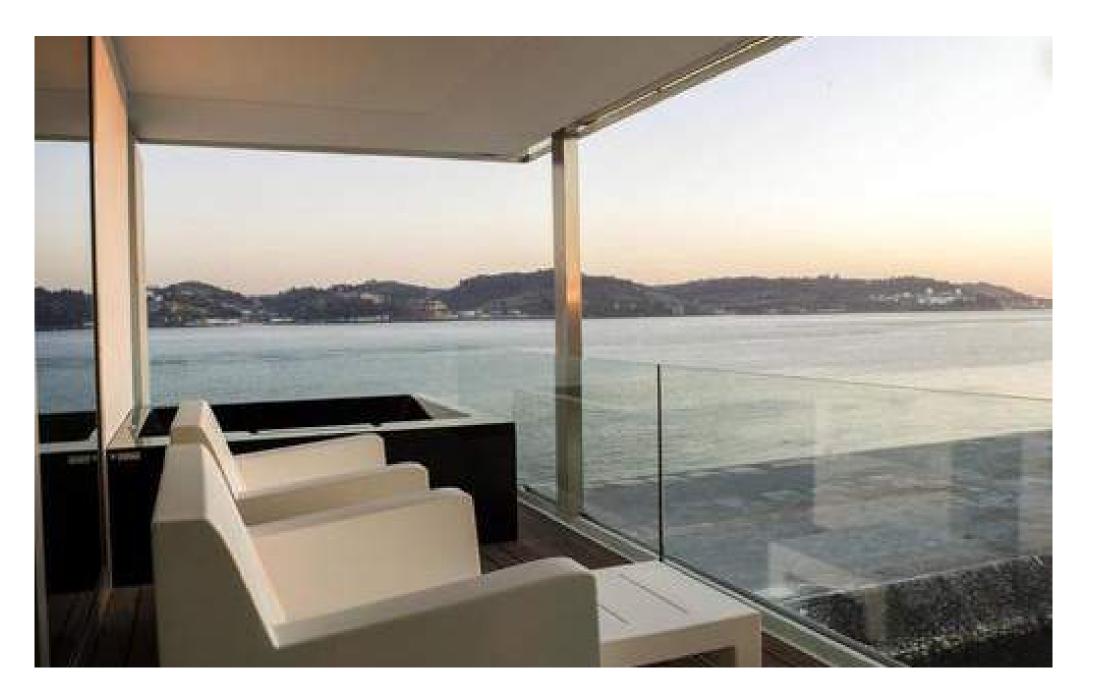


ALUMINUM CLAD WINDOWS WITH BIRD PROOF GLAZING

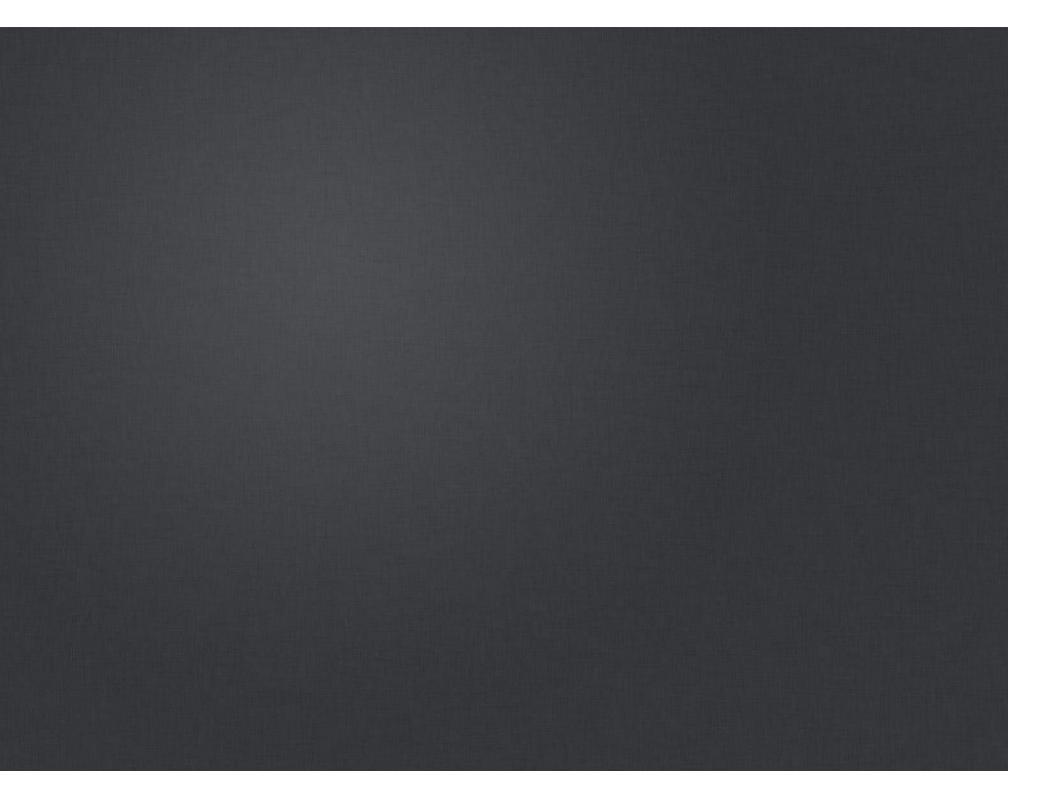
Gravel Point Bandon, OR | MATERIAL PALETTE 23 JUNE 2023



BOARD FORM CONCRETE



GLASS RAILING

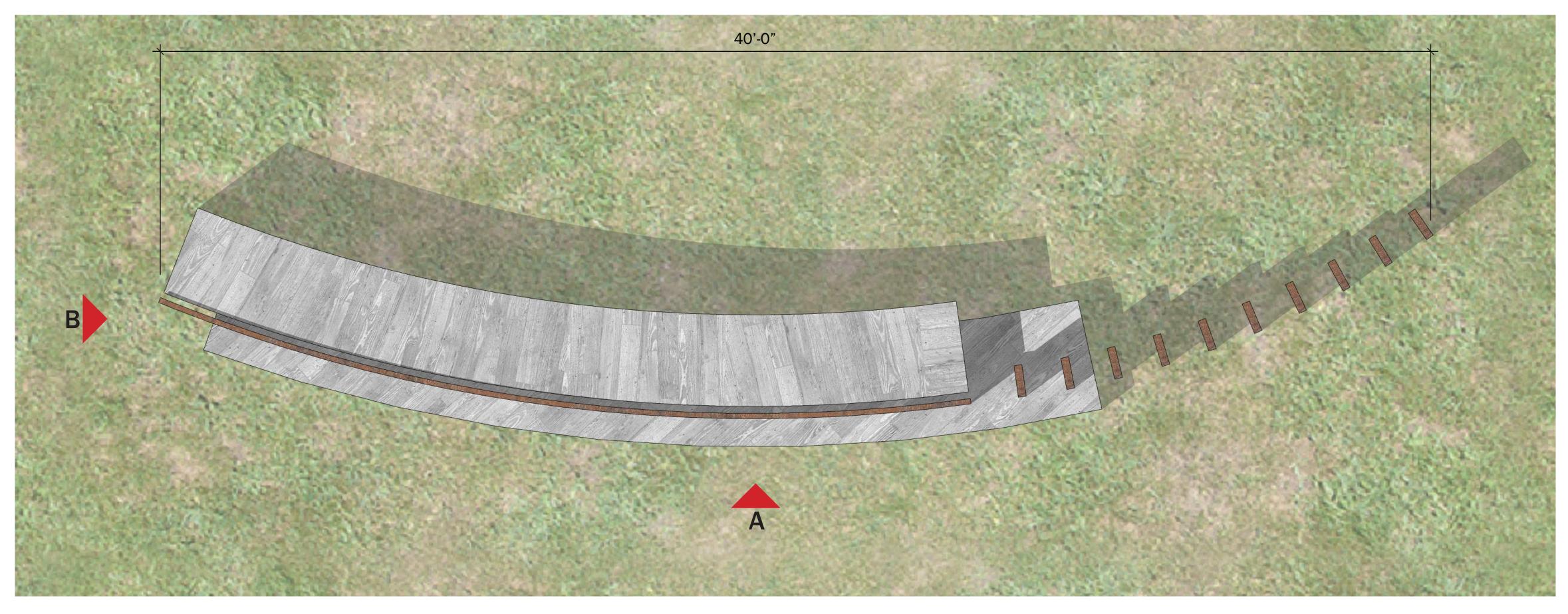


METAL - DARK GREY

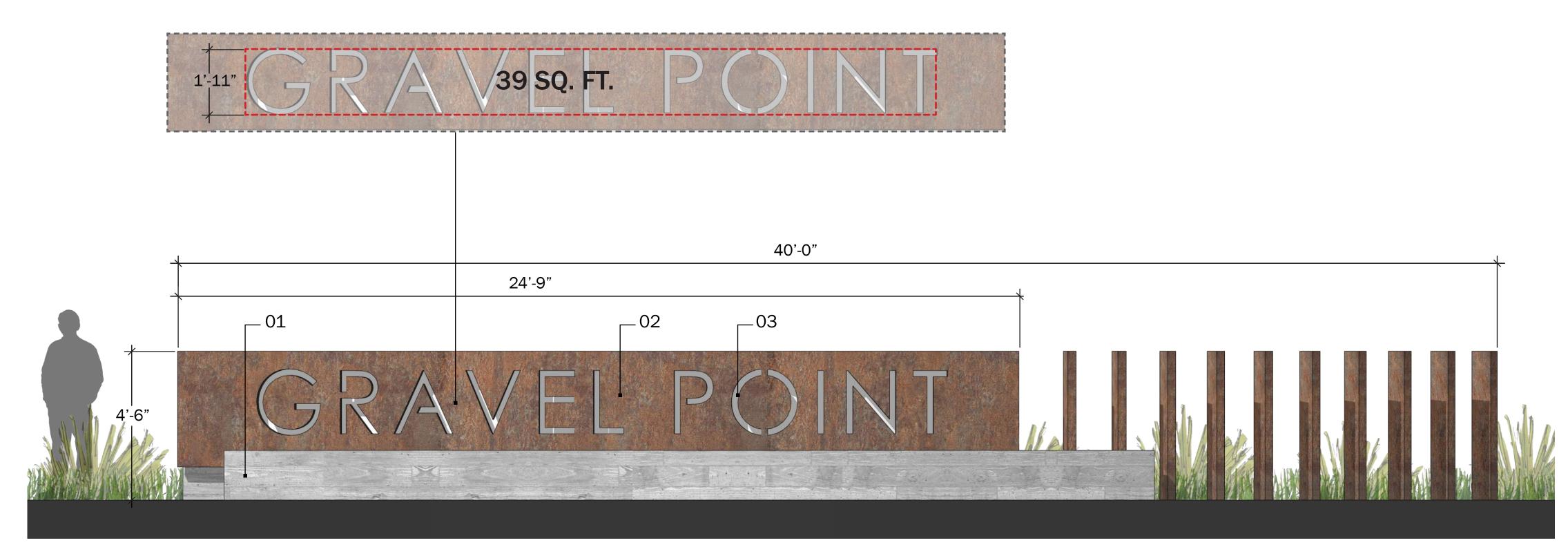


CORTEN STEEL

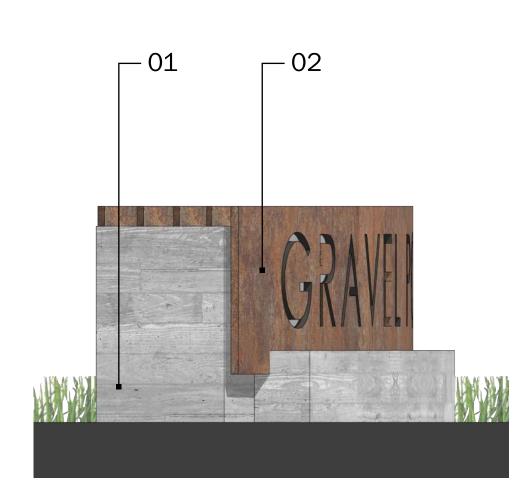




PLAN SCALE: 1/2 = 1'-0"

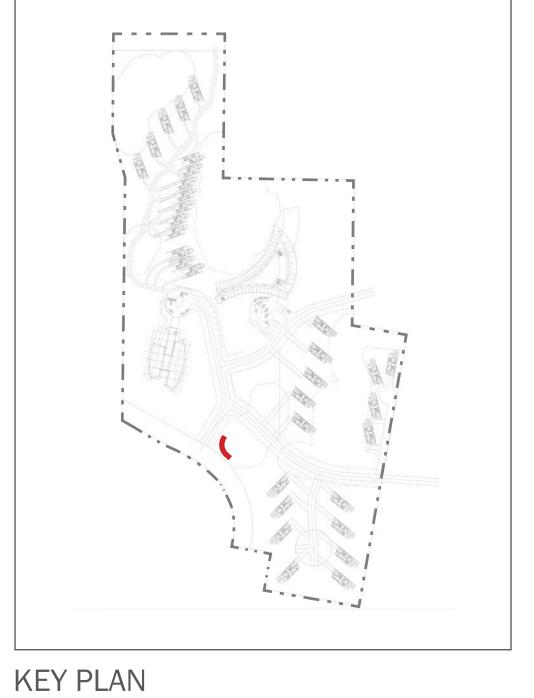


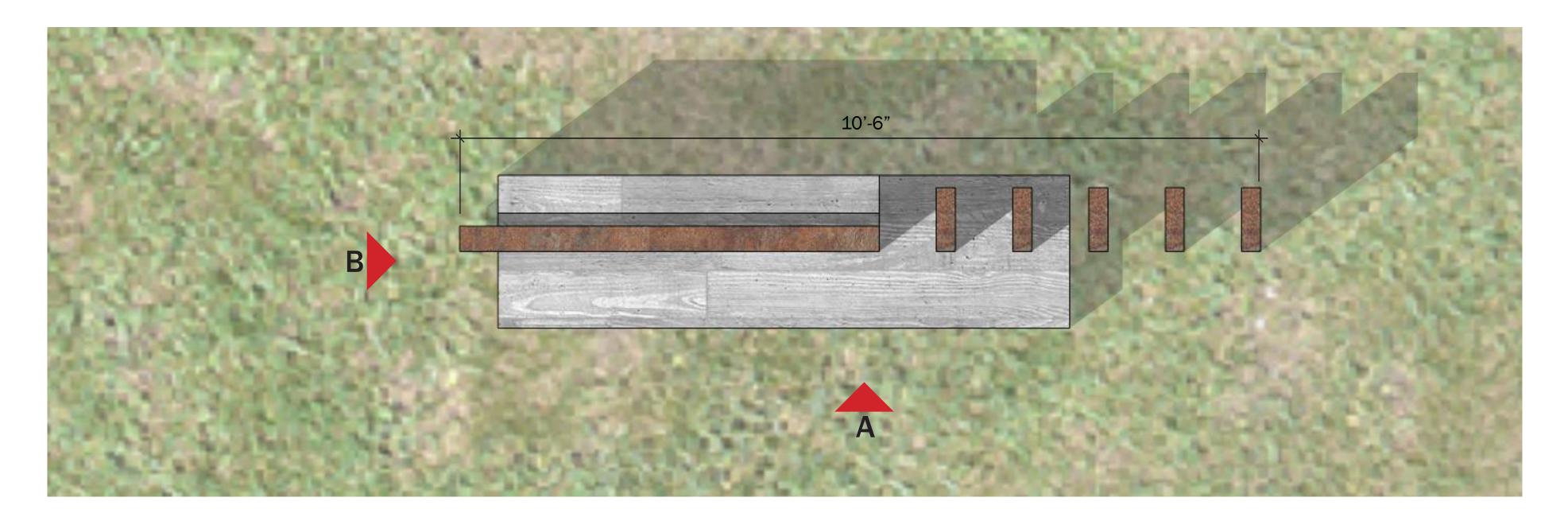
ELEVATION A SCALE: 1/2 = 1'-0"



DLRGROUP

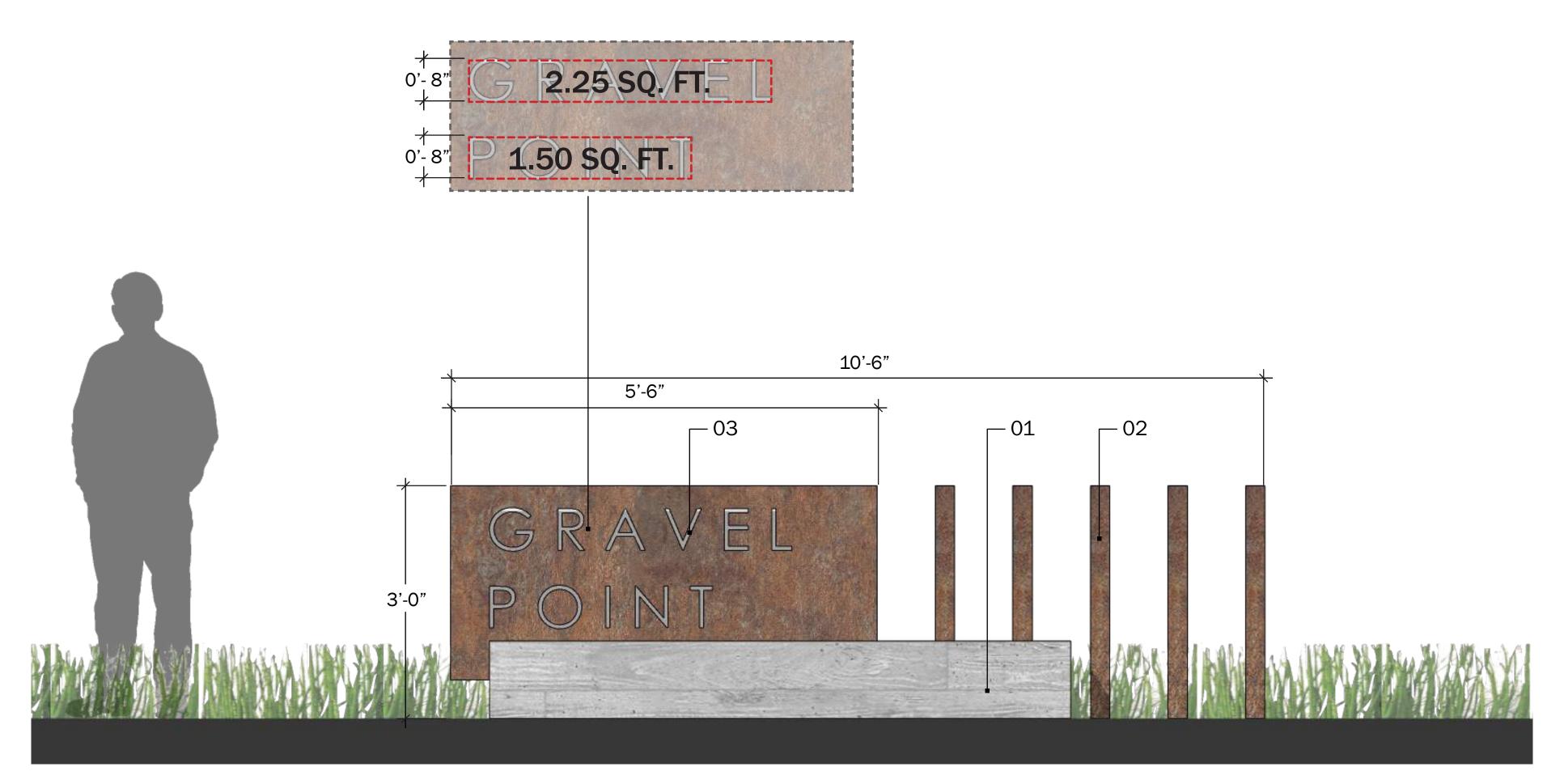
ELEVATION B SCALE: 1/2 = 1'-0"





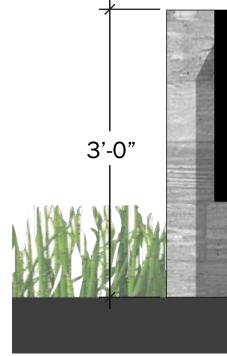
PLAN

SCALE: 1" = 1'-0"



ELEVATION A SCALE: 1" = 1'-0"

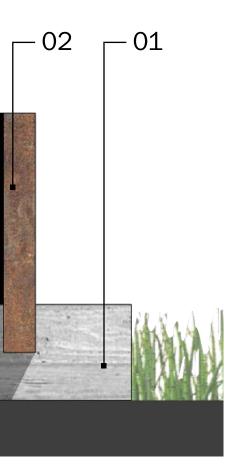
Gravel Point Bandon, OR | Monument Signage

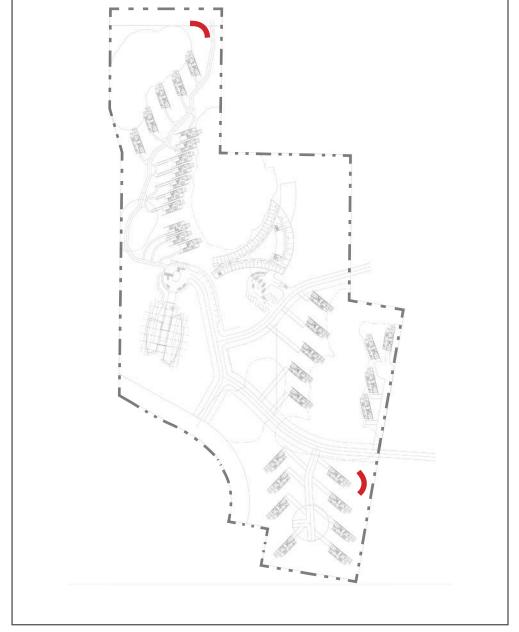


ELEVATION B SCALE: 1" = 1'-0"

DLRGROUP

KEY PLAN





MEADOW LODGE	LEVEL	TOTAL UI	NITS		
	Level 3	35,496 sf	57 bays		
	Level 2	35,496 sf	52 bays		
	Ground	42,004 sf	28 bays		
	Parking Level	41,994 sf			
Sub Totals		154,990 sf	137 bays		
		ΤΟΤΑΙ			
DUNE LODGE	LEVEL	TOTAL			
	Level 2	13,605 sf	OAE Duilding 1 7 975 Do	rling)	
Sub Totals	Ground	26,425 sf	,945 Building + 7,875 Pa	rking)	
		TOTAL			
MEADOW SUITES	EACH UNIT	TOTAL		UNITS	
3 Beds	1000 of	22.000 of			
Upper Floor Ground Floor	1000 sf 1250 sf	22,000 sf		22 units	
Sub Totals	2250 sf	27,500 sf 49,500 sf		22 units	
RIDGELINE SUITES	EACH UNIT	TOTAL		UNITS	
2 Beds					
Upper Floor	770 sf	7,700 sf		10 units	
Ground Floor	935 sf	9,350 sf		10 dints	
Sub Totals	1705 sf	17,050 sf		10 units	

PARKING

PARKING					
REQUIRED					
Hotel	Count	Rate	Spaces		
Rooms	110 keys	0.5 sp/key	55 sp	_	
Staff	20 people	0.5 sp/person	10 sp		
Stan		0.5 50/ person	10.36		
Food and Beverage	Count	Rate	Spaces		
Dining Area	5870 sf	200 sp/sf	29 sp		
Meeting Rooms	2500 sf	200 sp/sf	13 sp		
Staff	20 people	0.5 sp/person	10 sp		
	· · ·				
Suites	Count	Rate	Spaces		
Dunes	10 units	1 sp/unit	10 sp		
Meadows	25 units	1 sp/unit	25 sp		
Sub Totals			152 spaces		
PROVIDED			2		
Hotel			Spaces		
Basement			75 sp		
Valet			17 sp		
Surface			10 sp		
Food and Beverage			Snaces		
Basement	Spaces 15 sp				
Surface	15 sp 15 sp				
Juliace			ds ct		
Suites			Spaces		
Dunes			10 sp		
Meadows	10 sp 22 sp				
Sub Totals	164 spaces				
			•		
BIKE PARKING					
Hotel			9 sp		
Food and Beverage			7 sp		
Sub Totals			16 stalls		

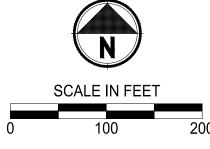
	FACE ROCK DR	R AND VILLAGE LP
15:17 AM	15:17 AM	
, 2023 10:	DATE: Friday, June 16, 2023 10:15:17 AM	
ay, June 16		
DATE: Frido	DATE: Frid	
OTTED BY:	PLOTTED BY: pettirus	
/cs/CADD/I	vcs \CADD \I	BEACH
dscap \99Sv	00Scop	- ACH
Civil & Lan		
003 Final (003 Final	
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don Beach	don Beach	
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IDON COMP	Image: Note of the state o	ONE INCH AT FULL SCA IF NOT, SCALE ACCORDIN
AYOUT: BAN	HOOK KLP CHECKED DCS APPROVED DCS	FILE NAME xPS08837003C-DE JOB No. 2178837002 DATE 06/02/23

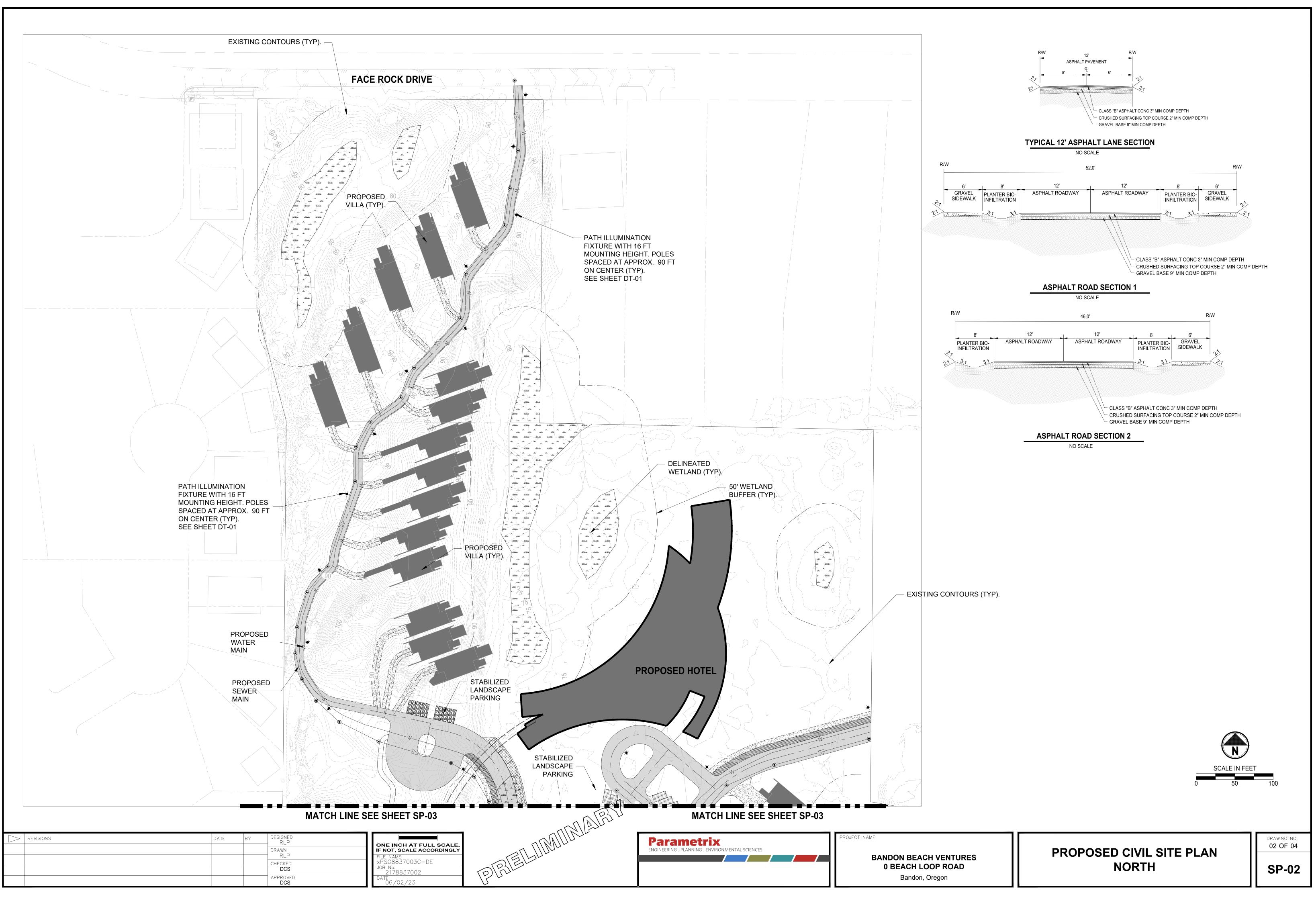


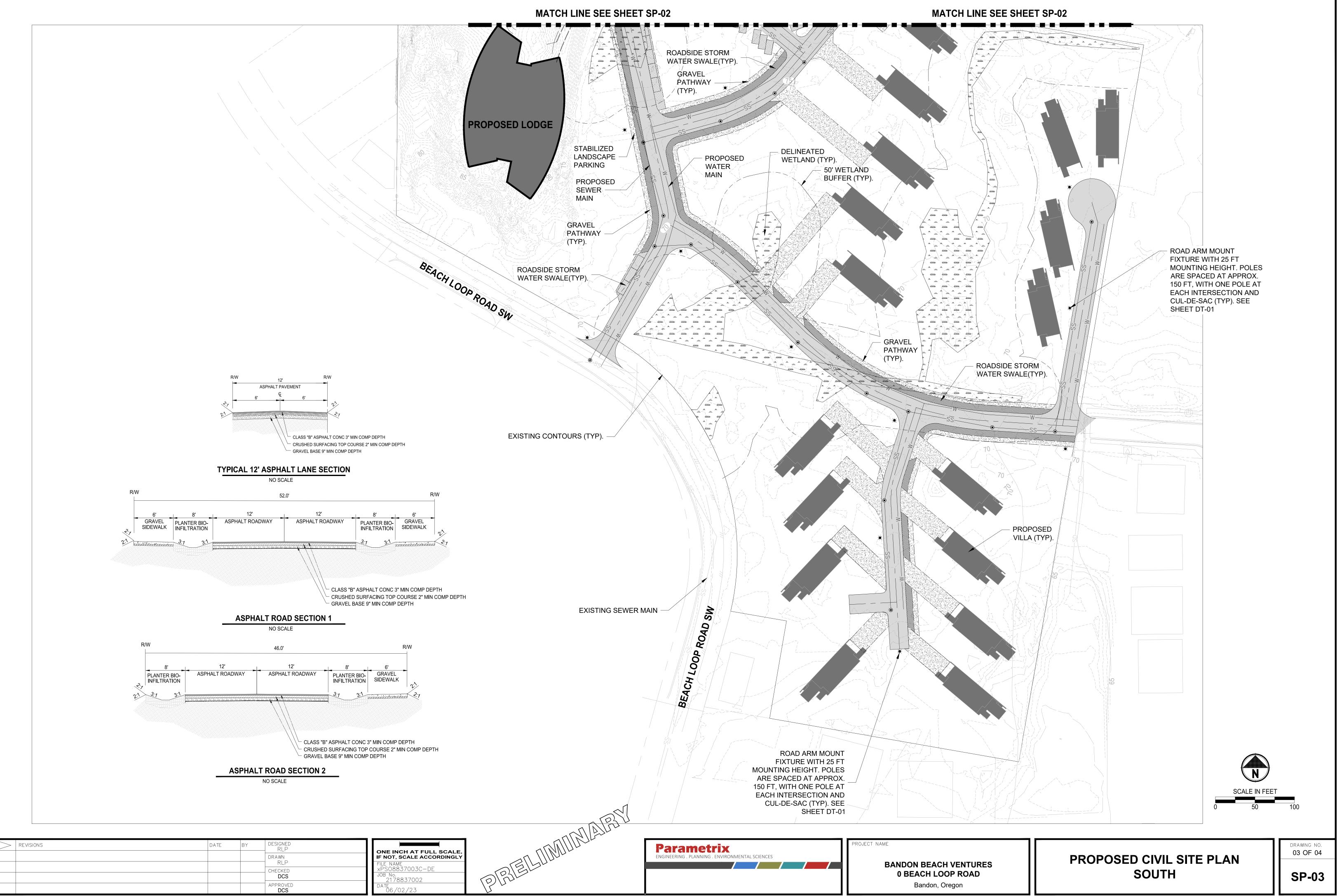
COMPOSITE SITE PLAN

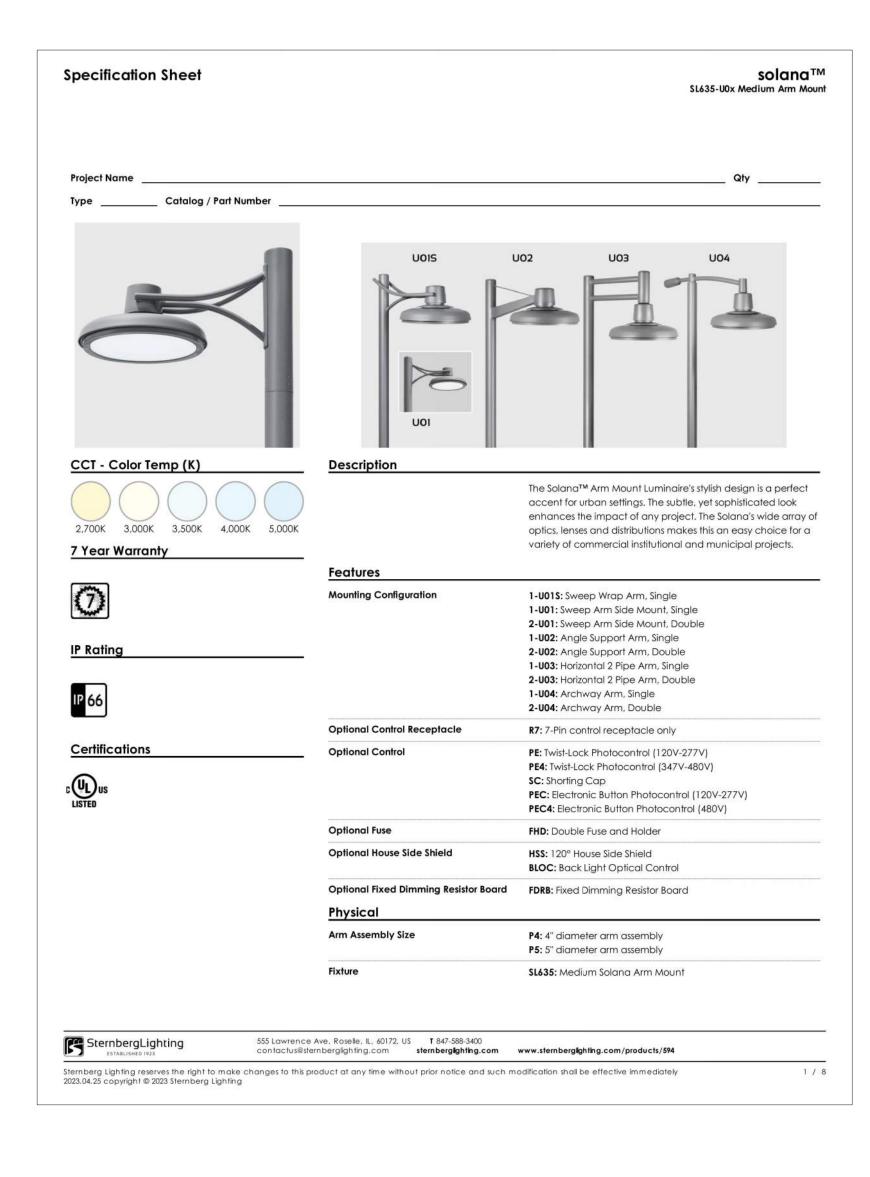
drawing no. **01 OF 04**

SP-01

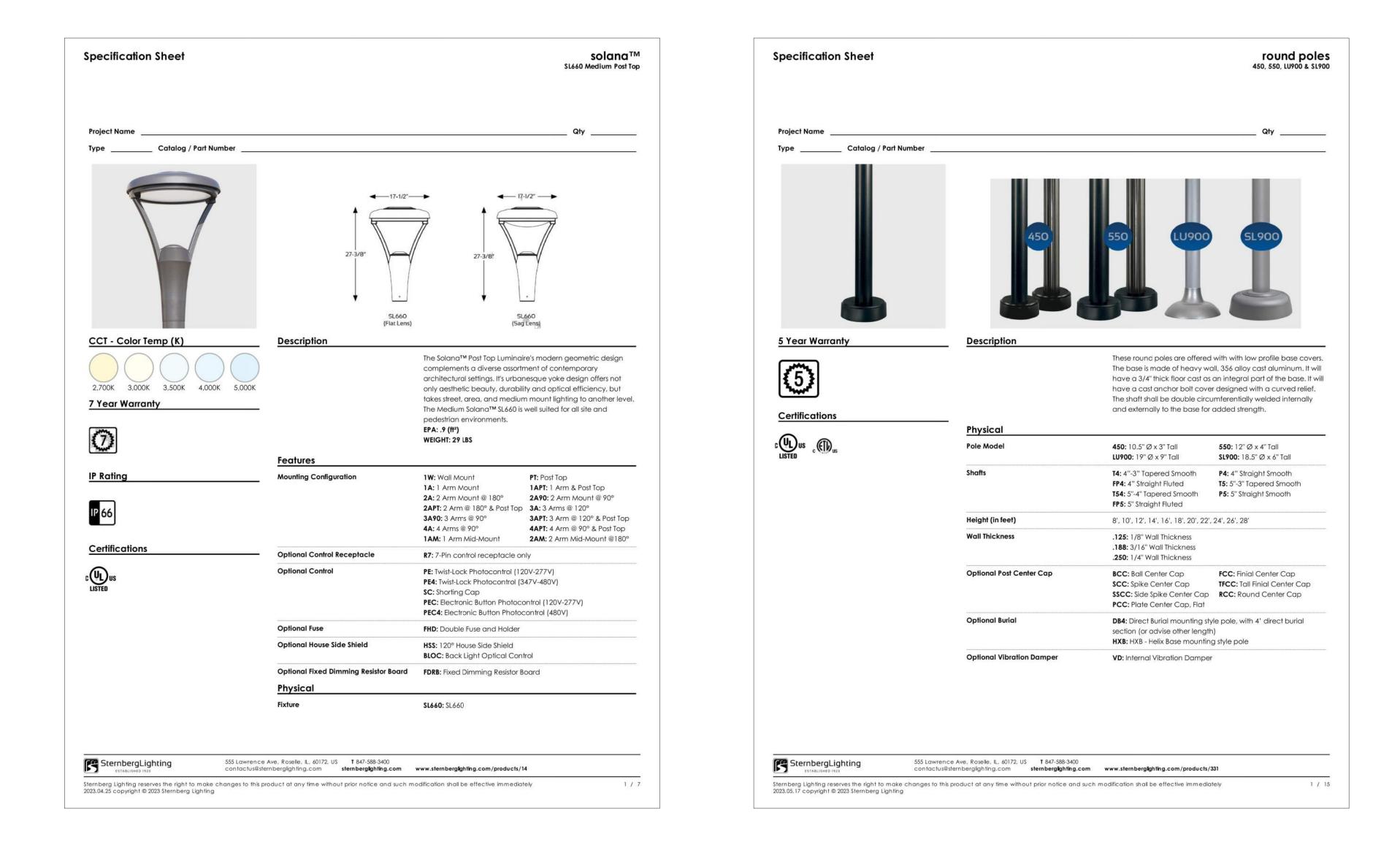








		DECIONED	
DATE	BY		
		DRAWN	ONE INCH AT FULL SCAL
			FILE NAME
		CHECKED	xPS08837003C-DE
		DCS	JOB No. 2178837002
		APPROVED DCS	DATE 06/02/23
	DATE	DATE BY	RLP DRAWN RLP CHECKED DCS APPROVED



STAMMARY CALE. INGLY

Parametrix ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES ROJECT NAME

BANDON BEACH VENTURES 0 BEACH LOOP ROAD Bandon, Oregon

100% REVIEW SUBMITTAL

NOT FOR CONSTRUCTION

ILLUMINATION DETAILS

drawing no. 04 OF 04

DT-01

BAND B A PARCEL OF LAN RANG	AVPS8837002V-BA-ALTA_F DATE: 9/13/2022 9:59 AM S LAND TITL OON BEACH VENTUR EACH LOOP DRIVE D LOCATED IN SECTION 36, TOWNSH SE 15 WEST, WILLAMETTE MERIDIAN OF BANDON, COOS COUNTY, OREGO	ES HIP 28 SOUTH, ,	
		HEET INDEX	
AS DISCLOSED IN PRELIMINARY REPORT ISSUED BY FIRST TICOR TITLE COMPANY OF OREGON ORDER NO. 360622040276, EFFECTIVE DATE JULY 14, 2022, 8:00 AM. PARCEL I: PARCEL #1 OF MINOR PARTITION PLAT OF COOS COUNTY 1990 #19 FILED IN CABINET B, PAGE 398 OF PLAT RECORDED DECEMBER 21, 1990 AS MICROFILM NO. 90-12-0753. RECORDS OF COOS COUNTY, OREGON.		EXCEPTIONS, GENERAL NOTES, SURVEY CERTIFICATION HEET AS2.0 BOUNDARY MAP, LEGEND, FOUND MONUMENTS TABLE, PARAMETRIX CONTROL TABLE HEET AS3.0 TOPOGRAPHIC MAP, LEGEND, VERTICAL DATUM, HORIZONTAL DATUM	
PARCEL II: BEGINNING AT THE NORTHWEST CORNER OF THE THOMAS LOWE DONATION LAND CLAIM NO. 37, SECTION 36, TOWNSHIP 28 SOUTH, RANGE 15, WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON; THENCE EAST 760 FEET, MORE OR LESS;		HEET AS4.0 TOPOGRAPHIC MAP WITH AERIAL IMAGERY, LEGEND	
THENCE SOUTH 460 FEET, MORE OR LESS, TO THE NORTH BOUNDARY OF HELENA STREET IN PLAT OF BANDON BEACH; THENCE NORTH BOUNDARY OF BRADLEY LAKE MARKET ROAD; THENCE NORTHWESTERLY ALONG SAID NORTH BOUNDARY TO THE WEST BOUNDARY OF SAID THOMAS LOWE DONATION LAND CLAIM NO. 37; THENCE NORTH ALONG SAID WEST BOUNDARY TO THE POINT OF BEGINNING.	<u></u>	URVEY CERTIFICATION:	_
PARCEL III: LOTS 1 TO 16, INCLUSIVE, BLOCK 5, BANDON BEACH, COOS COUNTY, OREGON. TOGETHER WITH THAT PORTION OF VACATED BENNETT STREET THAT WOULD INURE THERETO BY ORDINANCE NO. 1299 RECORDED ON FEBRUARY 25, 1994 AS MICROFILM NO. 94-02-1078, RECORDS OF COOS COUNTY, OREGON. PARCEL IV:	TH MA AL INC	BANDON BEACH VENTURES, LLC AND TICOR; AND THEIR SUCCESSORS AND/OR ASSIGNS: IS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE DE IN ACCORDANCE WITH THE "2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR TA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AI JLUDES ITEMS [2, 3, 4, 5, 6(a), 7(a), 7(b), 7(c), 8, 10, 13, 14, 15, 16, 17, 19 AND 20] OF TABLE A EREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 11TH, 2022.	ND
THAT PORTION OF LOTS 1 TO 13, INCLUSIVE, AND THE NORTH 1/2 OF LOT 14, LYING EAST OF THE BRADLEY LAKE COUNTY ROAD, IN BLOCK 2, BANDON BEACH, COOS COUNTY, OREGON. TOGETHER WITH TOGETHER WITH THAT PORTION OF VACATED BENNETT STREET THAT WOULD INURE THERETO BY ORDINANCE NO. 1299 RECORDED ON FEBRUARY 25, 1994 AS MICROFILM NO. 94-02-1078, RECORDS OF COOS COUNTY, OREGON.		TE OF PLAT OR MAP: DECEMBER 5, 2022	
PARCEL V: LOTS 1 TO 16, INCLUSIVE, BLOCK 3, BANDON BEACH, COOS COUNTY, OREGON. PARCEL VI:	СН	RIS ROBINSON, OR PLS #96451	
LOTS 1 TO 16, INCLUSIVE, BLOCK 4, BANDON BEACH, COOS COUNTY, OREGON.			
TITLE REPORT SPECIFIC ITEMS AND EXCEPTIONS:			
AS DISCLOSED IN PRELIMINARY REPORT ISSUED BY FIRST TICOR TITLE COMPANY OF OREGON ORDER NO. 360622040276, EFFECTIVE DATE JULY 14, 2022, 8:00 AM. 1. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; PROCEEDINGS BY A PUBLIC AGENCY WHICH MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY			
THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS. 2. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF.			
3. EASEMENTS, OR CLAIMS OF EASEMENT, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS; RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; WATER RIGHTS, CLAIMS OR TITLE TO			
 WATER. ANY ENCROACHMENT (OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND OR OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND ONTO THE SUBJECT LAND), ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE SUBJECT LAND. 			
 ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR, MATERIAL, EQUIPMENT RENTAL OR WORKERS COMPENSATION HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. 			
SPECIFIC ITEMS AND EXCEPTIONS:6. PROPERTY TAXES IN AN UNDETERMINED AMOUNT, WHICH ARE A LIEN BUT NOT YET PAYABLE, INCLUDE ANY ASSESSMENTS			
 COLLECTED WITH TAXES TO BE LEVIED FOR THE FISCAL YEAR 2022-2023. 7. RIGHTS OF THE PUBLIC TO ANY PORTION OF THE LAND LYING WITHIN THE AREA COMMONLY KNOWN AS STREETS, ROADS, ALLEYS AND HIGHWAYS. 			
8. ANY EASEMENTS OR RIGHTS OF WAY FOR EXISTING UTILITIES OR OTHER RIGHTS OF WAY OVER THOSE PORTIONS OF SAID LAND LYING WITHIN THE PUBLIC RIGHT OF WAY VACATED BY ORDINANCE NO. 1299			
RECORDING DATE: FEBRUARY 25, 1994 RECORDING NO: 94-02-1078 (UNKNOWN IF THERE ARE UTILITIES WITHIN THE VACATED RIGHT-OF-WAY)			
GENERAL NOTES: 1. SITE ADDRESS IS (UNASSIGNED) BEACH LOOP DRIVE SW, BANDON, OR 97411. RELATES TO ALTA TABLE A			
ITEM: 2 2. GROSS LAND AREA OF COMBINED PARCELS IS 20.83 ACRES +/ RLATES TO ALTA TABLE A ITEM 4. 3. 2021 ALTA/NSPS TABLE A ITEMS: 2, 3, 4, 5, 6(a), 7(a), 7(b), 7(c), 8, 10, 13, 14, 15, 16, 17, 19 AND 20.			
 THIS MAP CORRECTLY REPRESENTS CONDITIONS AND FEATURES EXISTING AT THE TIME OF THIS SURVEY IN AUGUST, 2022. NO BUILDINGS WERE OBSERVED ON SITE AT TIME OF SURVEY. NO SUBSTANTIAL IMPROVEMENTS WERE OBSERVED ON SITE AT TIME OF SURVEY. RELATES TO ALTA TABLE A ITEM(5): 7 AND 8. 			
 EVIDENCE OF TREE REMOVAL FROM SITE PRESENT, HOWEVER WE ARE UNABLE TO VERIFY THE DATE OF OCCURRENCE, AND FULL EXTENT OF CLEARING, ON SITE. RELATES TO ALTA TABLE A ITEM: 16. SUBJECT PROPERTY HAS ACCESS TO THE PUBLIC RIGHTS-OF-WAY OF FACE ROCK ROAD, BEACH LOOP 			
 ODDECTION FOR THE COLOR THE			
 SUBJECT PROPERTY IS NOT IN A FLOOD PLAIN PER FEMA NATIONAL FLOOD HAZARD DATA. SUBJECT PROPERTY FALLS UNDER ZONE X, PER FEMA MAP NUMBER 41011C0681F. RELATES TO ALTA TABLE A ITEM: 3. ALTA TABLE A ITEM 11, WAS NOT SELECTED. IN ADDITION, THE SURVEYOR MAKES NO GUARANTEE THAT 			
THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.			
 THE LEGAL DESCRIPTION AS DISCLOSED IN PRELIMINARY REPORT ISSUED BY FIRST TICOR TITLE COMPANY OF OREGON, ORDER NO. 360622040276, EFFECTIVE DATE JULY 14, 2022, 8:00 AM, MATCHES THE LAND SURVEYED. POTENTIAL AREAS OF ENCROACHMENT SHOWN ON MAP, AT LOCATIONS ON THE WESTERLY PROPERTY 			
 12. DURING THE COURSE OF OUR FIELD WORK AND BOUNDARY RESOLUTION, IT WAS DISCOVERED THAT THERE WAS A POTENTIAL GAP BASED ON THE SURVEY MONUMENTS ALONG THE MOST EASTERLY LINE OF THE SUBJECT PROPERTY, BASED ON A CONVERSATION WITH MICHAEL DADO, THE COOS COUNTY 		P	DWNER ER THE PROVIDED TITLE REPORT THE WNER IS SHOWN AS: BANDON BEACH ENTURES, LLC
SURVEYOR AND ALSO THE SURVEYOR WHO SIGNED THE OCEAN TRAILS SUBDIVISION PHASE 3 PLAT, HE INDICATED THAT THERE WAS NO EFFORT PUT FORTH TO RETRACE THE EASTERLY MOST LINE OF THE SUBJECT PROPERTY AND THEREFORE TO SHOW OUR RESOLVED LINE.		Р	
REGISTERED		7/ P	ON NE MULTNOMAH, SUITE 1000, ORTLAND, OR 97232 ONTACT: CHRIS ROBINSON
PROFESSIONAL LAND SURVEYOR			
Chris Robinson OREGON MARCH 9, 2021 CHRIS ROBINSON	SURVEYED DF/IK DRAWN CJD/NDN		
96451 RENEWS: 12-31-2022	CJD/NDN FILE NAME DOUBLE CHECKED CJD/CJR JOB No. 217-8837-002 APPROVED CJR DATE DEC. 5, 2022	BANDON BEACH VENTUR BANDON, OR	RES DRAWING NO 1 OF 4



PATH: U:\PS0\Projects\Clients\8837-Bandon Beach Ventures\217-8837-002 0 Beach Loop Dr Field\99Svcs\Survey\00Current\Dwg\PS8837002V-BA-ALTA_F DATE: 9/13/2022 9:59 AM (1238) S89°51'29"E 370.41' ROLL, SUSAN 1315 VILLAGE LOOP, BANDON OR 97411 PLAT OF "FACE ROCK VILLAGE" HOLTHOUSER, MARTIN SCOTT & SUSAN DAWN 1323 VILLAGE LOOP, BANDON OR 97411 PARCEL I PARCEL 1, PP NO. 1990–19 TAX LOT 28S15W36BC 219 3.48 ACRES +/-____ PRATUM, TOM &LEVITON, PEGGY 1335 VILLAGE LOOP BANDON, OR 97411 CHRISTENSEN, W. ANDREW & LYNN 1373 STRAWBERRY DR, BANDON OR 97411 PLAT OF "FACE ROCK COURT 2" S89'33'11"E 329.29' POST, MARK P. & NANCY NOBLE 1365 STRAWBERRY DR, BANDON OR 97411 POST, MARK P. & NANCY NOBLE 1365 STRAWBERRY DR, BANDON OR 97411 BORDENET, SCOTT EL AL 1357 STRAWBERRY DR, BANDON OR 97411 PLAT OF 1331 STRAWBERRY DR, BANDON OR 97411 "FACE ROCK COURT" _____ _ _ _ . CATHY L OVERMYER TRUST PARCEL NO. 2602 TAYLOR, CALAN K & KARINA J 1315 STRAWBERRY DR, BANDON OR 97411 DUNES ~---POTENTIAL ENCROACHMENT DON H GOSLINE REVOCABLE TRUST 1309 STRAWBERRY DR, BANDON OR 97411

PLAT OF "SOPHIE'S ADDITION"

MARILYN E. KOVTUNOVICH TRUST PARCEL NO. 3000

KOEPKE FAMILY TRUST 2485 BEACH LOOP DR, BANDON OR 97411 BELT, JAMES D & DONNA N 2499 BEACH LOOP DR, BANDON OR 97411

(1212) 🌂 (1213)

PUBLIC, DRIVE

∆=4**°**02'33"

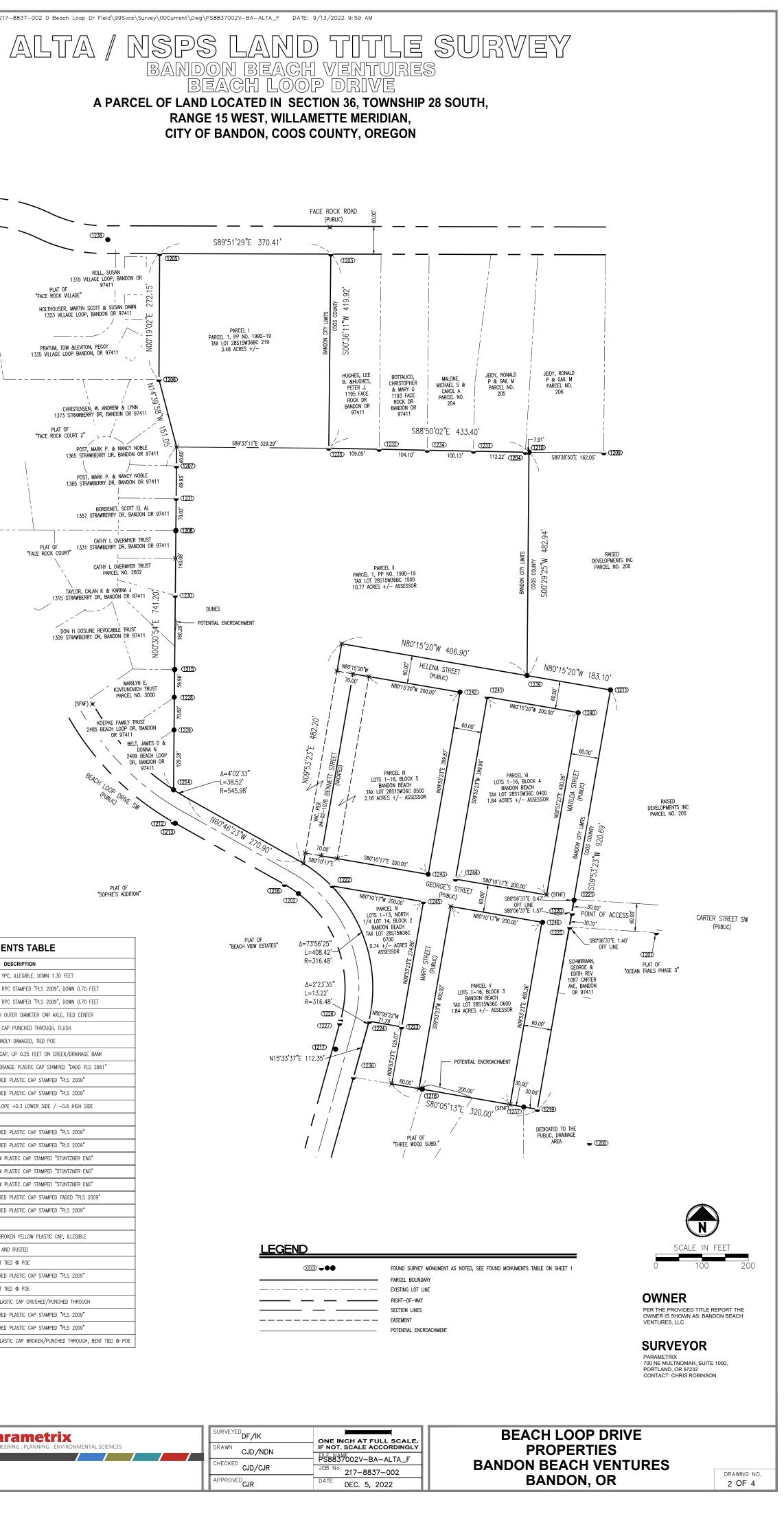
-L=38.52' R=545.98'

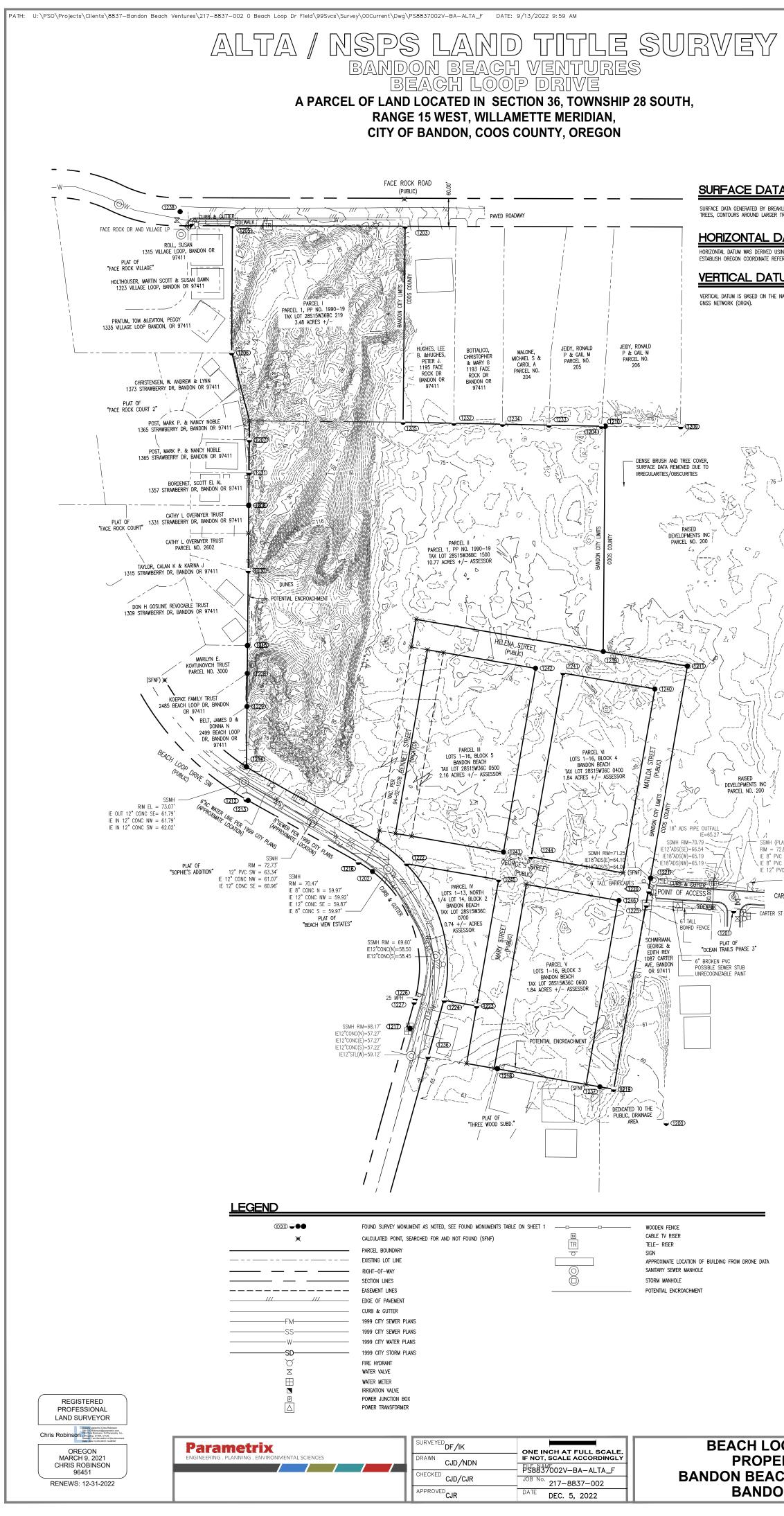
(SFNF) 🕱

POINT NO.	NORTHING	EASTING	DESCRIPTION
1205	612019.94	340233.73	FOUND 5/8 INCH REBAR WITH YPC, ILLEGIBLE, DOWN 1.30 FEET
1206	611747.80	340232.22	FOUND 5/8 INCH REBAR WITH RPC STAMPED "PLS 2009", DOWN 0.70 FEET
1207	611560.87	340270.06	FOUND 5/8 INCH REBAR WITH RPC STAMPED "PLS 2009", DOWN 0.70 FEET
1208	611420.90	340268.83	FOUND IRON PIPE 3-1/2 INCH OUTER DIAMETER CAR AXLE, TIED CENTER
1209	611589.51	341195.08	FOUND 5/8 INCH REBAR WITH CAP PUNCHED THROUGH, FLUSH
1210	611590.50	341033.04	FOUND 3/4 INCH IRON PIPE BADLY DAMAGED, TIED POE
1211	611076.40	341209.36	FOUND 5/8 INCH REBAR, NO CAP, UP 0.25 FEET ON CREEK/DRAINAGE BANK
1225	610563.63	341121.38	FOUND 5/8 INCH REBAR W/ ORANGE PLASTIC CAP STAMPED "DADO PLS 2661"
1226	610363.31	340625.58	FOUND 5/8 INCH REBAR W/ RED PLASTIC CAP STAMPED "PLS 2009"
1227	610355.77	340623.47	FOUND 5/8 INCH REBAR W/ RED PLASTIC CAP STAMPED "PLS 2009"
1228	611060.59	340265.49	FOUND 5/8 INCH REBAR IN SLOPE +0.3 LOWER SIDE / -0.6 HIGH SIDE
1229	610989.77	340264.96	FOUND 5/8 INCH REBAR
1230	611280.83	340267.60	FOUND 5/8 INCH REBAR W/ RED PLASTIC CAP STAMPED "PLS 2009"
1231	611490.92	340269.51	FOUND 5/8 INCH REBAR W/ RED PLASTIC CAP STAMPED "PLS 2009"
1232	611596.89	340708.74	FOUND 5/8 REBAR W/ YELLOW PLASTIC CAP STAMPED "STUNTZNER ENG"
1233	611592.71	340912.93	FOUND 5/8 REBAR W/ YELLOW PLASTIC CAP STAMPED "STUNTZNER ENG"
1234	611594.84	340812.82	FOUND 5/8 REBAR W/ YELLOW PLASTIC CAP STAMPED "STUNTZNER ENG"
1235	611599.13	340599.72	FOUND 5/8 INCH REBAR W/ RED PLASTIC CAP STAMPED FADED "PLS 2009"
1236	610238.92	340653.34	FOUND 5/8 INCH REBAR W/ RED PLASTIC CAP STAMPED "PLS 2009"
1237	610174.56	341021.64	FOUND 5/8 INCH REBAR
1238	612050.31	340121.56	FOUND 5/8 INCH REBAR W/ BROKEN YELLOW PLASTIC CAP, ILLEGIBLE
1239	611107.38	341028.90	FOUND 5/8 INCH REBAR, OLD AND RUSTED
1240	611027.12	341139.54	FOUND 5/8 INCH REBAR, BENT TIED @ POE
1241	611061.84	340942.61	FOUND 5/8 INCH REBAR W/ RED PLASTIC CAP STAMPED "PLS 2009"
1242	611071.75	340883.70	FOUND 5/8 INCH REBAR, BENT TIED @ POE
1243	610677.76	340814.94	FOUND 5/8 REBAR W/ RED PLASTIC CAP CRUSHED/PUNCHED THROUGH
1244	610667.32	340873.96	FOUND 5/8 INCH REBAR W/ RED PLASTIC CAP STAMPED "PLS 2009"
1245	610618.65	340804.56	FOUND 5/8 INCH REBAR W/ RED PLASTIC CAP STAMPED "PLS 2009"
1246	610574.03	341062.53	FOUND 5/8 REBAR W/ RED PLASTIC CAP BROKEN/PUNCHED THROUGH, BENT TIED @ PI

REGISTERED PROFESSIONAL LAND SURVEYOR Chris Robinson Based of the Babaseo, OPPara LaPyratup, SwyA, Cruis Based of the Stateson, OPPara Research and the author of the Date: 2022 12.05 08.54.37.07 OREGON MARCH 9, 2021 CHRIS ROBINSON 96451 RENEWS: 12-31-2022

Parametrix JRVEYED DF/IK NING . ENVIRONMENTAL SCIENCES AWN CJD/NDN ^D CJD/CJR PROVED CJR





SURFACE DATA (DRONE DATA) SURFACE DATA GENERATED BY BREAKLINES OUTLINING GROUND SURFACE AROUND GROUPS OF TREES, CONTOURS AROUND LARGER TREE GROUPS MAY CONTAIN DISCREPANCIES. HORIZONTAL DATUM HORIZONTAL DATUM WAS DERIVED USING THE OREGON REAL-TIME GNSS NETWORK (ORGN) TO ESTABLISH OREGON COORDINATE REFERENCE SYSTEM (OCRS) COAST ZONE VALUES. VERTICAL DATUM VERTICAL DATUM IS BASED ON THE NAVD88 VALUES AS DERIVED FROM THE OREGON REAL-TIME GNSS NETWORK (ORGN). RAISED DEVELOPMENTS IN 18" ADS PIPE OUTFALL IE=65.27 `= SDMH RIM=70.79 _____ / SSMH (PLASTIC STRUCTURE) RIM = 72.86' IE 8" PVC N = 66.66' IE 8" PVC W = 66.76' 2"ADS(SE)=66.54 > 18"ADS(W)=65.19 18"ADS(NW)=65.19 ____ IE 12" PVC S = 66.61' POSSIBLE SITE ACCESS D CURB & GUITER CARTER STREET SW (PUBLIC) CARTER ST AND LINCOLN AVE -1.82-1 POINT OF ACCESS SIDEWALK (1201) PLAT OF "OCEAN TRAILS PHASE 3" 6" BROKEN PVC POSSIBLE SEWER STUB UNRECOGNIZABLE PAINT

APPROXIMATE LOCATION OF BUILDING FROM DRONE DATA OWNER PER THE PROVIDED TITLE REPORT THE OWNER IS SHOWN AS: BANDON BEACH VENTURES, LLC SURVEYOR PARAMETRIX 700 NE MULTNOMAH, SUITE 1000, PORTLAND, OR 97232 CONTACT: CHRIS ROBINSON **BEACH LOOP DRIVE**

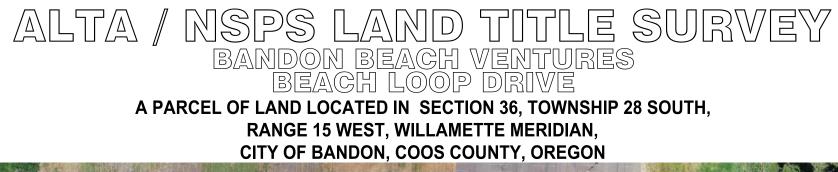
PROPERTIES **BANDON BEACH VENTURES** DRAWING NO. **BANDON, OR** 3 OF 4

ATH: U:\PS0\Projects\Clients\8837-Bandon Beach Ventures\217-8837-002 0 Beach Loop Dr Field\99Svcs\Survey\00Current\Dwg\PS8837002V-BA-ALTA_F DATE: 9/13/2022 9:59 AM



	LEGEND	
		Found survey monument as noted, see found monument
	×	CALCULATED POINT, SEARCHED FOR AND NOT FOUND (SFNF)
		- PARCEL BOUNDARY
		- EXISTING LOT LINE
		- RIGHT-OF-WAY
		- SECTION LINES
		- EASEMENT LINES
	//////	- EDGE OF PAVEMENT
		- CURB & GUTTER
	FM	- 1999 CITY SEWER PLANS
	SS	- 1999 CITY SEWER PLANS
	W	- 1999 CITY WATER PLANS
	SD	- 1999 CITY STORM PLANS
	Ŭ,	FIRE HYDRANT
	X	WATER VALVE WATER METER
		IRRIGATION VALVE
REGISTERED	P	POWER JUNCTION BOX
PROFESSIONAL	\bigtriangleup	POWER TRANSFORMER
LAND SURVEYOR		
Digitally signed by Chris Robinson DN: Eli-Zobenson@garametrix.com, Christs Robinson Readen Lam the author of this document Date: 2021 Christel Christel Christel Christel Readen Lam the author of this document Date: 2022 Christel Christel Christel Date: 2022 Christel Christel Christel Date: 2022 Christel Christel Christel Christel Date: 2022 Christel		
OREGON	Parametrix	SURVEYED DF/IK
MARCH 9, 2021 CHRIS ROBINSON	ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES	DRAWN CJD/NDN
96451		

RENEWS: 12-31-2022



FOUND MONUMENTS TABLE ON SHEET 1 _____

WOODEN FENCE CABLE TV RISER TELE- RISER SIGN APPROXIMATE AREA OF BUILDING FROM DRONE DATA SANITARY SEWER MANHOLE STORM MANHOLE POTENTIAL ENCROACHMENT

> OWNER PER THE PROVIDED TITLE REPORT THE OWNER IS SHOWN AS: BANDON BEACH VENTURES, LLC

SURVEYOR

PARAMETRIX 700 NE MULTNOMAH, SUITE 1000, PORTLAND, OR 97232 CONTACT: CHRIS ROBINSON

DF/IK	ONE INCH AT FULL SCALE.		
DRAWN CJD/NDN	IF NOT, SCALE ACCORDINGLY		
,	- PS8837002V-BA-ALTA_F		
CHECKED CJD/CJR	JOB No. 217-8837-002		
APPROVED CJR	DATE DEC. 5, 2022		

BEACH LOOP DRIVE PROPERTIES **BANDON BEACH VENTURES BANDON, OR**

DRAWING NO. 4 OF 4

THARK YOU Derk

