

MILL CREEK III

8 - LOT SUBDIVISION - TENTATIVE SUBDIVISION IMPROVEMENT PLANS TAX MAP 052W13-TL 1200 CITY OF WOODBURN, OREGON



SITE DATA

SITE AREA: 57.77 ACRES
FUTURE ZONING: RMN & RSN
TAXLOT: 1200, 1203
TAXMAP: TAX MAP 052W13
NO OF LOTS: 8

PROJECT CONTACTS

APPLICANT:
ICON CONSTRUCTION & DEVELOPMENT
1969 WILLAMETTE FALLS DR, SUITE 260
WEST LINN, OREGON 97068
CONTACT: HARLAN BOROW
(503) 657-0406 (P)

SURVEYOR:
CENTERLINE CONCEPTS LAND SURVEYING, INC
19378 MOLLALA AVE, SUITE 120
OREGON CITY, OR 97045
CONTACT: TOBY BOLDEN, PLS
(503) 650-0188 (P)

CIVIL ENGINEER:
EMERIO DESIGN, LLC
1500 VALLEY RIVER DR, SUITE 100
EUGENE, OR 97401
CONTACT: ERIC D. EVANS, P.E.
(503) 746-8812 (P)
(503) 639-9592 (F)

ENGINEER'S NOTE TO CONTRACTOR

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

THIS DESIGN COMPLIES WITH ORS 92.044 (7) IN THAT NO UTILITY INFRASTRUCTURE IS DESIGNED TO BE WITHIN ONE (1) FOOT OF A SURVEY MONUMENT LOCATION SHOWN ON A SUBDIVISION OR PARTITION PLAT. NO DESIGN EXCEPTIONS NOT FINAL FIELD LOCATION CHANGES SHALL BE PERMITTED IF THAT CHANGE WOULD CAUSE ANY UTILITY INFRASTRUCTURE TO BE PLACED WITHIN THE PROHIBITED AREA.

BENCHMARK INFORMATION

THE VERTICAL DATUM FOR THIS SURVEY IS BASED UPON A STATIC GPS OBSERVATION OF LOCAL CONTROL POINTS, PROCESSED THROUGH OPUS. DATUM IS NGVD 29, CONVERTED FROM NAVD 88 USING THE VERTCON TOOL.

THE BASIS OF BEARINGS FOR THIS SURVEY IS PER MONUMENTS FOUND AND HELD ALONG THE NORTH LINE, HOLDING BEARINGS BASED ON OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83(2011).

DRAWING INDEX

- | NO. | TITLE |
|-----|---------------------|
| 01 | COVER SHEET |
| 02 | EXISTING CONDITIONS |
| 03 | PROPOSED LOT LAYOUT |
| 04 | SHADOW PLAT |

LEGEND

- | | |
|-----|---------------------------|
| --- | SUBJECT PROPERTY BOUNDARY |
| --- | ADJACENT PROPERTY LINE |
| --- | CENTER LINE OF ROAD |
| --- | CENTER LINE OF RAILROAD |
| --- | PROPOSED PROPERTY LINE |

PAPER SCALE NOTE

THESE PLANS ARE FULL SIZED ON 22"x34" PAPER, IF 11"x17", SCALE ACCORDINGLY.

MILL CREEK III
TAX MAP 052W13-TL 1200
MARION COUNTY
WOODBURN, OREGON

COVER SHEET

REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------



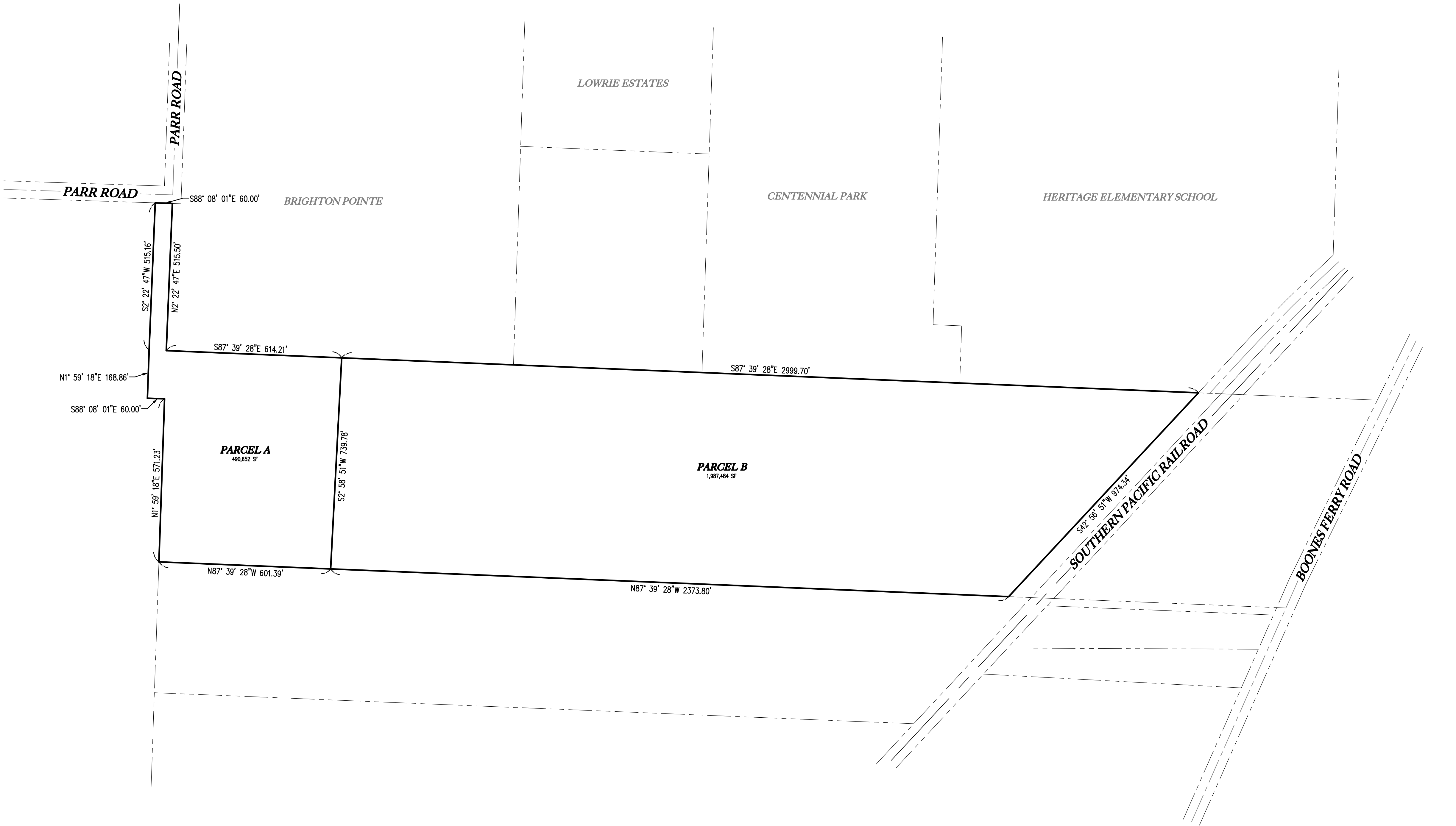
1500 VALLEY RIVER DRIVE, SUITE 100
EUGENE, OREGON 97401
TEL: (503) 746-8812
FAX: (503) 639-9592
www.emeriodesign.com

SHEET

01

OF

04



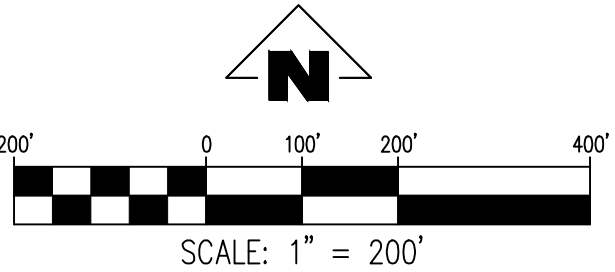
MILL CREEK III
TAX MAP 052W13-TL 1200
MARION COUNTY
WOODBURN, OREGON

EXISTING CONDITIONS

REVISIONS	
NO.	DESCRIPTION

**EMERIO**
ENGINEERING • SURVEYING • DESIGN

1500 VALLEY RIVER DRIVE, SUITE 100
EUGENE, OREGON 97401
TEL: (603) 746-5812
FAX: (603) 639-9592
www.emeriodesign.com



PROPOSED LOT LAYOUT

REVISIONS	
NO.	DESCRIPTION

**EMERIO**
ENGINEERING • SURVEYING • DESIGN

1500 VALLEY RIVER DRIVE, SUITE 100
EUGENE, OREGON 97401
TEL: (603) 746-8812
FAX: (603) 639-9592
www.emeriodesign.com



04 OF 04

FILE:P:\0082-014 Burlington Farms - Mill Creek 3\dwg\plan\Subdivision\0082-014_04plat_Layout: 04 SHADOW PLAT, Plot Date: 8/13/2025 10:28 AM, by: Ariene Vasquez

EMERIO
ENGINEERING • SURVEYING • DESIGN
1500 VALLEY RIVER DRIVE, SUITE 100
EUGENE, OREGON 97401
TEL: (603) 746-8812
FAX: (603) 639-9592
www.emeriodesign.com

SHADOW PLAT

MILL CREEK III
TAX MAP 052W13-TL 1200
MARION COUNTY
WOODBURN, OREGON

REVISIONS	
NO.	DATE
	DESCRIPTION