

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Yamhill City Council, at its meeting on December 11, 2019 at 6:30PM in the City Council Chambers of the City Hall, City of Yamhill, Oregon, will consider the following application:

APPLICANT: Chad E. Davis, LLC / Emerio Design, LLC

OWNER: Yamhill-Carlton School District No. 1

REQUEST: The application involves two requests, all combined into one proceeding:

- Zone Change from R-1 to R-2 -Case # ZN-19-01

- Subdivision with 61 lots - Case # SUB 19-01

LOCATION: South side OR Hwy 47 and east of N. Hemlock Street, Yamhill,
Oregon Tax Lots R3404/00300, R3404AB/00300, 00400, 00501

APPLICABLE REVIEW CRITERIA:

City of Yamhill Community Development Code

- Section 10.132 — Change of Zone

- Section 11.08 — Subdivision

(All available at <https://cityofyamhill.or/municipal-code>)

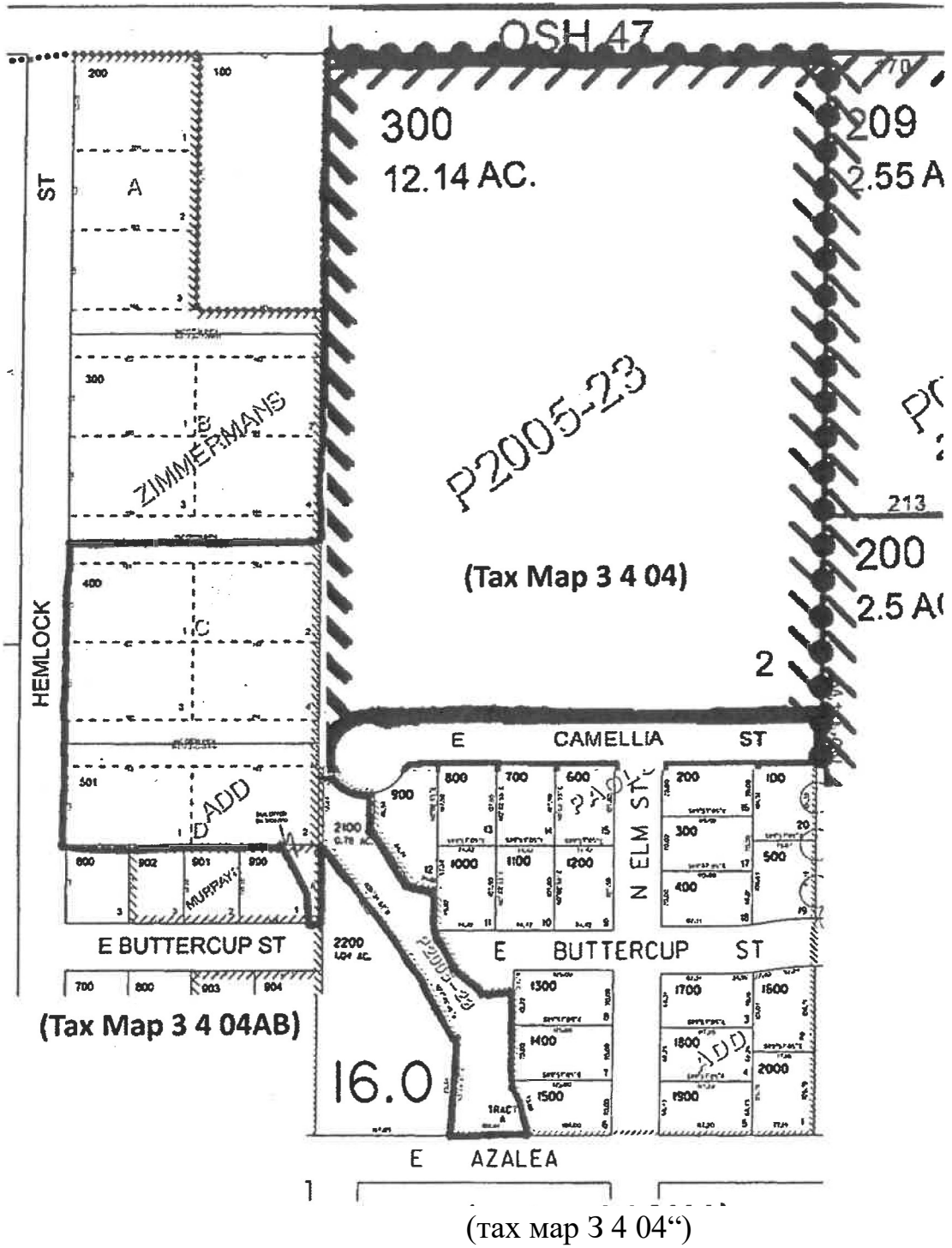
The Public Hearing on this matter will be conducted in accordance with the rules contained in the zoning ordinance adopted by the City of Yamhill City Council, which is available at City Hall.

All interested persons may appear and provide testimony and only those who submit written comments or testify at the hearing shall receive notice of the decision and be entitled to appeal. Written comments may be submitted in advance by US Mail or hand-delivery to the address below.

Failure of an issue to be raised in the hearing, in person or by letter, or failure to provide sufficient specificity to afford the approval authority an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue.

At least seven days prior to the Hearing, a copy of the staff report will be available for inspection at no cost, or a copy can be obtained for fifteen cents per page.

For further information, please contact City of Yamhill City Hall, at 503-662-3511, 205 S Maple Street, Yamhill, OR 97148.



100-22W-011

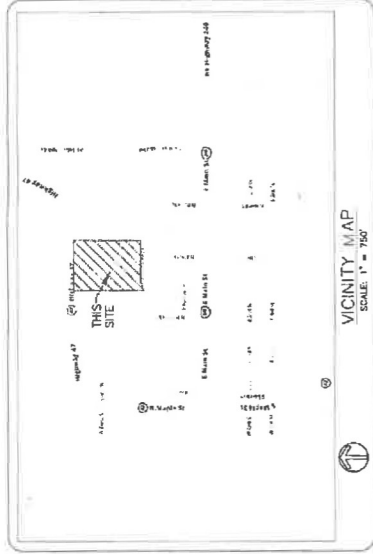
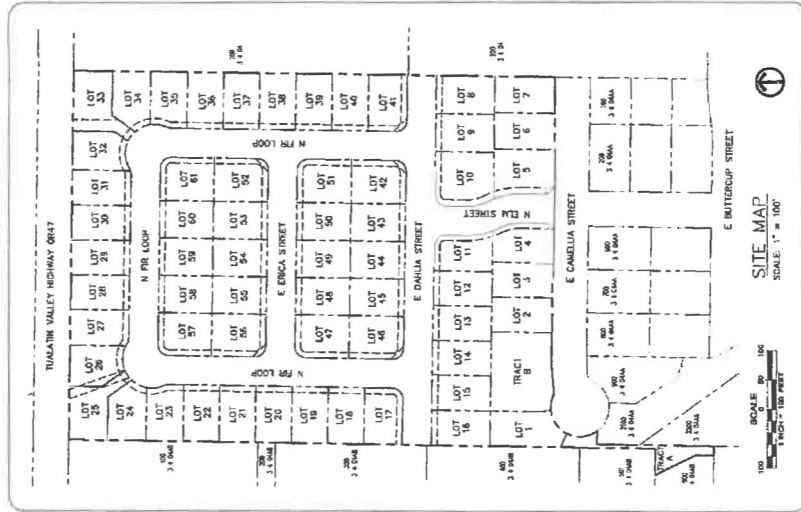
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CAMELLIA STREET SUBDIVISION

A 61 LOT SUBDIVISION
OF TAX LOT 3 4 04, 300
CITY OF YAMHILL, OREGON

LEGEND

○	EXISTING SANITARY CLEANOUT
○	EXISTING SANITARY MANHOLE
○	EXISTING SANITARY SEWER
■	EXISTING STORM INLET
○	EXISTING STORM MANHOLE
○	EXISTING STORM SEWER
○	EXISTING FIRE HYDRANT
○	EXISTING WATER VALVE
○	EXISTING WATER BLOWOFF
○	EXISTING WATER METER
○	EXISTING WATER MAIN
○	EXISTING STREET LIGHT
○	EXISTING ELECTRIC BOX
○	EXISTING JUNCTION BOX
○	EXISTING COMMUNICATION BOX
○	EXISTING STREET CHURNBENT
○	EXISTING PROPERTY LINE
○	EXISTING BOUNDARY OF THE
○	EXISTING LIMITS OF WETLAND
○	EXISTING EROSION
○	PROPOSED FINISHED SANITARY LINE
○	EXISTING 2 FOOT CONTOUR
○	EXISTING 10 FOOT CONTOUR
○	PROPOSED SANITARY MANHOLE
○	PROPOSED SANITARY SEWER
○	PROPOSED SANITARY UTILITY
○	PROPOSED STORM INLET
○	PROPOSED STORM MANHOLE
○	PROPOSED STORM SEWER
○	PROPOSED STORM LATERAL
○	PROPOSED FIRE HYDRANT
○	PROPOSED WATER VALVE
○	PROPOSED WATER METER
○	PROPOSED WATERBLAZ
○	PROPOSED STREET LIGHT
○	PROPOSED STREET BOX
○	PROPOSED IR-SAP
○	PROPOSED STREET CONTINUANCE
○	PROPOSED LOT LINE
○	PROPOSED EROSION LINE
○	PROPOSED FURNISHING OF SHALE
○	PROPOSED 2 FOOT CONTOUR
○	PROPOSED 10 FOOT CONTOUR



SITE INFORMATION

SITE AREA: 529,007 SF
(12.15 AC)

ZONING: R-10
TAX MAP: 3 4 04
TAX LOT: 300
NUMBER OF LOTS: 61

VERTICAL DATUM

VERTICAL DATUM IS BASED ON THE NATIONAL VERTICAL DATUM OF 1929 (MADISON COUNTY VERTICAL DATUM) SECOND TIER.

DRAWING INDEX

- 1 COVER SHEET
- 2 EXISTING CONDITIONS & TENTATIVE DEMOLITION PLAN
- 3 TENTATIVE SITE & UTILITY PLAN
- 4 TYPICAL STREET SECTIONS, N ELM ST, E ERICA ST & E DANILUA ST PROFILES
- 5 N FR LOOP & E CAMELLIA ST PROFILES
- 6 TENTATIVE GRADING PLAN
- 7 TENTATIVE CIRCULATION PLAN
- 8

DEVELOPER: CHAD E DAVIS LLC
2420 PACIFIC AVENUE
FOREST GROVE, OREGON 97116
503-888-2940
CEDAVIS2@HOTMAIL.COM

OWNER: YAMHILL-CARLTON SCHOOL DISTRICT NO. 1
120 N. LARZ PLACE
YAMHILL, OREGON 97148
(503) 852-6980

PLANNER: EMERIO DESIGN
6445 SW FALLBROOK PL., SUITE 100
BEAMINGTON, OREGON 97008
503-515-4032
STEVEN@EMERIODSIGN.COM

ENGINEER: EMERIO DESIGN
6445 SW FALLBROOK PL., SUITE 100
BEAMINGTON, OREGON 97008
503-515-4032
ERIC@EMERIODSIGN.COM

SURVEYOR: EMERIO DESIGN
6445 SW FALLBROOK PL., SUITE 100
BEAMINGTON, OREGON 97008
503-515-4032
KING@EMERIODSIGN.COM

PROJECT CONTACTS



AERIAL & CIRCULATION PLAN

SCALE 1" = 100'



SHEET
8
OF
8

EMERIO
Design
6445 SW FALLBROOK PLACE, SUITE 100
BEAVERTON, OREGON 97008
TEL: (503) 746-8812
FAX: (503) 636-2592
www.emeriodesign.com

REVISIONS	
NO.	DESCRIPTION

PROPOSED LAND DIVISION
AERIAL & CIRCULATION PLAN

CAMELLIA STREET SUBDIVISION
A 61 LOT SUBDIVISION OF
TAX LOT 300
TAX MAP 3 4 04
CITY OF YAMHILL, OREGON