



**CITY OF ADAIR VILLAGE
PLANNING COMMISSION AGENDA**

City Hall: 6030 William R. Carr Avenue – Adair Village, Oregon

Tuesday March 19, 2024 – 6:00 PM

1. ROLL CALL and PLEDGE TO THE FLAG:

2. PRIOR MINUTES:

- a) July 18, 2023, PC Minutes (Attachment A)

Action: Decision

3. PUBLIC COMMENT: (Please limit comments to 3 minutes)

4. NEW BUSINESS:

- a) City Manager Updates
- b) Discussion of Downtown
- c) Calloway Creek Partition Application: (Attachment B)
Action: Decision
- d) Calloway Creek Plat Application: (Attachment C)

Action: Discussion

5. OLD BUSINESS:

6. ADJOURNMENT: Next scheduled meeting – Tuesday, August 15, 2023 @ 6:00 PM

The Community Center is accessible to person with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 72 hours before the meeting by calling City Offices at 541-745-5507 or e-mail "kedmaiston@adairvillage.org", or Oregon Relay Services by dialing 7-1-1. The City of Adair Village is an Equal Opportunity Employer. The order in which items on the Agenda are addressed by Planning Commission may vary from the order shown on the Agenda.

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Attachment A
230718 PC Mtg.

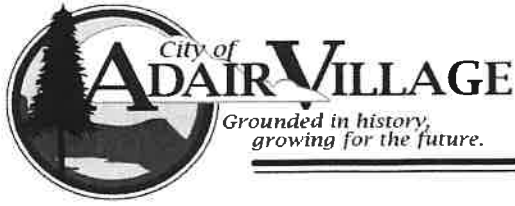
PLANNING COMMISSION PUBLIC MEETING MINUTES

July 18, 2023, 6:00 pm

Agenda Item	Action
<p>1. Roll Call: City Planning Commission Members Lower and Harris were present. City Administrator Pat Hare was present.</p>	<p>The meeting was called to order at 6:00 p.m.</p>
<p>2. Minutes of the April 17, 2023, PC Meeting:</p>	<p>Commissioner Lower moved to accept the minutes, Commissioner Harris seconded, and the minutes of the April. 17, 2023, PC Meeting were approved unanimously.</p>
<p>3. Public Comment:</p>	<p>None.</p>
<p>4. Public Hearing Review of the Annexation of approximately .12 acres/Comprehensive Plan/Map Amendment and Staff Report</p>	<p>The Public Hearing began at 6:04 p.m. and ended at 6:05 p.m. Commissioner Harris moved to make the recommendation, Commissioner Lower seconded, and the Commission voted unanimously to recommend the City Council annex the property.</p>
<p>5. Adjournment:</p>	<p>Commissioner Vogt adjourned the meeting at 6:33 p.m.</p>

Adair Village Chair's Approval

Date



6030 William R. Carr Av.
Adair Village, OR 97330
541-745-5507

CALLOWAY CREEK PARTITION REQUEST

The Calloway Creek LLC Partition Request is a request to divide 42.52 acres of vacant land into 3 parcels. This would constitute a partition of 10-4-31 tax lots 3400 and 3500. The proposed parcels will be subdivided into subdivision lots at a future date. The Parcels are being created for future transfer of ownership from the current owner to the developer of a future subdivision.

The proposed partition would subdivide the existing 42.52 acres into three parcels: Parcel 1 containing 4.51 acres, Parcel 2 containing 5.75 acres, and Parcel 3 containing 32.15 acres.

Decision Criteria

(1) Any undeveloped portion of the proposed land division can be developed in accordance with City ordinances.

The proposed parcels will be subdivided into subdivision lots through another application, which will then be addressed. The parcels are being created for future transfer of ownership from the current Owner to the Developer of the future subdivision.

(2) The proposed development and all adjoining land can be developed in accordance with this Code and City Ordinances.

The proposed parcels will be subdivided into subdivision lots through another application, which will then be addressed. The parcels are being created for future transfer of ownership from the current Owner to the Developer of the future subdivision

(3) The proposed street plan is in conformance with City standards and provides the most economic, safe and efficient circulation of traffic in relation to the existing City Street system.

No street improvements are proposed with this application. The parcels will be subdivided into subdivision lots through another application. The parcels are being created for future transfer of ownership from the current Owner to the Developer of the future subdivision

(4) The proposed utility connections are available, adequate and provide the most efficient and convenient connections to the existing utility systems and the proposed utilities can be extended in the future to accommodate future growth beyond the proposed land division.

No street improvements are proposed with this application. The parcels will be subdivided into subdivision lots through another application. The parcels are being created for future transfer of ownership from the current Owner to the Developer of the future subdivision

(5) Special site features have been considered and utilized.

No development is proposed with this application. The parcels will be subdivided into subdivision lots through another application. The parcels are being created for future transfer of ownership from the current Owner to the Developer of the future subdivision

(6) Drainageways are protected and required drainage facilities are provided in conformance with State erosion control regulations.

No development is proposed with this application. The parcels will be subdivided into subdivision lots through another application, at which time the drainageways will be addressed. The parcels are being created for future transfer of ownership from the current Owner to the Developer of the future subdivision

(7) The extent of possible emission or nuisance characteristics are compatible with the land use zoning district, adjacent properties and the applicable standards of all regulatory agencies having jurisdiction.

No development is proposed with this application. The parcels will be subdivided into subdivision lots through another application. The parcels are being created for future transfer of ownership from the current Owner to the Developer of the future subdivision

(8) Potential adverse impacts have been mitigated to the maximum extent possible.

No development is proposed with this application. The parcels will be subdivided into subdivision lots through another application. The parcels are being created for future transfer of ownership from the current Owner to the Developer of the future subdivision

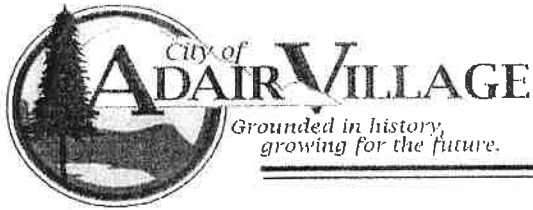
CITY DECISIONS:

Section 2.320 Subdivision or Partition Tentative Plan

The City Administrator shall be decision authority for all Duplex Division Partitions, the Planning Commission shall be the decision authority for all other Land Partitions and the City Council shall be the final decision authority for all Subdivisions with recommendation by the Planning Commission under the provisions of this Code unless combined with another request or if appealed to a higher authority. In the event that a consolidated application requires more than one decision, the highest decision authority will make all decisions requested in the application.

The Planning Commission shall hold a Limited Land Use Review for Partition Tentative Plan requests and the City Council shall hold a Limited Land Use Review for Subdivision Tentative Plan requests in conformance with Section 3.400 or the decision authority may choose to hold a Quasi-judicial Public Hearing in conformance with Section 3.510 to receive additional public comment on significant proposals. A consolidated request including a Variance shall also require a Quasi-judicial Public Hearing in conformance with Section 2.600.

City staff recommends the *approval* of this application. The city planning committee may approve or deny this application based on its own evidence and authority as stipulated in the code.



6030 NE William R. Carr Ave
Adair Village, OR 97330
Voice - 541 745-5507
Fax - 541 230-5219

SUBDIVISION OR PARTITION APPLICATION FORM

OFFICE USE ONLY:

FILE NUMBER _____

DATE IN _____

RECEIPT # _____

COMPLETED _____

DATE 12/15/24

FEES: PARTITION - \$650.00
SUBDIVISIONS - \$1,500.00 plus \$25.00 per lot

APPLICANT NAME Calloway Creek, LLC Dennis Derby

CONTACT ADDRESS 4566 NE Nightingale, AZ 85298

CONTACT PHONE/EMAIL (503) 956-3554

LOCATION:

PROPERTY ADDRESS None assigned

ASSESSOR MAP & TAX LOT NO. Map 10S-04W-31, Tax Lot 3400 & 3500

TOTAL AREA OF PROPERTY 45.11 Acres

EXISTING ZONING OF PROPERTY R-3 and LI (Pending)

EXISTING COMP PLAN DESIGNATION Residential

EXISTING USE OF THE PROPERTY Undeveloped/Grass Seed Farm

REQUESTED ACTION AND PROPOSED USE OF PROPERTY:

Subdivide the property into 180 Residential Lots and one remainder parcel reserved for Light Industrial.
Construct public streets. Construct water, sewer, Storm and private utility infrastructure. Construct common amenities to be for the Homeowner's Association
Project Name: Calloway Creek South

USE THE BACK OF THIS FORM FOR ADDITIONAL INFORMATION

The applicant shall state specifically what is being requested and the ordinance provisions that apply to the request. Furnish all necessary drawings, evidence and statements supporting the requested action.

APPLICANT SIGNATURE Dennis Derby 
Print Name & Sign

OWNER SIGNATURES Ron Weigel RST Weigel, LLC 
Print Name & Sign



City of
ADAIR VILLAGE

Grounded in history,
growing for the future.

6030 William R. Carr Ave.
Adair Village, OR 97330
541-745-5507
Fax: 541-230-5219

CONDITIONAL USE APPLICATION

Office Use:
Date Rcvd: _____
File# _____
Paid _____

DATE 12/15/24

FEE: \$1,000.00

APPLICANT NAME Calloway Creek, LLC Dennis Derby

CONTACT ADDRESS 4566 NE Nightingale Ln, Gilbert AZ 85298

CONTACT PHONE/EMAIL (503) 956-3554

LOCATION:

SITE ADDRESS None

ASSESSOR MAP & TAX LOT NO. Map 10S-04W-31, Tax Lots 3400 & 3500

TOTAL AREA OF SITE 45.11 acres (Acres or Square Feet)

EXISTING ZONING OF PROPERTY R-3 and LI (Pending)

EXISTING COMP PLAN DESIGNATION Residential

EXISTING USE OF THE PROPERTY Undeveloped/Grass Seed Farm

REQUESTED CONDITIONAL USE OF PROPERTY:

This conditional use application accompanies a subdivision request for this property.
The purpose of the conditional use application is to construct lots between 2500 square feet and 6,500 square feet. This conditional use request is necessary to construct town homes in Phase 1. The rest of the development will provide lots larger than 4,300 sf with an average of 5,300 square feet.

Project Name: Calloway Creek South

USE THE BACK OF THIS FORM FOR ADDITIONAL INFORMATION

The applicant shall state specifically what is being requested and the ordinance provisions that apply to the request. Furnish all necessary drawings, evidence and statements supporting the requested action.

APPLICANT'S SIGNATURE Dennis Derby  Print Name & Sign

OWNER'S SIGNATURE Ron Weigel  Print Name & Sign

NARRATIVE
for
CALLOWAY CREEK SOUTH
TENTATIVE SUBDIVISION PLAT
AND PLANNED DEVELOPMENT

Introduction

This project is located on the ground locally known as the Weigel Property, south of Ryals Avenue and south of Calloway Creek Subdivision. This project consists of the area within the City of Adair Village city limits located on Tax Lots 3400 & 3500 of Assessors Map 10S-04W-31 and a portion of Tax Lot 700, Assessors Map 10S 04W 31A (remainder of adjacent Calloway Creek Phase 4 subdivision under progress).

This project proposes to subdivide 45.11 acres into 180 residential lots and one 7.56 acre remainder parcel that is reserved for light industrial zone (shown as Phase 6). This project will construct public infrastructure and neighborhood parks with natural areas in phases under the Planned Development provisions of the development code. Public infrastructure including water distribution pipes, sewer collection facilities, storm collection and detention facilities will be constructed to serve the project. Franchised utilities will be extended to each of the lots as well. This project will be part of a homeowners' association, formed to care for the common areas shown on the Tentative Plat.

A Planned Development applied for as a Conditional Use is required for smaller lot sizes throughout the project and town homes in Phase 1.

A Tentative Plat showing the proposed lots and infrastructure accompanies this application.

Project Description

This project is proposed for zoned R-3 and single family lots meeting the development code regulations for the zone under will be created. The residential portions of this subdivision will be developed at a density of 5.1 lots per gross acre. Section 4.113, Residential Zone R-3 (1), states the purpose of the zone is "To provide areas suitable and desirable for higher density single-family residential use at a density of six-pot five (6.5) units per net residential acre. This project will be processed under a Conditional Use procedure as required for a Planned Development. Lot sizes have been developed to comply with Table 4.1-1 – Building Type Standards.

Phase 1 will be townhomes with either two- or three-units sharing walls. The average lot size in Phase 1 is 3,530 sf. and minimum lot size will be 2,515 sf as proposed.

Phases 2 through 5 will be single family homes similar to the to the recent development north of this project. The average lot size for the residential project is 5,940 sf and the minimum lot size in Phases 2 – 5 will be 4,167 sf as proposed.

Minor deviations to the plan that still comply with the development code may be expected during final design of the project.

Phasing of the project is designed to provide for secondary access south of the swale early in the project and provide orderly development of the water sewer and storm infrastructure. Phase 1 may not be able proceed first, pending wetlands permits for the small (1,081 sf) isolated wetlands in the middle of the phase.

The slopes of this site are gently rolling and generally less than 4%.

Wetlands have been identified on site and, to the extent feasible, have been avoided by the design and layout of the projects. Unavoidable impacts will occur in Phase 1 and are located in the center of the parcel preventing avoidance. The Wetland to be impacted is approximately 1,081 square feet in land that has been historically farmed. Natural drainage swales containing wetlands will be not be filled (impacted) by this project. Permits required for wetlands impacts will be secured from the state Division of State Lands and the Army Corps of Engineers consistent with their jurisdictional requirements.

Section 7.110(3)(b), Riparian Area Standards of the Land Use Development Code, designates a restricted area of 20ft from the top of bank or wetland limits. This project proposes to perform no grading or install structures with in the 20 feet wide regulated area. The street crossing of the swale in Phase 2 will be accomplished without filling delineated wetlands. Areas of riparian zones within the right-of-way and utility easements will be impacted by street and utility infrastructure at the swale crossing in Phase 2. The impacts will be reviewed by the city during final design of the subdivision consistent with City codes.

Parks/Open Space

A pocket park will be constructed in upland areas adjacent to the drainageway with Phase 1. This park will be designed as a “Tot-Lot” in addition to benches and a picnic table. Other amenities will be included in other common areas with the goal of providing common amenities that are walking distance from anywhere in the project to serve the residents.

Tract E is reserved for storm water detention and treatment. The areas not required for stormwater facilities, based on final design and evolving stormwater regulations, will be available for homeowners’ association passive park use or additional residential lots consistent with the lots constructed in Phases 2 through 5.

Open spaces, drainageways, parks and stormwater basins will be deeded to the Homeowners’ Association as phases are completed.

SECTION 2.326 ACCOMPANYING STATEMENTS

Sewer Utility Service

Sewer collection services will be provided to each lot of the subdivision. The operator of the sewer collection, treatment and discharge service is the City of Adair Village public system system.

This project sewer collection mains will drain to the sewer pump station constructed by this developer with Calloway Creek Subdivision. In 2014 the City of Adair Village commissioned a master plan for service of this and neighboring sites. That sewer pump station and force main to serve this site and surrounding properties was constructed by this developer with Calloway Creek subdivision. This project is within the service area contemplated in the master plan and design of the pump station.

Water Supply Service

Water service will be provided to each lot of the subdivision. The source of the water is the City of Adair Village public water system.

Water supply for this project has been stubbed to the property line of this proposed subdivision by this developer. The public water system will be extended to serve the development of this site.

Ryals Avenue Widening

Ryals Avenue will be widened along the project frontage (Phase 6) to provide a 12 ft travel, a 6 ft bicycle, curb, gutter and a 6 ft sidewalk. This project will complete the widening on the south side to the Ryals Avenue to the ODOT Hwy 99W right-of-way. Ryals Avenue widening is SDC eligible and part of the existing SDC methodology.

Right-of-Ways and Public Utility Easements

Public utility easements will be provided in the front of all lots as requested by power, gas, phone and Cable TV utilities.

Storm water detention facilities and park/natural areas will be dedicated to the Homeowners' Association as Tracts.

Street right-of-way will be dedicated to the City on the final plat.

Infrastructure Financing

Financing will be through private entities and infrastructure will be installed or financially secured prior to recordation of the Final Plat. All streets within the project will be funded and constructed by the project. SDC credits, where authorized, will be credited to the Developer.

Declarations

The declarations required by ORS 92.075 on the Final Plat can be achieved by the fee owner, vendor and/or the mortgage or trust deed holder of the property.

Timing

The first phase of construction and final platting is scheduled for 1 to 2 years from approval of the Tentative Plat. Subsequent phases are planned for each 1 to 2 year period thereafter. The residential phases of the project are projected to be complete within 8 years of approval of the tentative plat and conditional use permit. Delays may be experienced obtaining wetlands fill/removal permits issued by DSL and ACOE. Current state and federal regulations allow for the proposed work and related impacts, however, federal and state permits are subject to the complexities of multiple state and federal agencies and the uncertainties, interpretations and requirements of many individual regulators. We will endeavor to keep the City updated on permit status and progress.

DECISION CRITERIA

[CODE CRITERIA WILL BE WRITTEN IN ITALICS FOLLOWED BY PROPOSED FINDINGS]

2.328 (1) *Any undeveloped portion of the proposed land division can be developed in accordance with City ordinances.*

FINDINGS OF FACT

- 1.1 Streets and utilities will be stubbed to the south, but not crossing Calloway Creek to serve the land south in the event that the land is considered for annexation sometime in the future. The street right-of-way will be extended to the south boundary of the project, but the street and utility infrastructure will not be extended to the south border to protect the privacy of Crane Lane users at this time.
- 1.2 Utilities will be sized to serve master planned service areas.
- 1.3 Phase 6 will be an undeveloped remainder parcel that is reserved for limited industrial use, if zoned as such by the City.

CONCLUSION: This criterion is met.

2.328 (2) *The proposed development and all adjoining land can be developed in accordance with this Code and City Ordinances.*

FINDINGS OF FACT

- 2.1 This project will be developed consistent with City standards for the existing zone designation and Planned Development provisions.
- 2.2 No modifications to the Codes are required.
- 2.3 The City is expected to adopt zoning designations of R-3 for Phase 1-5 and Light Industrial for Phase 6.

CONCLUSION: This criterion is met.

2.328 (3) *The proposed street plan is in conformance with City standards and provides the most economic, safe and efficient circulation of traffic in relation to the existing City street system.*

FINDINGS OF FACT

- 3.1 Ryals Avenue will be widened for the length of the limits of the project frontage (Phase 6). A bike lane, curbs and sidewalk will be added.
- 3.2 Two streets will be stubbed to the project boundaries. One will be a 66 feet wide right-of-way minor collector.
- 3.3 Streets are laid out to preclude the need for public water or sewer easements through private lots other than detention/treatment stormwater facilities. The City will be granted easements to enter and resolve emergency conditions.

CONCLUSION: This criterion is met.

2.328 (4)

The proposed utility connections are available, adequate and provide the most efficient and convenient connections to the existing utility systems and the proposed utilities can be extended in the future to accommodate future growth beyond the proposed land division.

FINDINGS OF FACT

- 4.1 Franchise Utilities. Franchise utilities will be stubbed to the end of the property at the street ends. PUE's will be granted on both sides of the public streets within the development and extended to the south property line.
- 4.2 Sanitary Sewer. The Sanitary sewer pump station constructed by this developer with the adjacent Callow Creek subdivision will be utilized by this development.
- 4.3 Sanitary Sewer Lines. Sewer lines will be extended to the property edges at the street ends.
- 4.4 Sanitary Sewer. All proposed new gravity public sanitary sewers will be placed in dedicated street right-of-way.
- 4.5 Storm Drainage. Lots will drain to the streets or drainageways. Storm water in the streets will be collected in pipes and conveyed to detention/WQ basins throughout the project at the locations shown on the Tentative Plat.
- 4.6 Storm Drainage. Detention basins will discharge to the drainageways on site. These drainageways flow east under the railroad tracks.
- 4.7 Water. All lots in the proposed subdivision will be served by the public water system. Fire hydrants, mains and related appurtenances will be installed. Services will be installed during street construction. Water meters will be installed on the proposed lots at the time the homes are constructed.
- 4.8 Franchise Utility Easements. Public utility easements will be placed along both sides of all street rights-of-way for use by the franchise utility companies as shown. Prior to final engineering design all utility companies will be provided plans to design their distribution systems. Prior to final platting all franchised utility companies will be given the opportunity to obtain additional easements that may be necessary for their installations.

CONCLUSION: This criterion is met.

2.328 (6) *Special site features have been considered and utilized.*

FINDINGS OF FACT

- 5.1 Topography. The slopes of this site are gentle and generally less than 4%.
- 5.2 Floodplain. This site will propose fill within the flood plain of Calloway Creek in Phase 4. No fill will be placed within the riparian zone. Other than the lots of Phase 4 bordering Calloway Creek, the property to be developed is shown as Zone X (Areas determined to be outside the 500-year floodplain) on FEMA Flood Insurance Rate Map, Community-Panel 41003C0100F, Effective Date June 2, 2011.
- 5.3 Floodplain: There is a floodplain designated on the FIRM map over Calloway Creek. The floodplain is designated Zone A unnumbered (without base flood elevation (BFE)). A flood study will be prepared to evaluate the potential flood impacts before fill is proposed in the floodway fringe for Phase 4.
- 5.4 Lot Drainage. Generally, the streets are designed to sit below the lots and the lot grading should be directed to the street upon completion of home construction. On this site there are some exceptions, lots abutting drainageways may drain partially to the rear.
- 5.5 Wetlands. Wetlands delineations have been made and, the locations and limits are shown on the plans. Impacts to the wetlands are limited to the two small wetlands in Phase 1. Fill/Removal permits will be obtained from DSL prior to any construction impacts. These wetlands are likely exempt from Army Corps wetlands regulations. A 20ft buffer is proposed from the edge of the wetlands in Calloway Creek
- 5.6 Historic/Archeological. The subject property contains no known historic or archeological resources.
- 5.7 Agricultural Lands. This site is currently farmed for grass seed. Since the land is within the city limits it is not considered farmland for planning purposes.
- 5.8 Trees. Trees on site are generally associated with the drainageways. These areas will be generally avoided. These measures minimize impacts to trees. Phase 2 swale crossing will impact any trees in the right-of-way.
- 5.9 Open Space. Park/open space will be dedicated to the homeowners' association as shown on the Tentative Plat.
- 5.10 Natural Vegetation and Wildlife Habitat. Natural vegetation is generally associated with the drainageways and wetlands. These areas are proposed as park and open space.

CONCLUSION: This criterion is met.

- 2.328 (6) *Drainageways are protected and required drainage facilities are provided in conformance with State erosion control regulations.*

FINDINGS OF FACT

- 6.1 Storm Drainage. Storm water in the streets will be collected in pipes and conveyed to detention/water quality basins throughout the project at the locations shown on the Tentative Plat.
- 6.2 Storm Drainage. Lots will drain to the streets or drainageways.
- 6.3 Storm Drainage. Detention basins will discharge to the drainageways on site. These drainageways flow east under the railroad tracks.
- 6.4 Drainageways. Work in the drainageways and wetlands areas will be avoided to extent practicable. Impacts are at unavoidable at street and utility crossings. Street crossings will free span the wetland limits of the delineated wetlands in the drainageways thereby minimizing impacts.
- 6.5 Erosion Control. Prior to grading, 1200 C Erosion Control Permits will be obtained from The Oregon Department of Environmental Quality.

CONCLUSION: This criterion is met.

- 2.328 (7) *The extent of possible emission or nuisance characteristics are compatible with the land use zoning district, adjacent properties and the applicable standards of all regulatory agencies having jurisdiction.*

FINDINGS OF FACT

- 7.1 Emissions. Single family homes are proposed for this development. The homes will comply with State building codes. Current building codes require energy efficiencies that reduce energy use, therefore reduce emissions for power generation over existing less efficient homes.
- 7.2 Zone District Compatibility. Single family lots are allowed outright in R-3 Zone. Lot sizes proposed are allowed as a conditional use. Townhomes proposed in Phase 1 are allowed as a conditional use.
- 7.3 Adjacent Properties. The property to the north is zoned and developed residential. On the south and east boundaries, the site is bordered by agricultural land. The project is bordered on the west by State 99W with residential rural uses west of the highway.

- 7.4 Authorities Having Jurisdiction. Benton County owns Ryals Avenue; the south side of Ryals Avenue along the Phase 6 project frontage will be constructed to County standards and requirements as shown on the Tentative Plat consistent with the widening of Ryals to the east. The State of Oregon owns Highway 99W, no work is proposed on Hwy 99W. The Division of State Land (DSL) has wetland fill impact jurisdiction.

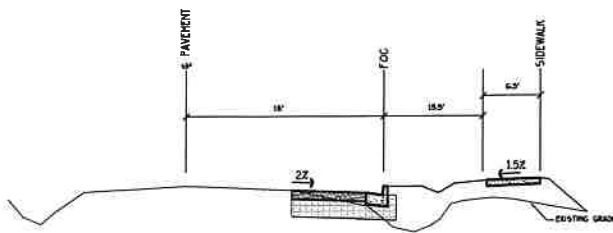
CONCLUSION: This criterion is met.

2.328 (8) *Potential adverse impacts have been mitigated to the maximum extent possible.*

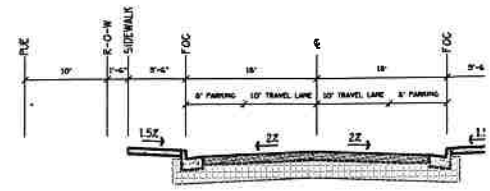
FINDINGS OF FACT

- 8.1 Site Design. The characteristics of the site have been taken into consideration in the design of this subdivision. The design features described above have been devised to minimize impacts in conformance with the zoning codes and comprehensive plan.
- 8.2 State and Federal Regulations. Wetlands and storm water quality regulations have been considered in the design of this project.
- 8.3 Local Input. City and County planning and engineering staff have been consulted during this preliminary design phase.
- 8.4 Known Impacts. Known potential impacts, project objectives and experience with numerous similar projects over the 30+ years have informed the design of this project.

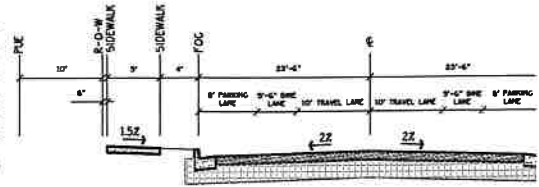
CONCLUSION: This criterion is met.



RYALS AVENUE PARTIAL STREET IMPROVEMENT
100' R-O-W
NOT TO SCALE



50' RIGHT-OF-WAY TYPICAL SECTION
NOT TO SCALE



66' RIGHT-OF-WAY TYPICAL SECTION
NOT TO SCALE

