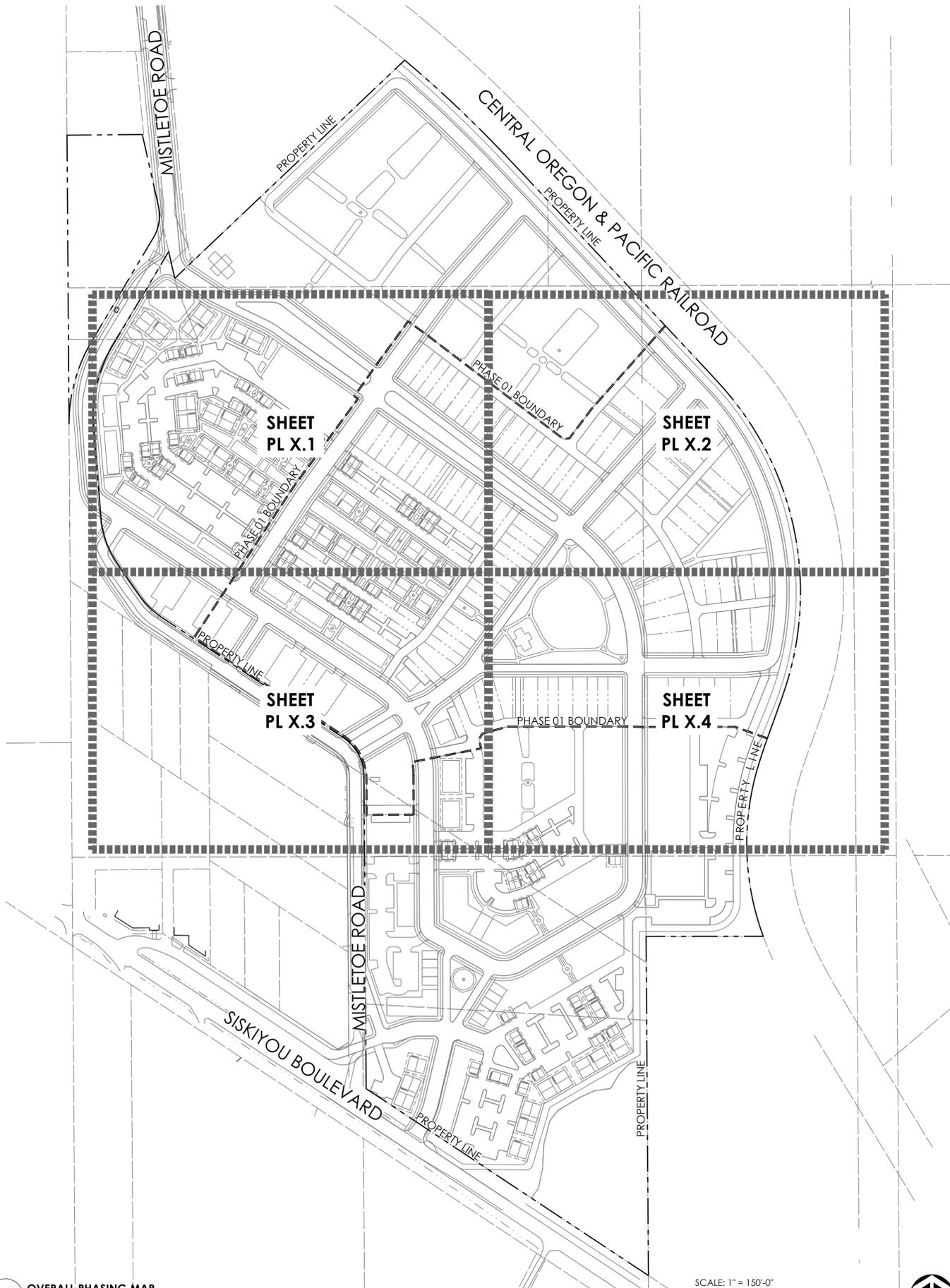
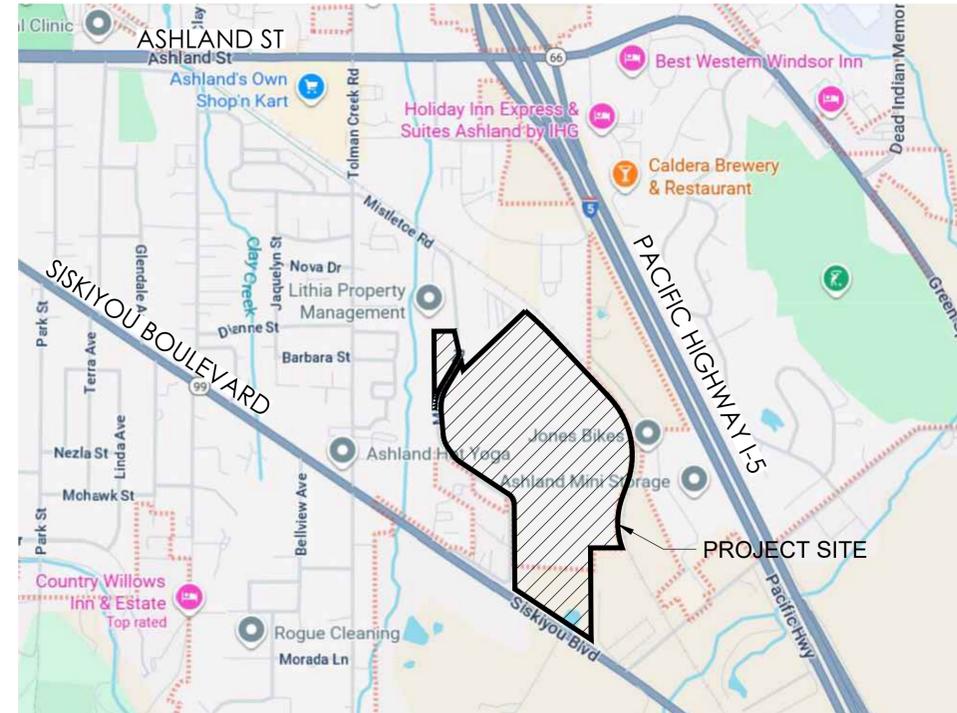


# CROMAN MILL'S SITE REDEVELOPMENT, PHASE 1

FINAL PLAT PLAN TO BE DEVELOPED BY A LAND SURVEYOR REGISTERED IN THE STATE OF OREGON.

THE PURPOSE OF THIS DOCUMENT IS TO OUTLINE PRELIMINARY PLAT DIVISIONS WITHIN THE CROMAN MILL (CM) SITE REDEVELOPMENT TO CONFORM WITH ASHLAND MUNICIPAL CODE 18.3.2 CROMAN MILL DISTRICT AS ADOPTED BY THE ASHLAND CITY COUNCIL ON AUGUST 17, 2020 (ORDINANCE NO. 3031) AND AMENDED ON DECEMBER 16, 2011 (ORDINANCE NO. 3053).

ASSESSOR'S MAP NO. 39 1E 14 AC      TAX LOT 800, 900 & 1700.  
 39 1E 14 D      TAX LOT 800, 900, 1000, 1100, 1200, & 1301.



**1** OVERALL PHASING MAP  
 Scale: 1" = 150'-0"

SCALE: 1" = 150'-0"  
 0' 75' 150' 300' 450'



ASHLAND MILLS SITE REDEVELOPMENT  
 CROMAN MILL DISTRICT  
 ASHLAND, OR 97520

NOT FOR CONSTRUCTION

REVISIONS		
#	DATE	DESCRIPTION
-	-	-
-	-	-
-	-	-
-	-	-

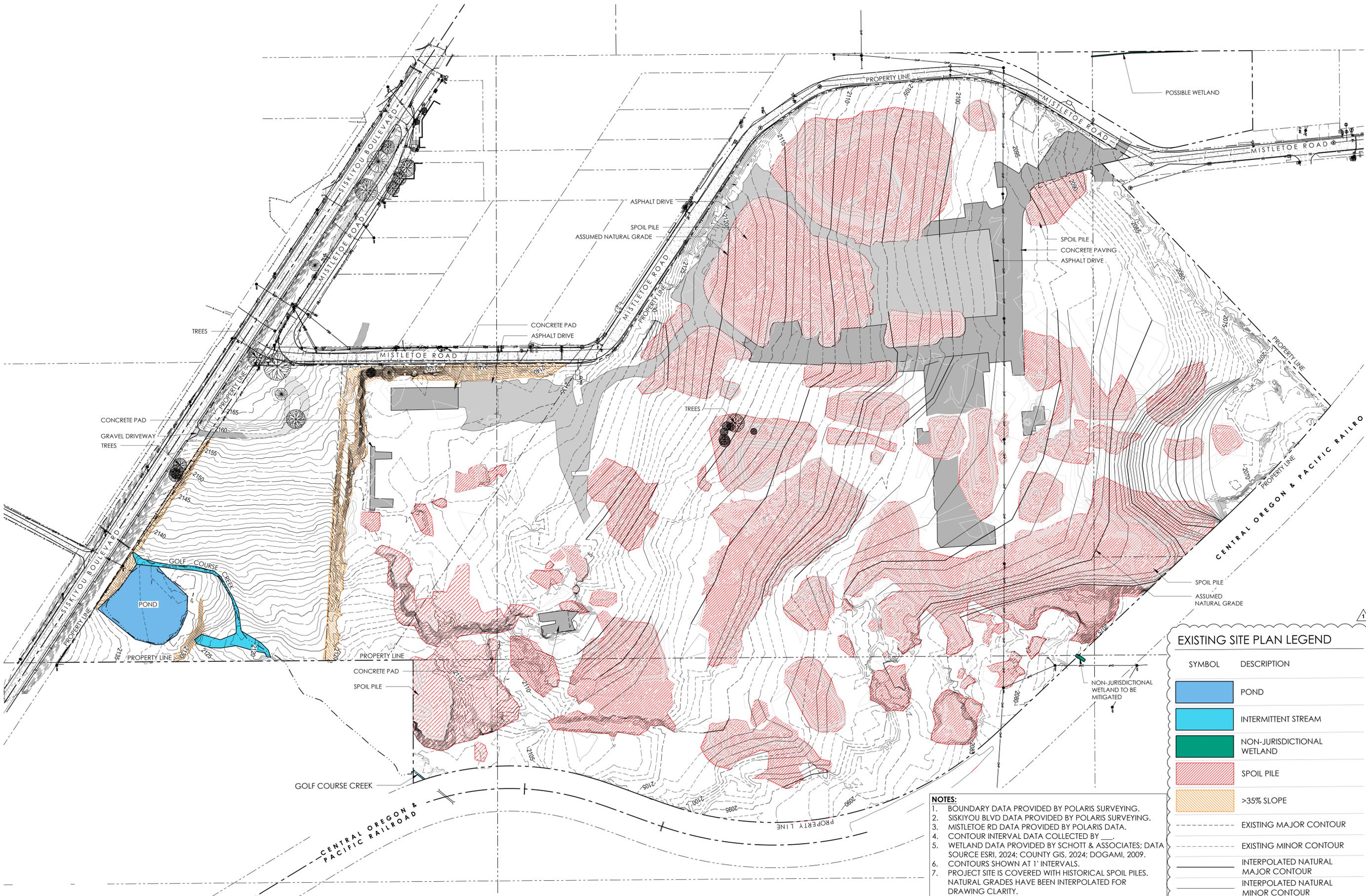
PRELIM PLAT

PRELIMINARY PLAT COVER

**PL 1.0**

PROJECT NO. 2437  
 09.26.2025  
 TEAM: PVC, EG

SHEET INDEX	
PL 1.0	PRELIMINARY PLAT COVER
PL 1.1	EXISTING CONDITIONS MAP
PL 1.2	TREE PROTECTION NOTES + DETAILS
PL 1.3	TREE PROTECTION PLAN
PL 2.1	PRELIMINARY PLAT PLAN
PL 2.2	PRELIMINARY PLAT PLAN
PL 2.3	PRELIMINARY PLAT PLAN
PL 2.4	PRELIMINARY PLAT PLAN
PL 3.1	PRELIMINARY SITE PLAN
PL 3.2	PRELIMINARY SITE PLAN
PL 3.3	PRELIMINARY SITE PLAN
PL 3.4	PRELIMINARY SITE PLAN



ASHLAND MILLS SITE REDEVELOPMENT  
 CROMAN MILL DISTRICT  
 ASHLAND, OR 97520

NOT FOR CONSTRUCTION

REVISIONS

#	DATE	DESCRIPTION	STAFF	RESP
1	11.14.25	STAFF RESP		

PRELIM PLAT

EXISTING CONDITIONS MAP

PL 1.1

PROJECT NO. 2437  
 09.26.2025  
 TEAM: PVC, EG

**EXISTING SITE PLAN LEGEND**

SYMBOL	DESCRIPTION
[Blue Box]	POND
[Light Blue Box]	INTERMITTENT STREAM
[Green Box]	NON-JURISDICTIONAL WETLAND
[Red Hatched Box]	SPOIL PILE
[Orange Hatched Box]	>35% SLOPE
[Dashed Line]	EXISTING MAJOR CONTOUR
[Dotted Line]	EXISTING MINOR CONTOUR
[Solid Line]	INTERPOLATED NATURAL MAJOR CONTOUR
[Dashed Line]	INTERPOLATED NATURAL MINOR CONTOUR

- NOTES:**
- BOUNDARY DATA PROVIDED BY POLARIS SURVEYING.
  - SISKIYOU BLVD DATA PROVIDED BY POLARIS SURVEYING.
  - MISTLETOE RD DATA PROVIDED BY POLARIS DATA.
  - CONTOUR INTERVAL DATA COLLECTED BY \_\_\_\_\_
  - WETLAND DATA PROVIDED BY SCHOTT & ASSOCIATES; DATA SOURCE ESRI, 2024; COUNTY GIS, 2024; DOGAMI, 2009.
  - CONTOURS SHOWN AT 1' INTERVALS.
  - PROJECT SITE IS COVERED WITH HISTORICAL SPOIL PILES. NATURAL GRADES HAVE BEEN INTERPOLATED FOR DRAWING CLARITY.



**1** EXISTING CONDITIONS  
 Scale: 1" = 100'-0"

**Tree Protection Plan**

Project site: Crowman Mills  
Prepared by: Christopher John, Canopy LLC  
Board Certified Master Arborist WE-95048  
CCB: 199334/LCB: 100473  
Prepared for: Terrain Landscape Architecture  
Date: 6/25/25



This Tree Protection Plan outlines the necessary measures to protect 3 significant trees located at the bend in Mistletoe Rd in Ashland at the future Crowman Mills development site. The trees identified for protection include a 44" Diameter at Breast Height (DBH) Siberian elm, a 21" DBH mulberry, and a 21" DBH incense cedar.

The 44" DBH elm tree is rather large and is of moderate-poor health. Extra care should be taken when seeking to protect this tree, as older trees and those in declining health will feel the effects of any disturbance to the surrounding soil exponentially.

It is recommended that the Tree Protection Zone of this tree be established at least 45' from its trunk. Even better would be 1.5 x the tree's diameter or a radius of 66', excepting the areas that would encompass Mistletoe Rd. Additionally, pruning of the tree to remove a majority of the dead branches is recommended. Pruning should occur during dormancy (late Oct-Mar). It would also be beneficial for the tree to add a 3" deep layer of mulch/bark chips to the root zone and deeply water the tree 1x month during the hottest part of the summer (July-Sep).

The mulberry and incense cedars should be able to withstand some root zone disturbances more so than the elm, but a Tree Protection Zone should still be established at least 25' from the trees' trunks. The larger the protection zone that is possible, the better, as trees can have roots that extend 10x the drip line. Recommendations for mulch and water, as laid out for the elm, would also be beneficial for these two trees.

The following are more general guidelines on establishing a Tree Protection Zone and to aid in tree health during any construction activities.

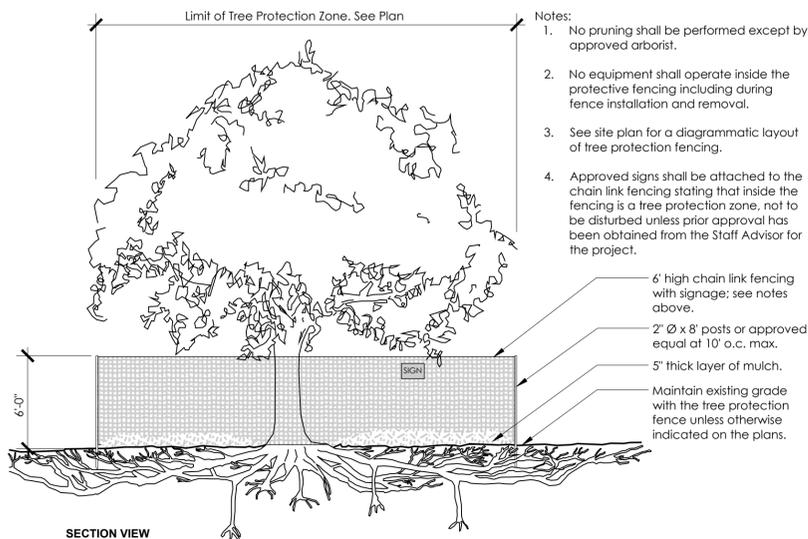
**Tree Protection Zone (TPZ):** It is recommended that a tree protection zone be established around the root zone of these trees before any construction, excavation, land clearing, or grading begins. This zone should be established with temporary 6' tall fencing and remain in place through project completion. The size of the TPZ can vary by a number of factors, and specific zone parameters should be set by the project arborist or landscape professional. See the recommendations above for project-specific TPZ sizes.

**Soil Compaction:** To avoid soil compaction, heavy materials should not be stored, vehicles maneuvered or parked, grade changed, or paved surfaces constructed within the tree protection zone. If for construction ease, it is necessary for vehicles or machinery to access the area, a layer of mulch (6"-12" deep) should be applied for vehicles to drive on. This mulch layer should be reduced to a depth of 3"-4" upon project completion.

**Tree Care:** If machinery needs to operate within the TPZ, steps should be taken to protect the tree trunk from injury. If injury should occur to any tree during construction, it should be inspected by an arborist or landscape professional for evaluation and treatment recommendations. Tree pruning required during construction should be performed by a qualified arborist and not by construction personnel.

**Root Protection:** If excavation is necessary at or near the tree protection area, avoid cutting roots over 1" diameter. If roots are severed, it is recommended that they be cut "cleanly" with a saw or bypass pruners at a 90 degree angle (as opposed to being left "torn" by machinery). Pruned roots should not be left exposed for extended periods. Cover exposed roots with moist soil after pruning. If pruning of roots over 2" diameter are encountered near the TPZ, consultation with an arborist is advised. If excavation or trenching needs to occur in the protection area, it is recommended that you contact an arborist for additional evaluation and options.

**Water:** If construction is occurring during the driest months of June thru September, it is recommended that the trees receive a deep watering throughout their root zone 1-4x per month, depending on the species. Water should permeate to a depth of 30". A 3"-4" layer of mulch can be of great benefit before, during, and after construction.



SECTION VIEW

1 DETAIL: TREE PROTECTION FENCE  
Scale: 1/4" = 1'-0"

D:\TP\02.dwg

**TREE PROTECTION AND REMOVAL NOTES:**

1. PRIOR TO DELIVERING EXCAVATION EQUIPMENT OR COMMENCING ANY CONSTRUCTION ACTIVITIES ON THE SITE, THE GENERAL CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR A PRE-CONSTRUCTION MEETING WITH THE LANDSCAPE ARCHITECT AND EXCAVATION SUPERVISOR PRIOR TO COMMENCING ANY WORK ON THE SITE. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED BY THE CONTRACTOR 48 HRS. IN ADVANCE FOR ALL SITE VISITS REQUESTED. CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM THE OWNER'S REPRESENTATIVE THAT CONSTRUCTION MAY BEGIN AFTER ALL OF THE DESCRIBED FENCING IS IN PLACE. FENCING SHALL REMAIN IN PLACE UNTIL THE PROJECT IS COMPLETED.
2. FENCES MUST BE ERECTED TO PROTECT TREES TO BE PRESERVED AS SHOWN IN DIAGRAM. FENCING SHALL BE 6' TALL TEMPORARY CHAIN LINK PANELS INSTALLED WITH METAL CONNECTIONS TO ALL PANELS AREA INTEGRATED, THESE FENCES SHALL BE INSTALLED SO THAT IT DOES NOT ALLOW PASSAGE OF PEDESTRIANS AND/ OR VEHICLES THROUGH IT. FENCES DEFINE A SPECIFIC PROTECTION ZONE FOR EACH TREE OR GROUP OF TREES. FENCES ARE TO REMAIN UNTIL ALL SITE WORK HAS BEEN COMPLETED. FENCES MAY NOT BE RELOCATED OR REMOVED WITHOUT THE PERMISSION OF THE LANDSCAPE ARCHITECT.
3. CONSTRUCTION TRAILERS, TRAFFIC AND STORAGE AREAS MUST REMAIN OUTSIDE FENCED TREE PROTECTION ZONES AT ALL TIMES. SEE DETAIL "TREE PROTECTION FENCE" FOR ADDITIONAL REQUIREMENTS.
4. ALL PROPOSED UNDERGROUND UTILITIES AND DRAIN OR IRRIGATION LINES SHALL BE ROUTED OUTSIDE THE TREE PROTECTION ZONE. IF LINES MUST TRANSVERSE THE PROTECTION AREA, THEY SHALL BE TUNNELED OR BORED UNDER THE TREE ROOTS. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IF ANY PROJECT PLANS CONFLICT WITH THIS REQUIREMENT.
5. NO MATERIALS, EQUIPMENT, SPOIL, OR WASTE OR WASHOUT WATER MAY BE DEPOSITED, STORED, OR PARKED WITHIN THE TREE PROTECTION ZONE (FENCED AREA).
6. NOTIFY THE LANDSCAPE ARCHITECT IF TREE PRUNING IS REQUIRED FOR CONSTRUCTION CLEARANCE.
7. IF INJURY SHOULD OCCUR TO ANY TREE DURING CONSTRUCTION, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. ALL DAMAGE CAUSED BY CONSTRUCTION TO EXISTING TREES SHALL BE COMPENSATED FOR BY THE OFFENDING PARTY, BEFORE THE PROJECT WILL BE CONSIDERED COMPLETE.
8. WATERING SCHEDULE: WATERING PROTECTED TREES SHALL FOLLOW THESE STANDARDS, HOWEVER PERIODS OF EXTREME HEAT, WIND, RAINFALL OR DROUGHT MAY REQUIRE MORE OR LESS WATER THAN RECOMMENDED IN THESE NOTES.
  - A. MOST SPECIES: 1 TIME PER MONTH DURING IRRIGATION SEASON (USUALLY MARCH THROUGH SEPTEMBER)
  - B. QUERCUS/OAK: DEEP WATER IN MAY AND SEPTEMBER, DO NOT WATER DURING OTHER MONTHS. FOR OAKS ALREADY IN THE VICINITY OF IRRIGATED CONDITIONS, AUTOMATIC SPRINKLERS OR REGULAR WATERING SHALL NOT BE ALLOWED TO SPRAY ON OR WITHIN 3 FEET OF THE TRUNK. THE WATER SHALL NOT BE ALLOWED TO POOL OR DRAIN TOWARDS THE TRUNK.
  - C. WATERING METHOD: HAND WATERING SYSTEMS, RECOMMENDED FOR TREES THAT ARE PART OF A DEVELOPMENT PROJECT THAT MUST BE WATERED TO INSURE TREE SURVIVAL DURING THE COURSE OF CONSTRUCTION UNTIL AUTOMATIC IRRIGATION IS INSTALLED.
9. EROSION CONTROL DEVICES SUCH AS SILT FENCING, DEBRIS BASINS, AND WATER DIVERSION STRUCTURES SHALL BE INSTALLED ON THE UPHILL SIDE OF THE TREE PROTECTION ZONE TO PREVENT SILTATION AND/ OR EROSION WITHIN THE TREE PROTECTION ZONE.
12. BEFORE GRADING, PAD PREPARATION, OR EXCAVATION FOR THE FOUNDATIONS, FOOTINGS, WALLS, OR TRENCHING, ANY TREES WITHIN THE SPECIFIC CONSTRUCTION ZONE SHALL BE ROOT PRUNED 1 FOOT OUTSIDE THE TREE PROTECTION ZONE BY CUTTING ALL ROOTS CLEANLY AT A 90 DEGREE ANGLE TO A DEPTH OF 24 INCHES. ROOTS SHALL BE CUT BY MANUALLY DIGGING A TRENCH AND CUTTING EXPOSED ROOTS WITH A SAW, VIBRATING KNIFE, ROCK SAW, NARROW TRENCHER WITH SHARP BLADES, OR OTHER APPROVED ROOT-PRUNING EQUIPMENT.
13. ANY ROOTS DAMAGED DURING GRADING OR CONSTRUCTION SHALL BE EXPOSED TO SOUND TISSUE AND CUT CLEANLY AT A 90 DEGREE ANGLE TO THE ROOT WITH A SAW. PLACE DAMP SOIL AROUND ALL CUT ROOTS TO A DEPTH EQUALING THE EXISTING FINISH GRADE WITHIN 4 HOURS OF CUTS BEING MADE.
14. IF TEMPORARY HAUL OR ACCESS ROADS MUST PASS OVER THE ROOT AREA OF TREES TO BE RETAINED, A ROAD BED OF 6 - 8 INCHES OF WOOD MULCH OR GRAVEL SHALL BE CREATED TO PROTECT THE SOIL. THE ROAD BED MATERIAL SHALL BE REPLENISHED AS NECESSARY TO MAINTAIN A MIN. 6 INCH DEPTH.
15. SPOIL FROM TRENCHES, BASEMENTS, OR OTHER EXCAVATIONS SHALL NOT BE PLACED WITHIN THE TREE PROTECTION ZONE, EITHER TEMPORARILY OR PERMANENTLY.
16. NO BURN PILES OR DEBRIS PILES SHALL BE PLACED WITHIN THE TREE PROTECTION ZONE. NO ASHES, DEBRIS, OR GARBAGE MAY BE DUMPED OR BURIED WITHIN THE TREE PROTECTION ZONE.
17. MAINTAIN FIRE-SAFE AREAS AROUND FENCED AREA. ALSO, NO HEAT SOURCES, FLAMES, IGNITION SOURCES, OR SMOKING IS ALLOWED NEAR MULCH OR TREES.
18. DO NOT RAISE THE SOIL LEVEL WITHIN THE DRIP LINES TO ACHIEVE POSITIVE DRAINAGE, EXCEPT TO MATCH GRADES WITH SIDEWALKS AND CURBS, AND IN THOSE AREAS, FEATHER THE ADDED TOPSOIL BACK TO EXISTING GRADE AT APPROXIMATELY 3:1 SLOPE.
19. REMOVE THE ROOT WAD FOR EACH TREE THAT IS INDICATED ON THE PLAN AS BEING REMOVED.
20. EXCEPTIONS TO THE TREE PROTECTION SPECIFICATIONS MAY ONLY BE GRANTED IN EXTRAORDINARY CIRCUMSTANCES WITH WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO ANY WORK COMMENCING.
21. AS A PROTECTIVE MEASURE TO COMPENSATE FOR CONSTRUCTION IMPACTS, TWO TO SIX WEEKS PRIOR TO CONSTRUCTION, ALL RETAINED TREES SHOWN ON THIS PLAN SHALL RECEIVE AN APPLICATION OF MYCOAPPLY ALL PURPOSE SOLUBLE PER MANUFACTURER'S INSTRUCTIONS. THIS MYCORRHIZAE PRODUCT IS A SPECIALLY FORMULATED NATURAL ROOT BIOSTIMULANT WHICH ENHANCES THE ABSORPTIVE SURFACE AREA OF THE TREES' ROOT SYSTEMS. THIS PROMOTES AND IMPROVES NUTRIENT AND WATER UPTAKE CAPABILITIES OF THE REMAINING ROOT STRUCTURE. DISTRIBUTE MYCOAPPLY EVENLY WITHIN THE ACTIVE ROOT ZONE OF RETAINED TREES. APPLY 30 GALS. OF SOLUTION PER TREE 6" DBH AND GREATER, A MINIMUM OF 4" BELOW SOIL SURFACE IN QUANTITIES OF 1/2 GALLON AT EACH POINT OF APPLICATION. LOCATE THE ACTIVE ROOT ZONES WITH LANDSCAPE ARCHITECT PRESENT. MYCOAPPLY IS AVAILABLE FROM MYCORRHIZAL APPLICATION, INC., PHONE (541) 476-3985.



ASHLAND MILLS SITE REDEVELOPMENT  
CROMAN MILL DISTRICT  
ASHLAND, OR 97520

NOT FOR CONSTRUCTION

REVISIONS

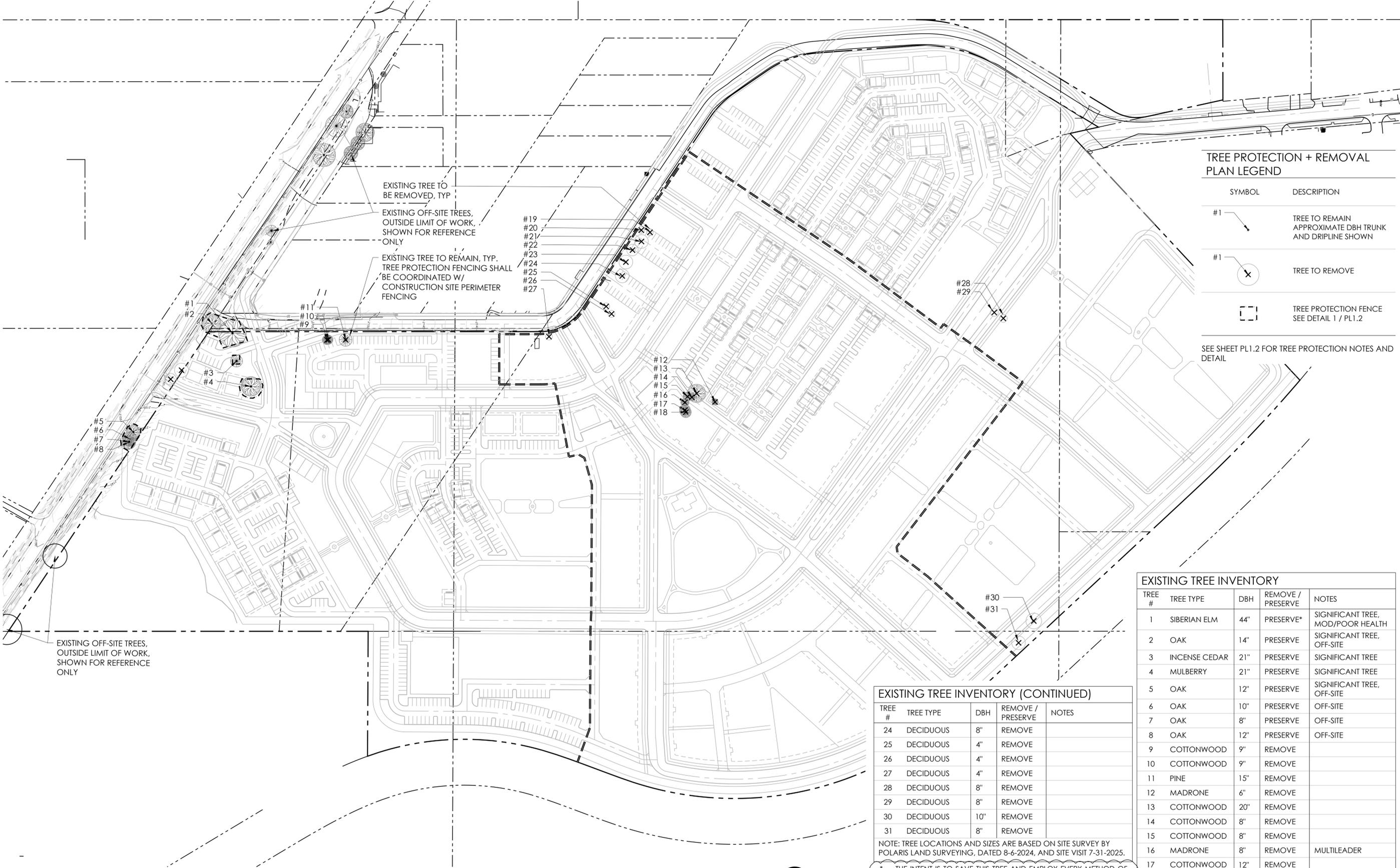
#	DATE	DESCRIPTION
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

PRELIM PLAT

TREE PROTECTION NOTES + DETAIL

PL 1.2

PROJECT NO. 2437  
09.26.2025  
TEAM: PVC, EG



**TREE PROTECTION + REMOVAL PLAN LEGEND**

SYMBOL	DESCRIPTION
#1 [Symbol: Tree with trunk and dripline]	TREE TO REMAIN APPROXIMATE DBH TRUNK AND DRIPLINE SHOWN
#1 [Symbol: Tree with 'X' in center]	TREE TO REMOVE
[Symbol: Dashed rectangle]	TREE PROTECTION FENCE SEE DETAIL 1 / PL1.2

SEE SHEET PL1.2 FOR TREE PROTECTION NOTES AND DETAIL

**EXISTING TREE INVENTORY**

TREE #	TREE TYPE	DBH	REMOVE / PRESERVE	NOTES
1	SIBERIAN ELM	44"	PRESERVE*	SIGNIFICANT TREE, MOD/POOR HEALTH
2	OAK	14"	PRESERVE	SIGNIFICANT TREE, OFF-SITE
3	INCENSE CEDAR	21"	PRESERVE	SIGNIFICANT TREE
4	MULBERRY	21"	PRESERVE	SIGNIFICANT TREE
5	OAK	12"	PRESERVE	SIGNIFICANT TREE, OFF-SITE
6	OAK	10"	PRESERVE	OFF-SITE
7	OAK	8"	PRESERVE	OFF-SITE
8	OAK	12"	PRESERVE	OFF-SITE
9	COTTONWOOD	9"	REMOVE	
10	COTTONWOOD	9"	REMOVE	
11	PINE	15"	REMOVE	
12	MADRONE	6"	REMOVE	
13	COTTONWOOD	20"	REMOVE	
14	COTTONWOOD	8"	REMOVE	
15	COTTONWOOD	8"	REMOVE	
16	MADRONE	8"	REMOVE	MULTILEADER
17	COTTONWOOD	12"	REMOVE	
18	COTTONWOOD	12"	REMOVE	
19	DECIDUOUS	4"	REMOVE	
20	DECIDUOUS	4"	REMOVE	
21	DECIDUOUS	8"	REMOVE	
22	DECIDUOUS	6"	REMOVE	
23	DECIDUOUS	8"	REMOVE	

**EXISTING TREE INVENTORY (CONTINUED)**

TREE #	TREE TYPE	DBH	REMOVE / PRESERVE	NOTES
24	DECIDUOUS	8"	REMOVE	
25	DECIDUOUS	4"	REMOVE	
26	DECIDUOUS	4"	REMOVE	
27	DECIDUOUS	4"	REMOVE	
28	DECIDUOUS	8"	REMOVE	
29	DECIDUOUS	8"	REMOVE	
30	DECIDUOUS	10"	REMOVE	
31	DECIDUOUS	8"	REMOVE	

NOTE: TREE LOCATIONS AND SIZES ARE BASED ON SITE SURVEY BY POLARIS LAND SURVEYING, DATED 8-6-2024, AND SITE VISIT 7-31-2025.

\* THE INTENT IS TO SAVE THIS TREE AND EMPLOY EVERY METHOD OF MITIGATION MENTIONED IN THE ARBORIST REPORT OUTSIDE OF PROVIDING A TREE PROTECTION FENCE AT 66' FROM THE TRUNK. THE TREE ITSELF IS IN POOR HEALTH. THE SPECIES IS NOT NATIVE TO OREGON. IT IS ALSO A SPECIES KNOWN TO HAVE WEAK LIMBS WITH POOR STRUCTURAL INTEGRITY THAT EXHIBITS A BEHAVIOR CALLED "SUDDEN LIMB DROP", WHICH IS PREVALENT IN LARGE, OLDER TREES. "LARGE, DANGEROUS LIMBS ON OLDER TREES CAN EASILY BREAK OFF AND SERIOUSLY DAMAGE PROPERTIES OR INJURE PEOPLE." (UNIVERSITY OF ARIZONA, 2025)



ASHLAND MILLS SITE REDEVELOPMENT  
 CROMAN MILL DISTRICT  
 ASHLAND, OR 97520

NOT FOR CONSTRUCTION

REVISIONS

#	DATE	DESCRIPTION
1	11.14.25	STAFF RESP
-	-	-
-	-	-

PRELIM PLAT

TREE PROTECTION + REMOVAL PLAN

**PL1.3**

PROJECT NO. 2437  
 09.26.2025  
 TEAM: PVC, EG

ASHLAND MILLS SITE REDEVELOPMENT  
 CROMAN MILL DISTRICT  
 ASHLAND, OR 97520

NOT FOR  
 CONSTRUCTION

REVISIONS

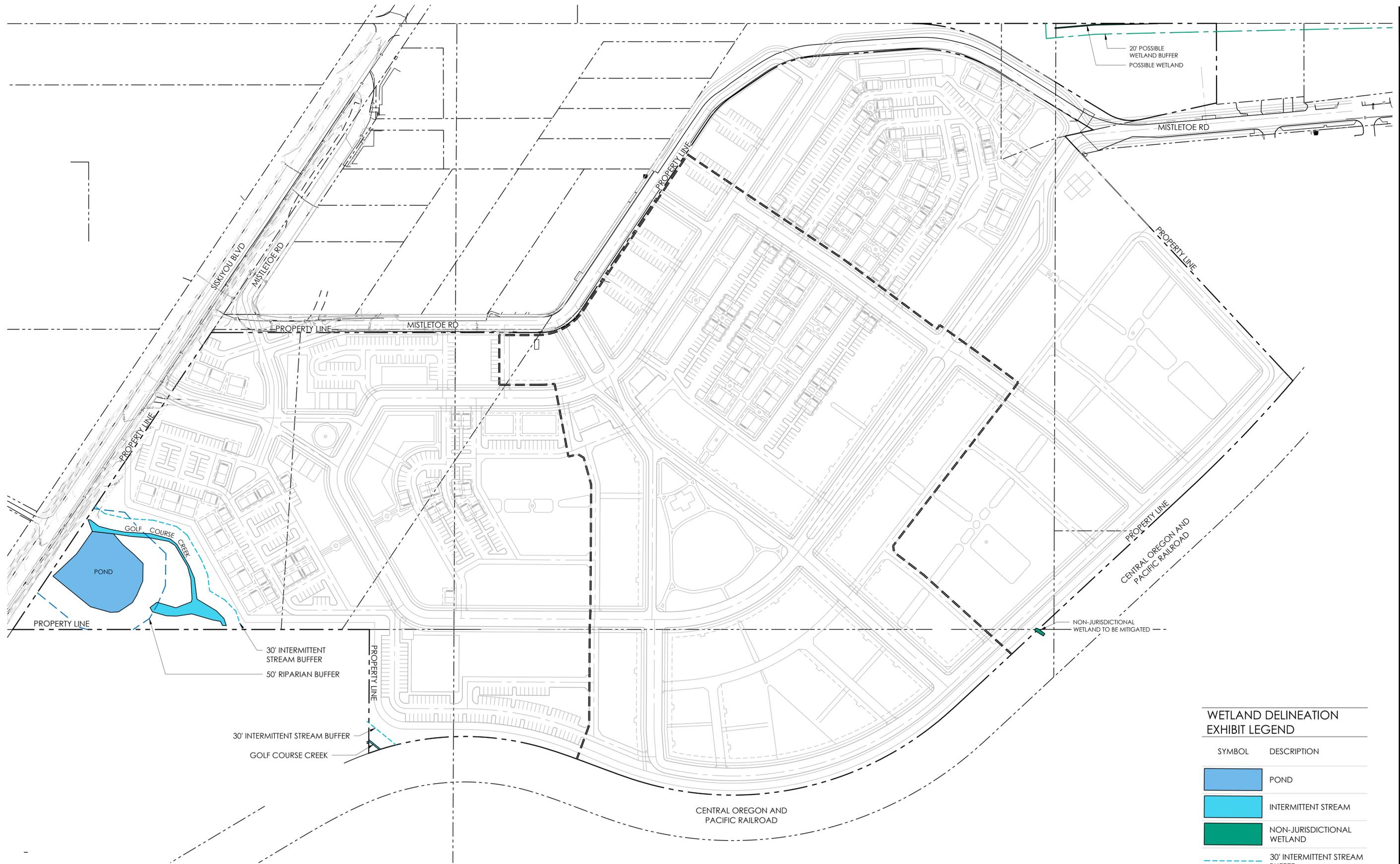
#	DATE	DESCRIPTION
1	11.14.25	STAFF RESP

PRELIM PLAT

WETLAND  
 DELINEATION  
 EXHIBIT

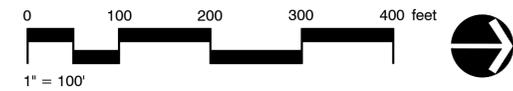
PL1.4

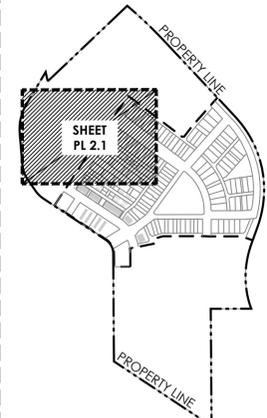
PROJECT NO. 2437  
 09.26.2025  
 TEAM: PVC, EG



WETLAND DELINEATION  
 EXHIBIT LEGEND

SYMBOL	DESCRIPTION
	POND
	INTERMITTENT STREAM
	NON-JURISDICTIONAL WETLAND
	30' INTERMITTENT STREAM BUFFER
	50' RIPARIAN BUFFER
	20' POSSIBLE WETLAND BUFFER



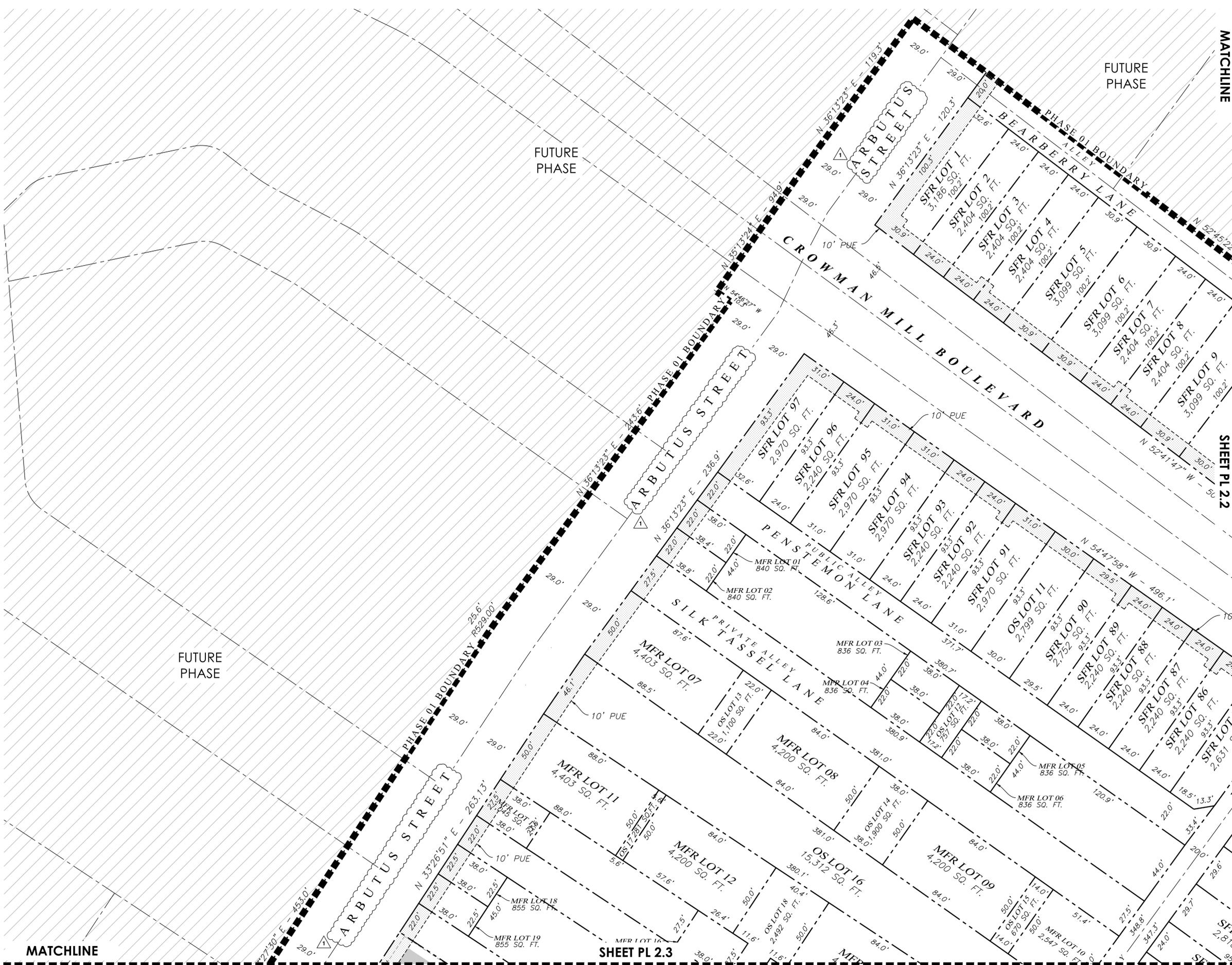


KEY MAP - NOT TO SCALE

**PRELIM PLAT LEGEND**

SYMBOL	DESCRIPTION
	SUBJECT PROPERTY LINE
	NEW LOT / RIGHT-OF-WAY LINE
	PHASE 01 BOUNDARY
	CENTERLINE
	EASEMENT LINE
	PUBLIC UTILITY EASEMENT, BY THIS PLAT
	PUBLIC UTILITY EASEMENT (PUE) BY THIS PLAT

**NOTE:**  
 1. SINGLE FAMILY RESIDENTIAL (SFR) LOTS ARE TO BE ZONED R-MU.  
 2. MULTI-FAMILY RESIDENTIAL (MFR) LOTS ARE TO BE ZONED R-MU.  
 3. OPEN SPACE (OS) LOTS ARE TO BE ZONED OPEN SPACE.  
 4. COMMERCIAL LOTS ARE TO BE ZONED CIC-MU.  
 5. LIGHT INDUSTRIAL (LI) LOTS ARE TO BE ZONED CIC-MU.



SHEET PL 2.2

SHEET PL 2.3



SCALE: 1" = 30'-0"  
 0' 15' 30' 60' 90'

ASHLAND MILLS SITE REDEVELOPMENT  
 CROMAN MILL DISTRICT  
 ASHLAND, OR 97520

NOT FOR CONSTRUCTION

REVISIONS

#	DATE	DESCRIPTION	STAFF	RESP
1	11.14.25	STAFF RESP		

PRELIM PLAT

PRELIMINARY PLAT PLAN

PL 2.1

PROJECT NO. 2437  
 09.26.2025  
 TEAM: PVC, EG

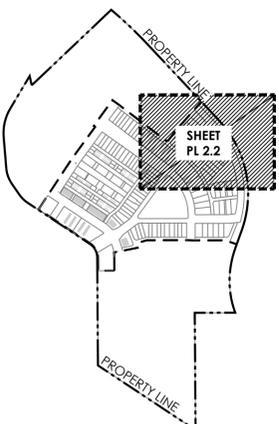
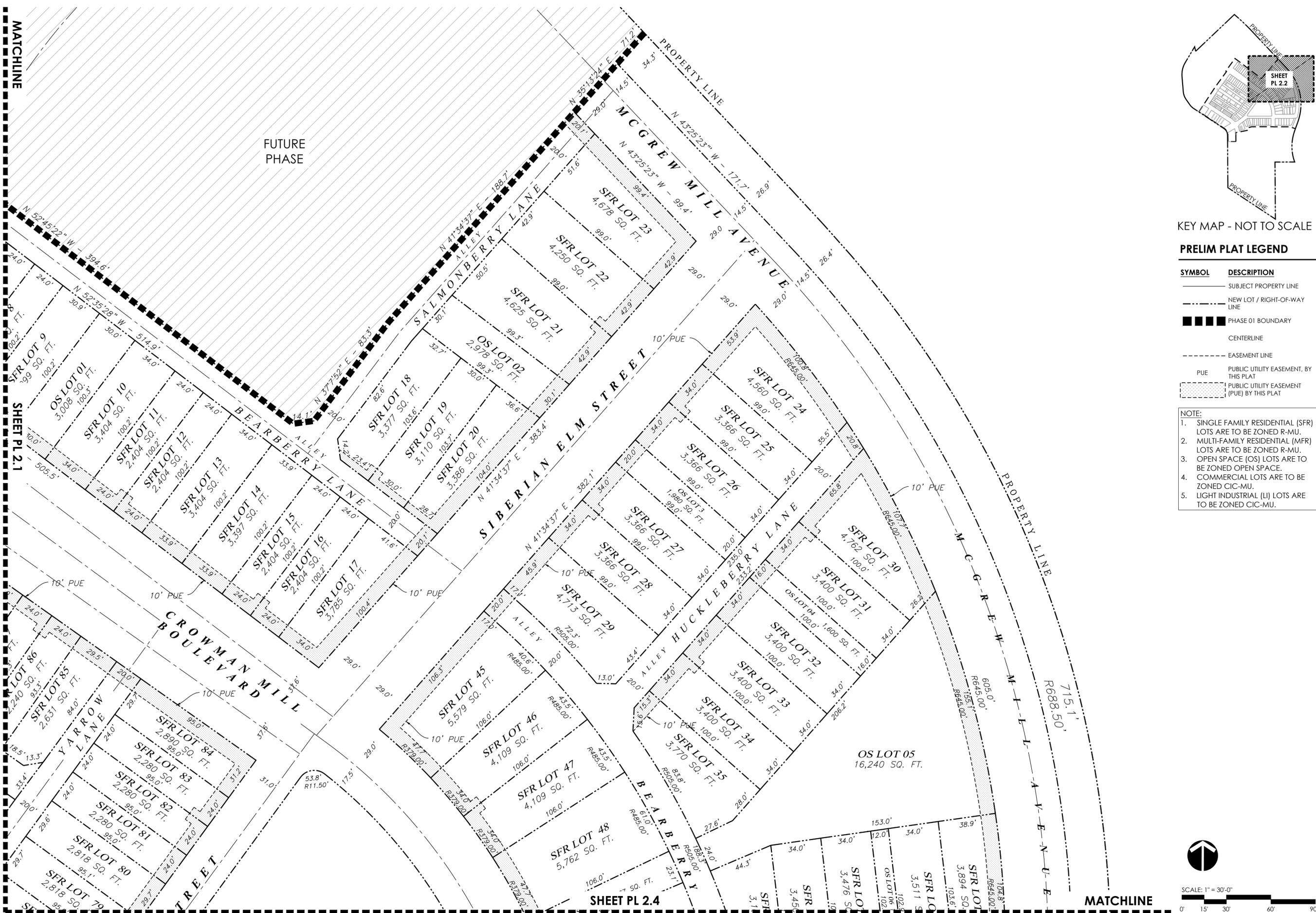
MATCHLINE

MATCHLINE

FUTURE PHASE

FUTURE PHASE

FUTURE PHASE



KEY MAP - NOT TO SCALE

**PRELIM PLAT LEGEND**

SYMBOL	DESCRIPTION
—	SUBJECT PROPERTY LINE
- - - -	NEW LOT / RIGHT-OF-WAY LINE
■ ■ ■ ■	PHASE 01 BOUNDARY
—	CENTERLINE
- - - -	EASEMENT LINE
PUE	PUBLIC UTILITY EASEMENT, BY THIS PLAT
▨	PUBLIC UTILITY EASEMENT (PUE) BY THIS PLAT

- NOTE:**
1. SINGLE FAMILY RESIDENTIAL (SFR) LOTS ARE TO BE ZONED R-MU.
  2. MULTI-FAMILY RESIDENTIAL (MFR) LOTS ARE TO BE ZONED R-MU.
  3. OPEN SPACE (OS) LOTS ARE TO BE ZONED OPEN SPACE.
  4. COMMERCIAL LOTS ARE TO BE ZONED CIC-MU.
  5. LIGHT INDUSTRIAL (LI) LOTS ARE TO BE ZONED CIC-MU.



ASHLAND MILLS SITE REDEVELOPMENT  
 CROMAN MILL DISTRICT  
 ASHLAND, OR 97520

NOT FOR CONSTRUCTION

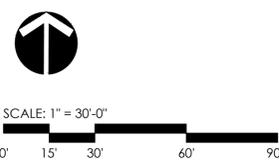
REVISIONS	#	DATE	DESCRIPTION

PRELIM PLAT

PRELIMINARY PLAT PLAN

**PL 2.2**

PROJECT NO. 2437  
 09.26.2025  
 TEAM: PVC, EG



MATCHLINE

SHEET PL 2.1

SHEET PL 2.4

MATCHLINE

NOT FOR CONSTRUCTION

REVISIONS

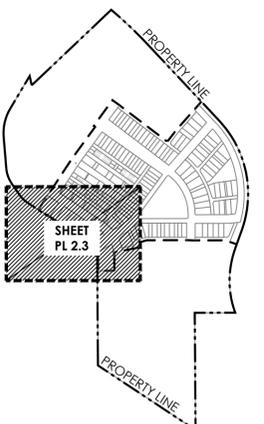
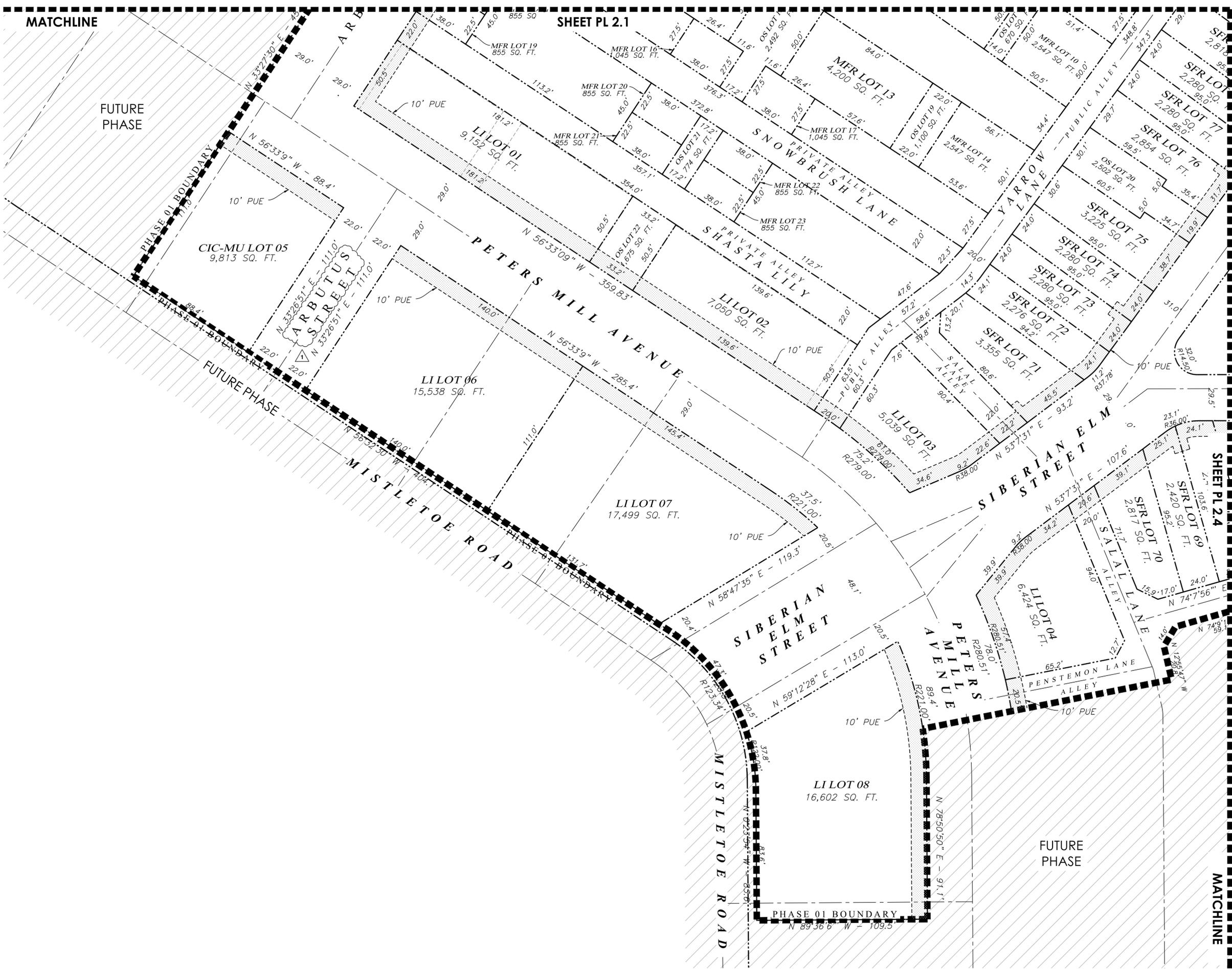
#	DATE	DESCRIPTION	STAFF	RESP
1	11.14.25	STAFF RESP		

PRELIM PLAT

PRELIMINARY PLAT PLAN

**PL 2.3**

PROJECT NO. 2437  
09.26.2025  
TEAM: PVC, EG

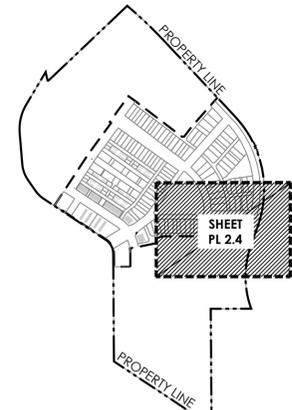


**PRELIM PLAT LEGEND**

SYMBOL	DESCRIPTION
—	SUBJECT PROPERTY LINE
- - -	NEW LOT / RIGHT-OF-WAY LINE
▬▬▬▬	PHASE 01 BOUNDARY
—	CENTERLINE
- - -	EASEMENT LINE
—	PUE PUBLIC UTILITY EASEMENT, BY THIS PLAT
- - -	PUBLIC UTILITY EASEMENT (PUE) BY THIS PLAT

- NOTE:
1. SINGLE FAMILY RESIDENTIAL (SFR) LOTS ARE TO BE ZONED R-MU.
  2. MULTI-FAMILY RESIDENTIAL (MFR) LOTS ARE TO BE ZONED R-MU.
  3. OPEN SPACE (OS) LOTS ARE TO BE ZONED OPEN SPACE.
  4. COMMERCIAL LOTS ARE TO BE ZONED CIC-MU.
  5. LIGHT INDUSTRIAL (LI) LOTS ARE TO BE ZONED CIC-MU.



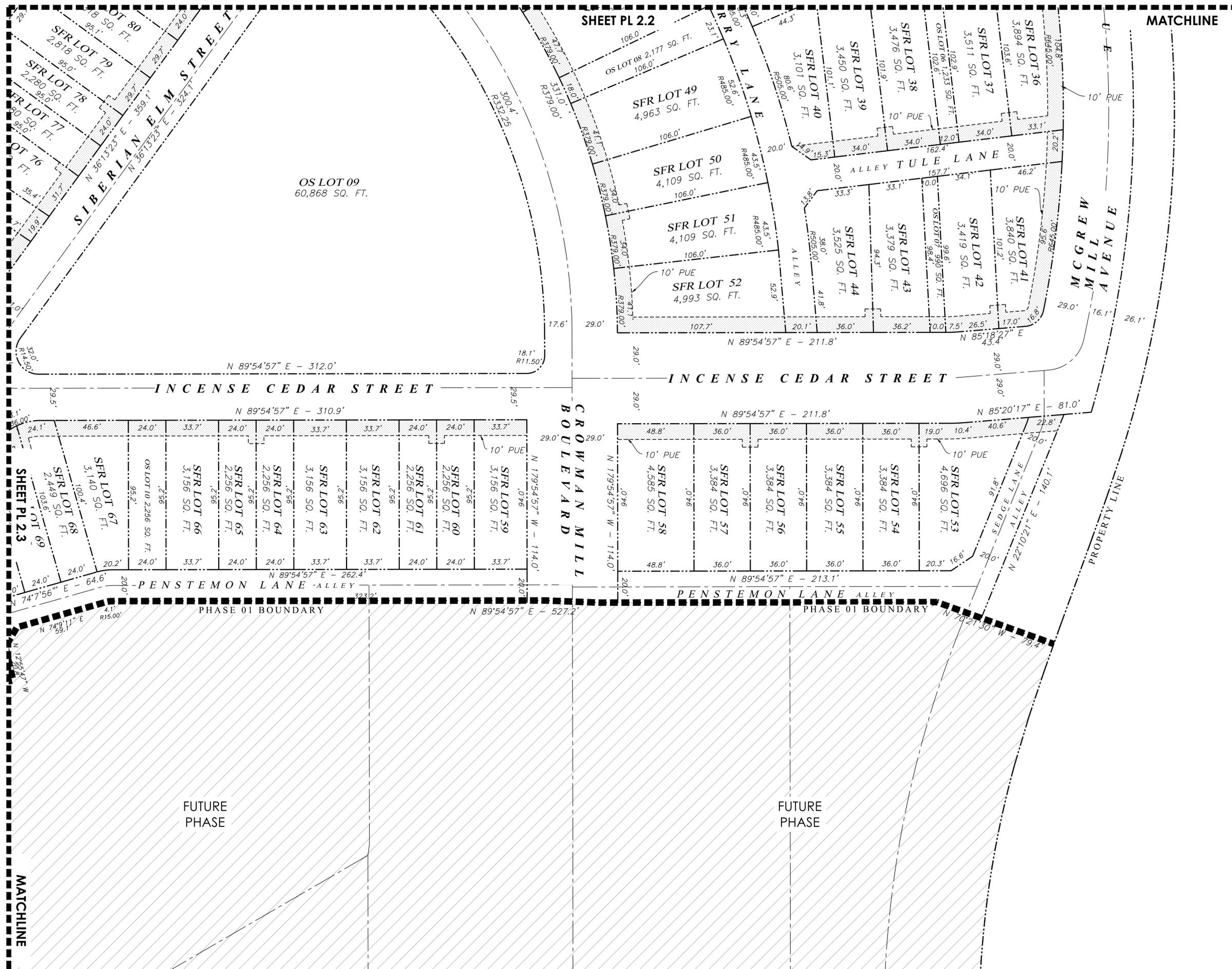


KEY MAP - NOT TO SCALE

**PRELIM PLAT LEGEND**

SYMBOL	DESCRIPTION
—	SUBJECT PROPERTY LINE
- - -	NEW LOT / RIGHT-OF-WAY LINE
■ ■ ■ ■	PHASE 01 BOUNDARY
—	CENTERLINE
- - -	EASEMENT LINE
PUE	PUBLIC UTILITY EASEMENT, BY THIS PLAT
▨	PUBLIC UTILITY EASEMENT (PUE) BY THIS PLAT

- NOTE:**
1. SINGLE FAMILY RESIDENTIAL (SFR) LOTS ARE TO BE ZONED R-MU.
  2. MULTI-FAMILY RESIDENTIAL (MFR) LOTS ARE TO BE ZONED R-MU.
  3. OPEN SPACE (OS) LOTS ARE TO BE ZONED OPEN SPACE.
  4. COMMERCIAL LOTS ARE TO BE ZONED CIC-MU.
  5. LIGHT INDUSTRIAL (LI) LOTS ARE TO BE ZONED CIC-MU.



ASHLAND MILLS SITE REDEVELOPMENT  
CROMAN MILL DISTRICT  
ASHLAND, OR 97520

NOT FOR CONSTRUCTION

REVISIONS

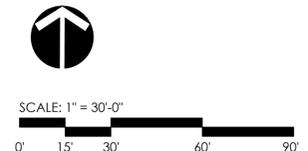
#	DATE	DESCRIPTION

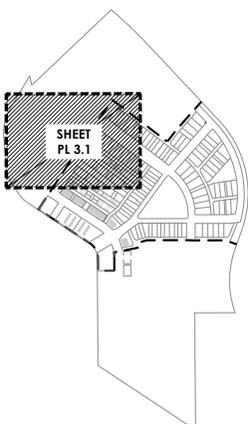
PRELIM PLAT

PRELIMINARY PLAT PLAN

PL 2.4

PROJECT NO. 2437  
09.26.2025  
TEAM: PVC, EG





KEY MAP - NOT TO SCALE

**PRELIM PLAT LEGEND**

SYMBOL	DESCRIPTION
	SUBJECT PROPERTY LINE
	NEW LOT / RIGHT-OF-WAY LINE
	PHASE 01 BOUNDARY
	CENTERLINE
	EASEMENT LINE
	PUE PUBLIC UTILITY EASEMENT, BY THIS PLAT
	PUBLIC UTILITY EASEMENT (PUE) BY THIS PLAT

**NOTE:**  
 1. TREES TO BE SELECTED FROM THE ASHLAND STREET TREE GUIDE.  
 2. STREET TREES PLACE 30' ON CENTER.



ASHLAND MILLS SITE REDEVELOPMENT  
 CROMAN MILL DISTRICT  
 ASHLAND, OR 97520

NOT FOR CONSTRUCTION

REVISIONS

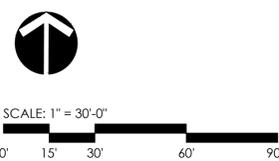
#	DATE	DESCRIPTION
1	11.14.25	STAFF RESP

PRELIM PLAT

PRELIMINARY SITE PLAN

PL 3.1

PROJECT NO. 2437  
 09.26.2025  
 TEAM: PVC, EG



MATCHLINE

SHEET PL 3.3

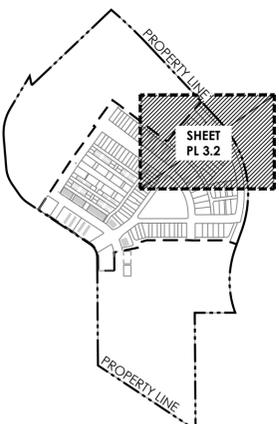
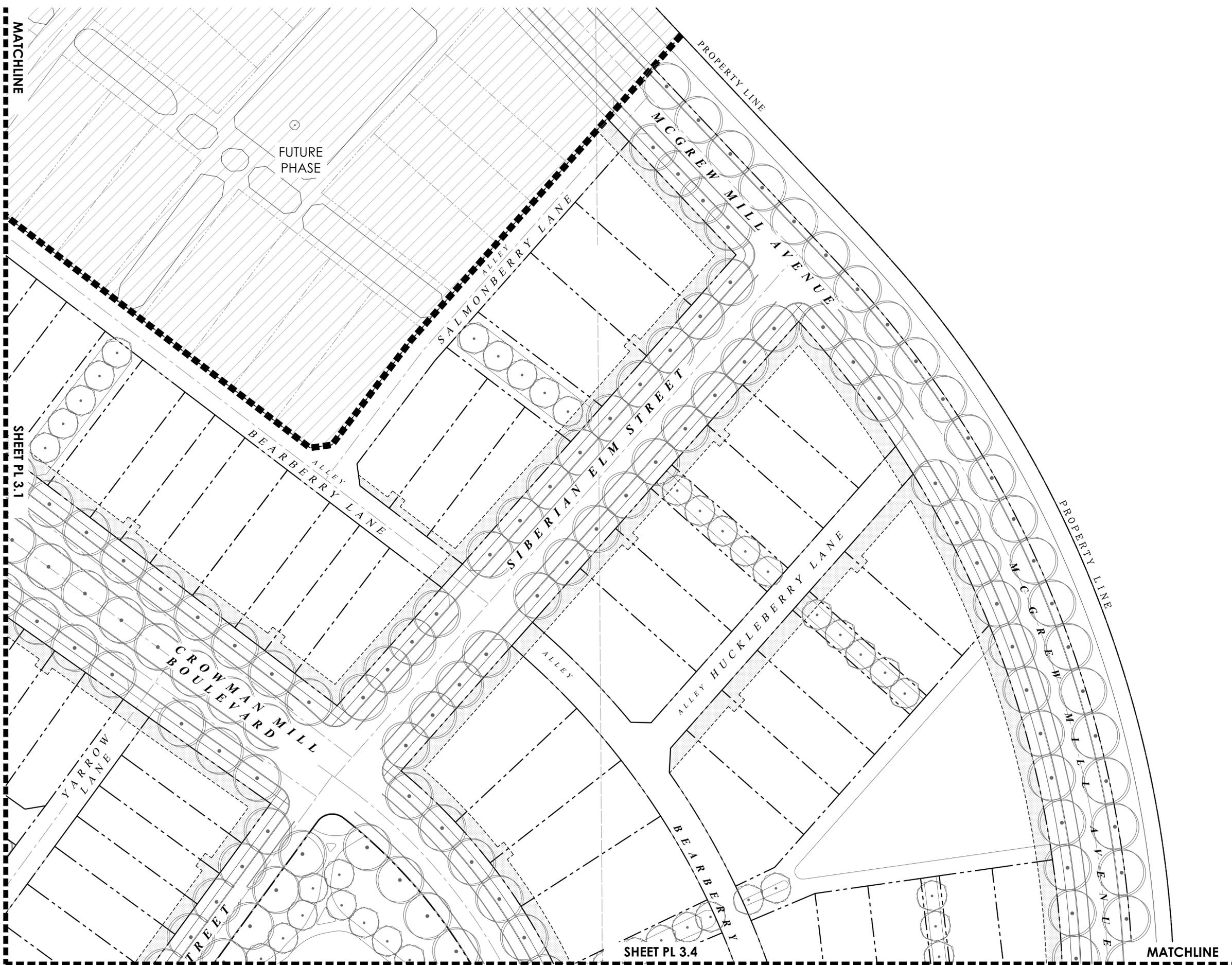
MATCHLINE

SHEET PL 3.2

FUTURE PHASE

FUTURE PHASE

FUTURE PHASE



KEY MAP - NOT TO SCALE

**PRELIM PLAT LEGEND**

SYMBOL	DESCRIPTION
	SUBJECT PROPERTY LINE
	NEW LOT / RIGHT-OF-WAY LINE
	PHASE 01 BOUNDARY
	CENTERLINE
	EASEMENT LINE
	PUBLIC UTILITY EASEMENT, BY THIS PLAT
	PUBLIC UTILITY EASEMENT (PUE) BY THIS PLAT

**NOTE:**  
 1. TREES TO BE SELECTED FROM THE ASHLAND STREET TREE GUIDE.  
 2. STREET TREES PLACE 30' ON CENTER.



ASHLAND MILLS SITE REDEVELOPMENT  
 CROMAN MILL DISTRICT  
 ASHLAND, OR 97520

NOT FOR CONSTRUCTION

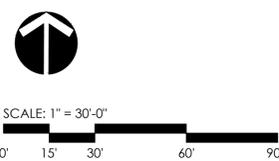
REVISIONS	#	DATE	DESCRIPTION

PRELIM PLAT

PRELIMINARY SITE PLAN

PL 3.2

PROJECT NO. 2437  
 09.26.2025  
 TEAM: PVC, EG

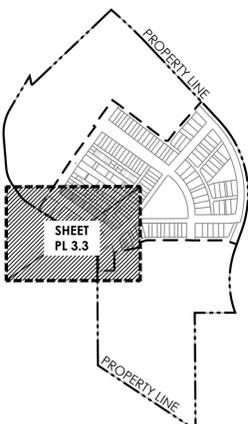
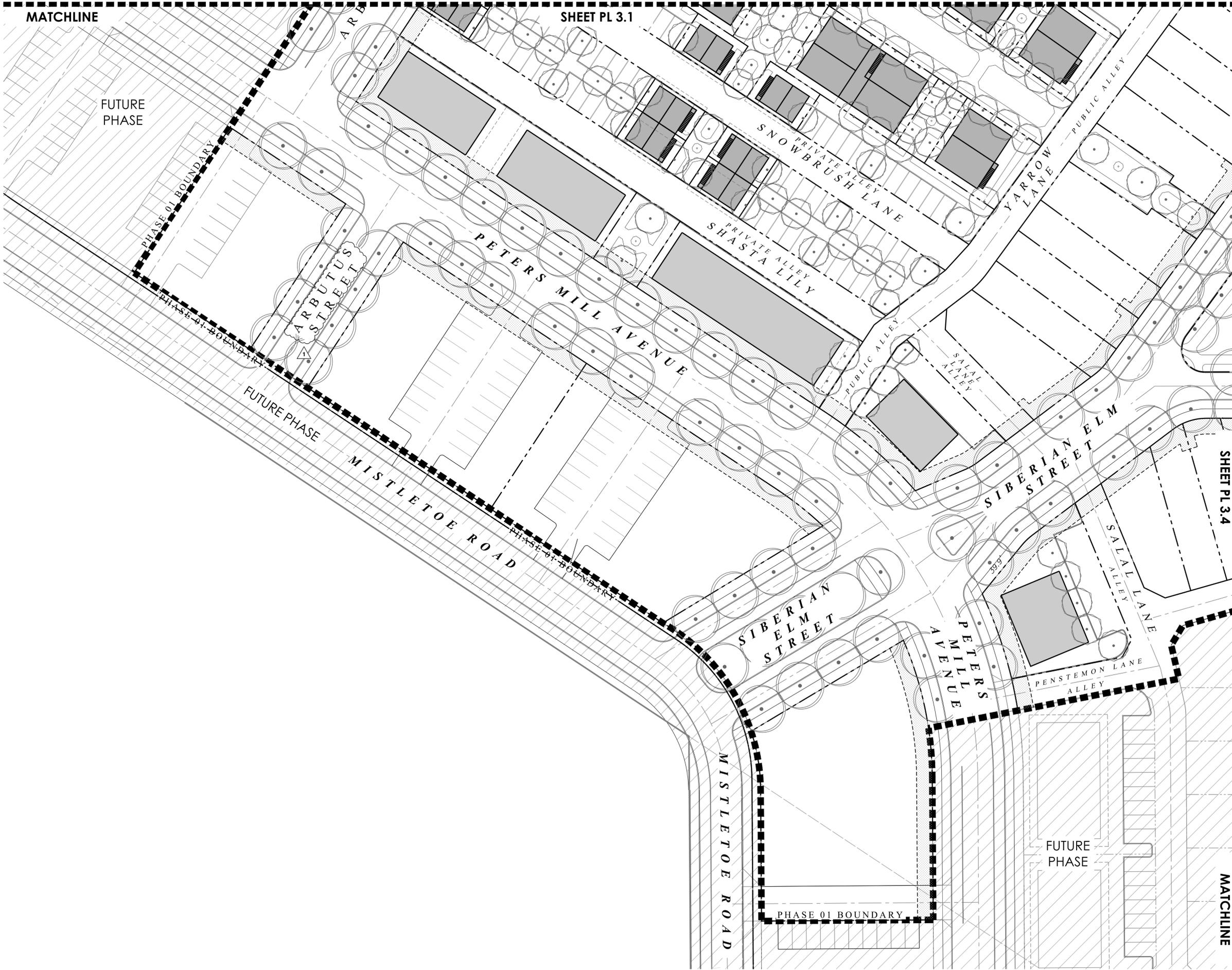


MATCHLINE

SHEET PL 3.1

SHEET PL 3.4

MATCHLINE



KEY MAP - NOT TO SCALE

**PRELIM PLAT LEGEND**

SYMBOL	DESCRIPTION
	SUBJECT PROPERTY LINE
	NEW LOT / RIGHT-OF-WAY LINE
	PHASE 01 BOUNDARY
	CENTERLINE
	EASEMENT LINE
	PUE PUBLIC UTILITY EASEMENT, BY THIS PLAT
	PUBLIC UTILITY EASEMENT (PUE) BY THIS PLAT

**NOTE:**  
 1. TREES TO BE SELECTED FROM THE ASHLAND STREET TREE GUIDE.  
 2. STREET TREES PLACE 30' ON CENTER.



SCALE: 1" = 30'-0"  
 0' 15' 30' 60' 90'

NOT FOR CONSTRUCTION

REVISIONS

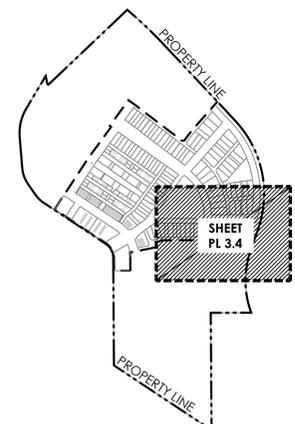
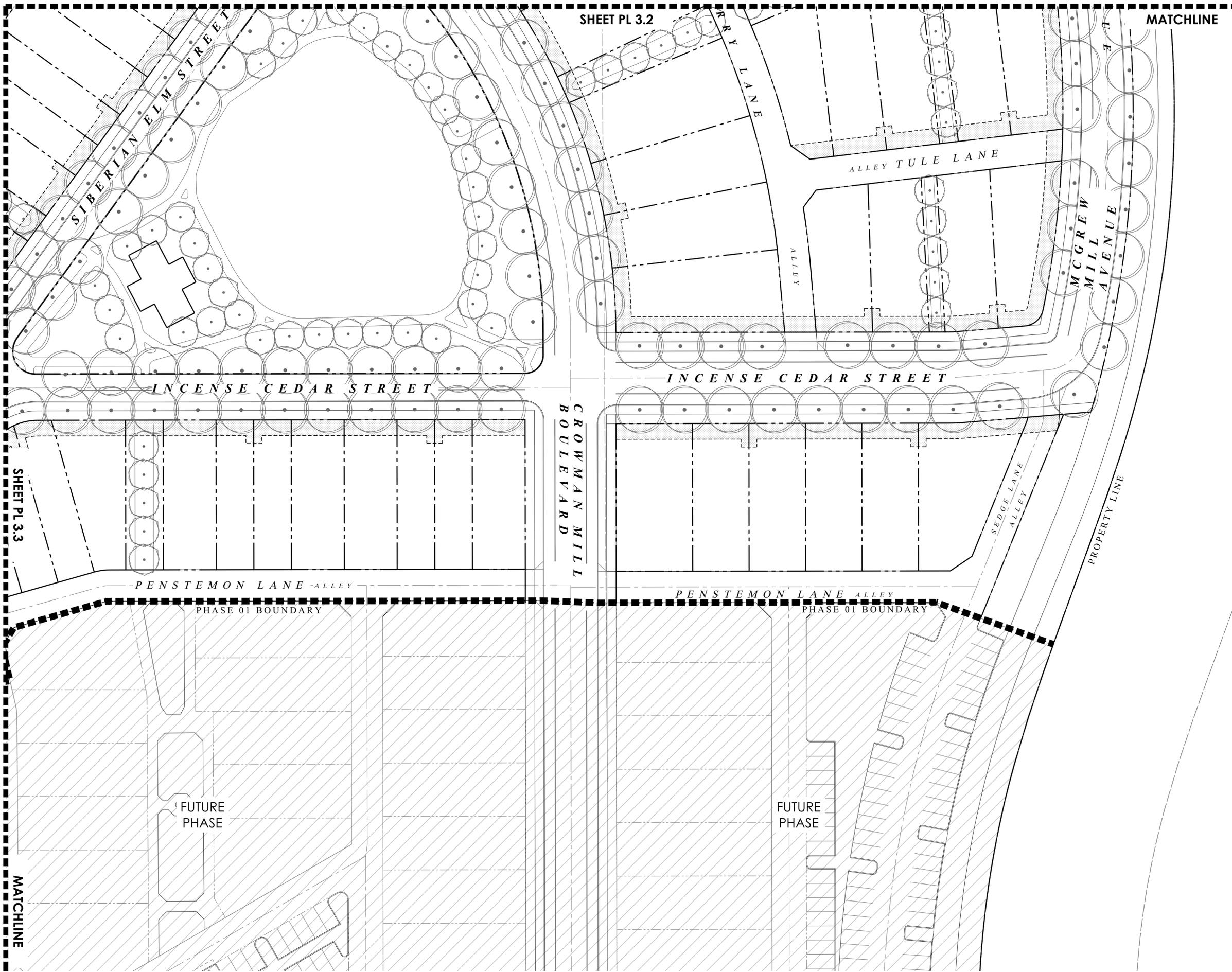
#	DATE	DESCRIPTION
1	11.14.25	STAFF RESP

PRELIM PLAT

PRELIMINARY SITE PLAN

**PL 3.3**

PROJECT NO. 2437  
 09.26.2025  
 TEAM: PVC, EG



KEY MAP - NOT TO SCALE

**PRELIM PLAT LEGEND**

SYMBOL	DESCRIPTION
	SUBJECT PROPERTY LINE
	NEW LOT / RIGHT-OF-WAY LINE
	PHASE 01 BOUNDARY
	CENTERLINE
	EASEMENT LINE
	PUBLIC UTILITY EASEMENT, BY THIS PLAT
	PUBLIC UTILITY EASEMENT (PUE) BY THIS PLAT

**NOTE:**  
 1. TREES TO BE SELECTED FROM THE ASHLAND STREET TREE GUIDE.  
 2. STREET TREES PLACE 30' ON CENTER.



ASHLAND MILLS SITE REDEVELOPMENT  
 CROMAN MILL DISTRICT  
 ASHLAND, OR 97520

NOT FOR CONSTRUCTION

REVISIONS

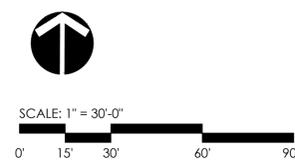
#	DATE	DESCRIPTION

PRELIM PLAT

PRELIMINARY SITE PLAN

**PL 3.4**

PROJECT NO. 2437  
 09.26.2025  
 TEAM: P.V.C, E.G



SHEET PL 3.3

SHEET PL 3.2

MATCHLINE

MATCHLINE

FUTURE PHASE

FUTURE PHASE