

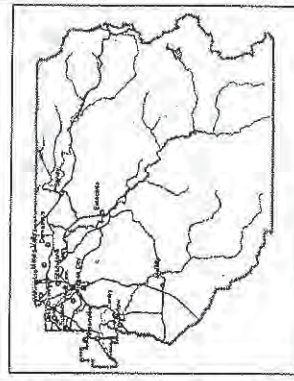
N.E. 1/4 N.W. 1/4 SEC. 4 T.2S, R.1E, W.M.  
CLACKAMAS COUNTY

1" = 100'

D.L.C  
JOSIAH FRANKLIN NO. 43

Cancelled Taxlots  
81  
82  
110  
115  
120

- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centerline
- Tax Code Lines
- Map Index
- Water Lines
- Land Use Zoning
- Plat
- Water
- Corner
- Section Corner
- 1/8th Line
- Geot Loc Line
- DLC Line
- Meander Line
- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor 20'



THIS MAP IS FOR ASSESSMENT PURPOSES ONLY

2/29/2014



EXHIBIT E-1  
LU 14-0031



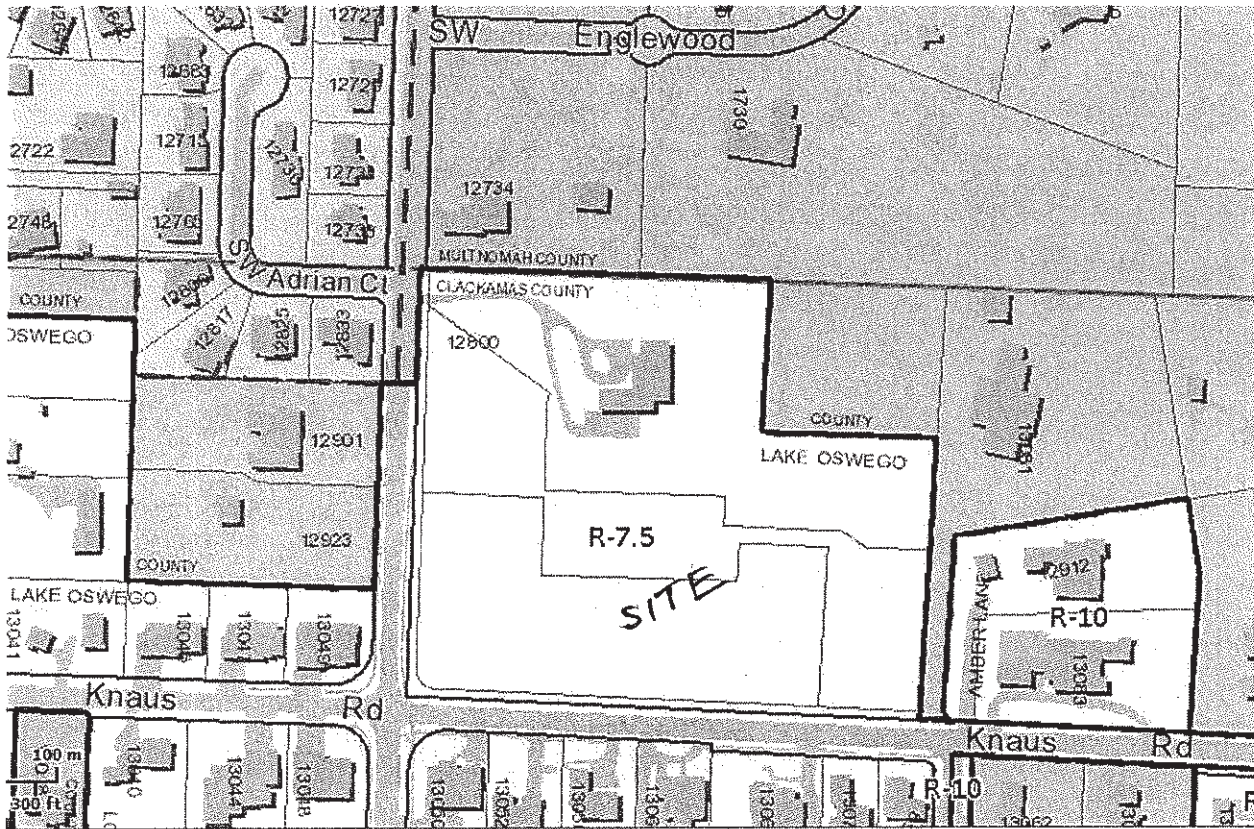


EXHIBIT E-2  
LU 14-0031



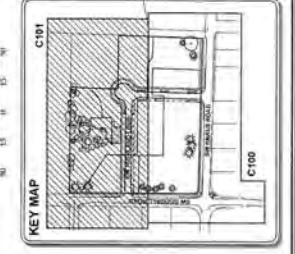
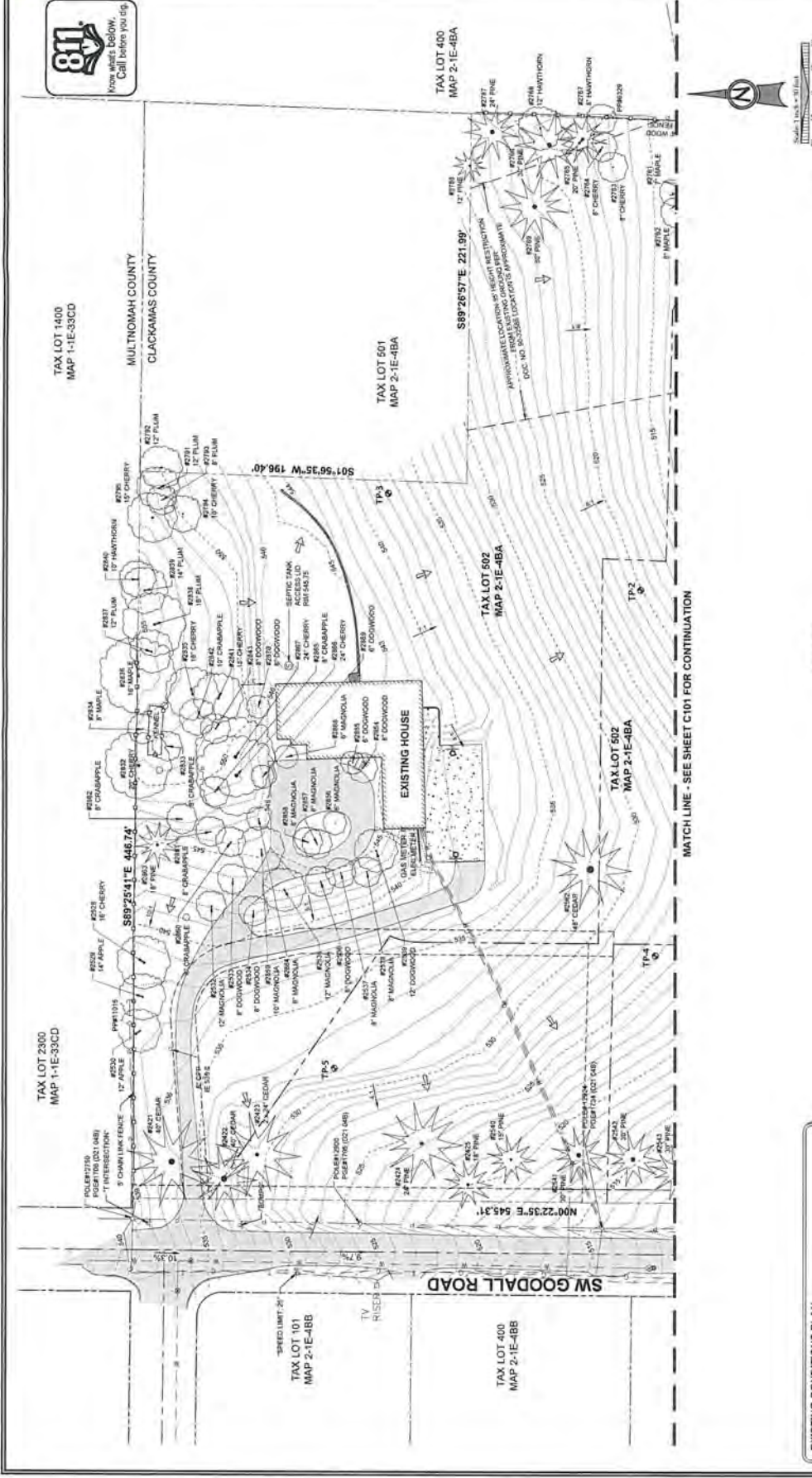


EXISTING CONDITIONS PLAN II  
**THE HIGHLANDS**  
 PUBLIC IMPROVEMENTS  
 J.T. SMITH COMPANIES INC.  
 LAKE OSWEGO, OR



**JT CONSULTING, INC.**  
 CIVIL ENGINEERING  
 LAND USE PLANNING  
 1075 SHAWNEE DRIVE, SUITE 100, DENVER, CO 80202  
 PHONE & FAX: 303.733.8688

**PROJECT:** THE HIGHLANDS  
**THE LOT #:** 1110 N. 10TH AVE.  
**CHECKED BY:** J.T.S.  
**SHEET TITLE:** EXISTING COND. II  
**SHEET NUMBER:** C101  
**DATE:** 5/02/14



**LEGEND**

|     |                          |     |                          |
|-----|--------------------------|-----|--------------------------|
| --- | PROJECT BOUNDARY         | --- | STORM DRAIN LINE         |
| --- | PROPERTY LINE            | --- | SANITARY SEWER LINE      |
| --- | ADJACENT LOT LINE        | --- | WATER LINE               |
| --- | EASEMENT LINE            | --- | GAS LINE                 |
| --- | RIGHT OF WAY CENTER LINE | --- | POWER LINE               |
| --- | RIGHT OF WAY BOUNDARY    | --- | TELECOMMUNICATIONS LINE  |
| --- | 5 FT BOUNDARY            | --- | ASPHALT PAVEMENT         |
| --- | FENCE LINE               | --- | CONCRETE PAVEMENT        |
| --- | CONCRETE TREE            | --- | VEGETATION / LANDSCAPING |
| --- | SPECIES & DBH AS NOTED   | --- | EXTERIOR BUILDING WALL   |
| --- | DECIDUOUS TREE           | --- | STORM DRAIN INLET        |
| --- | SPECIES & DBH AS NOTED   | --- | SANITARY SEWER MANHOLE   |
| --- | PIPE HYDRANT             | --- | UTILITY POLE             |
| --- |                          | --- | SEMI-TYPE AS NOTED       |

**EXISTING CONDITIONS PLAN**

THIS PLAN IS INTENDED FOR USE AS AN EXISTING CONDITIONS PLAN SHOWING THE CONDITIONS OF THE SITE AT THE TIME OF THE SURVEY. IT IS NOT A DESIGN PLAN. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

**GEOTECHNICAL TEST PIT DATA**

FOR CONDITIONS CONDUCTED ON AUGUST 14, 2008 BY GEOTECHNICAL SOLUTIONS, INC.

| TEST PIT | DEPTH (FT) | SOIL PROPERTIES | SOIL DEPTH RANGE 1 (FT) | SOIL PROPERTIES  | SOIL DEPTH RANGE 2 (FT) | SOIL PROPERTIES        |
|----------|------------|-----------------|-------------------------|------------------|-------------------------|------------------------|
| TP-2     | 10         | N/A             | 0-1.2                   | BROWN SILTY CLAY | 1.2-1.6                 | STIFF BROWN SILTY CLAY |
| TP-3     | 10         | N/A             | 0-1.5                   | BROWN SILTY CLAY | 1.5-1.8                 | STIFF BROWN SILTY CLAY |
| TP-4     | 10         | N/A             | 0-1.5                   | BROWN SILTY CLAY | 1.5-1.8                 | STIFF BROWN SILTY CLAY |
| TP-5     | 10         | N/A             | 0-1.5                   | BROWN SILTY CLAY | 1.5-1.8                 | STIFF BROWN SILTY CLAY |

**NOT FOR CONSTRUCTION**

**MATCH LINE - SEE SHEET C101 FOR CONTINUATION**

11/20/13  
 PERSON SIGNATURE  
 DATE  
 PERMIT SET

MASTER PARTITION PLAN  
 THE HIGHLANDS  
 J.T. SMITH COMPANIES  
 LAKE OSWEGO, OR



J.C. CONSULTING, INC.  
 CIVIL ENGINEERING  
 WATER RESOURCES  
 LAND USE PLANNING  
 3450 SW CANTON ROAD SUITE 200 PORTLAND, OR 97201  
 PHONE: 503.944.3338  
 FAX: 503.944.3338  
 SCALE: 1" = 20' (SEE NOTE)  
 DATE: 11/20/13  
 DRAWN BY: J. SMITH  
 CHECKED BY: J. SMITH

PROJECT TITLE  
 MASTER PARTITION  
 SHEET NUMBER  
**P1.0**

PARCEL 1, 2 AND 3, PARTITION  
 PLAT NO. 2013-083 CLATSOP  
 COUNTY PLAT RECORDS

**LEGEND**

- BOUNDARY LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED CENTRELINE
- PROPOSED SETBACK LINE
- PROPOSED EASEMENT LINE

**SITE STATISTICS**

|                         |                                   |
|-------------------------|-----------------------------------|
| SITE ADDRESS            | 1840 GOODALL ROAD LAKE OSWEGO, OR |
| TAXLOT                  | ZIEMBA 001 502 503                |
| JURISDICTION            | CITY OF LAKE OSWEGO               |
| CROSS SITE AREA         | 7.06 ACRES                        |
| PROPERTY ZONING         | R7.5                              |
| FLOOD HAZARD MAP NUMBER | #100000030                        |
| ZONE X (UNDEVELOPED)    |                                   |

**SUBDIVISION STATISTICS**

|   |                |
|---|----------------|
| RIGHT OF WAY DESIGNATION                | 1.81 ACRES     |
| MINIMUM ALLOWABLE                       | 1,600 SF       |
| PROPOSED LOT SIZE                       | 281,000 SF     |
| PROPOSED LOT DENSITY                    | 281 UNITS/ACRE |
| MINIMUM LOT DENSITY (THROUGH PARTITION) | N/A            |

**SETBACKS**

|             |                  |
|-------------|------------------|
| FRONT       | 25 FEET          |
| SIDE        | 5 FEET & 10 FEET |
| REAR        | 20 FEET          |
| STREET SIDE | 15 FEET          |
| MAX. HEIGHT | 20 FEET          |

THE PURPOSE OF THIS PARTITION PLAN IS TO SHOW THE PROPOSED LOT DIMENSIONS FOR PLANNING PURPOSES. THIS IS NOT AN OFFICIAL PLAT AND IS NOT TO BE USED FOR SURVEY PURPOSES.

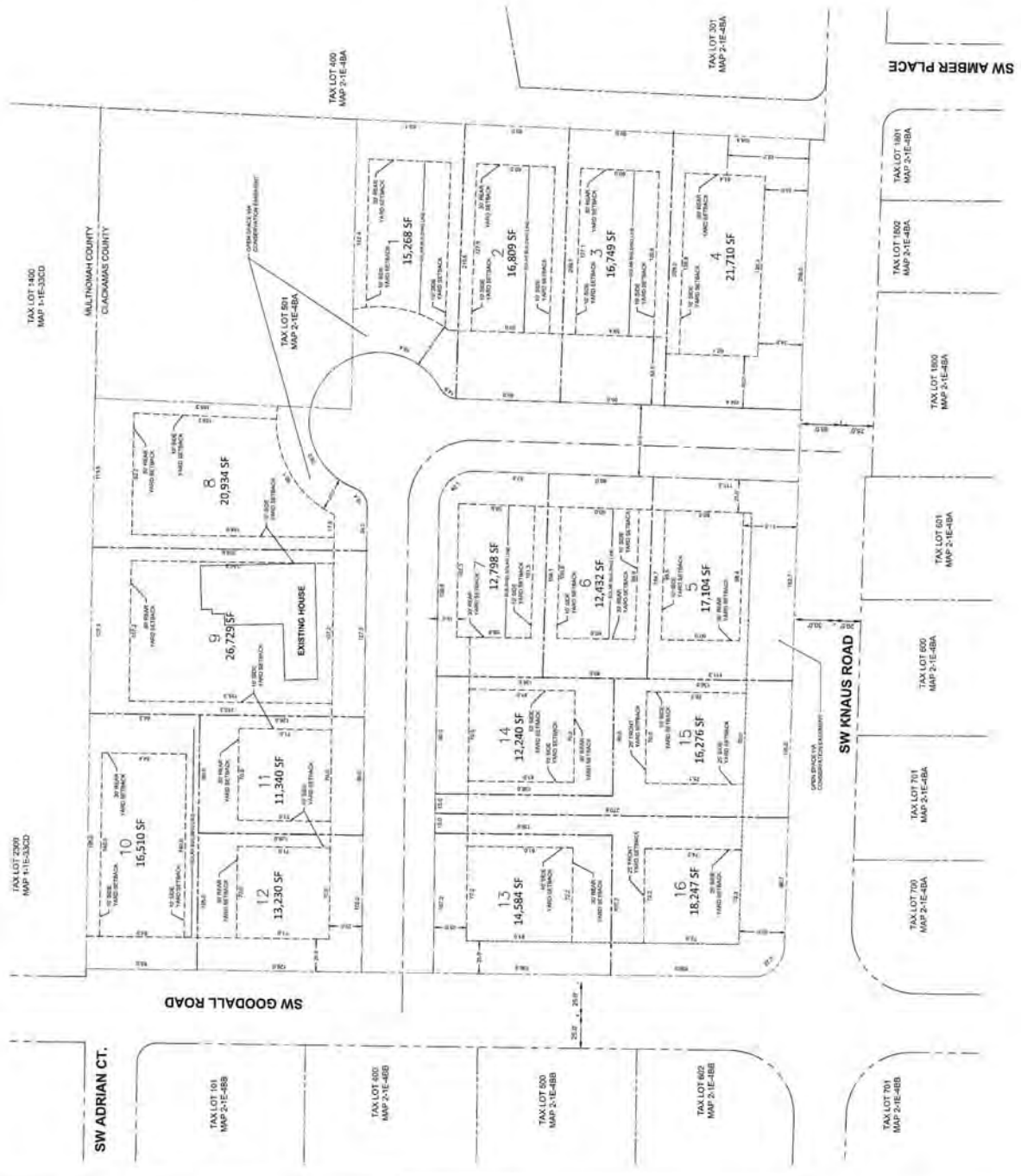


EXHIBIT E-4  
 LU 14-0031



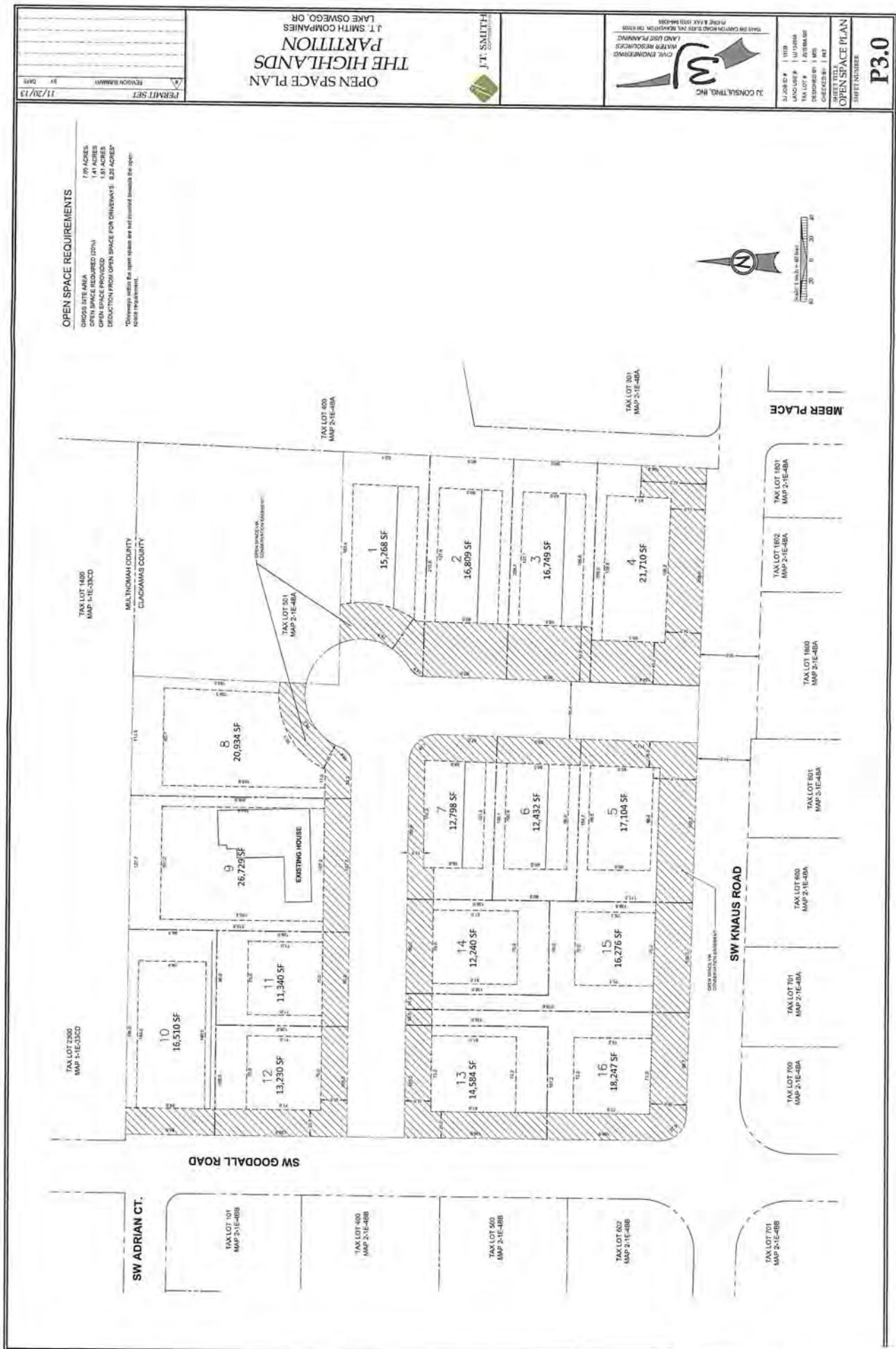
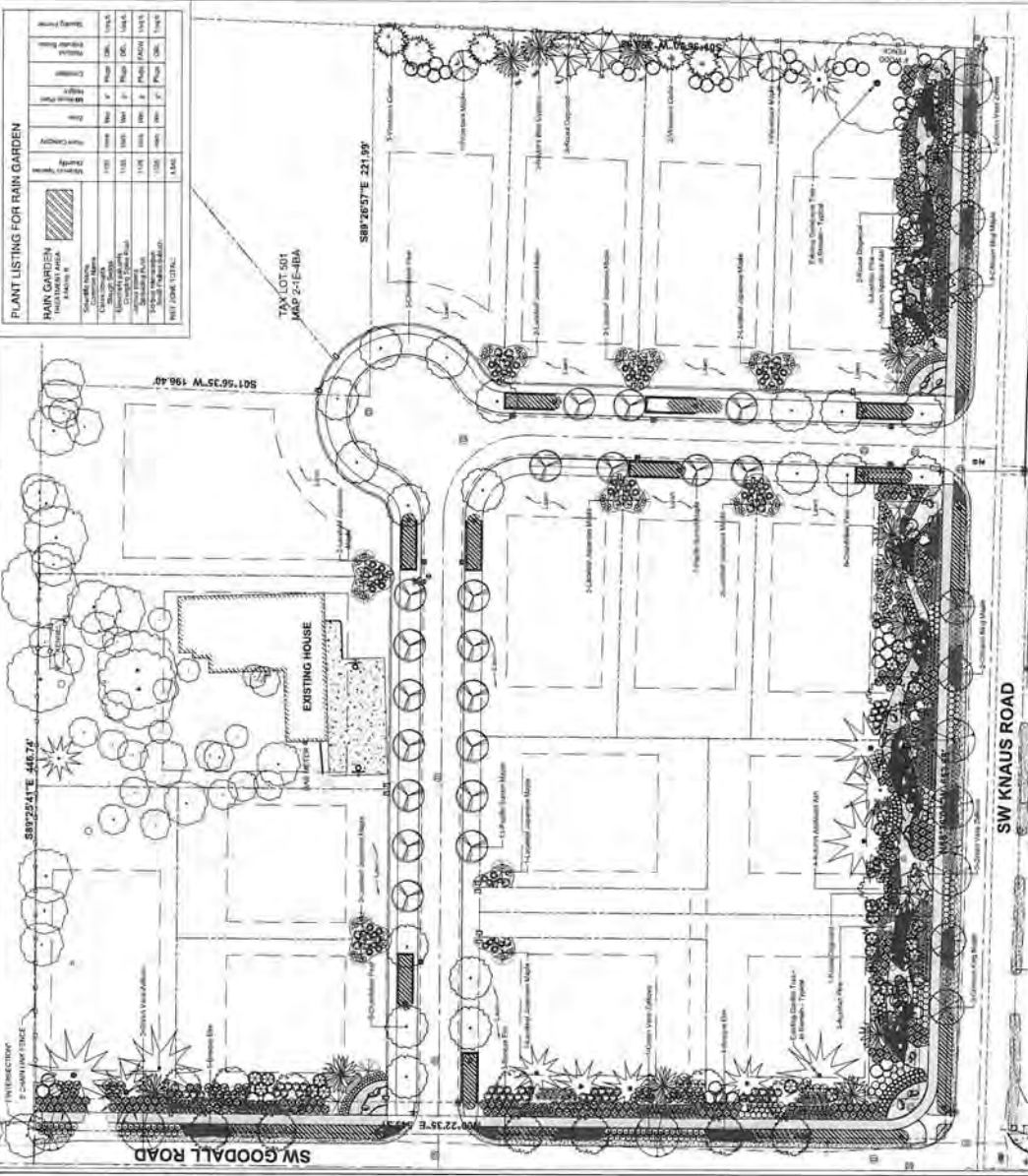


EXHIBIT E-5  
LU 14-0031

THE HIGHLANDS  
 PUBLIC IMPROVEMENTS

L100  
 SHEET

| SYMBOL | DESCRIPTION | PLANTING RATE | PLANTING DATE | PLANTING METHOD | PLANTING NOTES |
|--------|-------------|---------------|---------------|-----------------|----------------|
| 1      | 1" Tree     | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 2      | 2" Tree     | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 3      | 3" Tree     | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 4      | 4" Tree     | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 5      | 5" Tree     | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 6      | 6" Tree     | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 7      | 7" Tree     | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 8      | 8" Tree     | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 9      | 9" Tree     | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 10     | 10" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 11     | 11" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 12     | 12" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 13     | 13" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 14     | 14" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 15     | 15" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 16     | 16" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 17     | 17" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 18     | 18" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 19     | 19" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 20     | 20" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 21     | 21" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 22     | 22" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 23     | 23" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 24     | 24" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 25     | 25" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 26     | 26" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 27     | 27" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 28     | 28" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 29     | 29" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 30     | 30" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 31     | 31" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 32     | 32" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 33     | 33" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 34     | 34" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 35     | 35" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 36     | 36" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 37     | 37" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 38     | 38" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 39     | 39" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 40     | 40" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 41     | 41" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 42     | 42" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 43     | 43" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 44     | 44" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 45     | 45" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 46     | 46" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 47     | 47" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 48     | 48" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 49     | 49" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 50     | 50" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 51     | 51" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 52     | 52" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 53     | 53" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 54     | 54" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 55     | 55" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 56     | 56" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 57     | 57" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 58     | 58" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 59     | 59" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 60     | 60" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 61     | 61" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 62     | 62" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 63     | 63" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 64     | 64" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 65     | 65" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 66     | 66" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 67     | 67" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 68     | 68" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 69     | 69" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 70     | 70" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 71     | 71" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 72     | 72" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 73     | 73" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 74     | 74" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 75     | 75" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 76     | 76" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 77     | 77" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 78     | 78" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 79     | 79" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 80     | 80" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 81     | 81" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 82     | 82" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 83     | 83" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 84     | 84" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 85     | 85" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 86     | 86" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 87     | 87" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 88     | 88" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 89     | 89" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 90     | 90" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 91     | 91" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 92     | 92" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 93     | 93" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 94     | 94" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 95     | 95" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 96     | 96" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 97     | 97" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 98     | 98" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 99     | 99" Tree    | 2' x 2'       | 2012          | Hand Planted    | ...            |
| 100    | 100" Tree   | 2' x 2'       | 2012          | Hand Planted    | ...            |



**PLANT LISTING FOR RAIN GARDEN**

| Symbol | Plant Name | Quantity | Notes |
|--------|------------|----------|-------|
| 1      | 1" Tree    | 10       | ...   |
| 2      | 2" Tree    | 10       | ...   |
| 3      | 3" Tree    | 10       | ...   |
| 4      | 4" Tree    | 10       | ...   |
| 5      | 5" Tree    | 10       | ...   |
| 6      | 6" Tree    | 10       | ...   |
| 7      | 7" Tree    | 10       | ...   |
| 8      | 8" Tree    | 10       | ...   |
| 9      | 9" Tree    | 10       | ...   |
| 10     | 10" Tree   | 10       | ...   |
| 11     | 11" Tree   | 10       | ...   |
| 12     | 12" Tree   | 10       | ...   |
| 13     | 13" Tree   | 10       | ...   |
| 14     | 14" Tree   | 10       | ...   |
| 15     | 15" Tree   | 10       | ...   |
| 16     | 16" Tree   | 10       | ...   |
| 17     | 17" Tree   | 10       | ...   |
| 18     | 18" Tree   | 10       | ...   |
| 19     | 19" Tree   | 10       | ...   |
| 20     | 20" Tree   | 10       | ...   |
| 21     | 21" Tree   | 10       | ...   |
| 22     | 22" Tree   | 10       | ...   |
| 23     | 23" Tree   | 10       | ...   |
| 24     | 24" Tree   | 10       | ...   |
| 25     | 25" Tree   | 10       | ...   |
| 26     | 26" Tree   | 10       | ...   |
| 27     | 27" Tree   | 10       | ...   |
| 28     | 28" Tree   | 10       | ...   |
| 29     | 29" Tree   | 10       | ...   |
| 30     | 30" Tree   | 10       | ...   |
| 31     | 31" Tree   | 10       | ...   |
| 32     | 32" Tree   | 10       | ...   |
| 33     | 33" Tree   | 10       | ...   |
| 34     | 34" Tree   | 10       | ...   |
| 35     | 35" Tree   | 10       | ...   |
| 36     | 36" Tree   | 10       | ...   |
| 37     | 37" Tree   | 10       | ...   |
| 38     | 38" Tree   | 10       | ...   |
| 39     | 39" Tree   | 10       | ...   |
| 40     | 40" Tree   | 10       | ...   |
| 41     | 41" Tree   | 10       | ...   |
| 42     | 42" Tree   | 10       | ...   |
| 43     | 43" Tree   | 10       | ...   |
| 44     | 44" Tree   | 10       | ...   |
| 45     | 45" Tree   | 10       | ...   |
| 46     | 46" Tree   | 10       | ...   |
| 47     | 47" Tree   | 10       | ...   |
| 48     | 48" Tree   | 10       | ...   |
| 49     | 49" Tree   | 10       | ...   |
| 50     | 50" Tree   | 10       | ...   |
| 51     | 51" Tree   | 10       | ...   |
| 52     | 52" Tree   | 10       | ...   |
| 53     | 53" Tree   | 10       | ...   |
| 54     | 54" Tree   | 10       | ...   |
| 55     | 55" Tree   | 10       | ...   |
| 56     | 56" Tree   | 10       | ...   |
| 57     | 57" Tree   | 10       | ...   |
| 58     | 58" Tree   | 10       | ...   |
| 59     | 59" Tree   | 10       | ...   |
| 60     | 60" Tree   | 10       | ...   |
| 61     | 61" Tree   | 10       | ...   |
| 62     | 62" Tree   | 10       | ...   |
| 63     | 63" Tree   | 10       | ...   |
| 64     | 64" Tree   | 10       | ...   |
| 65     | 65" Tree   | 10       | ...   |
| 66     | 66" Tree   | 10       | ...   |
| 67     | 67" Tree   | 10       | ...   |
| 68     | 68" Tree   | 10       | ...   |
| 69     | 69" Tree   | 10       | ...   |
| 70     | 70" Tree   | 10       | ...   |
| 71     | 71" Tree   | 10       | ...   |
| 72     | 72" Tree   | 10       | ...   |
| 73     | 73" Tree   | 10       | ...   |
| 74     | 74" Tree   | 10       | ...   |
| 75     | 75" Tree   | 10       | ...   |
| 76     | 76" Tree   | 10       | ...   |
| 77     | 77" Tree   | 10       | ...   |
| 78     | 78" Tree   | 10       | ...   |
| 79     | 79" Tree   | 10       | ...   |
| 80     | 80" Tree   | 10       | ...   |
| 81     | 81" Tree   | 10       | ...   |
| 82     | 82" Tree   | 10       | ...   |
| 83     | 83" Tree   | 10       | ...   |
| 84     | 84" Tree   | 10       | ...   |
| 85     | 85" Tree   | 10       | ...   |
| 86     | 86" Tree   | 10       | ...   |
| 87     | 87" Tree   | 10       | ...   |
| 88     | 88" Tree   | 10       | ...   |
| 89     | 89" Tree   | 10       | ...   |
| 90     | 90" Tree   | 10       | ...   |
| 91     | 91" Tree   | 10       | ...   |
| 92     | 92" Tree   | 10       | ...   |
| 93     | 93" Tree   | 10       | ...   |
| 94     | 94" Tree   | 10       | ...   |
| 95     | 95" Tree   | 10       | ...   |
| 96     | 96" Tree   | 10       | ...   |
| 97     | 97" Tree   | 10       | ...   |
| 98     | 98" Tree   | 10       | ...   |
| 99     | 99" Tree   | 10       | ...   |
| 100    | 100" Tree  | 10       | ...   |

EXHIBIT E-6  
 LU 14-0031

**THE HIGHLANDS**  
PUBLIC IMPROVEMENTS

JT SMITH COMPANIES  
LASE OREGON, OREGON

RESISTANCE  
ARCHITECT  
DESIGN GROUP  
1000 NE 10th St, Portland, OR 97232  
503.281.4515

**PLANTING DETAILS & NOTES**

SHEET NAME: \_\_\_\_\_  
DATE: \_\_\_\_\_  
SCALE: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_

**TREE PLANTING DETAIL**

1. SET TOP OF ROOT BALL 1" ABOVE FINISH GRADE  
2. WATER RETENTION BERM  
3. ROOT BALL  
4. 1" W/6" GARDEN MULCH  
5. 1" W/6" GARDEN MULCH  
6. 1" W/6" GARDEN MULCH  
7. 1" W/6" GARDEN MULCH  
8. 1" W/6" GARDEN MULCH  
9. 1" W/6" GARDEN MULCH  
10. 1" W/6" GARDEN MULCH  
11. 1" W/6" GARDEN MULCH  
12. 1" W/6" GARDEN MULCH  
13. 1" W/6" GARDEN MULCH  
14. 1" W/6" GARDEN MULCH  
15. 1" W/6" GARDEN MULCH  
16. 1" W/6" GARDEN MULCH  
17. 1" W/6" GARDEN MULCH  
18. 1" W/6" GARDEN MULCH  
19. 1" W/6" GARDEN MULCH  
20. 1" W/6" GARDEN MULCH  
21. 1" W/6" GARDEN MULCH  
22. 1" W/6" GARDEN MULCH  
23. 1" W/6" GARDEN MULCH  
24. 1" W/6" GARDEN MULCH  
25. 1" W/6" GARDEN MULCH  
26. 1" W/6" GARDEN MULCH  
27. 1" W/6" GARDEN MULCH  
28. 1" W/6" GARDEN MULCH  
29. 1" W/6" GARDEN MULCH  
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**EVERGREEN TREE PLANTING DETAIL**

1. SET TOP OF ROOT BALL 1" ABOVE FINISH GRADE  
2. WATER RETENTION BERM  
3. ROOT BALL  
4. 1" W/6" GARDEN MULCH  
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**SHRUB PLANTING DETAIL**

1. SET TOP OF ROOT BALL 1" ABOVE FINISH GRADE  
2. WATER RETENTION BERM  
3. ROOT BALL  
4. 1" W/6" GARDEN MULCH  
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**TYPICAL PLANTING NOTES:**

1. Root balls must be well-labeled with container stock or rapid grade.
2. Root balls must be labeled with 50lb boxes or rapid grade.
3. Root balls must be labeled with 100lb boxes or rapid grade.
4. Root balls must be labeled with 200lb boxes or rapid grade.
5. Root balls must be labeled with 400lb boxes or rapid grade.
6. Root balls must be labeled with 800lb boxes or rapid grade.
7. Root balls must be labeled with 1600lb boxes or rapid grade.
8. Root balls must be labeled with 3200lb boxes or rapid grade.
9. Root balls must be labeled with 6400lb boxes or rapid grade.
10. Root balls must be labeled with 12800lb boxes or rapid grade.
11. Root balls must be labeled with 25600lb boxes or rapid grade.
12. Root balls must be labeled with 51200lb boxes or rapid grade.
13. Root balls must be labeled with 102400lb boxes or rapid grade.
14. Root balls must be labeled with 204800lb boxes or rapid grade.
15. Root balls must be labeled with 409600lb boxes or rapid grade.
16. Root balls must be labeled with 819200lb boxes or rapid grade.
17. Root balls must be labeled with 1638400lb boxes or rapid grade.
18. Root balls must be labeled with 3276800lb boxes or rapid grade.
19. Root balls must be labeled with 6553600lb boxes or rapid grade.
20. Root balls must be labeled with 13107200lb boxes or rapid grade.
21. Root balls must be labeled with 26214400lb boxes or rapid grade.
22. Root balls must be labeled with 52428800lb boxes or rapid grade.
23. Root balls must be labeled with 104857600lb boxes or rapid grade.
24. Root balls must be labeled with 209715200lb boxes or rapid grade.
25. Root balls must be labeled with 419430400lb boxes or rapid grade.
26. Root balls must be labeled with 838860800lb boxes or rapid grade.
27. Root balls must be labeled with 1677721600lb boxes or rapid grade.
28. Root balls must be labeled with 3355443200lb boxes or rapid grade.
29. Root balls must be labeled with 6710886400lb boxes or rapid grade.
30. Root balls must be labeled with 13421772800lb boxes or rapid grade.
31. Root balls must be labeled with 26843545600lb boxes or rapid grade.
32. Root balls must be labeled with 53687091200lb boxes or rapid grade.
33. Root balls must be labeled with 107374182400lb boxes or rapid grade.
34. Root balls must be labeled with 214748364800lb boxes or rapid grade.
35. Root balls must be labeled with 429496729600lb boxes or rapid grade.
36. Root balls must be labeled with 858993459200lb boxes or rapid grade.
37. Root balls must be labeled with 1717986918400lb boxes or rapid grade.
38. Root balls must be labeled with 3435973836800lb boxes or rapid grade.
39. Root balls must be labeled with 6871947673600lb boxes or rapid grade.
40. Root balls must be labeled with 13743895347200lb boxes or rapid grade.
41. Root balls must be labeled with 27487790694400lb boxes or rapid grade.
42. Root balls must be labeled with 54975581388800lb boxes or rapid grade.
43. Root balls must be labeled with 109951162777600lb boxes or rapid grade.
44. Root balls must be labeled with 219902325555200lb boxes or rapid grade.
45. Root balls must be labeled with 439804651110400lb boxes or rapid grade.
46. Root balls must be labeled with 879609302220800lb boxes or rapid grade.
47. Root balls must be labeled with 1759218604441600lb boxes or rapid grade.
48. Root balls must be labeled with 3518437208883200lb boxes or rapid grade.
49. Root balls must be labeled with 7036874417766400lb boxes or rapid grade.
50. Root balls must be labeled with 14073748835532800lb boxes or rapid grade.
51. Root balls must be labeled with 28147497671065600lb boxes or rapid grade.
52. Root balls must be labeled with 56294995342131200lb boxes or rapid grade.
53. Root balls must be labeled with 112589990684262400lb boxes or rapid grade.
54. Root balls must be labeled with 225179981368524800lb boxes or rapid grade.
55. Root balls must be labeled with 450359962737049600lb boxes or rapid grade.
56. Root balls must be labeled with 900719925474099200lb boxes or rapid grade.
57. Root balls must be labeled with 1801439850948198400lb boxes or rapid grade.
58. Root balls must be labeled with 3602879701896396800lb boxes or rapid grade.
59. Root balls must be labeled with 7205759403792793600lb boxes or rapid grade.
60. Root balls must be labeled with 14411518807585587200lb boxes or rapid grade.
61. Root balls must be labeled with 28823037615171174400lb boxes or rapid grade.
62. Root balls must be labeled with 57646075230342348800lb boxes or rapid grade.
63. Root balls must be labeled with 115292150460684697600lb boxes or rapid grade.
64. Root balls must be labeled with 230584300921369395200lb boxes or rapid grade.
65. Root balls must be labeled with 461168601842738790400lb boxes or rapid grade.
66. Root balls must be labeled with 922337203685477580800lb boxes or rapid grade.
67. Root balls must be labeled with 1844674407370955161600lb boxes or rapid grade.
68. Root balls must be labeled with 3689348814741910323200lb boxes or rapid grade.
69. Root balls must be labeled with 7378697629483820646400lb boxes or rapid grade.
70. Root balls must be labeled with 14757395258967641292800lb boxes or rapid grade.
71. Root balls must be labeled with 29514790517935282585600lb boxes or rapid grade.
72. Root balls must be labeled with 59029581035870565171200lb boxes or rapid grade.
73. Root balls must be labeled with 118059162071741130342400lb boxes or rapid grade.
74. Root balls must be labeled with 236118324143482260684800lb boxes or rapid grade.
75. Root balls must be labeled with 472236648286964521369600lb boxes or rapid grade.
76. Root balls must be labeled with 944473296573929042739200lb boxes or rapid grade.
77. Root balls must be labeled with 1888946593147858085478400lb boxes or rapid grade.
78. Root balls must be labeled with 3777893186295716170956800lb boxes or rapid grade.
79. Root balls must be labeled with 7555786372591432341913600lb boxes or rapid grade.
80. Root balls must be labeled with 15111572745182864683827200lb boxes or rapid grade.
81. Root balls must be labeled with 30223145490365729367654400lb boxes or rapid grade.
82. Root balls must be labeled with 60446290980731458735308800lb boxes or rapid grade.
83. Root balls must be labeled with 120892581961462917470617600lb boxes or rapid grade.
84. Root balls must be labeled with 24178516392292583494123200lb boxes or rapid grade.
85. Root balls must be labeled with 48357032784585166988246400lb boxes or rapid grade.
86. Root balls must be labeled with 96714065569170333976492800lb boxes or rapid grade.
87. Root balls must be labeled with 193428131138340667952985600lb boxes or rapid grade.
88. Root balls must be labeled with 386856262276681335905971200lb boxes or rapid grade.
89. Root balls must be labeled with 773712524553362671811942400lb boxes or rapid grade.
90. Root balls must be labeled with 1547425049106725343623884800lb boxes or rapid grade.
91. Root balls must be labeled with 3094850098213450687247769600lb boxes or rapid grade.
92. Root balls must be labeled with 6189700196426901374495539200lb boxes or rapid grade.
93. Root balls must be labeled with 12379400392853802748991078400lb boxes or rapid grade.
94. Root balls must be labeled with 24758800785707605497982156800lb boxes or rapid grade.
95. Root balls must be labeled with 4951760157141521099596435200lb boxes or rapid grade.
96. Root balls must be labeled with 9903520314283042199193270400lb boxes or rapid grade.
97. Root balls must be labeled with 19807040628566084398386540800lb boxes or rapid grade.
98. Root balls must be labeled with 39614081257132168796773081600lb boxes or rapid grade.
99. Root balls must be labeled with 79228162514264337593546163200lb boxes or rapid grade.
100. Root balls must be labeled with 158456325028528675187092326400lb boxes or rapid grade.

**PRELIMINARY**

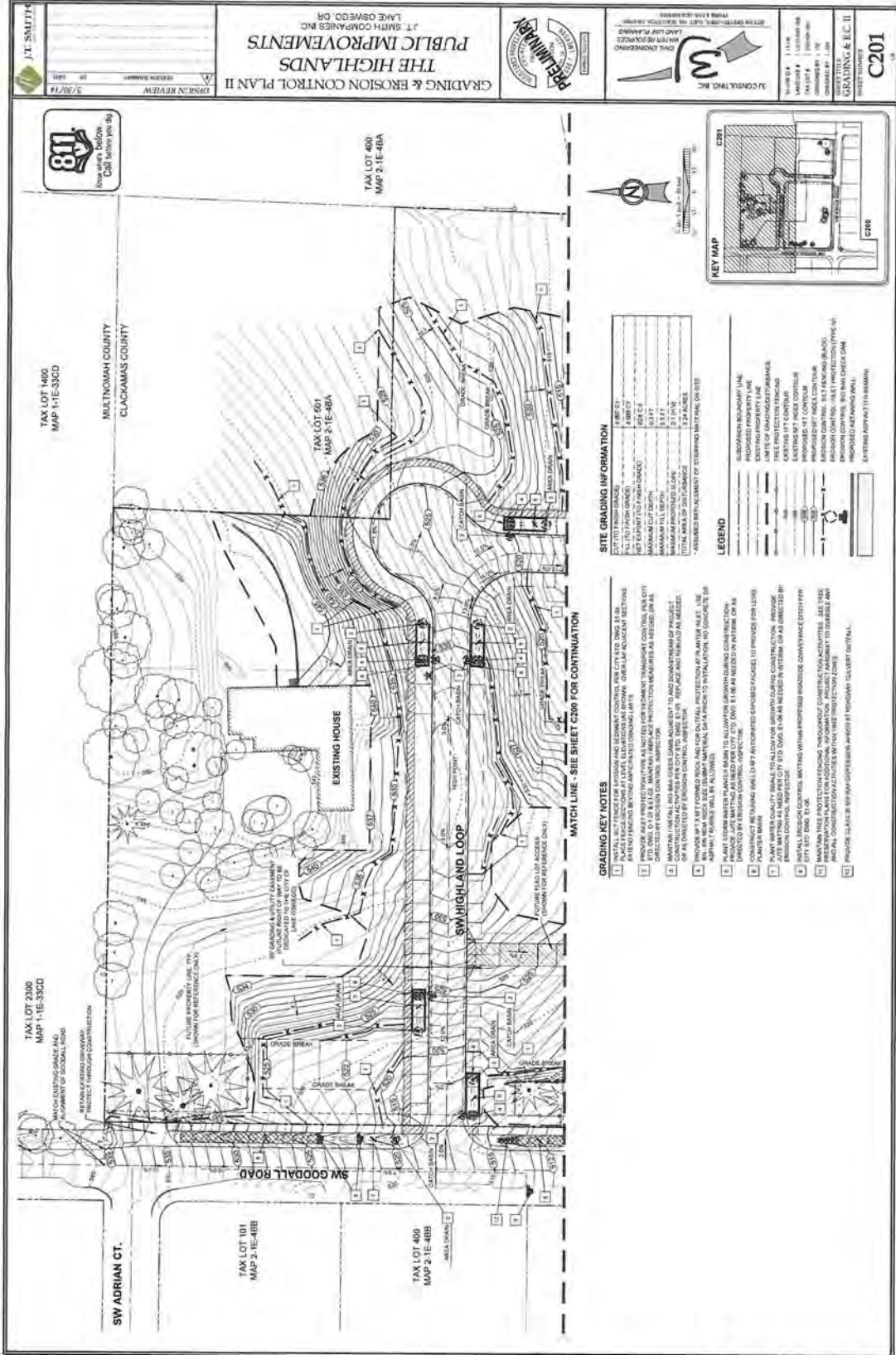
**L101**

DATE: \_\_\_\_\_  
SCALE: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_





NOT FOR CONSTRUCTION



**J.T. SAUTER**  
 3/20/14  
 EROSION REVIEW

**GRADING & EROSION CONTROL PLAN II**  
**THE HIGHLANDS**  
**PUBLIC IMPROVEMENTS**  
 J.T. SMITH COMPANIES INC.  
 1700 W. OSWEGO DR.  
 LAKE OSWEGO, OR



**3A CONSULTING, INC.**  
 8770 SW OREGON ST., SUITE 100  
 PORTLAND, OR 97225  
 PHONE: 503.253.8888  
 FAX: 503.253.8889  
 WWW: 3ACONSULTING.COM

PROJECT NO.:  
 SHEET NO.:  
 SHEET TOTAL:  
**GRADING & E.C. II**  
 SHEET NUMBER:  
**C201**



TAX LOT 400  
 MAP 1-1E-33CD  
 MULTNOMAH COUNTY  
 CLACKAMAS COUNTY

TAX LOT 2390  
 MAP 1-1E-33CD  
 MATCH EXISTING GRADE AND  
 ALIGNMENT OF GOODALL ROAD  
 RETAIN EXISTING DIVERSIONARY  
 STRUCTURE THROUGH CONSTRUCTION

TAX LOT 101  
 MAP 2-1E-48B  
 SW ADRIAN CT.

TAX LOT 400  
 MAP 2-1E-48B  
 SW HIGHLAND LOOP

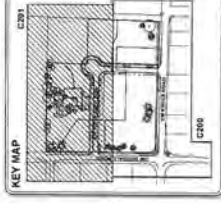
TAX LOT 501  
 MAP 2-1E-48A  
 TAX LOT 400  
 MAP 2-1E-48A



**SITE GRADING INFORMATION**

|                             |             |
|-----------------------------|-------------|
| EXISTING FINISH GRADE       | 1.800 FT    |
| PROPOSED FINISH GRADE       | 1.800 FT    |
| FILL TO FINISH GRADE        | 0.000 FT    |
| CUT TO FINISH GRADE         | 0.000 FT    |
| NET EXPORT (FILL MINUS CUT) | 0.000 FT    |
| MAXIMUM CUT DEPTH           | 0.000 FT    |
| MAXIMUM FILL DEPTH          | 0.000 FT    |
| TOTAL FILL VOLUME           | 0.000 CU YD |
| TOTAL CUT VOLUME            | 0.000 CU YD |
| TOTAL NET VOLUME            | 0.000 CU YD |

\* ASSUMED REFINEMENT OF STERLING MATRIAL ON SITE



- LEGEND**
- SUBMITTAL PROPERTY LINE
  - PROPOSED PROPERTY LINE
  - LIMIT OF UNIMPAVED DISTANCE
  - EXISTING FINISH GRADE
  - PROPOSED FINISH GRADE
  - EXISTING 1% INLET CONTROL
  - PROPOSED 1% INLET CONTROL
  - PROPOSED 1% SLOPE CONTROL
  - EROSION CONTROL - 1% SLOPE CONTROL
  - EROSION CONTROL - 1% INLET CONTROL
  - PROPOSED 1% SLOPE CONTROL
  - EXISTING 1% SLOPE CONTROL

- GRADING KEY NOTES**
- INSTALL SILT FENCE FOR EROSION AND SEDIMENT CONTROL FOR CITY ETD. 2000. 8' MIN. PLANTING PROTECTION AT LEVEL ELEVATION IS SHOWN. OVERLAP ADJACENT SECTIONS.
  - PROVIDE ASBESTOS PROTECTION FOR ALL CUTS FOR PERMANENT TRANSMISSION CONTROL. USE CITY ETD. 2000. 10' MIN. PLANTING PROTECTION MEASURES AS REQUIRED OR AS SPECIFIED.
  - MAINTAIN THE SLOPE AND GRADE SAME AS EXISTING TO MATCH EXISTING PROFILES. CONSTRUCTION ACTIVITIES FOR CITY ETD. 2000. 8' MIN. PLANTING AND REPAIR AS NEEDED.
  - PROVIDE 3' MIN. SLOPE PROTECTION FOR ALL CUTS. PROTECT AT 1% SLOPE. USE 1% SLOPE PROTECTION FOR ALL CUTS.
  - PROVIDE 3' MIN. SLOPE PROTECTION FOR ALL CUTS. PROTECT AT 1% SLOPE. USE 1% SLOPE PROTECTION FOR ALL CUTS.
  - PROVIDE 3' MIN. SLOPE PROTECTION FOR ALL CUTS. PROTECT AT 1% SLOPE. USE 1% SLOPE PROTECTION FOR ALL CUTS.
  - PROVIDE 3' MIN. SLOPE PROTECTION FOR ALL CUTS. PROTECT AT 1% SLOPE. USE 1% SLOPE PROTECTION FOR ALL CUTS.
  - PROVIDE 3' MIN. SLOPE PROTECTION FOR ALL CUTS. PROTECT AT 1% SLOPE. USE 1% SLOPE PROTECTION FOR ALL CUTS.
  - PROVIDE 3' MIN. SLOPE PROTECTION FOR ALL CUTS. PROTECT AT 1% SLOPE. USE 1% SLOPE PROTECTION FOR ALL CUTS.
  - PROVIDE 3' MIN. SLOPE PROTECTION FOR ALL CUTS. PROTECT AT 1% SLOPE. USE 1% SLOPE PROTECTION FOR ALL CUTS.

MATCH LINE - SEE SHEET C200 FOR CONTINUATION



**EXISTING CONDITIONS PLAN**  
 THIS PLAN IS INTENDED FOR USE AS AN EXISTING CONDITIONS PLAN ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. INFORMATION SHOWN ON THIS PLAN WAS DEVELOPED FROM THE TOPOGRAPHIC SURVEY, AERIAL PHOTOGRAPHY, AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY ALL FEATURES ON UTILITIES AND BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL PROVIDE BY COMPASS ENGINEERING DATED AUGUST, 2013.



- LEGEND**
- BOUNDARY LINE
  - - - 1 FOOT CONTOUR
  - - - 5 FOOT CONTOUR
  - ☼ EXISTING TREES
  - RUNOFF FLOW DIRECTION

**SITE SLOPE ANALYSIS TABLE**

| Minimum Slope | Maximum Slope | Area (sq ft) | Percent | Color       |
|---------------|---------------|--------------|---------|-------------|
| 0%            | 11.80%        | 243,291      | 65.9    | Yellow      |
| 12.00%        | 15.90%        | 108,669      | 29.2    | Light Green |
| 20.00%        | 30.00%        | 10,729       | 4.3     | Dark Green  |
| 30.00%        | >30.00%       | 1,861        | 0.5     | Red         |

PARCEL 1, PARTITION PLAT NO. 2005-121  
 LOCATED IN THE NE 1/4 OF THE NW 1/4  
 OF SECTION 4, T2S, R1E, W3M,  
 CLATSOP COUNTY, OREGON



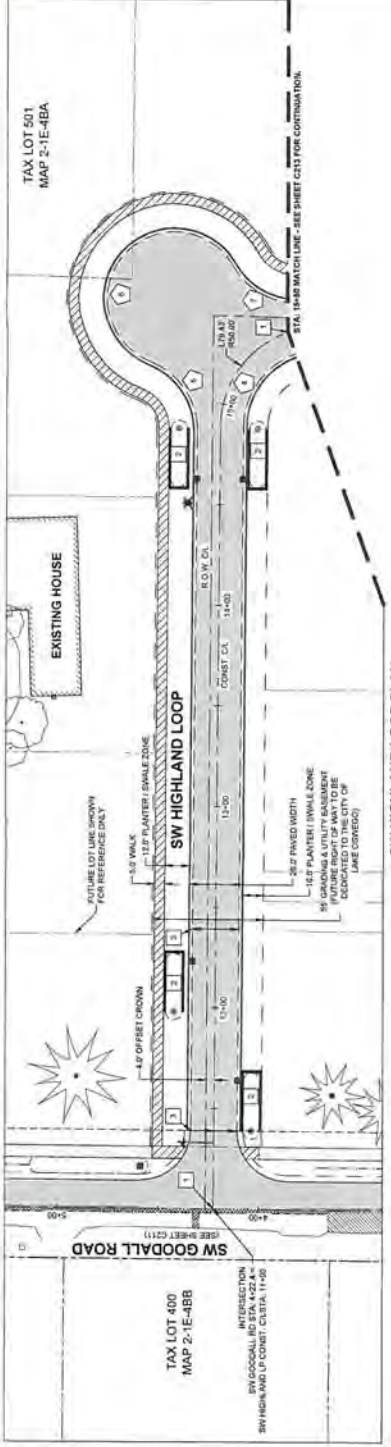






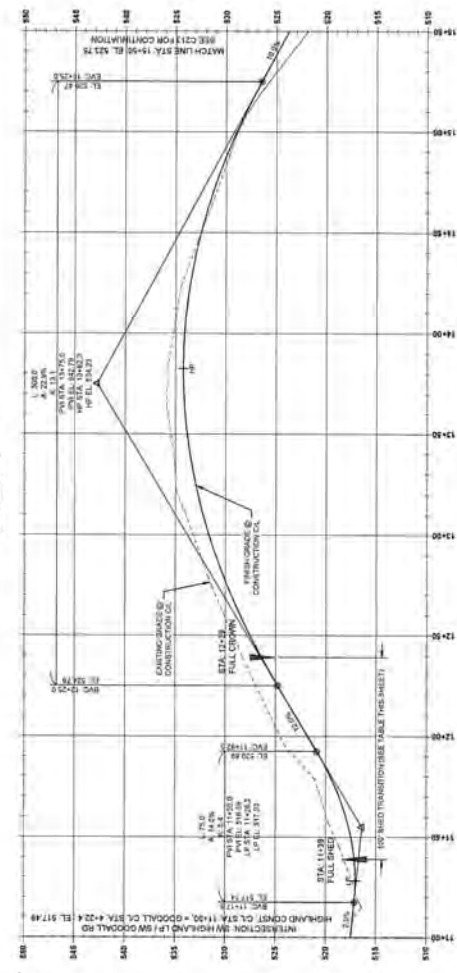






**ROADWAY SHED TRANSITION**

| INCREMENTAL STATION   | LEFT UP OF GUTTER |
|-----------------------|-------------------|
| FULL SPEED STA. 11+30 | 317.23            |
| STA. 11+40            | 317.23            |
| STA. 11+50            | 317.23            |
| STA. 11+60            | 317.23            |
| STA. 11+70            | 317.23            |
| STA. 11+80            | 317.23            |
| STA. 11+90            | 317.23            |
| STA. 12+00            | 317.23            |
| STA. 12+10            | 317.23            |
| STA. 12+20            | 317.23            |
| STA. 12+30            | 317.23            |
| FULL CROWN STA. 12+30 | 317.23            |



SW HIGHLAND LOOP - CONSTRUCTION PROFILE  
 (STA: 11+00.00 - STA: 14+00.00)  
 SCALE: 1" = 20' HORIZ., 1" = 8' VERT.



- LEGEND**
- PAVEMENT SAW-CUT LINE
  - PROPOSED DITCH CENTER FLOWLINE
  - PROPOSED DITCH CENTER LINE
  - PROPOSED DITCH CENTER LINE
  - PROPOSED RETAINING WALL
  - PROPERTY LINE

**CURB / PAVEMENT RETURN TABLE**

| STATION  | DELTA | RADIUS | TANGENT | LENGTH | OFF SET POINT | PC ELEV. | PIC ELEV. | PT ELEV. |
|----------|-------|--------|---------|--------|---------------|----------|-----------|----------|
| 11+00.00 | 14.5  | 11.0   | 11.0    | 11.0   | 317.23        | 317.23   | 317.23    | 317.23   |
| 11+10.00 | 14.5  | 11.0   | 11.0    | 11.0   | 317.23        | 317.23   | 317.23    | 317.23   |
| 11+20.00 | 14.5  | 11.0   | 11.0    | 11.0   | 317.23        | 317.23   | 317.23    | 317.23   |
| 11+30.00 | 14.5  | 11.0   | 11.0    | 11.0   | 317.23        | 317.23   | 317.23    | 317.23   |
| 11+40.00 | 14.5  | 11.0   | 11.0    | 11.0   | 317.23        | 317.23   | 317.23    | 317.23   |
| 11+50.00 | 14.5  | 11.0   | 11.0    | 11.0   | 317.23        | 317.23   | 317.23    | 317.23   |
| 11+60.00 | 14.5  | 11.0   | 11.0    | 11.0   | 317.23        | 317.23   | 317.23    | 317.23   |
| 11+70.00 | 14.5  | 11.0   | 11.0    | 11.0   | 317.23        | 317.23   | 317.23    | 317.23   |
| 11+80.00 | 14.5  | 11.0   | 11.0    | 11.0   | 317.23        | 317.23   | 317.23    | 317.23   |
| 11+90.00 | 14.5  | 11.0   | 11.0    | 11.0   | 317.23        | 317.23   | 317.23    | 317.23   |
| 12+00.00 | 14.5  | 11.0   | 11.0    | 11.0   | 317.23        | 317.23   | 317.23    | 317.23   |
| 12+10.00 | 14.5  | 11.0   | 11.0    | 11.0   | 317.23        | 317.23   | 317.23    | 317.23   |
| 12+20.00 | 14.5  | 11.0   | 11.0    | 11.0   | 317.23        | 317.23   | 317.23    | 317.23   |
| 12+30.00 | 14.5  | 11.0   | 11.0    | 11.0   | 317.23        | 317.23   | 317.23    | 317.23   |
| 12+40.00 | 14.5  | 11.0   | 11.0    | 11.0   | 317.23        | 317.23   | 317.23    | 317.23   |
| 12+50.00 | 14.5  | 11.0   | 11.0    | 11.0   | 317.23        | 317.23   | 317.23    | 317.23   |
| 12+60.00 | 14.5  | 11.0   | 11.0    | 11.0   | 317.23        | 317.23   | 317.23    | 317.23   |
| 12+70.00 | 14.5  | 11.0   | 11.0    | 11.0   | 317.23        | 317.23   | 317.23    | 317.23   |
| 12+80.00 | 14.5  | 11.0   | 11.0    | 11.0   | 317.23        | 317.23   | 317.23    | 317.23   |
| 12+90.00 | 14.5  | 11.0   | 11.0    | 11.0   | 317.23        | 317.23   | 317.23    | 317.23   |
| 13+00.00 | 14.5  | 11.0   | 11.0    | 11.0   | 317.23        | 317.23   | 317.23    | 317.23   |
| 13+10.00 | 14.5  | 11.0   | 11.0    | 11.0   | 317.23        | 317.23   | 317.23    | 317.23   |
| 13+20.00 | 14.5  | 11.0   | 11.0    | 11.0   | 317.23        | 317.23   | 317.23    | 317.23   |
| 13+30.00 | 14.5  | 11.0   | 11.0    | 11.0   | 317.23        | 317.23   | 317.23    | 317.23   |
| 13+40.00 | 14.5  | 11.0   | 11.0    | 11.0   | 317.23        | 317.23   | 317.23    | 317.23   |
| 13+50.00 | 14.5  | 11.0   | 11.0    | 11.0   | 317.23        | 317.23   | 317.23    | 317.23   |
| 13+60.00 | 14.5  | 11.0   | 11.0    | 11.0   | 317.23        | 317.23   | 317.23    | 317.23   |
| 13+70.00 | 14.5  | 11.0   | 11.0    | 11.0   | 317.23        | 317.23   | 317.23    | 317.23   |
| 13+80.00 | 14.5  | 11.0   | 11.0    | 11.0   | 317.23        | 317.23   | 317.23    | 317.23   |
| 13+90.00 | 14.5  | 11.0   | 11.0    | 11.0   | 317.23        | 317.23   | 317.23    | 317.23   |
| 14+00.00 | 14.5  | 11.0   | 11.0    | 11.0   | 317.23        | 317.23   | 317.23    | 317.23   |

**HIGHLAND LOOP KEY NOTES**

1. SW HIGHLAND LOOP IMPROVEMENTS SHALL BE CONSTRUCTED TO THE CENTERLINE OF THE ROADWAY.
2. SW HIGHLAND LOOP IMPROVEMENTS SHALL BE CONSTRUCTED TO THE CENTERLINE OF THE ROADWAY.
3. SW HIGHLAND LOOP IMPROVEMENTS SHALL BE CONSTRUCTED TO THE CENTERLINE OF THE ROADWAY.
4. SW HIGHLAND LOOP IMPROVEMENTS SHALL BE CONSTRUCTED TO THE CENTERLINE OF THE ROADWAY.
5. SW HIGHLAND LOOP IMPROVEMENTS SHALL BE CONSTRUCTED TO THE CENTERLINE OF THE ROADWAY.
6. SW HIGHLAND LOOP IMPROVEMENTS SHALL BE CONSTRUCTED TO THE CENTERLINE OF THE ROADWAY.
7. SW HIGHLAND LOOP IMPROVEMENTS SHALL BE CONSTRUCTED TO THE CENTERLINE OF THE ROADWAY.
8. SW HIGHLAND LOOP IMPROVEMENTS SHALL BE CONSTRUCTED TO THE CENTERLINE OF THE ROADWAY.
9. SW HIGHLAND LOOP IMPROVEMENTS SHALL BE CONSTRUCTED TO THE CENTERLINE OF THE ROADWAY.
10. SW HIGHLAND LOOP IMPROVEMENTS SHALL BE CONSTRUCTED TO THE CENTERLINE OF THE ROADWAY.

\*ALL GEOMETRY (MEASUREMENTS AND ELEVATIONS) REFERENCE UP OF GUTTER EDGE OF ASPHALT.

3M CONSULTING INC.  
CIVIL ENGINEERING  
PLANNING  
LAND USE PLANNING  
LAWYER RESOURCES  
PHONE & FAX (503) 808-9330  
5735 SW CENTER DRIVE, SUITE 100, BEASTON, OREGON

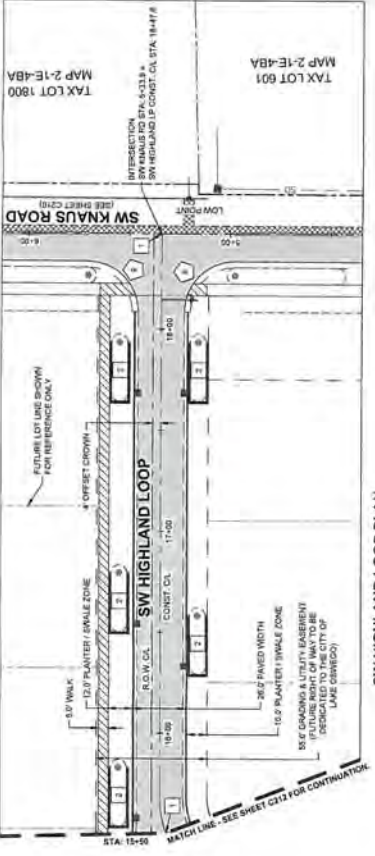
**THE HIGHLANDS**  
PUBLIC IMPROVEMENTS  
J.T. SMITH COMPANIES INC.  
LAKE OSWEGO, OR

SW HIGHLAND LOOP PLAN & PROFILE II  
PERMIT REVIEW REGIONAL BOARD  
3/22/14

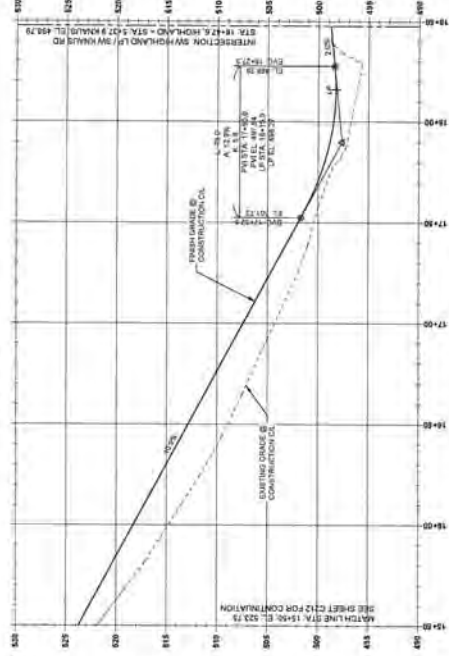


**3M CONSULTING INC.**  
CIVIL ENGINEERING  
PLANNING  
LAND USE PLANNING  
LAWYER RESOURCES  
PHONE & FAX (503) 808-9330  
5735 SW CENTER DRIVE, SUITE 100, BEASTON, OREGON

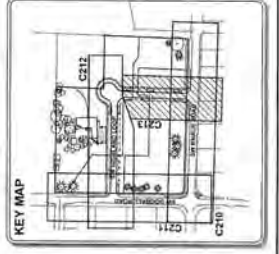
PROJECT NO. 14-008  
LAND USE # 1400800  
TAX LOT # 1708A00  
DRAWN BY J.M.  
CHECKED BY J.M.  
HIGHLAND LUP II  
SHEET NUMBER  
**C213**  
OF 2



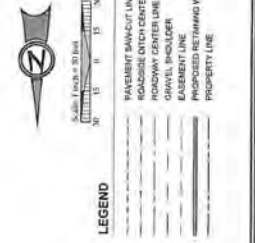
**SW HIGHLAND LOOP PLAN**  
(STA. 15+00 - 18+50)



**SW HIGHLAND LOOP - CONSTRUCTION PROFILE**  
(STA. 15+50.00 - STA. 18+50.00)  
SCALE 1" = 20' HORIZ., 1" = 8' VERT.



- HIGHLAND LOOP KEY NOTES**
1. SEE SHEET C212 FOR CONTINUATION.
  2. SEE SHEET C212 FOR CONTINUATION.
  3. SEE SHEET C212 FOR CONTINUATION.
  4. SEE SHEET C212 FOR CONTINUATION.
  5. SEE SHEET C212 FOR CONTINUATION.
  6. SEE SHEET C212 FOR CONTINUATION.
  7. SEE SHEET C212 FOR CONTINUATION.
  8. SEE SHEET C212 FOR CONTINUATION.
  9. SEE SHEET C212 FOR CONTINUATION.
  10. SEE SHEET C212 FOR CONTINUATION.

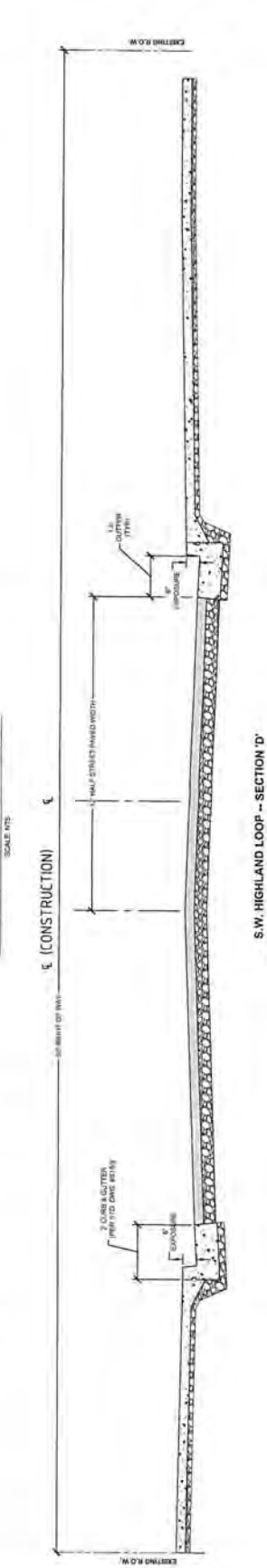
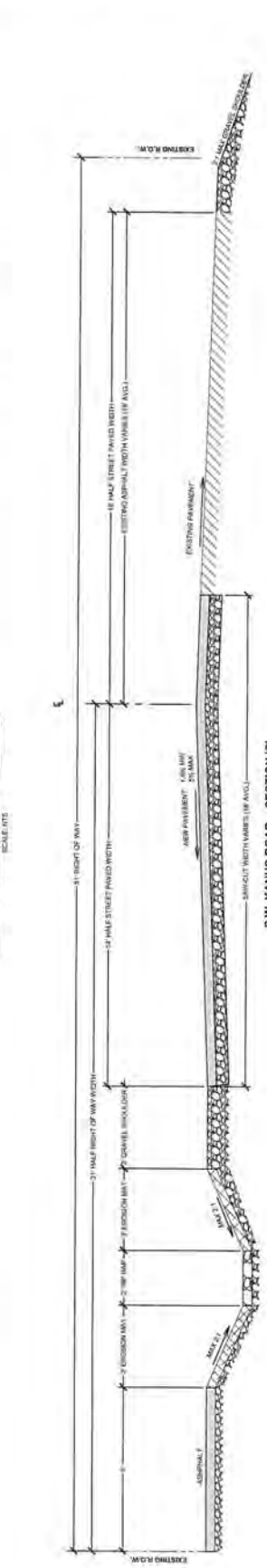
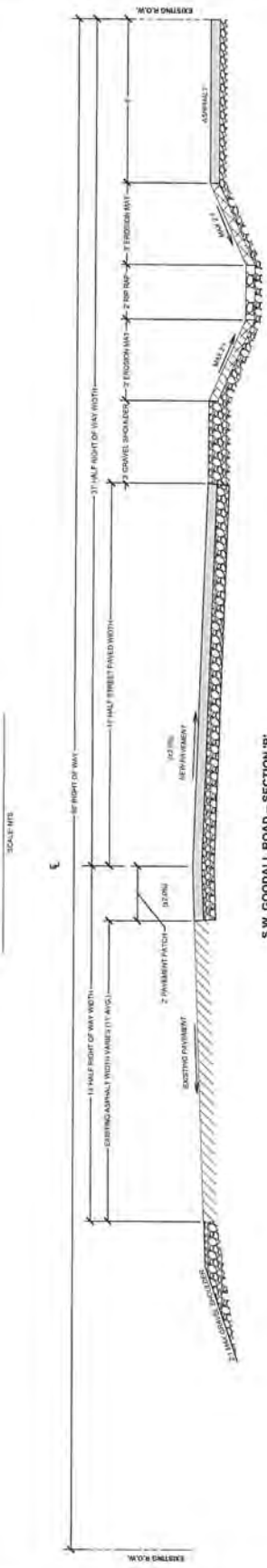
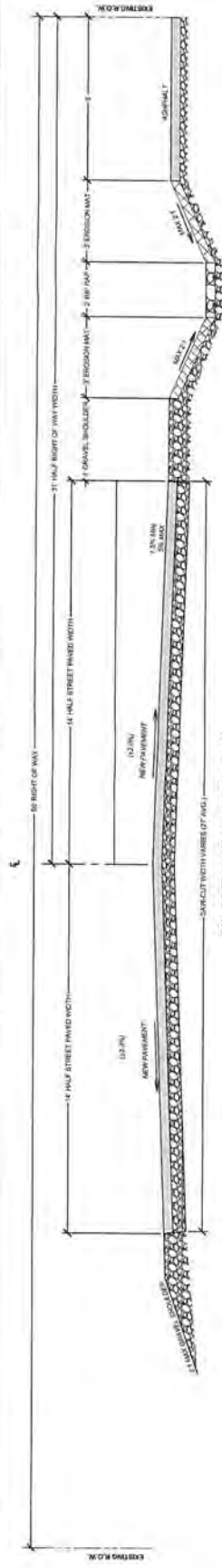


**CURB / PAVEMENT RETURN TABLE**

| STATION  | TYPE     | WIDTH | BY SECTION | PG. ELEV. | PG. ELEV. | PG. ELEV. |
|----------|----------|-------|------------|-----------|-----------|-----------|
| 15+50.00 | PAVEMENT | 24.0  | HIGHLAND   | 423.75    | 423.75    | 423.75    |
| 16+00.00 | PAVEMENT | 24.0  | HIGHLAND   | 423.75    | 423.75    | 423.75    |
| 16+50.00 | PAVEMENT | 24.0  | HIGHLAND   | 423.75    | 423.75    | 423.75    |
| 17+00.00 | PAVEMENT | 24.0  | HIGHLAND   | 423.75    | 423.75    | 423.75    |
| 17+50.00 | PAVEMENT | 24.0  | HIGHLAND   | 423.75    | 423.75    | 423.75    |
| 18+00.00 | PAVEMENT | 24.0  | HIGHLAND   | 423.75    | 423.75    | 423.75    |
| 18+50.00 | PAVEMENT | 24.0  | HIGHLAND   | 423.75    | 423.75    | 423.75    |

\* ALL GEOMETRY MEASUREMENTS AND ELEVATIONS REFERENCE TO PG. GUTTER & EDGE OF SIGNAL.





NOT FOR CONSTRUCTION

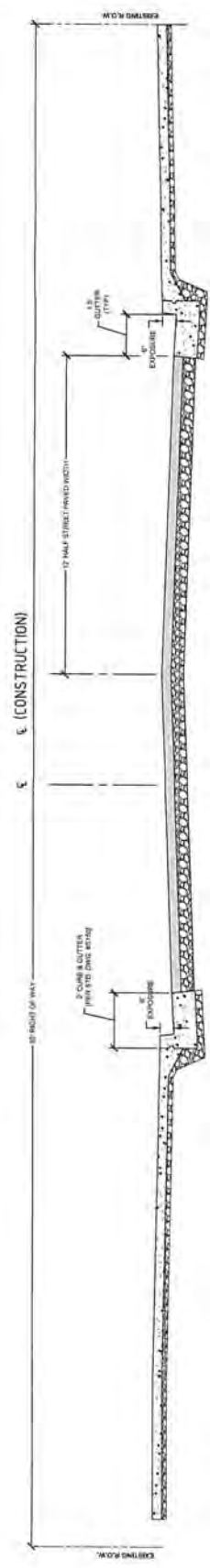
J.T. SMITH  
 5/12/18  
 PERMIT REVIEW  
 REVISION SUMMARY  
 BY DATE

TYPICAL CROSS-SECTIONS II  
 THE HIGHLANDS  
 PUBLIC IMPROVEMENTS  
 J.T. SMITH COMPANIES INC.  
 LAKE OSWEGO, OR



PROJECT # :  
 LAND USE # :  
 TALKING # :  
 PROJECT # :  
 SHEET # :  
 TYP. SECTIONS II

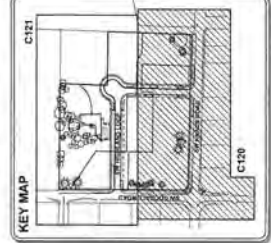
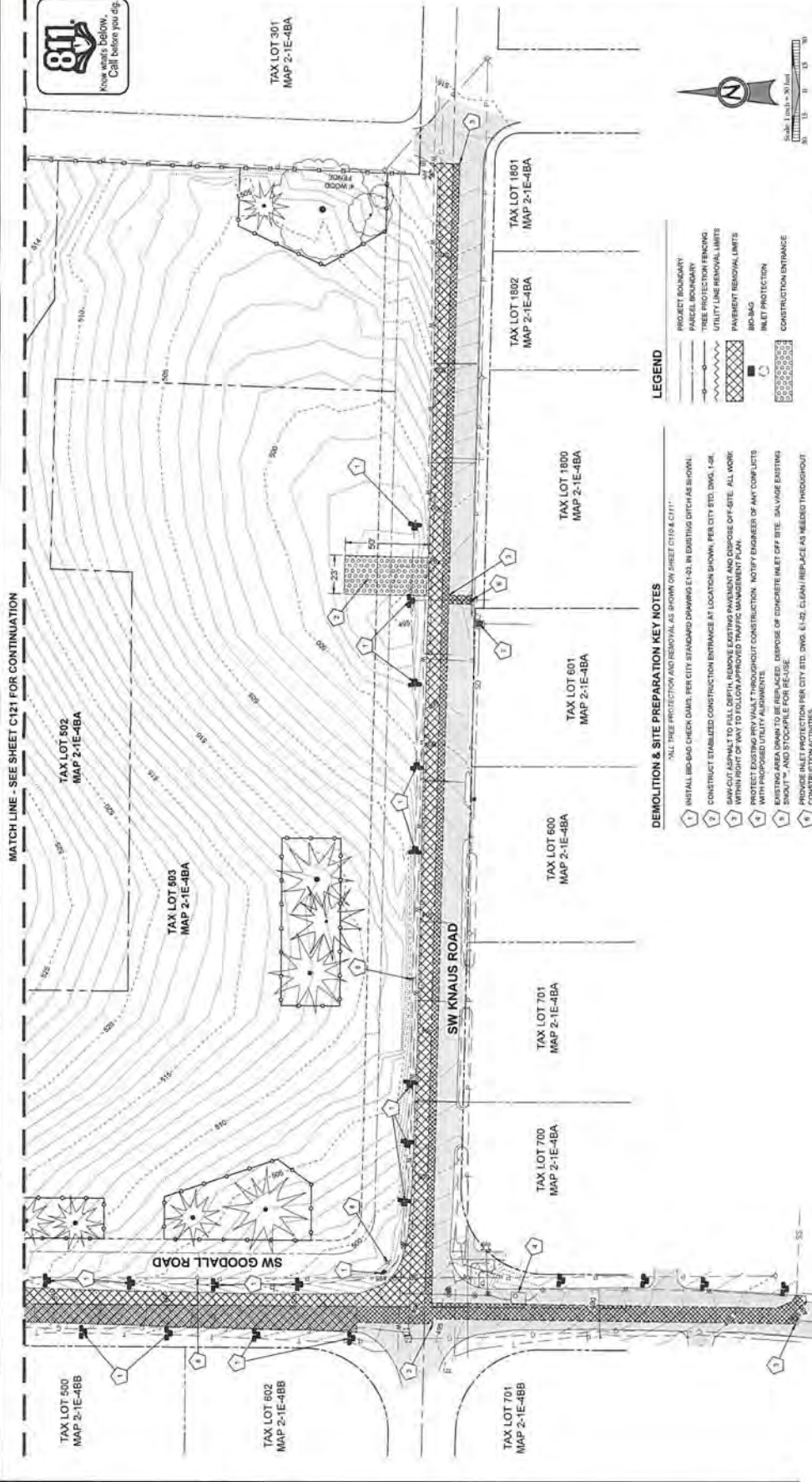
SHEET NUMBER  
**C221**  
 OF



S.W. HIGHLAND LOOP -- SECTION 'D'  
 SCALE: NTS

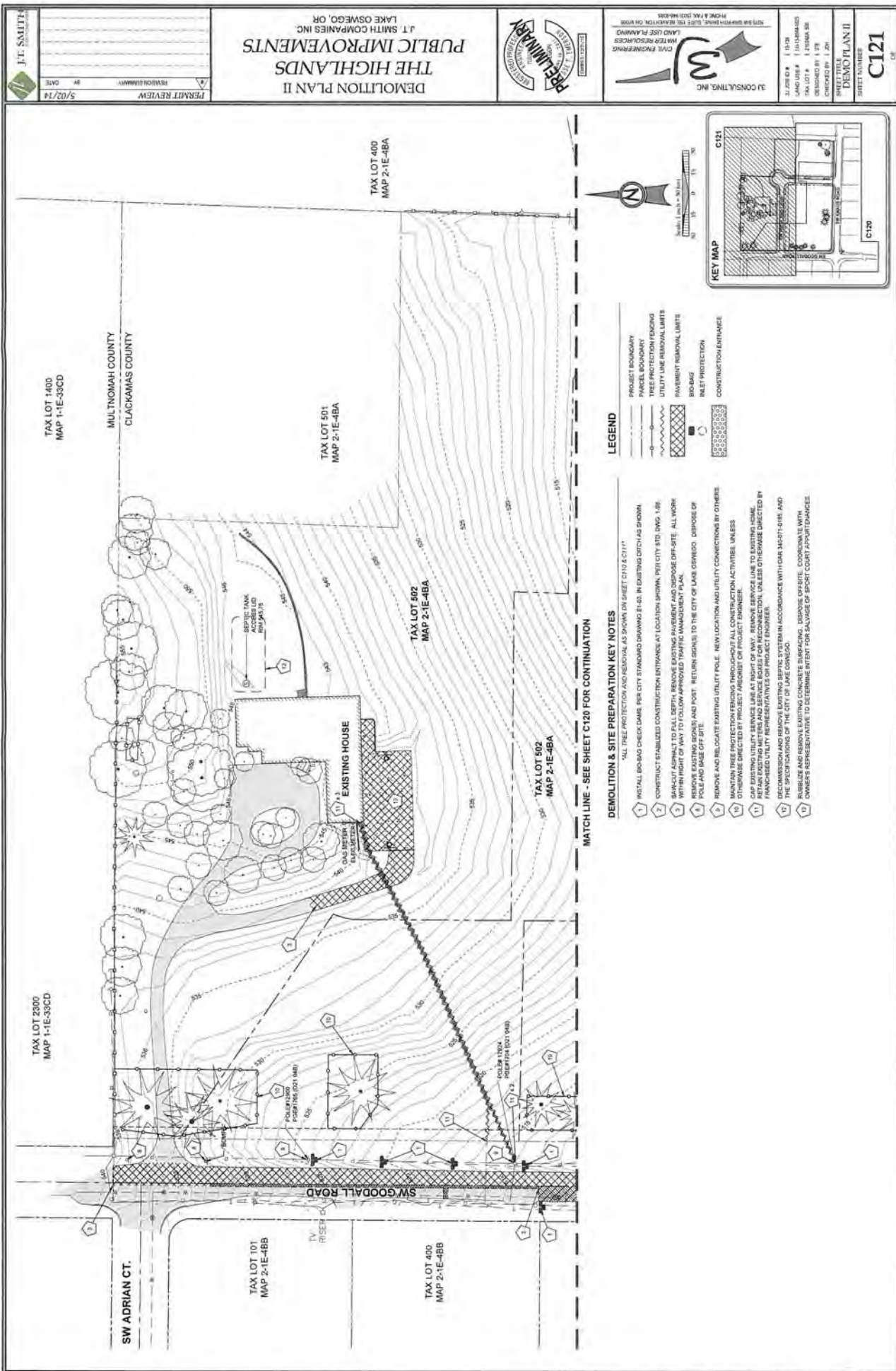
NOT FOR CONSTRUCTION





- LEGEND**
- PROJECT BOUNDARY
  - PAVED SURFACE
  - TREE PROTECTION FENCING
  - UTILITY LINE REMOVAL LIMITS
  - PAVEMENT REMOVAL LIMITS
  - BIO-BAG
  - INLET PROTECTION
  - CONSTRUCTION ENTRANCE

- DEMOLITION & SITE PREPARATION KEY NOTES**
1. ALL TREE PROTECTION AND REMOVAL AS SHOWN ON SHEET C119 & C121.
  2. INSTALL BIO-BAG CHECK DAMS PER CITY STANDARD DRAWING E1-02 IN EXISTING DITCH AS SHOWN.
  3. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AT LOCATION SHOWN PER CITY STD. DWG. 1-04.
  4. SAW-CUT ASPHALT TO FULL DEPTH, REMOVE EXISTING PAVEMENT AND DISPOSE OFF-SITE. ALL WORK WITHIN RIGHT OF WAY TO FOLLOW APPROVED TRAFFIC MANAGEMENT PLAN.
  5. PROTECT EXISTING RIV VAULT THROUGHOUT CONSTRUCTION. NOTIFY ENGINEER OF ANY COMPLETES WITH PROPOSED UTILITY ALIGNMENTS.
  6. EXISTING AREA DRAIN TO BE REPLACED. DISPOSE OF CONCRETE INLET OFF SITE. SALVAGE EXISTING CONCRETE INLET PROTECTION PER CITY STD. DWG. E1-02. CLEAN/REPLACE AS NEEDED THROUGHOUT CONSTRUCTION ACTIVITIES.
  7. PROPOSE INLET PROTECTION PER CITY STD. DWG. D1-01. CLEAN/REPLACE AS NEEDED THROUGHOUT CONSTRUCTION ACTIVITIES.
  8. REMOVE EXISTING SPRING AND FOOT. RETURN SPRING TO THE CITY OF LAKE OSWEGO. DISPOSE OF POLE AND BASE OFF SITE.
  9. REMOVE AND RELOCATE EXISTING UTILITY POLE. NEW LOCATION AND UTILITY CONNECTIONS BY OTHERS.
  10. WORKMAN SHALL BE RESPONSIBLE FOR REMOVAL THROUGHOUT ALL CONSTRUCTION ACTIVITIES, UNLESS OTHERWISE SPECIFIED BY INDICATED PROJECT CONTRACT DOCUMENT.



|                  |      |
|------------------|------|
| PERMIT REVIEW    | DATE |
| REVISION SUMMARY | #    |
| 5/07/14          |      |

**DEMOLITION PLAN II  
THE HIGHLANDS  
PUBLIC IMPROVEMENTS**  
J.T. SMITH COMPANIES INC.  
LAKE OSWEGO, OR



**M**  
M CONSULTING, INC.

CIVIL ENGINEERING  
WATER RESOURCES  
LAND USE PLANNING  
FROM A 1942 MASTER  
PLANNING FIRM, EST. 1985  
RELOCATED TO LAKE OSWEGO, OR  
IN 2007

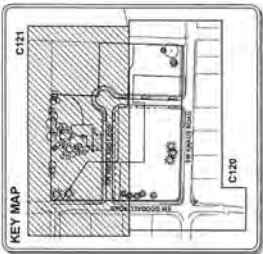
3.2016 4. 1 1/13  
4.04 4. 1 1/13  
DESIGNED BY J. ST.  
CHECKED BY J. ST.  
SHEET TITLE: DEMO PLAN II  
SHEET NUMBER: C121  
OF

**LEGEND**

- PROJECT BOUNDARY
- PANEL BOUNDARY
- TREE PROTECTION FENCING
- UTILITY LINE REMOVAL LIMITS
- PAVEMENT REMOVAL LIMITS
- BID BAG
- INLET PROTECTION
- CONSTRUCTION ENTRANCE

**DEMOLITION & SITE PREPARATION KEY NOTES**

- ALL TREE PROTECTION AND REMOVAL AS SHOWN ON SHEET C119 & C117
1. INSTALL BID BAG CHECK DAMS PER CITY STANDARD DRAWING E-403. IN EXISTING DITCH AS SHOWN
  2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AT LOCATION SHOWN, PER CITY STD. DWG. E-126
  3. MAINTAIN ACCESS TO ALL SEPTIC, SERVICE ENTRANCES, MANHOLES AND DEBRIS OFF-SITE. ALL WORK WITHIN FOOT OF ROAD TO FOLLOW APPROVED TRAFFIC MANAGEMENT PLAN.
  4. REMOVE EXISTING STORM AND FOOT RETURN (SEWER) TO THE CITY OF LAKE OSWEGO. DISPOSE OF POLE AND BASE OFF SITE.
  5. REMOVE AND RELOCATE EXISTING UTILITY POLE. NEW LOCATION AND UTILITY CONNECTIONS BY OTHERS.
  6. MAINTAIN TREE PROTECTION FENCING THROUGHOUT ALL CONSTRUCTION ACTIVITIES, UNLESS OTHERWISE DIRECTED BY PROJECT ENGINEER.
  7. REMOVE ALL EXISTING UTILITIES UNLESS OTHERWISE DIRECTED BY PROJECT ENGINEER.
  8. REMOVE EXISTING METERS AND SERVICE BODIES FOR RECONSTRUCTION, UNLESS OTHERWISE DIRECTED BY PROJECT ENGINEER.
  9. DECOMMISSION AND REMOVE EXISTING SEPTIC SYSTEM IN ACCORDANCE WITH OAR 340-071-5115 AND THE SPECIFICATIONS OF THE CITY OF LAKE OSWEGO.
  10. RUBBLIZE AND REMOVE EXISTING CONCRETE SURFACING. DISPOSE OFF-SITE. COORDINATE WITH OWNER'S REPRESENTATIVE TO DETERMINE INTENT FOR SALVAGE OF SPORT COURT APPROXIMATIONS.



MATCH LINE - SEE SHEET C120 FOR CONTINUATION

TAX LOT 1400  
MAP 1-1E-33CD  
MULTNOMAH COUNTY  
CLACKAMAS COUNTY

TAX LOT 501  
MAP 2-1E-4BA

TAX LOT 502  
MAP 2-1E-4BA

TAX LOT 502  
MAP 2-1E-4BA

TAX LOT 400  
MAP 2-1E-4BA

TAX LOT 2300  
MAP 1-1E-33CD

TAX LOT 101  
MAP 2-1E-4BB

TAX LOT 400  
MAP 2-1E-4BB

SW ADRIAN CT.

SW GOODALL ROAD

TV RISER

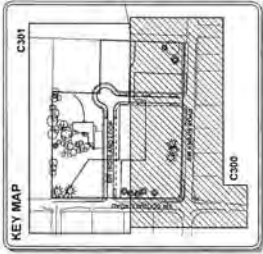
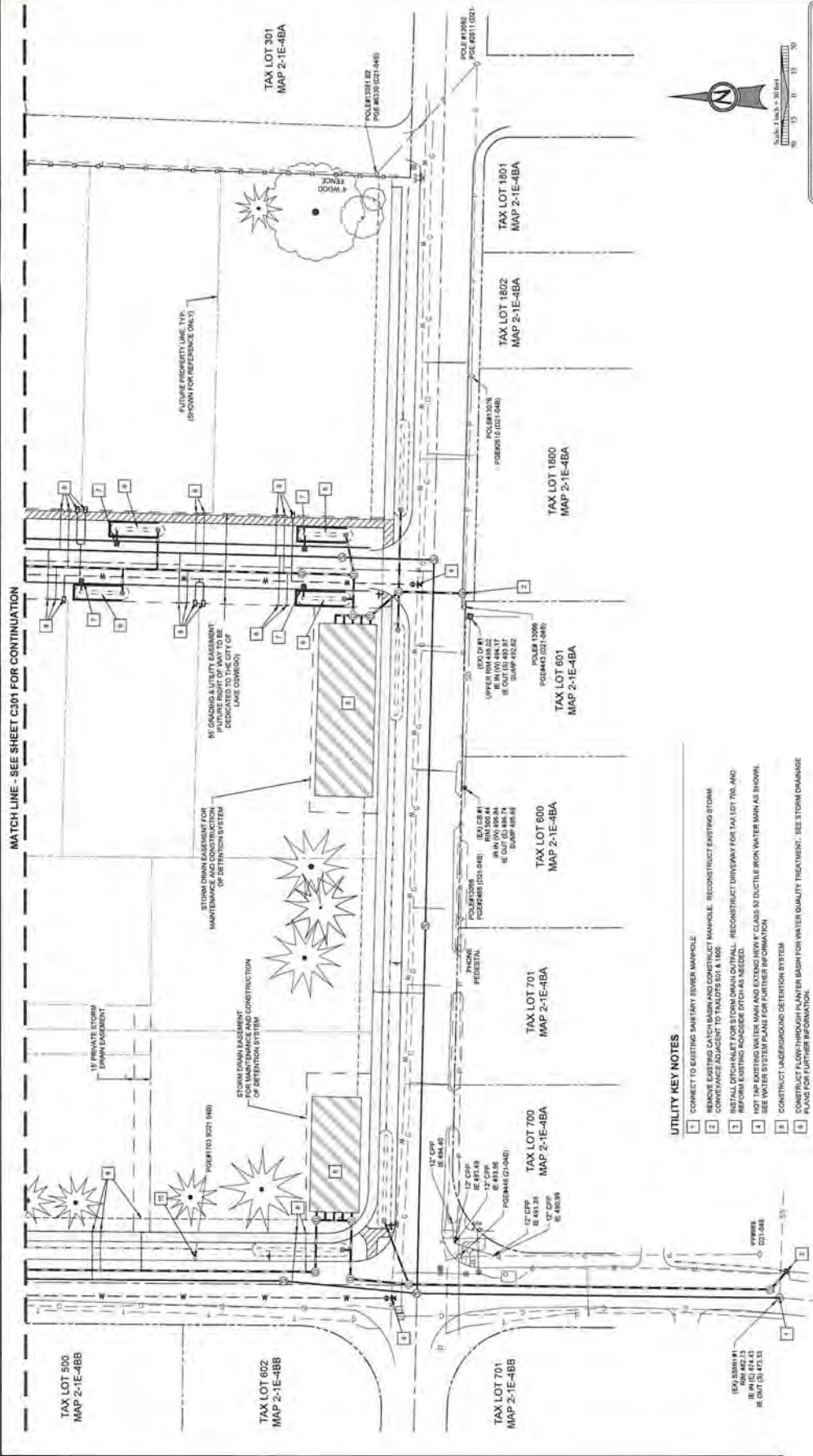
EXISTING HOUSE

POUR CONCRETE  
POST-TENSION (POST TENS)

COLLAR TRIM  
REPLACE (POST TENS)

SEPTIC TANK  
RELOCATED  
RHS 1/11/13





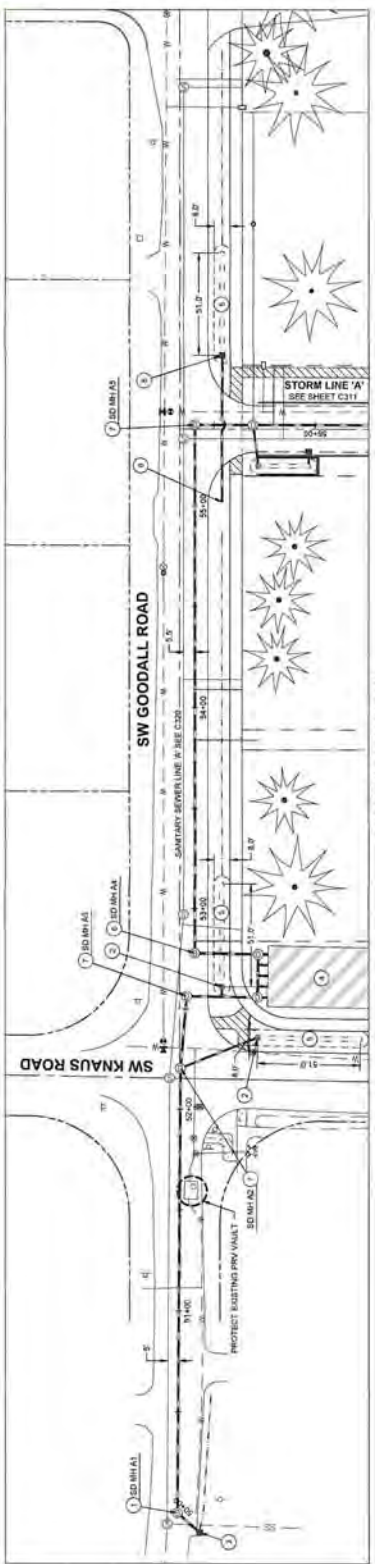
MATCH LINE - SEE SHEET C301 FOR CONTINUATION

UTILITY KEY NOTES

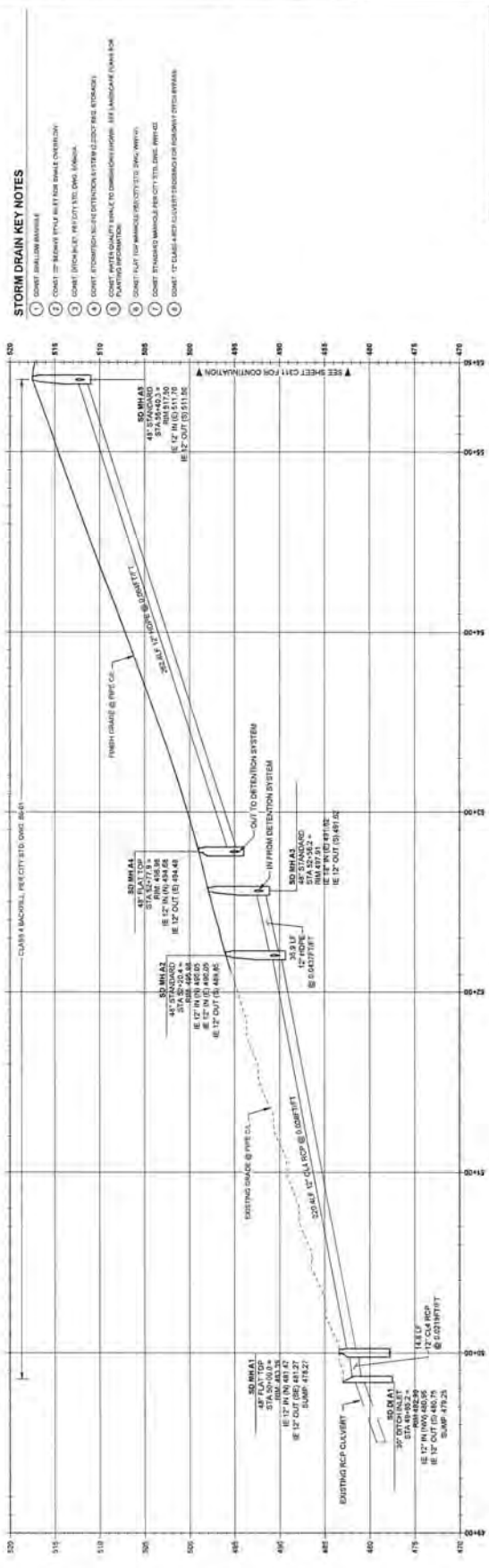
- 1 CORRECT TO EXISTING SANITARY SEWER MANHOLE
- 2 REMOVE EXISTING CATCH BASIN AND CONSTRUCT MANHOLE. RECONSTRUCT EXISTING STORM CONFORMANCE ADJACENT TO TAXLOTS 501 & 600
- 3 INSTALL DITCH INLET FOR STORM DRAIN OUTFALL. RECONSTRUCT DRIVEWAY FOR TAX LOT 700. AND RECONSTRUCT DRIVEWAY FOR TAX LOT 600.
- 4 NOT FOR CONSTRUCTION. MARK AND EXTRACT 18\"/>





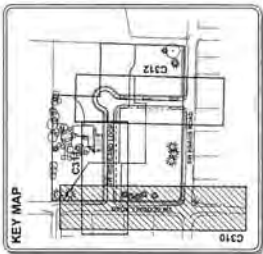


STORM DRAIN LINE 'A'  
(STA. 49+00 - 50+00)

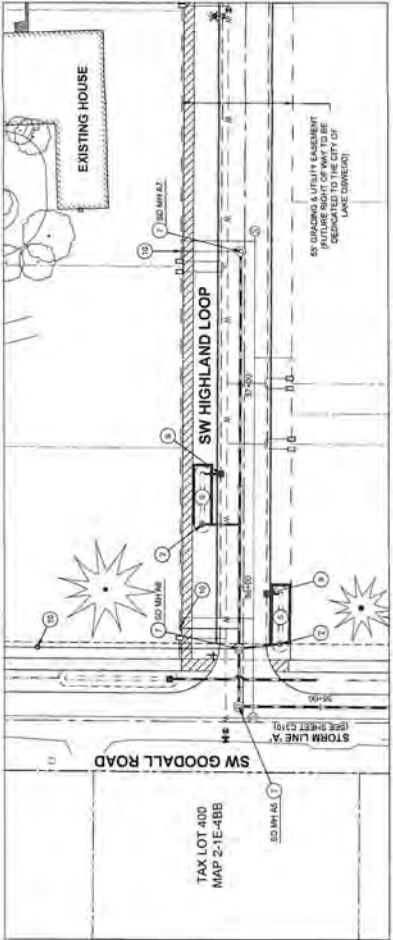


STORM DRAIN LINE 'A' PROFILE  
(STA. 49+00.00 - STA. 50+00.00)  
SCALE: 1" = 30' HORIZ., 1" = 5' VERT.

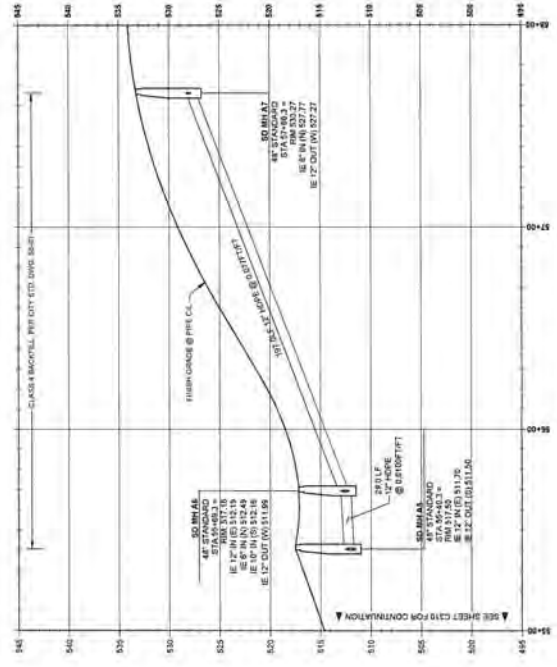
- STORM DRAIN KEY NOTES**
- 1. CONVEY THROUGH MANHOLE
  - 2. CONVEY THROUGH MANHOLE FOR SMALL OVERFLOW
  - 3. CONVEY THROUGH MANHOLE FOR OVERFLOW
  - 4. CONVEY THROUGH MANHOLE FOR OVERFLOW
  - 5. CONVEY THROUGH MANHOLE FOR OVERFLOW
  - 6. CONVEY THROUGH MANHOLE FOR OVERFLOW
  - 7. CONVEY THROUGH MANHOLE FOR OVERFLOW
  - 8. CONVEY THROUGH MANHOLE FOR OVERFLOW
  - 9. CONVEY THROUGH MANHOLE FOR OVERFLOW
  - 10. CONVEY THROUGH MANHOLE FOR OVERFLOW



- LEGEND**
- STORM DRAIN CENTERLINE
  - ROADSIDE DITCH CENTERLINE / FLOWLINE
  - ROADWAY CENTERLINE
  - BASEMENT LINE
  - PROPOSED RETAINING WALL
  - STORM DRAIN MANHOLE
  - STORM DRAIN INLET (TYPE AS NOTED)
  - STORM DRAIN BENT/VE STYLE INLET



STORM DRAIN LINE 'A' II PLAN  
 (STA. 55+00 - STA. 58+00)



STORM DRAIN LINE 'A' II PROFILE  
 (STA. 55+00.00 - STA. 58+00.00)

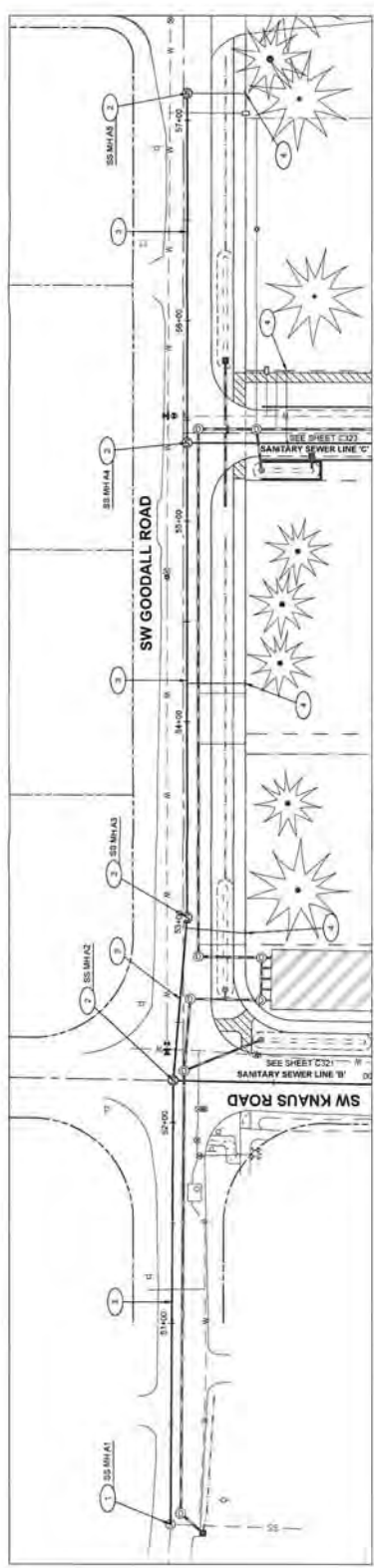
SCALE: 1" = 20' HORIZ., 1" = 4' VERT.

- STORM DRAIN KEY NOTES**
1. CONCRETE 24" REINFORCED PIPE FOR RAINLINE OVERFLOW.
  2. CONCRETE 18" REINFORCED PIPE FOR 18" DIA. MANHOLE.
  3. CONCRETE 18" REINFORCED PIPE FOR 18" DIA. MANHOLE.
  4. CONCRETE 18" REINFORCED PIPE FOR 18" DIA. MANHOLE.
  5. CONCRETE 18" REINFORCED PIPE FOR 18" DIA. MANHOLE.
  6. CONCRETE 18" REINFORCED PIPE FOR 18" DIA. MANHOLE.
  7. CONCRETE 18" REINFORCED PIPE FOR 18" DIA. MANHOLE.
  8. CONCRETE 18" REINFORCED PIPE FOR 18" DIA. MANHOLE.
  9. CONCRETE 18" REINFORCED PIPE FOR 18" DIA. MANHOLE.

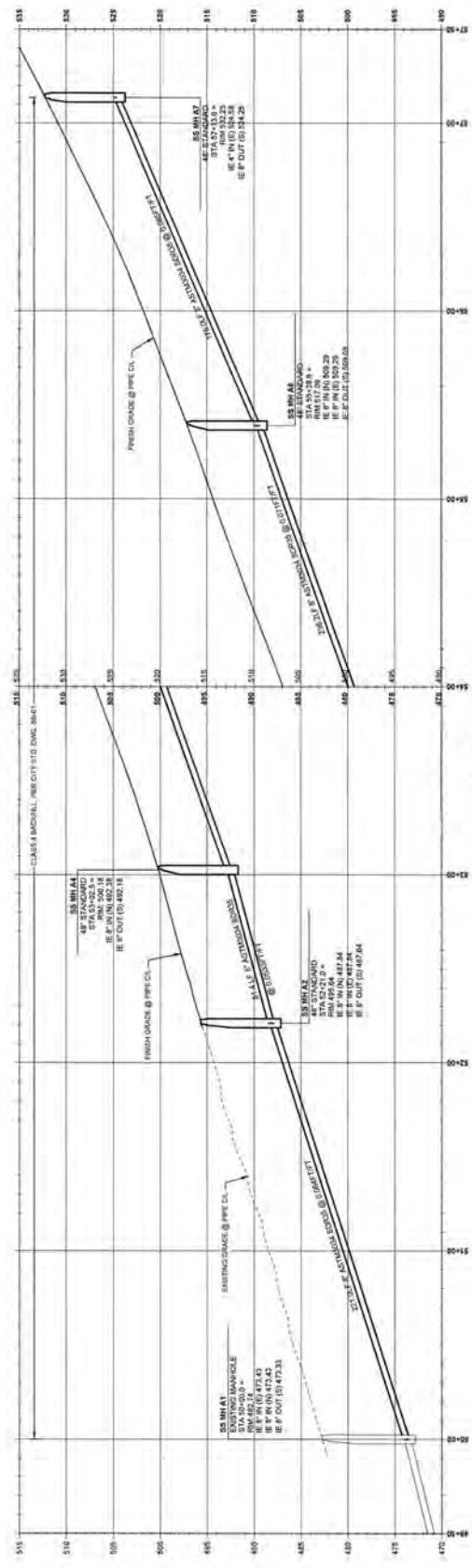


- LEGEND**
- STORM DRAIN CONVEYANCE LINE
  - ROADSIDE CENTER LINE / FLOWLINE
  - ROADWAY CENTER LINE
  - PARALLEL LINE
  - PROPOSED RETAINING WALL
  - PROPOSED MANHOLE
  - STORM DRAIN MANHOLE
  - STORM DRAIN INLET (TYPE AS NOTED)
  - STORM DRAIN REINFORCED PIPE



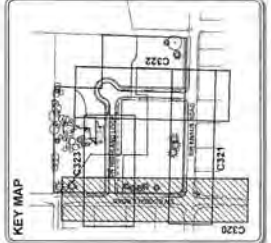


SANITARY LINE 'A' PLAN



SANITARY LINE 'A' PROFILE

SCALE: 1" = 30' HORIZ., 1" = 8' VERT.



- LEGEND**
- 1 SANITARY SEWER MAIN LINE
  - 2 SANITARY SEWER LATERAL
  - 3 ROADWAY CENTER LINE
  - 4 PROPOSED RETAINING WALL
  - 5 SANITARY SEWER MANHOLE

- SANITARY SEWER KEY NOTES**
- 1 CONNECT TO EXISTING MANHOLE EXCEPT FOR SANITARY SEWER AS SHOWN.
  - 2 CONDUIT THROUGH MANHOLE PER CITY OF PORTLAND.
  - 3 CONDUIT 4\"/>

**J.T. SMITH**  
ENGINEERING

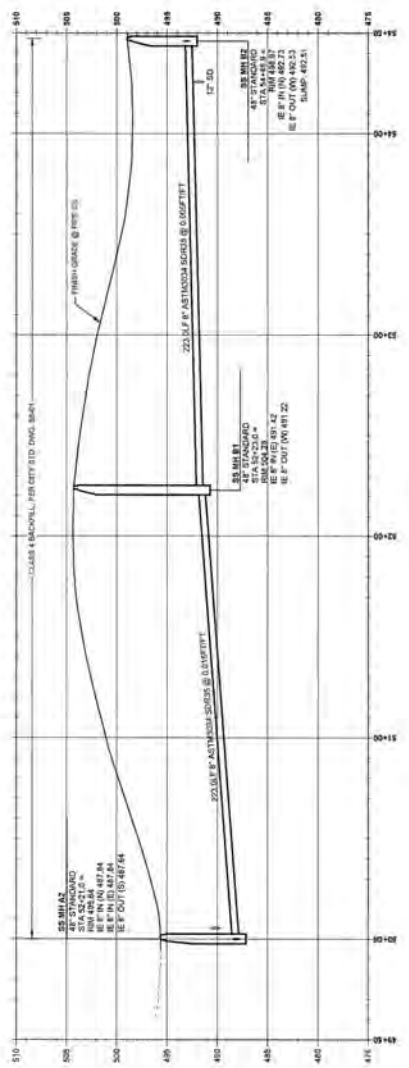
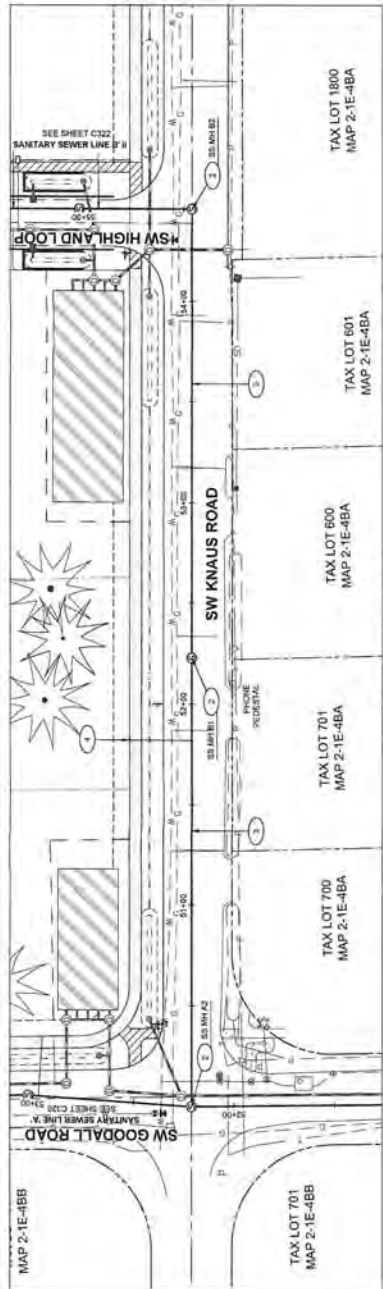
5/02/14 PERMIT REVIEW REGION: BSM/AMW BY: DATE:

**SANITARY SEWER LINE 'B' PLAN & PROFILE**  
**THE HIGHLANDS PUBLIC IMPROVEMENTS**  
J.T. SMITH COMPANIES INC.  
LAKE OSWEGO, OR

**BEHRENS**  
CONSULTING, INC.

CIVIL ENGINEERING  
LAND USE PLANNING  
WATER RESOURCES  
321 CONSULTING, INC.  
1000 N. W. 10TH AVE., SUITE 100  
LAKE OSWEGO, OR 97036  
PHONE: 503.261.8800

SHEET NUMBER: **C321**  
OF 02  
PROJECT: THE HIGHLANDS  
SHEET TITLE: **SANITARY SEWER LINE 'B'**



- LEGEND**
- 1 SANITARY SEWER MAIN LINE
  - 2 SANITARY SEWER LATERAL
  - 3 ROADWAY CENTER LINE
  - 4 EASEMENT LINE
  - 5 PROPOSED RETAINING WALL
  - 6 SANITARY SEWER MANHOLE

- SANITARY SEWER KEY NOTES**
- 1 CONCRETE STRUCTURE MANHOLE PER CITY STD. DWG. 900-42
  - 2 CONCRETE SEWER MANHOLE PER CITY STD. DWG. 900-43
  - 3 CONCRETE SEWER MANHOLE PER CITY STD. DWG. 900-44
  - 4 CONCRETE SEWER MANHOLE PER CITY STD. DWG. 900-45



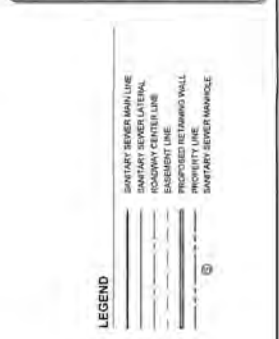
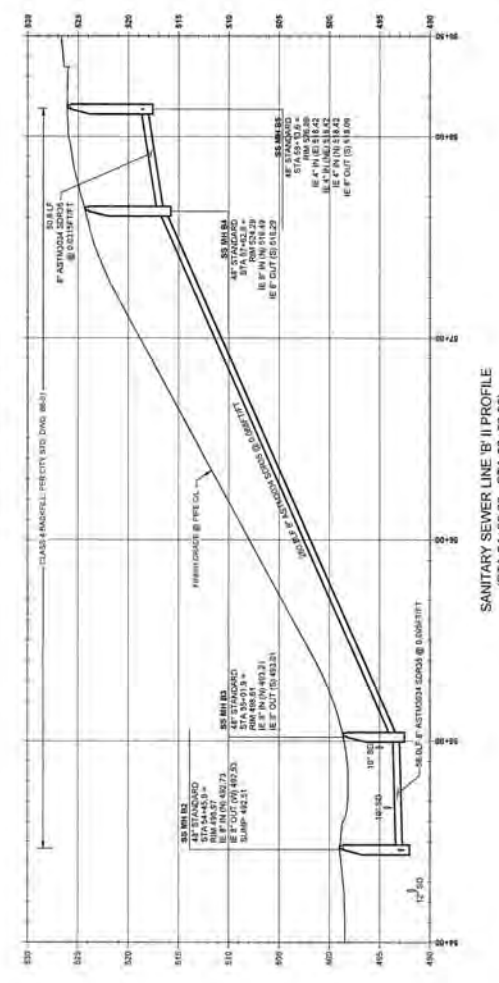
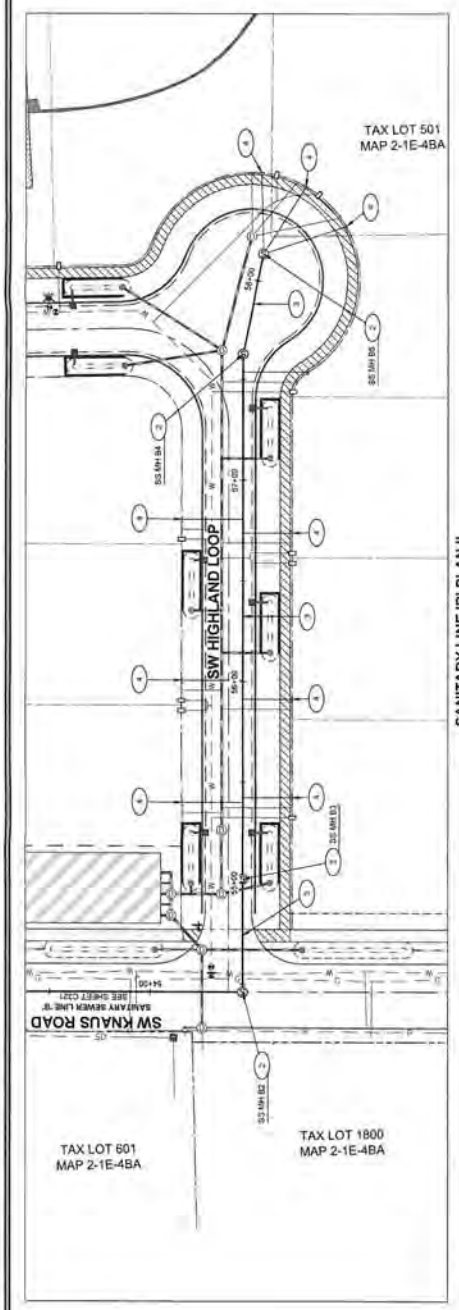
**J.T. SMITH CONSULTING, INC.**  
 5/02/18 PERMIT REVIEW  
 DESIGNER: [ ]  
 DWG NO: [ ]

**THE HIGHLANDS PUBLIC IMPROVEMENTS**  
 J.T. SMITH COMPANIES, INC.  
 LAKE OSWEGO, OR

**BEHRENS & BEHRENS ARCHITECTS**  
 1200 N. GASTRICH BLVD.  
 PORTLAND, OR 97228  
 PHONE: 503.281.1200  
 FAX: 503.281.1201

**M CONSULTING, INC.**  
 CIVIL ENGINEERING  
 WATER RESOURCES  
 LAND USE PLANNING  
 5700 SW DEER CREEK DRIVE, SUITE 100, BEAVERTON, OR 97008  
 PHONE: 503.623.8868  
 FAX: 503.623.8883

**C322**  
 SHEET NUMBER  
 SEWER LINE 'B' II  
 PART 1  
 SHEET TOTAL: 3 OF 3  
 DATE: 5/02/18

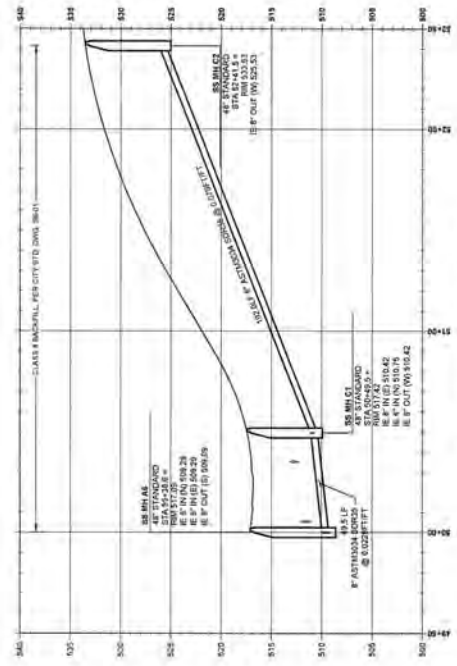
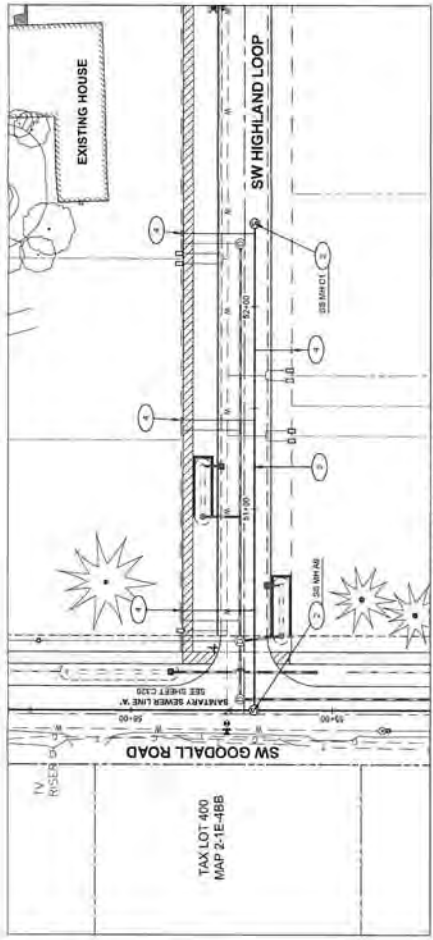


**SANITARY SEWER KEY NOTES**

1. CONCRETE MANHOLES PER CITY REG. DWG. (M-2)
2. CONCRETE MANHOLES PER CITY REG. DWG. (M-2)
3. CONCRETE MANHOLES PER CITY REG. DWG. (M-2)
4. CONCRETE MANHOLES PER CITY REG. DWG. (M-2)

**LEGEND**

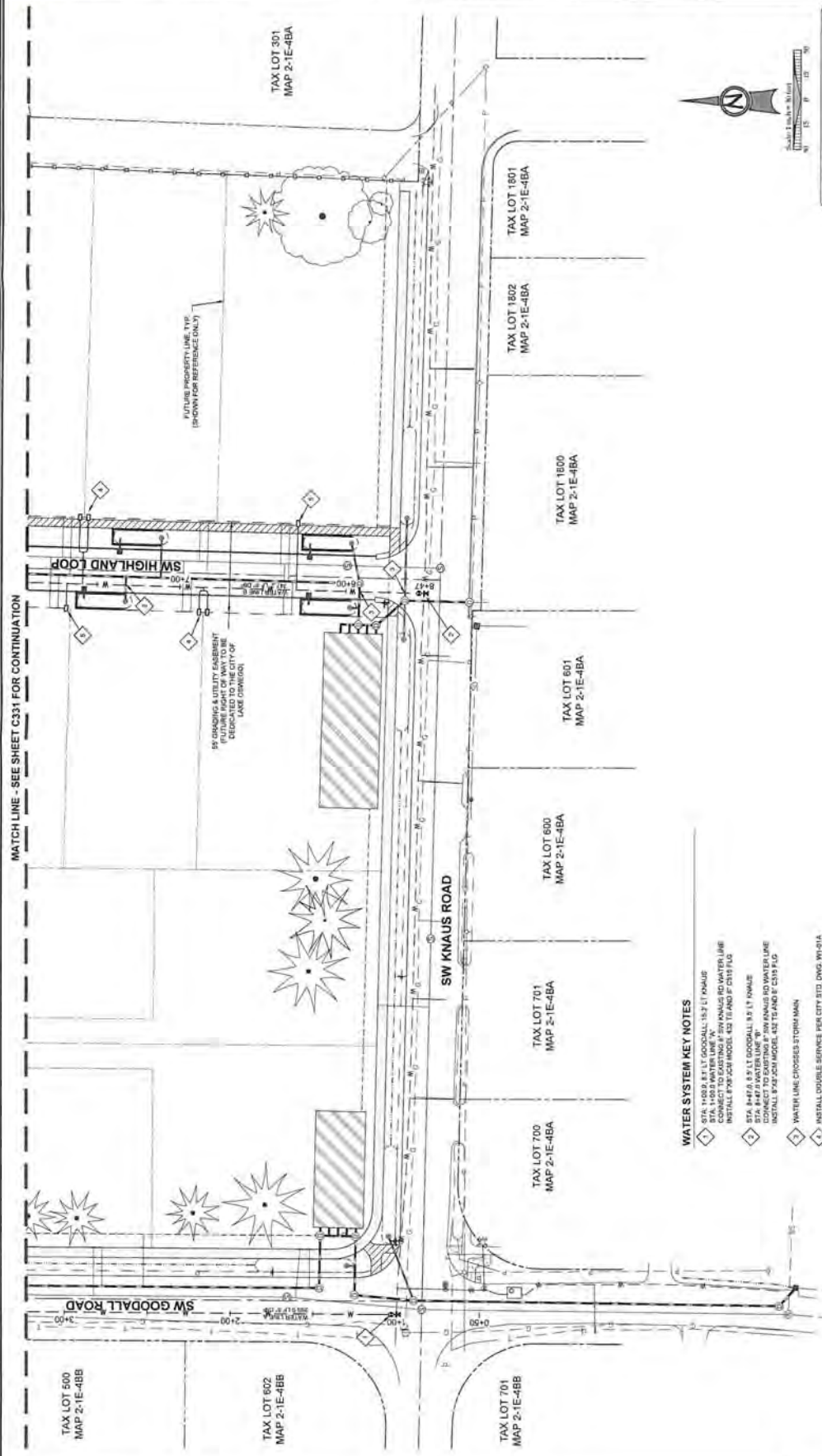
- SANITARY SEWER MAIN LINE
- SANITARY SEWER LATERAL
- ROADWAY CENTER LINE
- EXISTING LINE
- PROPOSED RETAINMENT WALL
- SANITARY SEWER MANHOLE



- SANITARY SEWER KEY NOTES**
1. 18" DIA. 8' SPAN MANHOLE PER CITY FILE DRAWING W-22
  2. 18" DIA. 8' SPAN MANHOLE PER CITY FILE DRAWING W-23
  3. 18" DIA. 8' SPAN MANHOLE PER CITY FILE DRAWING W-24
  4. 18" DIA. 8' SPAN MANHOLE PER CITY FILE DRAWING W-25
- LEGEND**
- SANITARY SEWER MAIN LINE
  - SANITARY SEWER LATERAL
  - ROADWAY CENTER LINE
  - PROPOSED RETAINING WALL
  - PROPOSED MANHOLE
  - PROPOSED MANHOLE





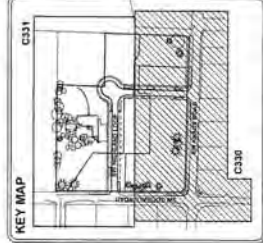


MATCH LINE - SEE SHEET C331 FOR CONTINUATION

FUTURE PROPERTY LINE, TYP.  
(FROM ADJACENT OWNER)

IF GRADING & UTILITY EASEMENT  
IS REQUIRED, THE CITY OF  
LAKE OSWEGO WILL BE  
DEDICATED TO THE CITY OF  
LAKE OSWEGO.

- WATER SYSTEM KEY NOTES**
- 1. STA. 1+00.00 TO 1+100.00: 15.2" DIAMETER WATER LINE TO EXISTING 15.2" DIAMETER WATER LINE. INSTALL 15.2" DIAMETER WATER LINE. CONNECT TO EXISTING 15.2" DIAMETER WATER LINE. INSTALL 15.2" DIAMETER WATER LINE. INSTALL 15.2" DIAMETER WATER LINE. INSTALL 15.2" DIAMETER WATER LINE.
  - 2. STA. 1+100.00 TO 1+150.00: 15.2" DIAMETER WATER LINE TO EXISTING 15.2" DIAMETER WATER LINE. INSTALL 15.2" DIAMETER WATER LINE. CONNECT TO EXISTING 15.2" DIAMETER WATER LINE. INSTALL 15.2" DIAMETER WATER LINE. INSTALL 15.2" DIAMETER WATER LINE.
  - 3. STA. 1+150.00 TO 1+200.00: 15.2" DIAMETER WATER LINE TO EXISTING 15.2" DIAMETER WATER LINE. INSTALL 15.2" DIAMETER WATER LINE. CONNECT TO EXISTING 15.2" DIAMETER WATER LINE. INSTALL 15.2" DIAMETER WATER LINE. INSTALL 15.2" DIAMETER WATER LINE.
  - 4. WATER LINE CROSSES STORMWATER DRAINAGE CANAL.
  - 5. INSTALL DOUBLE SERVICE PER CITY STD. DWG. W/ 6" DIA. WATER LINE.
  - 6. INSTALL SINGLE SERVICE PER CITY STD. DWG. W/ 4" DIA. WATER LINE.



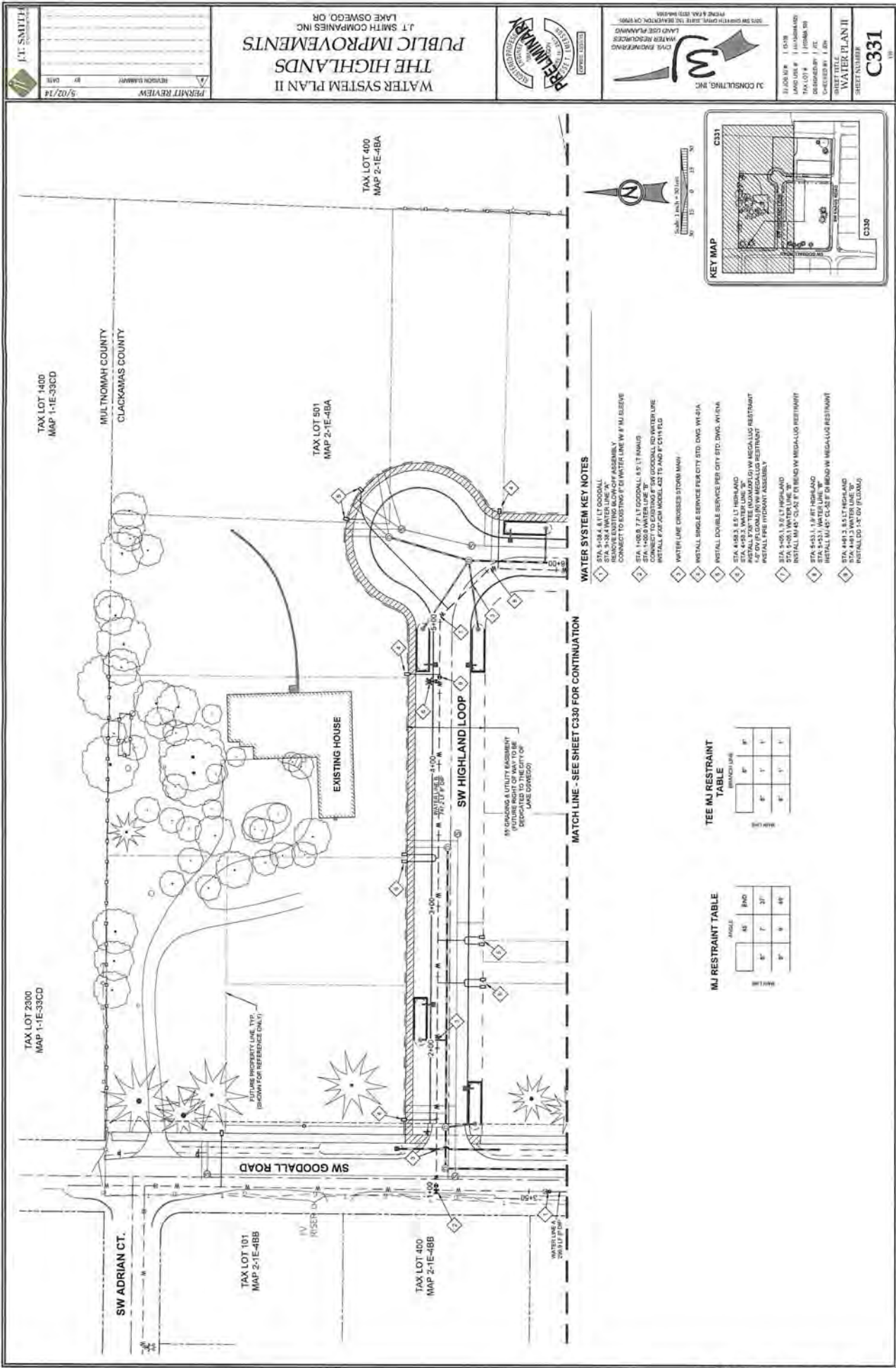
**TEE MJ RESTRAINT TABLE**

| MANHOLE | 1" | 2" | 3" | 4" | 6" |
|---------|----|----|----|----|----|
| MANHOLE | 1" | 1" | 1" | 1" | 1" |

**MJ RESTRAINT TABLE**

| MANHOLE | 1" | 2" | 3" | 4" | 6" |
|---------|----|----|----|----|----|
| MANHOLE | 1" | 1" | 1" | 1" | 1" |

EXHIBIT E-14  
LU 14-0031



WATER SYSTEM PLAN II  
THE HIGHLANDS  
PUBLIC IMPROVEMENTS  
JT SMITH COMPANIES INC  
LAKE OSWEGO, OR



JT SMITH CONSULTING, INC.  
CONSULTING ENGINEER  
3075 SW GIERSTEIN DRIVE, SUITE 200, BEVERLY HILLS, OR 97005  
PHONE: (503) 837-4600  
FAX: (503) 837-4601  
WWW.JTSMITHCONSULTING.COM

C331  
SHEET NUMBER  
WATER PLAN II

J.T. SMITH CONSULTING, INC.  
REVISION HISTORY  
BY DATE  
5/02/14  
PERMIT REVIEW

WATER SYSTEM KEY NOTES

- 1 STA 5+52.1 1.5' LT OCCASAL REMOVE EXISTING BLOWOFF ASSEMBLY, CONNECT TO EXISTING 8" DI WATER LINE W/ 4" MI ELBOW, STA 5+38.4 WATER LINE 'X'
- 2 STA 1+50.0 7.5' LT OCCASAL 4.5' LT HANG UP AND 2' UP TO EXISTING 8" DI GOODALL RD WATER LINE. INSTALL 8" x 8" CON MODEL 432 TB AND 4" x 4" x 1/2" PLS
- 3 WATER LINE CROSSES STORM MAIN
- 4 INSTALL SINGLE SERVICE PER CITY STD. DWG. W/ 3/4" DIA
- 5 INSTALL DOUBLE SERVICE PER CITY STD. DWG. W/ 3/4" DIA
- 6 STA 4+33.1 1.0' BT HANG UP AND STA 4+48.3 WATER LINE 'W'
- 7 INSTALL 7" x 7" TEE IN ANGLING TO W MEGA-LUG RESTRAINT. INSTALL PER INSTANT ASSEMBLY.
- 8 STA 4+05.1 3' x 1/2" BT HANG UP AND STA 4+15.1 1' x 1/2" BT HANG UP. INSTALL M 45' CLAS F DI BRND W MEGA-LUG RESTRAINT
- 9 STA 4+31.1 1' x 1/2" BT HANG UP AND STA 4+51.1 WATER LINE 'W'. INSTALL M 45' CLAS F DI BRND W MEGA-LUG RESTRAINT. INSTALL M 45' CLAS F DI BRND W MEGA-LUG RESTRAINT. INSTALL M 45' CLAS F DI BRND W MEGA-LUG RESTRAINT.

MATCH LINE - SEE SHEET C330 FOR CONTINUATION

TEE MI RESTRAINT TABLE

| ANGLE |    | BND |    |
|-------|----|-----|----|
| MI    | PL | MI  | PL |
| W     | Y  | Y   | Y  |
| Y     | Y  | Y   | Y  |
| Y     | Y  | Y   | Y  |
| Y     | Y  | Y   | Y  |

MJ RESTRAINT TABLE

| ANGLE |    | BND |    |
|-------|----|-----|----|
| MI    | PL | MI  | PL |
| W     | Y  | Y   | Y  |
| Y     | Y  | Y   | Y  |
| Y     | Y  | Y   | Y  |
| Y     | Y  | Y   | Y  |

TEE MI RESTRAINT TABLE

| ANGLE |    | BND |    |
|-------|----|-----|----|
| MI    | PL | MI  | PL |
| W     | Y  | Y   | Y  |
| Y     | Y  | Y   | Y  |
| Y     | Y  | Y   | Y  |
| Y     | Y  | Y   | Y  |

MATCH LINE - SEE SHEET C330 FOR CONTINUATION

MJ RESTRAINT TABLE

| ANGLE |    | BND |    |
|-------|----|-----|----|
| MI    | PL | MI  | PL |
| W     | Y  | Y   | Y  |
| Y     | Y  | Y   | Y  |
| Y     | Y  | Y   | Y  |
| Y     | Y  | Y   | Y  |

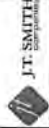


Scale: 1" = 20'





MASTER PARTITION PLAN  
 THE HIGHLANDS  
 J.T. SMITH COMPANIES  
 LANE OSWEGO, OR



P2.0

| TREE INVENTORY | SURVEY POINT NUMBER | TREE SPECIES     | DBH | PROPOSED ACTION | REASON FOR MITIGATION |
|----------------|---------------------|------------------|-----|-----------------|-----------------------|
|                | 2116                | ENGLISH HANTHORN | 12  | REMOVE          | INVASIVE              |
|                | 2117                | DOUGLASS ASPLE   | 18  | REMOVE          | ROW                   |
|                | 2028                | NORWAY MAPLE     | 16  | REMOVE          | INVASIVE              |
|                | 2029                | NORWAY MAPLE     | 24  | REMOVE          | INVASIVE              |
|                | 2030                | POMERANIA PINE   | 24  | REMOVE          | GRADING               |
|                | 2031                | POMERANIA PINE   | 18  | REMOVE          | GRADING               |
|                | 2032                | SHORE PINE       | 18  | REMOVE          | ROW                   |
|                | 2033                | POMERANIA PINE   | 24  | REMOVE          | ROW                   |
|                | 2034                | POMERANIA PINE   | 24  | REMOVE          | UTILITIES             |
|                | 2035                | POMERANIA PINE   | 24  | REMOVE          | UTILITIES             |
|                | 2036                | SHORE PINE       | 24  | REMOVE          | UTILITIES             |
|                | 2037                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2038                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2039                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2040                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2041                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2042                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2043                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2044                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2045                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2046                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2047                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2048                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2049                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2050                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2051                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2052                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2053                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2054                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2055                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2056                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2057                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2058                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2059                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2060                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2061                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2062                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2063                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2064                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2065                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2066                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2067                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2068                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2069                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2070                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2071                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2072                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2073                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2074                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2075                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2076                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2077                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2078                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2079                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2080                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2081                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2082                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2083                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2084                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2085                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2086                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2087                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2088                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2089                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2090                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2091                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2092                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2093                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2094                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2095                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2096                | SHORE PINE       | 24  | REMOVE          | GRADING               |
|                | 2097                | SHORE PINE       | 24  | REMOVE          | GRADING               |

GENERAL TREE INVENTORY STATISTICS

|                            |     |
|----------------------------|-----|
| TOTAL TREE INVENTORY       | 102 |
| TOTAL TREES RETAINED       | 12  |
| TOTAL TREES REMOVED        | 90  |
| TREES REQUIRING MITIGATION | 21  |

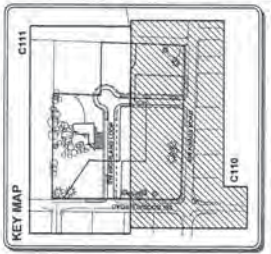
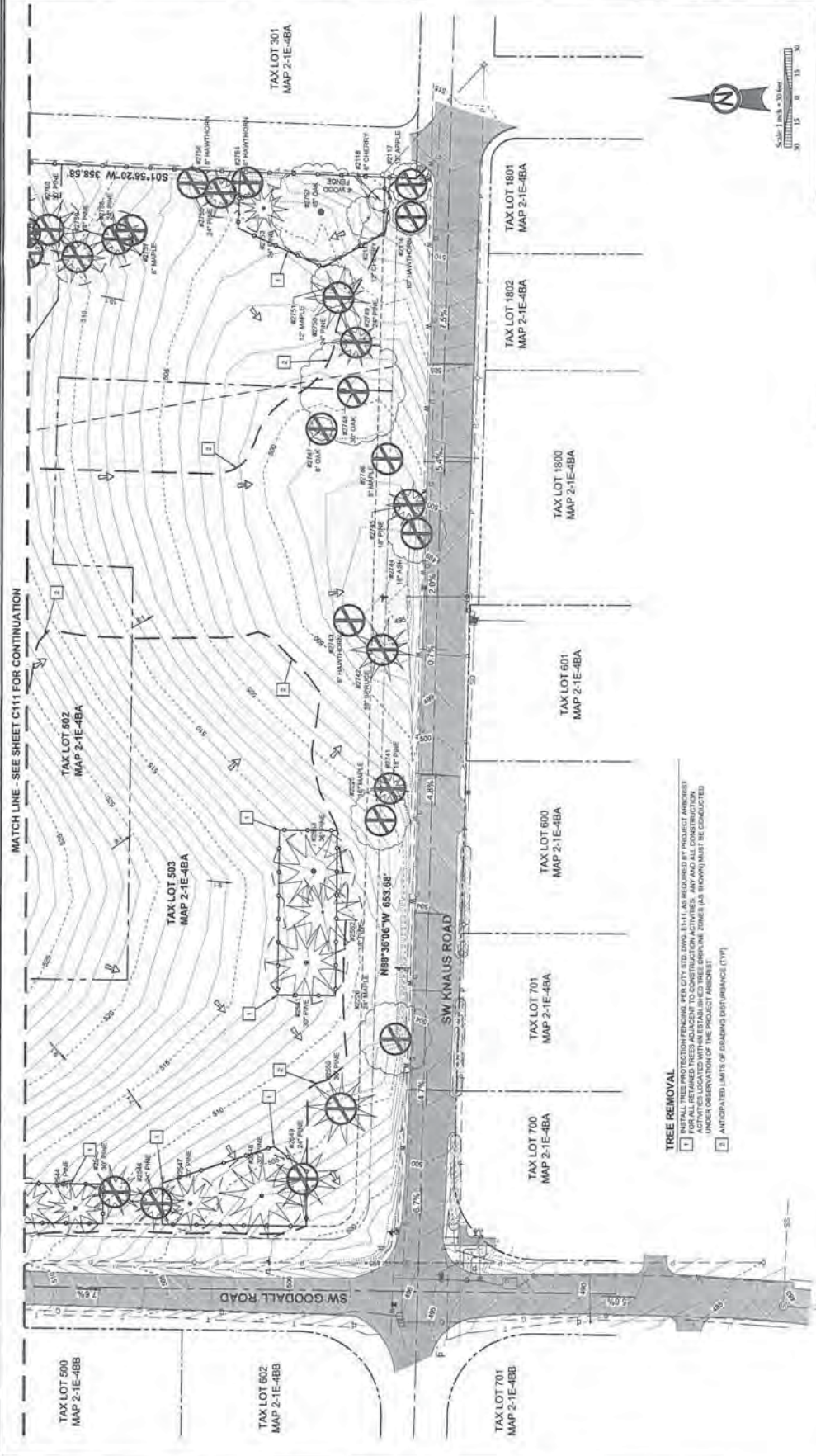
LEGEND

- LIMITS OF GRADING
- TREE PROTECTION FENCING
- CONSTRUCTION FENCES
- SPECIES (AS NOTED)
- INDIVIDUAL TREE
- SPECIES & DBH AS NOTED
- TREE TO BE REMOVED

Scale: 1 inch = 40 feet





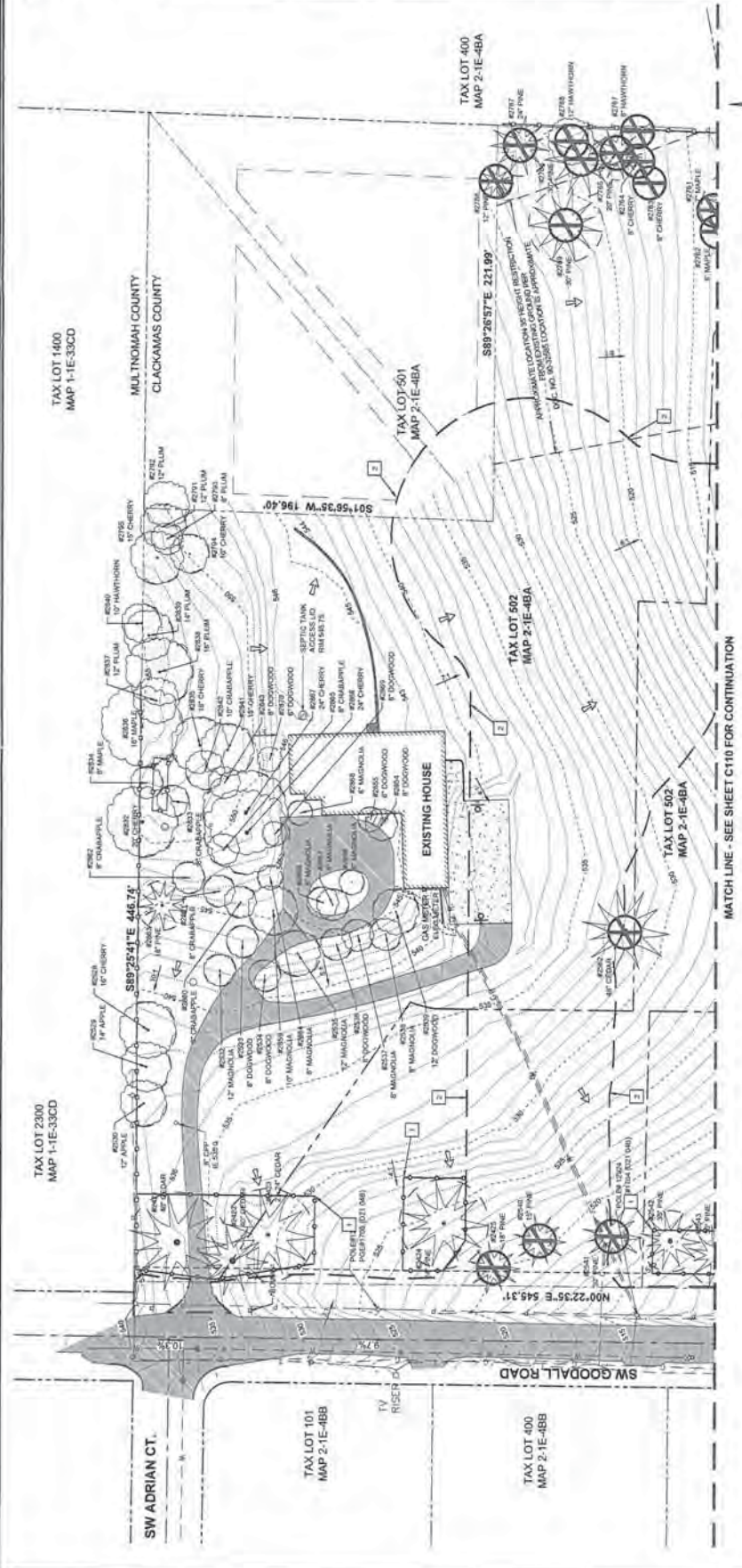


**TREE REMOVAL**  
 1 INSTALL TREE PROTECTION FENCING PER CITY STD. DOWNSHIFT, AS REQUIRED BY PROJECT ADDRESS.  
 2 ALL TREE PROTECTION FENCING SHALL BE INSTALLED WITHIN THE TREE PROTECTION ZONE (AS SHOWN) AND MAINTAINED THROUGHOUT CONSTRUCTION ACTIVITIES LOCATED WITHIN ESTABLISHED TREE PROTECTION ZONES (AS SHOWN) MUST BE CONDUCTED UNDER OBSERVATION OF THE PROJECT ADDRESS.  
 3 ANTICIPATED LIMITS OF DRAGGING DISTURBANCE (DTP)



MATCH LINE - SEE SHEET C111 FOR CONTINUATION





**KEY MAP**

**LEGEND**

- LIMITS OF GRADING
- TREE DRAINAGE LIMITS
- TREE PROTECTION FENCING
- CONFIRMED TREE
- SPECIES & SIZE AS NOTED
- POTENTIAL TREE
- SPECIES & SIZE AS NOTED
- TREE TO BE REMOVED

**KEY NOTES**

- INSTALL TREE PROTECTION FENCING PER CITY STD. ORWG 6.1.1, AS REQUIRED BY PROJECT ADDRESS. FENCING SHALL BE INSTALLED WITHIN ESTABLISHED TREE DRAINAGE ZONES (AS SHOWN) AND BE MAINTAINED UNDER OBSERVATION OF THE PROJECT ADDRESS.
- ANTICIPATED LIMITS OF GRADING (DASHED LINE)

MATCH LINE - SEE SHEET C110 FOR CONTINUATION

NOT FOR CONSTRUCTION

