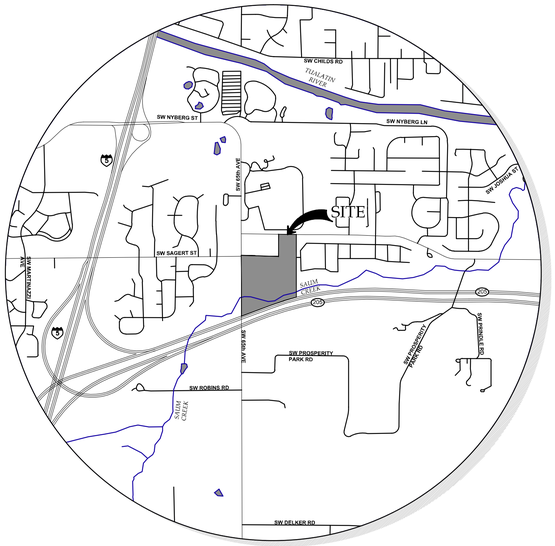
TYPE II LAND USE DOCUMENTS

FOR

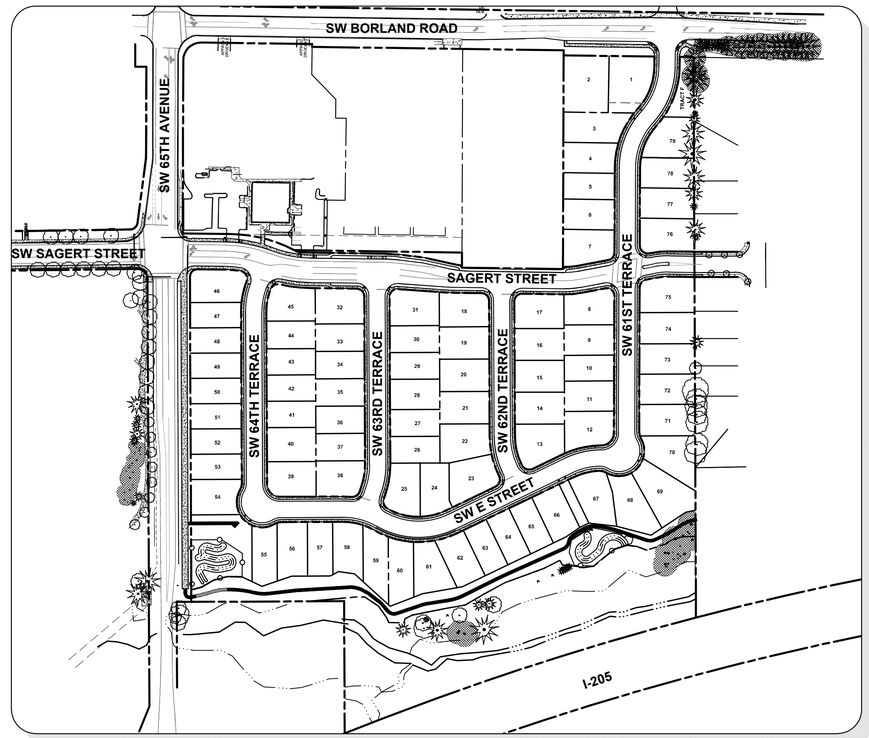
SAGERT FARM SUBDIVISION

PREPARED FOR
LENNAR NORTHWEST INC.



VICINITY MAP

NOT TO SCALE



SITE MAP

NOT TO SCALE

PARCEL 1, PARTITION PLAT NO. 2005-121
LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 4, T.2S., R.1E., W.M.
CLACKAMAS COUNTY, OREGON

SHEET LIST

CS	COVER SHEET
C010	OVERALL TENTATIVE PLAT
C011	TENTATIVE PLAT I
C012	TENTATIVE PLAT II
C013	TENTATIVE PLAT III
C014	TENTATIVE PLAT IV
C015	CIRCULATION PLAN
C100	OVERALL EXISTING CONDITIONS
C101	EXISTING CONDITIONS PLAN I
C102	EXISTING CONDITIONS PLAN II
C103	EXISTING CONDITIONS PLAN III
C104	EXISTING CONDITIONS PLAN IV
C105	TREE PROTECTION & REMOVAL I
C106	TREE PROTECTION & REMOVAL II
C107	TREE PROTECTION & REMOVAL III
C108	TREE PROTECTION AND REMOVAL IV
C109	TREE PROTECTION AND REMOVAL V
C111	DEMOLITION PLAN I
C112	DEMOLITION PLAN II
C113	DEMOLITION PLAN III
C114	DEMOLITION PLAN IV
C116	PHASE 1 EROSION CONTROL PLAN I
C117	PHASE 1 EROSION CONTROL PLAN II
C118	PHASE 1 EROSION CONTROL PLAN III
C119	PHASE 1 EROSION CONTROL PLAN IV
C121	PH.2 GRADING & ESC PLAN
C122	PH2 GRADING & ESC PLAN II
C123	PH2 GRADING & ESC PLAN III
C124	PH 2 GRADING & ESC PLAN IV
C200	OVERALL SITE PLAN
C201	OVERALL COMPOSITE UTILITY PLAN
C211	STREET & STORM PLAN I
C212	STREET & STORM PLAN II
C213	STREET & STORM PLAN III
C214	STREET & STORM PLAN IV
C220	BORLAND RD. IMPROVEMENT PLAN
C221	SAGERT ST. & 65th AVE. INTERSECTION PLAN
C222	65TH AVE. IMPROVEMENT PLAN I
C223	65TH AVE. IMPROVEMENT PLAN II
C230	ONSITE TYPICAL SECTIONS I
C231	ONSITE TYPICAL SECTIONS II
C251	ILLUMINATION PLAN I
C252	ILLUMINATION PLAN II
C253	ILLUMINATION PLAN III
C254	ILLUMINATION PLAN IV
C260	SAUM CREEK TRAIL PLAN
C401	SANITARY SEWER & WATER PLAN I
C402	SANITARY SEWER & WATER PLAN II
C403	SANITARY SEWER & WATER PLAN III
C404	SANITARY SEWER & WATER PLAN IV
L100	STREET TREE PLANTING PLAN
L101	STREET TREE PLANTING PLAN
L102	WATER QUALITY SWALE PLANTING PLAN
L103	PLANTING DETAILS & NOTES

PROJECT TEAM

OWNER/APPLICANT
LENNAR NORTHWEST INC.
11807 NE 99th STREET SUITE 1170
VANCOUVER, WA 98682
CONTACT: MIKE LOOMIS
PHONE: 306-258-7882
EMAIL: mike.loomis@lennar.com

CIVIL ENGINEER
3J CONSULTING, INC.
5075 SW GRIFFITH DRIVE, SUITE 150
BEAVERTON, OR 97005
CONTACT: JOHN HOWORTH
PHONE: (503) 946-9365
EMAIL: john.howorth@3j-consulting.com

LAND SURVEYOR
COMPASS SURVEYING
4107 SE INTERNATIONAL WAY, SUITE 705
MILWAUKIE, OR 97222
CONTACT: DON DEVLAEMINCK
PHONE: 503-653-9093
EMAIL: dond@compass-engineering.com

PLANNING CONSULTANT
3J CONSULTING, INC
5075 SW GRIFFITH DRIVE, SUITE 150
BEAVERTON, OR 97005
CONTACT: ANDREW TULL
PHONE: 503-946-9365
EMAIL: andrew.tull@3j-consulting.com

GEOTECHNICAL CONSULTANT
GEOPACIFIC ENGINEERING, INC.
14835 SW 72ND AVENUE
PORTLAND, OR 97224
CONTACT: JIM IMBRIE
PHONE: (503) 625-4455
EMAIL: jimbrie@geopacificeng.com

LANDSCAPE ARCHITECT
MEARS DESIGN GROUP, LLC.
5075 SW GRIFFITH DRIVE, SUITE 150
BEAVERTON, OR 97005
CONTACT: TROY MEARS
PHONE: (971) 255-7474
EMAIL: troym@mearsdesigngroup.com

UTILITIES & SERVICES

STREET, STORM, SEWER
CITY OF TUALATIN
CONTACT: MIKE DARBY
PHONE: (503) 692-2000
EMAIL: mdarby@ci.tualatin.or.us

POWER
PGE
CONTACT: LORRAINE KATZ
PHONE: (503) 672-5484
EMAIL: lorraine.katz@pgn.com

GAS
NORTHWEST NATURAL - ENGINEERING
CONTACT: BRIAN KELLEY
PHONE: (503) 220-2427
EMAIL: brian.kelley@nwnatural.com

FIRE
TUALATIN VALLEY FIRE & RESCUE

WATER
CITY OF TUALATIN
CONTACT: MICK WILSON
PHONE: (503) 691-3095
EMAIL:

TELECOMMUNICATIONS
CENTURY LINK - REGIONAL ENGINEER
CONTACT: KENNETH SCIULLI
PHONE: (503) 242-0304
EMAIL: kenneth.sciulli@centurylink.com

CENTURY LINK - REGIONAL MANAGER
CONTACT: JEREMY MORRIS
PHONE: (503) 293-4567
EMAIL:jeremy.morris@centurylink.com

POLICE, ROADS, PARKS
CITY OF TUALATIN

CABLE
COMCAST
CONTACT: KENNETH WILLS
PHONE: (503) 793-9981
EMAIL: kenneth_wills@cable.comcast.com

SCHOOLS
TIGARD - TUALATIN SCHOOL DISTRICT
PHONE: (503) 431-4000

SITE INFORMATION

SITE ADDRESS
20130 SW 65th AVENUE
TUALATIN, OR

JURISDICTION
CITY OF TUALATIN

ZONING
RL

TAX LOT(S)
21E30B 00300, 00600

FLOOD HAZARD
MAP NUMBER: 4102770004C
ZONE X (UNSHADED)

NOT FOR CONSTRUCTION

TYPE II LAND USE 8/11/15

#	REVISION SUMMARY	BY	DATE

COVER SHEET
SAGERT FARM SUBDIVISION
TYPE II LAND USE DOCUMENTS
LENNAR NORTHWEST, INC.
TUALATIN, OREGON

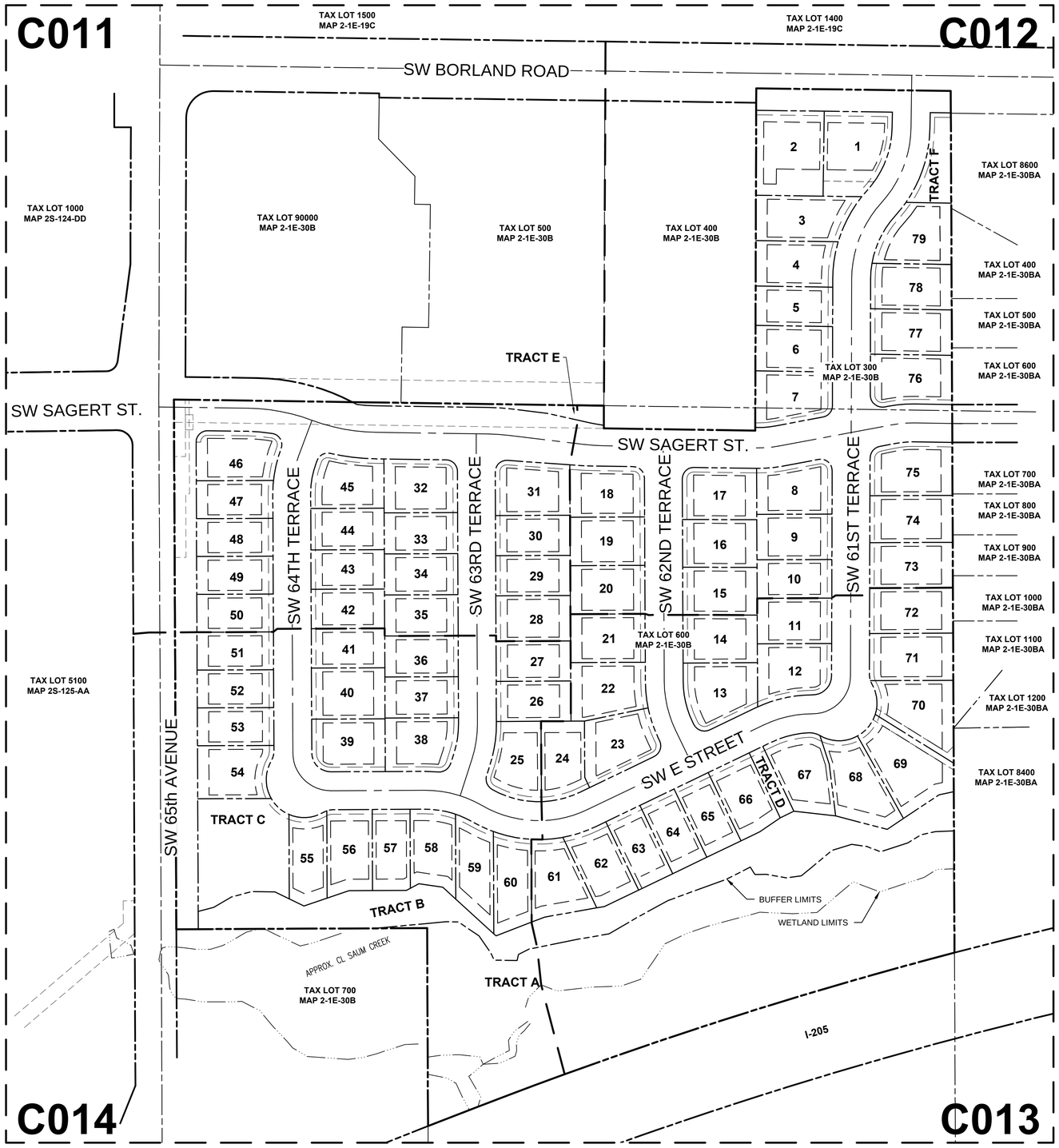
REGISTERED PROFESSIONAL ENGINEER 70652PE OREGON JUNE 16, 2011 JESSE T. EMERSON
PRELIMINARY
EXPIRES: 12/31/15

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	13-159
LAND USE #	SB15-0002
TAX LOT #	2S1E30B 300 & 600
DESIGNED BY	JTE, JCP, CKW
CHECKED BY	JTE, JDH

SHEET TITLE
COVER SHEET

SHEET NUMBER
C000



LEGEND

- BOUNDARY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CENTERLINE
- EXISTING LOT LINE
- SETBACK LINE
- LOT LINE
- RIGHT-OF-WAY
- ROAD CENTERLINE
- WETLAND BOUNDARY
- EASEMENT REMOVAL

SITE STATISTICS	
SITE ADDRESS	20130 SW 65th AVE
TAX LOTS	21E030B 00600
	21E030B 00300
JURISDICTION	CITY OF TUALATIN
LOT SITE AREA	00600 - 18.54 ACRES
	00300 - 2.55 ACRES
GROSS SITE AREA	21.09 ACRES
PROPERTY ZONING	LOW DENSITY RESIDENTIAL
FLOOD HAZARD MAP NUMBER	4102770004C

SUBDIVISION STATISTICS	
RIGHT OF WAY DEDICATION	5.24 ACRES
MINIMUM ALLOWABLE EFFECTIVE LOT SIZE	5,000 SF
MINIMUM LOT DENSITY	5.3
MAXIMUM LOT DENSITY	7.5
PROPOSED LOT DENSITY	7.0

SETBACKS:	STANDARD:
FRONT	15'
SIDE	5'
REAR	15'
STREET SIDE	10'
MAX. HEIGHT	35'

GENERAL NOTES

EASEMENT REMOVAL AREA = 6,000 SF

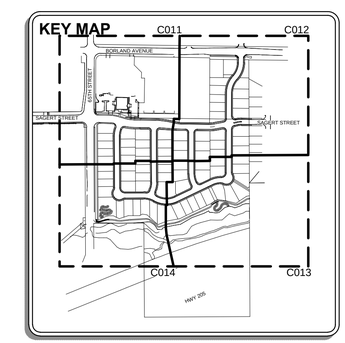
THE PURPOSE OF THIS TENTATIVE PLAT IS TO SHOW THE PROPOSED LOT DIMENSIONS FOR PLANNING PURPOSES. THIS IS NOT AN OFFICIAL PLAT AND IS NOT TO BE USED FOR SURVEY PURPOSES. SEE SHEETS C011-C014 FOR DETAIL.

Scale: 1 inch = 80 feet

80 40 0 40 80

Know what's below. Call before you dig.

KEY MAP



TYPE II LAND USE 8/11/15

#	REVISION SUMMARY	BY	DATE

OVERALL TENTATIVE PLAT
SAGERT FARM SUBDIVISION
TYPE II LAND USE DOCUMENTS

LENNAR NORTHWEST, INC.
TUALATIN, OREGON

REGISTERED PROFESSIONAL ENGINEER 70651PE OREGON JUNE 16, 2011 JESSE T. EMERSON

PRELIMINARY

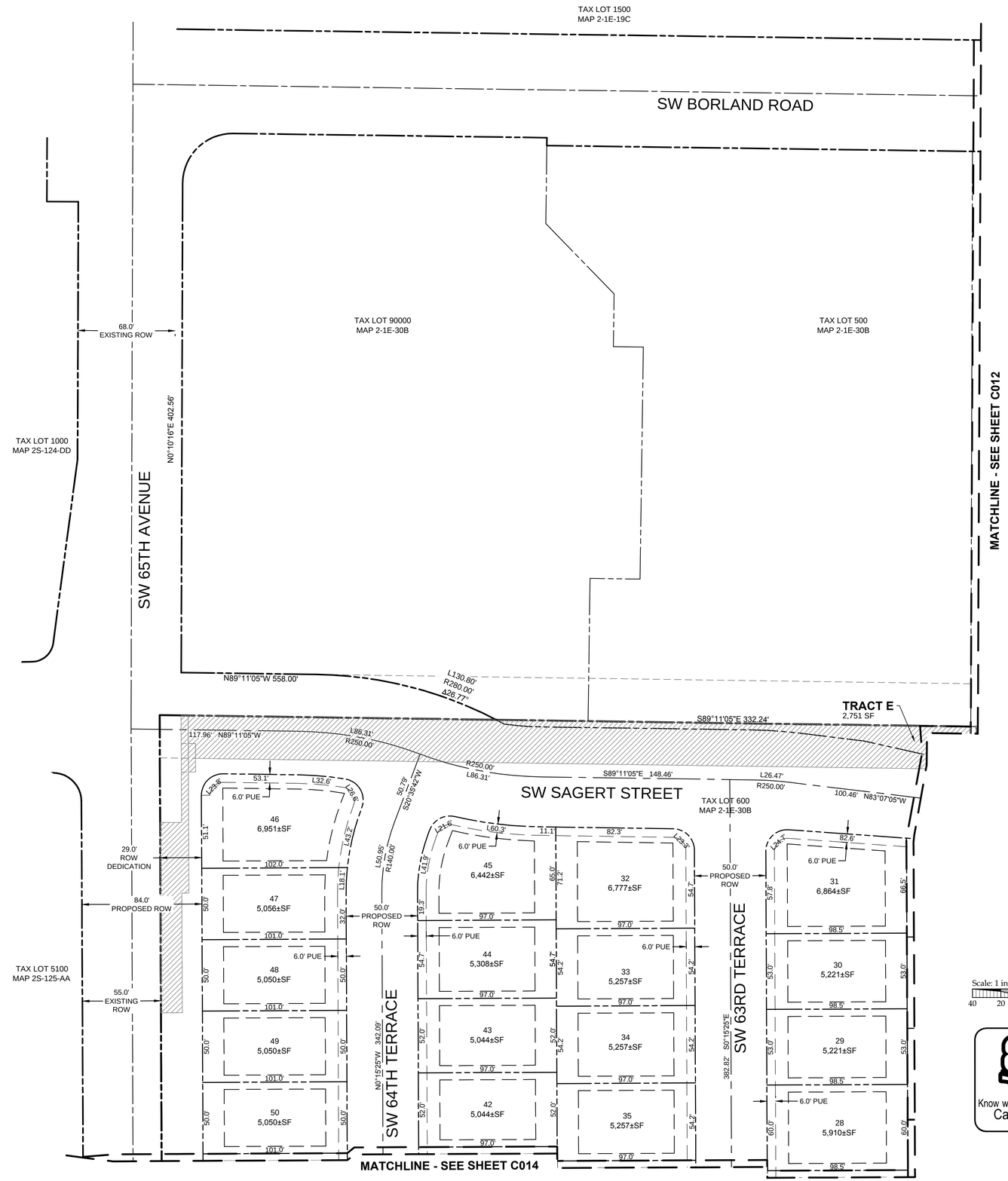
EXPIRES: 12/31/15

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 848-8965

3J JOB ID #	13-159
LAND USE #	SB15-0002
TAX LOT #	2S1E30B 300 & 600
DESIGNED BY	JTE, JCP, CKW
CHECKED BY	JTE, JDH

SHEET TITLE
TENTATIVE PLAT

SHEET NUMBER
C010



LEGEND

- BOUNDARY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING ROAD CENTERLINE
- EXISTING LOT LINE
- SETBACK LINE
- LOT LINE
- RIGHT-OF-WAY

SITE STATISTICS	
SITE ADDRESS	20130 SW 65th AVE
TAX LOTS	21E030B 00600
	21E030B 00300
JURISDICTION	CITY OF TUALATIN
LOT SITE AREA	00600 - 18.54 ACRES
	00300 - 2.55 ACRES
GROSS SITE AREA	21.09 ACRES
PROPERTY ZONING	LOW DENSITY RESIDENTIAL
FLOOD HAZARD MAP NUMBER	4102770004C

SUBDIVISION STATISTICS	
RIGHT OF WAY DEDICATION	5.24 ACRES
MINIMUM ALLOWABLE EFFECTIVE LOT SIZE	5,000 SF
MINIMUM LOT DENSITY	5.3
MAXIMUM LOT DENSITY	7.5
PROPOSED LOT DENSITY	7.0

SETBACKS:	STANDARD:
FRONT	15'
SIDE	5'
REAR	15'
STREET SIDE	10'
MAX. HEIGHT	35'

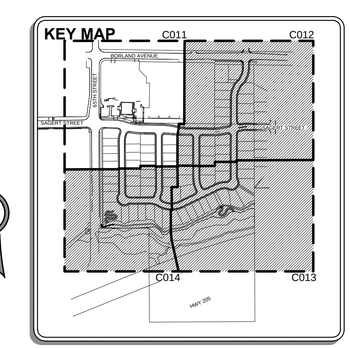
THE PURPOSE OF THIS TENTATIVE PLAT IS TO SHOW THE PROPOSED LOT DIMENSIONS FOR PLANNING PURPOSES. THIS IS NOT AN OFFICIAL PLAT AND IS NOT TO BE USED FOR SURVEY PURPOSES. SEE SHEET C001 FOR OVERALL TENTATIVE PLAT.

Scale: 1 inch = 40 feet

40 20 0 20 40

811 Know what's below. Call before you dig.

KEY MAP



#	REVISION SUMMARY	BY	DATE

TYPE II LAND USE 8/11/15

TENTATIVE PLAT I
SAGERT FARM SUBDIVISION
TYPE II LAND USE DOCUMENTS

LENNAR NORTHWEST, INC.
TUALATIN, OREGON

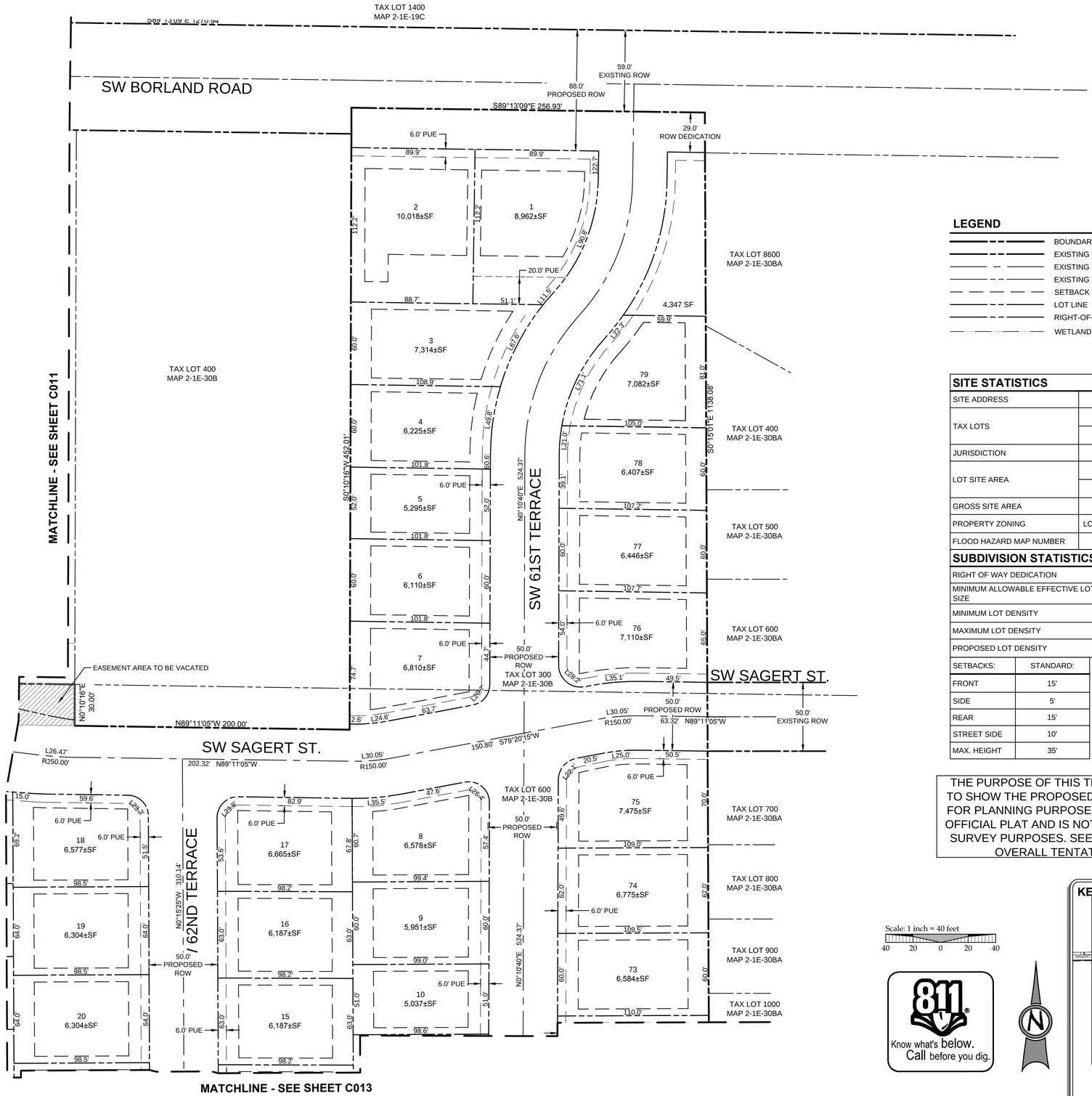
REGISTERED PROFESSIONAL ENGINEER 70652PE OREGON JUNE 16, 2011 JESSE T. EMERSON
PRELIMINARY
EXPIRES: 12/31/15

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	13-159
LAND USE #	SB15-0002
TAX LOT #	2S1E30B 300 & 600
DESIGNED BY	JTE, JCP, CKW
CHECKED BY	JTE, JDH

SHEET TITLE
TENTATIVE PLAT I

SHEET NUMBER
C011



LEGEND

- BOUNDARY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING ROAD CENTERLINE
- EXISTING LOT LINE
- SETBACK LINE
- LOT LINE
- RIGHT-OF-WAY
- WETLAND BOUNDARY

SITE STATISTICS	
SITE ADDRESS	20130 SW 65th AVE
TAX LOTS	21E030B 00600
	21E030B 00300
JURISDICTION	CITY OF TUALATIN
LOT SITE AREA	00600 - 18.54 ACRES
	00300 - 2.55 ACRES
GROSS SITE AREA	21.09 ACRES
PROPERTY ZONING	LOW DENSITY RESIDENTIAL
FLOOD HAZARD MAP NUMBER	4102770004C

SUBDIVISION STATISTICS	
RIGHT OF WAY DEDICATION	5.24 ACRES
MINIMUM ALLOWABLE EFFECTIVE LOT SIZE	5,000 SF
MINIMUM LOT DENSITY	5.3
MAXIMUM LOT DENSITY	7.5
PROPOSED LOT DENSITY	7.0

SETBACKS:	STANDARD:
FRONT	15'
SIDE	5'
REAR	15'
STREET SIDE	10'
MAX. HEIGHT	35'

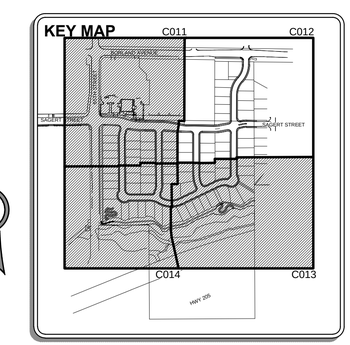
THE PURPOSE OF THIS TENTATIVE PLAT IS TO SHOW THE PROPOSED LOT DIMENSIONS FOR PLANNING PURPOSES. THIS IS NOT AN OFFICIAL PLAT AND IS NOT TO BE USED FOR SURVEY PURPOSES. SEE SHEET C001 FOR OVERALL TENTATIVE PLAT.

Scale: 1 inch = 40 feet

40 20 0 20 40

811 Know what's below. Call before you dig.

KEY MAP



#	REVISION SUMMARY	BY	DATE

TYPE II LAND USE 8/11/15

TENTATIVE PLAT II
SAGERT FARM SUBDIVISION
TYPE II LAND USE DOCUMENTS

LENNAR NORTHWEST, INC.
TUALATIN, OREGON

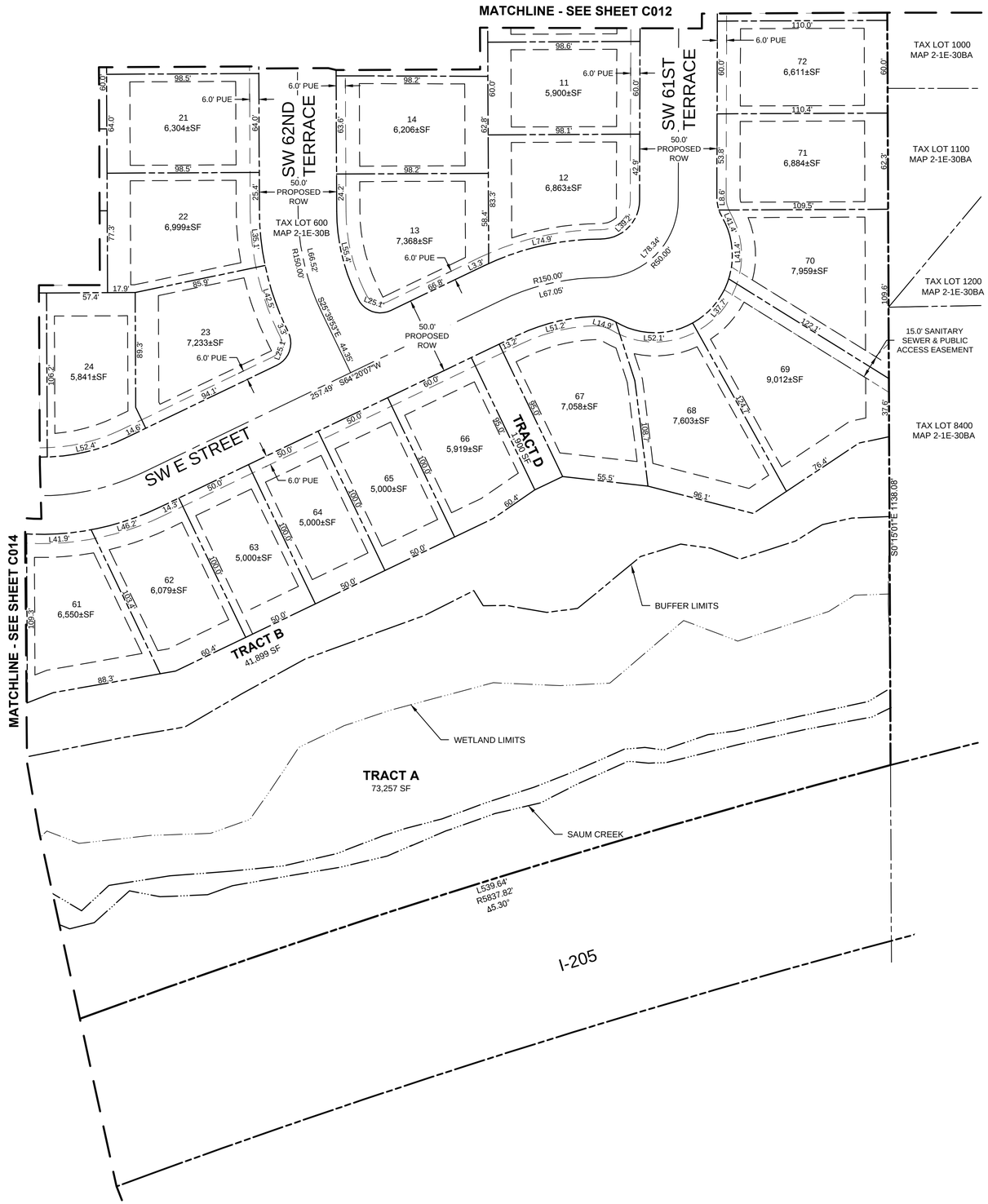
REGISTERED PROFESSIONAL ENGINEER 70643PE OREGON JUNE 16, 2011 JESSE T. EMERSON
PRELIMINARY
EXPIRES: 12/31/15

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	13-159
LAND USE #	SB15-0002
TAX LOT #	2S1E30B 300 & 600
DESIGNED BY	JTE, JCP, CKW
CHECKED BY	JTE, JDH

SHEET TITLE
TENTATIVE PLAT II

SHEET NUMBER
C012



LEGEND

- BOUNDARY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING ROAD CENTERLINE
- EXISTING LOT LINE
- SETBACK LINE
- LOT LINE
- RIGHT-OF-WAY
- WETLAND BOUNDARY

SITE STATISTICS	
SITE ADDRESS	20130 SW 65th AVE
TAX LOTS	21E030B 00600
	21E030B 00300
JURISDICTION	CITY OF TUALATIN
LOT SITE AREA	00600 - 18.54 ACRES
	00300 - 2.55 ACRES
GROSS SITE AREA	21.09 ACRES
PROPERTY ZONING	LOW DENSITY RESIDENTIAL
FLOOD HAZARD MAP NUMBER	4102770004C

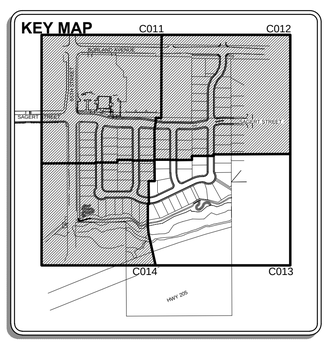
SUBDIVISION STATISTICS	
RIGHT OF WAY DEDICATION	5.24 ACRES
MINIMUM ALLOWABLE EFFECTIVE LOT SIZE	5,000 SF
MINIMUM LOT DENSITY	5.3
MAXIMUM LOT DENSITY	7.5
PROPOSED LOT DENSITY	7.0

SETBACKS:	STANDARD:
FRONT	15'
SIDE	5'
REAR	15'
STREET SIDE	10'
MAX. HEIGHT	35'

THE PURPOSE OF THIS TENTATIVE PLAT 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. SEE SHEET C001 FOR OVERALL TENTATIVE PLAT.

Scale: 1 inch = 40 feet
40 20 0 20 40

811 Know what's below. Call before you dig.



#	REVISION SUMMARY	BY	DATE
	TYPE II LAND USE		8/11/15

TENTATIVE PLAT III
SAGERT FARM SUBDIVISION
TYPE II LAND USE DOCUMENTS

LENNAR NORTHWEST, INC.
TUALATIN, OREGON

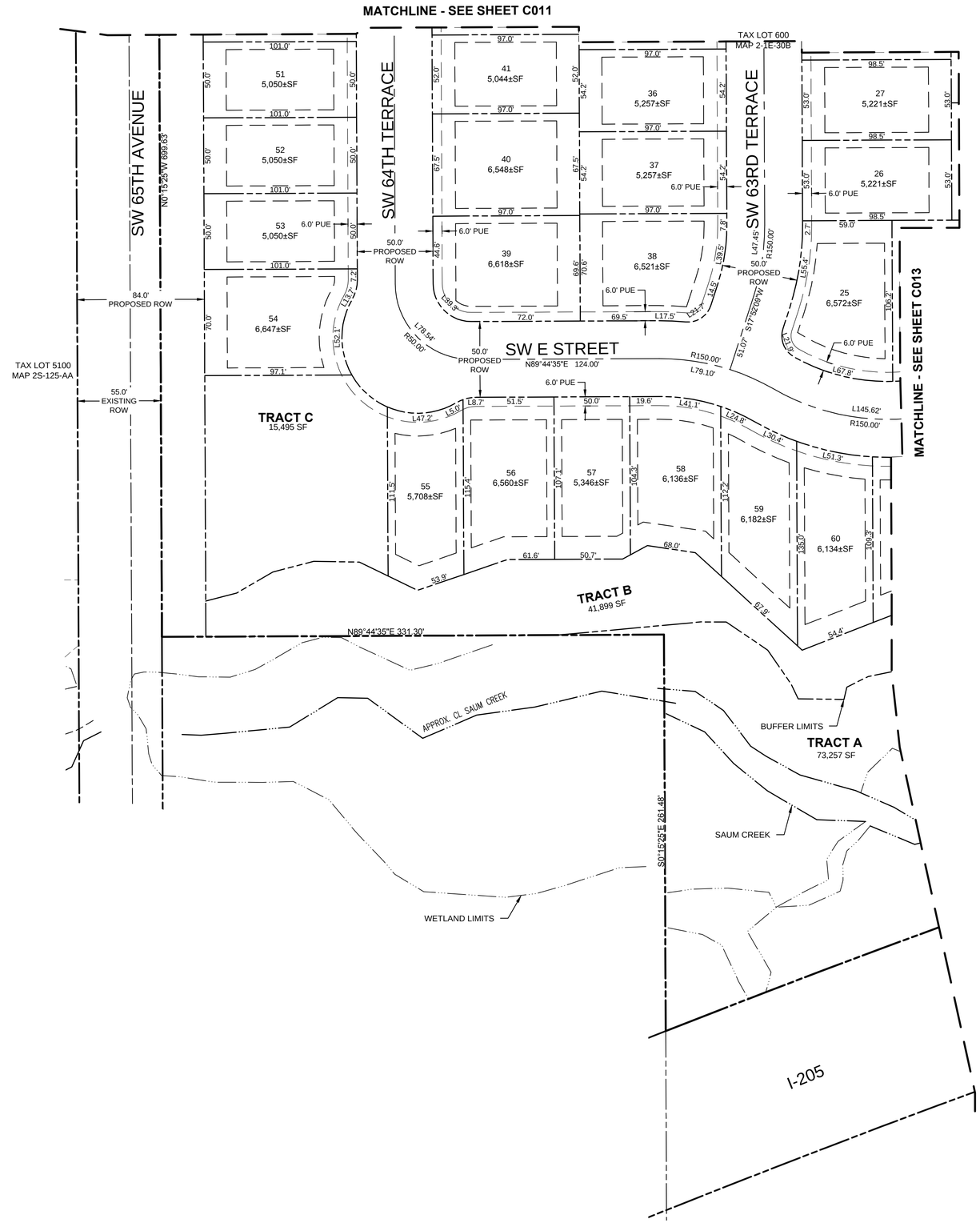
REGISTERED PROFESSIONAL ENGINEER 70659PE OREGON JUNE 16, 2011 JESSE T. EMERSON
PRELIMINARY
EXPIRES: 12/31/15

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	13-159
LAND USE #	SB15-0002
TAX LOT #	2S1E30B 300 & 600
DESIGNED BY	JTE, JCP, CKW
CHECKED BY	JTE, JDH

SHEET TITLE
TENTATIVE PLAT III

SHEET NUMBER
C013



LEGEND

- BOUNDARY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING ROAD CENTERLINE
- EXISTING LOT LINE
- SETBACK LINE
- LOT LINE
- RIGHT-OF-WAY
- WETLAND BOUNDARY

SITE STATISTICS	
SITE ADDRESS	20130 SW 65th AVE
TAX LOTS	21E030B 00600
	21E030B 00300
JURISDICTION	CITY OF TUALATIN
LOT SITE AREA	00600 - 18.54 ACRES
	00300 - 2.55 ACRES
GROSS SITE AREA	21.09 ACRES
PROPERTY ZONING	LOW DENSITY RESIDENTIAL
FLOOD HAZARD MAP NUMBER	4102770004C

SUBDIVISION STATISTICS	
RIGHT OF WAY DEDICATION	5.24 ACRES
MINIMUM ALLOWABLE EFFECTIVE LOT SIZE	5,000 SF
MINIMUM LOT DENSITY	5.3
MAXIMUM LOT DENSITY	7.5
PROPOSED LOT DENSITY	7.0

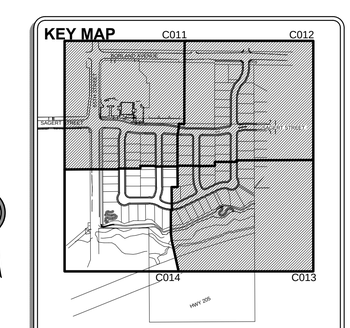
SETBACKS:	STANDARD:
FRONT	15'
SIDE	5'
REAR	15'
STREET SIDE	10'
MAX. HEIGHT	35'

THE PURPOSE OF THIS TENTATIVE PLAT 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. SEE SHEET C001 FOR OVERALL TENTATIVE PLAT.

Scale: 1 inch = 40 feet

40 20 0 20 40

811 Know what's below. Call before you dig.



	BY	DATE
TYPE II LAND USE		8/11/15
REVISION SUMMARY		

TENTATIVE PLAT IV

SAGERT FARM SUBDIVISION
TYPE II LAND USE DOCUMENTS

LENNAR NORTHWEST, INC.
TUALATIN, OREGON

REGISTERED PROFESSIONAL ENGINEER 70652PE OREGON JUNE 16, 2011 JESSE T. EMERSON

PRELIMINARY

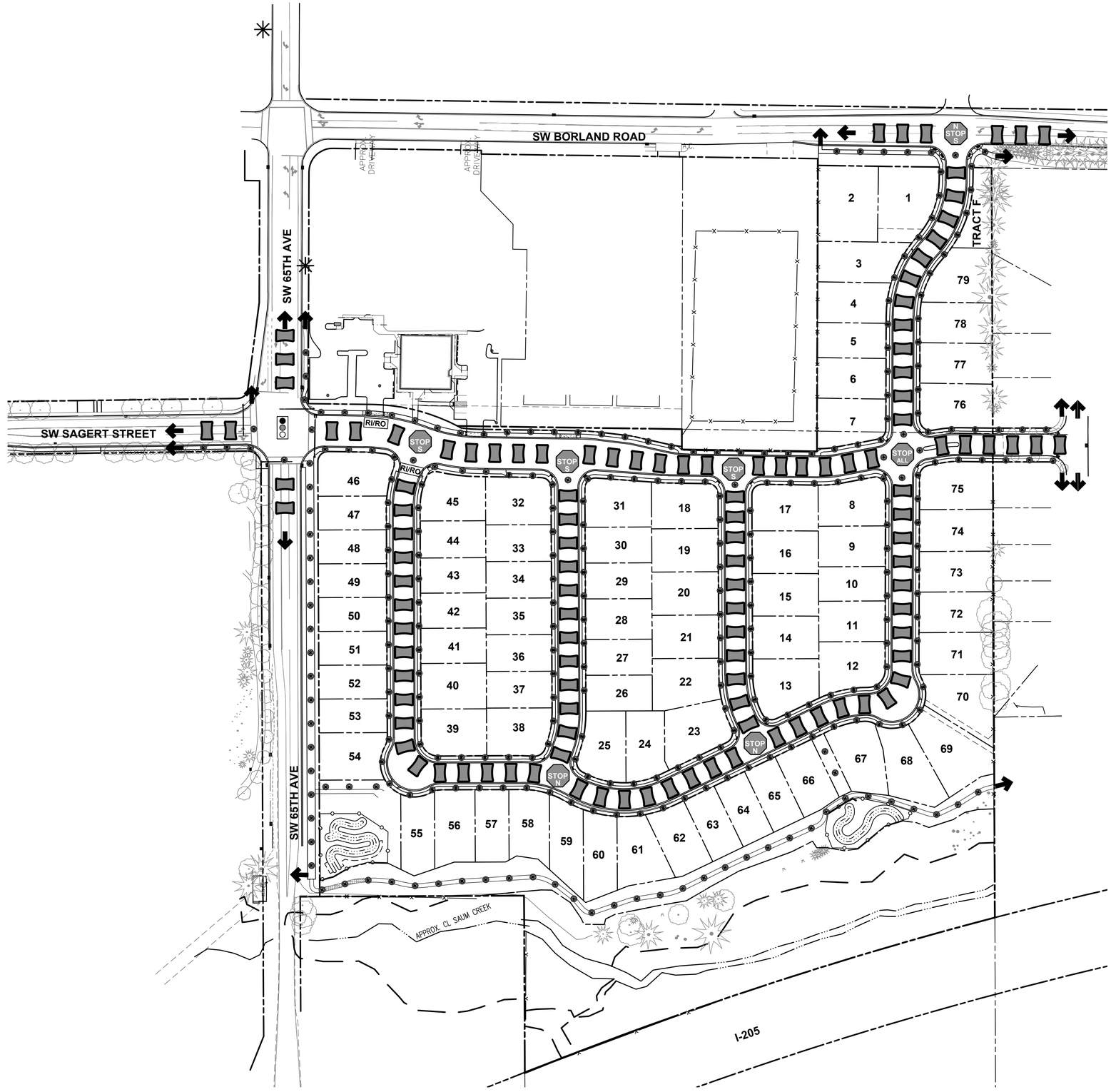
EXPIRES: 12/31/15

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	13-159
LAND USE #	SB15-0002
TAX LOT #	2S1E30B 300 & 600
DESIGNED BY	JTE, JCP, CKW
CHECKED BY	JTE, JDH

SHEET TITLE
TENTATIVE PLAT IV

SHEET NUMBER
C014



LEGEND

- BOUNDARY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CENTERLINE
- EXISTING LOT LINE
- LOT LINE
- RIGHT-OF-WAY
- ROAD CENTERLINE
- AUTOMOTIVE CIRCULATION
- PEDESTRIAN CIRCULATION
- TRANSIT STOP
- RI/RO — RIGHT IN - RIGHT OUT CONTROL
- STOP S — STOP CONTROL - SOUTH
- STOP N — STOP CONTROL - NORTH
- STOP ALL — STOP CONTROL - ALL WAY
- CIRCULATION CONTINUES TO EXISTING TRAFFIC SYSTEM
- SIGNALIZED INTERSECTION

N

Scale: 1 inch = 80 feet

80 40 0 40 80

811 Know what's below. Call before you dig.

#	REVISION SUMMARY	BY	DATE

TYPE II LAND USE 8/11/15

CIRCULATION PLAN
SAGERT FARM SUBDIVISION
TYPE II LAND USE DOCUMENTS

LENNAR NORTHWEST, INC.
TUALATIN, OREGON

REGISTERED PROFESSIONAL ENGINEER 70653 OREGON JULY 16, 2014 JESSE T. EMERSON

PRELIMINARY

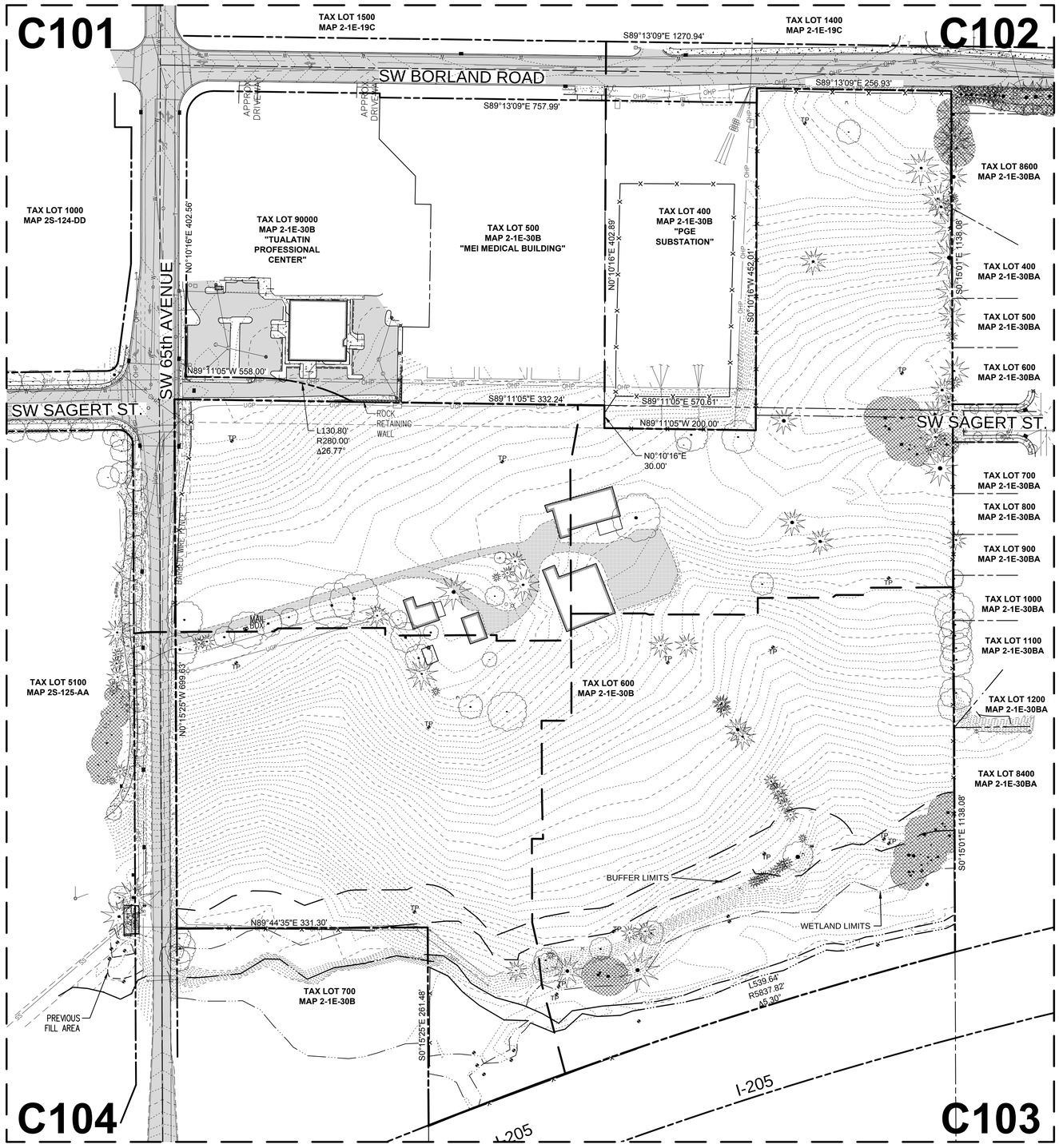
EXPIRES: 12/31/15

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 346-5365

3J JOB ID #	13-159
LAND USE #	SB15-0002
TAX LOT #	2S1E30B 300 & 600
DESIGNED BY	JTE, JCP, CKW
CHECKED BY	JTE, JDH

SHEET TITLE
CIRCULATION

SHEET NUMBER
C015



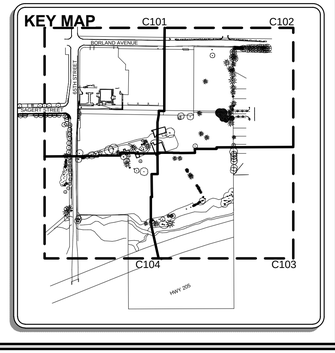
LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY
- LOT LINE
- CENTERLINE
- EASEMENT
- BUILDING
- 1 FT CONTOUR
- 200 5 FT CONTOUR
- SS SANITARY SEWER
- SS SANITARY SEWER FORCEMAIN
- ST STORM SEWER
- W WATER LINE
- G GAS LINE
- UGP UNDERGROUND POWER
- T UNDERGROUND PHONE LINE
- OHP OVERHEAD POWER
- BARBED WIRE FENCE
- CHAIN LINK FENCE
- WETLAND
- STREAM OR WETLAND BUFFER
- EDGE OF BRUSH
- TREE CANOPY
- CURB
- ASPHALT
- CONCRETE
- GRAVEL
- EXISTING TREES
- EXISTING STUMP
- LIGHT POLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- SEWER MANHOLE
- CURB INLET
- GAS VALVE
- PHONE PEDESTAL
- SIGN
- TEST PIT
- UTILITY POLE
- TRAFFIC SIGNAL BOX

Scale: 1 inch = 80 feet

80 40 0 40 80

811 Know what's below. Call before you dig.



#	REVISION SUMMARY	BY	DATE
	TYPE II LAND USE		8/11/15

OVERALL EXISTING CONDITIONS
SAGERT FARM SUBDIVISION
TYPE II LAND USE DOCUMENTS

LENNAR NORTHWEST, INC.
TUALATIN, OREGON

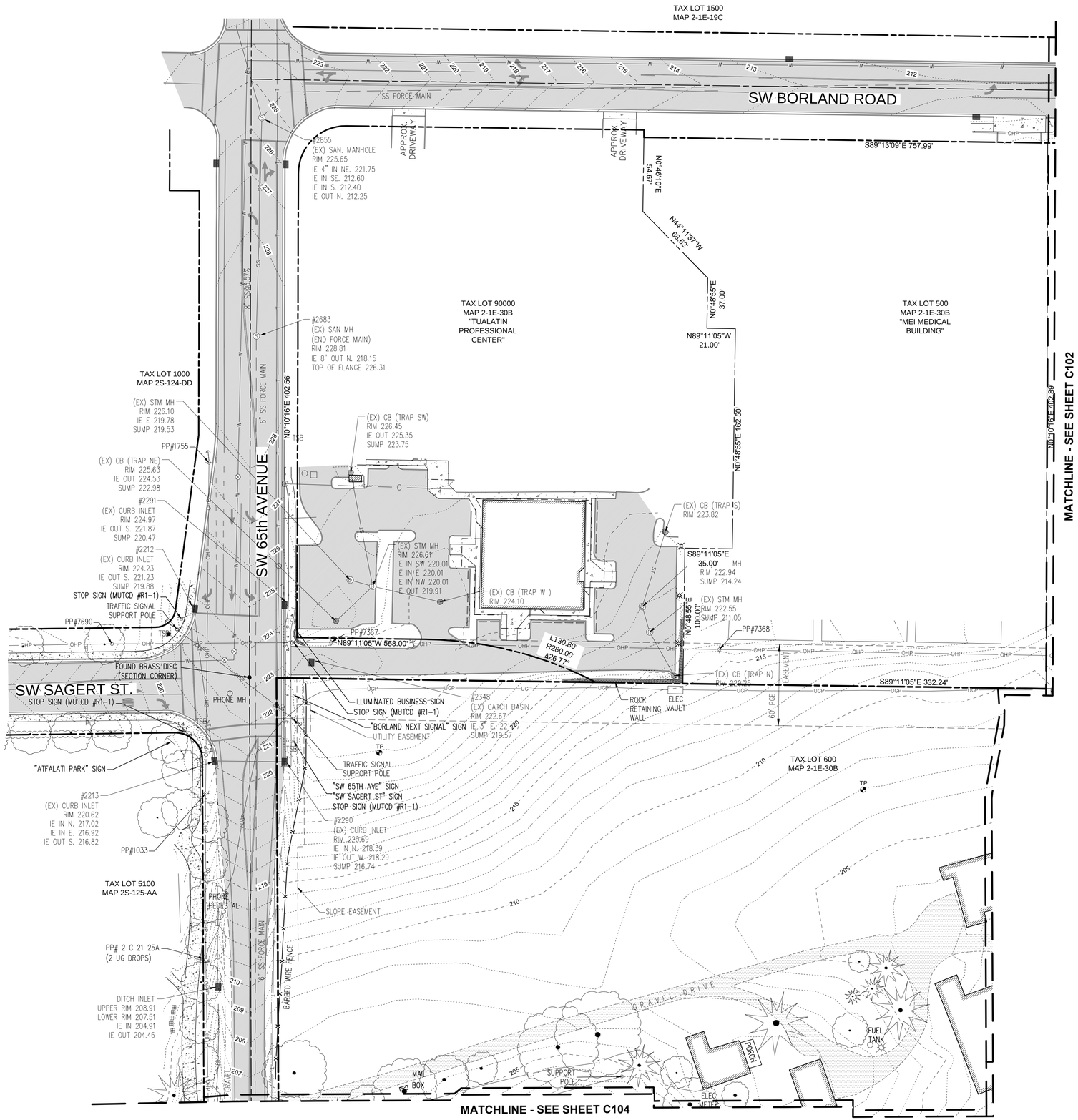
REGISTERED PROFESSIONAL ENGINEER 70657PE OREGON JULY 16, 2014 JESSE T. EMERSON
PRELIMINARY
EXPIRES: 12/31/15

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
10445 SW CANYON ROAD SUITE 245, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	13-159
LAND USE #	SB15-0002
TAX LOT #	2S1E30B 300 & 600
DESIGNED BY	JTE, JCP, CKW
CHECKED BY	JTE, JDH

SHEET TITLE
EXIST. COND.

SHEET NUMBER
C100



LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY
- LOT LINE
- CENTERLINE
- EASEMENT
- BUILDING
- 1 FT CONTOUR
- 5 FT CONTOUR
- SANITARY SEWER
- SANITARY SEWER FORCEMAIN
- STORM SEWER
- WATER LINE
- GAS LINE
- UNDERGROUND POWER
- UNDERGROUND PHONE LINE
- OVERHEAD POWER
- BARBED WIRE FENCE
- CHAIN LINK FENCE
- WETLAND
- STREAM OR WETLAND BUFFER
- EDGE OF BRUSH
- TREE CANOPY
- CURB
- ASPHALT
- CONCRETE
- GRAVEL
- EXISTING TREES
- EXISTING STUMP
- LIGHT POLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- SEWER MANHOLE
- CURB INLET
- GAS VALVE
- PHONE PEDESTAL
- SIGN
- TEST PIT
- UTILITY POLE
- TRAFFIC SIGNAL BOX

EXISTING CONDITIONS PLAN

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ZONE X (UN-SHADED) — THE SITE IS LOCATED WITHIN ZONE X (UN-SHADED) PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 41005C 0255 D FEMA'S DEFINITION OF ZONE X (UN-SHADED) IS AN AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD. IN COMMUNITIES THAT PARTICIPATE IN THE NFIP, FLOOD INSURANCE IS AVAILABLE TO ALL PROPERTY OWNERS AND RENTERS IN THESE ZONES.

SURVEYOR'S NOTE

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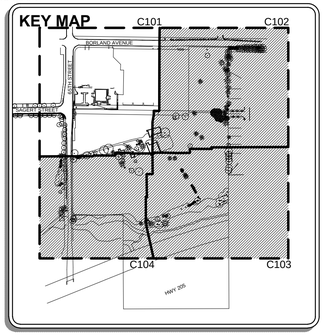
2. VERTICAL DATUM: NGVD '88.
3. CONTOUR INTERVAL IS ONE FOOT.
4. TOPOGRAPHIC FEATURES SHOWN ON THIS MAP WERE LOCATED USING STANDARD PRECISION TOPOGRAPHIC MAPPING PROCEDURES. THIRD PARTY USERS OF DATA FROM THIS MAP PROVIDED VIA AUTOCAD DRAWING FILES OR DATA EXCHANGE FILES SHOULD NOT RELY ON ANY AUTOCAD GENERATED INFORMATION WHICH IS BEYOND THE LIMITS OF PRECISION OF THIS MAP. THIRD PARTIES USING DATA FROM THIS MAP IN AN AUTOCAD FORMAT SHOULD VERIFY ANY ELEMENTS REQUIRING PRECISE LOCATIONS PRIOR TO COMMENCEMENT OF ANY CRITICAL DESIGN OR CONSTRUCTION. CONTACT COMPASS ENGINEERING FOR FURTHER INFORMATION. FURTHERMORE, COMPASS ENGINEERING WILL NOT BE RESPONSIBLE NOR HELD LIABLE FOR ANY DESIGN OR CONSTRUCTION RELATED PROBLEMS THAT ARISE OUT OF THIRD PARTY USAGE OF THIS MAP (IN AUTOCAD OR OTHER FORMAT) FOR ANY PURPOSE OTHER THAN SPECIFICALLY STATED HEREIN. THIS STATEMENT IS AN OFFICIAL PART OF THIS MAP.

Scale: 1 inch = 40 feet

40 20 0 20 40

811 Know what's below. Call before you dig.

KEY MAP



REVISION SUMMARY	BY	DATE
TYPE II LAND USE		8/11/15

EXISTING CONDITIONS PLAN I
SAGERT FARM SUBDIVISION
TYPE II LAND USE DOCUMENTS

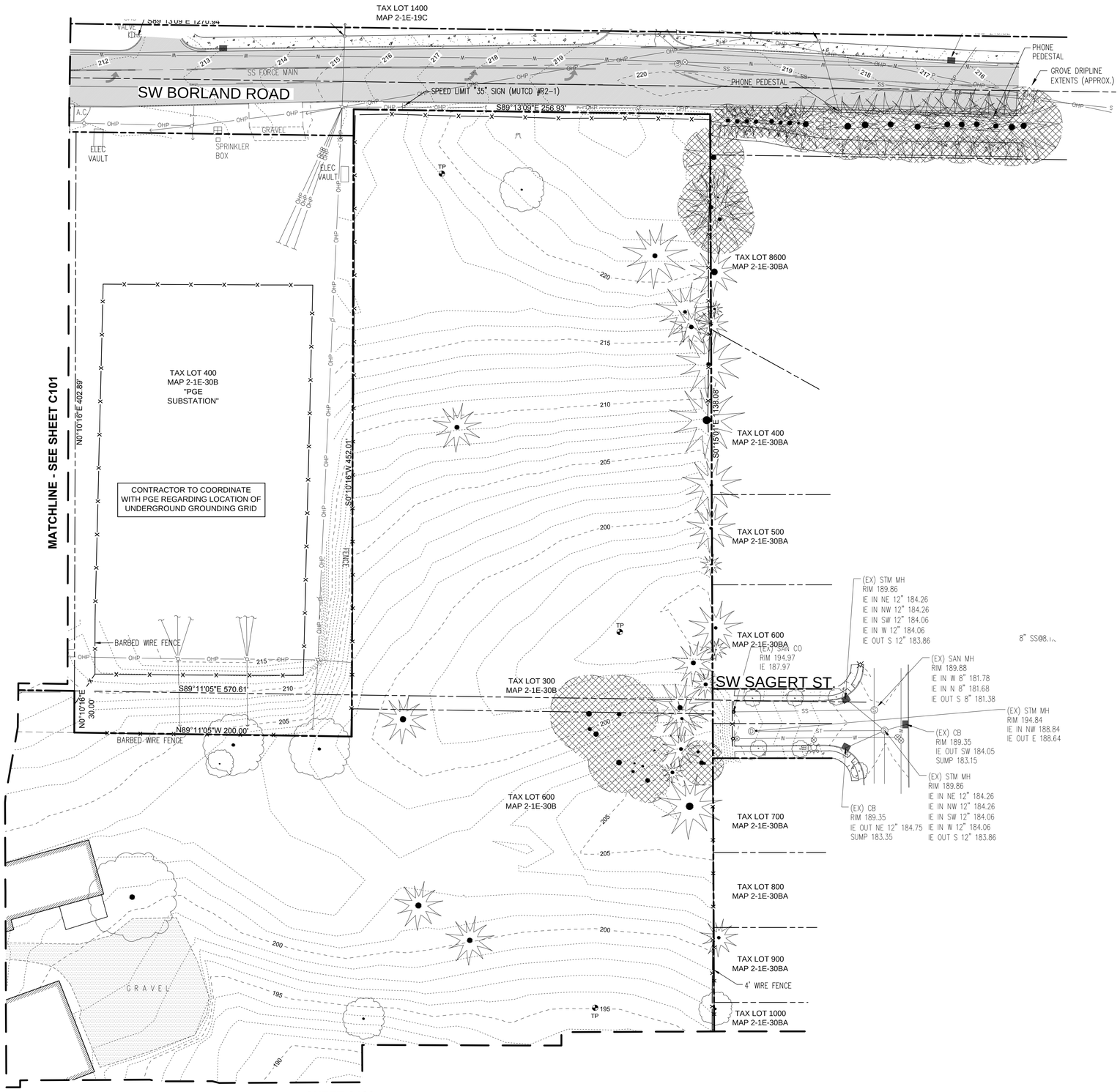
LENNAR NORTHWEST, INC.
TUALATIN, OREGON

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
10445 SW CANYON ROAD SUITE 245, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	13-159
LAND USE #	SB15-0002
TAX LOT #	2S1E30B 300 & 600
DESIGNED BY	JTE, JCP, CKW
CHECKED BY	JTE, JDH

SHEET TITLE
EXIST. COND. I

SHEET NUMBER
C101



LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY
- LOT LINE
- CENTERLINE
- EASEMENT
- BUILDING
- 1 FT CONTOUR
- 5 FT CONTOUR
- SANITARY SEWER
- SANITARY SEWER FORCEMAIN
- STORM SEWER
- WATER LINE
- GAS LINE
- UNDERGROUND POWER
- UNDERGROUND PHONE LINE
- OVERHEAD POWER
- BARBED WIRE FENCE
- CHAIN LINK FENCE
- WETLAND
- STREAM OR WETLAND BUFFER
- EDGE OF BRUSH
- TREE CANOPY
- CURB
- ASPHALT
- CONCRETE
- GRAVEL
- EXISTING TREES
- EXISTING STUMP
- LIGHT POLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- SEWER MANHOLE
- CURB INLET
- GAS VALVE
- PHONE PEDESTAL
- SIGN
- TEST PIT
- UTILITY POLE
- TRAFFIC SIGNAL BOX

EXISTING CONDITIONS PLAN

THIS PLAN IS INTENDED FOR USE AS AN EXISTING CONDITIONS PLAN SHOWING THE CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. INFORMATION SHOWN ON THIS PLAN WAS DEVELOPED FROM THE TOPOGRAPHIC SURVEY, AERIAL PHOTOS, AND SITE OBSERVATIONS BY THE ENGINEER . NOT ALL SURFACE FEATURES OR UTILITIES MAY BE SHOWN. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION TO DETERMINE WORK SPECIFIC DETAILS. TOPOGRAPHIC INFORMATION PROVIDED BY COMPASS LAND SURVEYING, DATED DEC. 2013 .

ZONE X (UN-SHADED)

THE SITE IS LOCATED WITHIN ZONE X (UN-SHADED) PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 41005C 0255 D FEMA'S DEFINITION OF ZONE X (UN-SHADED) IS AN AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD. IN COMMUNITIES THAT PARTICIPATE IN THE NFIP, FLOOD INSURANCE IS AVAILABLE TO ALL PROPERTY OWNERS AND RENTERS IN THESE ZONES.

SURVEYOR'S NOTE

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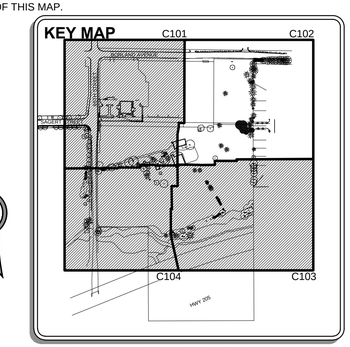
Scale: 1 inch = 40 feet

40 20 0 20 40

811 Know what's below. Call before you dig.

KEY MAP



TYPE II LAND USE	REVISION SUMMARY	BY	DATE
			8/11/15

EXISTING CONDITIONS PLAN II
SAGERT FARM SUBDIVISION
TYPE II LAND USE DOCUMENTS

LENNAR NORTHWEST, INC.
TUALATIN, OREGON

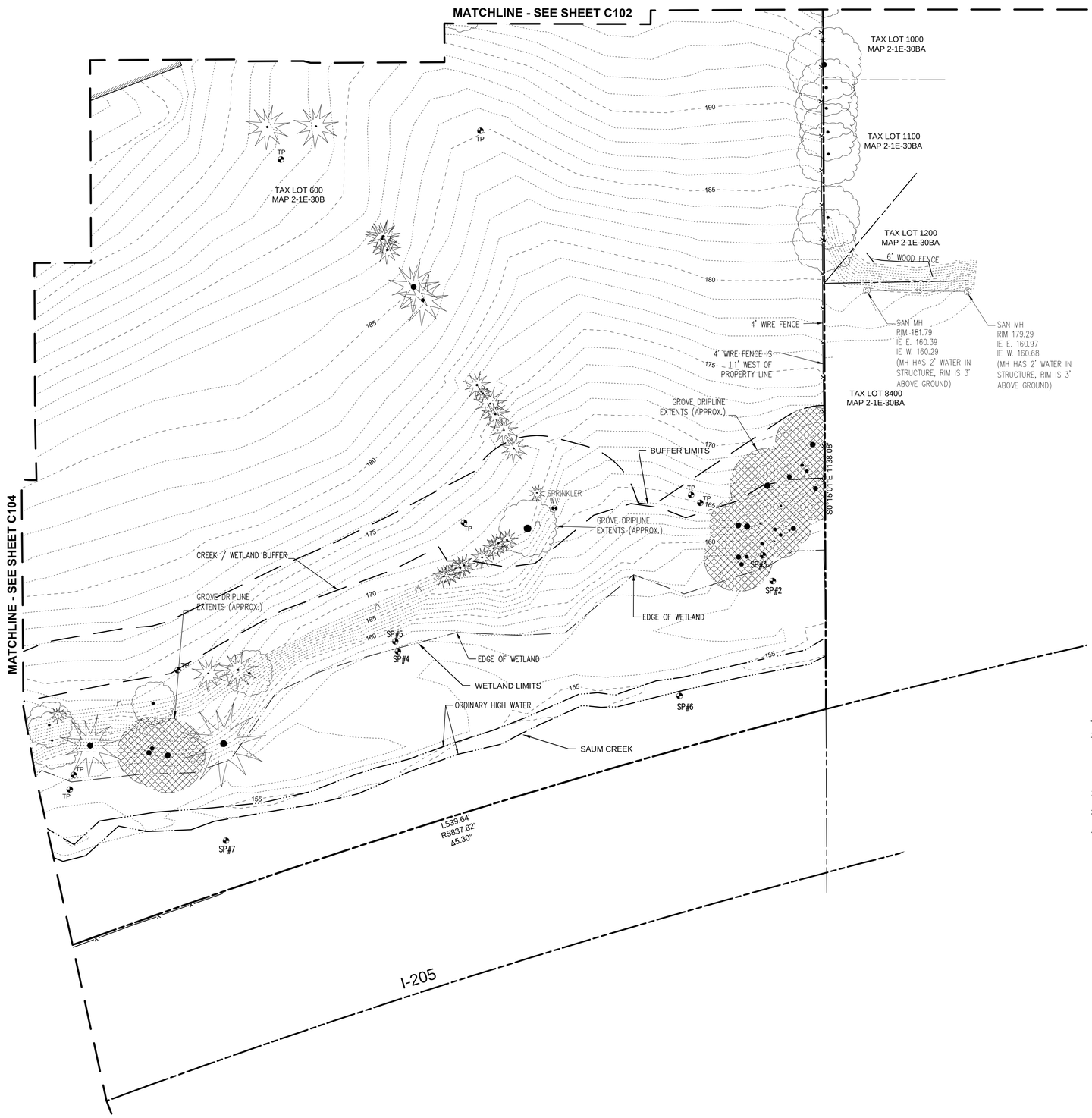
REGISTERED PROFESSIONAL ENGINEER 70659PE OREGON JUNE 16, 2011 JESSE T. EMERSON
PRELIMINARY
EXPIRES: 12/31/15

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
10445 SW CANYON ROAD SUITE 245, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-8365

3J JOB ID #	13-159
LAND USE #	SB15-0002
TAX LOT #	2S1E30B 300 & 600
DESIGNED BY	JTE, JCP, CKW
CHECKED BY	JTE, JDH

SHEET TITLE
EXIST. COND. II

SHEET NUMBER
C102



LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY
- LOT LINE
- CENTERLINE
- EASEMENT
- BUILDING
- 1 FT CONTOUR
- 5 FT CONTOUR
- SANITARY SEWER
- SANITARY SEWER FORCEMAIN
- STORM SEWER
- WATER LINE
- GAS LINE
- UNDERGROUND POWER
- UNDERGROUND PHONE LINE
- OVERHEAD POWER
- BARBED WIRE FENCE
- CHAIN LINK FENCE
- WETLAND
- STREAM OR WETLAND BUFFER
- EDGE OF BRUSH
- TREE CANOPY
- CURB
- ASPHALT
- CONCRETE
- GRAVEL
- EXISTING TREES
- EXISTING STUMP
- LIGHT POLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- SEWER MANHOLE
- CURB INLET
- GAS VALVE
- PHONE PEDESTAL
- SIGN
- TEST PIT
- UTILITY POLE
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EXISTING CONDITIONS PLAN

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ZONE X (UN-SHADED)

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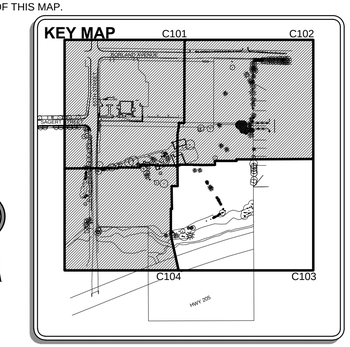
Scale: 1 inch = 40 feet

40 20 0 20 40

811 Know what's below. Call before you dig.

KEY MAP



TYPE II LAND USE	
REVISION SUMMARY	BY	DATE
#		

8/11/15

EXISTING CONDITIONS PLAN III
SAGERT FARM SUBDIVISION
TYPE II LAND USE DOCUMENTS

LENNAR NORTHWEST, INC.
TUALATIN, OREGON

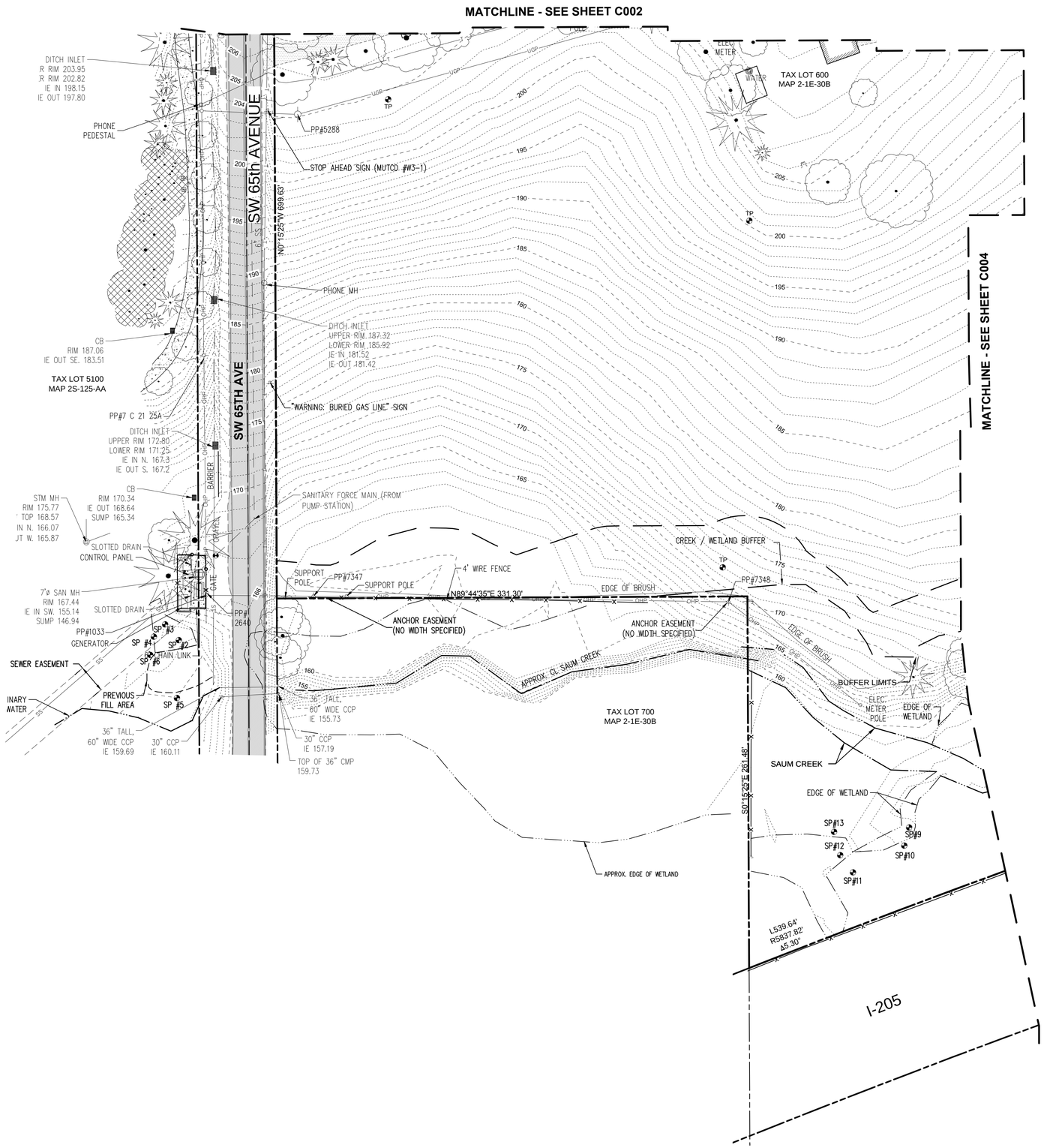
REGISTERED PROFESSIONAL ENGINEER 70652PE OREGON JUNE 16, 2011 JESSE T. EMERSON
PRELIMINARY
EXPIRES: 12/31/15

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
10445 SW CANYON ROAD SUITE 245, BEAVERTON, OR 97005
PHONE & FAX: (503) 346-9365

3J JOB ID #	13-159
LAND USE #	SB15-0002
TAX LOT #	2S1E30B 300 & 600
DESIGNED BY	JTE, JCP, CKW
CHECKED BY	JTE, JDH

SHEET TITLE
EXIST. COND. III

SHEET NUMBER
C103



LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY
- LOT LINE
- CENTERLINE
- EASEMENT
- BUILDING
- 1 FT CONTOUR
- 200 — 5 FT CONTOUR
- SS — SANITARY SEWER
- SS — SANITARY SEWER FORCEMAIN
- ST — STORM SEWER
- W — WATER LINE
- G — GAS LINE
- UGP — UNDERGROUND POWER
- T — UNDERGROUND PHONE LINE
- OHP — OVERHEAD POWER
- BARBED WIRE FENCE
- CHAIN LINK FENCE
- WETLAND
- STREAM OR WETLAND BUFFER
- EDGE OF BRUSH
- TREE CANOPY
- CURB
- ASPHALT
- CONCRETE
- GRAVEL
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- EXISTING STUMP
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- WATER METER
- FIRE HYDRANT
- SEWER MANHOLE
- CURB INLET
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- SIGN
- TP — TEST PIT
- UTILITY POLE
- TSB — TRAFFIC SIGNAL BOX

EXISTING CONDITIONS PLAN

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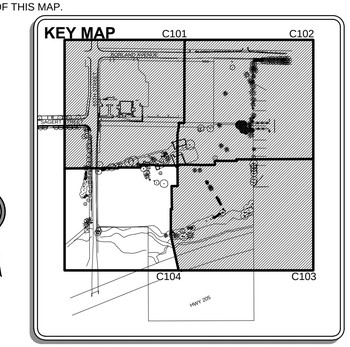
Scale: 1 inch = 40 feet

40 20 0 20 40

811 Know what's below. Call before you dig.

KEY MAP



REVISION SUMMARY	BY	DATE
TYPE II LAND USE		8/11/15

EXISTING CONDITIONS PLAN IV
SAGERT FARM SUBDIVISION
TYPE II LAND USE DOCUMENTS

LENNAR NORTHWEST, INC.
TUALATIN, OREGON

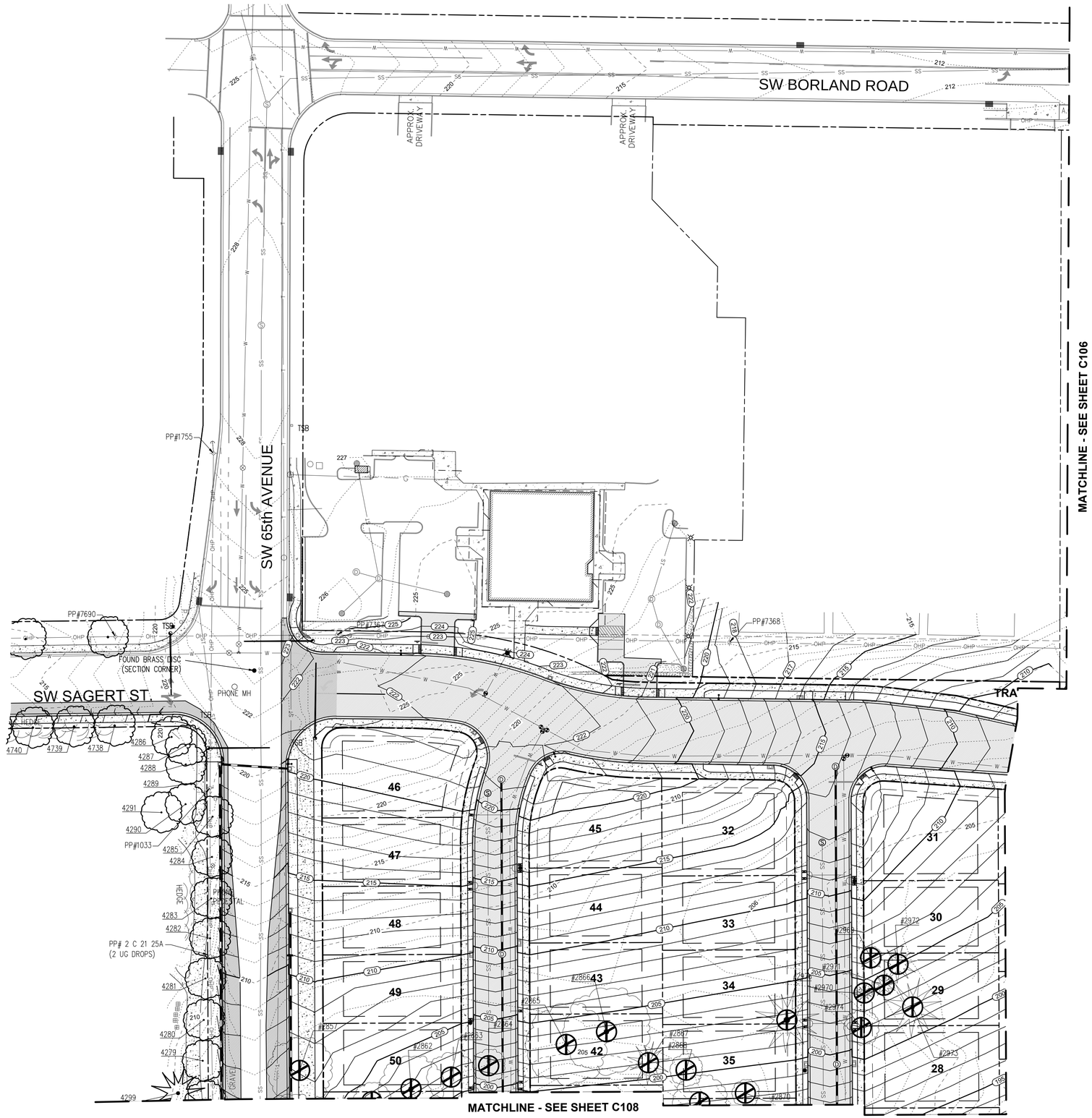
REGISTERED PROFESSIONAL ENGINEER 70643PE OREGON JULY 16, 2011 JESSE T. EMERSON
PRELIMINARY
EXPIRES: 12/31/15

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
10445 SW CANYON ROAD SUITE 245, BEAVERTON, OR 97005
PHONE & FAX: (503) 646-9365

3J JOB ID #	13-159
LAND USE #	SB15-0002
TAX LOT #	2S1E30B 300 & 600
DESIGNED BY	JTE, JCP, CKW
CHECKED BY	JTE, JDH

SHEET TITLE
EXIST. COND. IV

SHEET NUMBER
C104



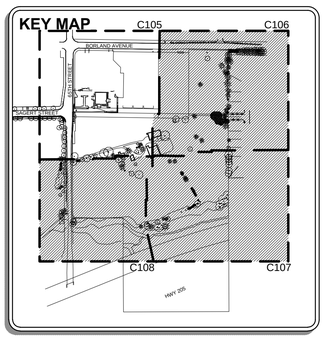
LEGEND

- PROJECT BOUNDARY
- EXISTING RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LOT LINE
- PROPOSED RIGHT OF WAY LINE
- PROPOSED PROPERTY LOT LINE
- PROPOSED LOT SETBACK LINE
- EXISTING 5 FOOT CONTOUR
- EXISTING 1 FOOT CONTOUR
- PROPOSED 5 FOOT CONTOUR
- PROPOSED 1 FOOT CONTOUR
- PROPOSED CURB
- GRAVEL TRAIL
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- EXISTING TREE CANOPY
- BUILDING
- TREES
- #11233 — TREE TAG NUMBER (SEE C109 FOR DATA)
- TREE PROTECTION FENCING
- TREE TO BE REMOVED

Scale: 1 inch = 40 feet

40 20 0 20 40

811 Know what's below. Call before you dig.



#	REVISION SUMMARY	BY	DATE

TYPE II LAND USE 8/11/15

TREE PROTECTION & REMOVAL I
SAGERT FARM SUBDIVISION
TYPE II LAND USE DOCUMENTS

LENNAR NORTHWEST, INC.
TUALATIN, OREGON

REGISTERED PROFESSIONAL ENGINEER 70657PE OREGON JUNE 16, 2011 JESSE T. EMERSON

PRELIMINARY

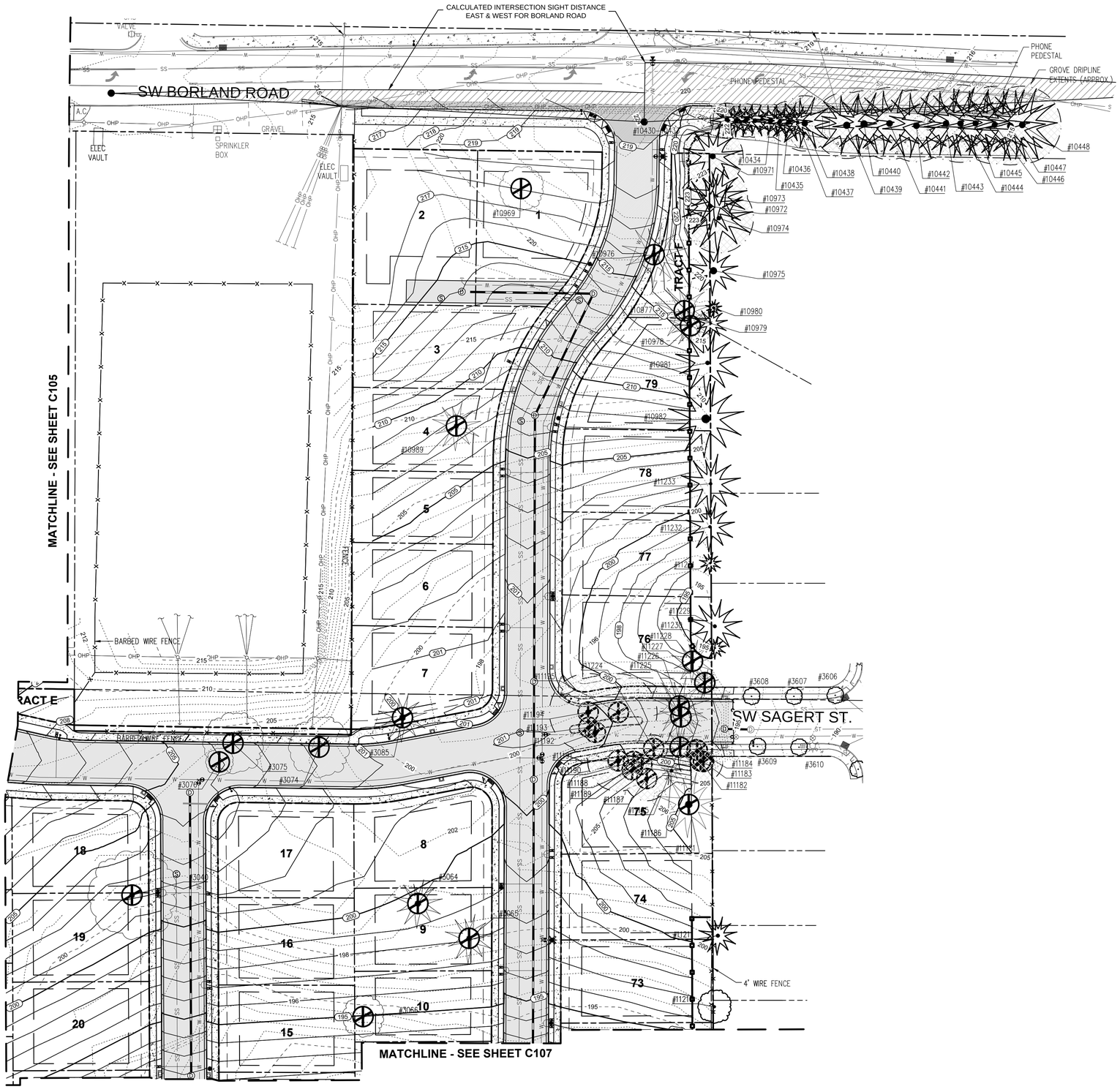
EXPIRES: 12/31/15

3J CONSULTING, INC.
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
10445 SW CANYON ROAD SUITE 245, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-0365

3J JOB ID #	13-159
LAND USE #	SB15-0002
TAX LOT #	2S1E30B 300 & 600
DESIGNED BY	JTE, JCP, CKW
CHECKED BY	JTE, JDH

SHEET TITLE
TREE PROT./REM. I

SHEET NUMBER
C105



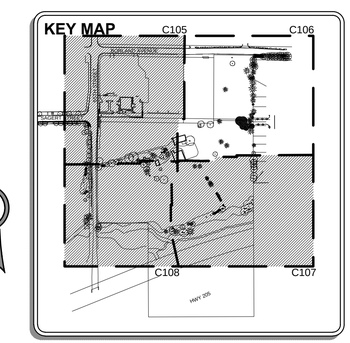
LEGEND

- PROJECT BOUNDARY
- EXISTING RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LOT LINE
- PROPOSED RIGHT OF WAY LINE
- PROPOSED PROPERTY LOT LINE
- PROPOSED LOT SETBACK LINE
- EXISTING 5 FOOT CONTOUR
- EXISTING 1 FOOT CONTOUR
- PROPOSED 5 FOOT CONTOUR
- PROPOSED 1 FOOT CONTOUR
- PROPOSED CURB
- GRAVEL TRAIL
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- EXISTING TREE CANOPY
- BUILDING
- TREES
- #11233 TREE TAG NUMBER (SEE C109 FOR DATA)
- TREE PROTECTION FENCING
- TREE TO BE REMOVED

Scale: 1 inch = 40 feet

40 20 0 20 40

811 Know what's below. Call before you dig.



REVISION SUMMARY	BY	DATE
TYPE II LAND USE		8/11/15

TREE PROTECTION & REMOVAL II
SAGERT FARM SUBDIVISION
TYPE II LAND USE DOCUMENTS

LENNAR NORTHWEST, INC.
TUALATIN, OREGON

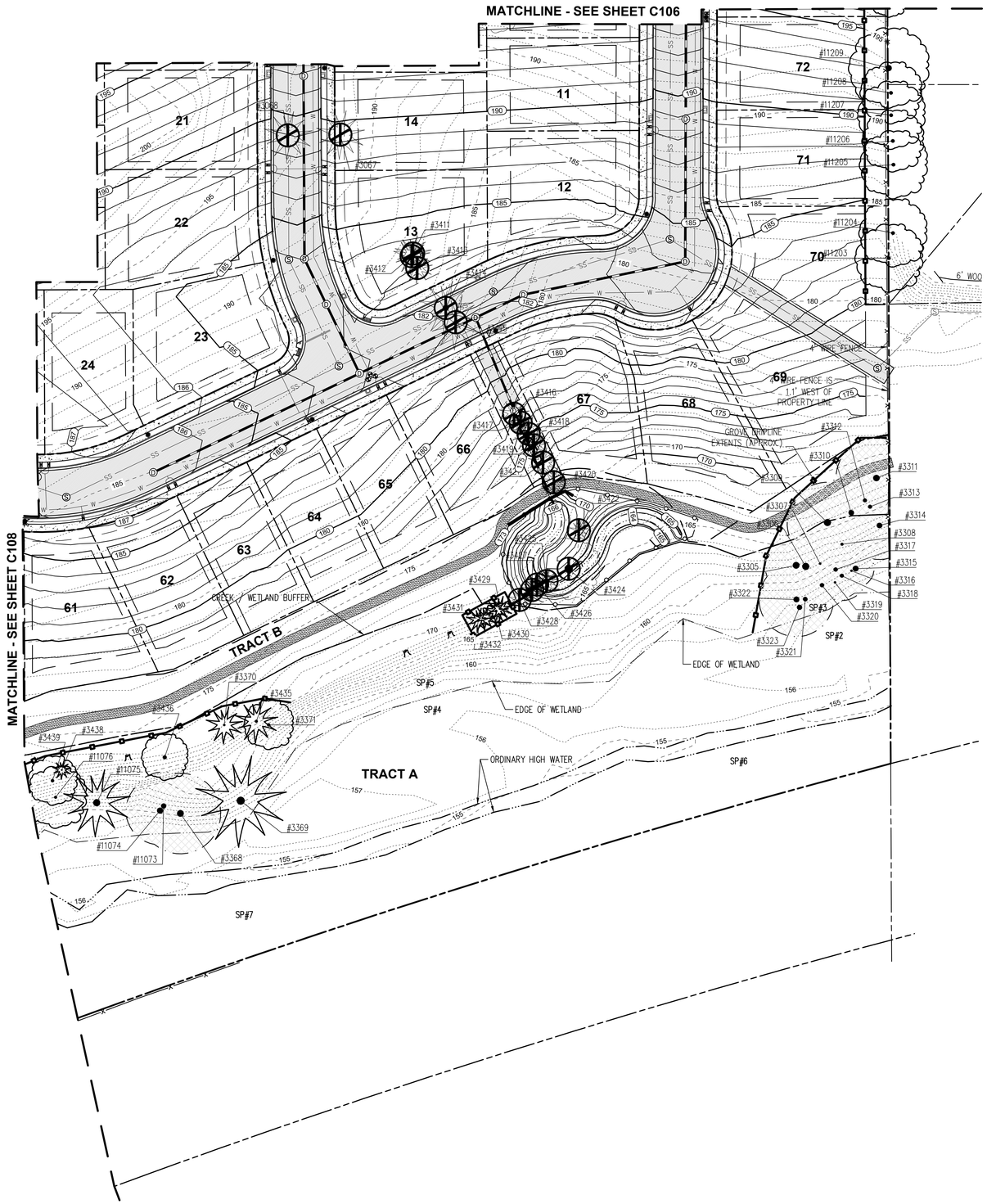
REGISTERED PROFESSIONAL ENGINEER 70652PE OREGON JUNE 16, 2011 JESSE T. EMERSON
PRELIMINARY
EXPIRES: 12/31/15

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
10445 SW CANYON ROAD SUITE 245, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	13-159
LAND USE #	SB15-0002
TAX LOT #	2S1E30B 300 & 600
DESIGNED BY	JTE, JCP, CKW
CHECKED BY	JTE, JDH

SHEET TITLE
TREE PROT./REM. II

SHEET NUMBER
C106



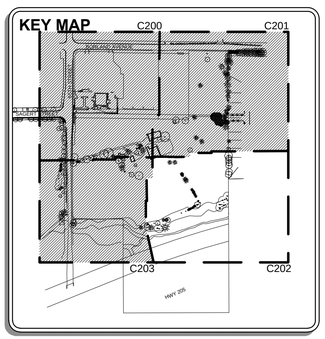
LEGEND

- PROJECT BOUNDARY
- EXISTING RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LOT LINE
- PROPOSED RIGHT OF WAY LINE
- PROPOSED PROPERTY LOT LINE
- PROPOSED LOT SETBACK LINE
- EXISTING 5 FOOT CONTOUR
- EXISTING 1 FOOT CONTOUR
- PROPOSED 5 FOOT CONTOUR
- PROPOSED 1 FOOT CONTOUR
- PROPOSED CURB
- GRAVEL TRAIL
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- EXISTING TREE CANOPY
- BUILDING
- TREES
- TREE TAG NUMBER (SEE C109 FOR DATA)
- TREE PROTECTION FENCING
- TREE TO BE REMOVED

Scale: 1 inch = 40 feet

40 20 0 20 40

811 Know what's below. Call before you dig.



#	REVISION SUMMARY	BY	DATE
	TYPE II LAND USE		8/11/15

TREE PROTECTION & REMOVAL III
SAGERT FARM SUBDIVISION
TYPE II LAND USE DOCUMENTS

LENNAR NORTHWEST, INC.
TUALATIN, OREGON

REGISTERED PROFESSIONAL ENGINEER 70657PE OREGON JUNE 16, 2011 JESSE T. EMERSON

PRELIMINARY

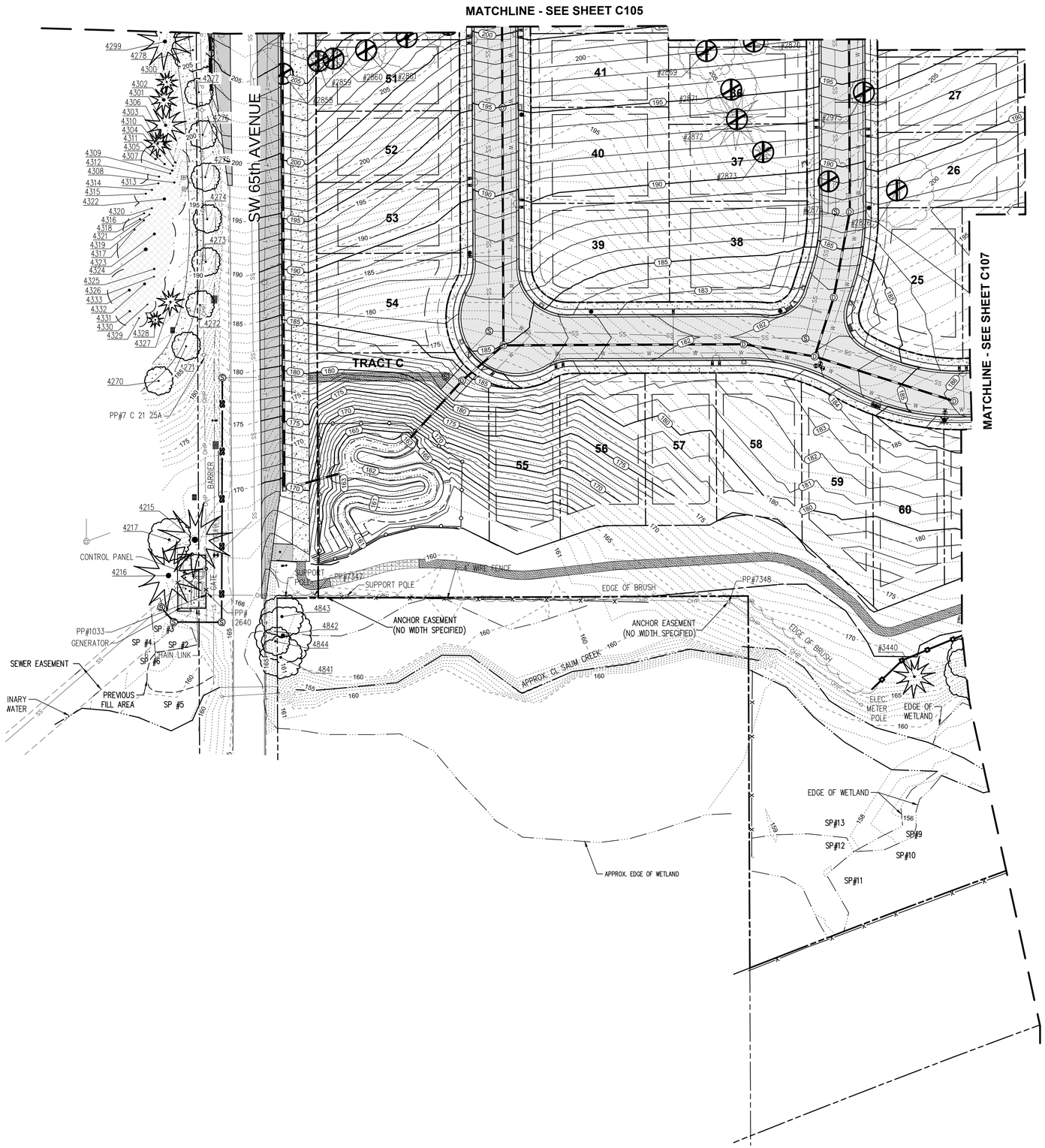
EXPIRES: 12/31/15

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
10445 SW CANYON ROAD SUITE 245, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-0365

3J JOB ID #	13-159
LAND USE #	SB15-0002
TAX LOT #	2S1E30B 300 & 600
DESIGNED BY	JTE, JCP, CKW
CHECKED BY	JTE, JDH

SHEET TITLE
TREE PROT./REM. III

SHEET NUMBER
C107



LEGEND

- PROJECT BOUNDARY
- EXISTING RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LOT LINE
- PROPOSED RIGHT OF WAY LINE
- PROPOSED PROPERTY LOT LINE
- PROPOSED LOT SETBACK LINE
- EXISTING 5 FOOT CONTOUR (100)
- EXISTING 1 FOOT CONTOUR (92)
- PROPOSED 5 FOOT CONTOUR (100)
- PROPOSED 1 FOOT CONTOUR (92)
- PROPOSED CURB
- GRAVEL TRAIL
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- EXISTING TREE CANOPY
- BUILDING
- TREES
- #11233 TREE TAG NUMBER (SEE C109 FOR DATA)
- TREE PROTECTION FENCING
- TREE TO BE REMOVED

Scale: 1 inch = 40 feet

40 20 0 20 40

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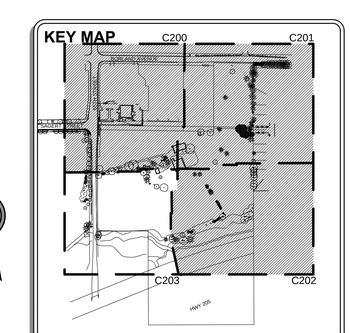


#	REVISION SUMMARY	BY	DATE
	TYPE II LAND USE		8/11/15

TREE PROTECTION AND REMOVAL IV
SAGERT FARM SUBDIVISION
TYPE II LAND USE DOCUMENTS

LENNAR NORTHWEST, INC.
TUALATIN, OREGON

REGISTERED PROFESSIONAL ENGINEER 70657PE OREGON JULY 16, 2014 JESSE T. EMERSON

PRELIMINARY

EXPIRES: 12/31/15

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
10445 SW CANYON ROAD SUITE 245, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	13-159
LAND USE #	SB15-0002
TAX LOT #	2S1E30B 300 & 600
DESIGNED BY	JTE, JCP, CKW
CHECKED BY	JTE, JDH

SHEET TITLE
TREE PROT./REM. IV

SHEET NUMBER
C108

TREE INVENTORY

SURVEY POINT NUMBER	TREE SPECIES	NOMINAL CALIPER SIZE (INCHES)	DRIP RADIUS (FEET)	PROPOSED ACTION	REMOVE DUE TO CONDITION
2857	ENGLISH WALNUT	24	24	REMOVE	CONSTRUCTION
2858	ENGLISH WALNUT	34	22	REMOVE	CONSTRUCTION
2859	LARCH	16	9	REMOVE	CONSTRUCTION
2860	LARCH	21	11	REMOVE	CONSTRUCTION
2861	ENGLISH WALNUT	28	14	REMOVE	CONSTRUCTION
2862	ENGLISH WALNUT	40	24	REMOVE	CONSTRUCTION
2863	ENGLISH WALNUT	40	18	REMOVE	CONSTRUCTION
2864	DECIDUOUS	2x10	12	REMOVE	CONSTRUCTION
2865	ENGLISH WALNUT	34	30	REMOVE	CONSTRUCTION
2866	ENGLISH WALNUT	42	32	REMOVE	CONSTRUCTION
2867	PONDEROSA PINE	22	16	REMOVE	CONSTRUCTION
2868	DOGWOOD	8	12	REMOVE	CONSTRUCTION
2869	BLACK WALNUT	34	20	REMOVE	CONSTRUCTION
2870	FRUIT	24	10	REMOVE	CONSTRUCTION
2871	SAUCER MAGNOLIA	10,12	18	REMOVE	CONSTRUCTION
2872	DEODAR CEDAR	24	22	REMOVE	CONSTRUCTION
2873	FRUIT	6	6	REMOVE	CONSTRUCTION
2875	FILBERT	2x10	16	REMOVE	CONSTRUCTION
2876	FRUIT	3x18	26	REMOVE	CONSTRUCTION
2969	FRUIT	12	8	REMOVE	CONSTRUCTION
2970	JUNIPER	8	6	REMOVE	CONSTRUCTION
2971	JUNIPER	12	9	REMOVE	CONSTRUCTION
2972	LARCH	20	14	REMOVE	CONSTRUCTION
2973	PONDEROSA PINE	32	22	REMOVE	CONSTRUCTION
2974	JAPANESE MAPLE	14	13	REMOVE	CONSTRUCTION
2975	AMERICAN HOLLY	3x8	10	REMOVE	CONSTRUCTION
2976	DOUGLAS FIR	52	24	REMOVE	CONSTRUCTION
3040	ENGLISH WALNUT	42	32	REMOVE	CONSTRUCTION
3064	DOUGLAS FIR	48	18	REMOVE	CONSTRUCTION
3065	DOUGLAS FIR	42	18	REMOVE	CONSTRUCTION
3066	FRUIT	18	15	REMOVE	CONSTRUCTION
3067	DOUGLAS FIR	14	16	REMOVE	CONSTRUCTION
3068	DOUGLAS FIR	16	16	REMOVE	CONSTRUCTION
3074	CHESTNUT	22	22	REMOVE	CONSTRUCTION
3075	CHESTNUT	25	22	REMOVE	CONSTRUCTION
3076	ENGLISH HAWTHORN	8	10	REMOVE	CONSTRUCTION
3085	DOUGLAS FIR	50	18	REMOVE	CONSTRUCTION
3305	DOUGLAS FIR	44	20	RETAIN	N/A
3306	DOUGLAS FIR	46	20	RETAIN	N/A
3307	DOUGLAS FIR	10	8	RETAIN	N/A
3308	DOUGLAS FIR	16	8	RETAIN	N/A
3309	DOUGLAS FIR	48	26	RETAIN	N/A
3310	DOUGLAS FIR	36	24	RETAIN	N/A
3311	DOUGLAS FIR	42	26	RETAIN	N/A
3312	DOUGLAS FIR	24	16	RETAIN	N/A
3313	DOUGLAS FIR	24	8	RETAIN	N/A
3314	DOUGLAS FIR	36	22	RETAIN	N/A
3315	DOUGLAS FIR	38	12	RETAIN	N/A
3316	DOUGLAS FIR	10	6	RETAIN	N/A
3317	DOUGLAS FIR	26	6	RETAIN CREATE SNAG	N/A
3318	DOUGLAS FIR	24	16	RETAIN	N/A
3319	DOUGLAS FIR	10	8	RETAIN	N/A
3320	DOUGLAS FIR	26	14	RETAIN	N/A
3321	DOUGLAS FIR	28	10	RETAIN CREATE SNAG	N/A
3322	DOUGLAS FIR	38	24	RETAIN	N/A
3323	DOUGLAS FIR	32	6	RETAIN CREATE SNAG	N/A
3368	DOUGLAS FIR	44	26	RETAIN	N/A
3369	DOUGLAS FIR	54	30	RETAIN	N/A
3370	DOUGLAS FIR	10	12	RETAIN	N/A
3371	FRUIT	18	16	REMOVE	CONSTRUCTION
3411	FIR	20	12	REMOVE	CONSTRUCTION
3412	FIR	20	12	REMOVE	CONSTRUCTION
3413	FIR	18	10	REMOVE	CONSTRUCTION
3414	GIANT SEQUOIA	44	18	REMOVE	CONSTRUCTION
3415	DOUGLAS FIR	28	18	REMOVE	CONSTRUCTION
3416	FIR	16	10	REMOVE	CONSTRUCTION
3417	FIR	8	6	REMOVE	CONSTRUCTION
3418	FIR	14	12	REMOVE	CONSTRUCTION
3419	FIR	12	10	REMOVE	CONSTRUCTION
3420	FIR	10	10	REMOVE	CONSTRUCTION
3421	DOUGLAS FIR	10	12	REMOVE	CONSTRUCTION
3422	FIR	8	6	REMOVE	CONSTRUCTION
3423	PORT-ORFORD-CEDAR	14	0	REMOVE	CONSTRUCTION
3424	CHESTNUT	3x20	20	REMOVE	CONSTRUCTION
3425	PORT-ORFORD-CEDAR	12	8	RETAIN	N/A
3426	PORT-ORFORD-CEDAR	12	8	RETAIN	N/A
3427	PORT-ORFORD-CEDAR	12	8	RETAIN	N/A
3428	PORT-ORFORD-CEDAR	12	8	RETAIN	N/A
3429	PORT-ORFORD-CEDAR	12	8	RETAIN	N/A
3430	PORT-ORFORD-CEDAR	12	8	RETAIN	N/A
3431	FIR	6	8	RETAIN	N/A
3432	PORT-ORFORD-CEDAR	12	8	RETAIN	N/A
3435	DOUGLAS FIR	15	14	RETAIN	N/A
3437	FRUIT	22	14	REMOVE	CONSTRUCTION
3438	DOUGLAS FIR	5	6	REMOVE	CONSTRUCTION
3439	FRUIT	18	16	REMOVE	CONSTRUCTION
3440	DOUGLAS FIR	14	15	RETAIN	N/A
3606	FLOWERING PEAR	4	6	PROTECT	N/A
3607	FLOWERING PEAR	4	6	PROTECT	N/A
3608	FLOWERING PEAR	4	6	PROTECT	N/A
3609	FLOWERING PEAR	4	6	PROTECT	N/A
3610	FLOWERING PEAR	4	6	PROTECT	N/A
3611	FLOWERING PEAR	4	6	PROTECT	N/A
10430	GIANT SEQUOIA	32	12	PROTECT	N/A
10431	GIANT SEQUOIA	34	12	PROTECT	N/A
10432	GIANT SEQUOIA	32	12	PROTECT	N/A
10433	GIANT SEQUOIA	32	12	PROTECT	N/A
10434	GIANT SEQUOIA	36	12	PROTECT	N/A
10435	GIANT SEQUOIA	30	12	PROTECT	N/A
10436	GIANT SEQUOIA	38	15	PROTECT	N/A
10437	GIANT SEQUOIA	20	12	PROTECT	N/A
10438	GIANT SEQUOIA	46	20	PROTECT	N/A
10439	GIANT SEQUOIA	54	24	PROTECT	N/A
10440	GIANT SEQUOIA	54	24	PROTECT	N/A
10441	GIANT SEQUOIA	48	26	PROTECT	N/A
10442	GIANT SEQUOIA	48	26	PROTECT	N/A
10443	GIANT SEQUOIA	46	26	PROTECT	N/A
10444	GIANT SEQUOIA	46	28	PROTECT	N/A
10445	GIANT SEQUOIA	44	26	PROTECT	N/A
10446	GIANT SEQUOIA	42	28	PROTECT	N/A
10447	GIANT SEQUOIA	50	28	PROTECT	N/A
10448	GIANT SEQUOIA	50	28	PROTECT	N/A
10969	ENGLISH HAWTHORNE	14	16	REMOVE	CONSTRUCTION
10971	DOUGLAS FIR	42	22	PROTECT	N/A
10972	DOUGLAS FIR	30	24	PROTECT	N/A
10973	DOUGLAS FIR	14	22	PROTECT	N/A
10974	DOUGLAS FIR	30	25	PROTECT	N/A
10975	GIANT SEQUOIA	54	18	PROTECT	N/A
10976	DOUGLAS FIR	38	24	REMOVE	CONSTRUCTION
10977	DOUGLAS FIR	28	22	REMOVE	CONSTRUCTION
10978	DOUGLAS FIR	34	16	REMOVE	CONSTRUCTION
10979	REDWOOD	10	12	PROTECT	N/A
10980	DOUGLAS FIR	18	6	PROTECT	N/A
10981	DOUGLAS FIR	30	24	RETAIN	N/A
10982	REDWOOD	66	28	RETAIN	N/A
10989	DOUGLAS FIR	38	18	REMOVE	CONSTRUCTION
11073	DOUGLAS FIR	32	22	RETAIN	N/A
11074	DOUGLAS FIR	40	22	RETAIN	N/A
11075	DOUGLAS FIR	46	22	RETAIN	N/A
11076	OREGON ASH	16	20	RETAIN	N/A
11181	DOUGLAS FIR	60	24	REMOVE	CONSTRUCTION
11182	DOUGLAS FIR	34	16	REMOVE	CONSTRUCTION
11183	DOUGLAS FIR	20	10	REMOVE	CONSTRUCTION
11184	DOUGLAS FIR	22	8	REMOVE	CONSTRUCTION
11185	DOUGLAS FIR	28	14	REMOVE	CONSTRUCTION
11186	DOUGLAS FIR	28	8	REMOVE	CONSTRUCTION
11187	DOUGLAS FIR	36	16	REMOVE	CONSTRUCTION
11188	DOUGLAS FIR	22	14	REMOVE	CONSTRUCTION
11189	DOUGLAS FIR	18	10	REMOVE	CONSTRUCTION
11190	DOUGLAS FIR	14	8	REMOVE	CONSTRUCTION
11191	DOUGLAS FIR	44	22	REMOVE	CONSTRUCTION / HAZARD
11192	DOUGLAS FIR	42	20	REMOVE	CONSTRUCTION
11193	DOUGLAS FIR	30	14	REMOVE	CONSTRUCTION
11194	DOUGLAS FIR	44	28	REMOVE	CONSTRUCTION
11195	DOUGLAS FIR	36	28	REMOVE	CONSTRUCTION
11203	DECIDUOUS	20	22	PROTECT	N/A
11204	DECIDUOUS	20	22	PROTECT	N/A
11205	DECIDUOUS	20	22	PROTECT	N/A
11206	DECIDUOUS	20	20	PROTECT	N/A
11207	DECIDUOUS	20	22	PROTECT	N/A
11208	DECIDUOUS	20	20	PROTECT	N/A
11209	DECIDUOUS	40	26	PROTECT	N/A
11210	DECIDUOUS	18	12	PROTECT	N/A
11211	PORT-ORFORD-CEDAR	24	14	PROTECT	N/A
11224	DOUGLAS FIR	12	10	REMOVE	CONSTRUCTION
11225	DOUGLAS FIR	22	16	REMOVE	CONSTRUCTION
11226	DOUGLAS FIR	40	22	REMOVE	CONSTRUCTION
11227	DOUGLAS FIR	30	10	REMOVE	CONSTRUCTION
11228	DOUGLAS FIR	38	16	REMOVE	CONSTRUCTION
11229	DOUGLAS FIR	24	20	PROTECT	N/A
11230	DOUGLAS FIR	7	8	PROTECT	N/A
11231	AMERICAN HOLLY	12	8	RETAIN	N/A
11232	WESTERN RED CEDAR	20	18	RETAIN	N/A
11233	WESTERN RED CEDAR	20	22	RETAIN	N/A

TYPE II LAND USE 8/11/15

#	REVISION SUMMARY	BY	DATE

TREE INVENTORY

SAGERT FARM SUBDIVISION
TYPE II LAND USE DOCUMENTS

LENNAR NORTHWEST, INC.
TUALATIN, OREGON

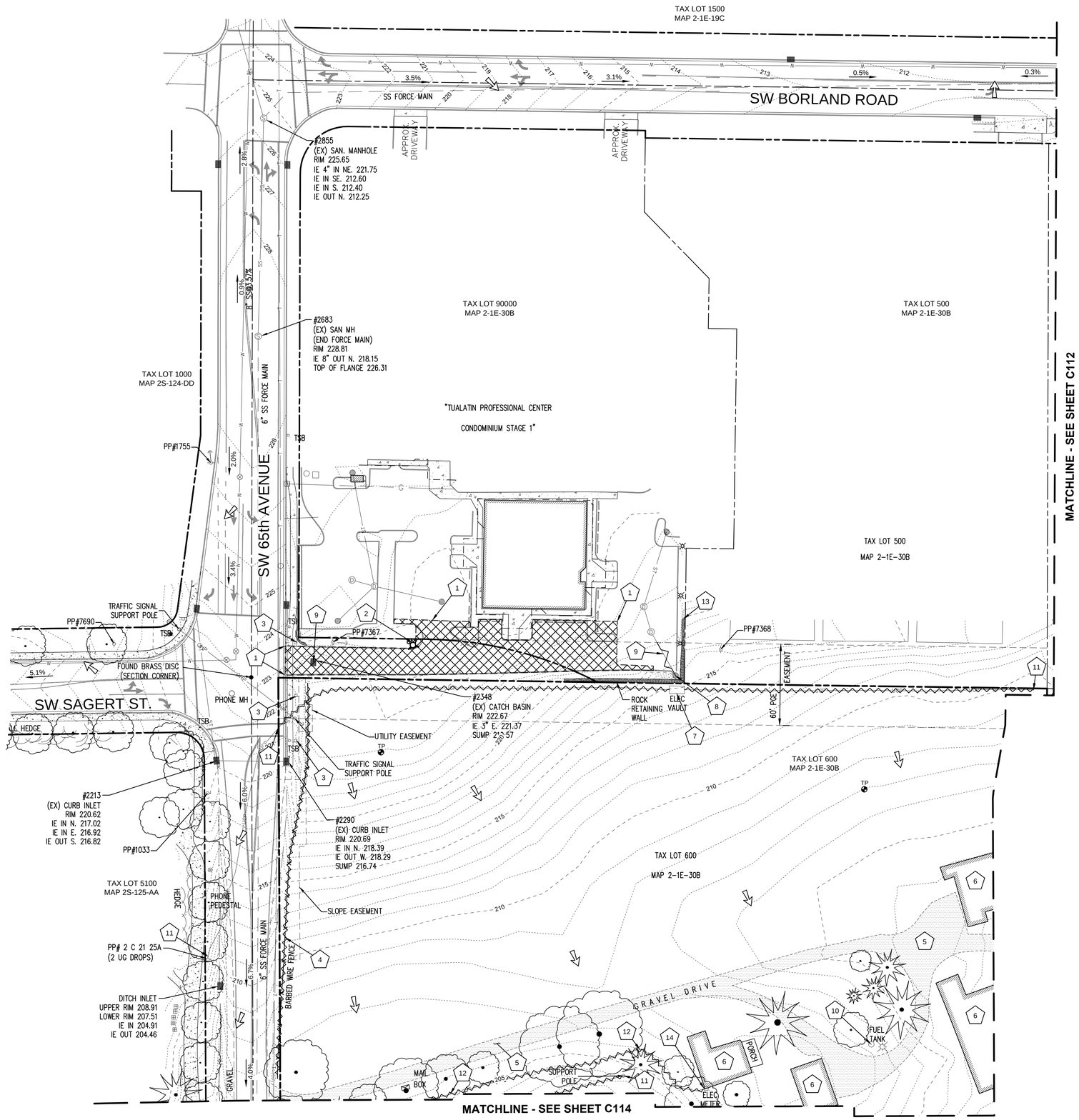
REGISTERED PROFESSIONAL ENGINEER 70665PE OREGON JUNE 16, 2011 JESSE T. EMERSON
PRELIMINARY
EXPIRES: 12/31/15

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
10445 SW CANYON ROAD SUITE 245, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	13-159
LAND USE #	SB15-0002
TAX LOT #	2S1E30B 300 & 600
DESIGNED BY	JTE, JCP, CKW
CHECKED BY	JTE, JDH

SHEET TITLE
TREE PROT./REM. V

SHEET NUMBER
C109



LEGEND

BOUNDARY LINE	CURB
RIGHT-OF-WAY	ASPHALT
LOT LINE	CONCRETE
CENTERLINE	GRAVEL
EASEMENT	EXISTING TREES
BUILDING	EXISTING STUMP
1 FT CONTOUR	LIGHT POLE
5 FT CONTOUR	WATER VALVE
SANITARY SEWER	WATER METER
SANITARY SEWER FORCEMAIN	FIRE HYDRANT
STORM SEWER	SEWER MANHOLE
WATER LINE	CURB INLET
GAS LINE	GAS VALVE
UNDERGROUND POWER	PHONE PEDESTAL
UNDERGROUND PHONE LINE	SIGN
OVERHEAD POWER	TEST PIT
BARBED WIRE FENCE	UTILITY POLE
CHAIN LINK FENCE	TRAFFIC SIGNAL BOX
WETLAND	
STREAM OR WETLAND BUFFER	
EDGE OF BRUSH	
REMOVAL LIMITS	
PAVEMENT SAW-CUT LINE	
PAVEMENT REMOVAL LIMITS	

DEMOLITION & SITE PREPARATION KEY NOTES

1	SAW-CUT ASPHALT TO FULL DEPTH, REMOVE EXISTING PAVEMENT AND CURB AND DISPOSE OFF-SITE. ALL WORK WITHIN RIGHT OF WAY TO FOLLOW APPROVED TRAFFIC MANAGEMENT PLAN. CITY OF TUALATIN TO APPROVE ALL SAW-CUT LIMITS PRIOR TO CUTTING WITHIN RIGHT OF WAY.
2	REMOVE AND RELOCATE EXISTING FIRE HYDRANT ASSEMBLY. SEE WATER PLANS FOR NEW LOCATION.
3	CONTRACTOR TO REMOVE SIGN(S) AND POST(S) AND DISPOSE OF OFF-SITE.
4	REMOVE EXISTING FENCE AND DISPOSE OFF-SITE.
5	EXISTING GRAVEL TO BE USED AS CONSTRUCTION STAGING AREA. SEE SHEET C116.
6	EXISTING BUILDING AND FOUNDATION TO BE DEMOLISHED. DEBRIS AND REFUSE TO BE DISPOSED OF OFF-SITE AT AN APPROVED LOCATION.
7	EXISTING ELECTRICAL VAULT TO BE DISCONNECTED AND RETURNED TO PGE.
8	REMOVE EXISTING STORM STRUCTURE AND DISPOSE OF OFF-SITE.
9	EXISTING CATCH BASIN AND PIPE TO BE REMOVED UP TO PROPERTY LIMITS. DEBRIS AND REFUSE TO BE DISPOSED OF OFF-SITE.
10	DECOMISSION EXISTING FUEL TANK AND DISPOSE OF OFF-SITE.
11	EXISTING ELECTRICAL LINE TO BE DISCONNECTED AND REMOVED. ABANDON LINE IN PLACE WITHIN SW 65th AVENUE. COORDINATE WITH PGE.
12	TELEPHONE LINE TO BE DISCONNECTED. DISPOSE OF OFF-SITE.
13	REMOVE EXISTING WALL AND DISPOSE OF OFF-SITE.
14	EXISTING POWER METER TO BE DISCONNECTED AND RETURNED TO PGE. CAP SERVICE LINES AND REMOVE ALL CONDUITS AND WIRING WITHIN PROPERTY.

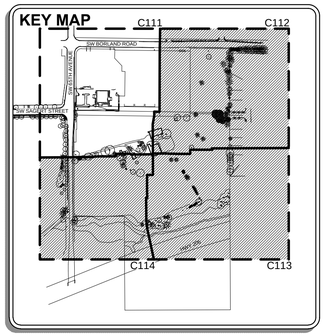
** TREE REMOVAL NOTICE **

ALL TREE INVENTORY, PROTECTION AND REMOVAL IS SUBJECT TO THE REQUIREMENTS AND RECOMMENDATIONS OF THE PROJECT ARBORIST AND THE CITY OF TUALATIN. SEE TREE PROTECTION AND REMOVAL PLANS C105-C109.

Scale: 1 inch = 40 feet
40 20 0 20 40

811 Know what's below. Call before you dig.

KEY MAP



REVISION SUMMARY	BY	DATE
TYPE II LAND USE		8/11/15

DEMOLITION PLAN I
SAGERT FARM SUBDIVISION
TYPE II LAND USE DOCUMENTS

LENNAR NORTHWEST, INC.
TUALATIN, OREGON

REGISTERED PROFESSIONAL ENGINEER 70657PE OREGON JUNE 16, 2014 JESSE T. EMERSON
PRELIMINARY
EXPIRES: 12/31/15

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WATER RESOURCES
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10445 SW CANYON ROAD SUITE 245, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	13-159
LAND USE #	SB15-0002
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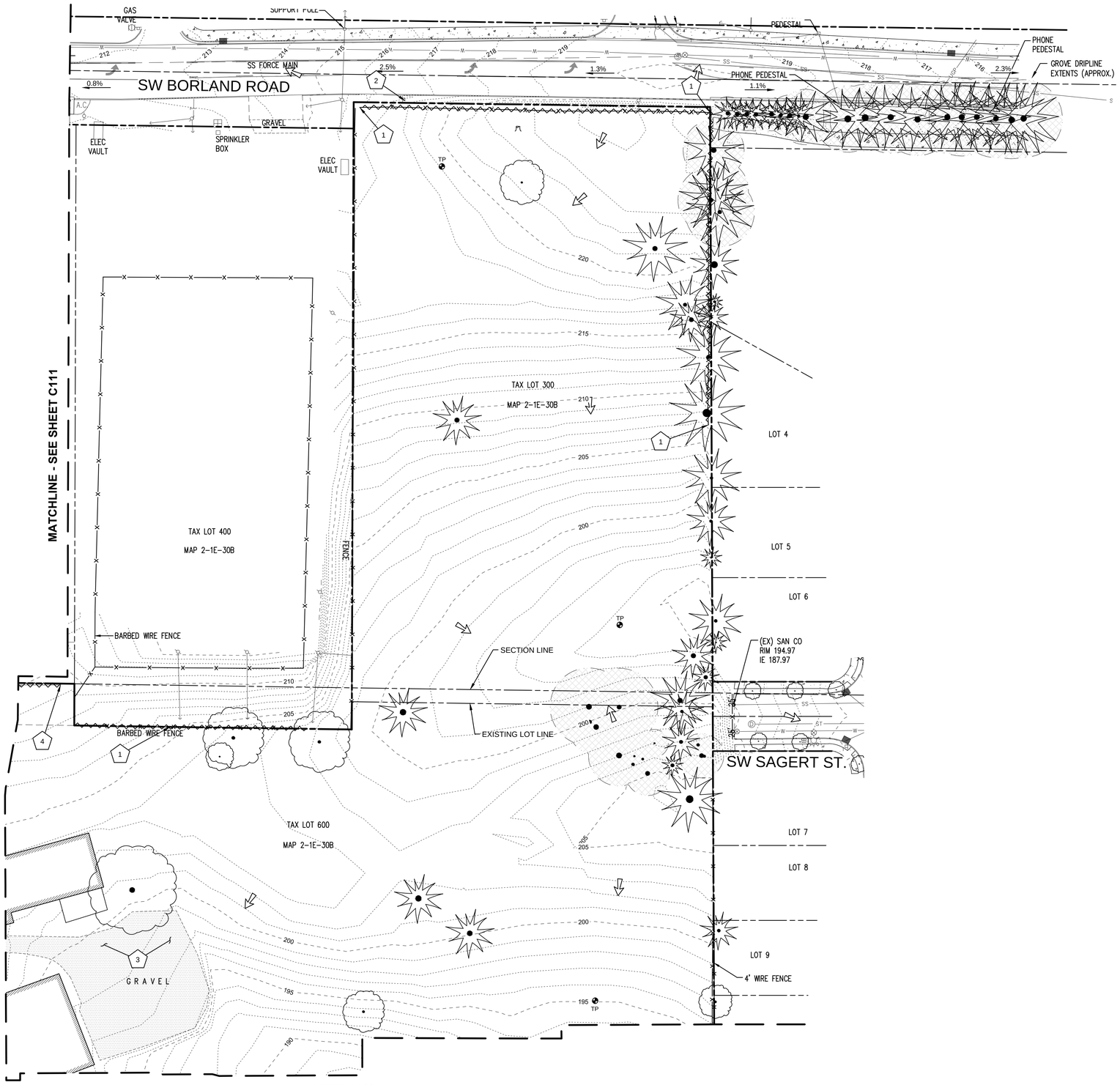
DESIGNED BY	JTE, JCP, CKW
CHECKED BY	JTE, JDH

SHEET TITLE
DEMO. PLAN I

SHEET NUMBER
C111



LEGEND

BOUNDARY LINE	CURB
RIGHT-OF-WAY	ASPHALT
LOT LINE	CONCRETE
CENTERLINE	GRAVEL
EASEMENT	EXISTING TREES
BUILDING	EXISTING STUMP
1 FT CONTOUR	LIGHT POLE
5 FT CONTOUR	WATER VALVE
SANITARY SEWER	WATER METER
SANITARY SEWER FORCEMAIN	FIRE HYDRANT
STORM SEWER	SEWER MANHOLE
WATER LINE	CURB INLET
GAS LINE	GAS VALVE
UNDERGROUND POWER	PHONE PEDESTAL
UNDERGROUND PHONE LINE	SIGN
OVERHEAD POWER	TEST PIT
BARBED WIRE FENCE	UTILITY POLE
CHAIN LINK FENCE	TRAFFIC SIGNAL BOX
WETLAND	
STREAM OR WETLAND BUFFER	
EDGE OF BRUSH	
REMOVAL LIMITS	
TREE CANOPY	

DEMOLITION & SITE PREPARATION KEY NOTES

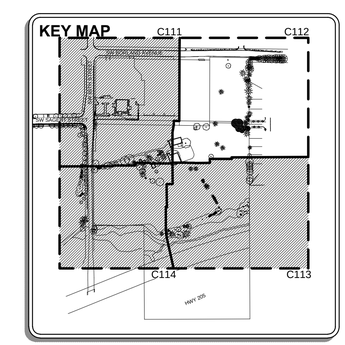
1	REMOVE EXISTING FENCE. DISPOSE OF OFF-SITE.
2	CONTRACTOR TO REMOVE SIGN(S) AND POST(S) AND DISPOSE OF OFF-SITE.
3	EXISTING GRAVEL TO BE USED AS CONSTRUCTION STAGING AREA. SEE SHEET C117.
4	EXISTING ELECTRICAL LINE TO BE DISCONNECTED AND REMOVED. DISPOSE OF OFF-SITE.

Scale: 1 inch = 40 feet

40 20 0 20 40

811 Know what's below. Call before you dig.

KEY MAP



#	REVISION SUMMARY	BY	DATE
	TYPE II LAND USE		8/11/15

DEMOLITION PLAN II
SAGERT FARM SUBDIVISION
TYPE II LAND USE DOCUMENTS

LENNAR NORTHWEST, INC.
TUALATIN, OREGON

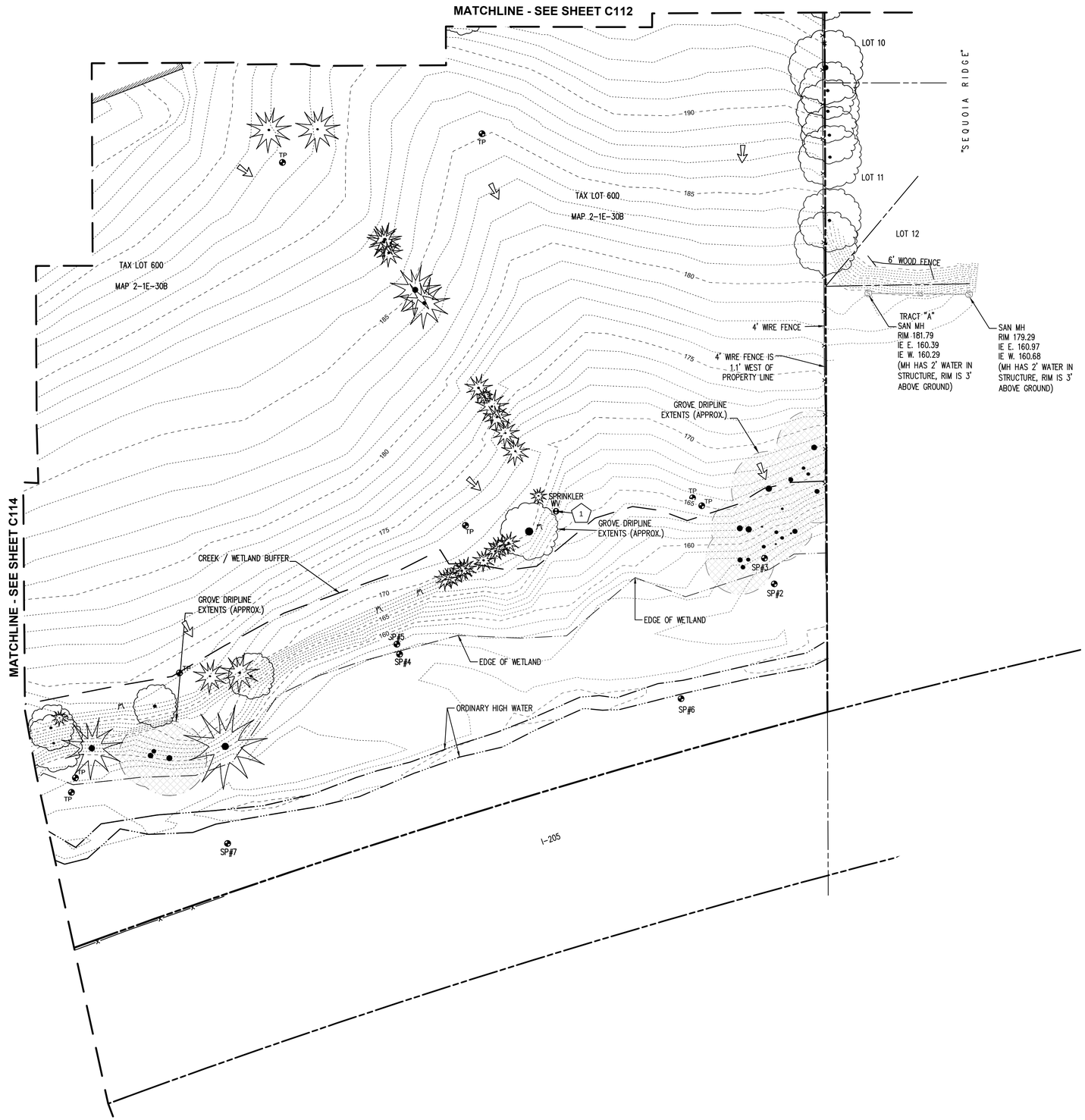
REGISTERED PROFESSIONAL ENGINEER 70659PE OREGON JUNE 16, 2011 JESSE T. EMERSON
PRELIMINARY
EXPIRES: 12/31/15

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
10445 SW CANYON ROAD SUITE 245, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-8365

3J JOB ID #	13-159
LAND USE #	SB15-0002
TAX LOT #	2S1E30B 300 & 600
DESIGNED BY	JTE, JCP, CKW
CHECKED BY	JTE, JDH

SHEET TITLE
DEMO. PLAN II

SHEET NUMBER
C112



LEGEND

BOUNDARY LINE	CURB
RIGHT-OF-WAY	ASPHALT
LOT LINE	CONCRETE
CENTERLINE	GRAVEL
EASEMENT	EXISTING TREES
BUILDING	EXISTING STUMP
1 FT CONTOUR	LIGHT POLE
5 FT CONTOUR	WATER VALVE
SANITARY SEWER	WATER METER
SANITARY SEWER FORCEMAIN	FIRE HYDRANT
STORM SEWER	SEWER MANHOLE
WATER LINE	CURB INLET
GAS LINE	GAS VALVE
UNDERGROUND POWER	PHONE PEDESTAL
UNDERGROUND PHONE LINE	SIGN
OVERHEAD POWER	TEST PIT
BARBED WIRE FENCE	UTILITY POLE
CHAIN LINK FENCE	TRAFFIC SIGNAL BOX
WETLAND	
STREAM OR WETLAND BUFFER	
EDGE OF BRUSH	
TREE CANOPY	

DEMOLITION & SITE PREPARATION KEY NOTES

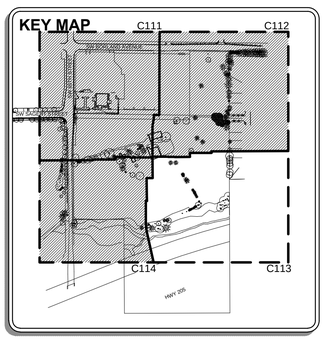
1	EXISTING IRRIGATION LINE AND VALVE TO BE REMOVED AND DISPOSED OFF-SITE.

Scale: 1 inch = 40 feet

40 20 0 20 40

Know what's below. Call before you dig.

KEY MAP



REVISION SUMMARY	BY	DATE
TYPE II LAND USE		8/11/15

DEMOLITION PLAN III
SAGERT FARM SUBDIVISION
TYPE II LAND USE DOCUMENTS

LENNAR NORTHWEST, INC.
TUALATIN, OREGON

REGISTERED PROFESSIONAL ENGINEER 70657PE OREGON JUNE 16, 2011 JESSE T. EMERSON

PRELIMINARY

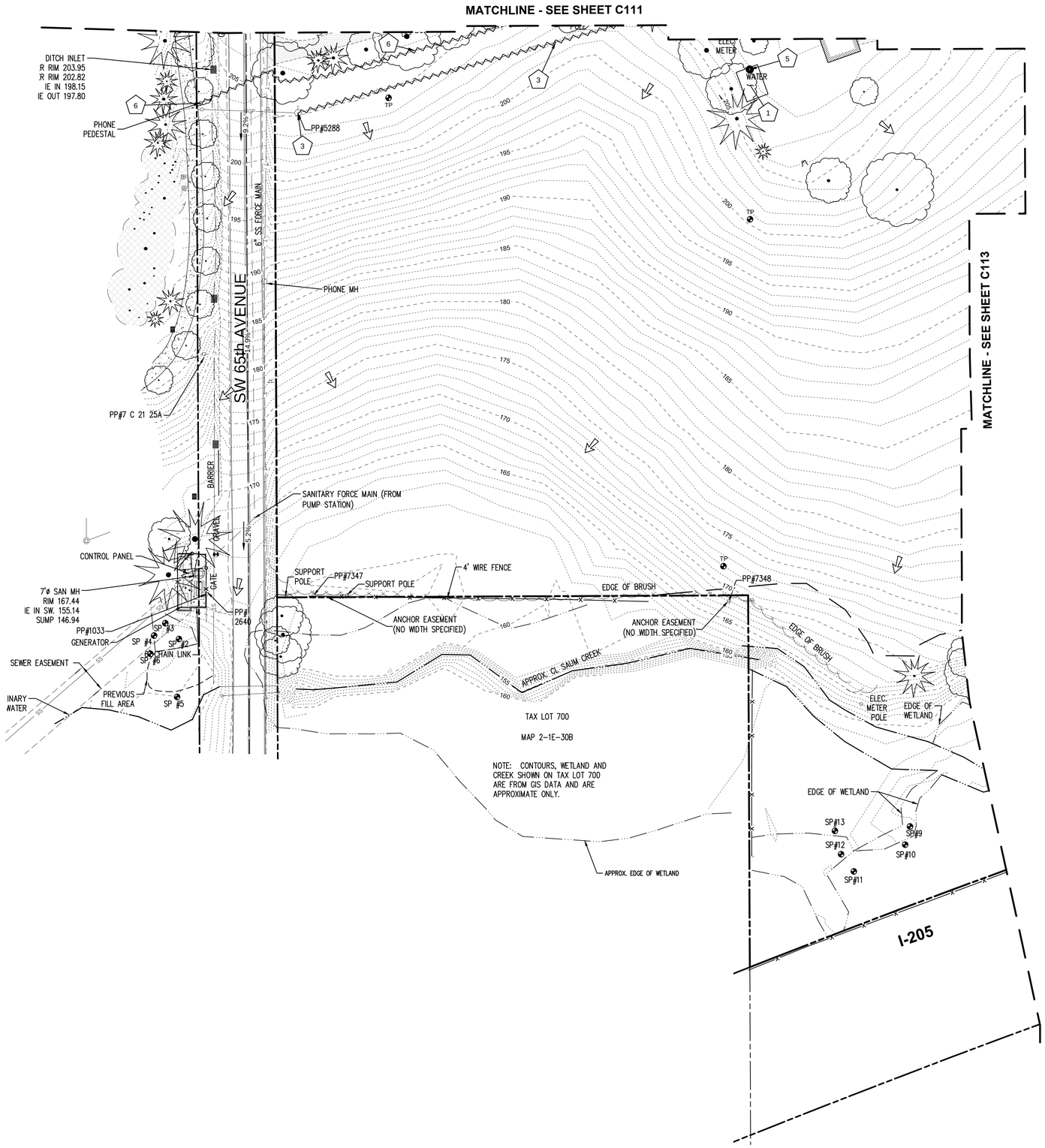
EXPIRES: 12/31/15

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
10445 SW CANYON ROAD SUITE 245, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-0365

3J JOB ID #	13-159
LAND USE #	SB15-0002
TAX LOT #	2S1E30B 300 & 600
DESIGNED BY	JTE, JCP, CKW
CHECKED BY	JTE, JDH

SHEET TITLE
DEMO. PLAN III

SHEET NUMBER
C113



LEGEND

BOUNDARY LINE	CURB
RIGHT-OF-WAY	ASPHALT
LOT LINE	CONCRETE
CENTERLINE	GRAVEL
EASEMENT	EXISTING TREES
BUILDING	EXISTING STUMP
1 FT CONTOUR	LIGHT POLE
5 FT CONTOUR	WATER VALVE
SANITARY SEWER	WATER METER
SANITARY SEWER FORCEMAIN	FIRE HYDRANT
STORM SEWER	SEWER MANHOLE
WATER LINE	CURB INLET
GAS LINE	GAS VALVE
UNDERGROUND POWER	PHONE PEDESTAL
UNDERGROUND PHONE LINE	SIGN
OVERHEAD POWER	TEST PIT
BARBED WIRE FENCE	UTILITY POLE
CHAIN LINK FENCE	TRAFFIC SIGNAL BOX
WETLAND	
STREAM OR WETLAND BUFFER	
EDGE OF BRUSH	
REMOVAL LIMITS	
TREE CANOPY	

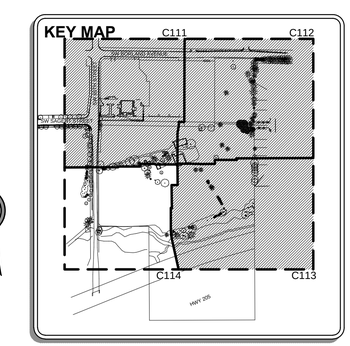
DEMOLITION & SITE PREPARATION KEY NOTES

1	EXISTING BUILDING AND FOUNDATION TO BE DEMOLIGHED. DEBRIS AND REFUSE TO BE DISPOSED OFF-SITE AT AN APPROVED LOCATION.
2	NOT USED.
3	CONTRACTOR TO COORDINATE WITH PGE TO REMOVE EXISTING UTILITY POLE.
4	NOT USED
5	EXISTING WATER WELL AND PUMP HOUSE TO BE DECOMMISSIONED PER OAR 690-220-0030.
6	TELEPHONE LINE TO BE DISCONNECTED AND REMOVED. DISPOSE OF OFF-SITE.
7	UNDERGROUND POWER TO BE DISCONNECTED AND REMOVED. DISPOSE OF OFF-SITE. COORDINATE WITH PGE.

Scale: 1 inch = 40 feet

40 20 0 20 40

811 Know what's below. Call before you dig.



#	REVISION SUMMARY	BY	DATE
	TYPE II LAND USE		8/11/15

DEMOLITION PLAN IV
SAGERT FARM SUBDIVISION
TYPE II LAND USE DOCUMENTS

LENNAR NORTHWEST, INC.
TUALATIN, OREGON

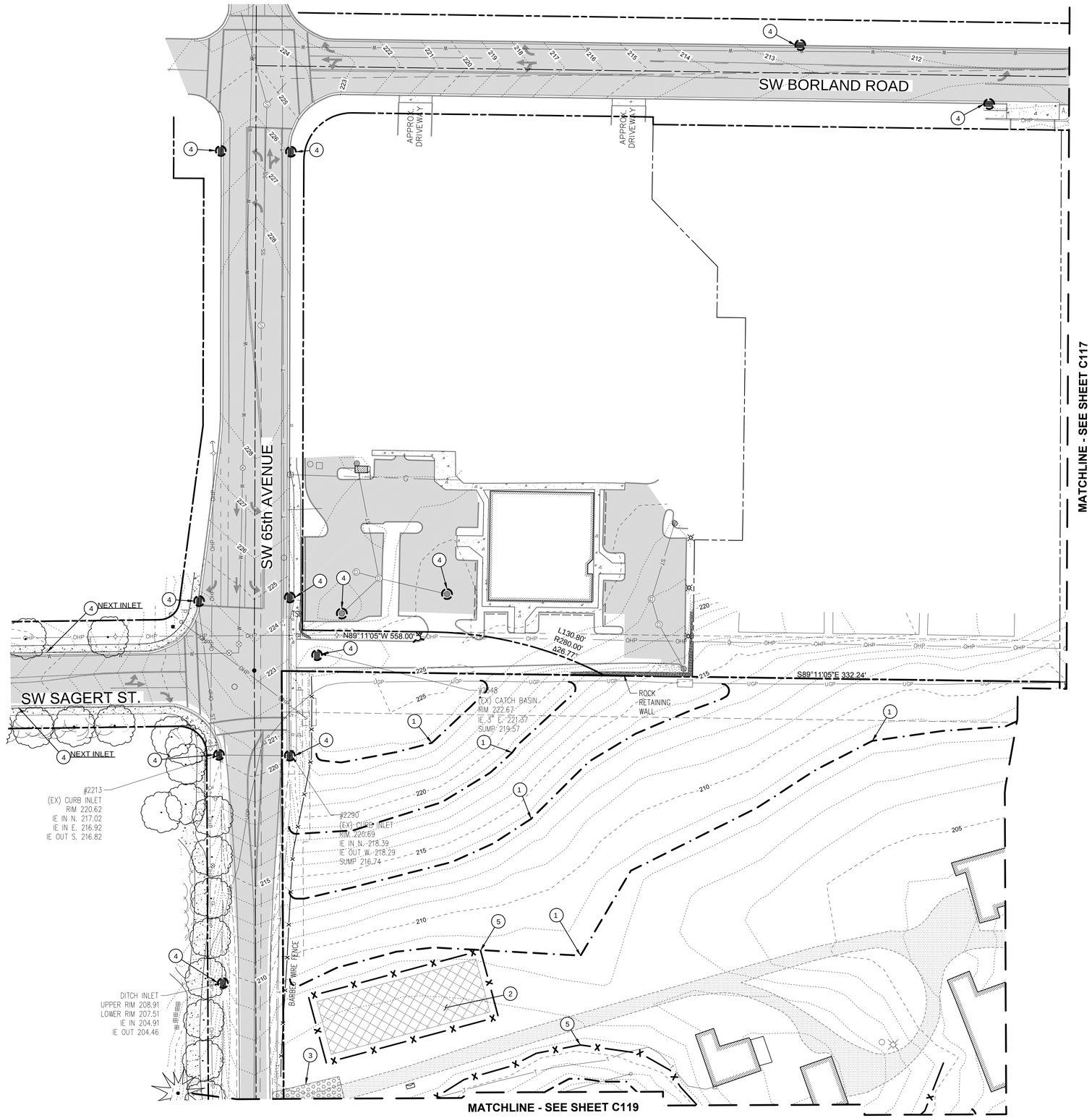
REGISTERED PROFESSIONAL ENGINEER 70661PE OREGON JULY 16, 2014 JESSE T. EMERSON
PRELIMINARY
EXPIRES: 12/31/15

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
10445 SW CANYON ROAD SUITE 245, BEAVERTON, OR 97005
PHONE & FAX: (503) 848-8365

3J JOB ID #	13-159
LAND USE #	SB15-0002
TAX LOT #	2S1E30B 300 & 600
DESIGNED BY	JTE, JCP, CKW
CHECKED BY	JTE, JDH

SHEET TITLE
DEMO. PLAN IV

SHEET NUMBER
C114



LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY
- LOT LINE
- CENTERLINE
- EASEMENT
- BUILDING
- 1 FT CONTOUR
- 200 5 FT CONTOUR
- SS SANITARY SEWER
- SS SANITARY SEWER FORCEMAIN
- ST STORM SEWER
- W WATER LINE
- G GAS LINE
- UGP UNDERGROUND POWER
- T UNDERGROUND PHONE LINE
- OP OVERHEAD POWER
- BARBED WIRE FENCE
- CHAIN LINK FENCE
- WETLAND
- STREAM OR WETLAND BUFFER
- EDGE OF BRUSH
- PROPOSED STRAW WATTLE
- PROPOSED SILT FENCING
- PROPOSED TREE PROTECTING FENCING
- PROPOSED CONSTRUCTION ENTRANCE
- PROPOSED INLET PROTECTION
- PROPOSED BIO BAG CHECK DAM
- CURB
- ASPHALT
- CONCRETE
- GRAVEL
- EXISTING TREES
- EXISTING STUMP
- LIGHT POLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- SEWER MANHOLE
- CURB INLET
- GAS VALVE
- PHONE PEDESTAL
- SIGN
- TEST PIT
- UTILITY POLE
- TRAFFIC SIGNAL BOX

EROSION CONTROL KEY NOTES

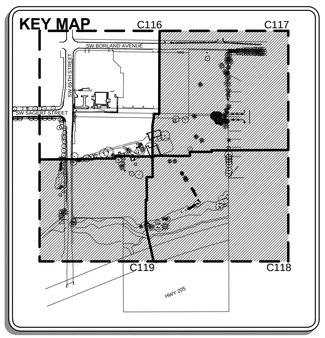
1	INSTALL STRAW WATTLE AS NEEDED FOR CONSTRUCTION PHASING. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
2	TEMPORARY SOIL / WASTE STOCKPILE LOCATION. COVER WITH PLASTIC SHEETING AT THE END OF WORK DAY AS REQUIRED.
3	CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.
4	INSTALL INLET PROTECTION.
5	PLACE SILT FENCING AT LIMITS OF GRADING AND CONSTRUCTION WHERE SHOWN.

Scale: 1 inch = 40 feet

40 20 0 20 40

811 Know what's below. Call before you dig.

KEY MAP



TYPE II LAND USE	REVISION SUMMARY	BY	DATE
#			8/11/15

PHASE 1 EROSION CONTROL PLAN I
SAGERT FARM SUBDIVISION
TYPE II LAND USE DOCUMENTS

LENNAR NORTHWEST, INC.
TUALATIN, OREGON

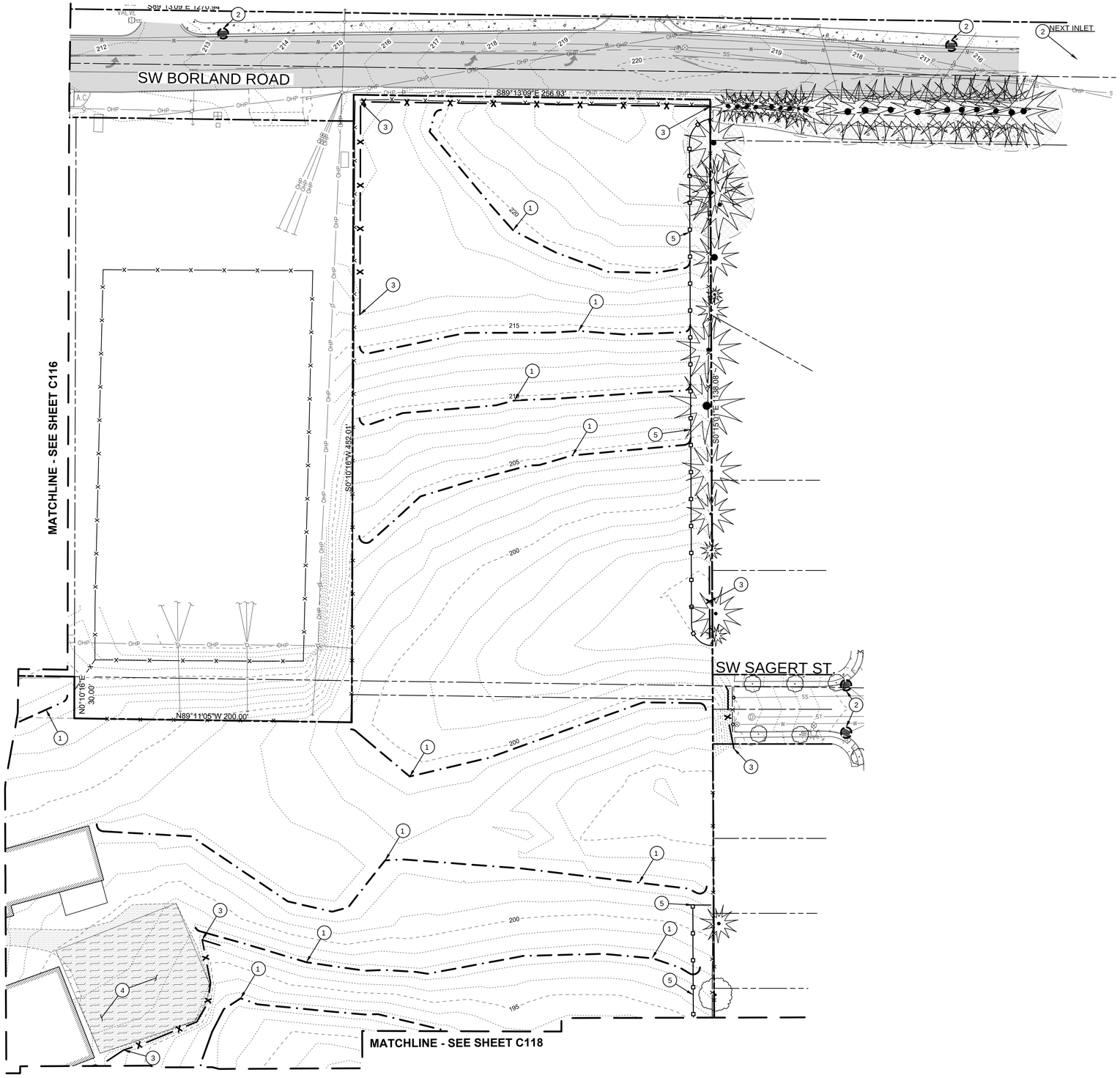
REGISTERED PROFESSIONAL ENGINEER 70657PE OREGON JUNE 16, 2011 JESSE T. EMERSON
PRELIMINARY
EXPIRES: 12/31/15

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
10445 SW CANYON ROAD SUITE 245, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-8365

3J JOB ID #	13-159
LAND USE #	SB15-0002
TAX LOT #	2S1E30B 300 & 600
DESIGNED BY	JTE, JCP, CKW
CHECKED BY	JTE, JDH

SHEET TITLE
ESCP I

SHEET NUMBER
C116



LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY
- LOT LINE
- CENTERLINE
- BUILDING
- 199 — 1 FT CONTOUR
- 200 — 5 FT CONTOUR
- SS — SANITARY SEWER
- ST — STORM SEWER
- W — WATER LINE
- UGP — UNDERGROUND POWER
- OHP — OVERHEAD POWER
- BARBED WIRE FENCE
- PROPOSED STRAW WATTLE
- PROPOSED SILT FENCING
- PROPOSED TREE PROTECTING FENCING
- PROPOSED INLET PROTECTION
- PROPOSED BIO BAG CHECK DAM
- CURB
- ASPHALT
- CONCRETE
- GRAVEL
- EXISTING TREES
- EXISTING STUMP
- LIGHT POLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- SEWER MANHOLE
- CURB INLET
- GAS VALVE
- PHONE PEDESTAL
- SIGN
- TEST PIT
- UTILITY POLE

EROSION CONTROL KEY NOTES

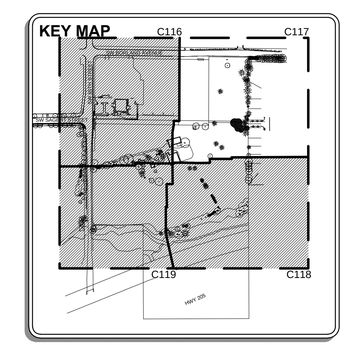
1	INSTALL STRAW WATTLE. AS NEEDED FOR CONSTRUCTION PHASING. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
2	INSTALL INLET PROTECTION.
3	PLACE SILT FENCING AT LIMITS OF GRADING AND CONSTRUCTION WHERE SHOWN.
4	CONSTRUCT CONSTRUCTION STAGING AREA.
5	INSTALL TREE PROTECTION FENCING AT LIMITS SHOWN.

Scale: 1 inch = 40 feet

40 20 0 20 40

Know what's below. Call before you dig.

KEY MAP



#	REVISION SUMMARY	BY	DATE
	TYPE II LAND USE		8/11/15

PHASE 1 EROSION CONTROL PLAN II
SAGERT FARM SUBDIVISION
TYPE II LAND USE DOCUMENTS

LENNAR NORTHWEST, INC.
TUALATIN, OREGON

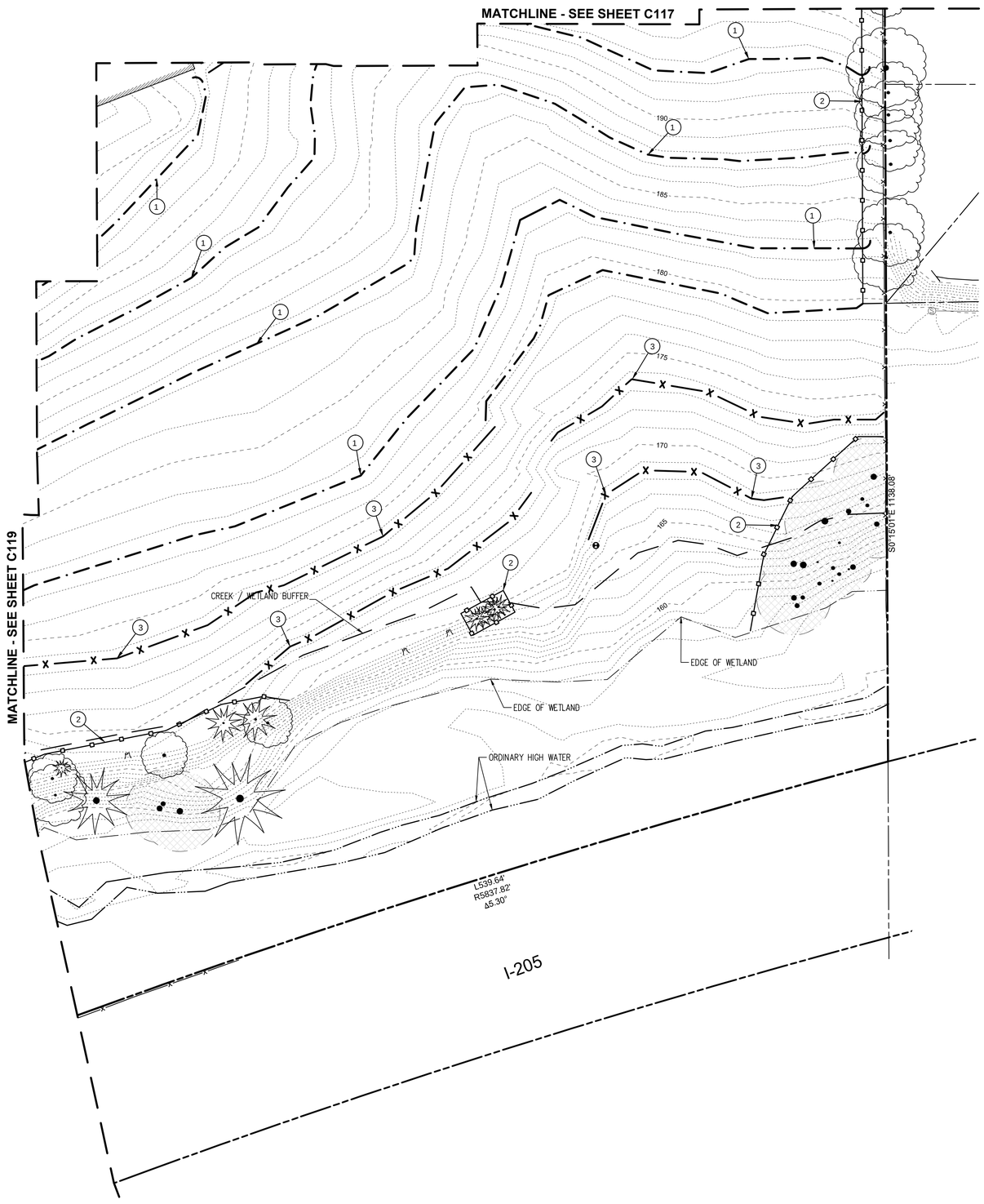
REGISTERED PROFESSIONAL ENGINEER 70659PE OREGON JUNE 16, 2011 JESSE T. EMERSON
PRELIMINARY
EXPIRES: 12/31/15

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
10445 SW CANYON ROAD SUITE 245, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-8365

3J JOB ID #	13-159
LAND USE #	SB15-0002
TAX LOT #	2S1E30B 300 & 600
DESIGNED BY	JTE, JCP, CKW
CHECKED BY	JTE, JDH

SHEET TITLE
ESCP II

SHEET NUMBER
C117



LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY
- LOT LINE
- CENTERLINE
- EASEMENT
- BUILDING
- 1 FT CONTOUR
- 200 — 5 FT CONTOUR
- SS — SANITARY SEWER
- SS — SANITARY SEWER FORCEMAIN
- ST — STORM SEWER
- W — WATER LINE
- G — GAS LINE
- UGP — UNDERGROUND POWER
- T — UNDERGROUND PHONE LINE
- OP — OVERHEAD POWER
- BARBED WIRE FENCE
- CHAIN LINK FENCE
- WETLAND
- STREAM OR WETLAND BUFFER
- EDGE OF BRUSH
- PROPOSED STRAW WATTLE
- PROPOSED SILT FENCING
- PROPOSED TREE PROTECTING FENCING
- PROPOSED INLET PROTECTION
- PROPOSED BIO BAG CHECK DAM
- CURB
- ASPHALT
- CONCRETE
- GRAVEL
- EXISTING TREES
- EXISTING STUMP
- LIGHT POLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- SEWER MANHOLE
- CURB INLET
- GAS VALVE
- PHONE PEDESTAL
- SIGN
- TEST PIT
- UTILITY POLE
- TRAFFIC SIGNAL BOX

EROSION CONTROL KEY NOTES

1	INSTALL STRAW WATTLE AS NEEDED FOR CONSTRUCTION PHASING. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
2	INSTALL TREE PROTECTION FENCING AS-SHOWN.
3	PLACE SILT FENCING AT LIMITS OF GRADING AND CONSTRUCTION WHERE SHOWN.

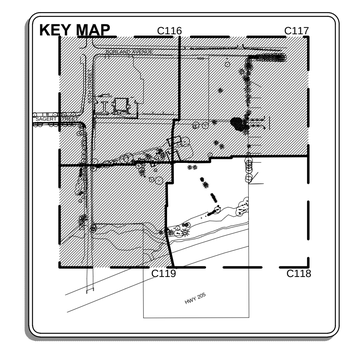
N

Scale: 1 inch = 40 feet

40 20 0 20 40

811 Know what's below. Call before you dig.

KEY MAP



TYPE II LAND USE

#	REVISION SUMMARY	BY	DATE
			8/11/15

PHASE 1 EROSION CONTROL PLAN III
SAGERT FARM SUBDIVISION
TYPE II LAND USE DOCUMENTS

LENNAR NORTHWEST, INC.
TUALATIN, OREGON

REGISTERED PROFESSIONAL ENGINEER 70651 OREGON JULY 16, 2014 JESSE T. EMERSON

PRELIMINARY

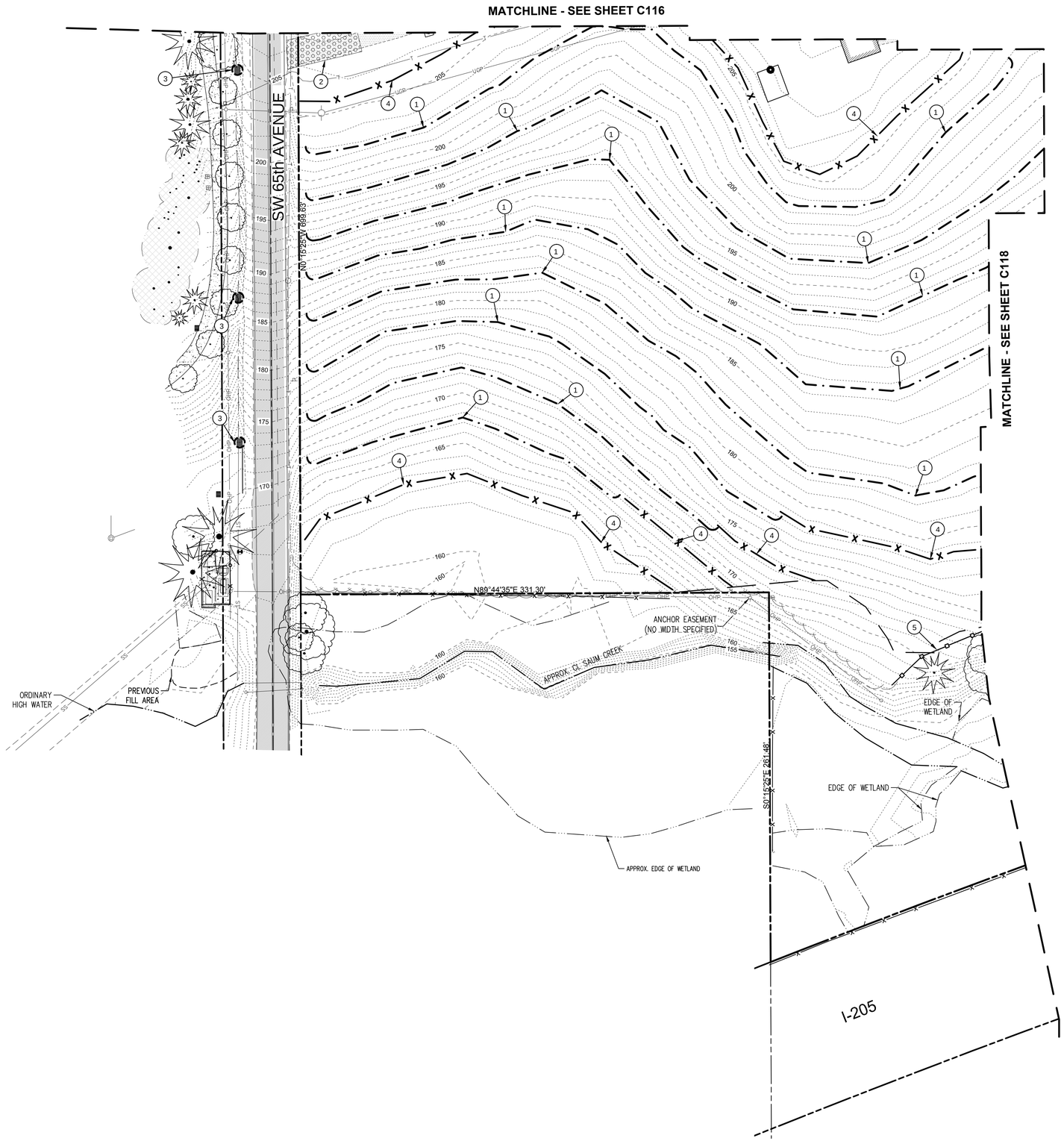
EXPIRES: 12/31/15

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
10445 SW CANYON ROAD SUITE 245, BEAVERTON, OR 97005
PHONE & FAX: (503) 346-9365

3J JOB ID #	13-159
LAND USE #	SB15-0002
TAX LOT #	2S1E30B 300 & 600
DESIGNED BY	JTE, JCP, CKW
CHECKED BY	JTE, JDH

SHEET TITLE
ESCP III

SHEET NUMBER
C118



LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY
- LOT LINE
- CENTERLINE
- EASEMENT
- BUILDING
- 1 FT CONTOUR
- 5 FT CONTOUR
- SANITARY SEWER
- SANITARY SEWER FORCEMAIN
- STORM SEWER
- WATER LINE
- GAS LINE
- UNDERGROUND POWER
- UNDERGROUND PHONE LINE
- OVERHEAD POWER
- BARBED WIRE FENCE
- CHAIN LINK FENCE
- WETLAND
- STREAM OR WETLAND BUFFER
- EDGE OF BRUSH
- PROPOSED STRAW WATTLE
- PROPOSED SILT FENCING
- REMOVAL LIMITS
- PROPOSED TREE PROTECTING FENCING
- PROPOSED INLET PROTECTION
- PROPOSED BIO BAG CHECK DAM
- CURB
- ASPHALT
- CONCRETE
- GRAVEL
- EXISTING TREES
- EXISTING STUMP
- LIGHT POLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- SEWER MANHOLE
- CURB INLET
- GAS VALVE
- PHONE PEDESTAL
- SIGN
- TEST PIT
- UTILITY POLE
- TRAFFIC SIGNAL BOX

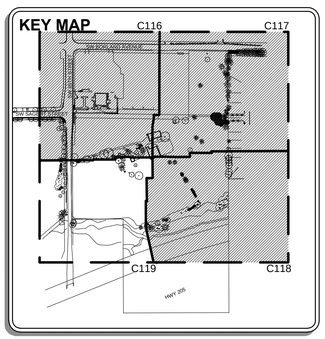
EROSION CONTROL KEY NOTES

1	INSTALL STRAW WATTLE AS NEEDED FOR CONSTRUCTION PHASING. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
2	INSTALL STABILIZED CONSTRUCTION ENTRANCE.
3	INSTALL INLET PROTECTION.
4	PLACE SILT FENCING AT LIMITS OF GRADING AND CONSTRUCTION WHERE SHOWN.
5	INSTALL TREE PROTECTION FENCING AS-SHOWN.

Scale: 1 inch = 40 feet

40 20 0 20 40

811 Know what's below. Call before you dig.



#	REVISION SUMMARY	BY	DATE

TYPE II LAND USE 8/11/15

PHASE 1 EROSION CONTROL PLAN IV
SAGERT FARM SUBDIVISION
TYPE II LAND USE DOCUMENTS

LENNAR NORTHWEST, INC.
TUALATIN, OREGON

REGISTERED PROFESSIONAL ENGINEER 70657PE OREGON JUNE 16, 2011 JESSE T. EMERSON

PRELIMINARY

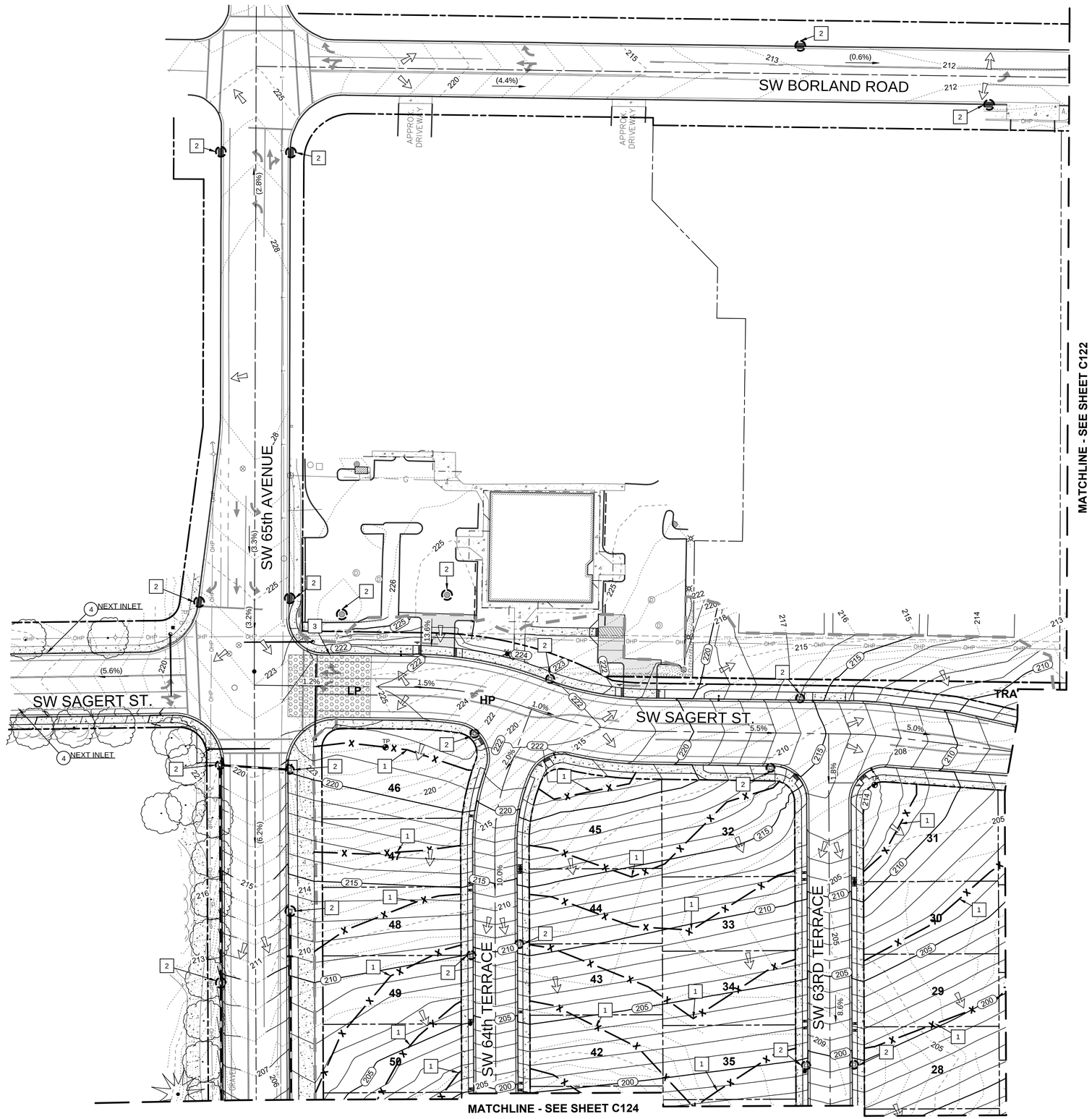
EXPIRES: 12/31/15

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
10445 SW CANYON ROAD SUITE 245, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	13-159
LAND USE #	SB15-0002
TAX LOT #	2S1E30B 300 & 600
DESIGNED BY	JTE, JCP, CKW
CHECKED BY	JTE, JDH

SHEET TITLE
ESCP IV

SHEET NUMBER
C119



LEGEND

- PROJECT BOUNDARY LINE
- RIGHT OF WAY LINE
- PROPOSED PROPERTY LINE
- ROADWAY CENTER LINE
- ADJACENT PROPERTY BOUNDARY
- 110 EXISTING MAJOR CONTOUR
- 108 EXISTING MINOR CONTOUR
- 110 PROPOSED MAJOR CONTOUR
- 108 PROPOSED MINOR CONTOUR
- EASEMENT LINE
- PROPOSED RETAINING WALL
- STRAW WATTLE
- X SILT FENCE
- TREE PROTECTION FENCING
- LIMITS OF DISTURBANCE
- CONSTRUCTION ENTRANCE
- INLET PROTECTION
- EROSION CONTROL: BIO BAG
- SURFACE RUNOFF FLOW ARROW
- 100.01 / XX SPOT GRADE, XX TYPE AS NOTED
- (X.X%) SURFACE GRADE, EXISTING
- X.X% SURFACE GRADE, PROPOSED

GRADING KEY NOTES

1. INSTALL SILT FENCE FOR EROSION AND SEDIMENT CONTROL PER CITY STD. PLACE FENCE SECTIONS AT LEVEL ELEVATIONS (AS SHOWN). OVER-LAP ADJACENT SECTIONS. EXTEND FENCING BEYOND ANTICIPATED GRADING LIMITS. MODIFY LOCATIONS AS NEEDED TO COMPLETE WORK.
2. PROVIDE INLET PROTECTION FOR SEDIMENT TRANSPORT CONTROL PER CITY STD DRAWINGS. MAINTAIN / REPLACE PROTECTION MEASURES AS NEEDED, OR AS DIRECTED BY EROSION CONTROL INSPECTOR.
3. CONSTRUCT / MAINTAIN STABILIZED CONSTRUCTION ENTRANCE PER CITY STD. DRAWINGS.

SITE GRADING INFORMATION

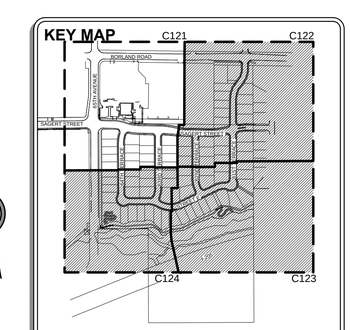
CUT (TO FINISH GRADE)	42,520 CUBIC YARDS
FILL (TO FINISH GRADE)	35,217 CUBIC YARDS
NET BALANCE	7,303 CUBIC YARDS
MAXIMUM CUT DEPTH	14 FEET
MAXIMUM FILL DEPTH	14 FEET
MAXIMUM PROPOSED SLOPE	2:1
TOTAL AREA OF DISTURBANCE	701,100 SQUARE FEET

Scale: 1 inch = 40 feet

40 20 0 20 40

811 Know what's below. Call before you dig.

KEY MAP



TYPE II LAND USE 8/11/15

#	REVISION SUMMARY	BY	DATE

PH.2 GRADING & ESC PLAN
SAGERT FARM SUBDIVISION
TYPE II LAND USE DOCUMENTS

LENNAR NORTHWEST, INC.
TUALATIN, OREGON

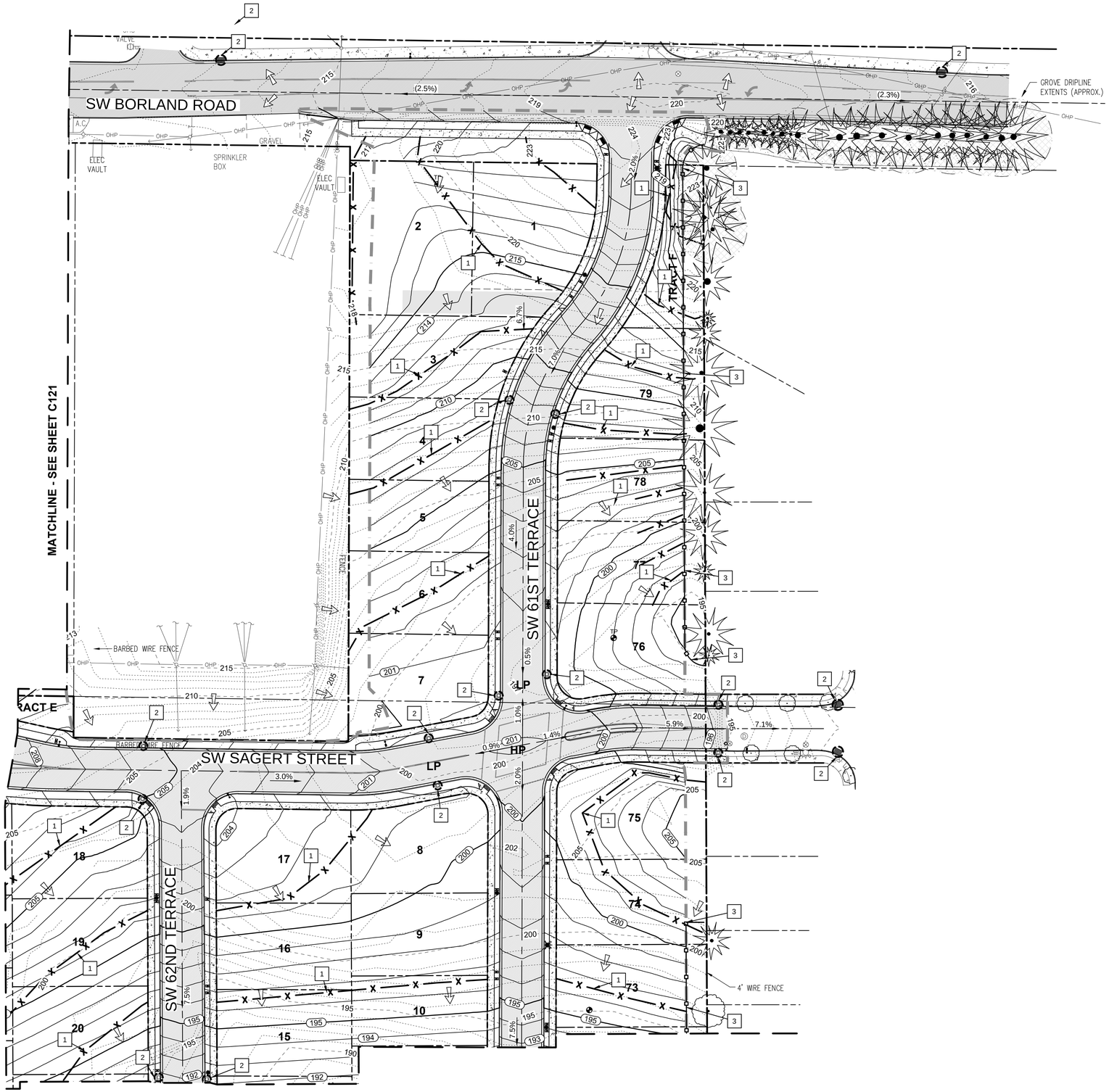
REGISTERED PROFESSIONAL ENGINEER 70657PE OREGON JUNE 16, 2004 JESSE T. EMERSON
PRELIMINARY
EXPIRES: 12/31/15

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-8365

3J JOB ID #	13-159
LAND USE #	SB15-0002
TAX LOT #	2S1E30B 300 & 600
DESIGNED BY	JTE, JCP, CKW
CHECKED BY	JTE, JDH

SHEET TITLE
PH2 GRADE & ESCP

SHEET NUMBER
C121



LEGEND

- PROJECT BOUNDARY LINE
- RIGHT OF WAY LINE
- PROPOSED PROPERTY LINE
- ROADWAY CENTER LINE
- ADJACENT PROPERTY BOUNDARY
- 110 EXISTING MAJOR CONTOUR
- 108 EXISTING MINOR CONTOUR
- 110 PROPOSED MAJOR CONTOUR
- 108 PROPOSED MINOR CONTOUR
- EASEMENT LINE
- PROPOSED RETAINING WALL
- STRAW WATTLE
- X SILT FENCE
- TREE PROTECTION FENCING
- LIMITS OF DISTURBANCE
- CONSTRUCTION ENTRANCE
- INLET PROTECTION
- EROSION CONTROL: BIO BAG
- SURFACE RUNOFF FLOW ARROW
- 100.01 / XX SPOT GRADE, XX TYPE AS NOTED
- (X.X%) SURFACE GRADE, EXISTING
- X.X% SURFACE GRADE, PROPOSED
- TREE CANOPY

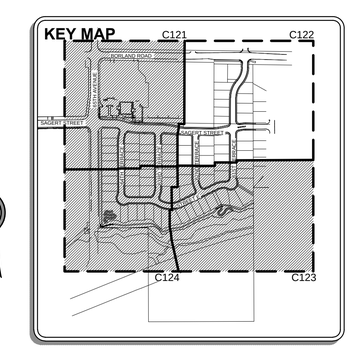
GRADING KEY NOTES

1. INSTALL SILT FENCE FOR EROSION AND SEDIMENT CONTROL PER CITY STD. PLACE FENCE SECTIONS AT LEVEL ELEVATIONS (AS SHOWN). OVER-LAP ADJACENT SECTIONS. EXTEND FENCING BEYOND ANTICIPATED GRADING LIMITS.
2. PROVIDE INLET PROTECTION FOR SEDIMENT TRANSPORT CONTROL PER CITY STD DRAWINGS. MAINTAIN / REPLACE PROTECTION MEASURES AS NEEDED, OR AS DIRECTED BY EROSION CONTROL INSPECTOR.
3. MAINTAIN TREE PROTECTION FENCING THROUGHOUT CONSTRUCTION ACTIVITIES. SEE TREE PRESERVATION PLANS FOR ADDITIONAL INFORMATION.

Scale: 1 inch = 40 feet

40 20 0 20 40

811 Know what's below. Call before you dig.



#	REVISION SUMMARY	BY	DATE

TYPE II LAND USE 8/11/15

PH2 GRADING & ESC PLAN II

SAGERT FARM SUBDIVISION
TYPE II LAND USE DOCUMENTS

LENNAR NORTHWEST, INC.
TUALATIN, OREGON

REGISTERED PROFESSIONAL ENGINEER 70659PE OREGON JUNE 16, 2011 JESSE T. EMERSON

PRELIMINARY

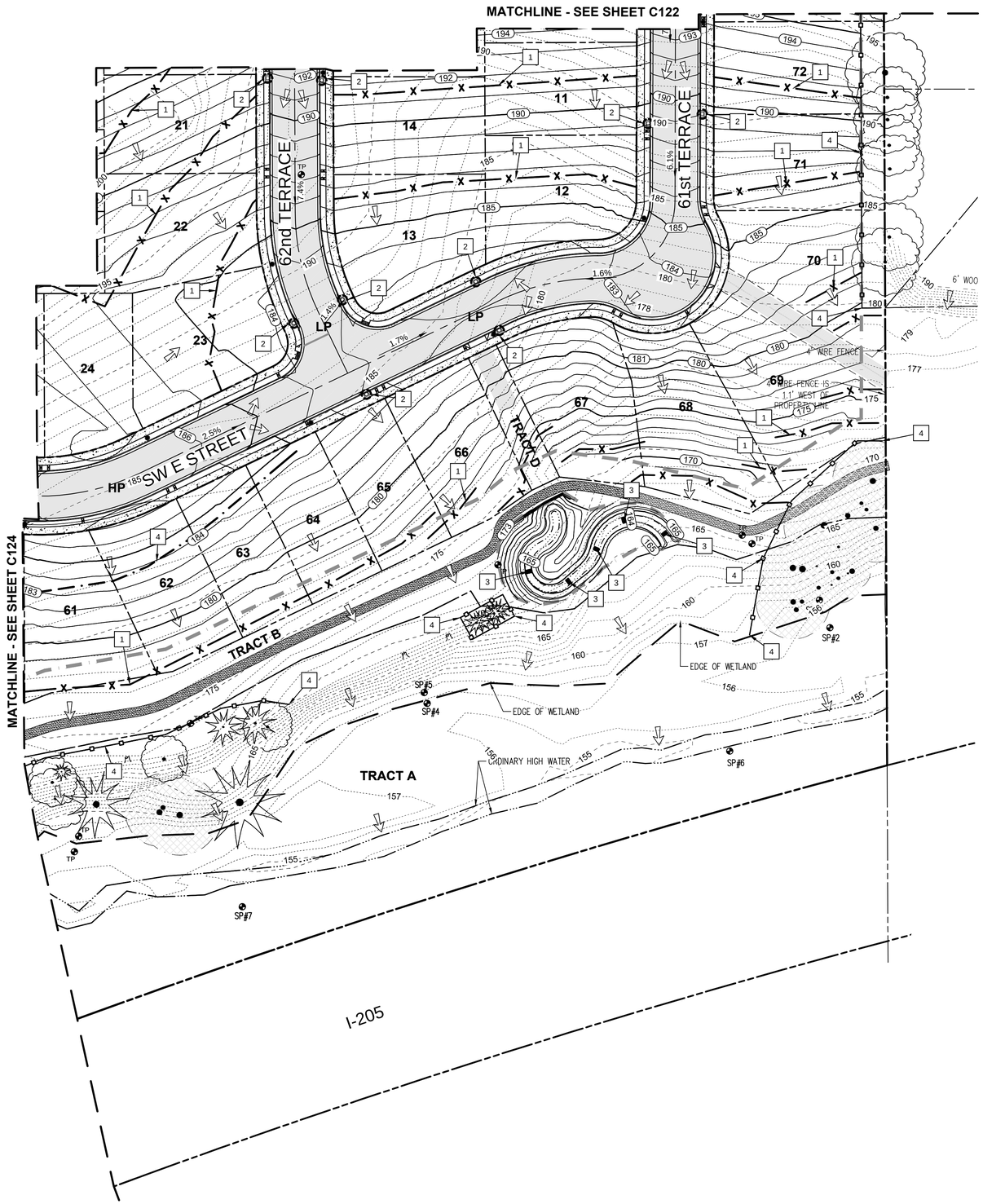
EXPIRES: 12/31/15

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 646-0385

3J JOB ID #	13-159
LAND USE #	SB15-0002
TAX LOT #	2S1E30B 300 & 600
DESIGNED BY	JTE, JCP, CKW
CHECKED BY	JTE, JDH

SHEET TITLE
PH2 GRADE & ESC

SHEET NUMBER
C122



LEGEND

- PROJECT BOUNDARY LINE
- RIGHT OF WAY LINE
- PROPOSED PROPERTY LINE
- ROADWAY CENTER LINE
- ADJACENT PROPERTY BOUNDARY
- 110 EXISTING MAJOR CONTOUR
- 108 EXISTING MINOR CONTOUR
- (110) PROPOSED MAJOR CONTOUR
- (108) PROPOSED MINOR CONTOUR
- EASEMENT LINE
- PROPOSED RETAINING WALL
- STRAW WATTLE
- X SILT FENCE
- TREE PROTECTION FENCING
- LIMITS OF DISTURBANCE
- CONSTRUCTION ENTRANCE
- INLET PROTECTION
- EROSION CONTROL: BIO BAG
- SURFACE RUNOFF FLOW ARROW
- 100.01 / XX SPOT GRADE, XX TYPE AS NOTED
- (X.X%) SURFACE GRADE, EXISTING
- X.X% SURFACE GRADE, PROPOSED
- TREE CANOPY

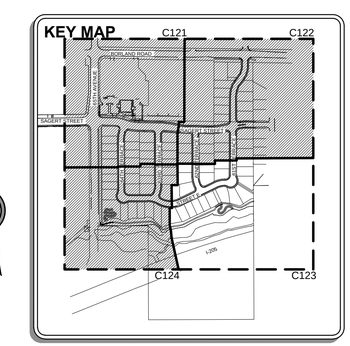
GRADING KEY NOTES

1. INSTALL SILT FENCE FOR EROSION AND SEDIMENT CONTROL PER CITY STD. PLACE FENCE SECTIONS AT LEVEL ELEVATIONS (AS SHOWN). OVER-LAP ADJACENT SECTIONS. EXTEND FENCING BEYOND ANTICIPATED GRADING LIMITS.
2. PROVIDE INLET PROTECTION FOR SEDIMENT TRANSPORT CONTROL PER CITY STD DRAWINGS. MAINTAIN / REPLACE PROTECTION MEASURES AS NEEDED, OR AS DIRECTED BY EROSION CONTROL INSPECTOR.
3. MAINTAIN / INSTALL BIO-BAG CHECK DAMS ADJACENT TO AND DOWNSTREAM OF PROJECT CONSTRUCTION ACTIVITIES PER CITY STD. DRAWINGS. REPLACE AND REBUILD AS NEEDED, OR AS DIRECTED BY EROSION CONTROL INSPECTOR.
4. MAINTAIN TREE PROTECTION FENCING THROUGHOUT CONSTRUCTION ACTIVITIES. SEE TREE PRESERVATION PLANS FOR ADDITIONAL INFORMATION.

Scale: 1 inch = 40 feet

40 20 0 20 40

811 Know what's below. Call before you dig.



#	REVISION SUMMARY	BY	DATE

TYPE II LAND USE 8/11/15

PH2 GRADING & ESC PLAN III
SAGERT FARM SUBDIVISION
TYPE II LAND USE DOCUMENTS

LENNAR NORTHWEST, INC.
TUALATIN, OREGON

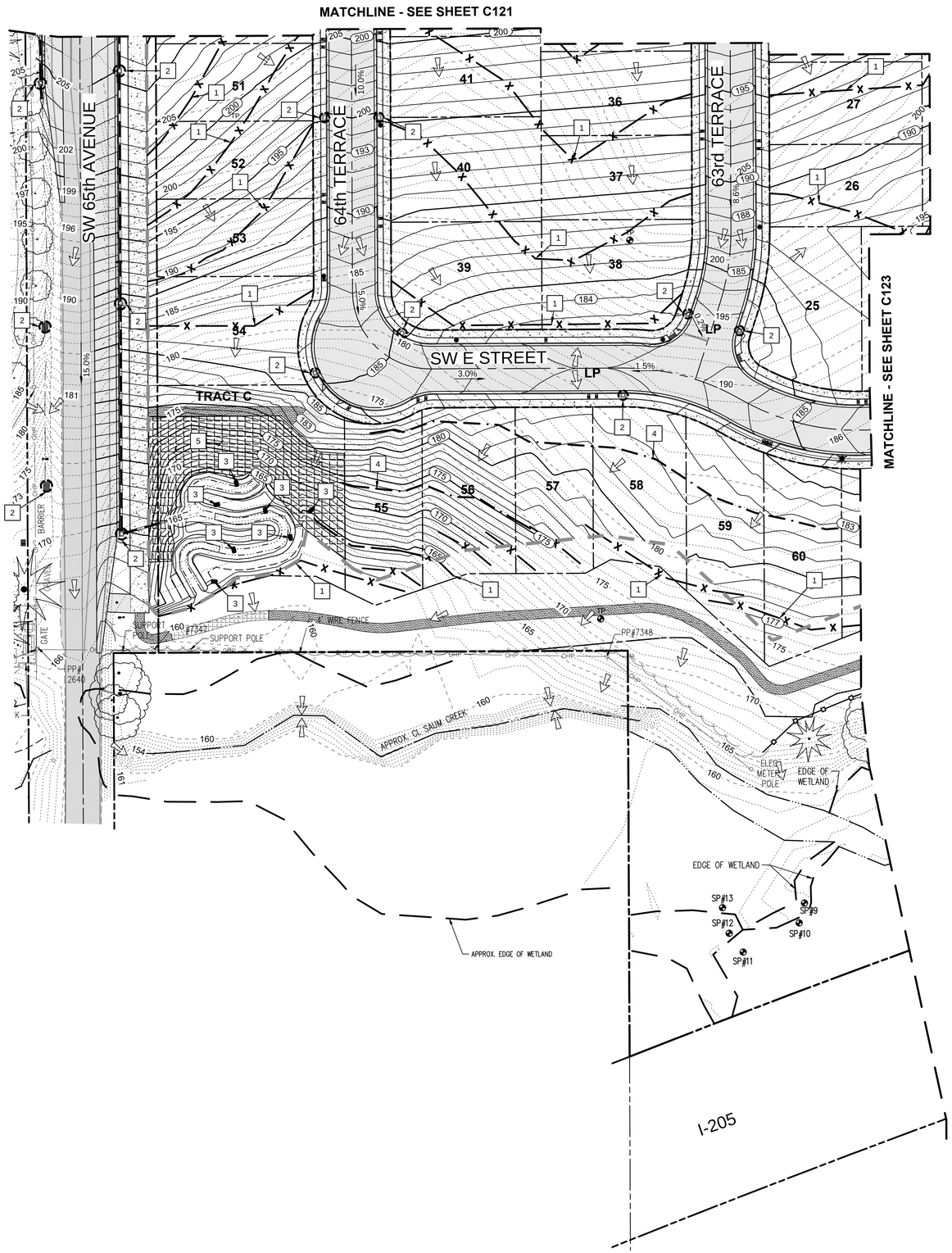
REGISTERED PROFESSIONAL ENGINEER 70657PE OREGON JULY 16, 2014 JESSE T. EMERSON
PRELIMINARY
EXPIRES: 12/31/15

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	13-159
LAND USE #	SB15-0002
TAX LOT #	2S1E30B 300 & 600
DESIGNED BY	JTE, JCP, CKW
CHECKED BY	JTE, JDH

SHEET TITLE
PH2 GRADE & ESC

SHEET NUMBER
C123



LEGEND

- PROJECT BOUNDARY LINE
- RIGHT OF WAY LINE
- PROPOSED PROPERTY LINE
- ROADWAY CENTER LINE
- ADJACENT PROPERTY BOUNDARY
- 110 EXISTING MAJOR CONTOUR
- 108 EXISTING MINOR CONTOUR
- 110 PROPOSED MAJOR CONTOUR
- 108 PROPOSED MINOR CONTOUR
- EASEMENT LINE
- PROPOSED RETAINING WALL
- STRAW WATTLE
- SILT FENCE
- TREE PROTECTION FENCING
- LIMITS OF DISTURBANCE
- CONSTRUCTION ENTRANCE
- INLET PROTECTION
- EROSION CONTROL: BIO BAG
- SURFACE RUNOFF FLOW ARROW
- SLOPE MATTING
- (X.X%) SURFACE GRADE, EXISTING
- X.X% SURFACE GRADE, PROPOSED

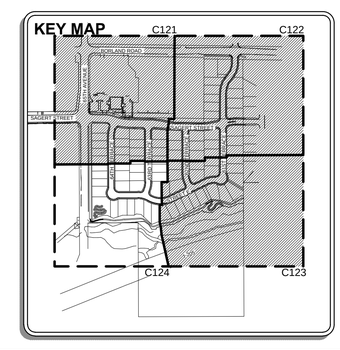
GRADING KEY NOTES

1. INSTALL SILT FENCE FOR EROSION AND SEDIMENT CONTROL PER CITY STD. PLACE FENCE SECTIONS AT LEVEL ELEVATIONS (AS SHOWN). OVER-LAP ADJACENT SECTIONS. EXTEND FENCING BEYOND ANTICIPATED GRADING LIMITS.
2. PROVIDE INLET PROTECTION FOR SEDIMENT TRANSPORT CONTROL PER CITY STD DRAWINGS. MAINTAIN / REPLACE PROTECTION MEASURES AS NEEDED, OR AS DIRECTED BY EROSION CONTROL INSPECTOR.
3. MAINTAIN / INSTALL BIO-BAG CHECK DAMS ADJACENT TO AND DOWNSTREAM OF PROJECT CONSTRUCTION ACTIVITIES PER CITY STD. DRAWINGS. REPLACE AND REBUILD AS NEEDED, OR AS DIRECTED BY EROSION CONTROL INSPECTOR.
4. MAINTAIN / INSTALL EROSION CONTROL STRAW WATTLES.
5. MAINTAIN / INSTALL EROSION CONTROL SLOPE MATTING.

Scale: 1 inch = 40 feet

40 20 0 20 40

811 Know what's below. Call before you dig.



	BY	DATE
TYPE II LAND USE		8/11/15

REVISION SUMMARY

PH 2 GRADING & ESC PLAN IV

SAGERT FARM SUBDIVISION
TYPE II LAND USE DOCUMENTS

LENNAR NORTHWEST, INC.
TUALATIN, OREGON

REGISTERED PROFESSIONAL ENGINEER 70659PE OREGON JUNE 16, 2011 JESSE T. EMERSON

PRELIMINARY

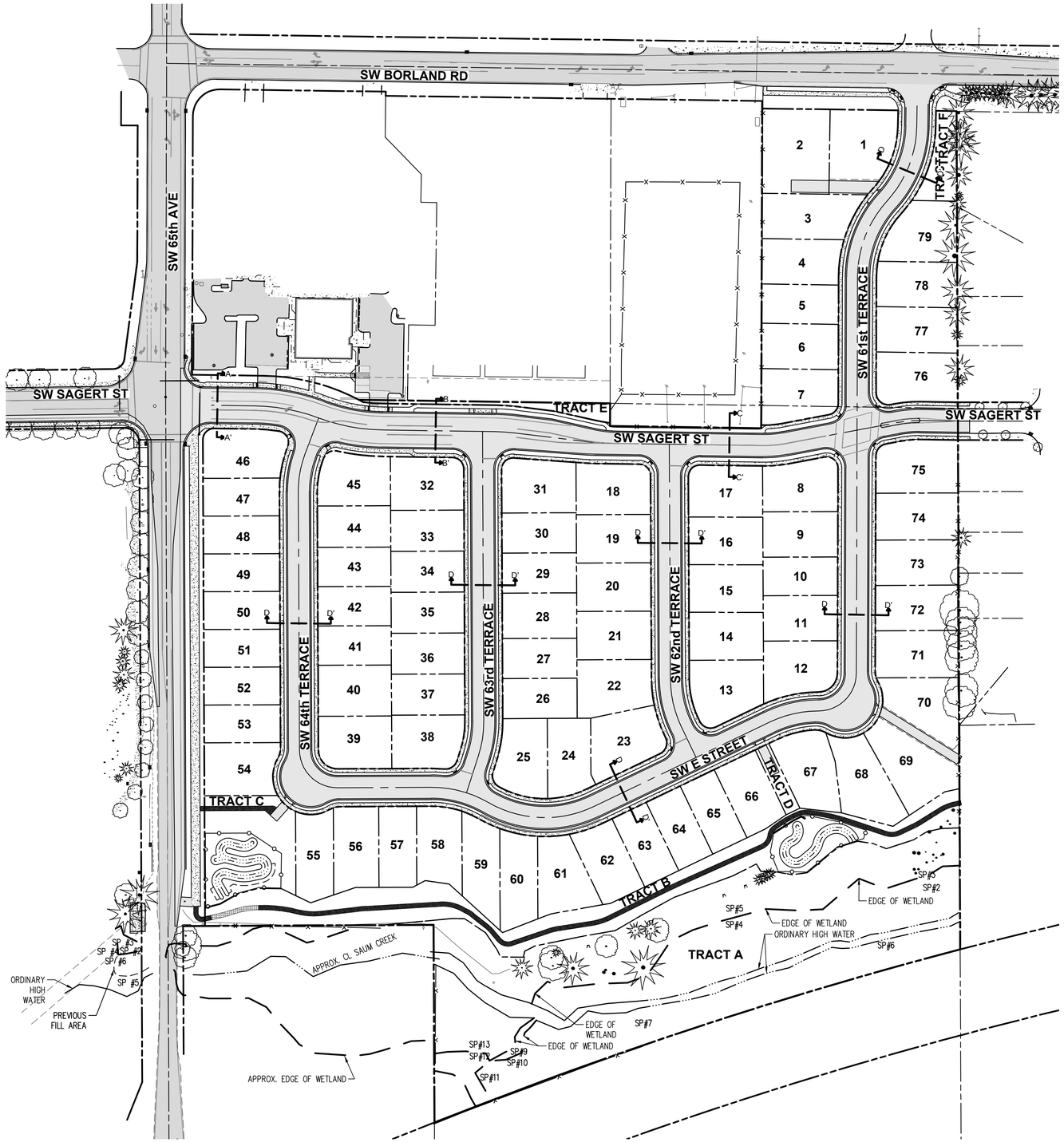
EXPIRES: 12/31/15

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	13-159
LAND USE #	SB15-0002
TAX LOT #	2S1E30B 300 & 600
DESIGNED BY	JTE, JCP, CKW
CHECKED BY	JTE, JDH

SHEET TITLE
PH2 GRADE & EC

SHEET NUMBER
C124



LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- ROAD CENTERLINE
- EDGE OF WETLAND
- BOTTOM OF SWALE
- PROPERTY BUFFER
- EXISTING FENCE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- EXISTING CONCRETE
- PROPOSED CONCRETE
- A — A' TYPICAL ROADWAY SECTION, SEE SHEET C230
- B — B' TYPICAL ROADWAY SECTION, SEE SHEET C230
- C — C' TYPICAL ROADWAY SECTION, SEE SHEET C231
- D — D' TYPICAL ROADWAY SECTION, SEE SHEET C231

Scale: 1 inch = 80 feet

80 40 0 40 80

811 Know what's below. Call before you dig.

#	REVISION SUMMARY	BY	DATE
A	TYPE II LAND USE		8/11/15

SAGERT FARM SUBDIVISION
TYPE II LAND USE DOCUMENTS

OVERALL SITE PLAN

LENNAR NORTHWEST, INC.

TUALATIN, OREGON

REGISTERED PROFESSIONAL ENGINEER 70651PE OREGON JUNE 16, 2011 JESSE T. EMERSON

PRELIMINARY

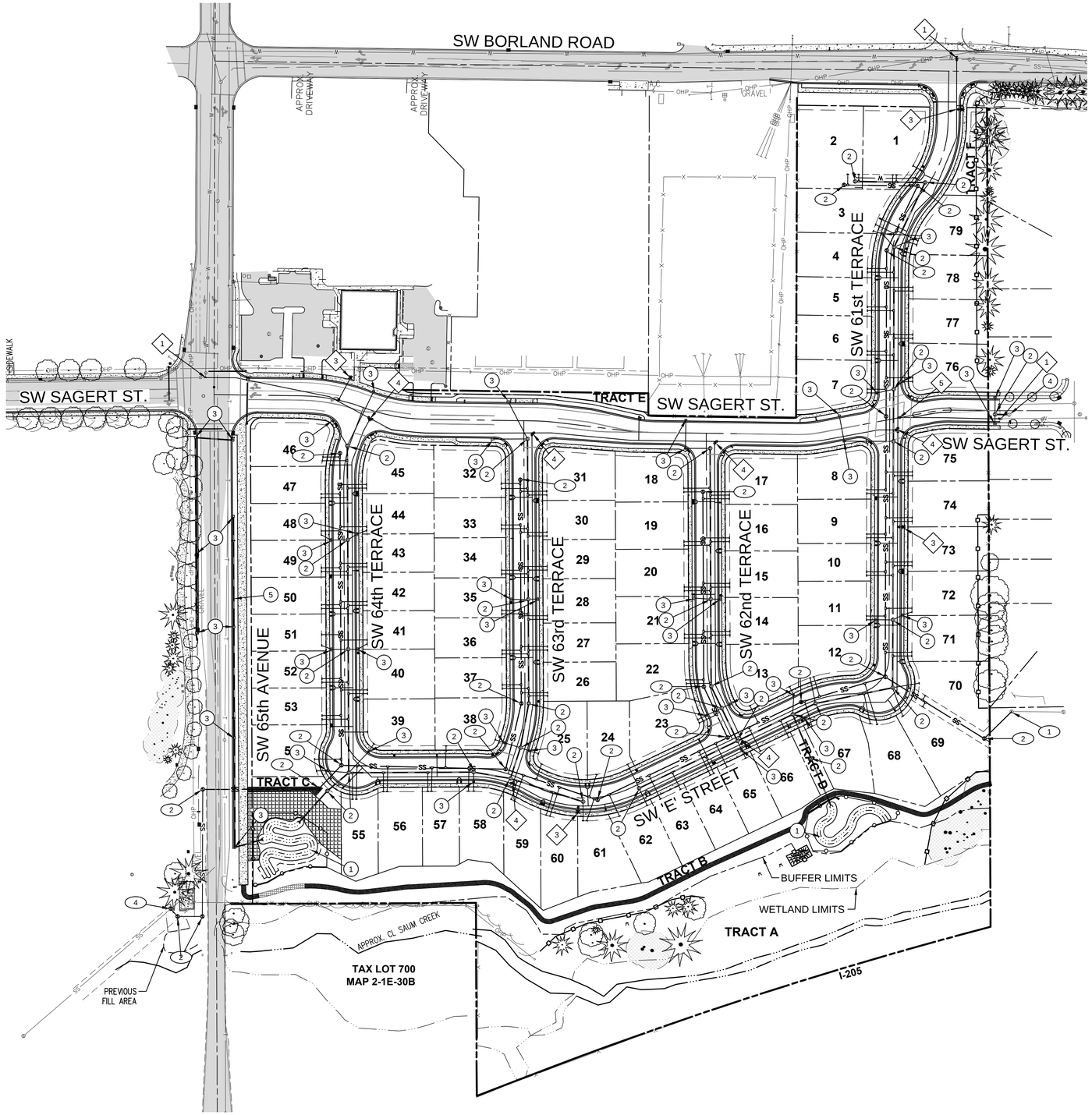
EXPIRES: 12/31/15

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 848-3065

3J JOB ID #	13-159
LAND USE #	SB15-0002
TAX LOT #	2S1E30B 300 & 600
DESIGNED BY	JTE, JCP, CKW
CHECKED BY	JTE, JDH

SHEET TITLE
SITE PLAN

SHEET NUMBER
C200



LEGEND

BOUNDARY LINE	EXISTING CURB
RIGHT-OF-WAY	EXISTING ASPHALT
CENTERLINE	EXISTING CONCRETE
PROPOSED LOT LINE	EXISTING TREES
PROPOSED EASEMENT	EXISTING LIGHT POLE
EXISTING SANITARY SEWER	EXISTING WATER VALVE
EXISTING STORM SEWER	EXISTING WATER METER
EXISTING WATER LINE	EXISTING FIRE HYDRANT
EXISTING GAS LINE	EXISTING SEWER MANHOLE
EXISTING UNDERGROUND POWER	EXISTING CURB INLET
EXISTING UNDERGROUND PHONE LINE	EXISTING GAS VALVE
EXISTING OVERHEAD POWER	EXISTING PHONE PEDESTAL
EXISTING BARBED WIRE FENCE	EXISTING SIGN
EXISTING CHAIN LINK FENCE	EXISTING UTILITY POLE
WETLAND	EXISTING TRAFFIC SIGNAL BOX
STREAM OR WETLAND BUFFER	PROPOSED FIRE HYDRANT
EDGE OF BRUSH	PROPOSED SEWER MANHOLE
PROPOSED SANITARY SEWER	PROPOSED STORM MANHOLE
PROPOSED WATER	
PROPOSED STORMWATER SEWER	
PROPOSED TREE PROTECTION FENCING	

STORM SEWER CONSTRUCTION NOTES

1. CONSTRUCT VEGETATED SWALES FOR STORM CONVEYANCE.
2. CONSTRUCT STANDARD 48" STORM SEWER MANHOLE.
3. CONSTRUCT CURB INLET WITH 10" STORM LATERAL.
4. CONNECT TO EXISTING STORM MANHOLE.
5. NOT USED

SANITARY SEWER CONSTRUCTION NOTES

1. CONNECT TO EXISTING SANITARY SEWER MANHOLE.
2. CONSTRUCT STANDARD 48" SANITARY SEWER MANHOLE.
3. NOT USED
4. CONSTRUCT 48" SANITARY SEWER MANHOLE OVER EXISTING SANITARY MAIN.

WATER CONSTRUCTION NOTES

1. CONNECT TO EXISTING WATER MAIN.
2. NOT USED
3. INSTALL FIRE HYDRANT ASSEMBLY, STUB, TEE, AND GATE VALVE PER CITY OF TUALATIN STANDARDS.
4. INSTALL WATER MAIN TEE AND THREE (3) GATE VALVES PER CITY OF TUALATIN STANDARDS.
5. INSTALL WATER MAIN TEE AND ONE (1) GATE VALVE PER CITY OF TUALATIN STANDARDS.

Scale: 1 inch = 80 feet

80 40 0 40 80

811 Know what's below. Call before you dig.

#	REVISION SUMMARY	BY	DATE
	TYPE II LAND USE		8/11/15

OVERALL COMPOSITE UTILITY PLAN
SAGERT FARM SUBDIVISION
TYPE II LAND USE DOCUMENTS

LENNAR NORTHWEST, INC.
TUALATIN, OREGON

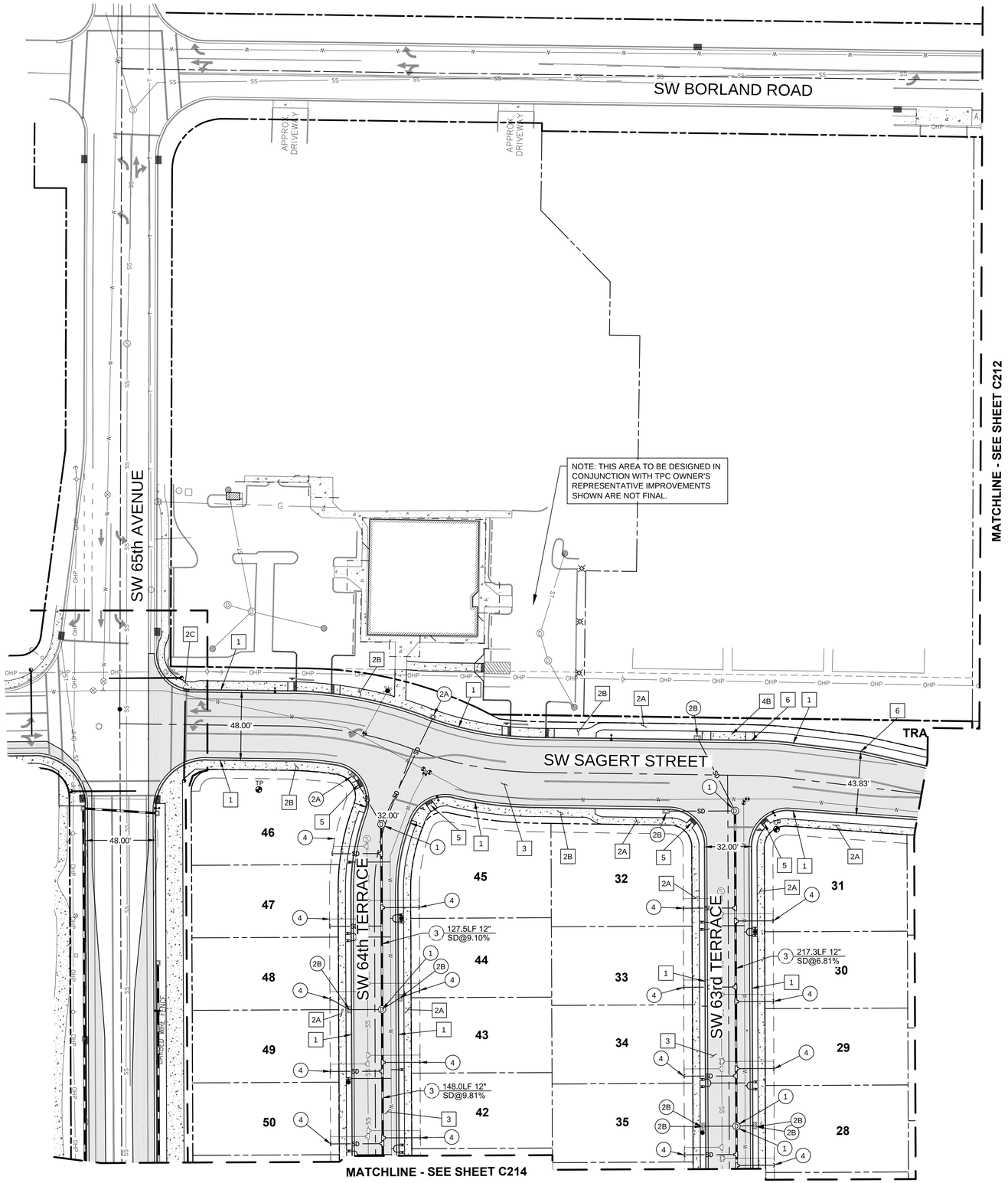
REGISTERED PROFESSIONAL ENGINEER 70652PE OREGON JUNE 16, 2011 JESSE T. EMERSON
PRELIMINARY
EXPIRES: 12/31/15

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	13-159
LAND USE #	SB15-0002
TAX LOT #	2S1E30B 300 & 600
DESIGNED BY	JTE, JCP, CKW
CHECKED BY	JTE, JDH

SHEET TITLE
UTILITY PLAN

SHEET NUMBER
C201



LEGEND

	BOUNDARY LINE		EXISTING TREES
	RIGHT-OF-WAY		EXISTING STUMP
	CENTERLINE		LIGHT POLE
	LOT LINE		WATER VALVE
	EASEMENT		WATER METER
	BUILDING SETBACK		FIRE HYDRANT
SS	SANITARY SEWER MAIN		SANITARY MANHOLE
	SANITARY SEWER FORCEMAIN		STORM MANHOLE
	SANITARY SEWER LATERAL & STUB		30" CURB INLET
	STORM SEWER MAIN		48" CURB INLET
ST	STORM SEWER LATERAL		GAS VALVE
W	WATER LINE		PHONE PEDESTAL
G	GAS LINE		SIGN
UGP	UNDERGROUND TELEPHONE LINE	TP	TEST PIT
UGP	OVERHEAD POWER		UTILITY POLE
X X	BARBED WIRE FENCE		TRAFFIC SIGNAL BOX
	CHAIN LINK FENCE		STREET LIGHT
	WETLAND		
	STREAM OR WETLAND BUFFER		
	CURB		
	EXISTING ASPHALT		
	PROPOSED ASPHALT		
	EXISTING CONCRETE		
	PROPOSED CONCRETE		
	GRAVEL		

STREET CONSTRUCTION NOTES

1. CONSTRUCT STANDARD CURB AND GUTTER.
2A. CONSTRUCT FIVE FOOT WIDE DETATCHED SIDEWALK.
2B. CONSTRUCT SIX FOOT WIDE CURB TIGHT SIDEWALK.
2C. CONSTRUCT FIVE FOOT WIDE CURB TIGHT SIDEWALK.
3. CONSTRUCT ASPHALT PAVING.
4A. CONSTRUCT COMMERCIAL DRIVEWAY APPROACH W/CURBSIDE WALK RAMPS.
4B. CONSTRUCT COMMERCIAL DRIVEWAY
5. CONSTRUCT CURB RAMP.
6. WIDENING TRANSITION POINT. SEE SHEET C200 FOR DETAILS.

STORM CONSTRUCTION NOTES

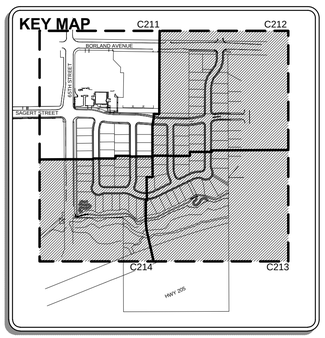
1. CONSTRUCT 48" STORM MANHOLE.
2A. CONSTRUCT 30" CURB INLET WITH 10" STORM LINE.
2B. CONSTRUCT 48" CURB INLET WITH 10" STORM LINE.
3. CONSTRUCT STORM MAIN LINE.
4. CONSTRUCT PRIVATE STORM DRAIN LATERAL CONNECTION FOR INDIVIDUAL LOT SERVICE.

Scale: 1 inch = 40 feet

40 20 0 20 40

811 Know what's below. Call before you dig.

KEY MAP



DATE	BY	REVISION SUMMARY
8/11/15		TYPE II LAND USE

STREET & STORM PLAN I
SAGERT FARM SUBDIVISION
TYPE II LAND USE DOCUMENTS

LENNAR NORTHWEST, INC.
TUALATIN, OREGON

REGISTERED PROFESSIONAL ENGINEER 70657PE OREGON JUNE 16, 2011 JESSE T. EMERSON

PRELIMINARY

EXPIRES: 12/31/15

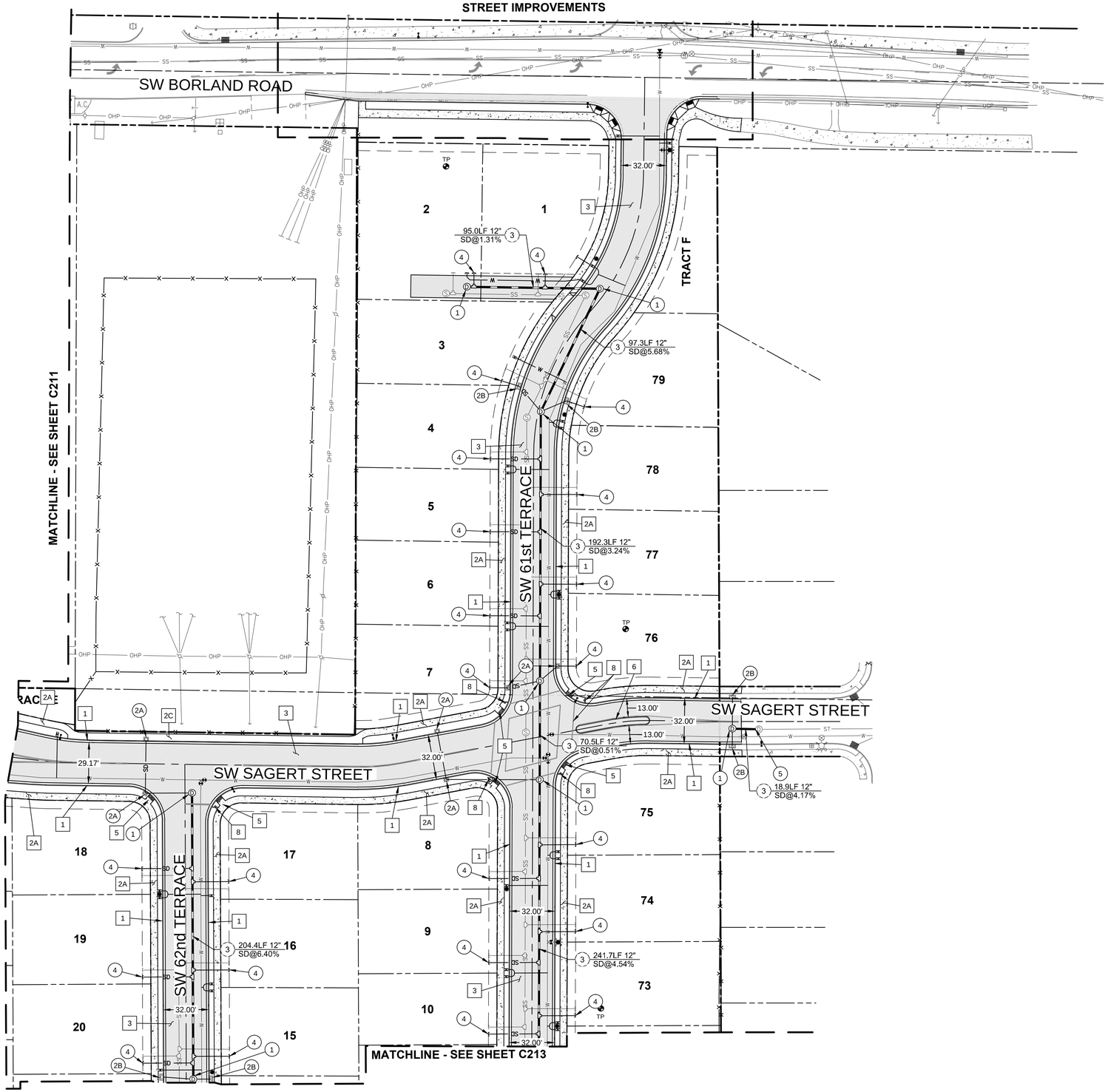
3J CONSULTING, INC.
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	13-159
LAND USE #	SB15-0002
TAX LOT #	2S1E30B 300 & 600
DESIGNED BY	JTE, JCP, CKW
CHECKED BY	JTE, JDH

SHEET TITLE
STREET & STORM I

SHEET NUMBER
C211

SEE OFFSITE PLANS FOR
STREET IMPROVEMENTS



LEGEND

BOUNDARY LINE	EXISTING TREES
RIGHT-OF-WAY	EXISTING STUMP
CENTERLINE	LIGHT POLE
LOT LINE	WATER VALVE
EASEMENT	WATER METER
BUILDING SETBACK	FIRE HYDRANT
SANITARY SEWER MAIN	SANITARY MANHOLE
SANITARY SEWER FORCEMAIN	STORM MANHOLE
SANITARY SEWER LATERAL & STUB	30" CURB INLET
STORM SEWER MAIN	48" CURB INLET
STORM SEWER LATERAL	GAS VALVE
WATER LINE	PHONE PEDESTAL
GAS LINE	SIGN
UNDERGROUND TELEPHONE LINE	TEST PIT
OVERHEAD POWER	UTILITY POLE
BARBED WIRE FENCE	TRAFFIC SIGNAL BOX
CHAIN LINK FENCE	STREET LIGHT
WETLAND	
STREAM OR WETLAND BUFFER	
CURB	
EXISTING ASPHALT	
PROPOSED ASPHALT	
EXISTING CONCRETE	
PROPOSED CONCRETE	
GRAVEL	

STREET CONSTRUCTION NOTES

1. CONSTRUCT STANDARD CURB AND GUTTER.
2A. CONSTRUCT FIVE FOOT WIDE DETACHED SIDEWALK.
2B. CONSTRUCT SIX FOOT WIDE CURB TIGHT SIDEWALK.
2C. CONSTRUCT FIVE FOOT WIDE CURB TIGHT SIDEWALK.
3. CONSTRUCT ASPHALT SECTION.
4A. CONSTRUCT STANDARD DRIVEWAY.
4B. CONSTRUCT COMMERCIAL DRIVEWAY.
5. CONSTRUCT CURB RAMP.
6. CONSTRUCT 6FT WIDE PLANTED MEDIAN.
7. INSTALL STOP SIGN AND STOP BAR.
8. INSTALL STOP SIGN AND CROSSWALK.

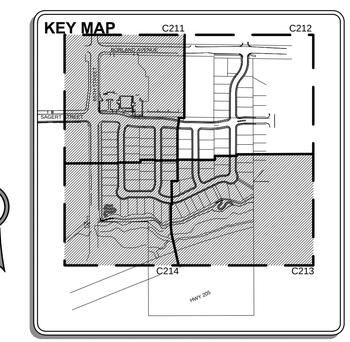
STORM CONSTRUCTION NOTES

1. CONSTRUCT 48" STORM MANHOLE.
2A. CONSTRUCT 30" CURB INLET WITH 10" STORM LINE.
2B. CONSTRUCT 48" CURB INLET WITH 10" STORM LINE.
3. CONSTRUCT STORM MAIN LINE.
4. CONSTRUCT PRIVATE STORM DRAIN LATERAL CONNECTION FOR INDIVIDUAL LOT SERVICE.
5. CONNECT STORM MAIN LINE TO EXISTING MANHOLE.

Scale: 1 inch = 40 feet
40 20 0 20 40

811 Know what's below. Call before you dig.

KEY MAP



REVISION SUMMARY	BY	DATE
TYPE II LAND USE		8/11/15

STREET & STORM PLAN II
SAGERT FARM SUBDIVISION
TYPE II LAND USE DOCUMENTS
LENNAR NORTHWEST, INC.
TUALATIN, OREGON

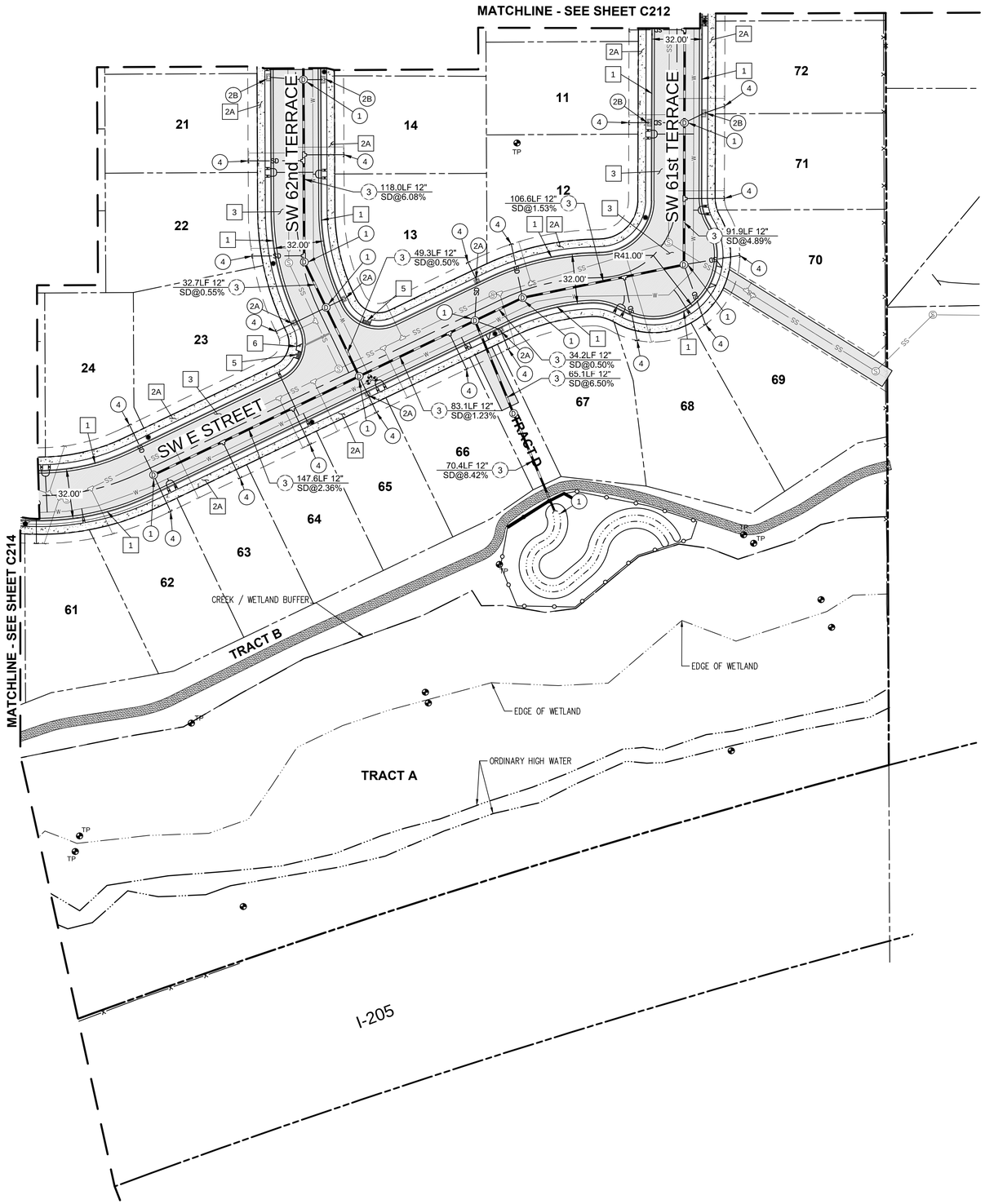
REGISTERED PROFESSIONAL ENGINEER 70651 OREGON JULY 16, 2014 JESSE T. EMERSON
PRELIMINARY
EXPIRES: 12/31/15

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 848-8365

3J JOB ID #	13-159
LAND USE #	SB15-0002
TAX LOT #	2S1E30B 300 & 600
DESIGNED BY	JTE, JCP, CKW
CHECKED BY	JTE, JDH

SHEET TITLE
STREET & STORM II

SHEET NUMBER
C212



LEGEND

BOUNDARY LINE	EXISTING TREES
RIGHT-OF-WAY	EXISTING STUMP
CENTERLINE	LIGHT POLE
LOT LINE	WATER VALVE
EASEMENT	WATER METER
BUILDING SETBACK	FIRE HYDRANT
SANITARY SEWER MAIN	SANITARY MANHOLE
SANITARY SEWER FORCEMAIN	STORM MANHOLE
SANITARY SEWER LATERAL & STUB	30" CURB INLET
STORM SEWER MAIN	48" CURB INLET
STORM SEWER LATERAL	GAS VALVE
WATER LINE	PHONE PEDESTAL
GAS LINE	SIGN
UNDERGROUND TELEPHONE LINE	TEST PIT
OVERHEAD POWER	UTILITY POLE
BARBED WIRE FENCE	TRAFFIC SIGNAL BOX
CHAIN LINK FENCE	STREET LIGHT
WETLAND	
STREAM OR WETLAND BUFFER	
CURB	
EXISTING ASPHALT	
PROPOSED ASPHALT	
EXISTING CONCRETE	
PROPOSED CONCRETE	
GRAVEL	

STREET CONSTRUCTION NOTES

- 1 CONSTRUCT STANDARD CURB AND GUTTER.
- 2A CONSTRUCT FIVE FOOT WIDE DETACHED SIDEWALK.
- 2B CONSTRUCT SIX FOOT WIDE CURB TIGHT SIDEWALK.
- 2C CONSTRUCT FIVE FOOT WIDE CURB TIGHT SIDEWALK.
- 3 CONSTRUCT ASPHALT SECTION.
- 4A CONSTRUCT STANDARD DRIVEWAY.
- 4B CONSTRUCT COMMERCIAL DRIVEWAY.
- 5 CONSTRUCT CURB RAMP.
- 6 INSTALL STOP SIGN AND STOP BAR.

STORM CONSTRUCTION NOTES

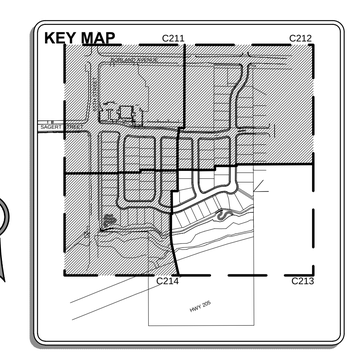
- (1) CONSTRUCT 48" STORM MANHOLE.
- (2A) CONSTRUCT 30" CURB INLET WITH 10" STORM LINE.
- (2B) CONSTRUCT 48" CURB INLET WITH 10" STORM LINE.
- (3) CONSTRUCT STORM MAIN LINE.
- (4) CONSTRUCT PRIVATE STORM DRAIN LATERAL CONNECTION FOR INDIVIDUAL LOT SERVICE.
- (5) CONNECT STORM MAIN LINE TO EXISTING MANHOLE.

Scale: 1 inch = 40 feet

40 20 0 20 40

811 Know what's below. Call before you dig.

KEY MAP



#	REVISION SUMMARY	BY	DATE
	TYPE II LAND USE		8/11/15

STREET & STORM PLAN III

SAGERT FARM SUBDIVISION
TYPE II LAND USE DOCUMENTS

LENNAR NORTHWEST, INC.
TUALATIN, OREGON

REGISTERED PROFESSIONAL ENGINEER 70659PE OREGON JUNE 16, 2011 JESSE T. EMERSON

PRELIMINARY

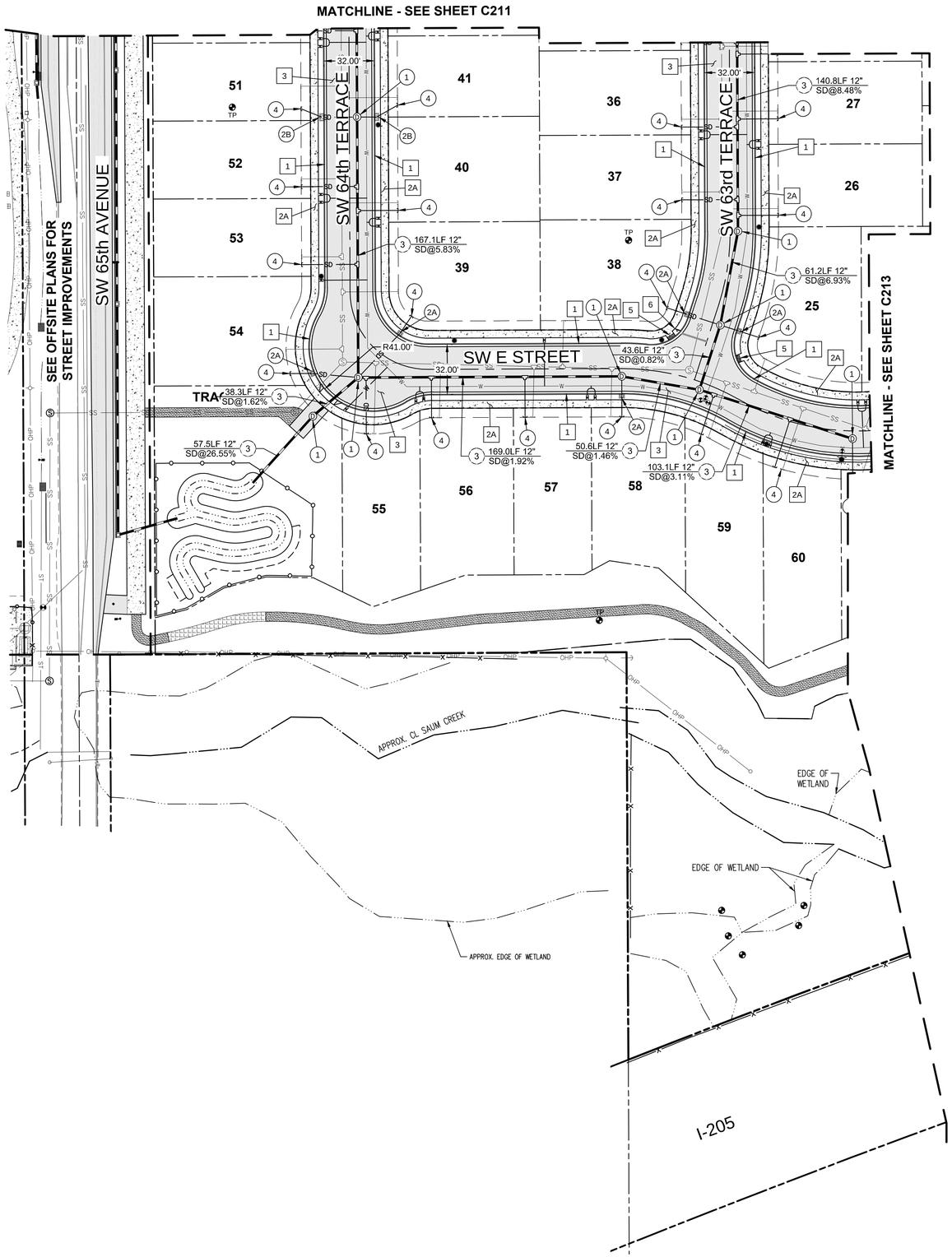
EXPIRES: 12/31/15

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	13-159
LAND USE #	SB15-0002
TAX LOT #	2S1E30B 300 & 600
DESIGNED BY	JTE, JCP, CKW
CHECKED BY	JTE, JDH

SHEET TITLE
STREEET & STORM III

SHEET NUMBER
C213



LEGEND

	BOUNDARY LINE		EXISTING TREES
	RIGHT-OF-WAY		EXISTING STUMP
	CENTERLINE		LIGHT POLE
	LOT LINE		WATER VALVE
	EASEMENT		WATER METER
	BUILDING SETBACK		FIRE HYDRANT
SS	SANITARY SEWER MAIN		SANITARY MANHOLE
	SANITARY SEWER FORCEMAIN		STORM MANHOLE
	SANITARY SEWER LATERAL & STUB		30" CURB INLET
	STORM SEWER MAIN		48" CURB INLET
ST	STORM SEWER LATERAL		GAS VALVE
W	WATER LINE		PHONE PEDESTAL
G	GAS LINE		SIGN
UGP	UNDERGROUND TELEPHONE LINE	TP	TEST PIT
UGP	OVERHEAD POWER		UTILITY POLE
X X	BARBED WIRE FENCE		TRAFFIC SIGNAL BOX
	CHAIN LINK FENCE		STREET LIGHT
	WETLAND		
	STREAM OR WETLAND BUFFER		
	CURB		
	EXISTING ASPHALT		
	PROPOSED ASPHALT		
	EXISTING CONCRETE		
	PROPOSED CONCRETE		
	GRAVEL		

STREET CONSTRUCTION NOTES

1. CONSTRUCT STANDARD CURB AND GUTTER.
2A. CONSTRUCT FIVE FOOT WIDE DETACHED SIDEWALK.
2B. CONSTRUCT SIX FOOT WIDE CURB TIGHT SIDEWALK.
2C. CONSTRUCT FIVE FOOT WIDE CURB TIGHT SIDEWALK.
3. CONSTRUCT ASPHALT SECTION.
4A. CONSTRUCT STANDARD DRIVEWAY.
4B. CONSTRUCT COMMERCIAL DRIVEWAY.
5. CONSTRUCT CURB RAMP.
6. INSTALL STOP SIGN AND STOP BAR.

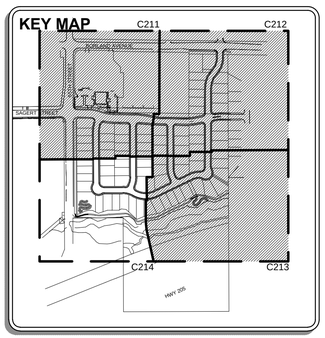
STORM CONSTRUCTION NOTES

1. CONSTRUCT 48" STORM MANHOLE.
2A. CONSTRUCT 30" CURB INLET WITH 10" STORM LINE.
2B. CONSTRUCT 48" CURB INLET WITH 10" STORM LINE.
3. CONSTRUCT STORM MAIN LINE.
4. CONSTRUCT PRIVATE STORM DRAIN LATERAL CONNECTION FOR INDIVIDUAL LOT SERVICE. EXTEND SERVICE LATERAL 3' BEYOND PUE.
5. CONNECT STORM MAIN LINE TO EXISTING MANHOLE.

Scale: 1 inch = 40 feet

40 20 0 20 40

811 Know what's below. Call before you dig.



DATE	BY	REVISION SUMMARY
8/11/15		TYPE II LAND USE

STREET & STORM PLAN IV
SAGERT FARM SUBDIVISION
TYPE II LAND USE DOCUMENTS

LENNAR NORTHWEST, INC.
TUALATIN, OREGON

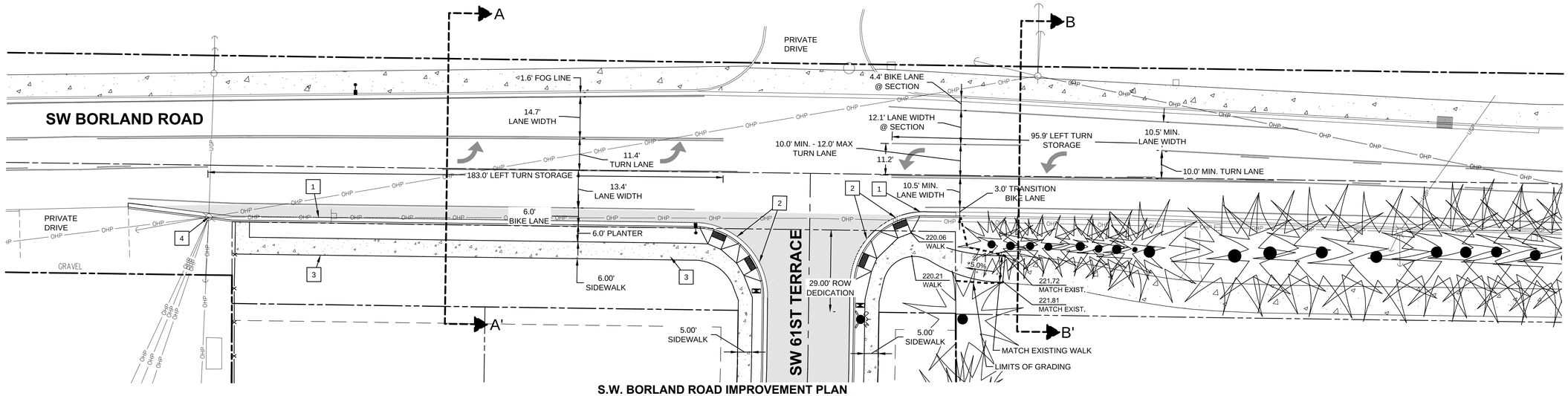
REGISTERED PROFESSIONAL ENGINEER 70652PE OREGON JUNE 16, 2011 JESSE T. EMERSON
PRELIMINARY
EXPIRES: 12/31/15

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-0365

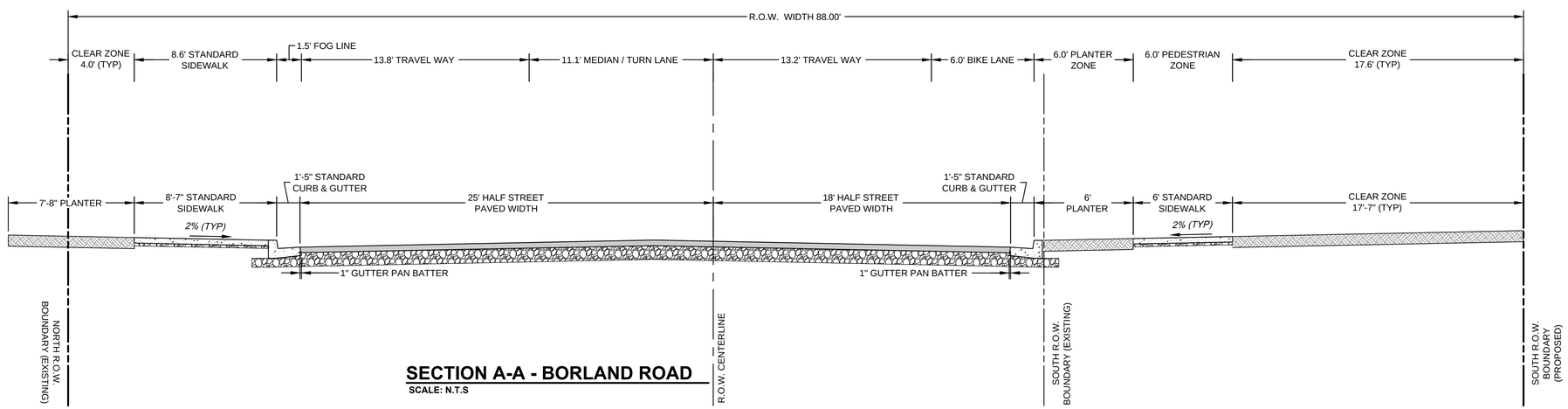
3J JOB ID #	13-159
LAND USE #	SB15-0002
TAX LOT #	2S1E30B 300 & 600
DESIGNED BY	JTE, JCP, CKW
CHECKED BY	JTE, JDH

SHEET TITLE
STREET & STORM IV

SHEET NUMBER
C214

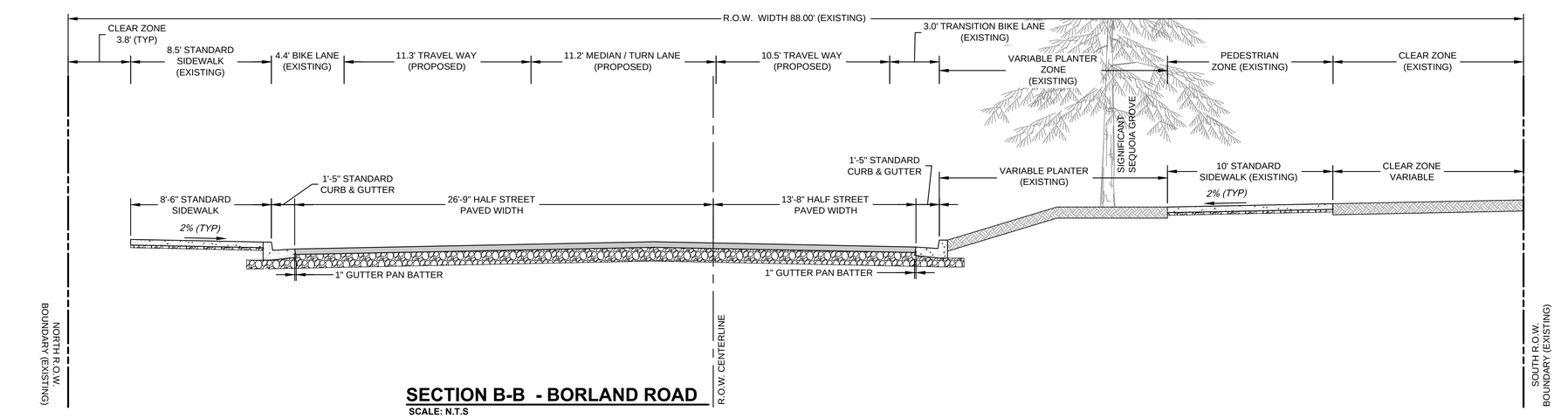


S.W. BORLAND ROAD IMPROVEMENT PLAN



SECTION A-A - BORLAND ROAD

SCALE: N.T.S



SECTION B-B - BORLAND ROAD

SCALE: N.T.S

LEGEND

- BOUNDARY LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- LOT LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING OVERHEAD POWER
- EXISTING BARBED WIRE FENCE
- EXISTING CURB
- PROPOSED CURB AND GUTTER
- PROPOSED STORM LINE
- EXISTING CLUSTER DRIP LINE
- EXISTING ASPHALT
- CONCRETE
- EXISTING TREE CLUSTER
- PROPOSED ASPHALT
- WATER VALVE
- PROPOSED FIRE HYDRANT
- EXISTING SEWER MANHOLE
- EXISTING GAS VALVE
- EXISTING PHONE PEDESTAL
- EXISTING UTILITY POLE WITH GUY WIRE
- PROPOSED STREET LIGHT

CONSTRUCTION KEY NOTES

1. CONSTRUCT STANDARD CURB AND GUTTER PER CITY OF TUALATIN STANDARD DETAIL.
2. CONSTRUCT CURB RAMP PER CITY OF TUALATIN STANDARD DETAIL.
3. CONSTRUCT 6' SIDEWALK PER CITY OF TUALTIN STANDARD DETAIL.
4. PGE TO RELOCATE ELECTRICAL POLE.

Scale: 1 inch = 20 feet

20 10 0 10 20

Know what's below. Call before you dig.

#	REVISION SUMMARY	BY	DATE
	TYPE II LAND USE		8/11/15

BORLAND RD. IMPROVEMENT PLAN
SAGERT FARM SUBDIVISION
TYPE II LAND USE DOCUMENTS

LENNAR NORTHWEST, INC.
TUALATIN, OREGON

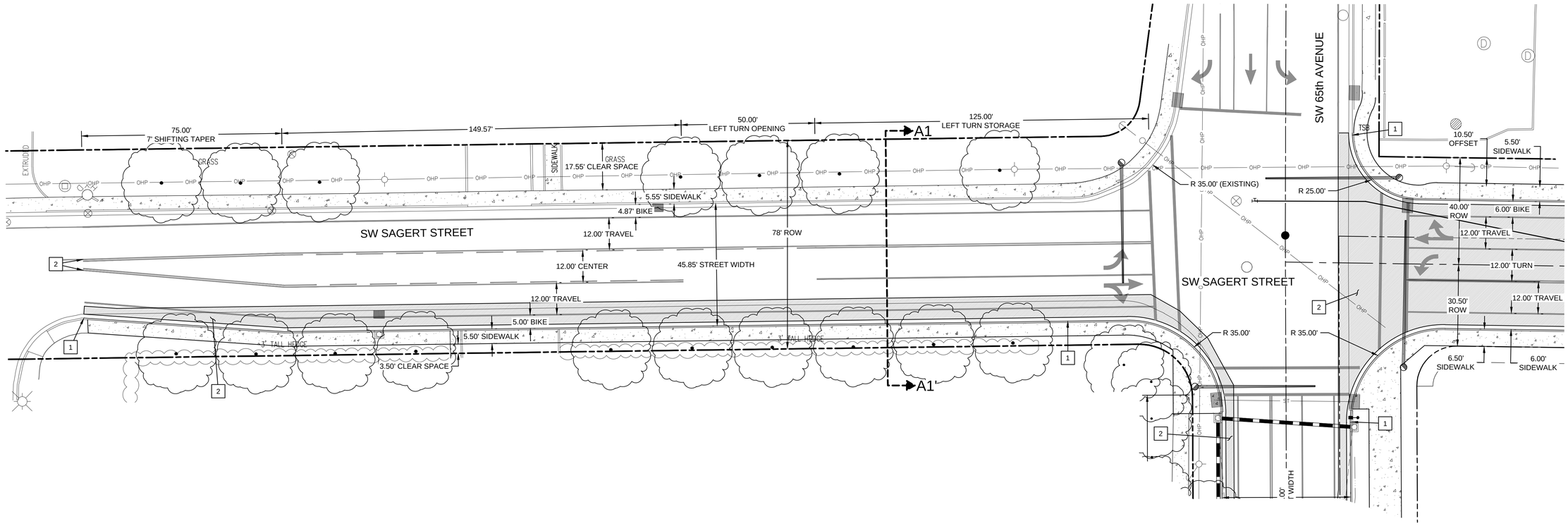
REGISTERED PROFESSIONAL ENGINEER 70652PE OREGON JUNE 16, 2011 JESSE T. EMERSON
PRELIMINARY
EXPIRES: 12/31/15

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	13-159
LAND USE #	SB15-0002
TAX LOT #	2S1E30B 300 & 600
DESIGNED BY	JTE, JCP, CKW
CHECKED BY	JTE, JDH

SHEET TITLE
BORLAND IMP.

SHEET NUMBER
C220

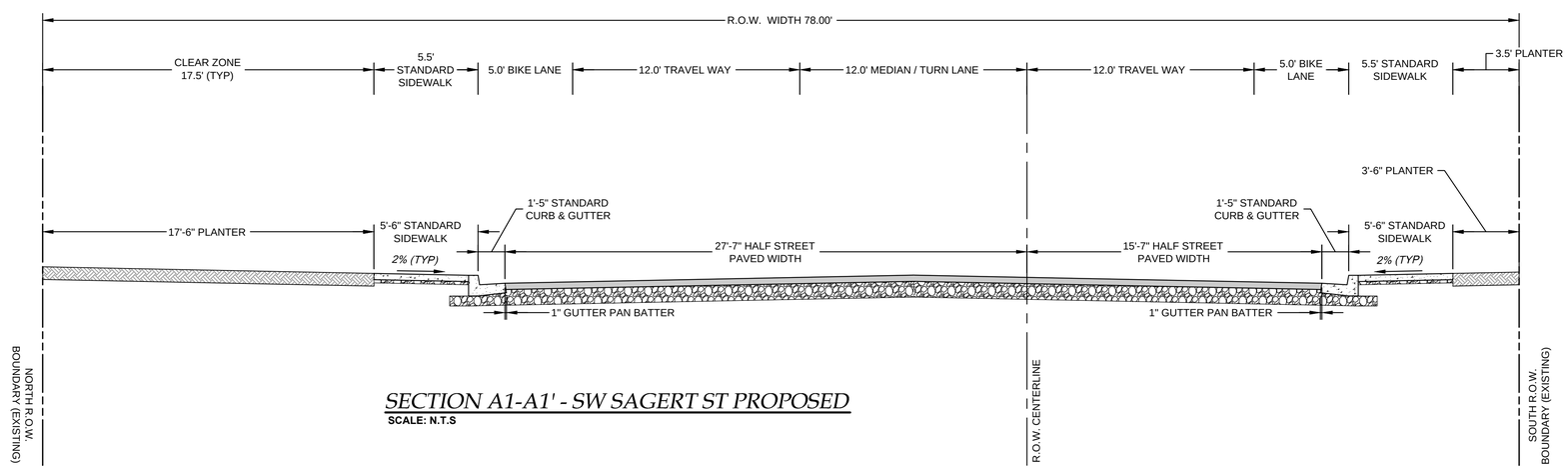


LEGEND

BOUNDARY LINE	EXISTING ASPHALT
EXISTING RIGHT-OF-WAY	CONCRETE
PROPOSED RIGHT-OF-WAY	EXISTING TREE CLUSTER
EXISTING CENTERLINE	PROPOSED ASPHALT
PROPOSED CENTERLINE	WATER VALVE
LOT LINE	PROPOSED FIRE HYDRANT
EXISTING EASEMENT	EXISTING SEWER MANHOLE
PROPOSED EASEMENT	EXISTING GAS VALVE
EXISTING OVERHEAD POWER	EXISTING PHONE PEDESTAL
EXISTING BARBED WIRE FENCE	EXISTING UTILITY POLE WITH GUY WIRE
EXISTING CURB	PROPOSED STREET LIGHT
PROPOSED CURB AND GUTTER	
PROPOSED STORM LINE	
EXISTING CLUSTER DRIP LINE	

CONSTRUCTION KEY NOTES

1. CONSTRUCT STANDARD CURB AND GUTTER PER CITY OF TUALATIN STANDARD DETAIL (TYP).
2. CONSTRUCT ASPHALT WIDENING PER CITY OF TUALATIN STANDARD DETAIL.



SECTION A1-A1' - SW SAGERT ST PROPOSED

SCALE: N.T.S

Scale: 1 inch = 20 feet

20 10 0 10 20

811 Know what's below. Call before you dig.

#	REVISION SUMMARY	BY	DATE
	TYPE II LAND USE		8/11/15

SAGERT ST. & 65TH AVE. INTERSECTION PLAN
SAGERT FARM SUBDIVISION
TYPE II LAND USE DOCUMENTS

LENNAR NORTHWEST, INC.
TUALATIN, OREGON

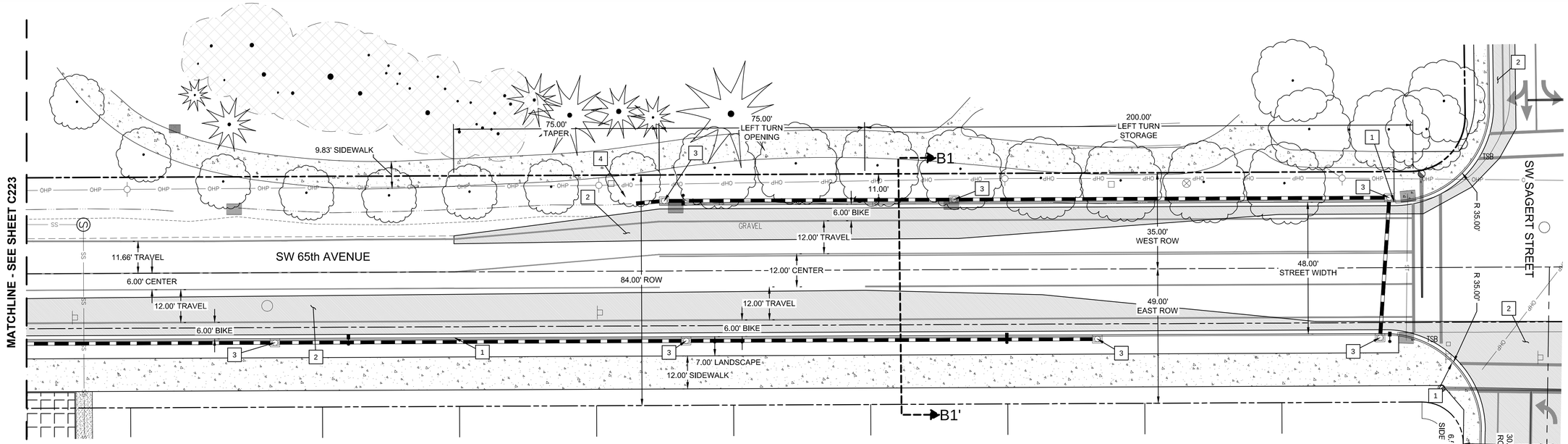
REGISTERED PROFESSIONAL ENGINEER 70643PE OREGON JUNE 16, 2011 JESSE T. EMERSON
PRELIMINARY
EXPIRES: 12/31/15

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	13-159
LAND USE #	SB15-0002
TAX LOT #	2S1E30B 300 & 600
DESIGNED BY	JTE, JCP, CKW
CHECKED BY	JTE, JDH

SHEET TITLE
SAGERT & 65TH

SHEET NUMBER
C221

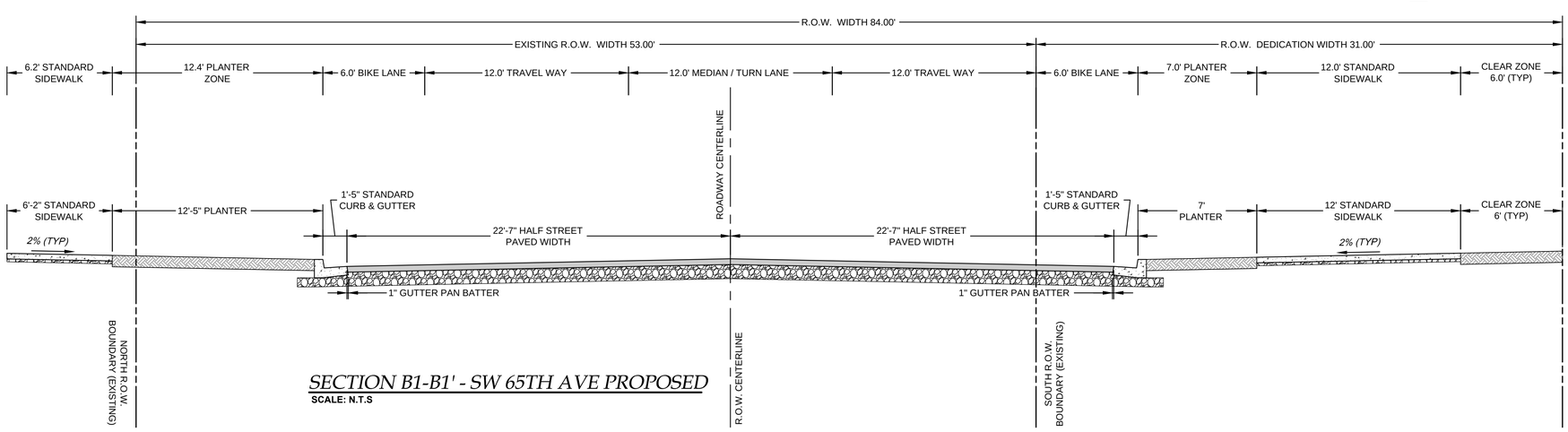


LEGEND

- BOUNDARY LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- LOT LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING GRAVEL EDGE
- EXISTING OVERHEAD POWER
- EXISTING BARBED WIRE FENCE
- EXISTING DITCH CENTERLINE
- EXISTING CURB
- PROPOSED CURB AND GUTTER
- PROPOSED STORM LINE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- CONCRETE
- EXISTING TREE CLUSTER
- EXISTING CLUSTER DRIP LINE
- WATER VALVE
- PROPOSED FIRE HYDRANT
- EXISTING SEWER MANHOLE
- PROPOSED SEWER MANHOLE
- EXISTING GAS VALVE
- EXISTING PHONE PEDESTAL
- EXISTING UTILITY POLE WITH GUY WIRE
- PROPOSED STREET LIGHT

CONSTRUCTION KEY NOTES

1. CONSTRUCT STANDARD CURB AND GUTTER PER CITY OF TUALATIN STANDARD DETAIL.
2. CONSTRUCT ASPHALT WIDENING PER CITY OF TUALATIN STANDARD DETAIL.
3. CONSTRUCT CURB INLET WITH 10" STORM LINE.
4. CONSTRUCT RIP-RAP OUTFALL.



SECTION B1-B1' - SW 65TH AVE PROPOSED

SCALE: N.T.S

Scale: 1 inch = 20 feet

20 10 0 10 20

811 Know what's below. Call before you dig.

#	REVISION SUMMARY	BY	DATE
	TYPE II LAND USE		8/11/15

65TH AVE. IMPROVEMENT PLAN I
SAGERT FARM SUBDIVISION
TYPE II LAND USE DOCUMENTS

LENNAR NORTHWEST, INC.
TUALATIN, OREGON

REGISTERED PROFESSIONAL ENGINEER 70657PE OREGON JUNE 16, 2011 JESSE T. EMERSON
PRELIMINARY
EXPIRES: 12/31/15

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

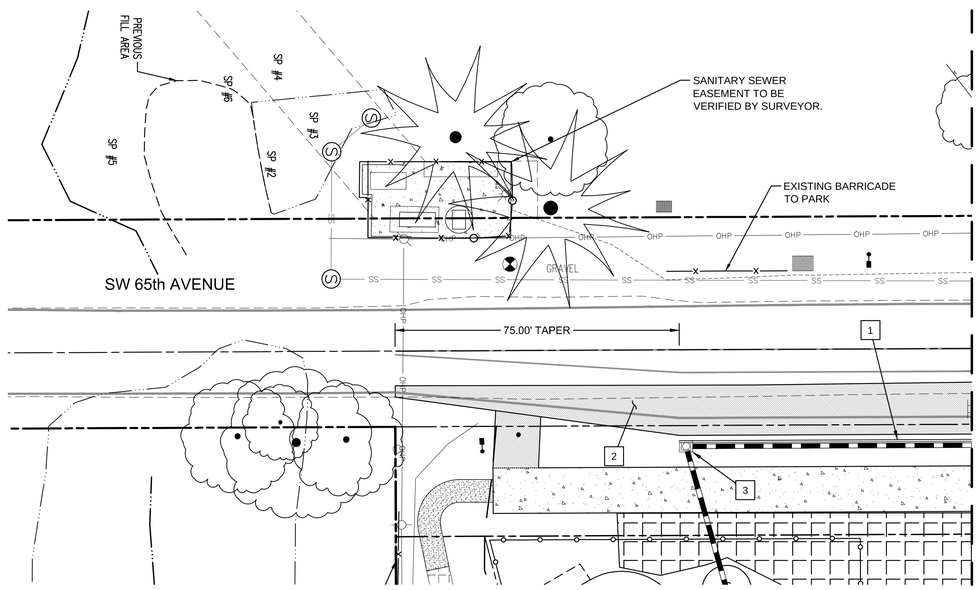
3J JOB ID #	13-159
LAND USE #	SB15-0002
TAX LOT #	2S1E30B 300 & 600
DESIGNED BY	JTE, JCP, CKW
CHECKED BY	JTE, JDH

SHEET TITLE
65TH AVE. IMP. I

SHEET NUMBER
C222

LEGEND

BOUNDARY LINE	EXISTING ASPHALT
EXISTING RIGHT-OF-WAY	PROPOSED ASPHALT
PROPOSED RIGHT-OF-WAY	CONCRETE
EXISTING CENTERLINE	EXISTING TREE CLUSTER
PROPOSED CENTERLINE	EXISTING CLUSTER DRIP LINE
LOT LINE	WATER VALVE
EXISTING EASEMENT	PROPOSED FIRE HYDRANT
PROPOSED EASEMENT	EXISTING SEWER MANHOLE
EXISTING OVERHEAD POWER	PROPOSED SEWER MANHOLE
EXISTING BARBED WIRE FENCE	EXISTING GAS VALVE
EXISTING CURB	EXISTING PHONE PEDESTAL
PROPOSED CURB AND GUTTER	EXISTING UTILITY POLE WITH GUY WIRE
PROPOSED STORM LINE	PROPOSED STREET LIGHT



CONSTRUCTION KEY NOTES

1. CONSTRUCT STANDARD CURB AND GUTTER PER CITY OF TUALATIN STANDARD DETAIL.
2. CONSTRUCT ASPHALT WIDENING PER CITY OF TUALATIN STANDARD DETAIL.
3. CONSTRUCT CURB INLET WITH 10" LINE

Scale: 1 inch = 20 feet

20 10 0 10 20

Know what's below. Call before you dig.

TYPE II LAND USE

#	REVISION SUMMARY	BY	DATE
			8/11/15

65TH AVE. IMPROVEMENT PLAN II

SAGERT FARM SUBDIVISION

TYPE II LAND USE DOCUMENTS

LENNAR NORTHWEST, INC.
TUALATIN, OREGON

REGISTERED PROFESSIONAL ENGINEER 70656PE OREGON JUNE 16, 2011 JESSE T. EMERSON

PRELIMINARY

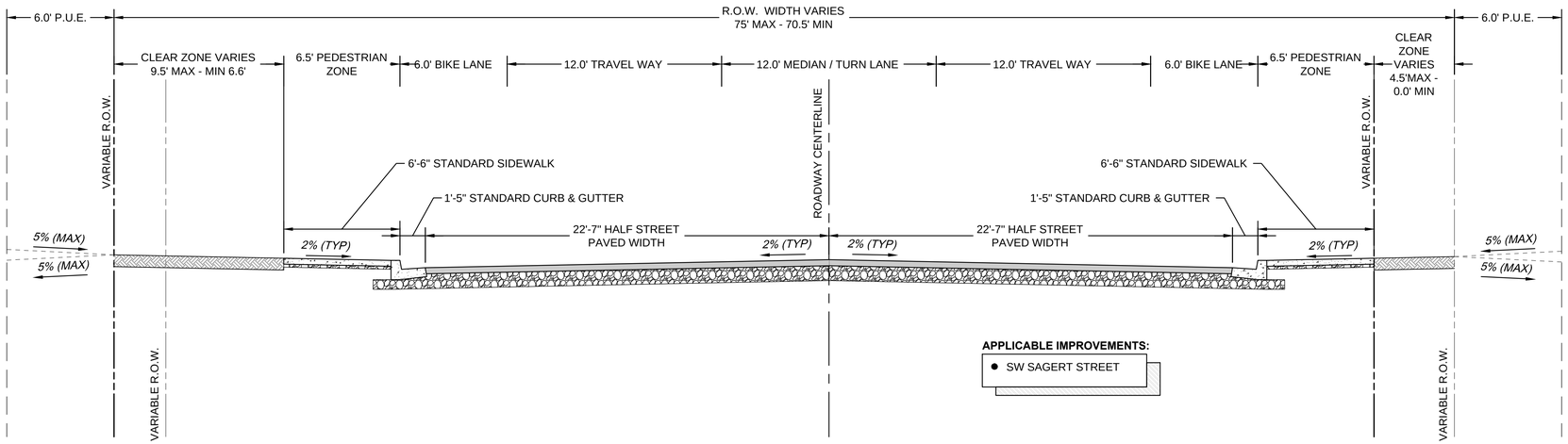
EXPIRES: 12/31/15

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 848-8365

3J JOB ID #	13-159
LAND USE #	SB15-0002
TAX LOT #	2S1E30B 300 & 600
DESIGNED BY	JTE, JCP, CKW
CHECKED BY	JTE, JDH

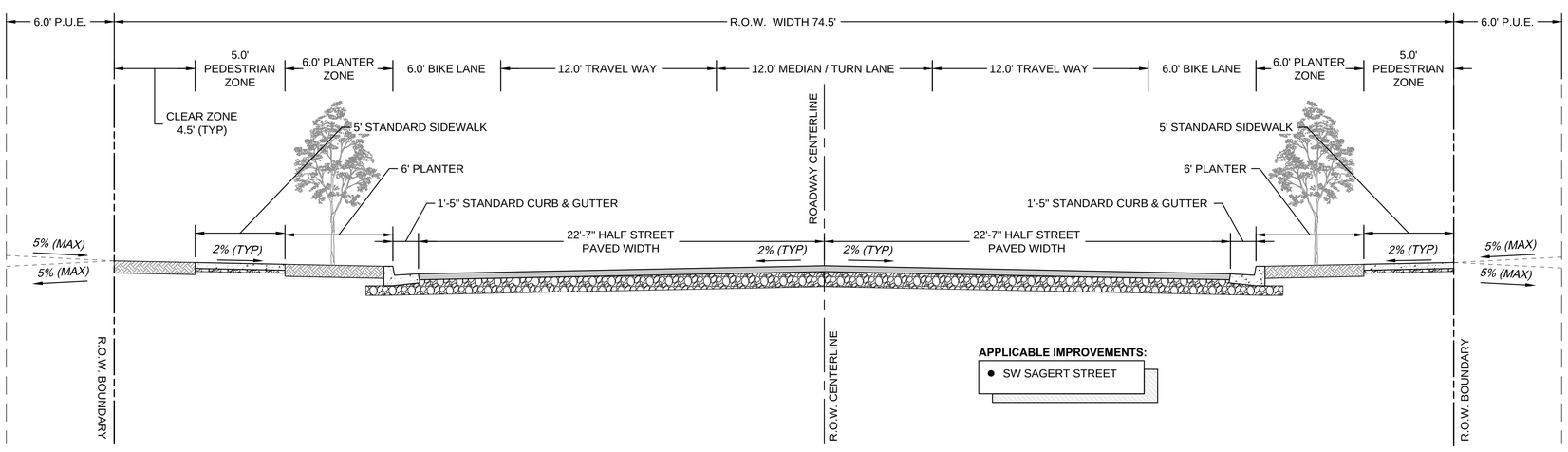
SHEET TITLE
65TH ST. IMP. II

SHEET NUMBER
C223



SECTION A-A: MINOR ARTERIAL SECTION W/ CURB TIGHT SIDEWALK

N.T.S.



SECTION B-B: MINOR ARTERIAL SECTION

N.T.S.

TYPE II LAND USE 8/11/15

#	REVISION SUMMARY	BY	DATE

ONSITE TYPICAL SECTIONS I

SAGERT FARM SUBDIVISION
TYPE II LAND USE DOCUMENTS

LENNAR NORTHWEST, INC.
TUALATIN, OREGON

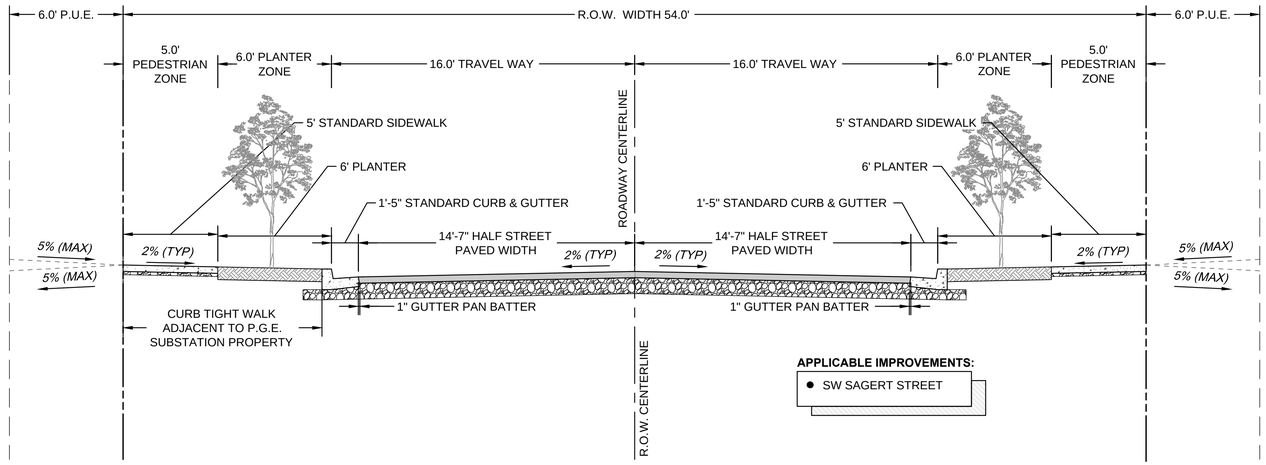
REGISTERED PROFESSIONAL ENGINEER 70665PE OREGON JUNE 16, 2011 JESSE T. EMERSON
PRELIMINARY
EXPIRES: 12/31/15

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	13-159
LAND USE #	SB15-0002
TAX LOT #	2S1E30B 300 & 600
DESIGNED BY	JTE, JCP, CKW
CHECKED BY	JTE, JDH

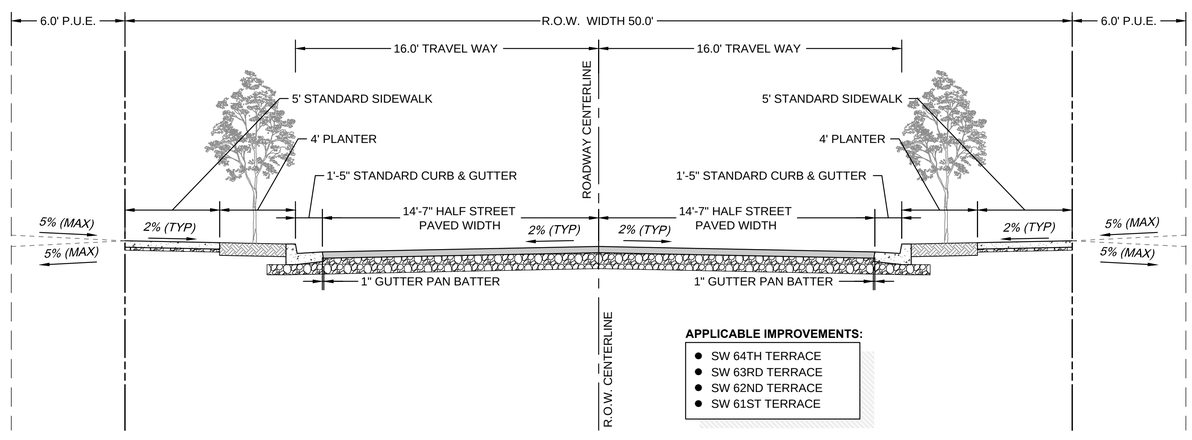
SHEET TITLE
TYP. SECTIONS I

SHEET NUMBER
C230



SECTION C-C: MODIFIED ARTERIAL SECTION

N.T.S.



SECTION D-D: LOCAL STREET SECTION

N.T.S.

#	REVISION SUMMARY	BY	DATE

TYPE II LAND USE 8/11/15

ONSITE TYPICAL SECTIONS II

SAGERT FARM SUBDIVISION

TYPE II LAND USE DOCUMENTS

LENNAR NORTHWEST, INC.
TUALATIN, OREGON

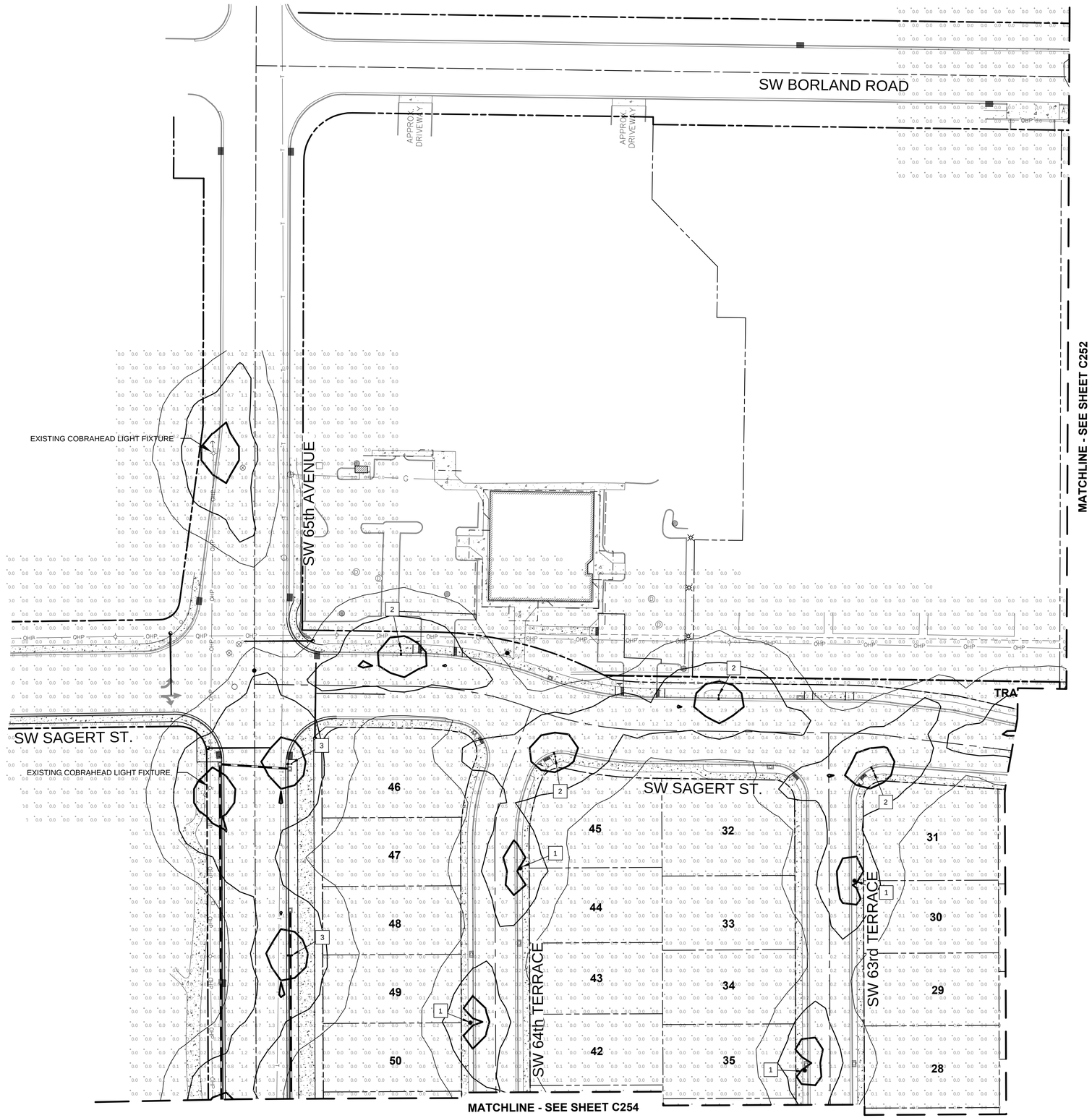
REGISTERED PROFESSIONAL ENGINEER 70652PE OREGON JUNE 16, 2011 JESSE T. EMERSON
PRELIMINARY
EXPIRES: 12/31/15

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	13-159
LAND USE #	SB15-0002
TAX LOT #	2S1E30B 300 & 600
DESIGNED BY	JTE, JCP, CKW
CHECKED BY	JTE, JDH

SHEET TITLE
TYP. SECTIONS II

SHEET NUMBER
C231



LEGEND

- 1.5 FOOT CANDLE ISO-ILLUMINATION CONTOUR
- 0.5 FOOT CANDLE ISO-ILLUMINATION CONTOUR
- 0.1 FOOT CANDLE ISO-ILLUMINATION CONTOUR
- 0.7 — ILLUMINATION ANALYSIS POINT (FC)
- FC — FOOT CANDLE UNIT
- PROPOSED LUMINAIRE

ILLUMINATION PLAN CONSTRUCTION NOTES

1	INSTALL STREET LIGHT PACKAGE #1. SEE DETAIL THIS SHEET.
2	INSTALL STREET LIGHT PACKAGE #2. SEE DETAIL THIS SHEET.
3	INSTALL STREET LIGHT PACKAGE #3. SEE DETAIL THIS SHEET.

ILLUMINATION STATISTICS

ROADWAY SECTION	REQUIRED MINIMUM AVERAGE FC*	PROPOSED AVERAGE FC**
SAGERT ST	0.59 FC	0.72 FC
64TH TERRACE	0.40 FC	0.75 FC
63RD TERRACE	0.40 FC	0.62 FC
62ND TERRACE	0.40 FC	0.70 FC
61ST TERRACE - NORTH OF SAGERT ST	0.40 FC	0.70 FC
61ST TERRACE - SOUTH OF SAGERT ST	0.40 FC	0.53 FC
JUNIPER LANE	0.40 FC	0.72 FC
65TH AVENUE (OFFSITE FRONTAGE)	0.59 FC	0.68 FC
BORLAND ROAD (OFFSITE FRONTAGE)	0.59 FC	0.77 FC

*PER CITY OF TUALATIN PUBLIC WORKS DESIGN STANDARDS
**CALCULATIONS ARE FOR CURB-CURB ROADWAY AREA ONLY

STREET LIGHT PACKAGE #1 "ACORN"

LUMINAIRE: 100W HPS - GE TOWN AND COUNTRY - T10R10S7N2AMS2BL160
POLE: 20 FT ALUMINUM POST TOP POLE - 16 FT MOUNTING HEIGHT - BRONZE FINISH

STREET LIGHT PACKAGE #2 "SHOEBOX"

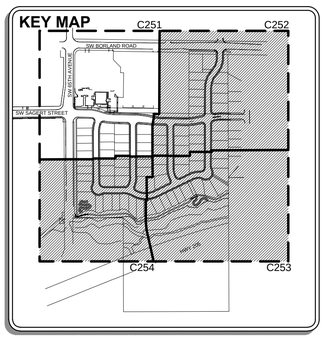
LUMINAIRE: 100W HPS - COOPER LIGHTING - TRIBUTE - TRU10SN42FBZH4S
POLE: 30 FT ALUMINUM POLE - 25 FT MOUNTING HEIGHT - BRONZE FINISH
MAST ARM: NONE

STREET LIGHT PACKAGE #3 "COBRAHEAD"

LUMINAIRE: 100W HPS - COOPER OVH FLAT GLASS REFLECTOR - OVH10SNV2DH4
POLE: ALUMINUM POLE - 25 FT MOUNTING HEIGHT - BRONZE FINISH
MAST ARM: 4 FT

Scale: 1 inch = 40 feet
40 20 0 20 40

811 Know what's below. Call before you dig.



TYPE II LAND USE	8/11/15
#	REVISION SUMMARY / BY / DATE

ILLUMINATION PLAN I
SAGERT FARM SUBDIVISION
TYPE II LAND USE DOCUMENTS

LENNAR NORTHWEST, INC.
TUALATIN, OREGON

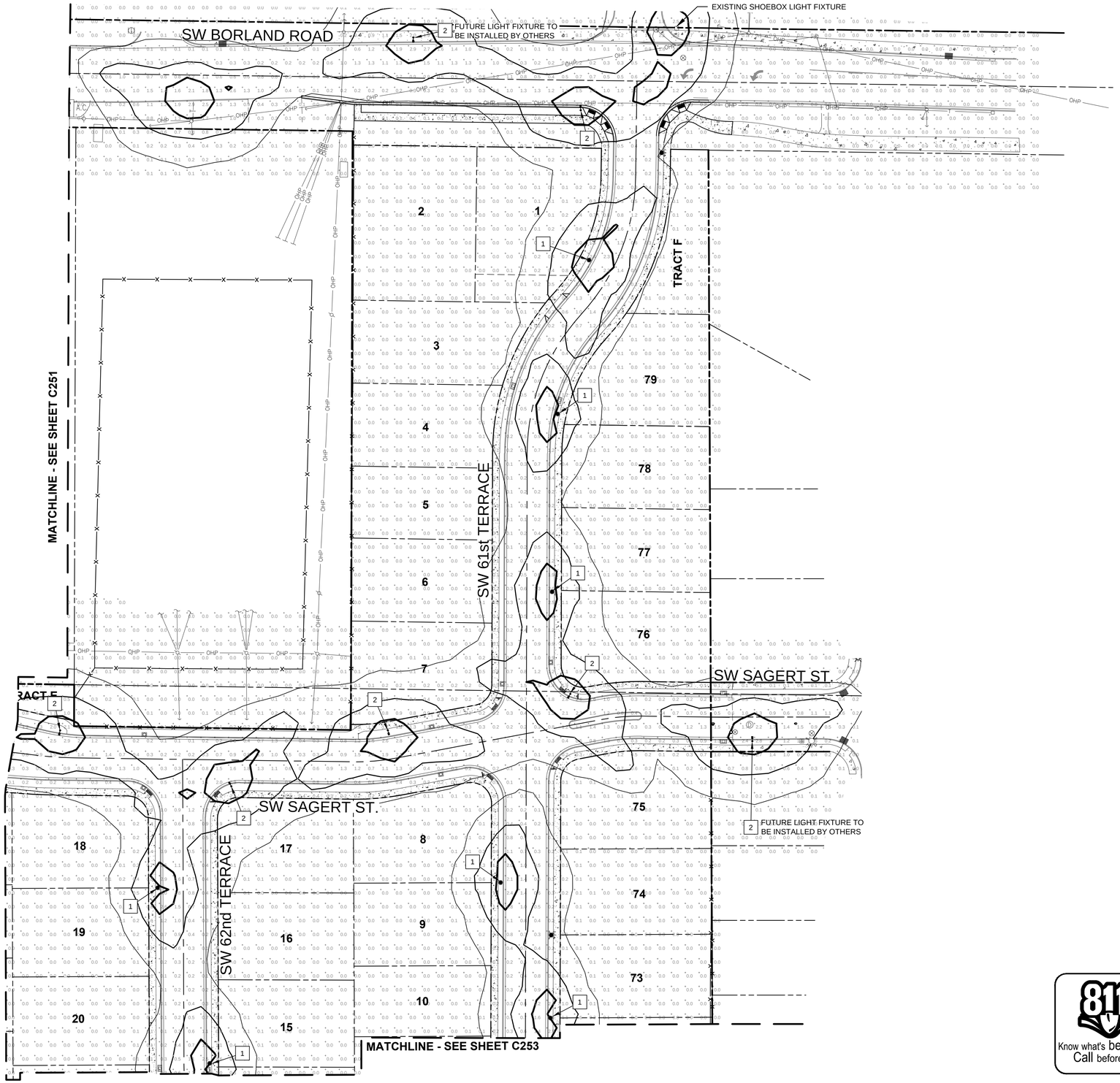
REGISTERED PROFESSIONAL ENGINEER 70657PE OREGON JUNE 16, 2004 JESSE T. EMERSON
PRELIMINARY
EXPIRES: 12/31/15

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	13-159
LAND USE #	SB15-0002
TAX LOT #	2S1E30B 300 & 600
DESIGNED BY	JTE, JCP, CKW
CHECKED BY	JTE, JDH

SHEET TITLE
ILLUM. PLAN I

SHEET NUMBER
C251



LEGEND

- 1.5 FOOT CANDLE ISO-ILLUMINATION CONTOUR
- 0.5 FOOT CANDLE ISO-ILLUMINATION CONTOUR
- 0.1 FOOT CANDLE ISO-ILLUMINATION CONTOUR
- 0.7 - ILLUMINATION ANALYSIS POINT (FC)
- FC - FOOT CANDLE UNIT
- PROPOSED LUMINAIRE

ILLUMINATION PLAN CONSTRUCTION NOTES

1	INSTALL STREET LIGHT PACKAGE #1. SEE DETAIL THIS SHEET.
2	INSTALL STREET LIGHT PACKAGE #2. SEE DETAIL THIS SHEET.
3	INSTALL STREET LIGHT PACKAGE #3. SEE DETAIL THIS SHEET.

ILLUMINATION STATISTICS

ROADWAY SECTION	REQUIRED MINIMUM AVERAGE FC*	PROPOSED AVERAGE FC**
SAGERT ST	0.59 FC	0.72 FC
64TH TERRACE	0.40 FC	0.75 FC
63RD TERRACE	0.40 FC	0.62 FC
62ND TERRACE	0.40 FC	0.70 FC
61ST TERRACE - NORTH OF SAGERT ST	0.40 FC	0.70 FC
61ST TERRACE - SOUTH OF SAGERT ST	0.40 FC	0.53 FC
JUNIPER LANE	0.40 FC	0.72 FC
65TH AVENUE (OFFSITE FRONTAGE)	0.59 FC	0.68 FC
BORLAND ROAD (OFFSITE FRONTAGE)	0.59 FC	0.77 FC

*PER CITY OF TUALATIN PUBLIC WORKS DESIGN STANDARDS
**CALCULATIONS ARE FOR CURB-CURB ROADWAY AREA ONLY

STREET LIGHT PACKAGE #1 "ACORN"

LUMINAIRE: 100W HPS - GE TOWN AND COUNTRY - T10R10S7N2AMS2BL160
POLE: 20 FT ALUMINUM POST TOP POLE - 16 FT MOUNTING HEIGHT - BRONZE FINISH

STREET LIGHT PACKAGE #2 "SHOEBOX"

LUMINAIRE: 100W HPS - COOPER LIGHTING - TRIBUTE - TRU10SN42FBZH4S
POLE: 30 FT ALUMINUM POLE - 25 FT MOUNTING HEIGHT - BRONZE FINISH
MAST ARM: NONE

STREET LIGHT PACKAGE #3 "COBRAHEAD"

LUMINAIRE: 100W HPS - COOPER OVH FLAT GLASS REFLECTOR - OVH10SNV2DH4
POLE: ALUMINUM POLE - 25 FT MOUNTING HEIGHT - BRONZE FINISH
MAST ARM: 4 FT

Know what's below. Call before you dig.

Scale: 1 inch = 40 feet
40 20 0 20 40

KEY MAP
C251 C252 C254 C253

TYPE II LAND USE 8/11/15

#	REVISION SUMMARY	BY	DATE

ILLUMINATION PLAN II
SAGERT FARM SUBDIVISION
TYPE II LAND USE DOCUMENTS

LENNAR NORTHWEST, INC.
TUALATIN, OREGON

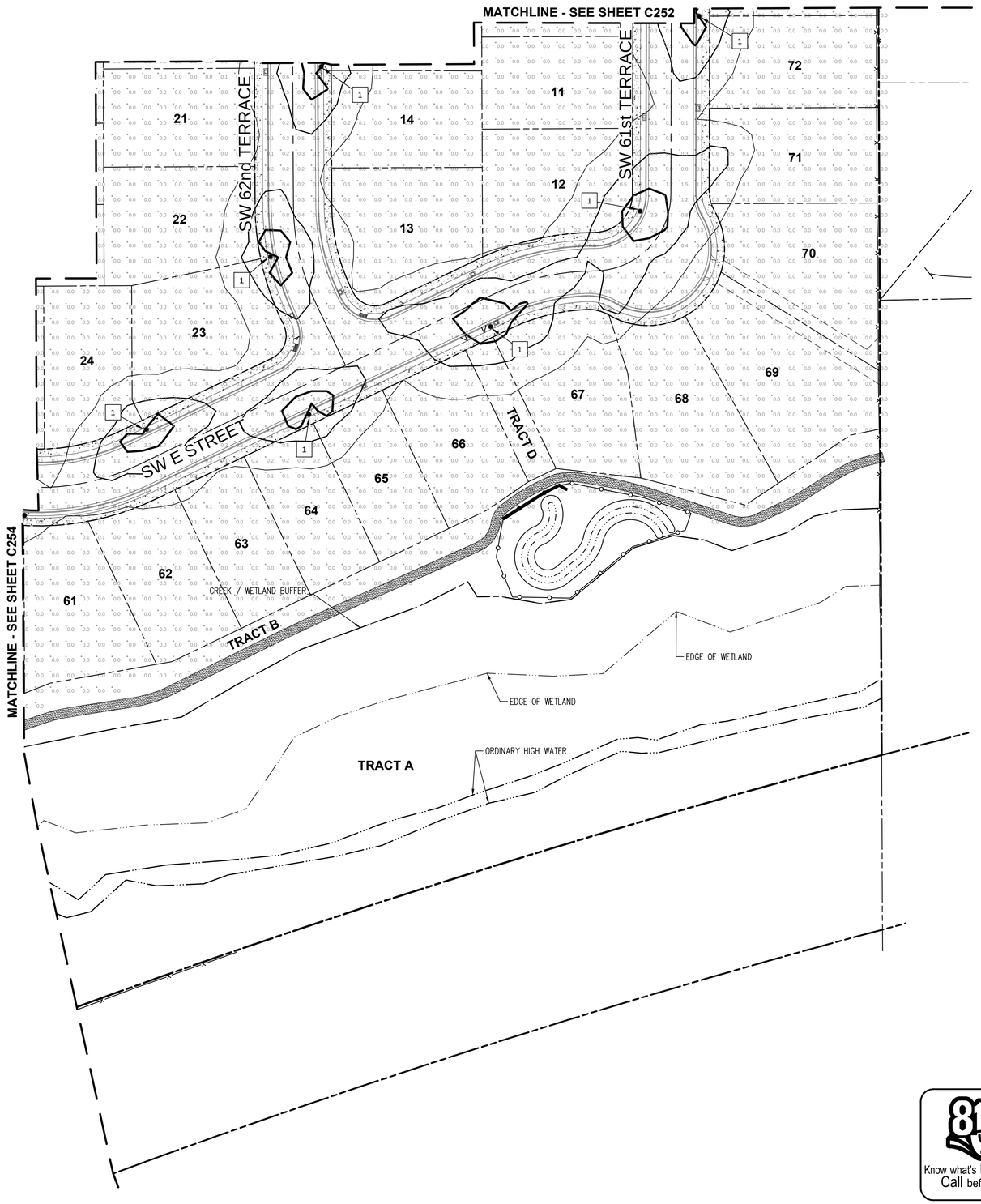
REGISTERED PROFESSIONAL ENGINEER 70652PE OREGON JUNE 16, 2011 JESSE T. EMERSON
PRELIMINARY
EXPIRES: 12/31/15

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-0365

3J JOB ID #	13-159
LAND USE #	SB15-0002
TAX LOT #	2S1E30B 300 & 600
DESIGNED BY	JTE, JCP, CKW
CHECKED BY	JTE, JDH

SHEET TITLE
ILLUM. PLAN II

SHEET NUMBER
C252



LEGEND

- 1.5 FOOT CANDLE ISO-ILLUMINATION CONTOUR
- 0.5 FOOT CANDLE ISO-ILLUMINATION CONTOUR
- 0.1 FOOT CANDLE ISO-ILLUMINATION CONTOUR
- 0.7 - ILLUMINATION ANALYSIS POINT (FC)
- FC - FOOT CANDLE UNIT
- PROPOSED LUMINAIRE

ILLUMINATION PLAN CONSTRUCTION NOTES

1	INSTALL STREET LIGHT PACKAGE #1. SEE DETAIL THIS SHEET.
2	INSTALL STREET LIGHT PACKAGE #2. SEE DETAIL THIS SHEET.
3	INSTALL STREET LIGHT PACKAGE #3. SEE DETAIL THIS SHEET.

ILLUMINATION STATISTICS

ROADWAY SECTION	REQUIRED MINIMUM AVERAGE FC*	PROPOSED AVERAGE FC**
SAGERT ST	0.59 FC	0.72 FC
64TH TERRACE	0.40 FC	0.75 FC
63RD TERRACE	0.40 FC	0.62 FC
62ND TERRACE	0.40 FC	0.70 FC
61ST TERRACE - NORTH OF SAGERT ST	0.40 FC	0.70 FC
61ST TERRACE - SOUTH OF SAGERT ST	0.40 FC	0.53 FC
JUNIPER LANE	0.40 FC	0.72 FC
65TH AVENUE (OFFSITE FRONTAGE)	0.59 FC	0.68 FC
BORLAND ROAD (OFFSITE FRONTAGE)	0.59 FC	0.77 FC

*PER CITY OF TUALATIN PUBLIC WORKS DESIGN STANDARDS
**CALCULATIONS ARE FOR CURB-CURB ROADWAY AREA ONLY

STREET LIGHT PACKAGE #1 "ACORN"

LUMINAIRE: 100W HPS - GE TOWN AND COUNTRY - T10R10S7N2AMS2BL160
POLE: 20 FT ALUMINUM POST TOP POLE - 16 FT MOUNTING HEIGHT - BRONZE FINISH

STREET LIGHT PACKAGE #2 "SHOEBOX"

LUMINAIRE: 100W HPS - COOPER LIGHTING - TRIBUTE - TRU10SN42FBZH4S
POLE: 30 FT ALUMINUM POLE - 25 FT MOUNTING HEIGHT - BRONZE FINISH
MAST ARM: NONE

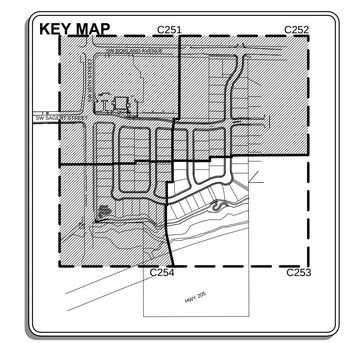
STREET LIGHT PACKAGE #3 "COBRAHEAD"

LUMINAIRE: 100W HPS - COOPER OVH FLAT GLASS REFLECTOR - OVH10SNV2DH4
POLE: ALUMINUM POLE - 25 FT MOUNTING HEIGHT - BRONZE FINISH
MAST ARM: 4 FT

Know what's below. Call before you dig.

Scale: 1 inch = 40 feet
40 20 0 20 40

KEY MAP



#	REVISION SUMMARY	BY	DATE
	TYPE II LAND USE		8/11/15

ILLUMINATION PLAN III
SAGERT FARM SUBDIVISION
TYPE II LAND USE DOCUMENTS

LENNAR NORTHWEST, INC.
TUALATIN, OREGON

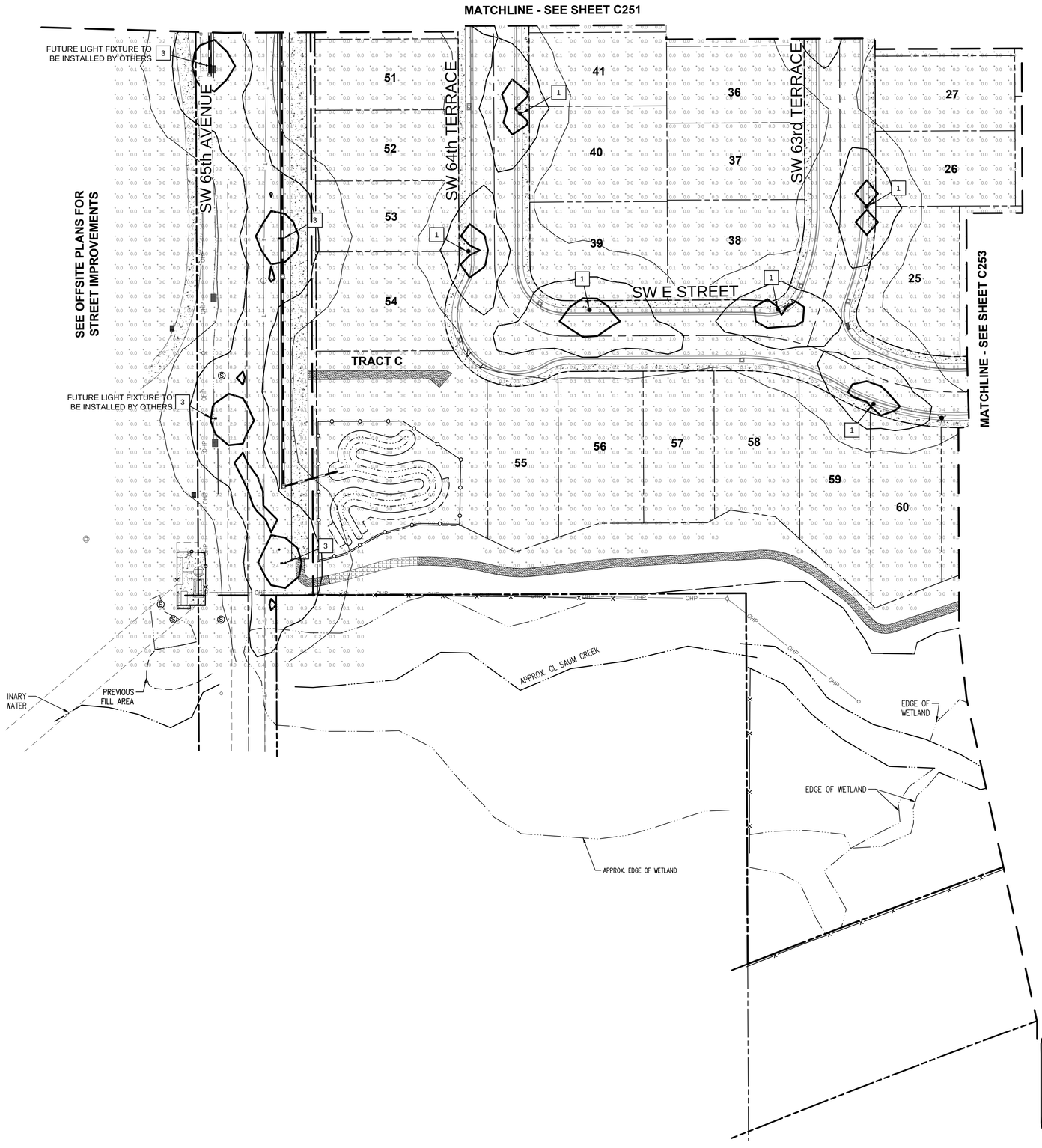
REGISTERED PROFESSIONAL ENGINEER 70661PE OREGON JULY 16, 2014 JESSE T. EMERSON
PRELIMINARY
EXPIRES: 12/31/15

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	13-159
LAND USE #	SB15-0002
TAX LOT #	2S1E30B 300 & 600
DESIGNED BY	JTE, JCP, CKW
CHECKED BY	JTE, JDH

SHEET TITLE
ILLUM. PLAN III

SHEET NUMBER
C253



LEGEND

- 1.5 FOOT CANDLE ISO-ILLUMINATION CONTOUR
- 0.5 FOOT CANDLE ISO-ILLUMINATION CONTOUR
- 0.1 FOOT CANDLE ISO-ILLUMINATION CONTOUR
- 0.7 - ILLUMINATION ANALYSIS POINT (FC)
- FC - FOOT CANDLE UNIT
- PROPOSED LUMINAIRE

ILLUMINATION PLAN CONSTRUCTION NOTES

1	INSTALL STREET LIGHT PACKAGE #1 "ACORN". SEE DETAIL THIS SHEET.
2	INSTALL STREET LIGHT PACKAGE #2 "SHOEBOX". SEE DETAIL THIS SHEET.
3	INSTALL STREET LIGHT PACKAGE #3 "COBRAHEAD". SEE DETAIL THIS SHEET.

ILLUMINATION STATISTICS

ROADWAY SECTION	REQUIRED MINIMUM AVERAGE FC*	PROPOSED AVERAGE FC**
SAGERT ST	0.59 FC	0.72 FC
64TH TERRACE	0.40 FC	0.75 FC
63RD TERRACE	0.40 FC	0.62 FC
62ND TERRACE	0.40 FC	0.70 FC
61ST TERRACE - NORTH OF SAGERT ST	0.40 FC	0.70 FC
61ST TERRACE - SOUTH OF SAGERT ST	0.40 FC	0.53 FC
JUNIPER LANE	0.40 FC	0.72 FC
65TH AVENUE (OFFSITE FRONTAGE)	0.59 FC	0.68 FC
BORLAND ROAD (OFFSITE FRONTAGE)	0.59 FC	0.77 FC

*PER CITY OF TUALATIN PUBLIC WORKS DESIGN STANDARDS
**CALCULATIONS ARE FOR CURB-CURB ROADWAY AREA ONLY

STREET LIGHT PACKAGE #1 "ACORN"

LUMINAIRE: 100W HPS - GE TOWN AND COUNTRY - T10R10S7N2AMS2BL160
POLE: 20 FT ALUMINUM POST TOP POLE - 16 FT MOUNTING HEIGHT - BRONZE FINISH

STREET LIGHT PACKAGE #2 "SHOEBOX"

LUMINAIRE: 100W HPS - COOPER LIGHTING - TRIBUTE - TRU10SN42FBZH4S
POLE: 30 FT ALUMINUM POLE - 25 FT MOUNTING HEIGHT - BRONZE FINISH
MAST ARM: NONE

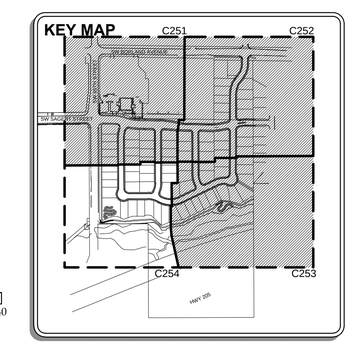
STREET LIGHT PACKAGE #3 "COBRAHEAD"

LUMINAIRE: 100W HPS - COOPER OVH FLAT GLASS REFLECTOR - OVH10SNV2DH4
POLE: ALUMINUM POLE - 25 FT MOUNTING HEIGHT - BRONZE FINISH
MAST ARM: 4 FT

811 Know what's below. Call before you dig.

N

Scale: 1 inch = 40 feet
40 20 0 20 40



TYPE II LAND USE	8/11/15
REVISION SUMMARY	BY DATE
#	

ILLUMINATION PLAN IV
SAGERT FARM SUBDIVISION
TYPE II LAND USE DOCUMENTS

LENNAR NORTHWEST, INC.
TUALATIN, OREGON

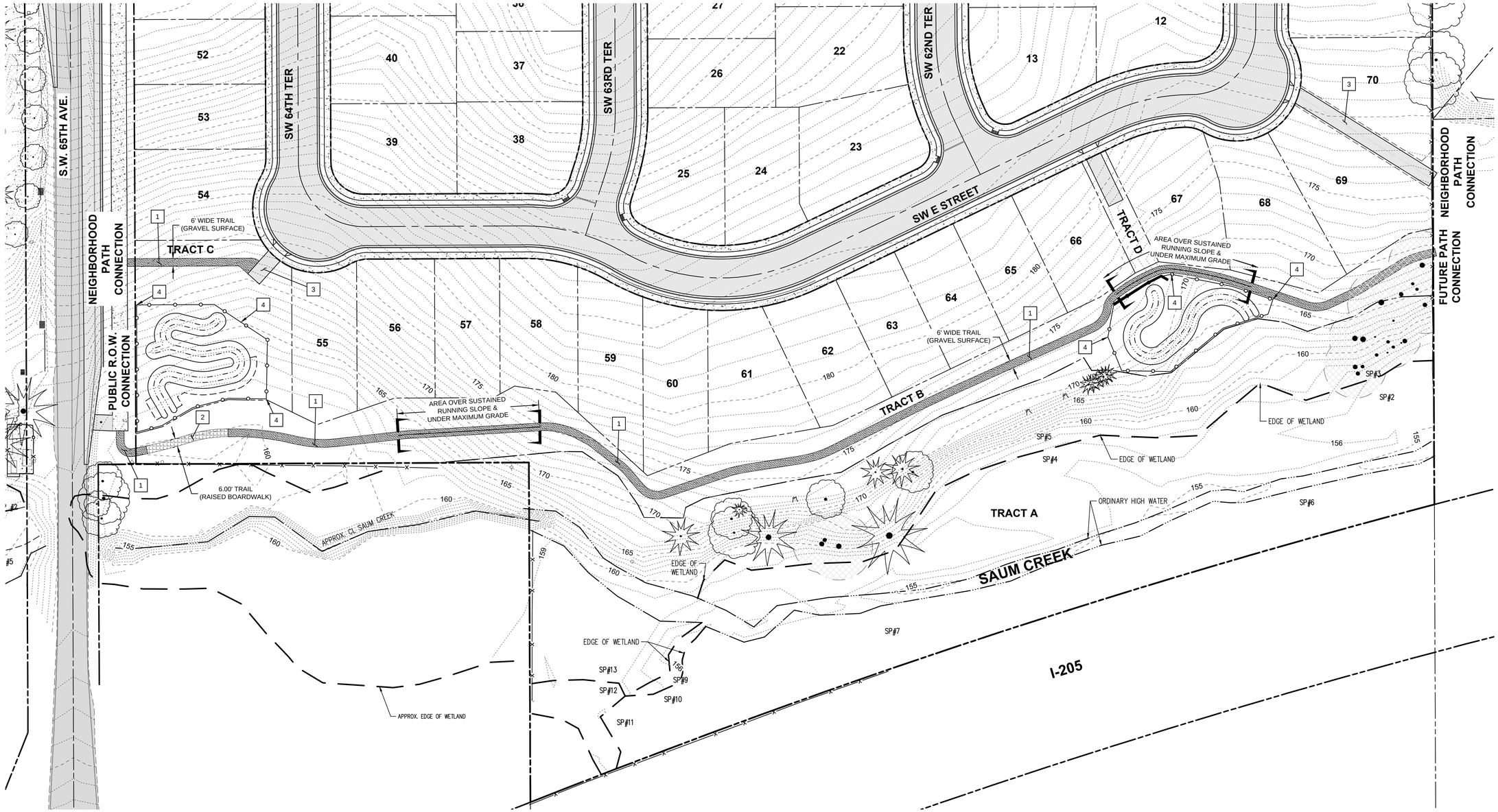
REGISTERED PROFESSIONAL ENGINEER 70659PE OREGON JUNE 16, 2011 JESSE T. EMERSON
PRELIMINARY
EXPIRES: 12/31/15

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	13-159
LAND USE #	SB15-0002
TAX LOT #	2S1E30B 300 & 600
DESIGNED BY	JTE, JCP, CKW
CHECKED BY	JTE, JDH

SHEET TITLE
ILLUM. PLAN IV

SHEET NUMBER
C254



LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- ROAD CENTERLINE
- EDGE OF WETLAND
- BOTTOM OF SWALE
- 175 — 5FT CONTOUR
- 171 — 1FT CONTOUR
- WATER QUALITY FACILITY FENCE
- PROPOSED GRAVEL
- PROPOSED ASPHALT
- PROPOSED BOARDWALK
- PROPOSED CONCRETE

SAUM CREEK PATH KEY NOTES

PATHWAY TO COMPLY WITH CITY OF TUALATIN PUBLIC WORKS CONSTRUCTION CODE, SECTION 203.2.11D "PEDESTRIAN PATH STANDARDS."

THE SAUM CREEK PATHWAY ALIGNMENT SHOWN HAS BEEN DESIGNED TO AVOID WETLAND / CWS BUFFER IMPACTS TO THE GREATEST EXTENT POSSIBLE AND SHOULD BE CONSIDERED "MODERATE" DIFFICULTY, PER TABLE 203-2B "OUTDOOR RECREATION TRAILS."

1. GRAVEL PATH SURFACING TO COMPLY WITH 203.2.11D(5)
2. BOARDWALK MATERIALS AND CONSTRUCTION TO COMPLY WITH 203.2.11D(7)
3. UTILITY MAINTENANCE ACCESS ROUTE TO SERVE AS TRAIL CONNECTION FOR PUBLIC USE.
4. ALL STORMWATER QUALITY FACILITIES TO BE FENCED OFF FROM PUBLIC ACCESS.

#	REVISION SUMMARY	BY	DATE
	TYPE II LAND USE		8/11/15

SAUM CREEK TRAIL PLAN

SAGERT FARM SUBDIVISION

TYPE II LAND USE DOCUMENTS

LENNAR NORTHWEST, INC.
TUALATIN, OREGON

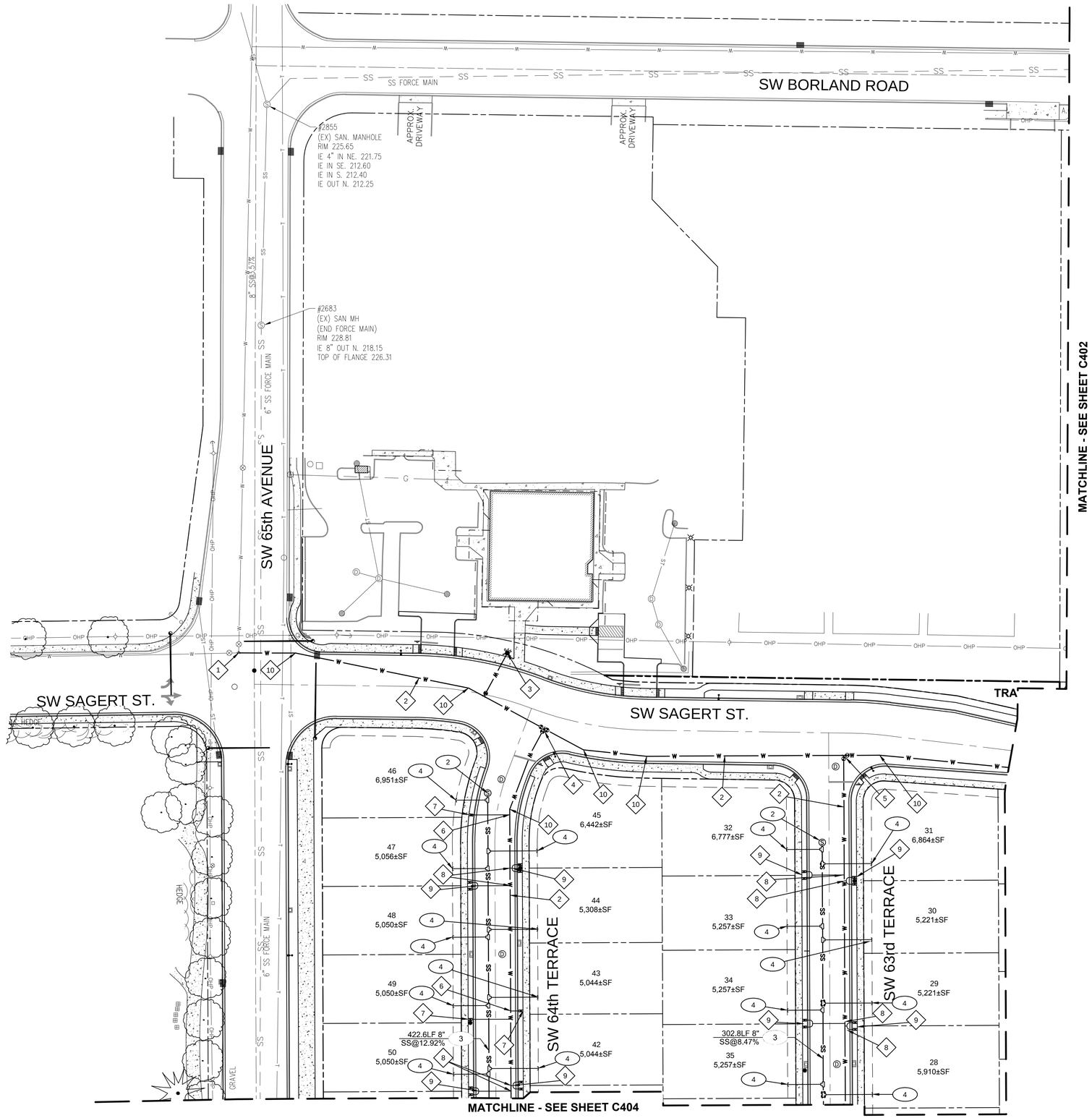
REGISTERED PROFESSIONAL ENGINEER 70652PE OREGON JUNE 16, 2011 JESSE T. EMERSON
PRELIMINARY
EXPIRES: 12/31/15

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	13-159
LAND USE #	SB15-0002
TAX LOT #	2S1E30B 300 & 600
DESIGNED BY	JTE, JCP, CKW
CHECKED BY	JTE, JDH

SHEET TITLE
TRAIL PLAN

SHEET NUMBER
C260



LEGEND

BOUNDARY LINE	EXISTING WATER VALVE
RIGHT-OF-WAY	EXISTING WATER METER
CENTERLINE	EXISTING SEWER MANHOLE
PROPOSED EXTERNAL LOT LINE	PROPOSED SEWER MANHOLE
PROPOSED LOT LINE	PROPOSED STORM MANHOLE
PROPOSED EASEMENT	PROPOSED TEE
EXISTING SANITARY SEWER	PROPOSED FIRE HYDRANT
EXISTING STORM SEWER	PROPOSED WATER TEE
EXISTING WATER LINE	PROPOSED GATE VALVE
EXISTING GAS LINE	PROPOSED WATER METER
EXISTING UNDERGROUND POWER	
EXISTING UNDERGROUND PHONE LINE	
EXISTING OVERHEAD POWER	
PROPOSED SANITARY SEWER	
PROPOSED WATER	
EXISTING CURB	
EXISTING ASPHALT	
EXISTING CONCRETE	
EXISTING TREES	

WATER KEY NOTES

1	CONNECT TO EXISTING PUBLIC WATER MAIN WITH TAPPING SLEEVE. INSTALL SINGLE GATE VALVE. CONTRACTOR TO COORDINATE WITH CITY OF TUALATIN PUBLIC WORKS.
2	CONSTRUCT 8" WATER MAIN PER CITY OF TUALATIN STANDARDS.
3	INSTALL FIRE HYDRANT ASSEMBLY, STUB, TEE, AND GATE VALVE PER CITY OF TUALATIN STANDARDS.
4	INSTALL WATER MAIN TEE AND THREE (3) GATE VALVES PER CITY OF TUALATIN STANDARDS.
5	INSTALL WATER MAIN TEE AND ONE (2) GATE VALVE PER CITY OF TUALATIN STANDARDS.
6	INSTALL SINGLE 3/4-INCH WATER SERVICE PER CITY OF TUALATIN STANDARDS.
7	INSTALL 3/4-INCH METER BOX WITHIN PLANTER STRIP PER CITY OF TUALATIN STANDARDS.
8	INSTALL SINGLE 1-INCH WATER SERVICE PER CITY OF TUALATIN STANDARDS.
9	SPLIT 1-INCH SERVICE LINE INTO TWO 3/4-INCH LINES BEHIND CURB WITH 48-INCHES SEPARATION. INSTALL 3/4-INCH METER BOXES IN PLANTER STRIP PER CITY OF TUALATIN STANDARD DETAILS.
10	INSTALL BENDS AS REQUIRED.

SANITARY SEWER KEY NOTES

1	NOT USED
2	CONSTRUCT STANDARD 48" SANITARY SEWER MANHOLE.
3	CONSTRUCT SANITARY SEWER MAIN LINE.
4	INSTALL NEW SANITARY SEWER LATERAL FOR INDIVIDUAL LOT SERVICE. EXTEND SERVICE LATERAL BEYOND PUE.

PRIVATE & FRANCHISED UTILITY NOTE

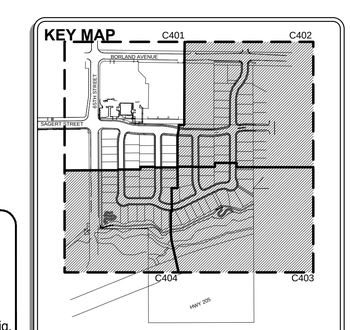
ALL EXISTING AND PROPOSED PRIVATE AND FRANCHISED UTILITIES SHOWN ON THIS PLAN ARE INTENDED FOR GENERAL LOCATION AND INFORMATIONAL USE ONLY. ALL PRIVATE AND FRANCHISED UTILITY CONSTRUCTION SHALL CONFORM IN ALL RESPECTS TO THE DESIGN DOCUMENTS AND/OR CONSTRUCTION SPECIFICATIONS SUPPLIED BY EACH RESPECTIVE UTILITY PURVEYOR. ALL OVERHEAD UTILITIES TO BE ROUTED UNDERGROUND ALONG PROJECT FRONTAGE.

Scale: 1 inch = 40 feet

40 20 0 20 40

Know what's below. Call before you dig.

KEY MAP



TYPE II LAND USE	8/11/15
#	REVISION SUMMARY / BY / DATE

SANITARY SEWER & WATER PLAN I
SAGERT FARM SUBDIVISION
TYPE II LAND USE DOCUMENTS

LENNAR NORTHWEST, INC.
TUALATIN, OREGON

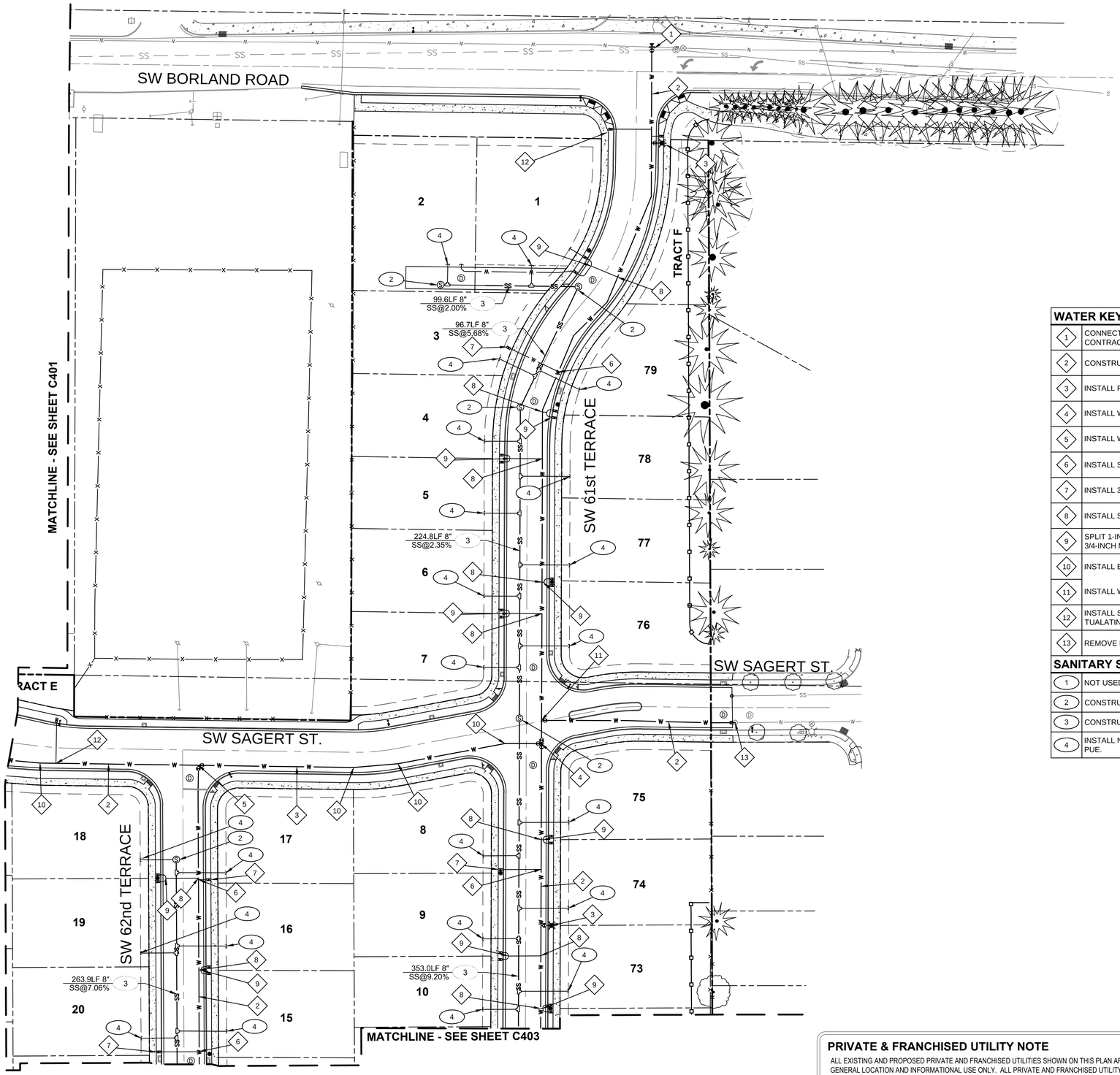
REGISTERED PROFESSIONAL ENGINEER 70657PE OREGON JUNE 16, 2004 JESSE T. EMERSON
PRELIMINARY
EXPIRES: 12/31/15

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	13-159
LAND USE #	SB15-0002
TAX LOT #	2S1E30B 300 & 600
DESIGNED BY	JTE, JCP, CKW
CHECKED BY	JTE, JDH

SHEET TITLE
SS & WATER I

SHEET NUMBER
C401



LEGEND

BOUNDARY LINE	EXISTING WATER VALVE
RIGHT-OF-WAY	EXISTING WATER METER
CENTERLINE	EXISTING SEWER MANHOLE
PROPOSED EXTERNAL LOT LINE	PROPOSED SEWER MANHOLE
PROPOSED LOT LINE	PROPOSED STORM MANHOLE
PROPOSED EASEMENT	PROPOSED TEE
EXISTING SANITARY SEWER	PROPOSED FIRE HYDRANT
EXISTING STORM SEWER	PROPOSED WATER TEE
EXISTING WATER LINE	PROPOSED GATE VALVE
EXISTING GAS LINE	PROPOSED WATER METER
EXISTING UNDERGROUND POWER	
EXISTING UNDERGROUND PHONE LINE	
EXISTING OVERHEAD POWER	
PROPOSED SANITARY SEWER	
PROPOSED WATER	
EDGE OF BRUSH	
EXISTING CURB	
EXISTING ASPHALT	
EXISTING CONCRETE	
EXISTING TREES	

WATER KEY NOTES

1	CONNECT TO EXISTING PUBLIC WATER MAIN WITH TAPPING SLEEVE. INSTALL SINGLE GATE VALVE. CONTRACTOR TO COORDINATE WITH CITY OF TUALATIN PUBLIC WORKS.
2	CONSTRUCT 8" WATER MAIN PER CITY OF TUALATIN STANDARDS.
3	INSTALL FIRE HYDRANT ASSEMBLY, STUB, TEE, AND GATE VALVE PER CITY OF TUALATIN STANDARDS.
4	INSTALL WATER MAIN TEE AND THREE (3) GATE VALVES PER CITY OF TUALATIN STANDARDS.
5	INSTALL WATER MAIN TEE AND ONE (2) GATE VALVE PER CITY OF TUALATIN STANDARDS.
6	INSTALL SINGLE 3/4-INCH WATER SERVICE PER CITY OF TUALATIN STANDARDS.
7	INSTALL 3/4-INCH METER BOX WITHIN PLANTER STRIP PER CITY OF TUALATIN STANDARDS.
8	INSTALL SINGLE 1-INCH WATER SERVICE PER CITY OF TUALATIN STANDARDS.
9	SPLIT 1-INCH SERVICE LINE INTO TWO 3/4-INCH LINES BEHIND CURB WITH 48-INCHES SEPARATION. INSTALL 3/4-INCH METER BOXES IN PLANTER STRIP PER CITY OF TUALATIN STANDARD DETAILS.
10	INSTALL BENDS AS REQUIRED.
11	INSTALL WATER MAIN TEE AND ONE (1) GATE VALVE PER CITY OF TUALATIN STANDARDS.
12	INSTALL SINGLE 3/4-INCH IRRIGATION SERVICE LINE, INCLUDING METER AND METER BOX PER CITY OF TUALATIN STANDARDS.
13	REMOVE EXISTING BLOWOFF AND CONNECT TO EXISTING WATER MAIN.

SANITARY SEWER KEY NOTES

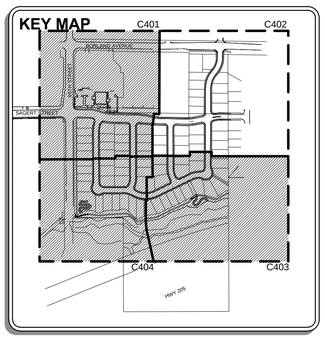
1	NOT USED
2	CONSTRUCT STANDARD 48" SANITARY SEWER MANHOLE.
3	CONSTRUCT SANITARY SEWER MAIN LINE.
4	INSTALL NEW SANITARY SEWER LATERAL FOR INDIVIDUAL LOT SERVICE. EXTEND SERVICE LATERAL BEYOND PUE.

Scale: 1 inch = 40 feet

40 20 0 20 40

Know what's below. Call before you dig.

KEY MAP



PRIVATE & FRANCISED UTILITY NOTE

ALL EXISTING AND PROPOSED PRIVATE AND FRANCHISED UTILITIES SHOWN ON THIS PLAN ARE INTENDED FOR GENERAL LOCATION AND INFORMATIONAL USE ONLY. ALL PRIVATE AND FRANCHISED UTILITY CONSTRUCTION SHALL CONFORM IN ALL RESPECTS TO THE DESIGN DOCUMENTS AND/OR CONSTRUCTION SPECIFICATIONS SUPPLIED BY EACH RESPECTIVE UTILITY PURVEYOR. ALL OVERHEAD UTILITIES TO BE ROUTED UNDERGROUND ALONG PROJECT FRONTAGE.

TYPE II LAND USE 8/11/15

#	REVISION SUMMARY	BY	DATE

SANITARY SEWER & WATER PLAN II

SAGERT FARM SUBDIVISION

TYPE II LAND USE DOCUMENTS

LENNAR NORTHWEST, INC.

TUALATIN, OREGON

REGISTERED PROFESSIONAL ENGINEER 70657PE OREGON JUNE 16, 2004 JESSE T. EMERSON

PRELIMINARY

EXPIRES: 12/31/15

3J CONSULTING, INC

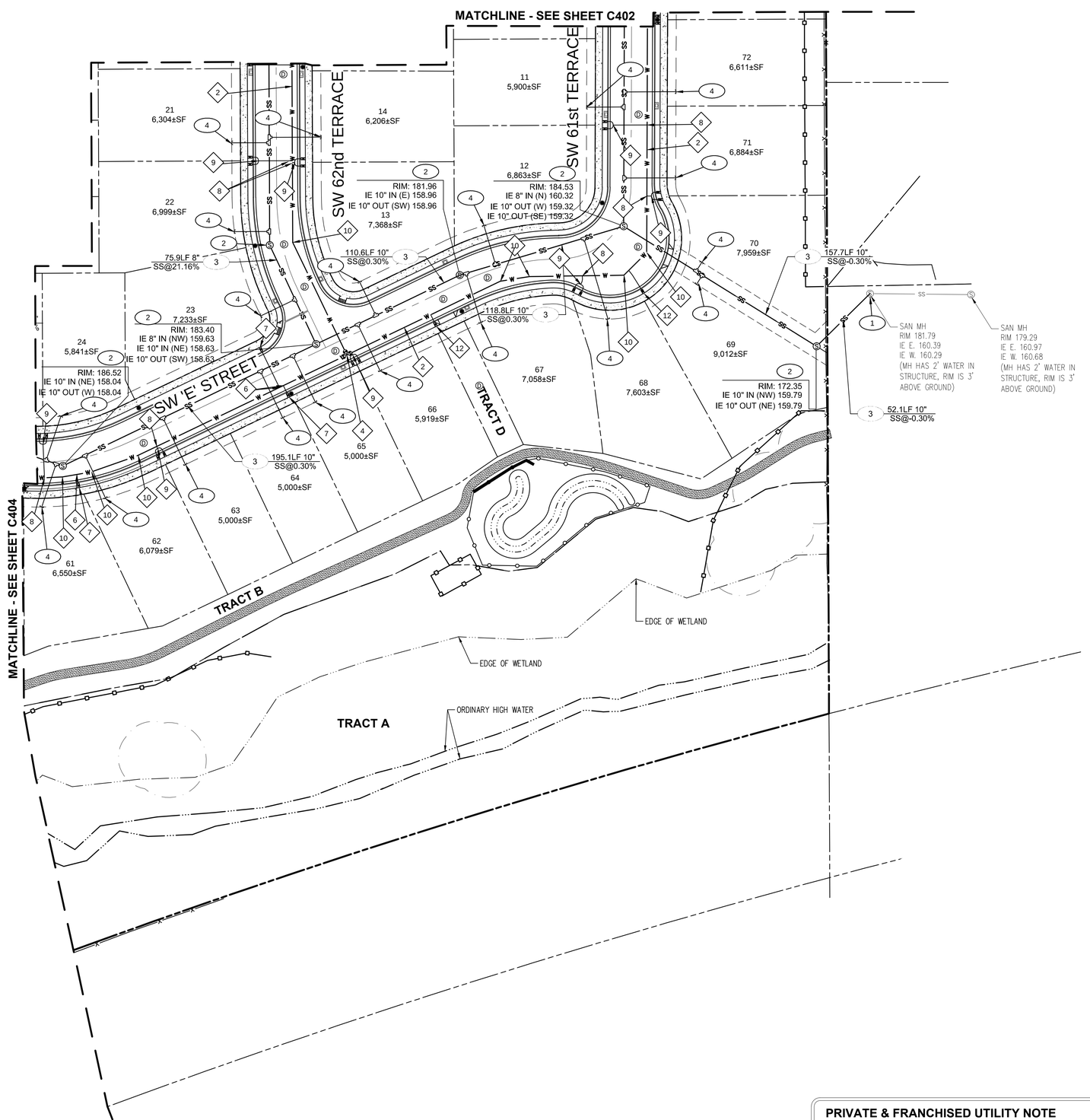
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING

5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	13-159
LAND USE #	SB15-0002
TAX LOT #	2S1E30B 300 & 600
DESIGNED BY	JTE, JCP, CKW
CHECKED BY	JTE, JDH

SHEET TITLE
SS & WATER II

SHEET NUMBER
C402



LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY
- CENTERLINE
- PROPOSED EXTERNAL LOT LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- SS — EXISTING SANITARY SEWER
- SD — EXISTING STORM SEWER
- W — EXISTING WATER LINE
- G — EXISTING GAS LINE
- UGP — EXISTING UNDERGROUND POWER
- T — EXISTING UNDERGROUND PHONE LINE
- OHP — EXISTING OVERHEAD POWER
- SS — PROPOSED SANITARY SEWER
- W — PROPOSED WATER
- EDGE OF BRUSH
- WETLAND
- CREEK LINE
- EXISTING CURB
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING TREES
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING SEWER MANHOLE
- PROPOSED SEWER MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED TEE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER TEE
- PROPOSED GATE VALVE
- PROPOSED WATER METER

WATER KEY NOTES

1	NOT USED
2	CONSTRUCT 8" WATER MAIN PER CITY OF TUALATIN STANDARDS.
3	NOT USED
4	INSTALL WATER MAIN TEE AND THREE (3) GATE VALVES PER CITY OF TUALATIN STANDARDS.
5	NOT USED
6	INSTALL SINGLE 3/4-INCH WATER SERVICE PER CITY OF TUALATIN STANDARDS.
7	INSTALL 3/4-INCH METER BOX WITHIN PLANTER STRIP PER CITY OF TUALATIN STANDARDS.
8	INSTALL SINGLE 1-INCH WATER SERVICE PER CITY OF TUALATIN STANDARDS.
9	SPLIT 1-INCH SERVICE LINE INTO TWO 3/4-INCH LINES BEHIND CURB WITH 48-INCHES SEPARATION. INSTALL 3/4-INCH METER BOXES IN PLANTER STRIP PER CITY OF TUALATIN STANDARD DETAILS.
10	INSTALL BENDS AS REQUIRED.
11	NOT USED
12	INSTALL SINGLE 3/4-INCH IRRIGATION SERVICE LINE, INCLUDING METER AND METER BOX PER CITY OF TUALATIN STANDARDS.

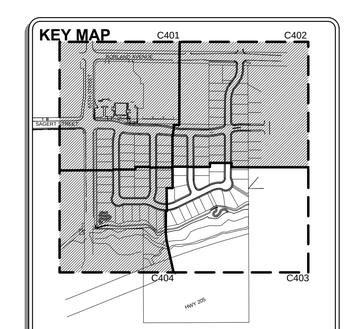
SANITARY SEWER KEY NOTES

1	CONNECT TO EXISTING SANITARY SEWER MANHOLE.
2	CONSTRUCT STANDARD 48" SANITARY SEWER MANHOLE.
3	CONSTRUCT SANITARY SEWER MAIN LINE.
4	INSTALL NEW SANITARY SEWER LATERAL FOR INDIVIDUAL LOT SERVICE. EXTEND SERVICE LATERAL BEYOND PUE.

Scale: 1 inch = 40 feet

40 20 0 20 40

Know what's below. Call before you dig.



PRIVATE & FRANCHISED UTILITY NOTE

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#	REVISION SUMMARY	BY	DATE
	TYPE II LAND USE		8/11/15

SANITARY SEWER & WATER PLAN III
SAGERT FARM SUBDIVISION
TYPE II LAND USE DOCUMENTS

LENNAR NORTHWEST, INC.
TUALATIN, OREGON

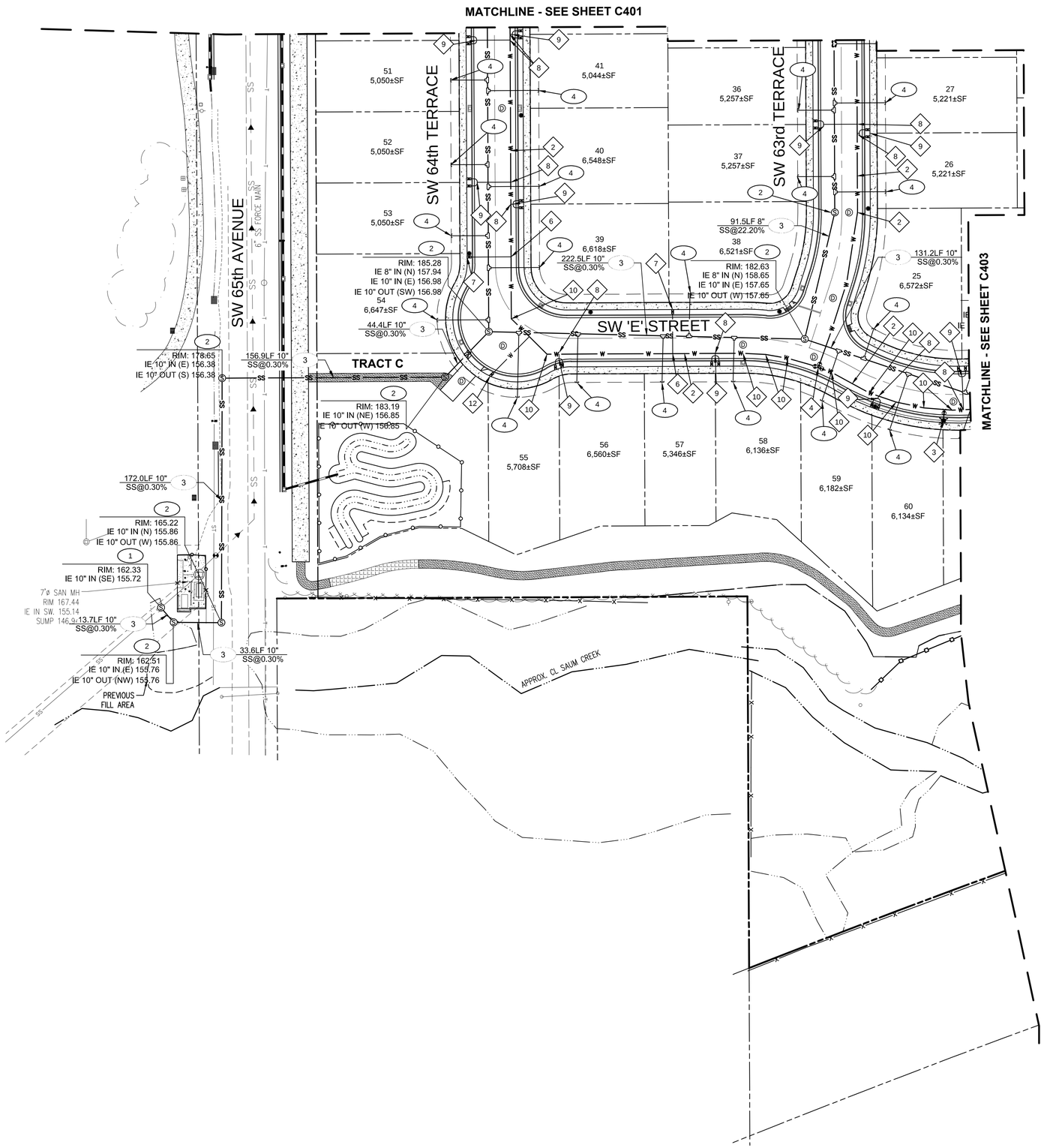
REGISTERED PROFESSIONAL ENGINEER 70657PE OREGON JUNE 16, 2011 JESSE T. EMERSON
PRELIMINARY
EXPIRES: 12/31/15

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	13-159
LAND USE #	SB15-0002
TAX LOT #	2S1E30B 300 & 600
DESIGNED BY	JTE, JCP, CKW
CHECKED BY	JTE, JDH

SHEET TITLE
SS & WATER III

SHEET NUMBER
C403



LEGEND

BOUNDARY LINE	EXISTING WATER VALVE
RIGHT-OF-WAY	EXISTING WATER METER
CENTERLINE	EXISTING SEWER MANHOLE
PROPOSED EXTERNAL LOT LINE	PROPOSED SEWER MANHOLE
PROPOSED LOT LINE	PROPOSED STORM MANHOLE
PROPOSED EASEMENT	PROPOSED TEE
SS — EXISTING SANITARY SEWER	PROPOSED FIRE HYDRANT
SD — EXISTING STORM SEWER	PROPOSED WATER TEE
W — EXISTING WATER LINE	PROPOSED GATE VALVE
G — EXISTING GAS LINE	PROPOSED WATER METER
UGP — EXISTING UNDERGROUND POWER	
T — EXISTING UNDERGROUND PHONE LINE	
OHP — EXISTING OVERHEAD POWER	
SS — PROPOSED SANITARY SEWER	
W — PROPOSED WATER	
PROPOSED TREE PROTECTION FENCING	
EDGE OF BRUSH	
WETLAND	
CREEK LINE	
EXISTING CURB	
EXISTING ASPHALT	
EXISTING CONCRETE	
EXISTING TREES	

WATER KEY NOTES

1	NOT USED
2	CONSTRUCT 8" WATER MAIN PER CITY OF TUALATIN STANDARDS.
3	INSTALL FIRE HYDRANT ASSEMBLY, STUB, TEE, AND GATE VALVE PER CITY OF TUALATIN STANDARDS.
4	INSTALL WATER MAIN TEE AND THREE (3) GATE VALVES PER CITY OF TUALATIN STANDARDS.
5	NOT USED
6	INSTALL SINGLE 3/4-INCH WATER SERVICE PER CITY OF TUALATIN STANDARDS.
7	INSTALL 3/4-INCH METER BOX WITHIN PLANTER STRIP PER CITY OF TUALATIN STANDARDS.
8	INSTALL SINGLE 1-INCH WATER SERVICE PER CITY OF TUALATIN STANDARDS.
9	SPLIT 1-INCH SERVICE LINE INTO TWO 3/4-INCH LINES BEHIND CURB WITH 48-INCHES SEPARATION. INSTALL 3/4-INCH METER BOXES IN PLANTER STRIP PER CITY OF TUALATIN STANDARD DETAILS.
10	INSTALL BENDS AS REQUIRED.
11	NOT USED
12	INSTALL SINGLE 3/4-INCH IRRIGATION SERVICE LINE, INCLUDING METER AND METER BOX PER CITY OF TUALATIN STANDARDS.

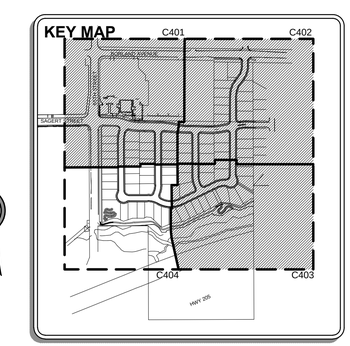
SANITARY SEWER KEY NOTES

1	CONSTRUCT 48" SANITARY SEWER MANHOLE OVER EXISTING SANITARY MAIN.
2	CONSTRUCT STANDARD 48" SANITARY SEWER MANHOLE.
3	CONSTRUCT SANITARY SEWER MAIN LINE.
4	INSTALL NEW SANITARY SEWER LATERAL FOR INDIVIDUAL LOT SERVICE. EXTEND SERVICE LATERAL BEYOND PUE.

Scale: 1 inch = 40 feet

40 20 0 20 40

811 Know what's below. Call before you dig.



#	REVISION SUMMARY	BY	DATE
	TYPE II LAND USE		8/11/15

SANITARY SEWER & WATER PLAN IV
SAGERT FARM SUBDIVISION
TYPE II LAND USE DOCUMENTS

LENNAR NORTHWEST, INC.
TUALATIN, OREGON

REGISTERED PROFESSIONAL ENGINEER 70652PE OREGON JUNE 16, 2011 JESSE T. EMERSON
PRELIMINARY
EXPIRES: 12/31/15

3J CONSULTING, INC
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	13-159
LAND USE #	SB15-0002
TAX LOT #	2S1E30B 300 & 600
DESIGNED BY	JTE, JCP, CKW
CHECKED BY	JTE, JDH

SHEET TITLE
SS & WATER IV

SHEET NUMBER
C404

MATCH LINE - SEE SHEET L101

SW 64TH AVE. MONUMENT SIGN - REFER TO BLOW-UP SHEET L101

Bark Mulch To Match Existing - This Area

ROADWAY MEDIAN PLANTING DESIGN - REFER TO BLOW-UP SHEET L101

SW SAGERT ST

TRACT E

N89°11'05"W 200.00'

TRACT C

TRACT 'C' UPLAND PLANTING AREA

ABOVE DESIGN WATER DEPTH AREA

WATER QUALITY SWALE FACILITY #1

REFER TO SHEET L102 FOR PLANTING DESIGN, PLANT SCHEDULE AND NOTES.

FREEBOARD AREA

SWALE BOTTOM AREA

SW 65TH AVE

N89°44'35"E 331.30'

EDGE OF BRUSH

ANCHOR EASEMENT (NO WIDTH SPECIFIED)

ANCHOR EASEMENT (NO WIDTH SPECIFIED)

TRACT B

CREEK / WETLAND BUFFER

TRACT D

SWALE BOTTOM AREA

GROVE DRIPLINE EXTENTS (APPROX.)

FREEBOARD AREA

ABOVE DESIGN WATER DEPTH AREA

EDGE OF WETLAND

EDGE OF WETLAND

WATER QUALITY SWALE FACILITY #2

REFER TO SHEET L102 FOR PLANTING DESIGN, PLANT SCHEDULE AND NOTES.

S00°15'01"E 1138.08'

TRACT A

SCALE: 1" = 40'-0"

0 20 40 80

REFER TO SHEET L101 FOR PLANT SCHEDULE

REFER TO SHEET L103 FOR PLANTING DETAILS & NOTES

NOT FOR CONSTRUCTION

MEARS DESIGN GROUP
LANDSCAPE ARCHITECTURE & PLANNING
PO BOX 23338 | PORTLAND, OREGON | 97281
PHONE: 503.601.4516 | FAX: 503.924.4688

REGISTERED 540
TROY A. MEARS
OREGON
11/21/2003
LANDSCAPE ARCHITECT

SAGERT FARM SUBDIVISION

STREET TREE PLANTING PLAN

LENNAR

TUALATIN, OR (CLACKAMAS COUNTY)

REVISIONS

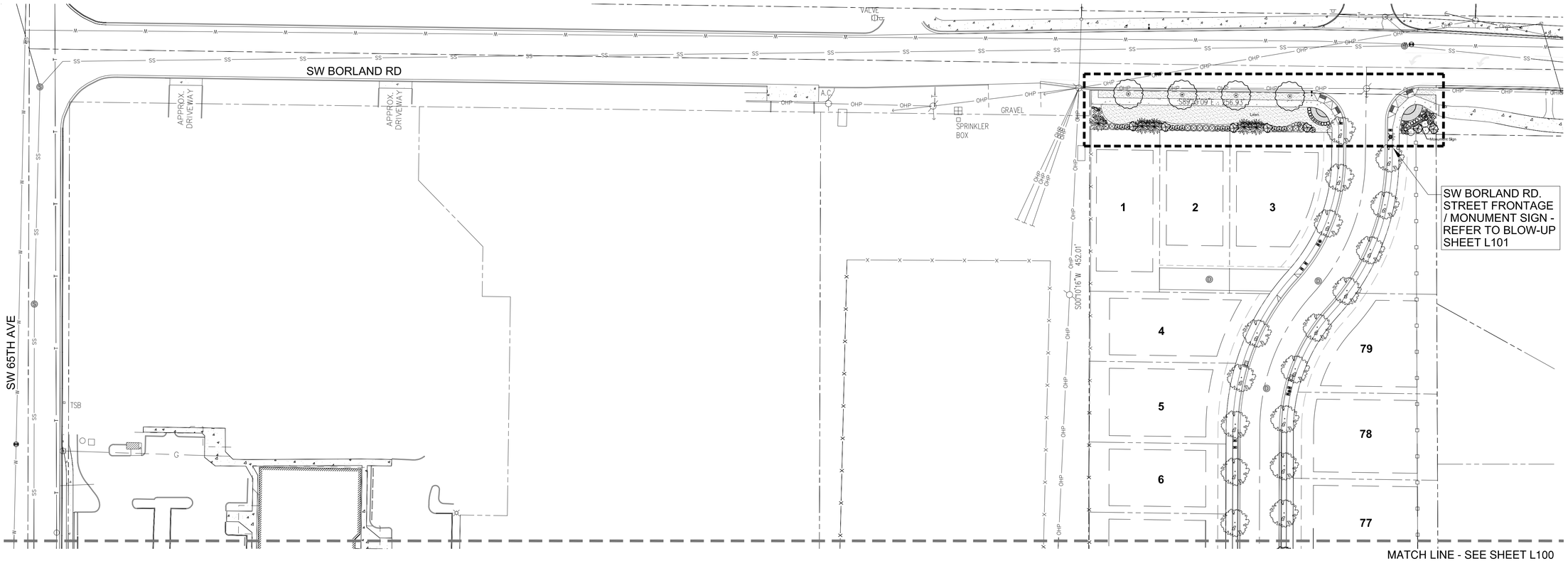
REV.	DATE	DESCRIPTION
	8/12/2015	Site Revisions

SHEET NAME: PLANTING PLAN

DRAWN BY:	TAM
CHECKED BY:	TAM
ISSUE DATE:	6/4/2015
JOB NO.:	1533

SHEET: L100

OF: 4



REFER TO SHEET L103 FOR PLANTING DETAILS & NOTES

SCALE: 1" = 40'-0"

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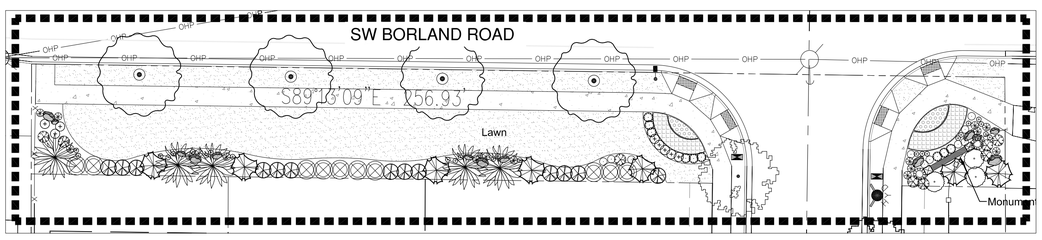
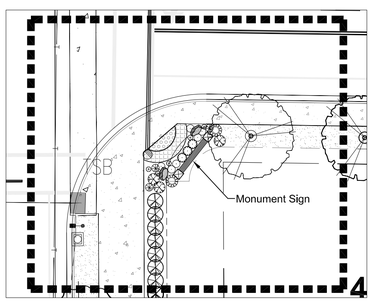


BORLAND ROAD STREET FRONTAGE AND MONUMENT SIGN LANDSCAPE

(Refer to plant schedule this sheet)

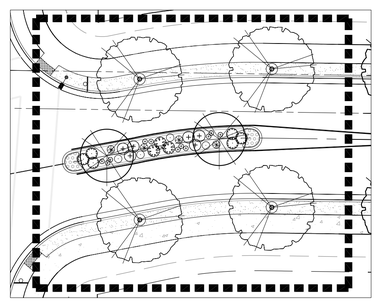
SCALE: 1" = 20'-0"



SW 64TH AVE. MONUMENT SIGN PLANTING

(Refer to plant schedule this sheet)

SCALE: 1" = 20'-0"



ROADWAY MEDIAN PLANTING

(Refer to plant schedule this sheet)

SCALE: 1" = 20'-0"

SUGGESTED PLANT SCHEDULE
RIGHT-OF-WAY PLANTING

SYM	TREES: Scientific name / Common Name	Minimum Species Quantity	Plant Catagory	Minimum Size	Condition	Remarks
	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple	19	Tree	1.5" Cal.	B&B	Street Tree
	Acer platanoides 'Crimson King' / Crimson King Maple	102	Tree	1.5" Cal.	B&B	Street Tree
	Acer platanoides 'Crimson Sentry' / Crimson Sentry Maple	12	Tree	1.5" Cal.	B&B	Street Tree
	Chamaecyparis obtusa 'Gracilis' / Gracilis Hinoki Cypress	3	Tree	6'-7'	B&B	
	Cupressocyparis leylandii 'Naylor's Blue' / Naylor's Blue Cypress	5	Tree	6'-7'	B&B	
	Magnolia grandiflora 'Little Gem' / Little Gem Magnolia	7	Tree	1.5" Cal.	B&B	
	Quercus coccinea / Scarlet Oak	23	Tree	1.5" Cal.	B&B	Street Tree
	Tilia cordata 'Greenspire' / Greenspire Linden	17	Tree	1.5" Cal.	B&B	Street Tree
	Zelkova serrata 'Green Vase' / Green Vase Zelkova	27	Tree	1.5" Cal.	B&B	Street Tree
	Pyrus calleryana 'Glen's Form' / Chanticleer Pear	2	Tree	1.5" Cal.	B&B	Street Tree
	Total Street Trees	220				

*Street Tree Quantities and Locations Are Subject To Change Due To Future Determination of Residential Lot Driveway Locations

SUGGESTED PLANT SCHEDULE
RIGHT-OF-WAY PLANTING

SYM	SHRUBS/PERENNIALS: Scientific name / Common Name	Minimum Species Quantity	Plant Catagory	Minimum Size	Condition	Remarks
	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry	14	Shrub	2 Gal.	Can	As Shown
	Berberis thunbergii 'Rose Glow' / Rose Glow Barberry	80	Shrub	2 Gal.	Can	As Shown
	Euonymus fortunei 'Emerald 'n Gold' / Emerald 'n Gold Euonymus	18	Shrub	1 Gal.	Can	As Shown
	Euonymus japonica 'Aureo-variegata' / Gold Spot Euonymus	109	Shrub	5 Gal.	Can	As Shown
	Nandina domestica 'Moon Bay' / Moon Bay Nandina	11	Shrub	1 Gal.	Can	As Shown
	Rhododendron 'varieties' / Baden Baden Rhododendron	20	Shrub	1 Gal.	Can	As Shown
	Viburnum davidii / David Viburnum	3	Shrub	1 Gal.	Can	
	Viburnum tinus 'Spring Bouquet' / Spring Bouquet Viburnum	4	Shrub	1 Gal.	Can	As Shown
SYM	GRASSES/GROUND COVER					
	Imperata cylindrica 'Rubra' / Japanese Bloodgrass	42	Grass	1 Gal.	Can	As Shown
	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	23	Grass	1 Gal.	Can	As Shown
	Vinca minor 'Bowles' / Bowles Periwinkle	48	G/C	4"	Pots	18" o/c.
	Erica x darleyensis 'Kramers Rote' / Kramers Red Winter Heath	85	G/C	4"	Pots	18" o/c.
	Lawn as Specified					

NOT FOR CONSTRUCTION

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SAGERT FARM SUBDIVISION
STREET TREE PLANTING PLAN

LENNAR
TUALATIN, OR (CLACKAMAS COUNTY)

REVISIONS

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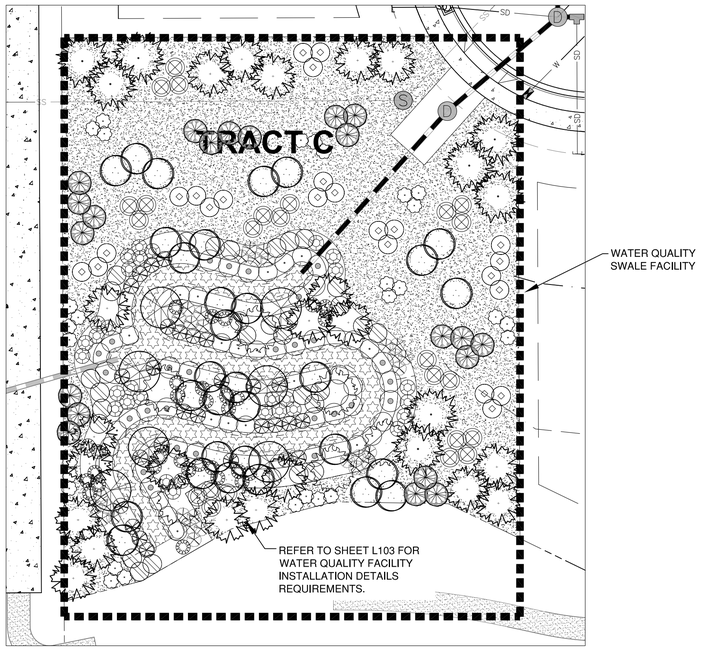


WATER QUALITY SWALE #1 / TRACT 'C'

(Refer to plant schedule this sheet)

SCALE: 1" = 20'-0"

0 10 20 40

TREATMENT AREA 1: VEGETATED SWALE

(REFER TO PLANTING DETAILS SHEET L103)

WATER QUALITY SWALE (SWALE BOTTOM AREA) 1,427 SQ FT

Plant Communities

	Scientific name (Common Name)	Minimum Species Composition	Plant Catagory	Water Requirements	Light Requirements	Minimum Rooting Size	Minimum Plant Height (1" Dia.)	On Center / Seeding Rate	Spacing Format
Herbaceous	Juncus patens (Spreading rush)	2141	Herb	Moist	Part	Plug	6"	6/sq.ft.	Mass
	Carex obnupta (Slough Sedge)	2141	Herb	Moist	Part	Plug	4"	6/sq.ft.	Mass
	Scirpus microcarpus (Small Fruited Bulrush)	2140	Herb	Wet	Sun	Plug	6"	6/sq.ft.	Mass
	Juncus effusus (Common Rush)	2140	Herb	Moist	Sun	Plug	6"	6/sq.ft.	Mass
	Total Plants	8562							

MID-SLOPE AREA (FREEBOARD) 1,693 SQ FT

Plant Communities

	Common Name (Scientific name)	Minimum Species Composition	Plant Catagory	Water Requirements	Light Requirements	Minimum Rooting Size	Minimum Plant Height	On Center / Seeding Rate	Spacing Format
Trees	Vine Maple (Acer circinatum)	10	Tree	Dry/Moist	Part	2 gal.	2'	4-5'	Single
	Oregon Ash (Fraxinus latifolia)	7	Tree	Moist	Part	2 gal.	6-8'	6'	Single
	Total Trees	17							
Shrubs	Red-Osier Dogwood (Cornus sericea)	29	Shrub	Wet	Part	1 gal.	2'	3-4'	Cluster
	Pacific Ninebark (Physocarpus capitatus)	28	Shrub	Moist	Shade	1 gal.	2'	9'	Cluster
	Douglas Spiraea (Spiraea douglasii)	28	Shrub	Wet	Sun	1 gal.	1.5'	4-5'	Cluster
	Total Shrubs	85							

ABOVE DESIGN WATER DEPTH AREA 2,391 SQ FT

Plant Communities

	Common Name (Scientific name)	Minimum Species Composition	Plant Catagory	Water Requirements	Light Requirements	Minimum Rooting Size	Minimum Plant Height	On Center / Seeding Rate	Spacing Format
Trees	Vine Maple (Acer circinatum)	10	Tree	Dry/Moist	Part	2 gal.	2'	4-5'	Single
	Douglas Fir (Pseudotsuga menziesii)	8	Tree	Dry	Sun	2 gal.	2'	12'	Single
	Oregon White Oak (Quercus garryana)	6	Tree	Dry	Sun	2 gal.	2'	10'	Single
	Total Trees	24							
Shrubs	Red Flowering Currant (Ribies sanguineum)	30	Shrub	Dry	Sun	1 gal.	1.5'	4-5'	Cluster
	Serviceberry (Almelanchier alnifolia)	30	Shrub	Dry	Part	1 gal.	2'	4-5'	Single
	Salal (Gaultheria shallon)	30	Shrub	Dry	Sun	1 gal.	4"	3-4'	Cluster
	Tall Oregon Grape (Mahonia aquifolium)	30	Shrub	Dry	Sun	1 gal.	6"	4-5'	Single
	Total Shrubs	120							

- Tree spacing = sq footage x 0.01; Shrub spacing = sq footage x 0.05; Groundcover = 100% areal cover
- Single = distribute throughout planting area. Cluster = group 3 to 7 plants in same area with herb or grass in between.
- Mass = plant densely to form a single stand of that species in a given area.

TRACT 'C' PLANTING SCHEDULE

(REFER TO PLANTING DETAILS SHEET L103)

15,000 SF

Mitigation Area

	TREES	Minimum Species Quantity	Plant Catagory	Minimum Size	Condition	Spacing Format
SYM	Scientific name (Common Name)					
	Abies grandis (Grand Fir)	8	Tree	2 Gal.	B&B	As Shown
	Acer circinatum (Vine Maple)	11	Tree	2 Gal.	B&B	As Shown
	Pseudotsuga menziesii (Douglas Fir)	13	Tree	2 Gal.	B&B	As Shown
	Tree subtotal	32				

	SHRUBS					
SYM	Scientific name (Common Name)					
	Amelanchier alnifolia (Serviceberry)	21	Shrub	1 Gal.	Can	As Shown
	Mahonia aquifolium (Tall Oregon Grape)	23	Shrub	1 Gal.	Can	As Shown
	Rosa nutkana (Nootka Rose)	29	Shrub	1 Gal.	Can	As Shown
	Symphoricarpos albus (Snowberry)	24	Shrub	1 Gal.	Can	As Shown
	TOTAL SHRUBS	97				

	GROUND COVER		
SYM	Scientific name (Common Name)		
	Sunmark Companies Ecologymix	Seed	2 lbs/1000 sq.ft.

Site Requirements: (Water Quality Swales #1 and #2)

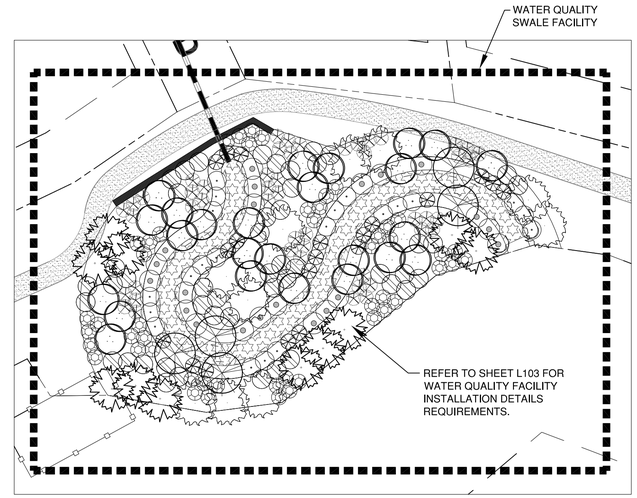
1. All invasive, non-native or noxious plant material are to be removed.
   Methods for removal and control of invasive / non-native and/or noxious plants are to follow strategies as outlined within the CWS *IVAM Guidance* manual. The subject site is to employ manual / mechanical management strategies and pesticide management strategies throughout maintenance period or until healthy stand of desirable vegetation is established.
2. Preserve site's existing native vegetation to the maximum extent practicable.
   Every effort shall be made to protect a sites existing native vegetation. Native vegetation along Sensitive Areas and Vegetated Corridors shall be retained to the maximum extent practicable.
3. Replanting / Enhancement as follows:
   - Refer to plant table and plan for plant species, location, distribution, quantities, size, condition and requirements.
   - A native seed mix has been specified for the buffer area only. All plants to be pit planted with additional organic matter if required but no traditional fertilizer is necessary. Plant placement shall be consistent with the form of the naturally occurring plant community. Shrubs shall be placed in singles or clusters of the same species to provide a natural planting scheme.
4. Plant installation requirements. Permittee is responsible for installation of site planting as specified. All trees and shrubs planted in the upland area are to be mulched a minimum of three inches in depth and 18 inches in dia. Appropriate mulches include those made from composted leaves or bark that have not been chemically treated. Temporary irrigation will be provided and used during the two year maintenance period.
5. Monitoring and maintenance. Permittee is responsible for monitoring and maintaining the site. All new plant material is to be tagged. The removal of non-native, invasive weeds is necessary throughout the two year maintenance period, or until a healthy stand of desirable vegetation is established. The site is to be monitored a min. of two times per year, by June 1 and September 30. If at any time the landscaping falls below the 80% survival level, the owner shall reinstall all deficient planting at the next appropriate planting opportunity and the two year maintenance period shall begin again from the date of replanting.
6. Permittee is required to provide and install a temporary irrigation system to maintain vegetative corridor plant establishment during the monitoring and maintenance period. The irrigation system will be fed from a owner provided 3/4" meter (see Civil) and shall be designed to not exceed site available GPM and PSI. Refer to irrigation industry best practices and standards for acceptable design/build practices. Landscape Contractor to provide irrigation as-built record drawing upon completion and acceptance of irrigation system.

Seed Mix for Upland Buffer Zone:

Pro-Time 402 Native Riparian Grass Mix:

Blue Wildrye	Elymus glaucus	60%
Native Red Fescue	Festuca rubra v rubra	30%
Tufted hairgrass	Deschampsia cespitosa	10%
Application Rate of 20 to 30 lbs./acre		

*Seed all bare areas greater than 25 square feet in size



WATER QUALITY SWALE #2

(Refer to plant schedule this sheet)

SCALE: 1" = 20'-0"

0 10 20 40

TREATMENT AREA 2: VEGETATED SWALE

(REFER TO PLANTING DETAILS SHEET L103)

WATER QUALITY SWALE (SWALE BOTTOM AREA) 1,030 SQ FT

Plant Communities

	Scientific name (Common Name)	Minimum Species Composition	Plant Catagory	Water Requirements	Light Requirements	Minimum Rooting Size	Minimum Plant Height (1" Dia.)	On Center / Seeding Rate	Spacing Format
Herbaceous	Juncus patens (Spreading rush)	1545	Herb	Moist	Part	Plug	6"	6/sq.ft.	Mass
	Carex obnupta (Slough Sedge)	1545	Herb	Moist	Part	Plug	4"	6/sq.ft.	Mass
	Scirpus microcarpus (Small Fruited Bulrush)	1545	Herb	Wet	Sun	Plug	6"	6/sq.ft.	Mass
	Juncus effusus (Common Rush)	1545	Herb	Moist	Sun	Plug	6"	6/sq.ft.	Mass
	Total Plants	6180							

MID-SLOPE AREA (FREEBOARD) 1,244 SQ FT

Plant Communities

	Common Name (Scientific name)	Minimum Species Composition	Plant Catagory	Water Requirements	Light Requirements	Minimum Rooting Size	Minimum Plant Height	On Center / Seeding Rate	Spacing Format
Trees	Vine Maple (Acer circinatum)	7	Tree	Dry/Moist	Part	2 gal.	2'	4-5'	Single
	Oregon Ash (Fraxinus latifolia)	5	Tree	Moist	Part	2 gal.	6-8'	6'	Single
	Total Trees	12							
Shrubs	Red-Osier Dogwood (Cornus sericea)	21	Shrub	Wet	Part	1 gal.	2'	3-4'	Cluster
	Pacific Ninebark (Physocarpus capitatus)	21	Shrub	Moist	Shade	1 gal.	2'	9'	Cluster
	Douglas Spiraea (Spiraea douglasii)	20	Shrub	Wet	Sun	1 gal.	1.5'	4-5'	Cluster
	Total Shrubs	62							

ABOVE DESIGN WATER DEPTH AREA 3,884 SQ FT

Plant Communities

	Common Name (Scientific name)	Minimum Species Composition	Plant Catagory	Water Requirements	Light Requirements	Minimum Rooting Size	Minimum Plant Height	On Center / Seeding Rate	Spacing Format
Trees	Vine Maple (Acer circinatum)	18	Tree	Dry/Moist	Part	2 gal.	2'	4-5'	Single
	Douglas Fir (Pseudotsuga menziesii)	11	Tree	Dry	Sun	2 gal.	2'	12'	Single
	Oregon White Oak (Quercus garryana)	10	Tree	Dry	Sun	2 gal.	2'	10'	Single
	Total Trees	39							
Shrubs	Red Flowering Currant (Ribies sanguineum)	49	Shrub	Dry	Sun	1 gal.	1.5'	4-5'	Cluster
	Serviceberry (Almelanchier alnifolia)	49	Shrub	Dry	Part	1 gal.	2'	4-5'	Single
	Salal (Gaultheria shallon)	48	Shrub	Dry	Sun	1 gal.	4"	3-4'	Cluster
	Tall Oregon Grape (Mahonia aquifolium)	48	Shrub	Dry	Sun	1 gal.	6"	4-5'	Single
	Total Shrubs	194							

- Tree spacing = sq footage x 0.01; Shrub spacing = sq footage x 0.05; Groundcover = 100% areal cover
- Single = distribute throughout planting area. Cluster = group 3 to 7 plants in same area with herb or grass in between.
- Mass = plant densely to form a single stand of that species in a given area.

NOT FOR CONSTRUCTION

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REGISTERED 540
TROY A. MEARS
OREGON
11/21/2003
LANDSCAPE ARCHITECT

SAGERT FARM SUBDIVISION

WATER QUALITY SWALE PLANTING PLAN

LENNAR

TUALATIN, OR (CLACKAMAS COUNTY)

REVISIONS

REV.	DATE	DESCRIPTION
	8/12/2015	Site Revisions

SHEET NAME: PLANTING PLAN

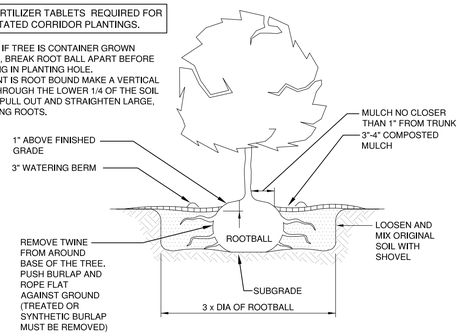
DRAWN BY:	TAM
CHECKED BY:	TAM
ISSUE DATE:	6/4/2015
JOB NO.:	1533

SHEET: L102

OF: 4

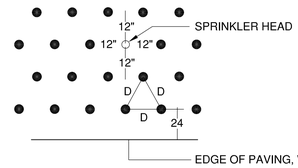
NO FERTILIZER TABLETS REQUIRED FOR VEGETATED CORRIDOR PLANTINGS.

NOTE; IF TREE IS CONTAINER GROWN STOCK, BREAK ROOT BALL APART BEFORE PLACING IN PLANTING HOLE.
IF PLANT IS ROOT BOUND MAKE A VERTICAL CUT THROUGH THE LOWER 1/4 OF THE SOIL MASS. PULL OUT AND STRAIGHTEN LARGE, CIRCLING ROOTS.

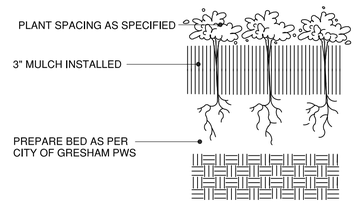


TREE PLANTING- CONTAINER/ BURLAPPED

N.T.S.

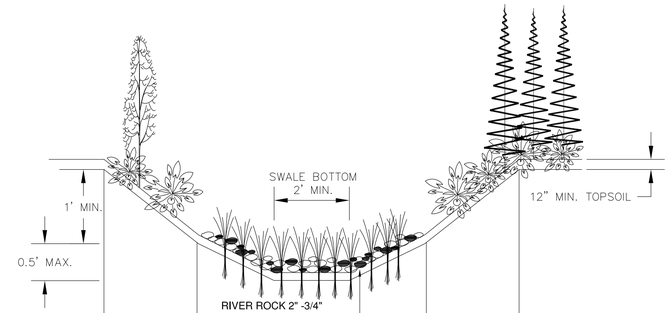


NOTE:
LOCATE PLANTS SPACED EQUAL DISTANT (D) FROM EACH OTHER AS SPECIFIED AND MINIMUM OF 12" FROM SPRINKLER HEAD



GROUNDCOVER PLANTING DETAIL

N.T.S.



SWALE AREA	FREEBOARD AREA	CONVEYANCE AREA 6' MINIMUM WIDTH			FREEBOARD AREA	BUFFER/MITIGATION AREA
EC MATTING	ECONOJUTE*	COCONUT FIBER OR GEOJUTE PLUS*			ECONOJUTE*	ECONOJUTE* (S> 20%)
SEED MIX	LOW GROW MIX SEE NOTE #5	NONE			LOW GROW MIX SEE NOTE #5	AS APPROVED BY DISTRICT OR CITY
MAX. SLOPE	2.5:1	4:1	FLAT BOTTOM	4:1	2.5:1	NA

* OR AS APPROVED

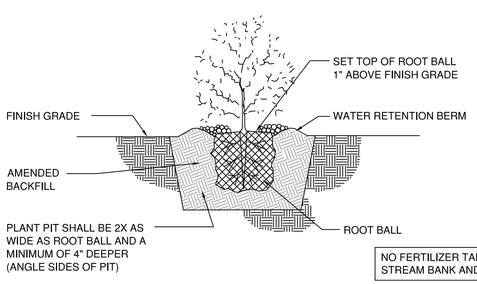
NOTES:
1. REFER TO APPENDIX A, CWS DESIGN & CONSTRUCTION STANDARDS, FOR LANDSCAPING REQUIREMENTS INCLUDING TREE PLACEMENT, TOPSOIL AND PLANTING SPECIFICATIONS.
2. PROVIDE IRRIGATION AS APPROVED BY CWS.
3. JUTE MATTING- GEOJUTE PLUS IN TREATMENT AREA, ECONOJUTE FOR ALL OTHER AREAS, OR SIMILIAR FABRICS. COCONUT FIBER IS ALSO ACCEPTABLE.
4. 12-INCHES OF TOPSOIL SHALL BE PLACED THROUGHOUT THE WATER QUALITY TRACT.
5. FREEBOARD AREA SEED MIX, DWARF TALL FESCUE 40%, DWARF PERENIAL RYE 30%, CREEPING RED FESCUE 25%, COLONIAL BENT GRASS 5%. APPLY AT A RATE OF 120# / ACRE.

WATER QUALITY FACILITY

PER CWS STANDARDS

NTS

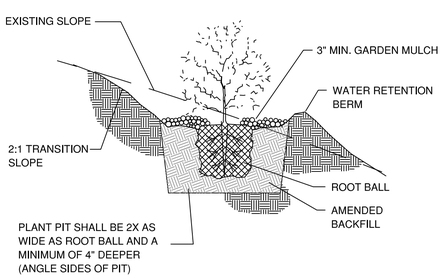
NOT FOR CONSTRUCTION



NO FERTILIZER TABLETS REQUIRED FOR STREAM BANK AND HCA PLANTINGS.

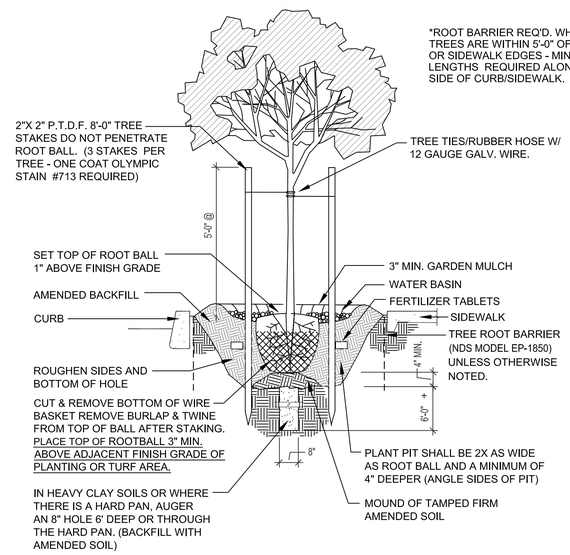
SHRUB PLANTING DETAIL

N.T.S.



SLOPE SHRUB PLANTING DETAIL

N.T.S.



STREET TREE PLANTING DETAIL

N.T.S.

TYPICAL PLANTING NOTES:

1. B&B stock may be substituted with container stock of equal grade.
2. Container stock may be substituted with B&B stock of equal grade.
3. Plant material shall conform with American Standard for Nursery Stock, ANSI Z60.1, 2004 edition.
4. All trees shall be branched.
5. Garden mulch all planting beds with 3" min. Layer of specified garden mulch.
6. In the event of a discrepancy between the plant listing and the drawings, the plant listing shall govern the plant species and quantities required.
7. In the event of question or lack of clarity on drawings, landscape contractor is to call landscape architect before proceeding.
8. Landscape contractor is to notify landscape architect prior to installation of plant material to approve final placement.
9. Landscape contractor to verify plant material species and quantities prior to planting.
10. Refer to Plans and City of Tualatin Development Standards for landscaping requirements including tree placement, topsoil and planting specifications.
11. Provide temporary irrigation as approved by City of Tualatin and CWS for Water Quality Facilities.
12. Permanent automatic irrigation will be provided for all landscaped area as approved by City of Tualatin Development Standards.

WATER QUALITY SWALE

CONSTRUCTION & MAINTENANCE NOTES

CONSTRUCTION

1. **Water Quality Swale shall be over-excavated and filled to final grade with 12-inch amended topsoil. Topsoil amendments shall be garden compost, not conventional fertilizer amendments.**
2. **A biodegradable Erosion Control Matting shall be placed over the topsoil throughout the swale cross section, fabric shall be held in place in accordance with the manufacturer's installation requirements. Anchor spacing shall be based on 3 fps flow over the fabric.**
   a. **Treatment area - high-density jute matting (Geojute Plus or other approved equal)**
   b. **All other areas - low-density jute matting (Econojute or other approved equal)**
3. **2.5-3 inches of 2"-$\frac{3}{4}$" river run rock shall be placed over the matting evenly throughout the length and width of the swale.**
4. **Plant materials shall be placed in accordance with the plan and plant table as shown on approved plans.**
5. **The water quality swale treatment area plantings can be deemed "substantially complete" once active green growth has occurred to an average growth of 3" and plant density is an average of approx. 6 plants (minimum 1-inch plugs or equivalent) per square foot.**
6. **The facility shall be deemed acceptable to begin the maintenance period when plant growth and density matches the engineer's design as shown on the approved plans and all other requirements have been met. The engineer must certify the facility to be functional, in accordance with the approved plan design to begin the two-year maintenance period.**

MAINTENANCE

1. **The permittee is responsible for the maintenance of this facility for a minimum of two years following construction and acceptance of this facility per Chapter 2.**
2. **Irrigation is to be provided per separate irrigation plan as approved.**
3. **Note: Irrigation needs are to be met using a temporary irrigation system with a timer during the dry season. Systems should be winterized during the wet season to assure longevity and guard against damage from freezing temperatures. Water source shall be as shown on the approved plans.**
4. **Engineer or Owners Representative is to visit and evaluate the site a minimum of twice annually (Spring and Fall). The landscaping shall be evaluated and replanted as necessary to ensure a minimum of 80% survival rate of the required vegetation and 90% aerial coverage. Non-native, invasive plant species shall be removed when occupying more than 20% of the site.**
5. **The facility shall be re-excavated and planted if siltation greater than 3 inches in depth occurs within the two-year maintenance period.**

MEARS DESIGN GROUP
LANDSCAPE ARCHITECTURE & PLANNING
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PHONE: 503.801.4516 | FAX: 503.924.4688

REGISTERED 540
TROY A. MEARS
OREGON
11/21/2003
LANDSCAPE ARCHITECT

SAGERT FARM SUBDIVISION

PLANTING DETAILS & NOTES

LENNAR
TUALATIN, OR (CLACKAMAS COUNTY)

REVISIONS

REV.	DATE	DESCRIPTION
	8/12/2015	Site Revisions

SHEET NAME: DETAILS & NOTES

DRAWN BY:	TAM
CHECKED BY:	TAM
ISSUE DATE:	6/4/2015
JOB NO.:	1533

SHEET: L103

OF: 4