

TREE INFORMATION TABLE

10488	12" CEDAR	X11009	15" MAPLE
10489	11" CEDAR	X11010	28" PINE
10750	36" OAK	X11011	28" PINE
X10762	34" CEDAR	X11011	34" PINE
X10763	10" DECIDUOUS	X11012	25" PINE
X10764	16" DECIDUOUS	X11013	28" PINE
X10765	10" MAPLE	X11014	22" PINE
X10766	11" BIRCH	X11015	10" DECIDUOUS
10800	SPLIT 14" & 20" SWEETGUM	11016	24" FIR
10813	24" BIRCH	11017	23" PINE
X10814	(4) 8" DECIDUOUS	11018	17" DECIDUOUS
X10815	(2) 6" DECIDUOUS	X11019	6" DECIDUOUS
X10816	9" DECIDUOUS	X11020	8" DECIDUOUS
X10849	6" BIRCH	11021	SPLIT (2) 7" MAPLE
10866	10" BIRCH	11022	10" MAPLE
10867	5" CHERRY	11023	11" FIR
10868	21" WILLOW	11024	22" FIR
10869	10" MAPLE	11025	27" FIR
10870	9" DECIDUOUS	11026	11" FIR
10871	19" FIR	11027	6" FIR
10872	7" DECIDUOUS	11028	19" FIR
X10873	14" BIRCH	11029	13" FIR
X10874	10" BIRCH	11030	18" FIR
X10875	16" PINE	11031	12" FIR
X10876	9" MAPLE	11032	14" FIR
X10877	7" DECIDUOUS	11033	16" FIR
X10882	7" MAPLE	11034	14" FIR
X10883	9" PINE	11035	20" FIR
X10905	10" FIR	11036	11" FIR
10993	7" PINE	11037	13" FIR
10994	16" CEDAR	11038	10" FIR
10995	49" CEDAR	11039	12" FIR
10996	8" DECIDUOUS	11040	8" FIR
10997	11" DECIDUOUS	11041	21" FIR
X10998	8" DECIDUOUS	11042	7" DECIDUOUS
10999	19" PINE	11043	15" FIR
11000	30" PINE	11044	13" FIR
11001	25" PINE	11045	14" FIR
X11002	36" PINE	11046	15" FIR
X11003	36" PINE	11047	15" FIR
X11004	12" PINE	11048	20" FIR
X11005	18" PINE	11049	20" FIR
X11006	36" PINE	11050	20" FIR
X11007	20" PINE	11051	23" FIR
X11008	14" MAPLE	11052	20" FIR

X DENOTES TREE TO BE REMOVED

- STORM SEWER INFORMATION**
- SD1 CATCH BASIN
RIM = 185.50'
I.E. 12" OUT (SE) = 182.7'
 - SD2 MANHOLE
RIM = 186.34'
I.E. 12" IN (NW) = 180.8'
I.E. 12" IN (S) = 180.3'
I.E. 12" OUT (N) = 179.8'
 - SD3 CURB INLET
RIM = 185.99'
GUTTER INLET = 185.34'
I.E. 12" IN (S) = 182.2'
I.E. 15" OUT (NW) = 182.0'
 - SD4 CURB INLET
RIM = 185.96'
GUTTER INLET = 185.30'
I.E. 10" IN (SE) = 182.6'
I.E. 12" OUT (N) = 182.3'
 - SD5 CATCH BASIN
RIM = 186.25'
I.E. 6" IN (E) = 184.1'
I.E. 10" OUT (NW) = 183.4'
 - SD6 MANHOLE
RIM = 189.25'
I.E. 12" IN (E) = 183.9'
I.E. 12" IN (SW) = 183.8'
I.E. 12" IN (S) = 183.3'
I.E. 12" OUT (N) = 183.2'
 - SD7 CATCH BASIN
RIM = 188.85'
I.E. 12" OUT (W) = 185.2'
 - SD8 CATCH BASIN
RIM = 189.11'
I.E. 12" OUT (NE) = 186.8'
 - SD9 CATCH BASIN
RIM = 199.03'
I.E. 12" OUT (E) = 196.8'
 - SD10 MANHOLE
RIM = 199.44'
I.E. 12" IN (E) = 193.4'
I.E. 12" IN (W) = 193.4'
I.E. 12" IN (S) = 193.3'
I.E. 12" OUT (N) = 193.3'
- SAN. SEWER INFORMATION**
- SS1 MANHOLE
RIM = 186.84'
8" IN (S)
8" OUT (W)
FLOWLINE I.E. = 182.7'
 - SS2 MANHOLE
RIM = 187.06'
I.E. 8" IN (S) = 181.9'
I.E. 8" IN (W) = 181.9'
I.E. 8" OUT (E) = 181.8'
 - SS3 MANHOLE
RIM = 199.88'
I.E. 8" IN (S) = 192.5'
I.E. 8" OUT (N) = 192.4'

LEGEND

DECIDUOUS TREE	(Symbol)
CONIFEROUS TREE	(Symbol)
FIRE HYDRANT	(Symbol)
WATER METER	(Symbol)
WATER VALVE	(Symbol)
SANITARY SEWER CLEAN OUT	(Symbol)
SANITARY SEWER MANHOLE	(Symbol)
STORM SEWER CATCH BASIN	(Symbol)
STORM SEWER CURB INLET	(Symbol)
STORM SEWER MANHOLE	(Symbol)
BOLLARD	(Symbol)
FOUND PROPERTY CORNER MONUMENT	(Symbol)
GAS METER	(Symbol)
GUY WIRE ANCHOR	(Symbol)
UTILITY POLE	(Symbol)
POWER VAULT	(Symbol)
ELECTRICAL METER	(Symbol)
POWER JUNCTION BOX	(Symbol)
POWER TRANSFORMER	(Symbol)
STREET LIGHT	(Symbol)
HVAC UNIT	(Symbol)
TELEPHONE/TELEVISION VAULT	(Symbol)
TELEPHONE/TELEVISION RISER	(Symbol)
SIGNAL JUNCTION BOX	(Symbol)
SIGN	(Symbol)
MAILBOX	(Symbol)
RIGHT-OF-WAY LINE	(Symbol)
BOUNDARY LINE	(Symbol)
PROPERTY LINE	(Symbol)
CENTERLINE	(Symbol)
CURB	(Symbol)
EDGE OF PAVEMENT	(Symbol)
EASEMENT	(Symbol)
FENCE LINE	(Symbol)
POWER LINE	(Symbol)
OVERHEAD WIRE	(Symbol)
TELEPHONE LINE	(Symbol)
TELEVISION LINE	(Symbol)
GAS LINE	(Symbol)
STORM SEWER LINE	(Symbol)
SANITARY SEWER LINE	(Symbol)
WATER LINE	(Symbol)

LOCATED IN THE NE 1/4 OF SECTION 26,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, W.M.,
CITY OF TUALATIN,
WASHINGTON COUNTY,
OREGON

SCALE 1" = 20 FEET

NOTES

- THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON APRIL 20, 2016.
- ELEVATIONS AND CONTOURS ARE BASED ON WASHINGTON COUNTY GEODETIC CONTROL POINT GC14-399. THE BENCHMARK IS A BRONZE DISK MARKED "TUALATIN" 3.6 FEET DEEP IN A MONUMENT BOX, LOCATED AT THE NORTHWEST CORNER OF SW SAGERT STREET AND SW BOONES FERRY ROAD. IT HAS AN ELEVATION OF 190.3 FEET ON THE NGVD 1929 DATUM.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF SW SAGERT STREET HOLDING THE BEARING FROM PARTITION PLAT NO. 1999-074.
- THE RIGHT-OF-WAY WIDTHS WERE ESTABLISH USING INFORMATION FROM RECORD SURVEYS, PLATS, AND THE TAX ASSESSOR'S MAP.
- THE EASEMENTS SHOWN ON THIS SURVEY ARE BASED ON A PUBLIC RECORD REPORT PREPARED FOR THE SURVEYED PROPERTIES BY FIRST AMERICAN TITLE. THE REPORT HAS AN EFFECTIVE DATE OF APRIL 26, 2016 AT 8:00 A.M. AND AN ORDER NUMBER 7019-2648138.
- THE UNDERGROUND UTILITIES ARE BASED ON THE MARKINGS PER LOCATE TICKET NUMBER 16055241 AND 16064689.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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Consulting Group

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14870 NW PIONEER ROAD
BEAVERTON, OR 97007

SAGERT GARDENS - 7 LOT SUBDIVISION

EXISTING CONDITIONS PLAN

JURISDICTION:
Washington Co.

TAX LOT(S):
2S126AB 04500

ADDRESS
9440 SW SAGERT

SCALE:
1" = 20'

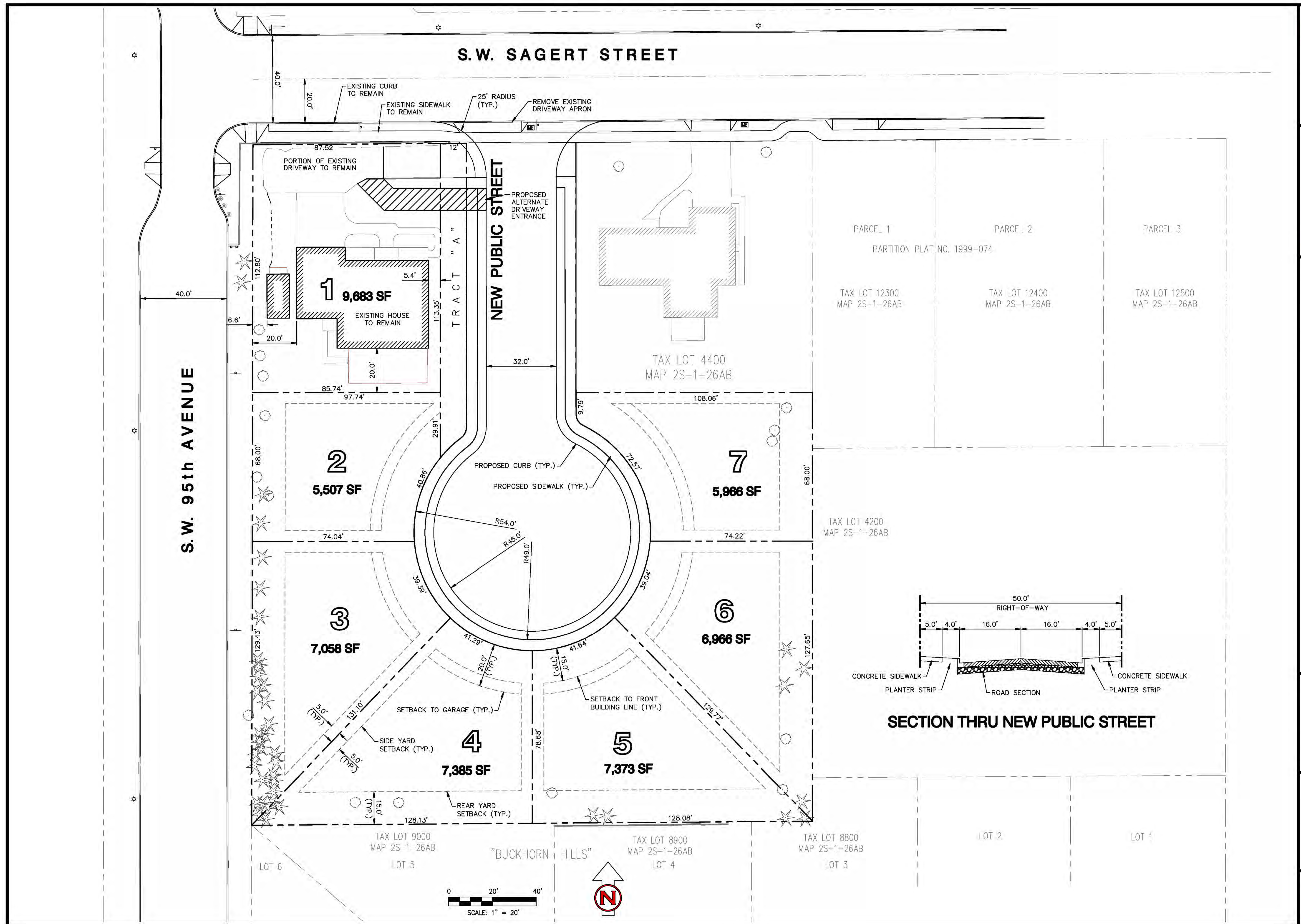
DATE:
8/15/2016

DRAWN BY:
JRM

SHEET NUMBER
1

SAGERT GARDENS - 7 LOT SUBDIVISION
 PRELIMINARY SITE PLAN

JURISDICTION:
 Washington Co.
TAX LOT(s):
 2S126AB 04500
ADDRESS
 9440 SW SAGERT
SCALE:
 1" = 20'
DATE:
 8/15/2016
DRAWN BY:
 JRM

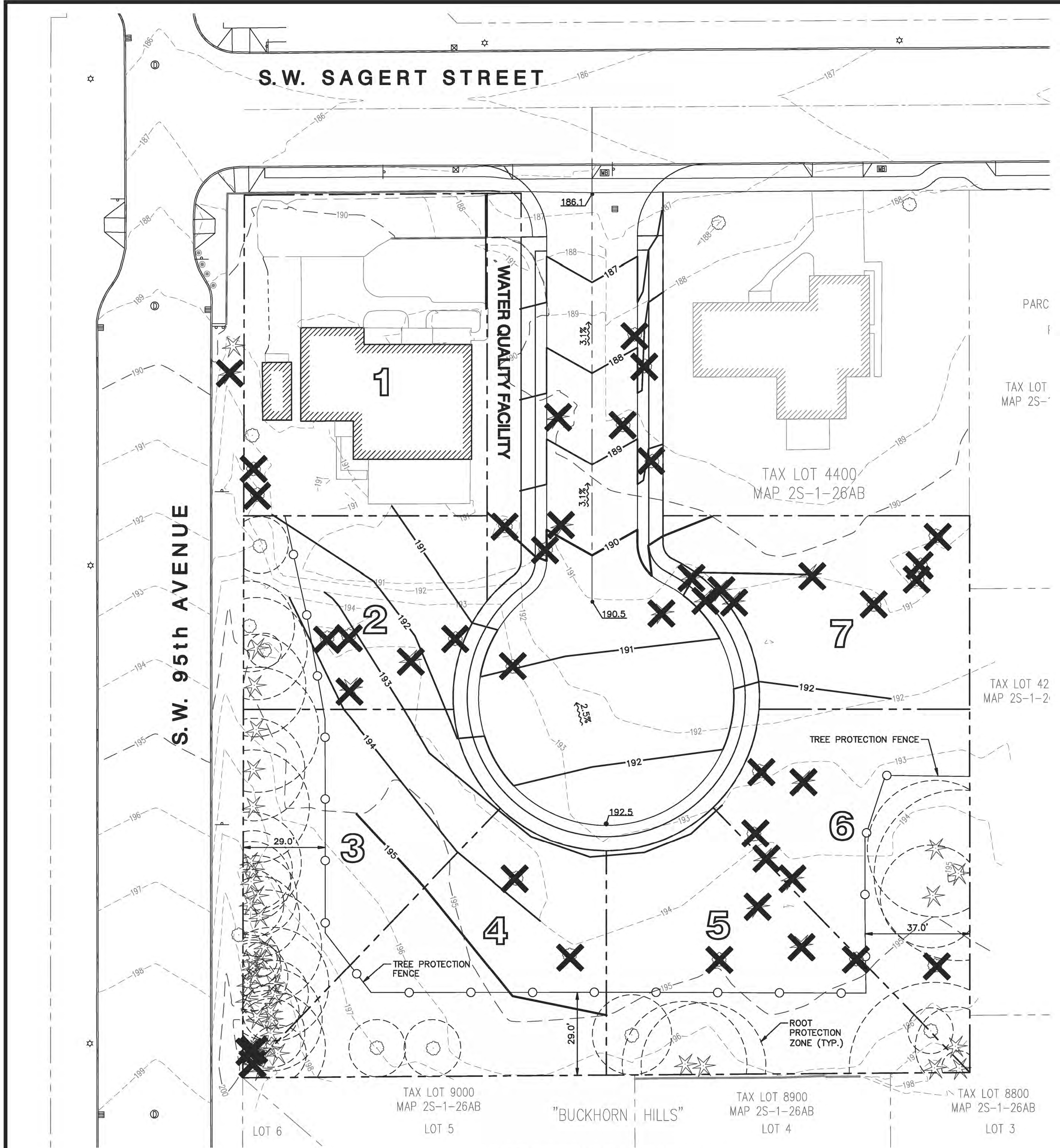


SAGERT GARDENS - 7 LOT SUBDIVISION
PRELIMINARY SITE GRADING PLAN

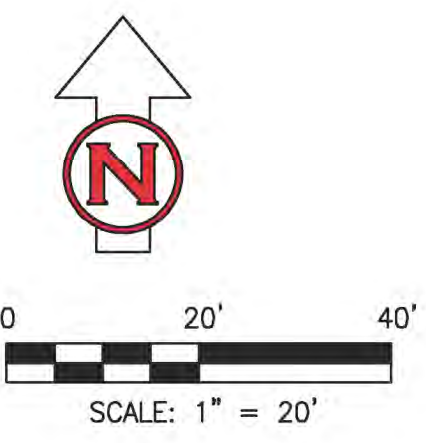
JURISDICTION:
 Washington Co.
TAX LOT(s):
 2S126AB 04500
ADDRESS
 9440 SW SAGERT

SCALE:
 1" = 20'
DATE:
 8/15/2016
DRAWN BY:
 JRM

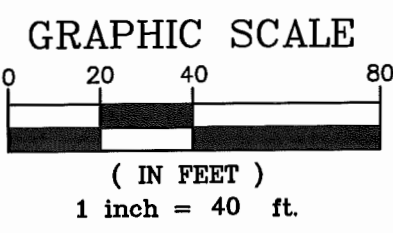
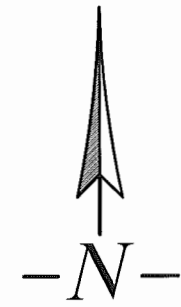
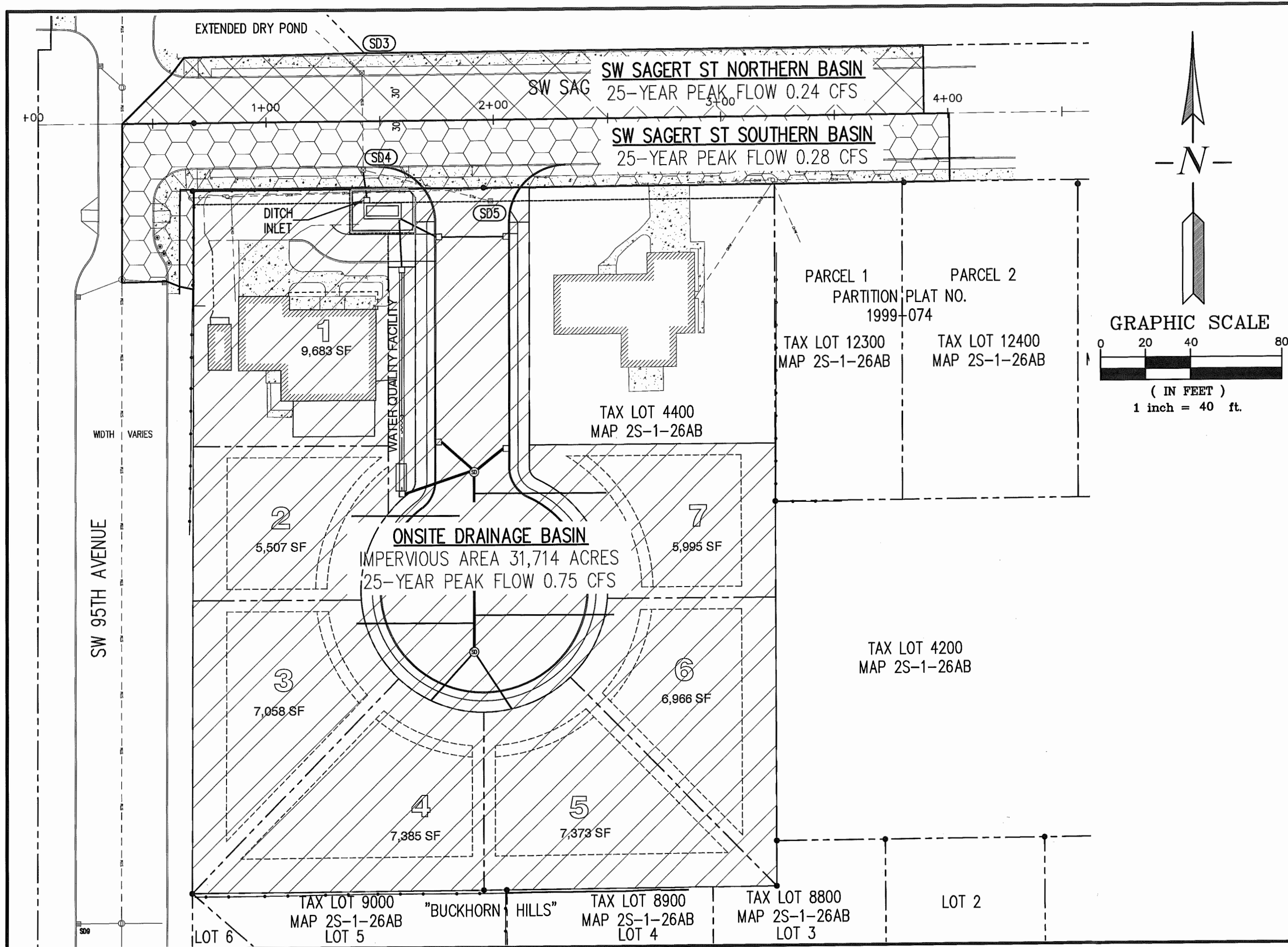
SHEET NUMBER
 3



X DENOTES TREE TO BE REMOVED FOR SITE DEVELOPMENT OR PER THE ARBORIST REPORT



PROPOSED GRADING PLAN



7-LOT SUBDIVISION
AT 9440 SAGERT ST
BETTER WORLD HOMES

Conveyance Map

SISUL ENGINEERING
375 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 657-0188

DATE	FEB 01
SCALE	1" = 40'
DRAWN	-
JOB	SGL16-072
SHEET	1
OF 1 SHEETS	