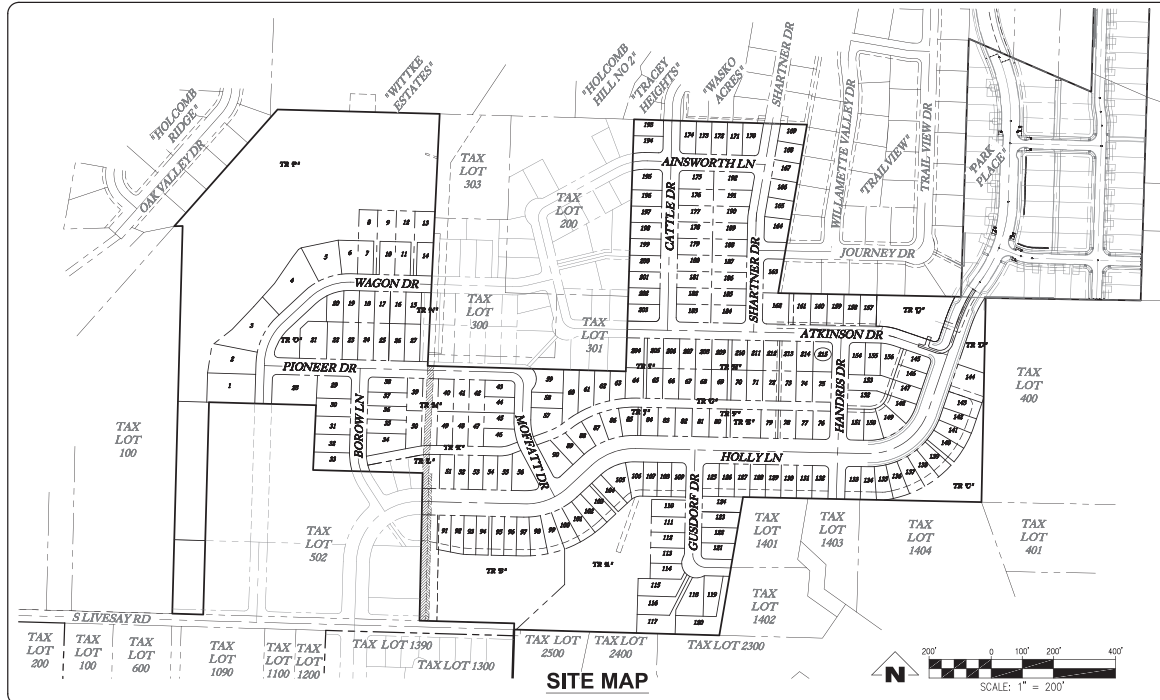
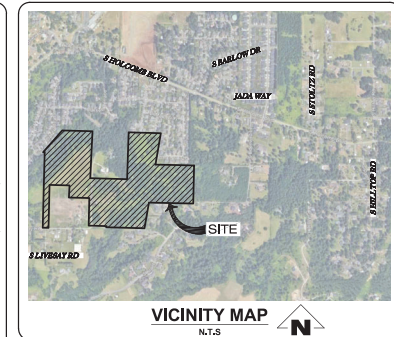


**215 - LOT SUBDIVISION
S.E. 1/4 SEC. 28 T.2S R.2E. W.M.
TAX MAP 22E28D TAX LOTS 100, 190, 302, 400, 500, 3700, AND 3701
OREGON CITY, OREGON**

LEGEND

—	BORDOY LINE
—	EASEMENT
— 14' —	EXISTING 1' CONT'OUR LINE
— 10' —	EXISTING 5' CONT'OUR LINE
—	EXISTING DRAIN (CENTER LINE OF ROAD)
	EXISTING TREE
	EXISTING STORM DRAIN MANHOLE
	EXISTING SANITARY SEWER MANHOLE
14'	EXISTING CATCH BASIN
—	EXISTING CLEANKOUT
SE	EXISTING WATER METER
80°	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING BOX
—	EXISTING UTILITY POLE
	EXISTING QUT WIRE
—	EXISTING LIGHT
102'	EXISTING COMMUNICATION PEDESTAL
—	EXISTING ELECTRICAL METER
—	EXISTING JUNCTION BOX
—	EXISTING BOLLARD
—	EXISTING DOWNPOUT
P	EXISTING WETLAND FLAG
SD	EXISTING STORM LINE
SD	EXISTING SANITARY SEWER LINE
—	EXISTING LINE
OH	EXISTING OVERHEAD POWER LINE
G	EXISTING GAS LINE
—	EXISTING DITCH LINE
—	EXISTING LOT LINE
—	EXISTING HEDGE LINE
—	EXISTING WOODEN FENCE
—	EXISTING CHAIN LINK FENCE
SD	PROPOSED STORM LINE
SS	PROPOSED SANITARY LINE
W	PROPOSED WATERLINE
—	PROPOSED STORM LATERAL
—	PROPOSED SANITARY LATERAL
—	PROPOSED SINGLE WATER METER
—	PROPOSED STORM MANHOLE
	PROPOSED CATCH BASIN/AREA DRAIN
—	PROPOSED SANITARY MANHOLE
	PROPOSED BLOWOFF
—	PROPOSED WATER VALVE
—	PROPOSED 1' CONT'OUR LINE
— 5' —	PROPOSED 5' CONT'OUR LINE
—	PROPOSED SEWMENT FENCE



SHEET #	SHEET TITLE
1.0	COVER SHEET AND INDEX OF DRAWINGS
2.0	EXISTING CONDITIONS AND DEMOLITION PLAN
2.1	EXISTING CONDITIONS AND DEMOLITION PLAN SW
2.2	EXISTING CONDITIONS AND DEMOLITION PLAN SE
2.3	EXISTING CONDITIONS AND DEMOLITION PLAN NW
2.4	EXISTING CONDITIONS AND DEMOLITION PLAN NE
3.0	COMPOSITE TREE REMOVAL--MITIGATION
3.1	TREE REMOVAL--MITIGATION SW
3.2	TREE REMOVAL--MITIGATION SE
3.3	TREE REMOVAL--MITIGATION NE
3.4	TREE REMOVAL--MITIGATION NW
3.5	TREE REMOVAL TABLE 01
3.6	TREE REMOVAL TABLE 02
3.7	TREE REMOVAL TABLE 03
3.8	TREE REMOVAL TABLE 04
3.9	TREE REMOVAL TABLE 05
4.0	TYPICAL STREET SECTIONS
5.0	PRELIMINARY COMPOSITE PLAT
5.1	PRELIMINARY PLAT SW
5.2	PRELIMINARY PLAT SE
5.3	PRELIMINARY PLAT NE
5.4	PRELIMINARY PLAT NW
6.0	PRELIMINARY COMPOSITE SITE PLAN
6.1	PRELIMINARY SITE PLAN SW
6.2	PRELIMINARY SITE PLAN SE
6.3	PRELIMINARY SITE PLAN NE
6.4	PRELIMINARY SITE PLAN NW
7.0	PRELIMINARY COMPOSITE UTILITY PLAN
7.1	PRELIMINARY UTILITY PLAN SW
7.2	PRELIMINARY UTILITY PLAN SE
7.3	PRELIMINARY UTILITY PLAN NE
7.4	PRELIMINARY UTILITY PLAN NW
7.5	PRELIMINARY UTILITY PLAN OFFSITE
8.0	TENTATIVE GRADING AND EROSION CONTROL PLAN
8.1	TENTATIVE GRADING AND EROSION CONTROL PLAN SW
8.2	TENTATIVE GRADING AND EROSION CONTROL PLAN SE
8.3	TENTATIVE GRADING AND EROSION CONTROL PLAN NE
8.4	TENTATIVE GRADING AND EROSION CONTROL PLAN NW
9.0	WATER QUALITY FACILITY PLAN
9.1	WATER QUALITY FACILITY DETAILS
10.0	TEMPORARY ACCESS PLAN

<u>OWNER:</u>	<u>SURVEYOR:</u>	<u>GEOTECHNICAL ENGINEER:</u>
ICON CONSTRUCTION & DEVELOPMENT 1609 WILLAMETTE FALLS DR, SUITE 260 WEST LINN, OREGON 97068 CONTACT: HARLAN BOROW (503) 657-0406 (P)	AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OREGON 97062 CONTACT: BENJAMIN R HUFF (503) 563-6151 (P)	GEOPACIFIC 14835 SW 72ND AVENUE PORTLAND, OREGON 97224 CONTACT: BETH K RAPP, C.E.G. (503) 598-8445 (P)

AREA:	59.54 AC
ZONING:	R-5 AND R-10
<u>PROPOSED DENSITY:</u>	
R-5:	7.45 DU/AC
R-10:	4.00 DU/AC
NO. OF LOTS:	215

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

THE VERTICAL DATUM OF THE PROVIDED SURVEY ARE BASED ON THE NATIONAL
GEODETIC SURVEY BENCHMARK DESIGNATION V 723 (PID RD1497) LOCATED ATHE
THE SE CORNER OF HWY 99E AND HWY I-205. ELEVATION = 6248 FEET (NAVD 88)

THIS DESIGN COMPLIES WITH ORS 92.044 (7) IN THAT NO UTILITY INFRASTRUCTURE IS DESIGNED TO BE WITHIN ONE (1) FOOT OF A SURVEY MONUMENT LOCATION SHOWN ON A SUBDIVISION OR PARTITION PLAT. NO DESIGN EXCEPTIONS NOT FINAL FIELD LOCATION CHANGES SHALL BE PERMITTED IF THAT CHANGE WOULD CAUSE ANY UTILITY INFRASTRUCTURE TO BE PLACED WITHIN THE PROHIBITED AREA.

Dig Safely.

Call the Oregon One-Call Center
DIAL 811 or 1-800-332-2344

NOTICE TO EXCAVATORS:
ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES
ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER.
THOSE RULES ARE SET FORTH IN OAR 952-001-0010
THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES
OF THE RULES BY CALLING THE CENTER.
(NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY
NOTIFICATION CENTER IS (503)-232-1987).

(THESE PLANS ARE FULL SIZED ON 22"x34" PAPER, IF 11"x17" SCALE ACCORDINGLY)

**PARK PLACE II
A SUBDIVISION OF
TAX LOT 2 2E 28D 100, 190, 302,
400, 500, 502, 3700
CITY OF OREGON CITY, OREGON**

COVER SHEET AND INDEX OF DRAWINGS

[illegible]

EMERIO
ENGINEERING • SURVEYING • DESIGN

6445 SW FALLBROOK PLACE, SUITE 100
BEAVERTON, OREGON 97008
TEL: (503) 744-8912
FAX: (503) 639-8992
www.emeriodesign.com



SHEET
1.0 OF **40**

FILE:P:\0082-012 Park Place II\dwg\plan\0082-012_01pcvr, Layout: 1.0 COVER SHEET AND INDEX OF DRAWINGS, Plot Date: 9/3/2026 2:51 PM, by: David Burnett