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S16985X360
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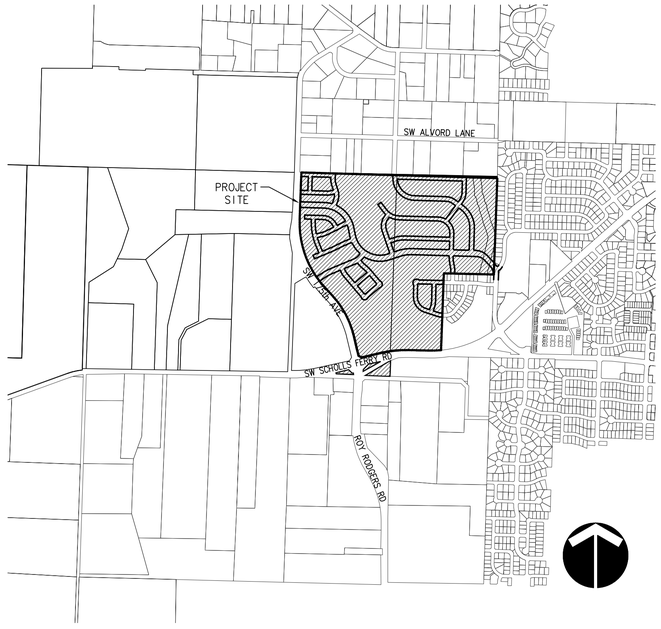
P16985x230
Unresolved
13087RS1-EM

SOUTH COOPER MOUNTAIN HEIGHTS

QUASI-JUDICIAL ZONING MAP AMENDMENT | CONDITIONAL USE-PLANNED UNIT DEVELOPMENT
PRELIMINARY LAND DIVISION | PLANNED UNIT DEVELOPMENT

271 DETACHED, 110 ATTACHED SINGLE FAMILY LOTS
1 FUTURE MULTIFAMILY DEVELOPMENT LOT
1 OVERSIZED FUTURE DEVELOPMENT LOT
CITY OF BEAVERTON, OREGON



VICINITY MAP
N.T.S.

PROJECT MAP
N.T.S.

APPLICANT/DEVELOPER

NAME: WEST HILLS DEVELOPMENT
CONTACT: DAN GRIMBERG
ADDRESS: 735 SW 158TH AVENUE
BEAVERTON, OR 97006
PHONE: (503) 641-7342
FAX: (503) 641-7661

CIVIL ENGINEER/SURVEYOR/PLANNER

NAME: OTAK INCORPORATED
PLANNER: GLEN BOLEN
ENGINEER: MIKE PEEBLES, P.E.
SURVEYOR: GARY PAUL, PLS
ADDRESS: 808 SW THIRD AVENUE, SUITE 300
PORTLAND, OR 97204
PHONE: (503) 287-6825
FAX: (503) 415-2304

ENVIRONMENTAL CONSULTANT

NAME: ANCHOR QEA
CONTACT: GREG SUMMERS
ADDRESS: 6650 SE REDWOOD LANE, SUITE 333
PORTLAND, OR 97224
PHONE: (503) 670-1108
FAX: (503) 670-1128

TRANSPORTATION ENGINEER

NAME: KITTLESON AND ASSOCIATES, INC.
CONTACT: ANAIS MALIGNE
ADDRESS: 610 SW ALDER STREET, SUITE 700
PORTLAND, OR 97205
PHONE: (503) 228-5230
FAX: (503) 273-8169

GEOTECHNICAL ENGINEER

NAME: HARDMAN GEOTECHNICAL SERVICES
CONTACT: SCOTT HARDMAN, P.E.
ADDRESS: 24560 SW MIDDLETON ROAD
SHERWOOD, OR 97140
PHONE: (503) 822-5347

SITE INFORMATION

CITY OF BEAVERTON, OREGON
107.73 ACRES
2S1 06 TAX LOTS 103 AND 200

SITE AREA DOES NOT INCLUDE THREE AREAS (1.03 AC) SOUTH OF SW SCHOLLS FERRY ROAD THAT ARE PART OF 2S1 06 TL 200 AND ARE WITH IN THE CITY OF TIGARD AND ARE NOT PROPOSED FOR DEVELOPMENT WITH THIS APPLICATION.

SHEET INDEX

P0.0	COVER SHEET
P1.0	AERIAL PHOTO (NORTH)
P1.1	AERIAL PHOTO (SOUTH)
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P2.1	PRELIMINARY STREET CROSS SECTIONS
P2.2	PRELIMINARY SITE PLAN (NORTHWEST)
P2.3	PRELIMINARY SITE PLAN (NORTH)
P2.4	PRELIMINARY SITE PLAN (NORTHEAST)
P2.5	PRELIMINARY SITE PLAN (SOUTHEAST)
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P2.8	PRELIMINARY HOUSE TYPE PLAN
P2.9	PRELIMINARY HOUSE TYPE PLAN
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P2.11	PRELIMINARY HOUSE TYPE PLAN
P2.12	PRELIMINARY HOUSE TYPE PLAN (ATTACHED HOMES)
P2.13	CONCEPTUAL SITE PLAN-FUTURE MULTIFAMILY
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P3.1	PRELIMINARY SUBDIVISION PLAT (NORTH)
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P3.4	PRELIMINARY SUBDIVISION PLAT (SOUTH)
P3.5	PRELIMINARY SUBDIVISION PLAT (SOUTHWEST)
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P4.1	PRELIMINARY GRADING PLAN (NORTH)
P4.2	PRELIMINARY GRADING PLAN (NORTHEAST)
P4.3	PRELIMINARY GRADING PLAN (SOUTHEAST)
P4.4	PRELIMINARY GRADING PLAN (SOUTH)
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P4.7	PRELIMINARY SITE SECTIONS - SECTION B-B'
P4.8	PRELIMINARY SITE SECTIONS - SECTION C-C' & D-D'
P4.9	PRELIMINARY SITE SECTIONS - SECTION E-E'
P5.0	PRELIMINARY UTILITY PLAN (NORTHWEST)
P5.1	PRELIMINARY UTILITY PLAN (NORTH)
P5.2	PRELIMINARY UTILITY PLAN (NORTHEAST)
P5.3	PRELIMINARY UTILITY PLAN (SOUTHEAST)
P5.4	PRELIMINARY UTILITY PLAN (SOUTH)
P5.5	PRELIMINARY UTILITY PLAN (SOUTHWEST)
P6.0	LAND USE DESIGNATIONS AND ZONING
L1.1	PRELIMINARY LANDSCAPE PLAN (NORTHWEST)
L1.2	PRELIMINARY LANDSCAPE PLAN (NORTHEAST)
L1.3	PRELIMINARY LANDSCAPE PLAN (SOUTHEAST)
L1.4	PRELIMINARY LANDSCAPE PLAN (SOUTHWEST)
L1.5	PRELIMINARY LANDSCAPE NOTES AND DETAILS
L2.1	TRACT PLANTING
L2.2	TRACT PLANTING
L2.3	TRACT PLANTING
L2.4	TRACT PLANTING
L2.5	TRACT PLANTING
L2.6	TRACT PLANTING
L2.7	PRELIMINARY HARDSCAPE DETAILS
LTP.0-LTP.9	TREE PLANS
LTP.10-LTP.11	TREE DATA TABLES
IL-01	ILLUMINATION PLAN
IL-02	ILLUMINATION PLAN
IL-03	ILLUMINATION PLAN
IL-04	ILLUMINATION PLAN

NO.	DATE	BY	REVISION COMMENTS	Date
	Design	Drawn	Checked	Initial Issue Date:
	BDS	MH	MAP	

LAND USE RESUBMITTAL - 12/2/2015

SOUTH COOPER MOUNTAIN HEIGHTS
BEAVERTON, OREGON

COVER SHEET

otak
HanmiGlobal Partner
808 SW 3rd Ave., Ste. 300
Portland, OR 97204
Phone: (503) 287-6825
Fax: (503) 415-2304
www.otak.com

DATUM: COP (NGVD 29=COP-1.37')

16985 P16985P00
Project No. Drawing No.

P0.0
Sheet No.

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O16985X104
O16985X106
O16985AERIAL
S16985X107

TL 1100
1S 1 31DC
TL 1400
1S 1 31DC
TL 1500
1S 1 31DC
TL 1600
1S 1 31DC
TL 1700
1S 1 31DC
SW CHAMPLIN ST
TL 900
1S 1 31DD
TL 1000
1S 1 31DD
TL 1100
1S 1 31DD
TL 1500
1S 1 31DD
EXISTING WETLANDS
TOP OF BANK
S.W. JAEGER TERRACE
TL 2600
1S132CC
TL13800
2S105BB
TL13700
2S105BB
2S105BB
TL13600
TL13500
2S105BB
TL13400
2S105BB
TL13300
2S105BB
TL13200
2S105BB
TL13100
2S105BB
TL13000
2S105BB
TL10700
2S105BB
TL10800
2S105BB
TL10900
2S105BB
TL11000
2S105BB
TL11100
2S105BB
TL11200
2S105BB
TL11300
2S105BB
TL11400
2S105BB
S.W. LOON DRIVE
2SI 06
TL 200
53.62 AC
2SI 06
TL 103
54.11 AC
EXISTING WETLANDS
TOP OF BANK

100' 0' 100' 200'
SCALE IN FEET

NO.	DATE	BY	REVISION COMMENTS	Date
				Initial Issue Date:
			Design	BDS
			Drawn	MH
			Checked	MAP

LAND USE RESUBMITTAL - 12/2/2015

SOUTH COOPER MOUNTAIN HEIGHTS

BEAVERTON, OREGON

AERIAL PHOTO
NORTH

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16985 P16985P10-1
Project No. Drawing No.

P1.0
Sheet No.

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S17531X360
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017531X106

2S1 06
TL 200
53.62 AC

2S1 06
TL 103
54.11 AC

EXISTING
WETLANDS

EXISTING
WETLANDS

TAX LOT 4300
MAP 2S 1 06AD
EXISTING
WETLANDS

EXISTING
WETLANDS

S.W. OYSTERCATCHER LANE

S.W. MOORHEN WAY

S.W. LOON DRIVE

"STERLING PARK NO.

"CHURCHILL FOREST"

S.W. BARROWS

S.W.

"KERRON'S"

100' 0' 100' 200'
SCALE IN FEET

NO.	DATE	BY	REVISION COMMENTS	Date	Initial
				Issue Date:	
			Design	BDS	
			Drawn	MH	
			Checked	MAP	

LAND USE RESUBMITTAL - 12/2/2015

SOUTH COOPER MOUNTAIN HEIGHTS
BEAVERTON, OREGON

AERIAL PHOTO
SOUTH

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P1.1
Sheet No.

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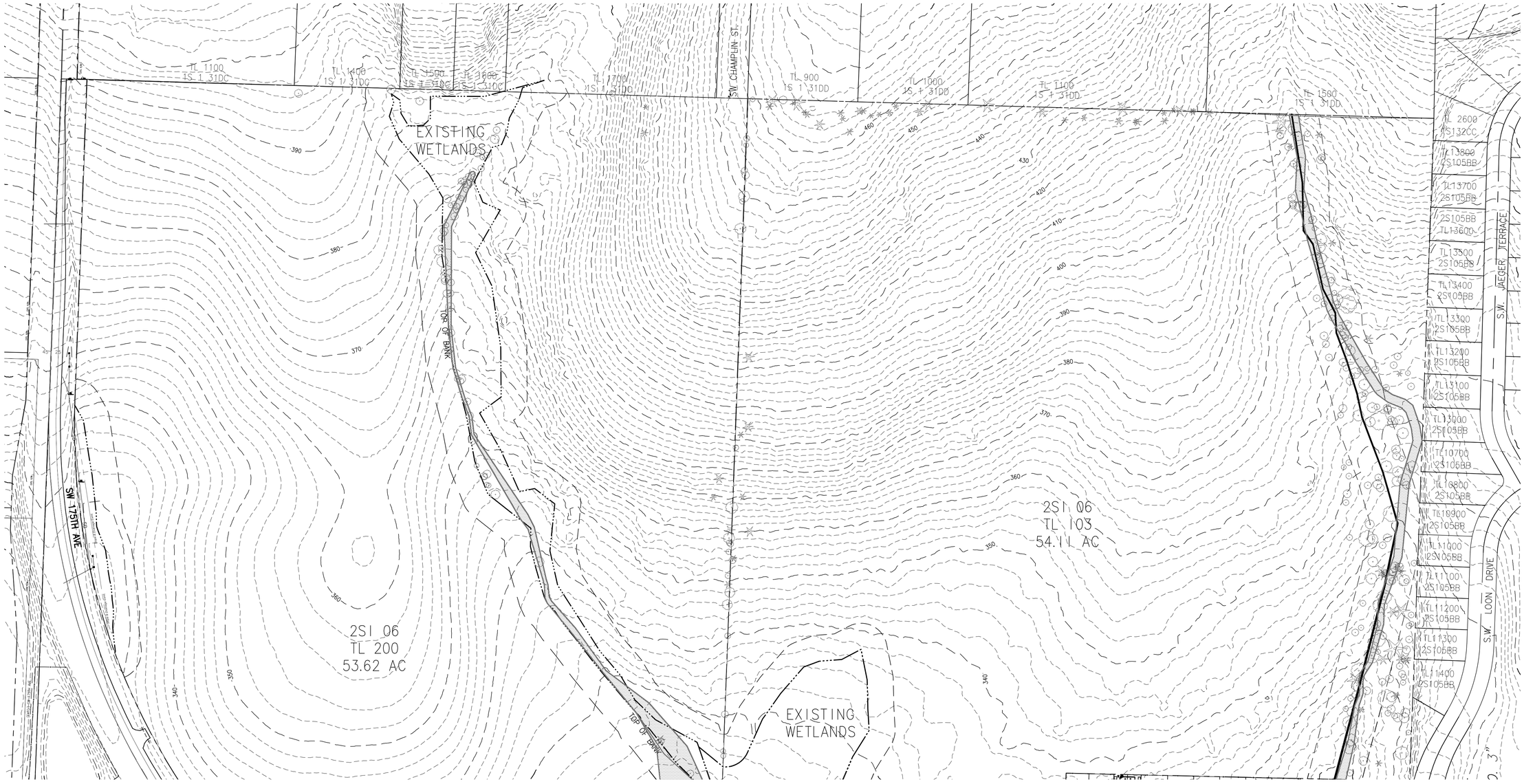

LEGEND

- STORM DRAIN LINE — SD — SD
- STORM DRAIN MANHOLE
- SANITARY SEWER LINE — SS — SS
- SANITARY SEWER MANHOLE
- GAS LINE — G — G
- WATER — W — W
- POWER LINE — OHL —
- TELEPHONE — T — T
- EASEMENT
- PROPERTY LINE
- CONTOUR LINE — 700
- WATER VALVE
- CHAIN LINK FENCE — O — O
- SIGN
- TREE

- WETLAND LIMIT
- CWS VEGETATED CORRIDOR
- 100 YEAR FLOOD PLAIN

100' 0' 100' 200'
SCALE IN FEET

NO.	DATE	BY	REVISION COMMENTS	Date	Initial Issue Date:
			Design	Drawn	Checked
			BDS	MH	MAP

LAND USE RESUBMITTAL - 12/2/2015

SOUTH COOPER MOUNTAIN HEIGHTS
BEAVERTON, OREGON

EXISTING CONDITIONS PLAN
NORTH

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16985 P17531P12-3
Project No. Drawing No.

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Sheet No.

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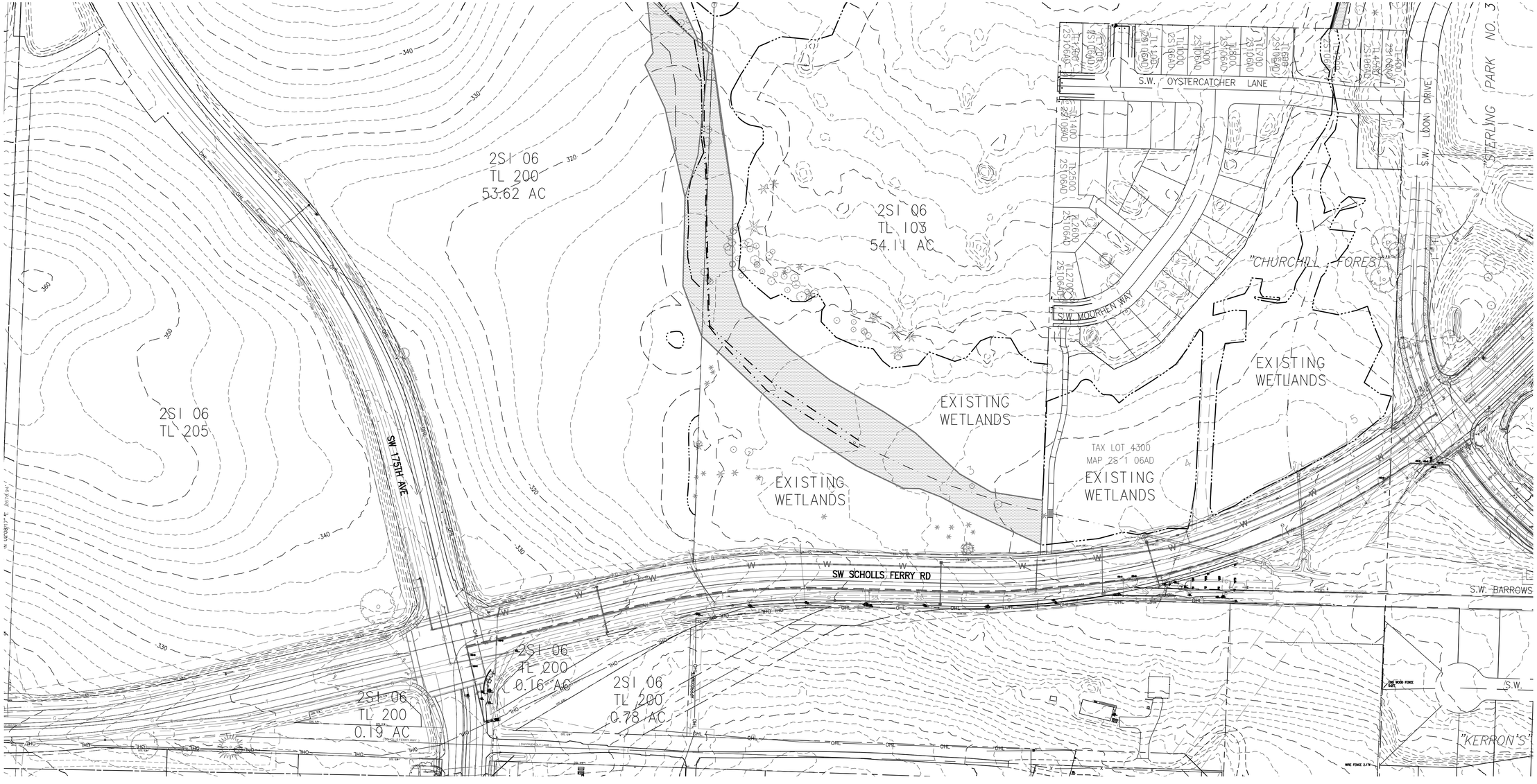

LEGEND

- STORM DRAIN LINE
- STORM DRAIN MANHOLE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- GAS LINE
- WATER
- POWER LINE
- TELEPHONE
- EASEMENT
- PROPERTY LINE
- CONTOUR LINE
- WATER VALVE
- CHAIN LINK FENCE
- SIGN
- TREE

- WETLAND LIMIT
- CWS VEGETATED CORRIDOR
- 100 YEAR FLOOD PLAIN

100' 0' 100' 200'
SCALE IN FEET

NO.	DATE	BY	REVISION COMMENTS	Date	Initial	Issue Date:
				Design	Drawn	Checked
				BDS	MH	MAP

LAND USE RESUBMITTAL - 12/2/2015

SOUTH COOPER MOUNTAIN HEIGHTS
BEAVERTON, OREGON

EXISTING CONDITIONS PLAN
SOUTH

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Sheet No.

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P17531X230
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P17533X230
P17521X230
P17533X231
S17533X360

FIRE ACCESS GATE WITH KNOX BOX
PEDESTRIAN CONNECTION
PEDESTRIAN CONNECTION
STORMWATER FACILITY
PEDESTRIAN CONNECTION
OPEN SPACE
PEDESTRIAN CONNECTION
FUTURE SW 175th AVE IMPROVEMENTS (ULTIMATE BUILDOUT)
FUTURE HIGH SCHOOL SITE
CONNECTION TO FUTURE SW CHAMPLIN STREET
OPEN SPACE
FUTURE DEVELOPMENT
10' WIDE COMMUNITY TRAIL
VEGETATED CORRIDOR MITIGATION AREA
STORMWATER FACILITY
STORMWATER FACILITY
12' MULTI-USE PATHWAY
STORMWATER FACILITY
FUTURE DEVELOPMENT (SEE SHEET P2.13)
FUTURE STORMWATER FACILITY FOR SW 175th AVE (IN EASEMENT)
10' WIDE COMMUNITY TRAIL
STORMWATER FACILITY
PEDESTRIAN CONNECTION
OPEN SPACE
MID-BLOCK CROSSING W/RRFB
STORMWATER FACILITY
VEGETATED CORRIDOR MITIGATION AREA
10' WIDE COMMUNITY TRAIL
NEIGHBORHOOD PARK SITE
VEGETATED CORRIDOR MITIGATION AREA
STORMWATER FACILITY
10' WIDE COMMUNITY TRAIL
OPEN SPACE
12' MULTI-USE PATHWAY
OFF-SITE COLLECTOR ROAD IMPROVEMENTS
PEDESTRIAN CROSSING W/RRFB
EXISTING VEGETATED CORRIDOR (BUFFER)
EXISTING WETLANDS
EXISTING OPEN SPACE
EXISTING 10' COMMUNITY TRAIL
EXISTING PEDESTRIAN CONNECTION

"STERLING PARK NO. 4"
"STERLING PARK NO. 3"
"CHURCHILL FOREST"
S.W. JAEGER TERRACE
S.W. LOON DRIVE
S.W. OYSTERCATCHER LANE
S.W. MOORHEN WAY
SW SCHOLLS FERRY RD
S.W. BARROWS ROAD
SW BARROW RD
SW 175TH AVE

PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5

LEGEND
PROJECT BOUNDARY
PHASE LINE

NOTE:
PHASE NUMBERING DOES NOT INDICATE ORDER OF DEVELOPMENT

120' 0' 120' 240'
SCALE IN FEET

NO.	DATE	BY	REVISION COMMENTS	Date	Initial Issue Date:
				Design	BDS
				Drawn	MH
				Checked	MAP

LAND USE RESUBMITTAL - 12/2/2015

SOUTH COOPER MOUNTAIN HEIGHTS

BEAVERTON, OREGON

PRELIMINARY SITE LAYOUT PLAN

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16985 P17531P20
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P2.0
Sheet No.

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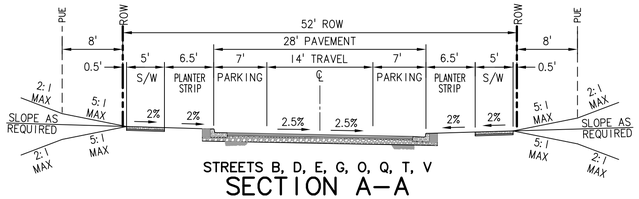
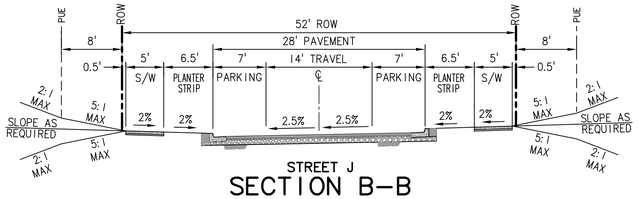


STREETS B, D, E, G, O, Q, T, V
SECTION A–A
CITY OF BEAVERTON LOCAL STREET, L2
PARKING BOTH SIDES



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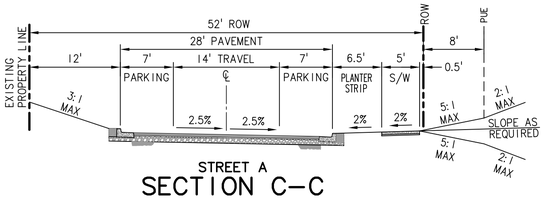
SECTION B–B
CITY OF BEAVERTON LOCAL STREET, L2
PARKING BOTH SIDES



STREET A
SECTION C–C
CITY OF BEAVERTON LOCAL STREET, L2
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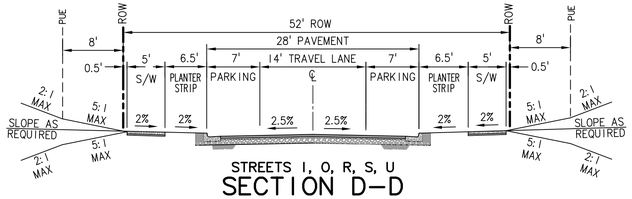

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SECTION D–D
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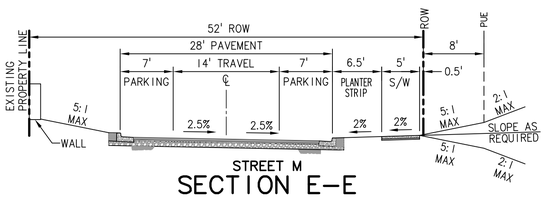

STREET M
SECTION E–E
CITY OF BEAVERTON LOCAL STREET, L2
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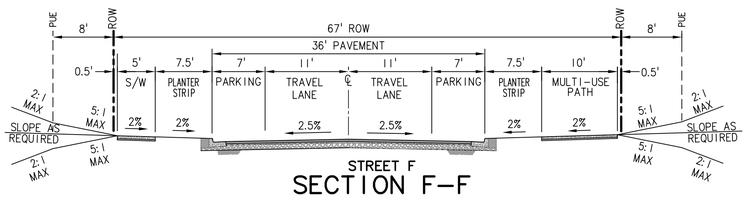
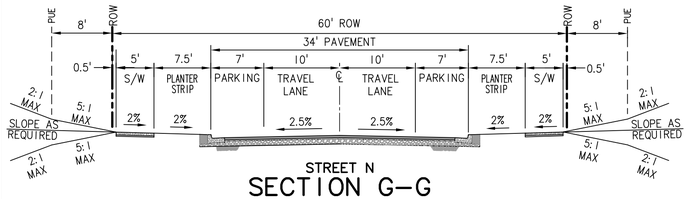
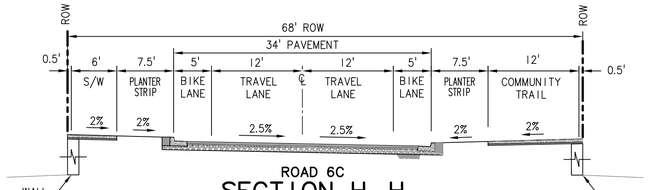


STREET F
SECTION F–F
CITY OF BEAVERTON NEIGHBORHOOD ROUTE, NR1
PARKING BOTH SIDES



STREET N
SECTION G–G
CITY OF BEAVERTON NEIGHBORHOOD ROUTE, NR1
PARKING BOTH SIDES



ROAD 6C
SECTION H–H
CITY OF BEAVERTON COLLECTOR STREET (2 LANES)
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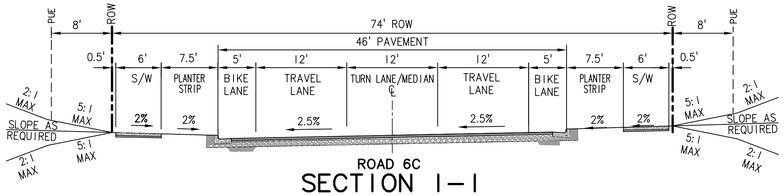

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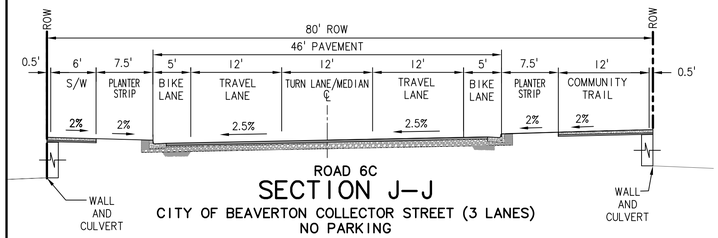
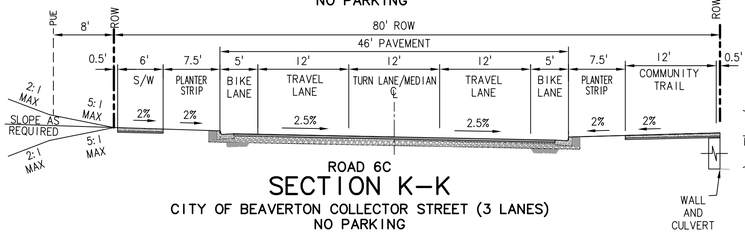
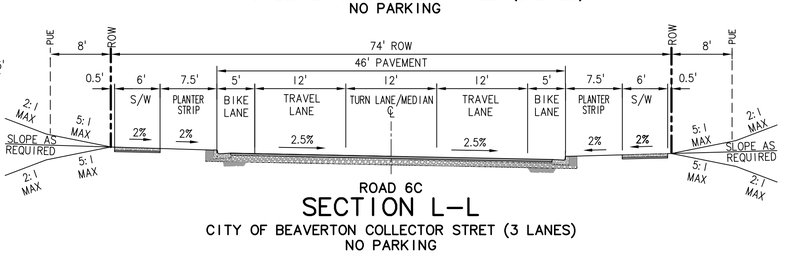
SECTION I–I
CITY OF BEAVERTON COLLECTOR STREET (3 LANES)
NO PARKING



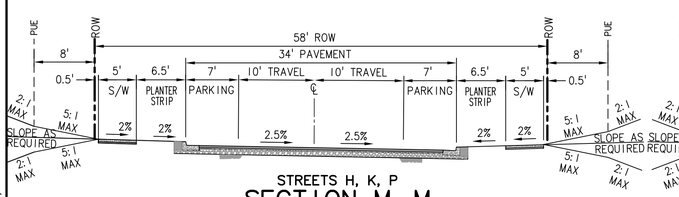
ROAD 6C
SECTION J–J
CITY OF BEAVERTON COLLECTOR STREET (3 LANES)
NO PARKING



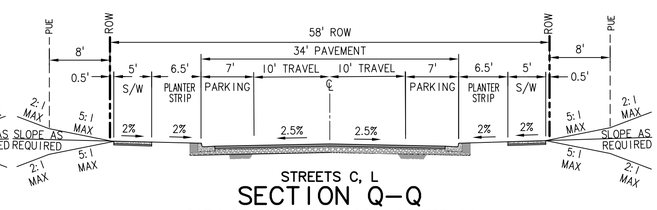
ROAD 6C
SECTION K–K
CITY OF BEAVERTON COLLECTOR STREET (3 LANES)
NO PARKING



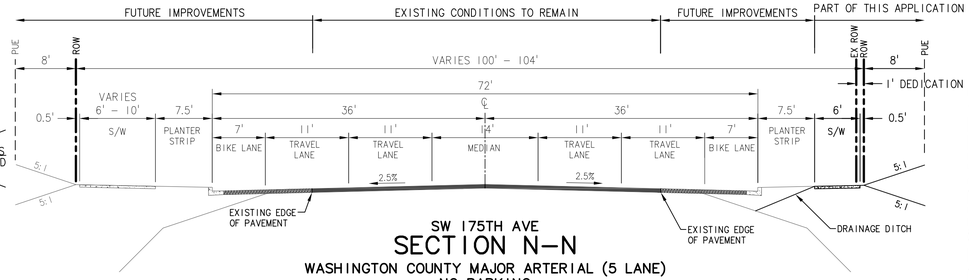
ROAD 6C
SECTION L–L
CITY OF BEAVERTON COLLECTOR STRET (3 LANES)
NO PARKING



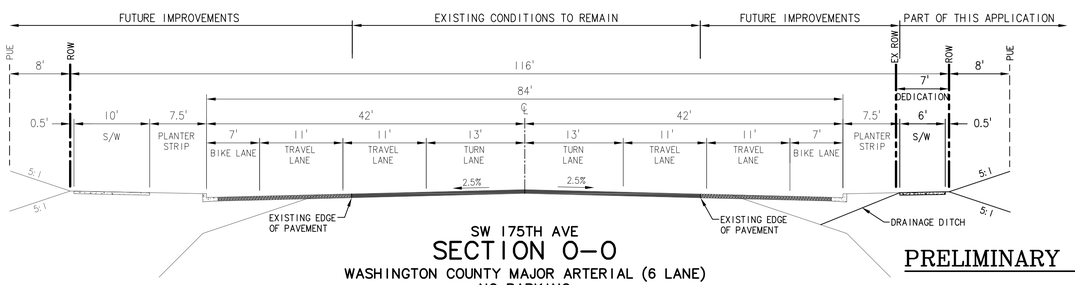
STREETS H, K, P
SECTION M–M
CITY OF BEAVERTON LOCAL STREET, LI
PARKING BOTH SIDES



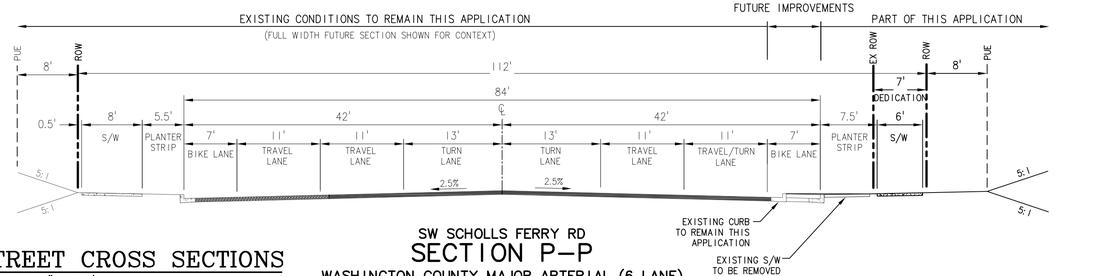
STREETS C, L
SECTION Q–Q
CITY OF BEAVERTON LOCAL STREET, LI
PARKING BOTH SIDES



SW 175TH AVE
SECTION N–N
WASHINGTON COUNTY MAJOR ARTERIAL (5 LANE)
NO PARKING



SW 175TH AVE
SECTION O–O
WASHINGTON COUNTY MAJOR ARTERIAL (6 LANE)
NO PARKING



SW SCHOLLS FERRY RD
SECTION P–P
WASHINGTON COUNTY MAJOR ARTERIAL (6 LANE)
NO PARKING

PRELIMINARY STREET CROSS SECTIONS
SCALE: 1" = 10'
(SEE SHEET P2.2–P2.7 FOR SECTION LOCATIONS)

NO.	DATE	BY	REVISION COMMENTS	Date
Design	Drawn	Checked	Initial Issue	Date:
BDS	MDH	MAP		

LAND USE RESUBMITTAL – 12/2/2015

SOUTH COOPER MOUNTAIN HEIGHTS
BEAVERTON, OREGON

PRELIMINARY STREET CROSS SECTIONS

otak
HanmiGlobal Partner
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Portland, OR 97204
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Fax: (503) 415-2304
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16985 P17531P21
Project No. Drawing No.
P2.1
Sheet No.

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Plotted: Dec 02, 2015 – 9:56am mikeha L:\Project\16900\16985\Dwg\P16985P21.dwg Layout Name: P2.1

XREF LIST
Ltscale: 80

Resolved
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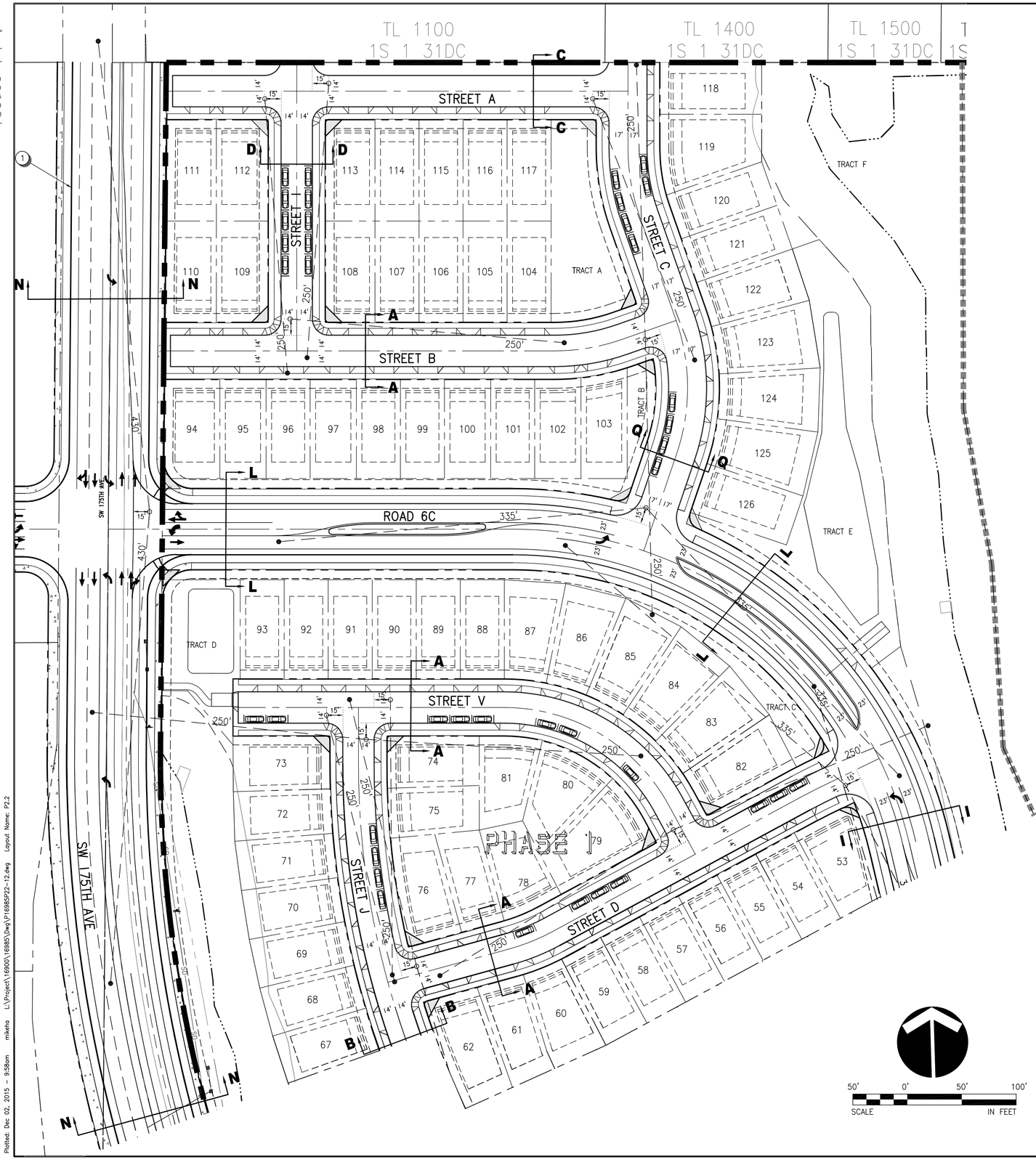
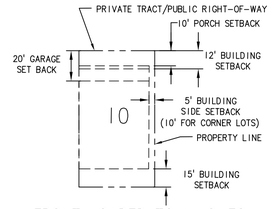
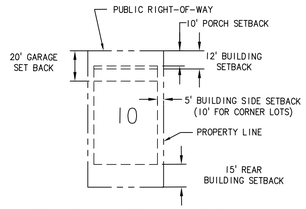
S16985X190
S16985X360
O16985X104
P16985X230
O16985X270

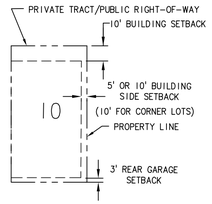




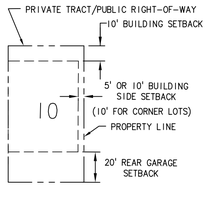
FRONT LOADED TOWNHOMES
BUILDING SETBACKS
TYPICAL NTS



FRONT LOADED SINGLE FAMILY
BUILDING SETBACKS
TYPICAL NTS



REAR LOADED TOWNHOMES
(NO DRIVEWAY PARKING)
BUILDING SETBACKS
TYPICAL NTS



REAR LOADED TOWNHOMES
(WITH DRIVEWAY PARKING)
BUILDING SETBACKS
TYPICAL NTS

OFF-STREET PARKING

ALL FRONT-LOADED LOTS FOR DETACHED DWELLINGS ARE ASSUMED TO HAVE A 2 CAR GARAGE AND A DRIVEWAY FOR 2 CARS, (4 OFF-STREET PARKING SPACES PER LOT).

ALL FRONT-LOADED LOTS FOR ATTACHED DWELLINGS (LOTS 315-342) ARE ASSUMED TO HAVE A 2 CAR GARAGE AND A DRIVEWAY FOR 1 CAR, (3 OFF-STREET PARKING SPACES PER LOT).

ALL REAR LOADED LOTS FOR ATTACHED DWELLINGS ARE ASSUMED TO HAVE A 1 CAR GARAGE. LOTS 1-43 AND 363-381 HAVE A DRIVEWAY FOR 1 CAR. LOTS 343-362 DO NOT HAVE DRIVEWAY PARKING.

ON-STREET PARKING

STREET NAME	ON-STREET PARKING SPACES
STREET A	0
STREET B	0
STREET C	10
STREET D	7
STREET E	19
STREET F	29
STREET G	14
STREET H	6
STREET I	10
STREET J	10
STREET K	24
STREET L	4
STREET M	10
STREET N	21
STREET O	23
STREET P	11
STREET Q	4
STREET R	22
STREET S	15
STREET T	16
STREET U	6
STREET V	8
TOTAL PROVIDED:	269

PHASE	ON-STREET PARKING SPACES
1	93
2	67
3	61
4	48
TOTAL PROVIDED:	269

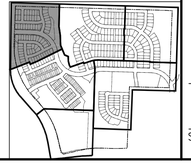
NOTE:
(1) SW 175TH AVE CONFIGURATION SHOWN IS CONCEPTUAL YEAR 2035 BUILDOUT TO SET R.O.W. DEDICATION.

SEE SHEET P2.1
FOR STREET SECTIONS

LEGEND

SITE	EXISTING	PROPOSED
RIGHT OF WAY		
CENTER LINE		
LOT LINE		
LOT NUMBER / NAME		2
EASEMENT LINE		
STANDARD CURB		
STREET CROSS SECTION (SEE SHEET P2.1)		A A
PRELIMINARY SIGHT DISTANCE (25 MPH, 250' REQUIRED)		EYE OBJECT
VISION CLEARANCE TRIANGLES		
ON STREET PARKING SPACE		

50' 0' 50' 100'
SCALE IN FEET



NO.	DATE	BY	REVISION COMMENTS	Date:
Design BDS	Drawn MDH	Checked MAP	Initial Issue	

LAND USE RESUBMITTAL - 12/2/2015

SOUTH COOPER MOUNTAIN HEIGHTS

BEAVERTON, OREGON

PRELIMINARY SITE PLAN
NORTHWEST

otak
HanmiGlobal Partner
808 SW 3rd Ave., Ste. 300
Portland, OR 97204
Phone: (503) 287-6825
Fax: (503) 415-2304
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16985 P16985P22-3
Project No. Drawing No.

P2.2
Sheet No.

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XREF LIST
Ltscale: 80
Resolved
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S16985X190
S16985X360
016985X104
P16985X230
016985X270

TL 1600
S 1 31DC

TL 1700
1S 1 31DC

SW CHAMPLIN

TL 900
1S 1 31DD

TL 1000
1S 1 31DD

50' 0' 50' 100'
SCALE IN FEET

STREET M

TRACT M

TRACT N

TRACT EE

TRACT L

TRACT O

STREET O

STREET P

STREET Q

PHASE 2

383

OFF-STREET PARKING

ALL FRONT-LOADED LOTS FOR DETACHED DWELLINGS ARE ASSUMED TO HAVE A 2 CAR GARAGE AND A DRIVEWAY FOR 2 CARS, (4 OFF-STREET PARKING SPACES PER LOT).

ALL FRONT-LOADED LOTS FOR ATTACHED DWELLINGS (LOTS 315-342) ARE ASSUMED TO HAVE A 2 CAR GARAGE AND A DRIVEWAY FOR 1 CAR, (3 OFF-STREET PARKING SPACES PER LOT).

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ON-STREET PARKING

STREET NAME	ON-STREET PARKING SPACES
STREET A	0
STREET B	0
STREET C	10
STREET D	7
STREET E	19
STREET F	29
STREET G	14
STREET H	6
STREET I	10
STREET J	10
STREET K	24
STREET L	4
STREET M	10
STREET N	21
STREET O	23
STREET P	11
STREET Q	4
STREET R	22
STREET S	15
STREET T	16
STREET U	6
STREET V	8
TOTAL PROVIDED:	269

PHASE	ON-STREET PARKING SPACES
1	93
2	67
3	61
4	48
TOTAL PROVIDED:	269

LEGEND

SITE	EXISTING	PROPOSED
RIGHT OF WAY		
CENTER LINE		
LOT LINE		
LOT NUMBER / NAME		2
EASEMENT LINE		
STANDARD CURB		

STREET CROSS SECTION (SEE SHEET P2.1)

PRELIMINARY SIGHT DISTANCE (25 MPH, 250' REQUIRED) EYE OBJECT

VISION CLEARANCE TRIANGLES

ON STREET PARKING SPACE

SEE SHEET P2.1
FOR STREET SECTIONS

SEE SHEET P2.2
FOR BUILDING SETBACK DETAILS

NO.	DATE	BY	REVISION COMMENTS	Date
	Design	Drawn	Checked	Initial Issue Date:
	BDS	MDH	MAP	

LAND USE RESUBMITTAL - 12/2/2015

SOUTH COOPER MOUNTAIN HEIGHTS

BEAVERTON, OREGON

PRELIMINARY SITE PLAN
NORTH

otak
HanmiGlobal Partner
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Fax: (503) 415-2304
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16985 P16985P22-3
Project No. Drawing No.

P2.3
Sheet No.

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Plotted: Dec 02, 2015 - 9:59am mikehe L:\Project\16900\16985\Dwg\P16985P22-12.dwg Layout Name: P2.3

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Resolved
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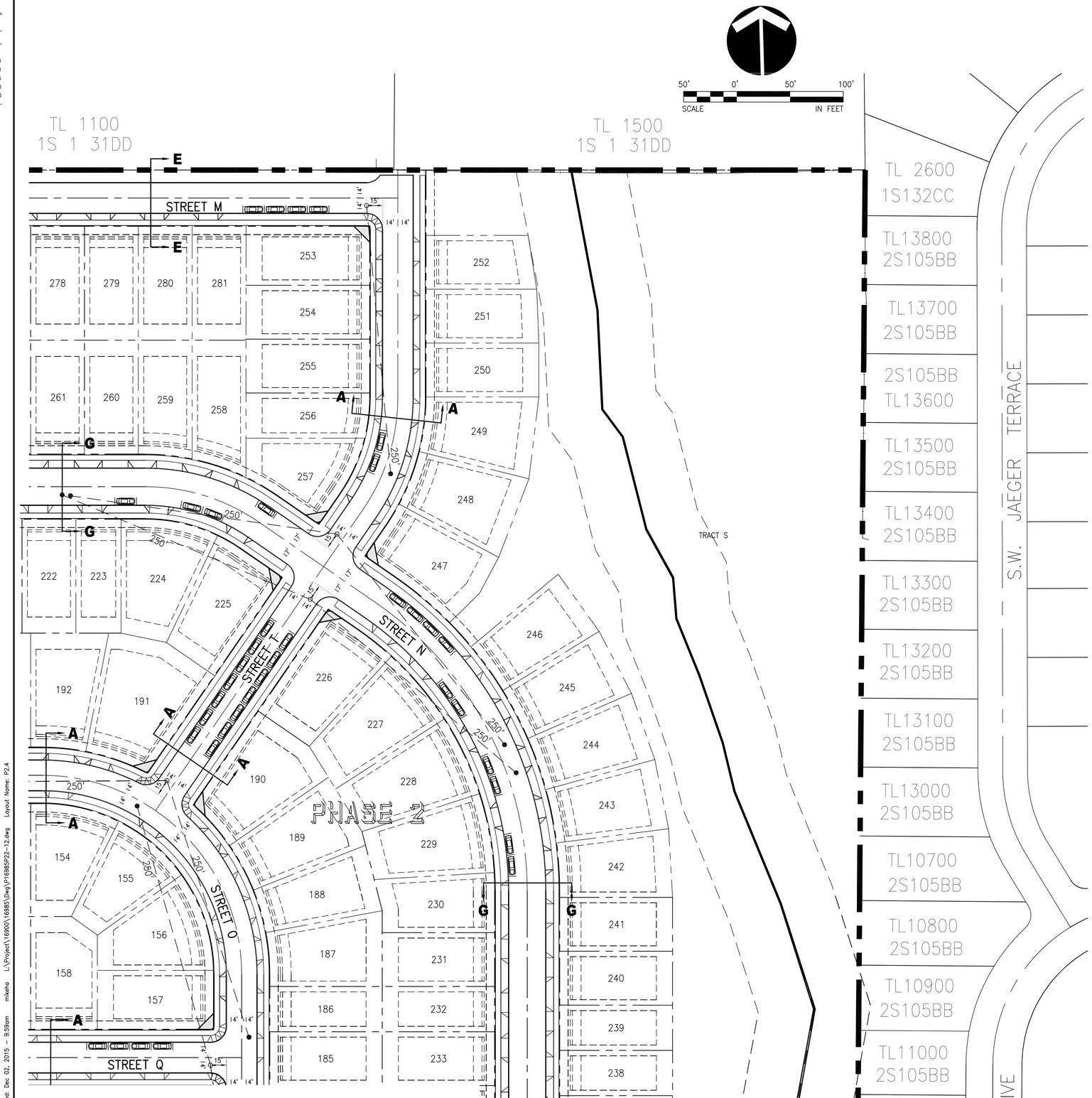


OFF-STREET PARKING

ALL FRONT-LOADED LOTS FOR DETACHED DWELLINGS ARE ASSUMED TO HAVE A 2 CAR GARAGE AND A DRIVEWAY FOR 2 CARS, (4 OFF-STREET PARKING SPACES PER LOT).

ALL FRONT-LOADED LOTS FOR ATTACHED DWELLINGS (LOTS 315-342) ARE ASSUMED TO HAVE A 2 CAR GARAGE AND A DRIVEWAY FOR 1 CAR, (3 OFF-STREET PARKING SPACES PER LOT).

ALL REAR LOADED LOTS FOR ATTACHED DWELLINGS ARE ASSUMED TO HAVE A 1 CAR GARAGE. LOTS 1-43 AND 363-381 HAVE A DRIVEWAY FOR 1 CAR. LOTS 343-362 DO NOT HAVE DRIVEWAY PARKING.

ON-STREET PARKING

STREET NAME	ON-STREET PARKING SPACES
STREET A	0
STREET B	0
STREET C	10
STREET D	7
STREET E	19
STREET F	29
STREET G	14
STREET H	6
STREET I	10
STREET J	10
STREET K	24
STREET L	4
STREET M	10
STREET N	21
STREET O	23
STREET P	11
STREET Q	4
STREET R	22
STREET S	15
STREET T	16
STREET U	6
STREET V	8
TOTAL PROVIDED:	269

PHASE	ON-STREET PARKING SPACES
1	93
2	67
3	61
4	48
TOTAL PROVIDED:	269

LEGEND

SITE	EXISTING	PROPOSED
RIGHT OF WAY		
CENTER LINE		
LOT LINE		
LOT NUMBER / NAME		2
EASEMENT LINE		
STANDARD CURB		

STREET CROSS SECTION (SEE SHEET P2.1) — A A

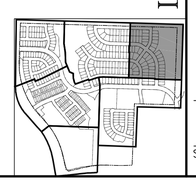
PRELIMINARY SIGHT DISTANCE (25 MPH, 250' REQUIRED) — EYE OBJECT

VISION CLEARANCE TRIANGLES

ON STREET PARKING SPACE

SEE SHEET P2.1
FOR STREET SECTIONS

SEE SHEET P2.2
FOR BUILDING SETBACK DETAILS



NO.	DATE	BY	REVISION COMMENTS	Date	Initial Issue Date:
			Design BDS Drawn MDH Checked MAP		

LAND USE RESUBMITTAL - 12/2/2015

SOUTH COOPER MOUNTAIN HEIGHTS
BEAVERTON, OREGON

PRELIMINARY SITE PLAN
NORTHEAST

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16985 P16985P22-4
Project No. Drawing No.

P2.4
Sheet No.

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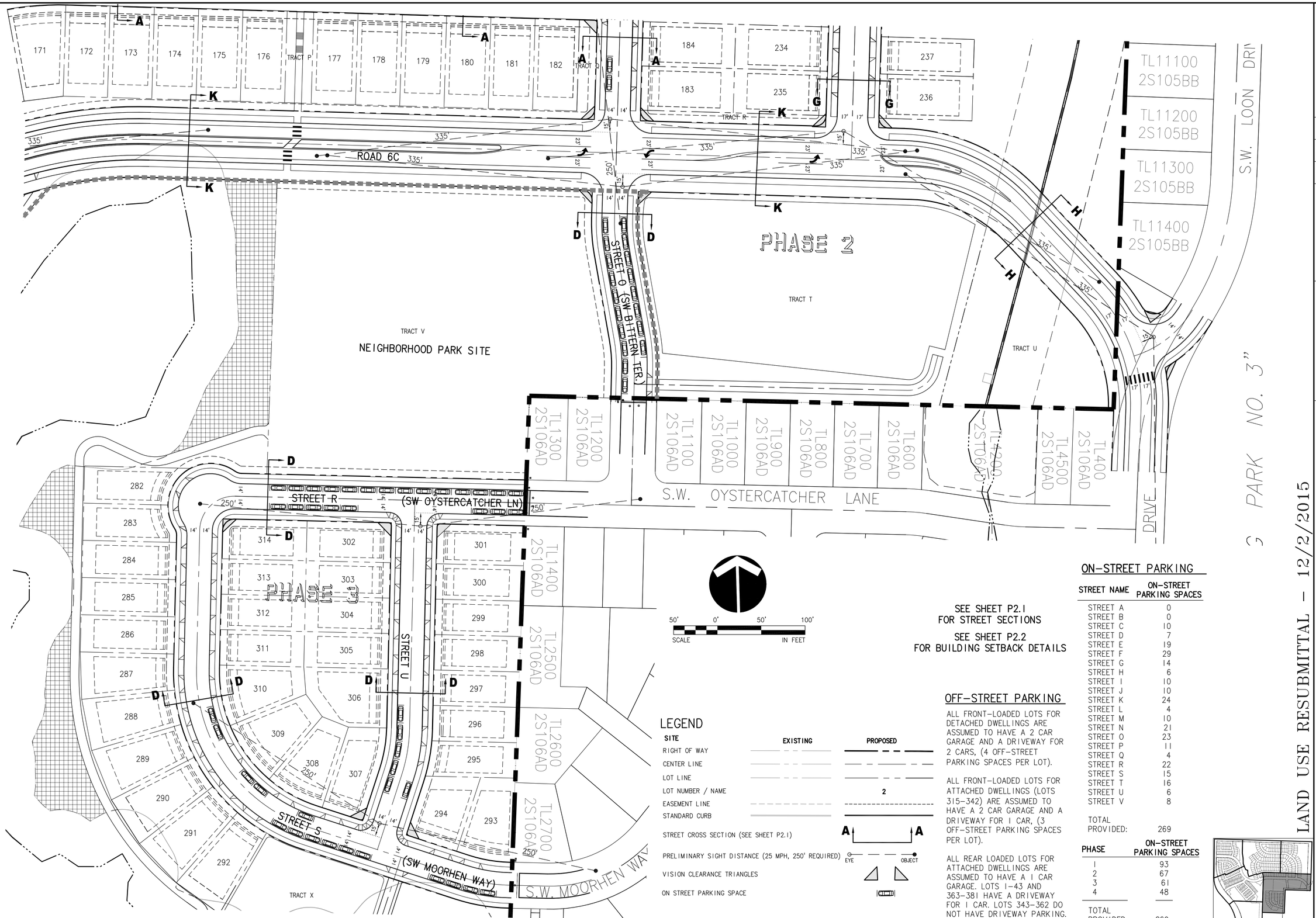

SEE SHEET P2.1
FOR STREET SECTIONS

SEE SHEET P2.2
FOR BUILDING SETBACK DETAILS

LEGEND

SITE	EXISTING	PROPOSED
RIGHT OF WAY		
CENTER LINE		
LOT LINE		
LOT NUMBER / NAME		2
EASEMENT LINE		
STANDARD CURB		

STREET CROSS SECTION (SEE SHEET P2.1)

PRELIMINARY SIGHT DISTANCE (25 MPH, 250' REQUIRED)

VISION CLEARANCE TRIANGLES

ON STREET PARKING SPACE

OFF-STREET PARKING

ALL FRONT-LOADED LOTS FOR DETACHED DWELLINGS ARE ASSUMED TO HAVE A 2 CAR GARAGE AND A DRIVEWAY FOR 2 CARS, (4 OFF-STREET PARKING SPACES PER LOT).

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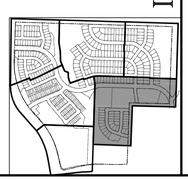
ON-STREET PARKING

STREET NAME	ON-STREET PARKING SPACES
STREET A	0
STREET B	0
STREET C	10
STREET D	7
STREET E	19
STREET F	29
STREET G	14
STREET H	6
STREET I	10
STREET J	10
STREET K	24
STREET L	4
STREET M	10
STREET N	21
STREET O	23
STREET P	11
STREET Q	4
STREET R	22
STREET S	15
STREET T	16
STREET U	6
STREET V	8
TOTAL PROVIDED:	269

PHASE	ON-STREET PARKING SPACES
1	93
2	67
3	61
4	48
TOTAL PROVIDED:	269



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Design	BDS				
Drawn	MDH				
Checked	MAP				

LAND USE RESUBMITTAL - 12/2/2015

SOUTH COOPER MOUNTAIN HEIGHTS
BEAVERTON, OREGON

PRELIMINARY SITE PLAN
SOUTHEAST

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16985 P16985P22-5
Project No. Drawing No.

P2.5
Sheet No.

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XREF LIST
Ltscale: 80
Resolved
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S16985X190
S16985X360
016985X104
P16985X230
016985X270

NOTE:

(1) SW 175TH AVE CONFIGURATION SHOWN IS CONCEPTUAL YEAR 2035 BUILDOUT TO SET R.O.W. DEDICATION.

ON-STREET PARKING

STREET NAME	ON-STREET PARKING SPACES
STREET A	0
STREET B	0
STREET C	10
STREET D	7
STREET E	19
STREET F	29
STREET G	14
STREET H	6
STREET I	10
STREET J	10
STREET K	24
STREET L	4
STREET M	10
STREET N	21
STREET O	23
STREET P	11
STREET Q	4
STREET R	22
STREET S	15
STREET T	16
STREET U	6
STREET V	8
TOTAL PROVIDED:	269

PHASE	ON-STREET PARKING SPACES
1	93
2	67
3	61
4	48
TOTAL PROVIDED:	269

OFF-STREET PARKING

ALL FRONT-LOADED LOTS FOR DETACHED DWELLINGS ARE ASSUMED TO HAVE A 2 CAR GARAGE AND A DRIVEWAY FOR 2 CARS, (4 OFF-STREET PARKING SPACES PER LOT).

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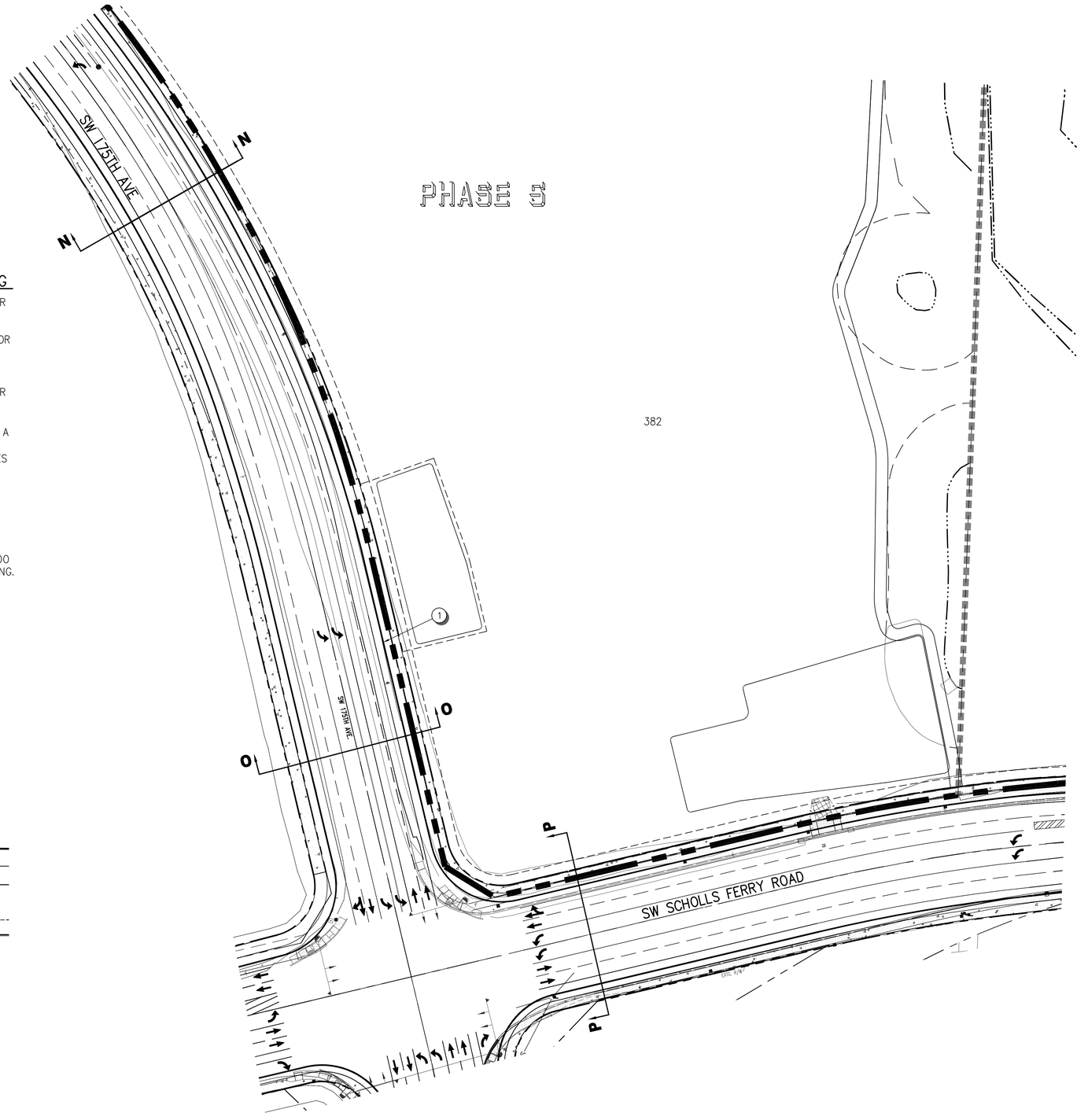
LEGEND

SITE	EXISTING	PROPOSED
RIGHT OF WAY		
CENTER LINE		
LOT LINE		
LOT NUMBER / NAME		2
EASEMENT LINE		
STANDARD CURB		
STREET CROSS SECTION (SEE SHEET P2.1)		A A
PRELIMINARY SIGHT DISTANCE (25 MPH, 250' REQUIRED)		EYE OBJECT
VISION CLEARANCE TRIANGLES		
ON STREET PARKING SPACE		

SEE SHEET P2.1
FOR STREET SECTIONS

SEE SHEET P2.2
FOR BUILDING SETBACK DETAILS



50' 0' 50' 100'
SCALE IN FEET

NO.	DATE	BY	REVISION COMMENTS	Date	Initial Issue Date:
	Design BDS	Checked MAP			
	Drawn MDH				

LAND USE RESUBMITTAL - 12/2/2015

SOUTH COOPER MOUNTAIN HEIGHTS

BEAVERTON, OREGON

PRELIMINARY SITE PLAN
SOUTH

otak
HanmiGlobal Partner
808 SW 3rd Ave., Ste. 300
Portland, OR 97204
Phone: (503) 287-6825
Fax: (503) 415-2304
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16985 P16985P22-6
Project No. Drawing No.

P2.6
Sheet No.

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XREF LIST
Ltscale: 80
Resolved
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S16985X190
S16985X360
016985X104
P16985X230
016985X270

OFF-STREET PARKING

ALL FRONT-LOADED LOTS FOR DETACHED DWELLINGS ARE ASSUMED TO HAVE A 2 CAR GARAGE AND A DRIVEWAY FOR 2 CARS, (4 OFF-STREET PARKING SPACES PER LOT).

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NOTE:
1. SW 175TH AVE CONFIGURATION SHOWN IS CONCEPTUAL YEAR 2035 BUILDOUT TO SET R.O.W. DEDICATION.

SEE SHEET P2.1
FOR STREET SECTIONS
SEE SHEET P2.2
FOR BUILDING SETBACK DETAILS

50' 0' 50' 100'
SCALE IN FEET

PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5

STREET A
STREET B
STREET C
STREET D
STREET E
STREET F
STREET G
STREET H
STREET I
STREET J
STREET K
STREET L
STREET M
STREET N
STREET O
STREET P
STREET Q
STREET R
STREET S
STREET T
STREET U
STREET V

TRACT A
TRACT B
TRACT C
TRACT D
TRACT E
TRACT F
TRACT G
TRACT H
TRACT I
TRACT J
TRACT K
TRACT Y
TRACT Z
TRACT AA
TRACT BB
TRACT CC
TRACT DD
TRACT GG

SW 175TH AVE

ON-STREET PARKING

STREET NAME	ON-STREET PARKING SPACES
STREET A	0
STREET B	0
STREET C	10
STREET D	7
STREET E	19
STREET F	29
STREET G	14
STREET H	6
STREET I	10
STREET J	10
STREET K	24
STREET L	4
STREET M	10
STREET N	21
STREET O	23
STREET P	11
STREET Q	4
STREET R	22
STREET S	15
STREET T	16
STREET U	6
STREET V	8
TOTAL PROVIDED:	269

PHASE	ON-STREET PARKING SPACES
1	93
2	67
3	61
4	48
TOTAL PROVIDED:	269

LEGEND

SITE	EXISTING	PROPOSED
RIGHT OF WAY		
CENTER LINE		
LOT LINE		
LOT NUMBER / NAME		2
EASEMENT LINE		
STANDARD CURB		
STREET CROSS SECTION (SEE SHEET P2.1)		A A
PRELIMINARY SIGHT DISTANCE (25 MPH, 250' REQUIRED)		EYE OBJECT
VISION CLEARANCE TRIANGLES		
ON STREET PARKING SPACE		

NO.	DATE	BY	REVISION COMMENTS	Date	Initial Issue Date:
	Design BDS	Drawn MDH	Checked MAP		

LAND USE RESUBMITAL - 12/2/2015

SOUTH COOPER MOUNTAIN HEIGHTS

BEAVERTON, OREGON

PRELIMINARY SITE PLAN
SOUTHWEST

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16985 P16985P22-7
Project No. Drawing No.

P2.7
Sheet No.

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Plotted: Dec 02, 2015 - 10:00am mikeha L:\Project\16900\16985\Dwg\P16985P22-12.dwg Layout Name: P2.7

XREF LIST
Ltscale: 80

Resolved
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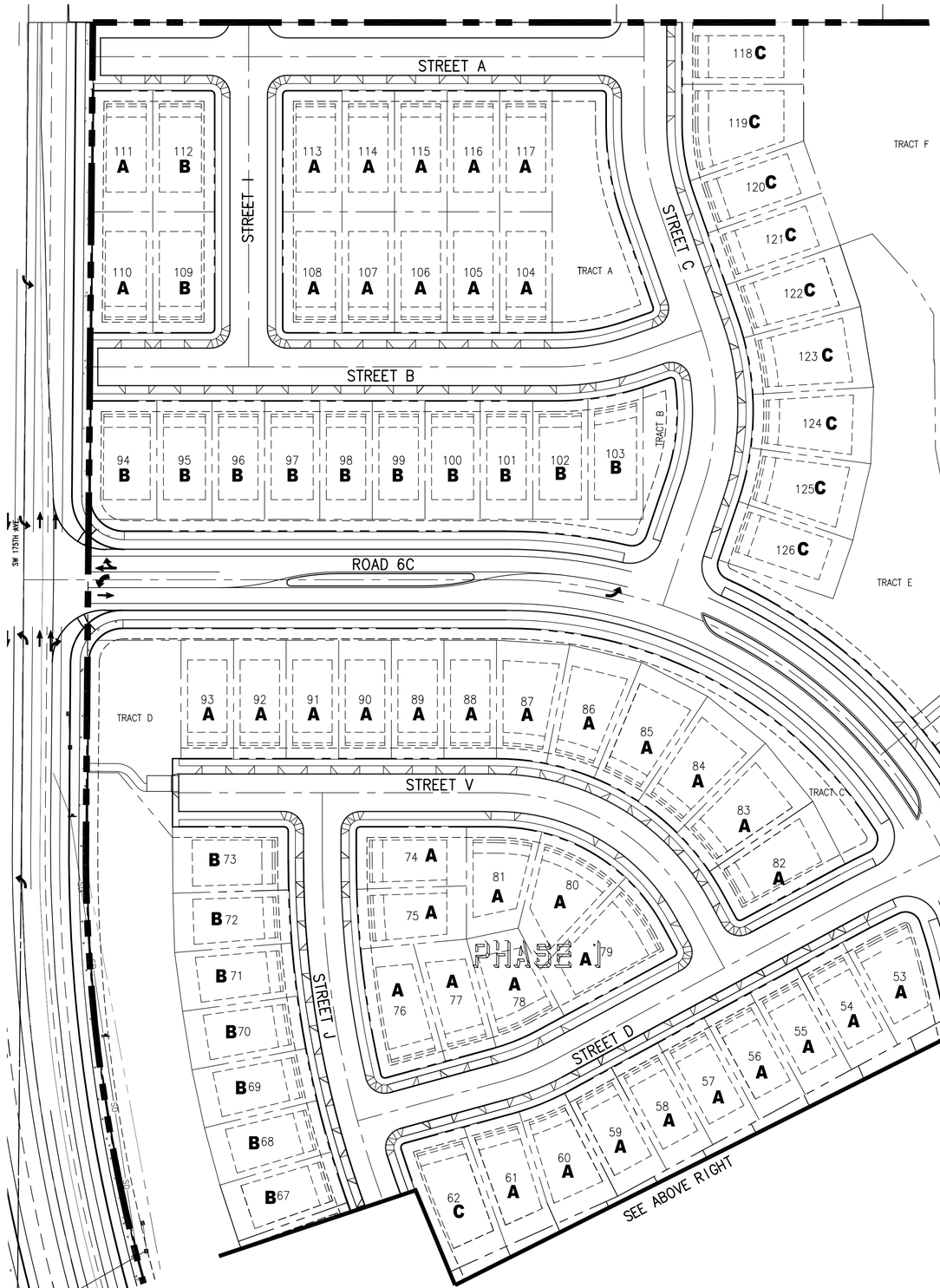
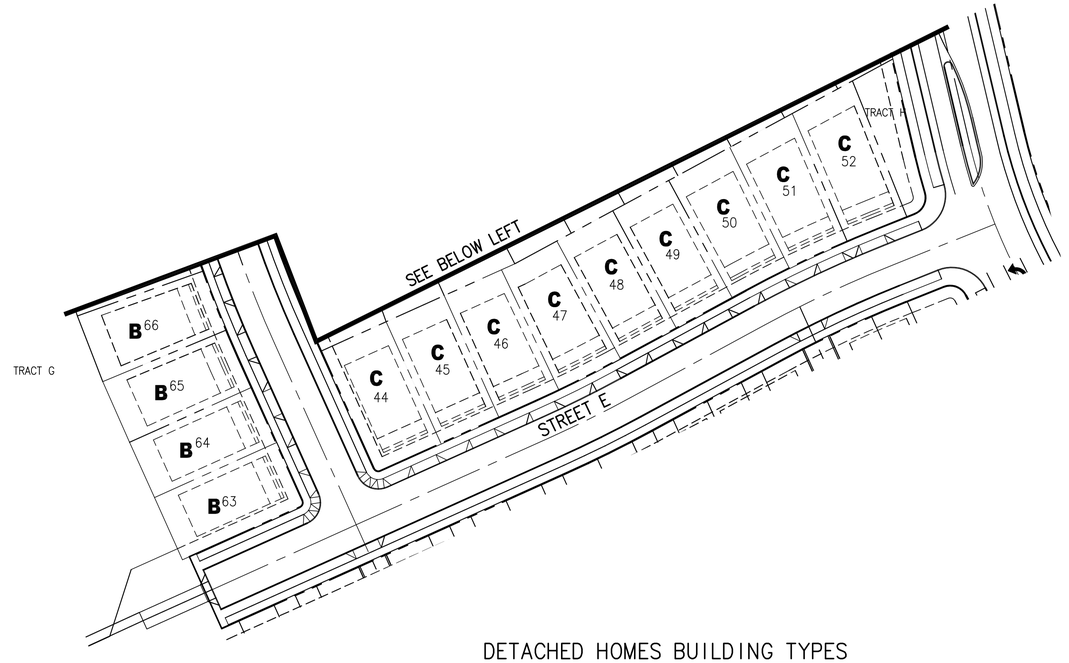
P16985X230
O16985X270





DETACHED HOMES BUILDING TYPES

LOT TYPES	SAMPLE HOUSING MIX	
A	ASHMONT	AMERICAN
	ASHMONT	EURO (ENGLISH)
	AHSMONT	EURO (FRENCH)
	PLAN 3210	A, B, D
	PLAN 3213	A, B, D
B	ASHMONT	AMERICAN
	ASHMONT	EURO (ENGLISH)
	AHSMONT	EURO (FRENCH)
	PLAN 3210	A, B, D
	PLAN 3213	A, B, D
C	HAVERTON	AMERICAN
	HAVERTON	EURO (ENGLISH)
	WATERTON	AMERICAN
	WATERTON	EURO (ENGLISH)
	PLAN 3210	A, B, D
	PLAN 3213	A, B, D
D	SYLVAN	AMERICAN
	ARLINGTON	AMERICAN
	ARLINGTON	ENGLISH
	PLAN 5	A, B, D
E	ARLINGTON	AMERICAN
	ARLINGTON	ENGLISH
	PLAN 5 (DL)	A, B, D
F	BRIARWOOD	AMERICAN
	CORALWOOD	AMERICAN

50' 0' 50' 100'
SCALE IN FEET

LEGEND

SITE
RIGHT OF WAY
CENTER LINE
LOT LINE
LOT NUMBER / NAME 2
EASEMENT LINE
STANDARD CURB

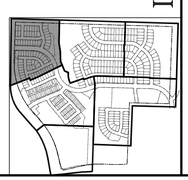
NO.	DATE	BY	REVISION COMMENTS	Date	Initial	Issue Date:
	Design	Drawn	Checked			
	BDS	MDH	MAP			

LAND USE RESUBMITTAL - 12/2/2015

SOUTH COOPER MOUNTAIN HEIGHTS

BEAVERTON, OREGON

PRELIMINARY HOUSE TYPE PLAN
NORTHWEST



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16985 P16985P22-3
Project No. Drawing No.

P2.8
Sheet No.

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XREF LIST
Ltscale: 80

Resolved
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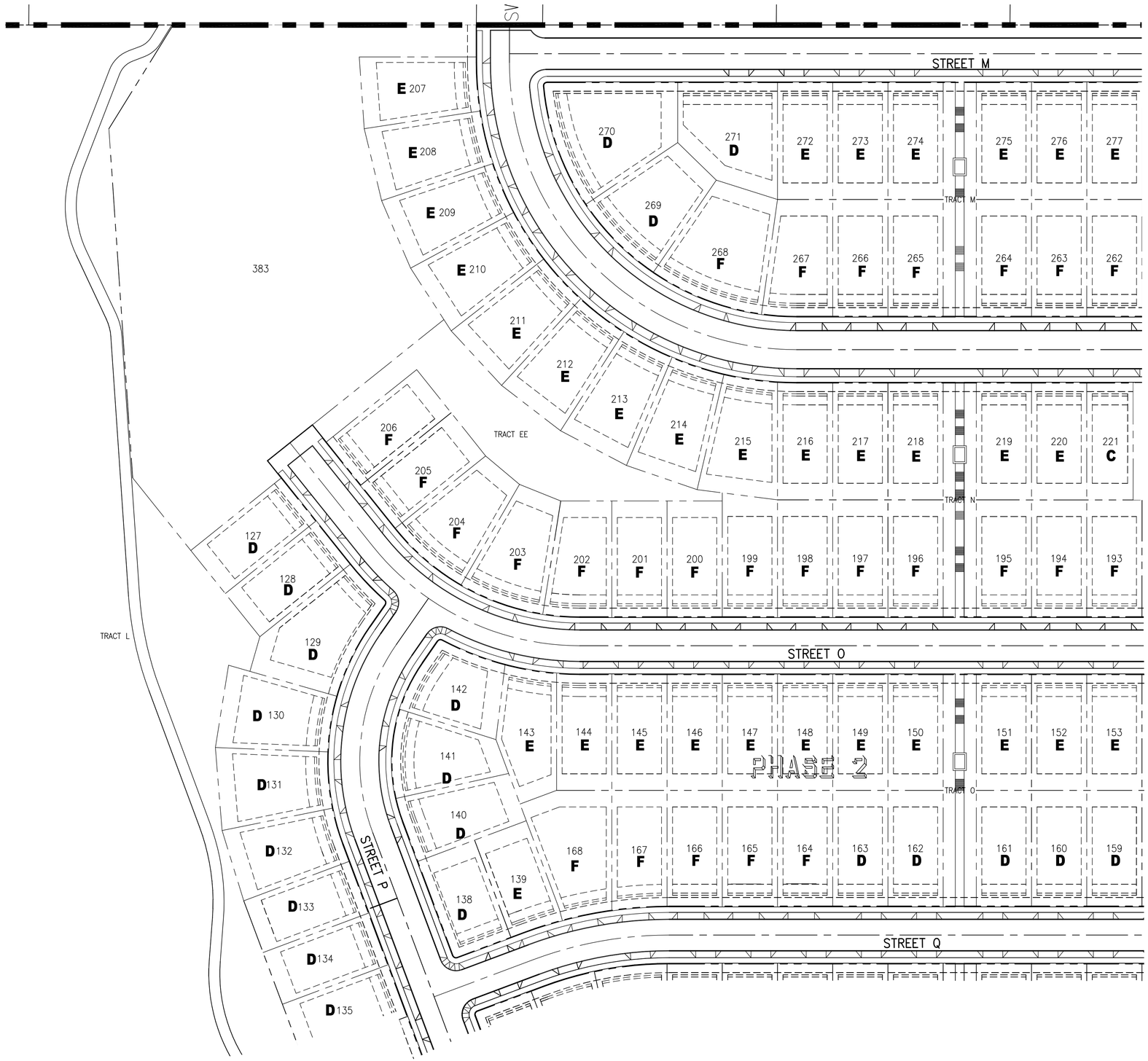
P16985X230
O16985X270



DETACHED HOMES BUILDING TYPES

LOT TYPES	SAMPLE HOUSING MIX	
A	ASHMONT	AMERICAN
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	AHSMONT	EURO (FRENCH)
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	PLAN 3213	A, B, D
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	PLAN 3213	A, B, D
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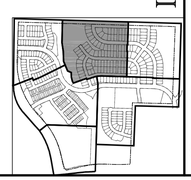
	PLAN 3210	A, B, D
	PLAN 3213	A, B, D
D	SYLVAN	AMERICAN
	ARLINGTON	AMERICAN
	ARLINGTON	ENGLISH
	PLAN 5	A, B, D
E	ARLINGTON	AMERICAN
	ARLINGTON	ENGLISH
	PLAN 5 (DL)	A, B, D
F	BRIARWOOD	AMERICAN
	CORALWOOD	AMERICAN

50' 0' 50' 100'
SCALE IN FEET

LEGEND

SITE

RIGHT OF WAY
CENTER LINE
LOT LINE
LOT NUMBER / NAME 2
EASEMENT LINE
STANDARD CURB



NO.	DATE	BY	REVISION COMMENTS	Date	Initial Issue Date:
	Design BDS	Drawn MDH	Checked MAP		

LAND USE RESUBMITTAL - 12/2/2015

SOUTH COOPER MOUNTAIN HEIGHTS
BEAVERTON, OREGON

PRELIMINARY HOUSE TYPE PLAN
NORTH

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16985 P16985P22-3
Project No. Drawing No.

P2.9
Sheet No.

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XREF LIST
Ltscale: 80

Resolved
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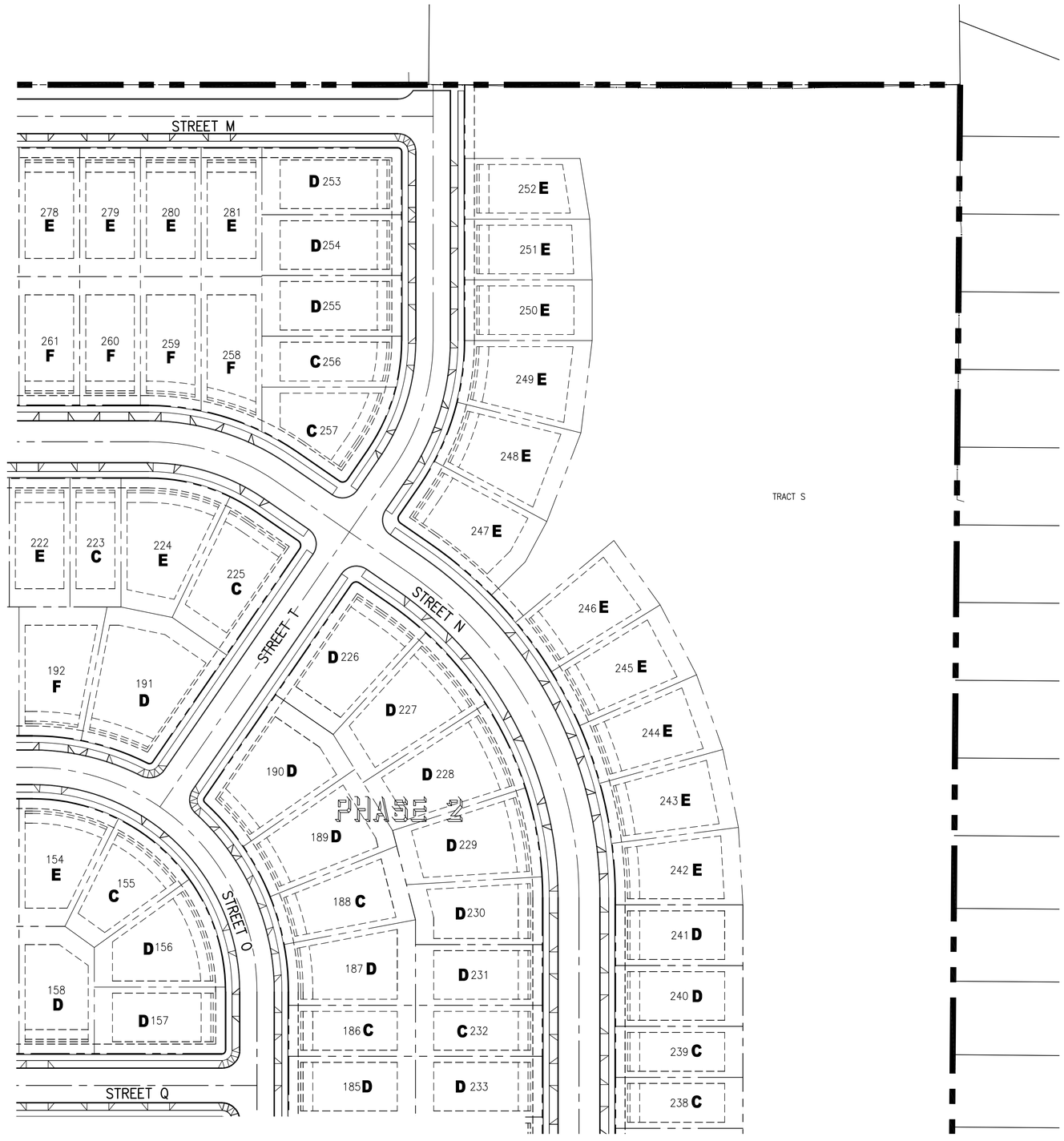

DETACHED HOMES BUILDING TYPES

LOT TYPES	SAMPLE HOUSING MIX	
A	ASHMONT	AMERICAN
	ASHMONT	EURO (ENGLISH)
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	PLAN 3213	A, B, D
D	SYLVAN	AMERICAN
	ARLINGTON	AMERICAN
	ARLINGTON	ENGLISH
	PLAN 5	A, B, D
E	ARLINGTON	AMERICAN
	ARLINGTON	ENGLISH
	PLAN 5 (DL)	A, B, D
F	BRIARWOOD	AMERICAN
	CORALWOOD	AMERICAN

50' 0' 50' 100'
SCALE IN FEET

LEGEND

SITE

RIGHT OF WAY
CENTER LINE
LOT LINE
LOT NUMBER / NAME 2
EASEMENT LINE
STANDARD CURB

NO.	DATE	BY	REVISION COMMENTS	Date	Initial Issue Date:
	Design	Drawn	Checked		BDS MDH MAP

LAND USE RESUBMITTAL - 12/2/2015

SOUTH COOPER MOUNTAIN HEIGHTS
BEAVERTON, OREGON

PRELIMINARY HOUSE TYPE PLAN
NORTHEAST

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Project No. Drawing No.

P2.10
Sheet No.

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XREF LIST
Ltscale: 80

Resolved
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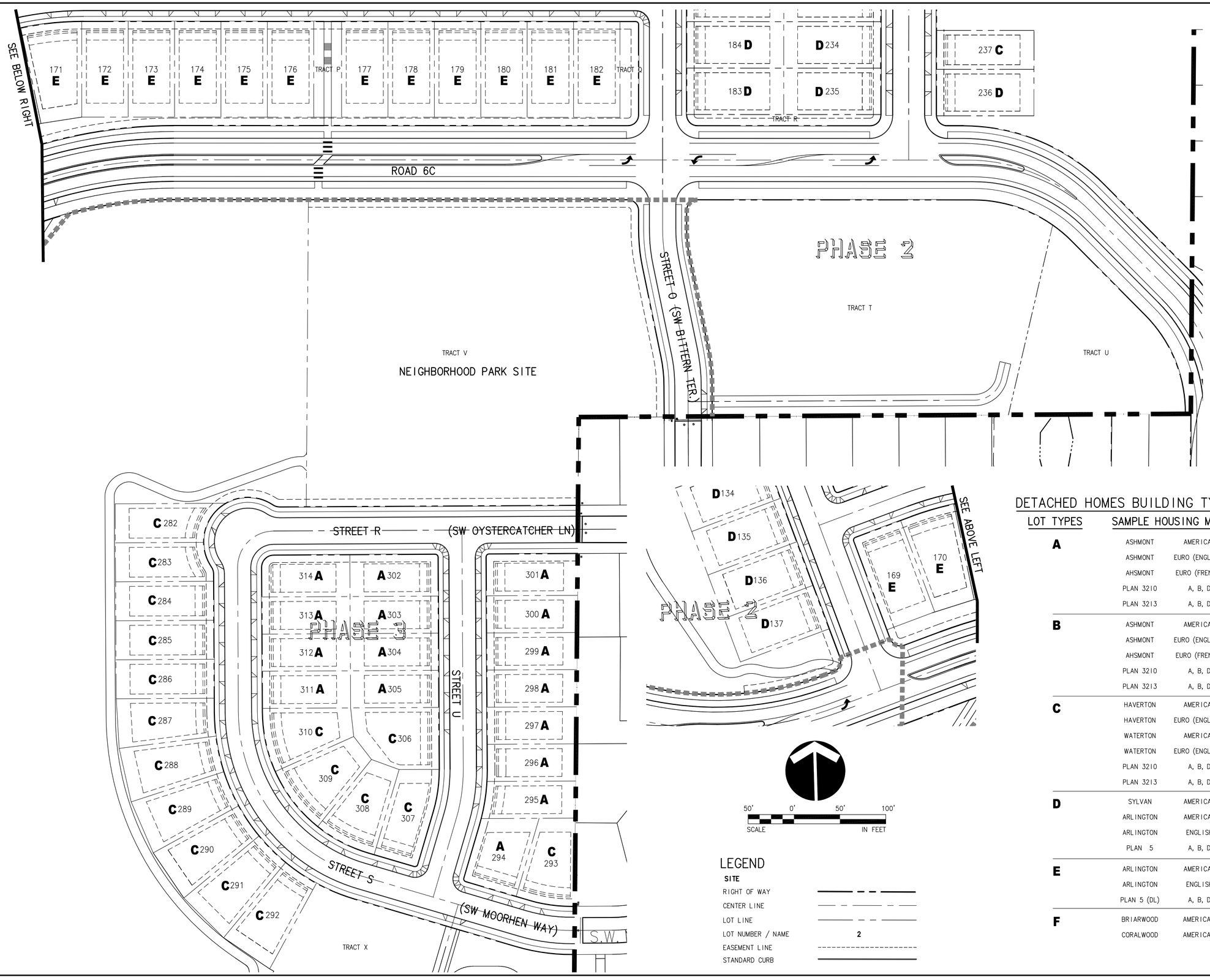

LEGEND

SITE

RIGHT OF WAY
CENTER LINE
LOT LINE
LOT NUMBER / NAME 2
EASEMENT LINE
STANDARD CURB

DETACHED HOMES BUILDING TYPES

LOT TYPES	SAMPLE HOUSING MIX	
A	ASHMONT	AMERICAN
	ASHMONT	EURO (ENGLISH)
	AHSMONT	EURO (FRENCH)
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	PLAN 3213	A, B, D
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	ASHMONT	EURO (ENGLISH)
	AHSMONT	EURO (FRENCH)
	PLAN 3210	A, B, D
	PLAN 3213	A, B, D
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	HAVERTON	EURO (ENGLISH)
	WATERTON	AMERICAN
	WATERTON	EURO (ENGLISH)
	PLAN 3210	A, B, D
	PLAN 3213	A, B, D
D	SYLVAN	AMERICAN
	ARLINGTON	AMERICAN
	ARLINGTON	ENGLISH
	PLAN 5	A, B, D
E	ARLINGTON	AMERICAN
	ARLINGTON	ENGLISH
	PLAN 5 (DL)	A, B, D
F	BRIARWOOD	AMERICAN
	CORALWOOD	AMERICAN

NO.	DATE	BY	REVISION COMMENTS	Date	Initial Issue Date:
	Design BDS				
	Drawn MDH				
	Checked MAP				

LAND USE RESUBMITTAL - 12/2/2015

SOUTH COOPER MOUNTAIN HEIGHTS

BEAVERTON, OREGON

PRELIMINARY HOUSE TYPE PLAN
SOUTHEAST

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Project No. Drawing No.

P2.11
Sheet No.

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XREF LIST
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Resolved
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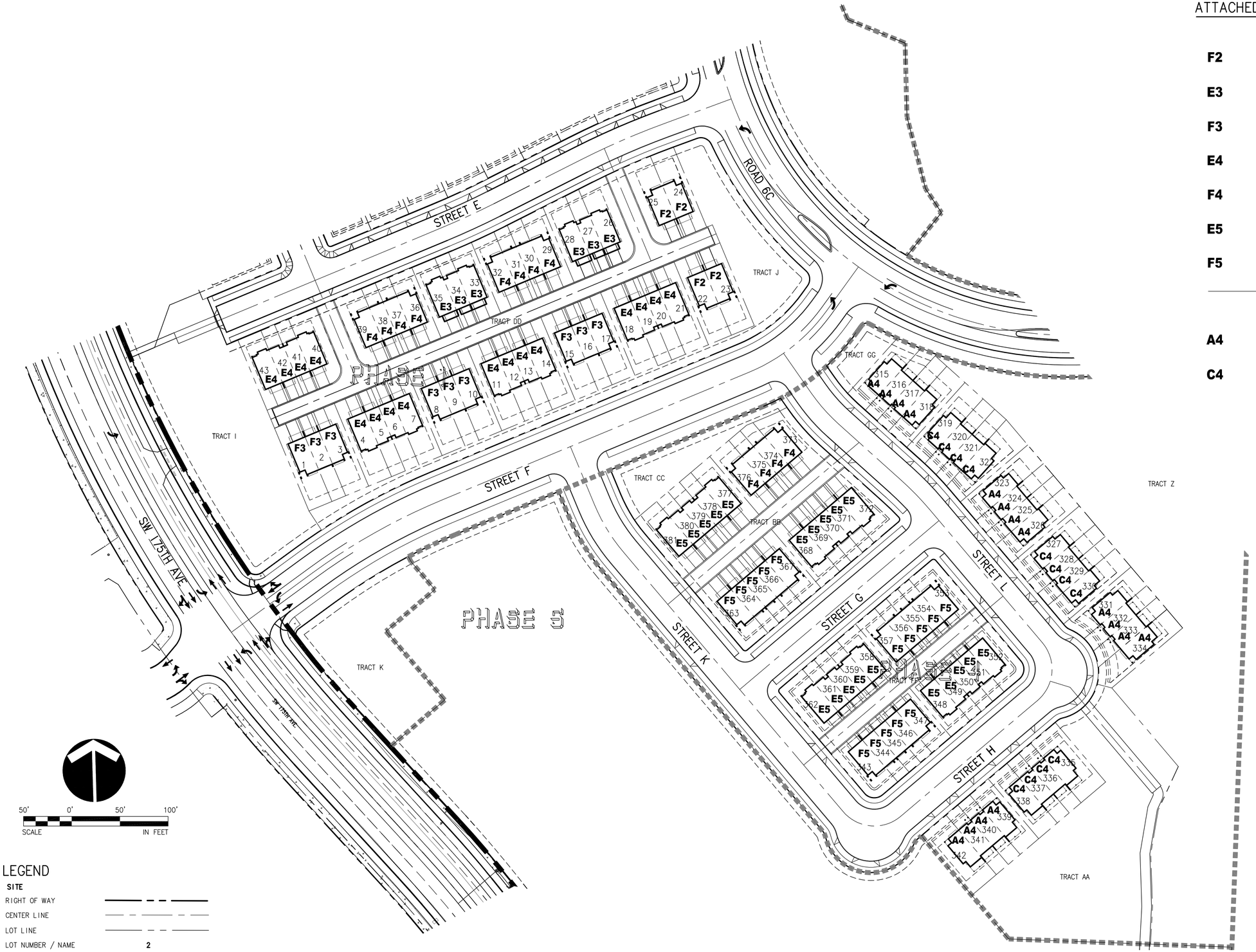

LEGEND

SITE

RIGHT OF WAY	
CENTER LINE	
LOT LINE	
LOT NUMBER / NAME	2
EASEMENT LINE	
STANDARD CURB	

ATTACHED HOMES BUILDING TYPES

ALLEY LOADED

F2	2-PLEX	FRENCH REVIVAL
E3	3-PLEX	ENGLISH REVIVAL
F3	3-PLEX	FRENCH REVIVAL
E4	4-PLEX	ENGLISH REVIVAL
F4	4-PLEX	FRENCH REVIVAL
E5	5-PLEX	ENGLISH REVIVAL
F5	5-PLEX	FRENCH REVIVAL

FRONT LOADED

A4	4-PLEX	AMERICAN MODERN
C4	4-PLEX	CRAFTSMAN

NO.	DATE	BY	REVISION COMMENTS

Design	Drawn	Checked	Date	Initial Issue Date:
BDS	MDH	MAP		

LAND USE RESUBMITTAL - 12/2/2015

SOUTH COOPER MOUNTAIN HEIGHTS

BEAVERTON, OREGON

PRELIMINARY HOUSE TYPE PLAN (ATTACHED HOMES)
SOUTHWEST

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16985 P16985P22-7
Project No. Drawing No.
P2.12
Sheet No.

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Ltscale: 80

Resolved
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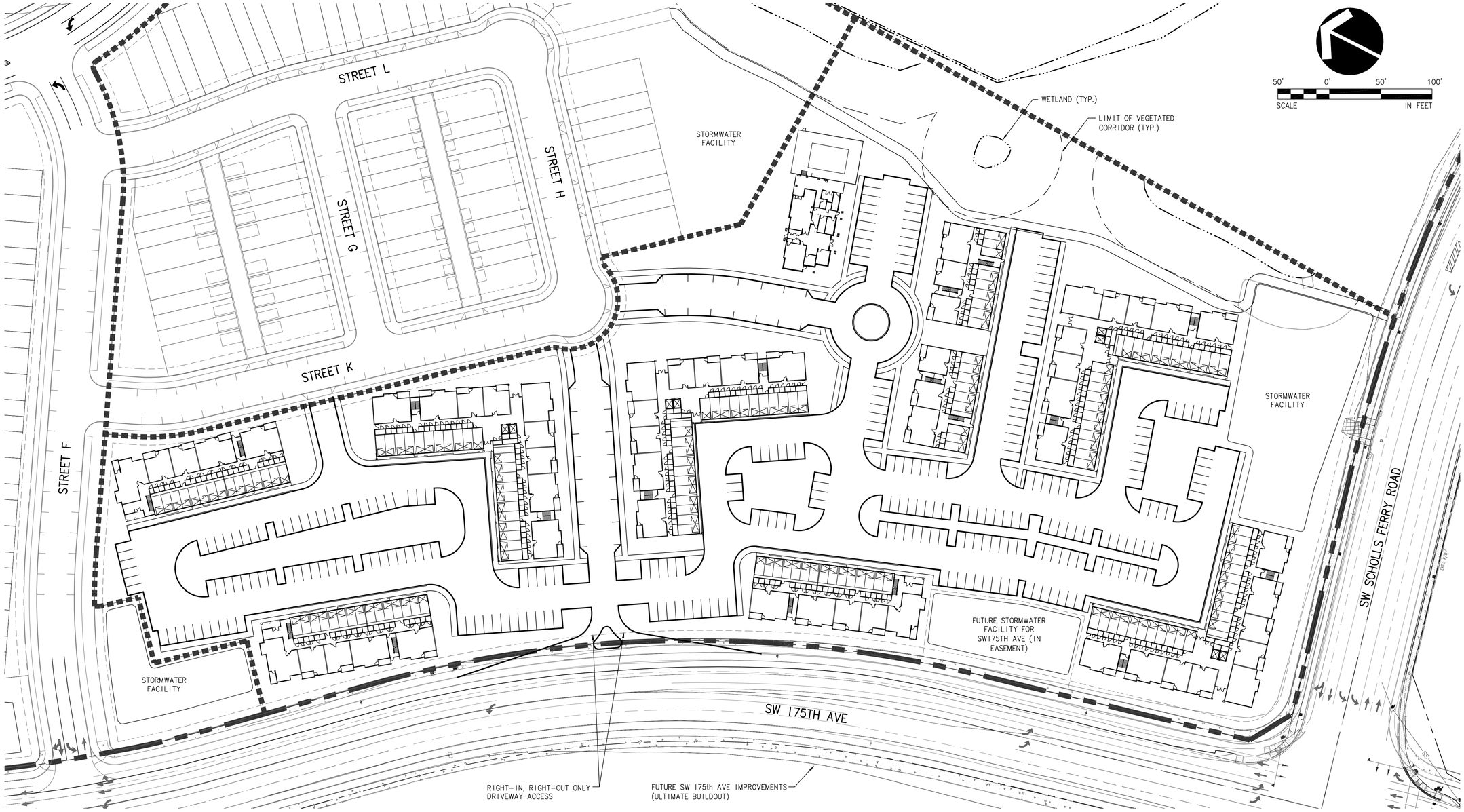

LEGEND

SITE	EXISTING	PROPOSED
RIGHT OF WAY		
CENTER LINE		
LOT LINE		
LOT NUMBER / NAME		2
EASEMENT LINE		
STANDARD CURB		
SIDEWALK		

NO.	DATE	BY	REVISION COMMENTS	Date	Initial Issue Date:
Design	Drawn	Checked			
BDS	MDH	MAP			

LAND USE RESUBMITTAL - 12/2/2015

SOUTH COOPER MOUNTAIN HEIGHTS

BEAVERTON, OREGON

CONCEPTUAL SITE PLAN
FUTURE MULTIFAMILY DEVELOPMENT LOT

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16985 P16985P213
Project No. Drawing No.

P2.13
Sheet No.

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Resolved
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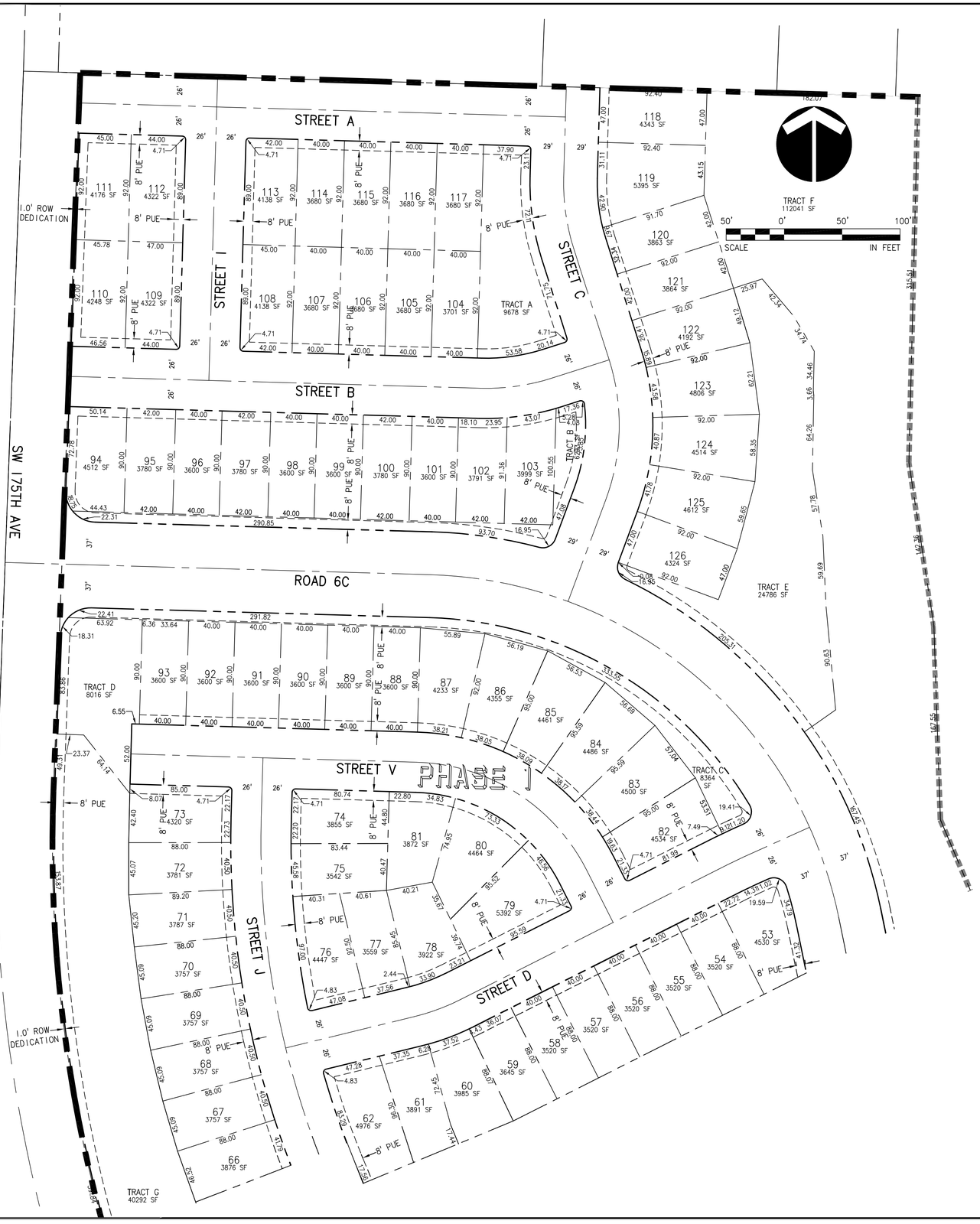

NOTES: (NOT ALL TRACTS SHOWN ON THIS SHEET)

1. TRACT V IS PROPOSED TO BE DEDICATED TO THE CITY OF BEAVERTON AS A PUBLIC PARK.

2. TRACTS A, B, C, H, J, M, N, O, P, Q, R, CC, EE AND GG ARE OPEN SPACE TRACTS TO BE OWNED AND MAINTAINED BY THE DEVELOPMENT'S HOMEOWNERS ASSOCIATION.

3. TRACTS F, G, L, S, U, W AND Z ARE OPEN SPACE TRACTS TO BE OWNED AND MAINTAINED BY THE DEVELOPMENT'S HOMEOWNERS ASSOCIATION. TRACTS MAY CONTAIN EASEMENTS TO PROTECT WETLANDS / VEGETATED CORRIDORS PER CWS NATURAL RESOURCES SERVICE PROVIDER LETTER.

4. TRACTS D, E, I, K, T, X, Y AND AA ARE STORM DRAINAGE TRACTS TO BE OWNED AND MAINTAINED BY THE DEVELOPMENT'S HOMEOWNERS ASSOCIATION. A PUBLIC STORMWATER EASEMENT WILL BE PROVIDED OVER THE STORM WATER FACILITIES WITHIN THE TRACTS.

5. TRACTS BB, DD, AND FF ARE PRIVATE ACCESS TRACTS TO BE OWNED AND MAINTAINED BY THE DEVELOPMENT'S HOMEOWNERS ASSOCIATION. PUBLIC ACCESS EASEMENTS WILL BE PROVIDED OVER THESE TRACTS.

LEGEND

SITE	EXISTING	PROPOSED
RIGHT OF WAY		
CENTER LINE		
LOT LINE		
LOT NUMBER / NAME		2
EASEMENT LINE		

NO.	DATE	BY	REVISION COMMENTS	Date	Initial Issue Date:
Design	BDS	Drawn	MDH	Checked	MAP

LAND USE RESUBMITTAL - 12/2/2015

SOUTH COOPER MOUNTAIN HEIGHTS

BEAVERTON, OREGON

PRELIMINARY SUBDIVISION PLAT
NORTHWEST

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16985 P16985P30-5
Project No. Drawing No.

P3.0
Sheet No.

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XREF LIST
Ltscale: 80
Resolved
P17531X001
S17531X190
P17531X230

NOTES: (NOT ALL TRACTS SHOWN ON THIS SHEET)

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LEGEND

SITE	EXISTING	PROPOSED
RIGHT OF WAY		
CENTER LINE		
LOT LINE		
LOT NUMBER / NAME		2
EASEMENT LINE		

NO.	DATE	BY	REVISION COMMENTS	Date:
Design	Drawn	Checked	Initial Issue	
BDS	MDH	MAP		

LAND USE RESUBMITTAL - 12/2/2015

SOUTH COOPER MOUNTAIN HEIGHTS

BEAVERTON, OREGON

PRELIMINARY SUBDIVISION PLAT

NORTH

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16985 P16985P30-5
Project No. Drawing No.

P3.1
Sheet No.

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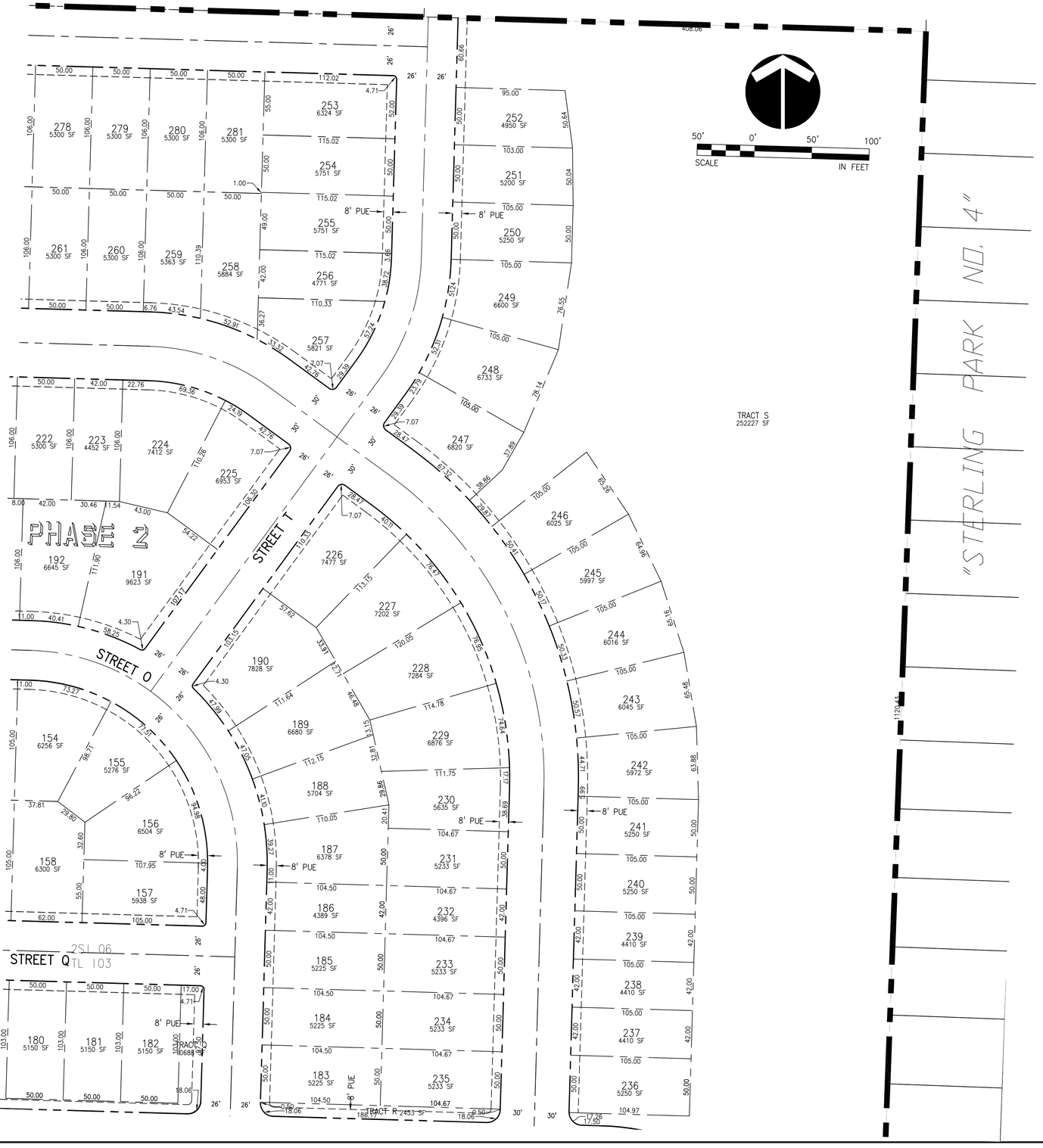

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LEGEND

SITE	EXISTING	PROPOSED
RIGHT OF WAY		
CENTER LINE		
LOT LINE		
LOT NUMBER / NAME		2
EASEMENT LINE		

NO.	DATE	BY	REVISION COMMENTS	Date:
	Design	Drawn	Checked	Initial Issue
	BDS	MDH	MAP	

LAND USE RESUBMITTAL - 12/2/2015

SOUTH COOPER MOUNTAIN HEIGHTS

BEAVERTON, OREGON

PRELIMINARY SUBDIVISION PLAT
NORTHEAST

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Project No. Drawing No.

P3.2
Sheet No.

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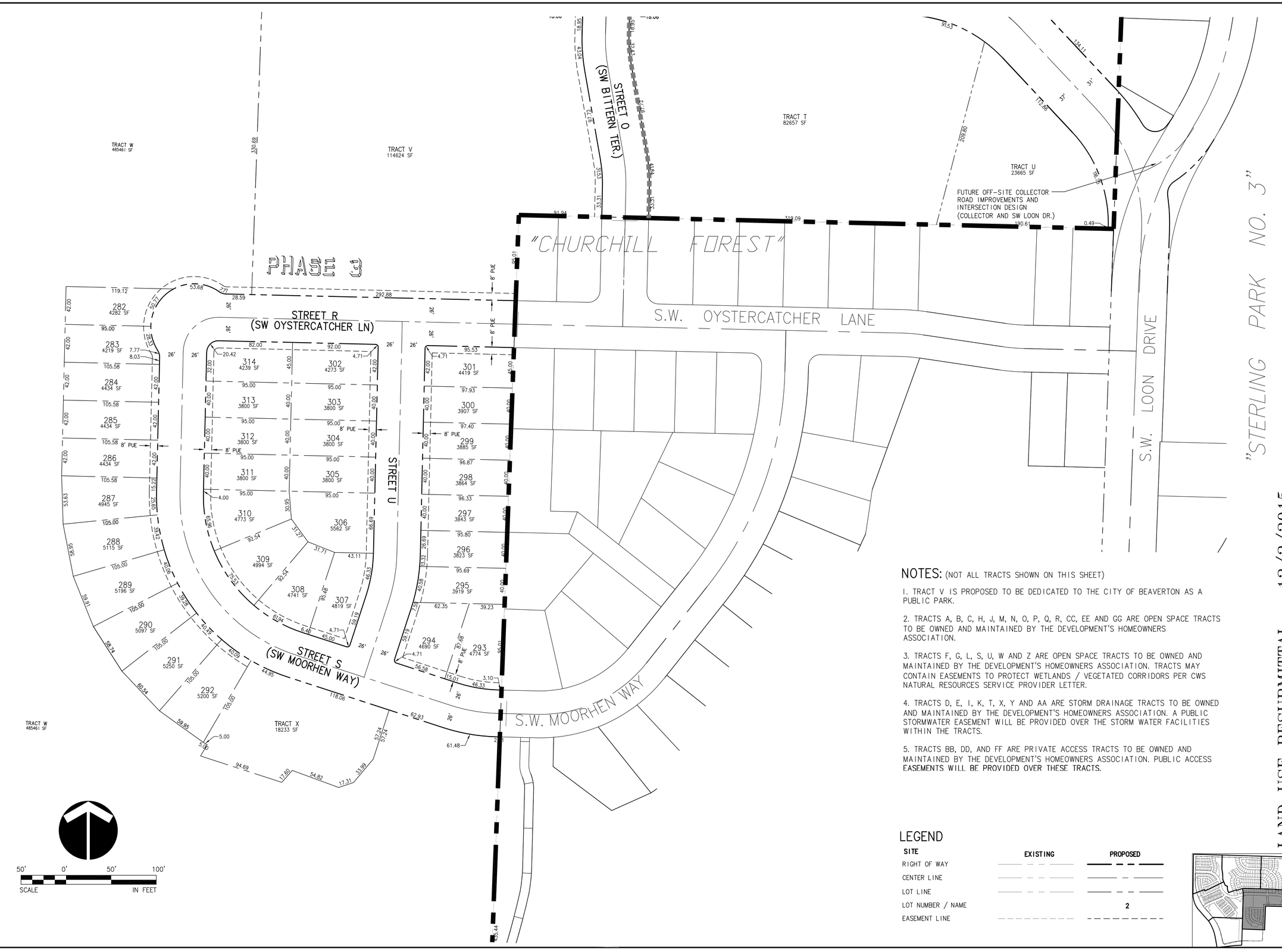

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5. TRACTS BB, DD, AND FF ARE PRIVATE ACCESS TRACTS TO BE OWNED AND MAINTAINED BY THE DEVELOPMENT'S HOMEOWNERS ASSOCIATION. PUBLIC ACCESS EASEMENTS WILL BE PROVIDED OVER THESE TRACTS.

LEGEND

SITE	EXISTING	PROPOSED
RIGHT OF WAY		
CENTER LINE		
LOT LINE		
LOT NUMBER / NAME		2
EASEMENT LINE		

LAND USE RESUBMITTAL – 12/2/2015

SOUTH COOPER MOUNTAIN HEIGHTS

BEAVERTON, OREGON

PRELIMINARY SUBDIVISION PLAT
SOUTHEAST

NO.	DATE	BY	REVISION COMMENTS

Design	Drawn	Checked	Date	Initial Issue Date:
BDS	MDH	MAP		

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16985 P16985P30-5
Project No. Drawing No.
P3.3
Sheet No.

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Plotted: Dec 02, 2015 – 10:02am mikeha L:\Project\16900\16985\Dwg\P16985P30-5.dwg Layout Name: P3.3

XREF LIST
Ltscale: 80
Resolved
P17531X001
S17531X190
P17531X230

PHASE 5

50' 0' 50' 100'
SCALE IN FEET

382
480876 SF

TRACT W
485461 SF

SW 175TH AVE

7.0' ROW DEDICATION

PROPOSED STORM DRAINAGE EASEMENT FOR FUTURE SW 175TH AVE IMPROVEMENTS

8' PUE

7.0' ROW DEDICATION

142.25

194.20

256.95

158.67

SW SCHOLLS FERRY RD

EXISTING TL 200 PARCEL AREAS SOUTH OF SW SCHOLLS FERRY ROAD, TO BE PARTITIONED FROM MAIN TL 200 NORTH OF SCHOLLS FERRY ROAD AND BECOME SINGLE PARCEL WITHIN CITY OF TIGARD. (PARTITION PLAT TO BE APPROVED UNDER SEPARATE LAND USE APPLICATION THROUGH INTERGOVERNMENTAL AGREEMENT BETWEEN TIGARD AND BEAVERTON.)

2S1 06
TL 200

APPROXIMATE

EXISTING R.O.W. IN PROCESS OF BEING VACATED BY WASHINGTON COUNTY/CITY OF TIGARD.

2S1 06
TL 251

OHL

NOTES: (NOT ALL TRACTS SHOWN ON THIS SHEET)

1. TRACT V IS PROPOSED TO BE DEDICATED TO THE CITY OF BEAVERTON AS A PUBLIC PARK.

2. TRACTS A, B, C, H, J, M, N, O, P, Q, R, CC, EE AND GG ARE OPEN SPACE TRACTS TO BE OWNED AND MAINTAINED BY THE DEVELOPMENT'S HOMEOWNERS ASSOCIATION.

3. TRACTS F, G, L, S, U, W AND Z ARE OPEN SPACE TRACTS TO BE OWNED AND MAINTAINED BY THE DEVELOPMENT'S HOMEOWNERS ASSOCIATION. TRACTS MAY CONTAIN EASEMENTS TO PROTECT WETLANDS / VEGETATED CORRIDORS PER CWS NATURAL RESOURCES SERVICE PROVIDER LETTER.

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LEGEND

SITE	EXISTING	PROPOSED
RIGHT OF WAY		
CENTER LINE		
LOT LINE		
LOT NUMBER / NAME		2
EASEMENT LINE		

NO.	DATE	BY	REVISION COMMENTS	Date	Initial Issue Date:
			Design	BDS	
			Drawn	MDH	
			Checked	MAP	

LAND USE RESUBMITTAL - 12/2/2015

SOUTH COOPER MOUNTAIN HEIGHTS

BEAVERTON, OREGON

PRELIMINARY SUBDIVISION PLAT
SOUTH

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16985 P16985P30-5
Project No. Drawing No.

P3.4
Sheet No.

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XREF LIST
Ltscale: 80
Resolved
P17531X001
S17531X190
P17531X230

NOTES: (NOT ALL TRACTS SHOWN ON THIS SHEET)

1. TRACT V IS PROPOSED TO BE DEDICATED TO THE CITY OF BEAVERTON AS A PUBLIC PARK.

2. TRACTS A, B, C, H, J, M, N, O, P, Q, R, CC, EE AND GG ARE OPEN SPACE TRACTS TO BE OWNED AND MAINTAINED BY THE DEVELOPMENT'S HOMEOWNERS ASSOCIATION.

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LEGEND

SITE	EXISTING	PROPOSED
RIGHT OF WAY		
CENTER LINE		
LOT LINE		
LOT NUMBER / NAME		2
EASEMENT LINE		

ROAD 6C
STREET E
STREET F
STREET G
STREET H
STREET K
STREET L
SW 175TH AVE
TRACT I 26096 SF
TRACT K 14438 SF
TRACT F 112041 SF
TRACT L 184757 SF
TRACT J 15949 SF
TRACT DD 13419 SF
TRACT CC 5530 SF
TRACT BB 3979 SF
TRACT FF 4200 SF
TRACT GG 2353 SF
TRACT Y 13501 SF
TRACT Z 70681 SF
TRACT W 485461 SF
TRACT AA 28652 SF
382 480876 SF
8' PUE
1.0' ROW DEDICATION
PHASE 4

SCALE 50' 0' 50' 100' IN FEET

NO.	DATE	BY	REVISION COMMENTS	Date	Initial Issue Date:
Design	BDS	Drawn	MDH	Checked	MAP

LAND USE RESUBMITTAL - 12/2/2015

SOUTH COOPER MOUNTAIN HEIGHTS

BEAVERTON, OREGON

PRELIMINARY SUBDIVISION PLAT

SOUTHWEST

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Project No. Drawing No.

P3.5
Sheet No.

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XREF LIST
Ltscale: 80

Resolved
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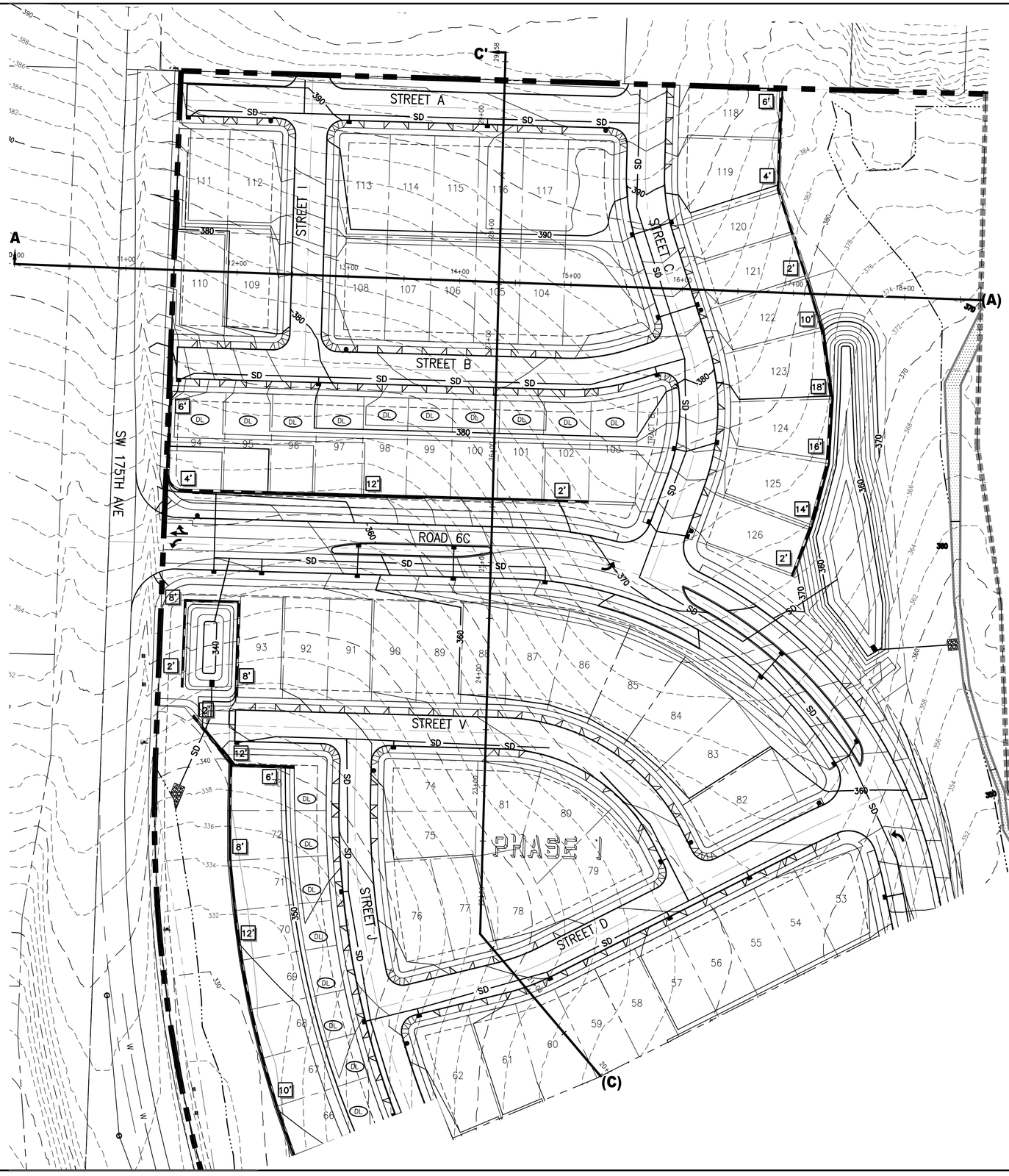
P17531X230



50' 0' 50' 100'
SCALE IN FEET

LEGEND

EXISTING 1' CONTOUR 271
EXISTING 5' CONTOUR 275
PROPOSED 1' CONTOUR 271
PROPOSED 5' CONTOUR 275
RETAINING WALL X' X' — WALL HEIGHT SHOWN ON UPHILL (TOP) OF WALL
STORM DRAIN LINE SD
DAYLIGHT BASEMENT LOT DL
GARAGE UNDER LOT GU
SITE SECTION D D'
SITE SECTION MATCH LINE (D)

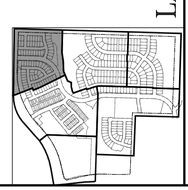
SEE SHEETS P4.6 TO P4.9
FOR SITE SECTIONS

NO.	DATE	BY	REVISION COMMENTS	Date	Initial Issue Date:
Design	BDS				
Drawn	MDH				
Checked	MAP				

LAND USE RESUBMITTAL – 12/2/2015

SOUTH COOPER MOUNTAIN HEIGHTS
BEAVERTON, OREGON

PRELIMINARY GRADING PLAN
NORTHWEST



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16985 P16985P40-9
Project No. Drawing No.

P4.0
Sheet No.

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XREF LIST
Ltscale: 80

Resolved
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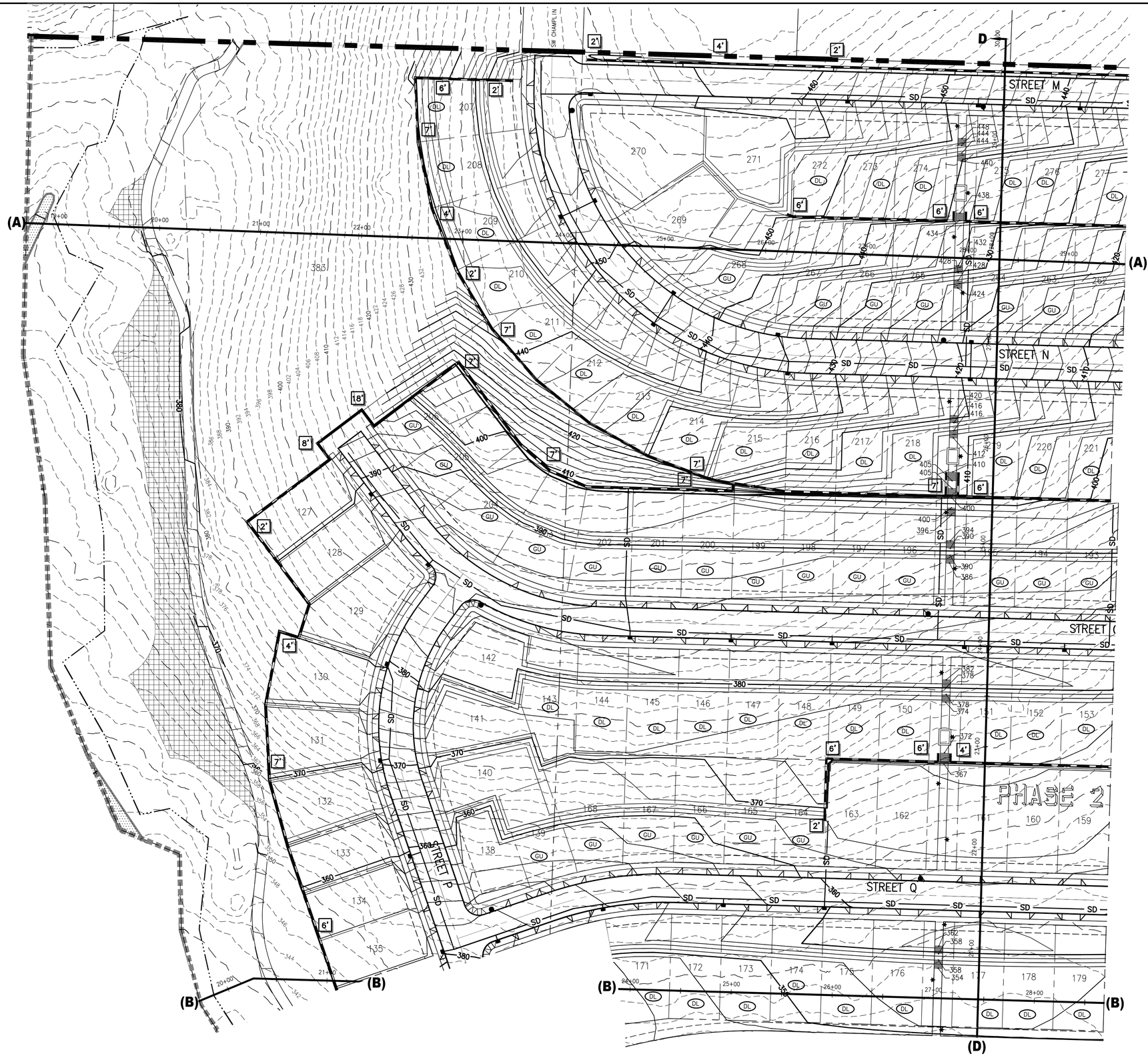

50' 0' 50' 100'
SCALE IN FEET

LEGEND

EXISTING 1' CONTOUR
EXISTING 5' CONTOUR
PROPOSED 1' CONTOUR
PROPOSED 5' CONTOUR
RETAINING WALL — X' X' — WALL HEIGHT SHOWN ON UPHILL (TOP) OF WALL
STORM DRAIN LINE — SD
DAYLIGHT BASEMENT LOT — DL
GARAGE UNDER LOT — GU
SITE SECTION — D D'
SITE SECTION MATCH LINE (D)

SEE SHEETS P4.6 TO P4.9
FOR SITE SECTIONS

NO.	DATE	BY	REVISION COMMENTS	Date	Initial Issue Date:
Design	BDS				
Drawn	MDH				
Checked	MAP				

LAND USE RESUBMITTAL - 12/2/2015

SOUTH COOPER MOUNTAIN HEIGHTS
BEAVERTON, OREGON

PRELIMINARY GRADING PLAN
NORTH

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Project No. Drawing No.

P4.1
Sheet No.

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XREF LIST
Ltscale: 80
Resolved
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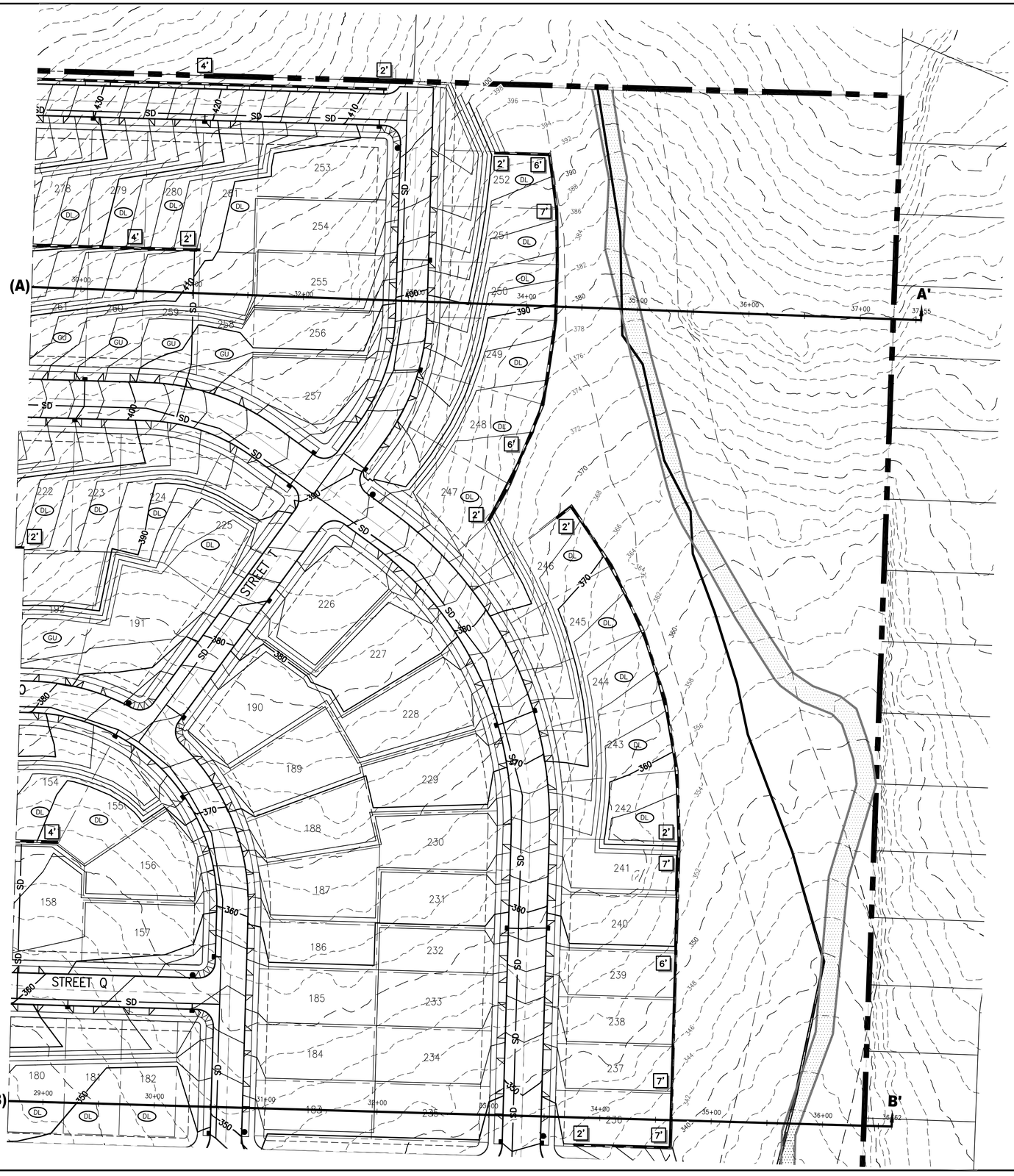
017531X101



LEGEND

- EXISTING 1' CONTOUR — 271
- EXISTING 5' CONTOUR — 275
- PROPOSED 1' CONTOUR — 271
- PROPOSED 5' CONTOUR — 275
- RETAINING WALL — X' / X' — WALL HEIGHT SHOWN ON UPHILL (TOP) OF WALL
- STORM DRAIN LINE — SD
- DAYLIGHT BASEMENT LOT — DL
- GARAGE UNDER LOT — GU
- SITE SECTION — D / D'
- SITE SECTION MATCH LINE — (D)

SEE SHEETS P4.6 TO P4.9
FOR SITE SECTIONS

50' 0' 50' 100'
SCALE IN FEET

NO.	DATE	BY	REVISION COMMENTS	Date	Initial Issue Date:
Design	Drawn	Checked			
BDS	MDH	MAP			

LAND USE RESUBMITTAL - 12/2/2015

SOUTH COOPER MOUNTAIN HEIGHTS

BEAVERTON, OREGON

PRELIMINARY GRADING PLAN
NORTHEAST

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16985 P16985P40-9
Project No. Drawing No.

P4.2
Sheet No.

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XREF LIST
Ltscale: 80

Resolved
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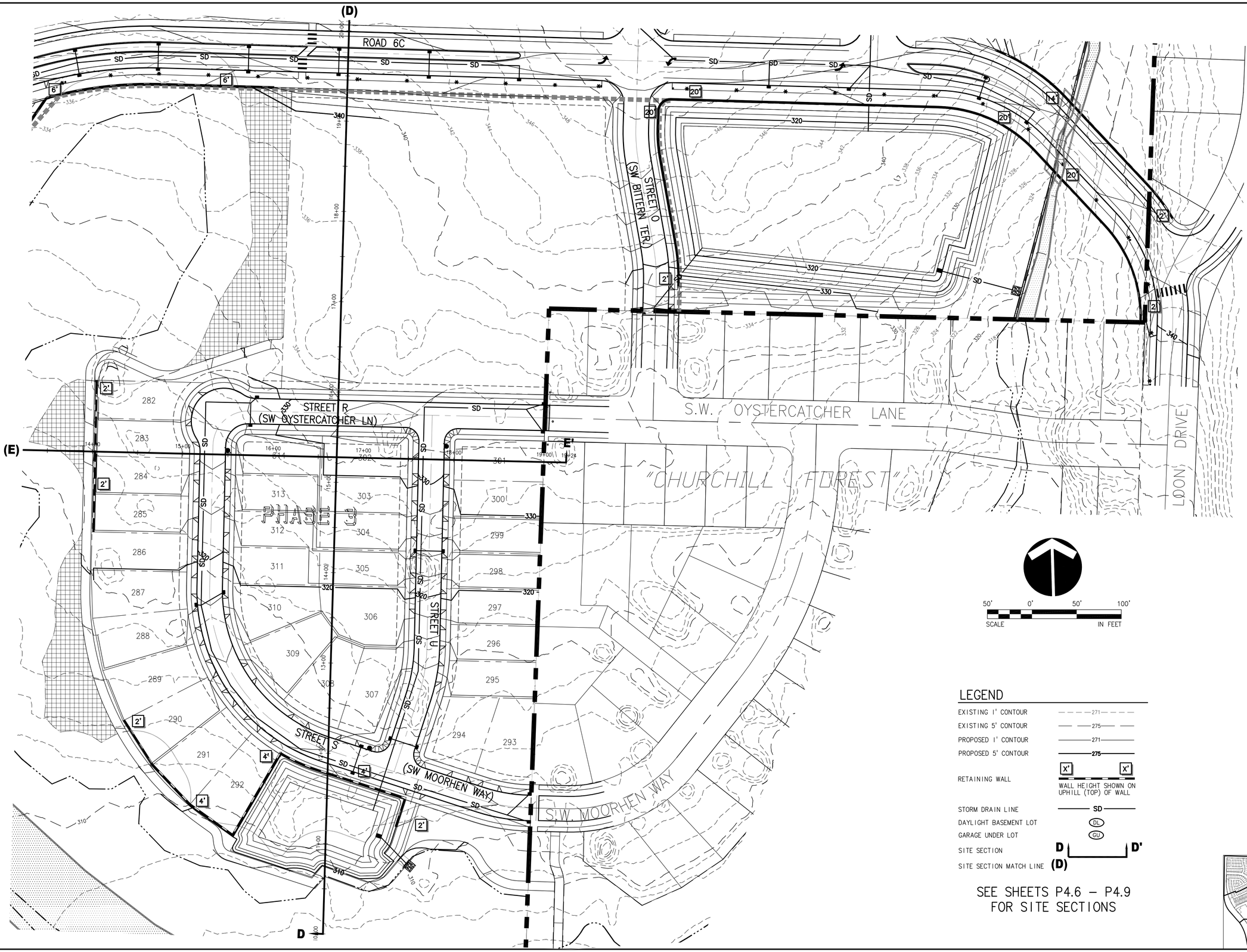

50' 0' 50' 100'
SCALE IN FEET

LEGEND

- EXISTING 1' CONTOUR — 271
- EXISTING 5' CONTOUR — 275
- PROPOSED 1' CONTOUR — 271
- PROPOSED 5' CONTOUR — 275
- RETAINING WALL — X' X' — WALL HEIGHT SHOWN ON UPHILL (TOP) OF WALL
- STORM DRAIN LINE — SD
- DAYLIGHT BASEMENT LOT — DL
- GARAGE UNDER LOT — GU
- SITE SECTION — D D'
- SITE SECTION MATCH LINE — (D)

SEE SHEETS P4.6 – P4.9
FOR SITE SECTIONS

NO.	DATE	BY	REVISION COMMENTS	Date	Initial	Issue Date:
Design	BDS					
Drawn	MDH					
Checked	MAP					

LAND USE RESUBMITTAL – 12/2/2015

SOUTH COOPER MOUNTAIN HEIGHTS
BEAVERTON, OREGON

PRELIMINARY GRADING PLAN
SOUTHEAST

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Project No. Drawing No.

P4.3
Sheet No.

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XREF LIST
Ltscale: 80

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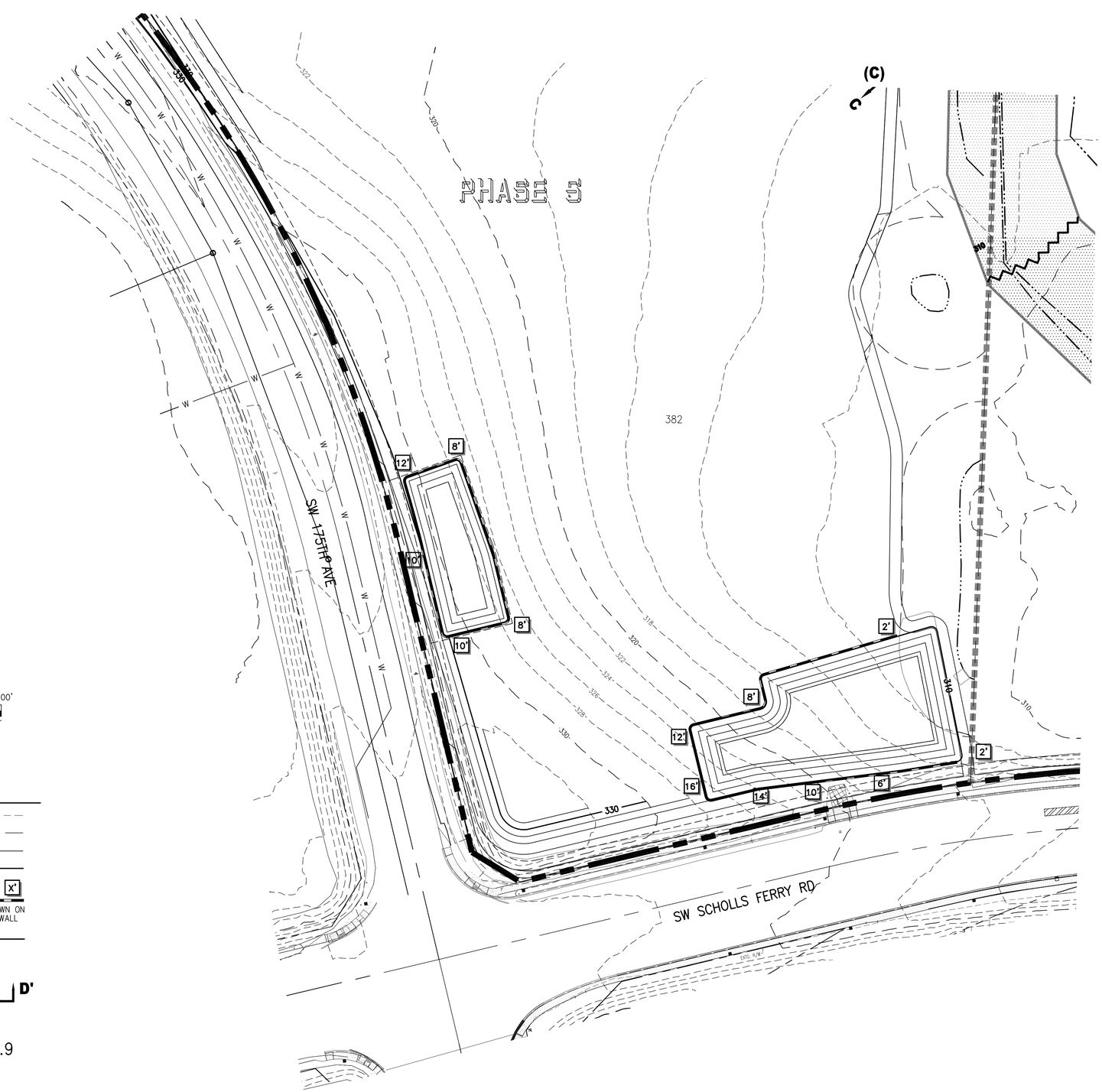

50' 0' 50' 100'
SCALE IN FEET

LEGEND

EXISTING 1' CONTOUR	271
EXISTING 5' CONTOUR	275
PROPOSED 1' CONTOUR	271
PROPOSED 5' CONTOUR	275
RETAINING WALL	X' X' — WALL HEIGHT SHOWN ON UPHILL (TOP) OF WALL
STORM DRAIN LINE	SD
DAYLIGHT BASEMENT LOT	DL
GARAGE UNDER LOT	GU
SITE SECTION	D D'
SITE SECTION MATCH LINE	(D)

SEE SHEETS P4.6 TO P4.9
FOR SITE SECTIONS

NO.	DATE	BY	REVISION COMMENTS	Date
Design	Drawn	Checked	Initial Issue	Date:
BDS	MDH	MAP		

LAND USE RESUBMITTAL - 12/2/2015

SOUTH COOPER MOUNTAIN HEIGHTS
BEAVERTON, OREGON

PRELIMINARY GRADING PLAN
SOUTH

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16985 P16985P40-9
Project No. Drawing No.

P4.4
Sheet No.

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XREF LIST
Ltscale: 80
Resolved
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S17531X360
017531X104
P17531X230
017531X270
P17531X430
017531X101

LEGEND

- EXISTING 1' CONTOUR — 271
- EXISTING 5' CONTOUR — 275
- PROPOSED 1' CONTOUR — 271
- PROPOSED 5' CONTOUR — 275
- RETAINING WALL — X' X' — WALL HEIGHT SHOWN ON UPHILL (TOP) OF WALL
- STORM DRAIN LINE — SD
- DAYLIGHT BASEMENT LOT — DL
- GARAGE UNDER LOT — GU
- SITE SECTION — D D'
- SITE SECTION MATCH LINE — (D)

SEE SHEETS P4.6 TO P4.9 FOR SITE SECTIONS

50' 0' 50' 100'
SCALE IN FEET

NO.	DATE	BY	REVISION COMMENTS	Date
Design	Drawn	Checked	Initial issue	Date:
BDS	MDH	MAP		

LAND USE RESUBMITTAL – 12/2/2015

SOUTH COOPER MOUNTAIN HEIGHTS

BEAVERTON, OREGON

PRELIMINARY GRADING PLAN
SOUTHWEST

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16985 P16985P45
Project No. Drawing No.

P4.5
Sheet No.

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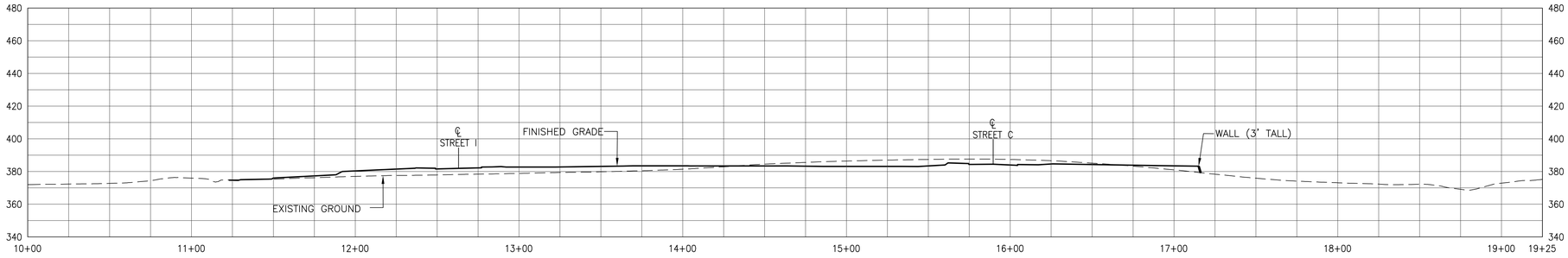
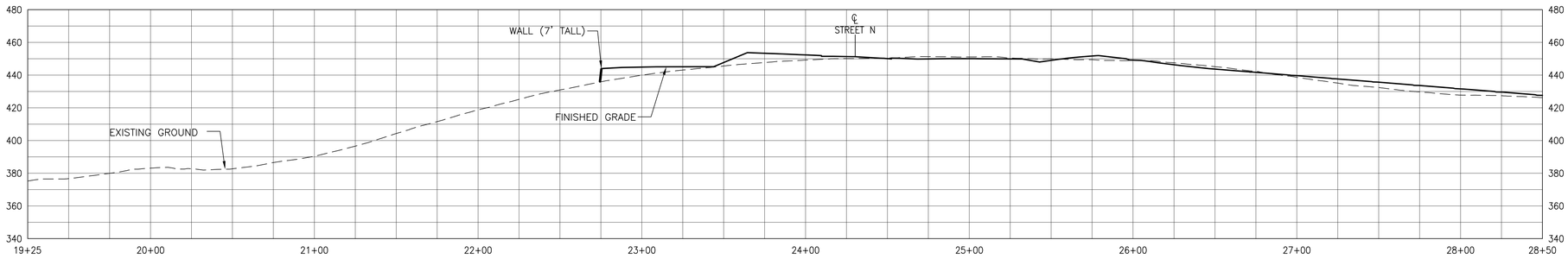


SITE SECTION A–A' (STA 10+00 – STA 19+25)



SITE SECTION A–A' (STA 19+25 – STA 28+50)

SITE SECTION A–A' (STA 28+50 – STA 37+50)

LAND USE RESUBMITTAL – 12/2/2015

SOUTH COOPER MOUNTAIN HEIGHTS

BEAVERTON, OREGON

PRELIMINARY SITE SECTIONS
SECTION A–A'

NO.	DATE	BY	REVISION COMMENTS	Date
	Design BDS	Checked MAP	Initial Issue	Date:
	Drawn MDH			

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Project No. Drawing No.

P4.6
Sheet No.

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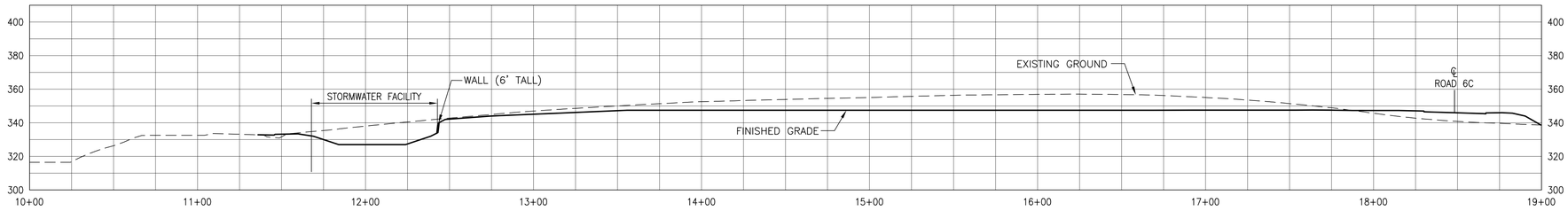
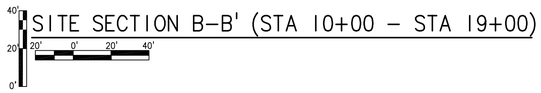
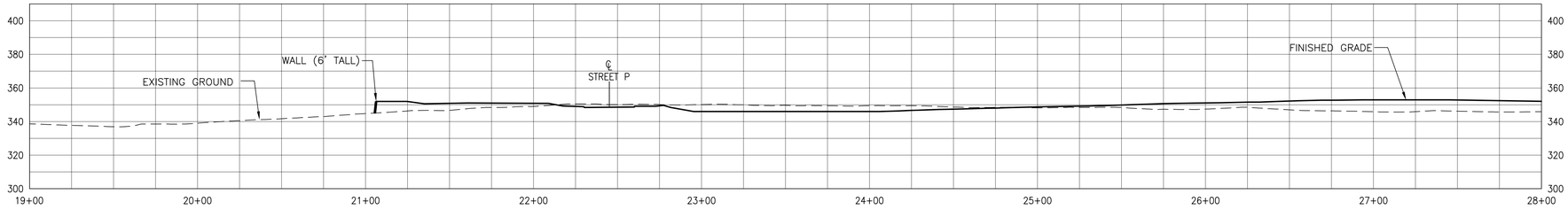
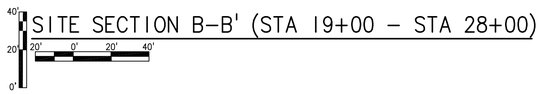


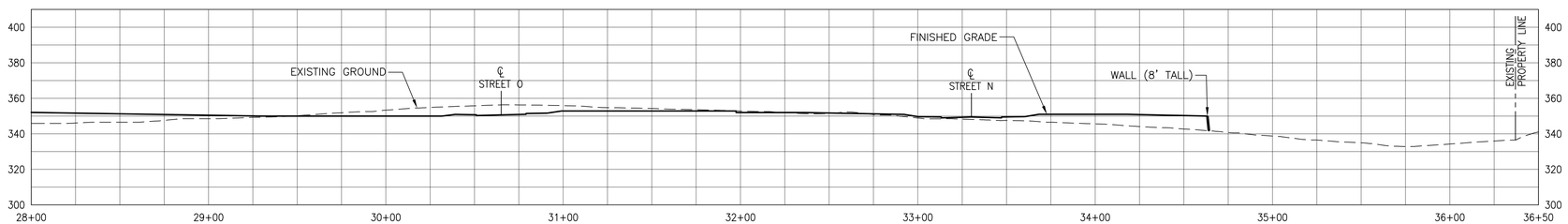


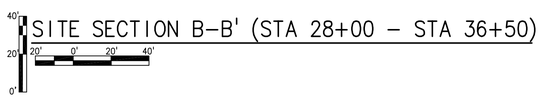
SITE SECTION B–B' (STA 10+00 – STA 19+00)





SITE SECTION B–B' (STA 19+00 – STA 28+00)





SITE SECTION B–B' (STA 28+00 – STA 36+50)

LAND USE RESUBMITTAL – 12/2/2015

SOUTH COOPER MOUNTAIN HEIGHTS

BEAVERTON, OREGON

PRELIMINARY SITE SECTIONS
SECTION B–B'

NO.	DATE	BY	REVISION COMMENTS
Design	Drawn	Checked	Date
BDS	MDH	MAP	Initial Issue Date:

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16985 P16985P40-9
Project No. Drawing No.

P4.7
Sheet No.

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Resolved
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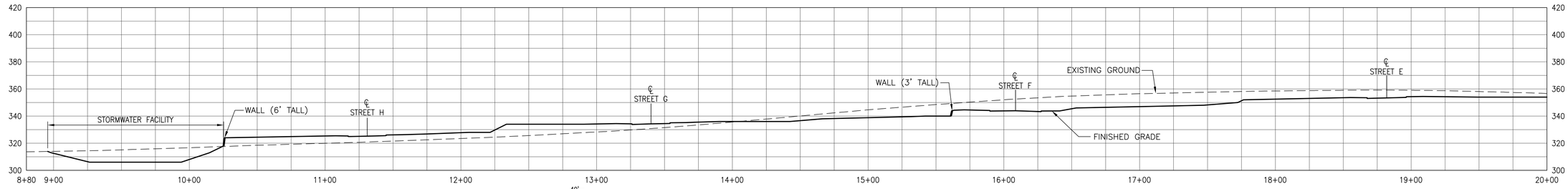
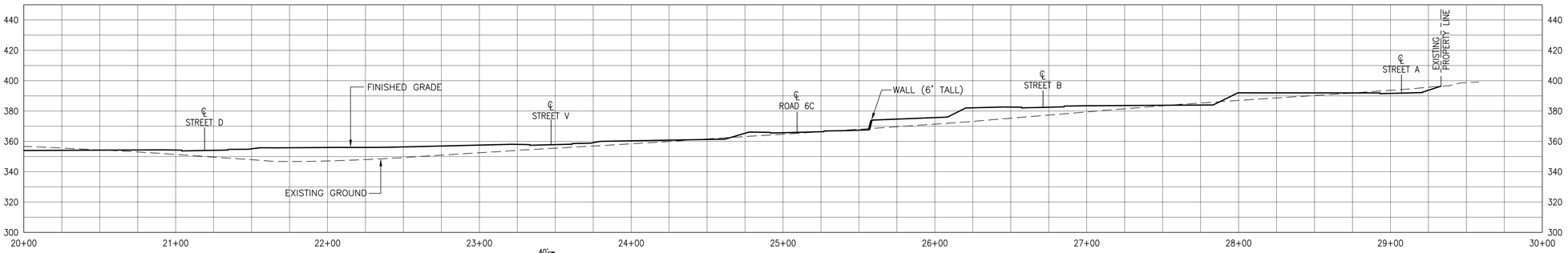
017531X101



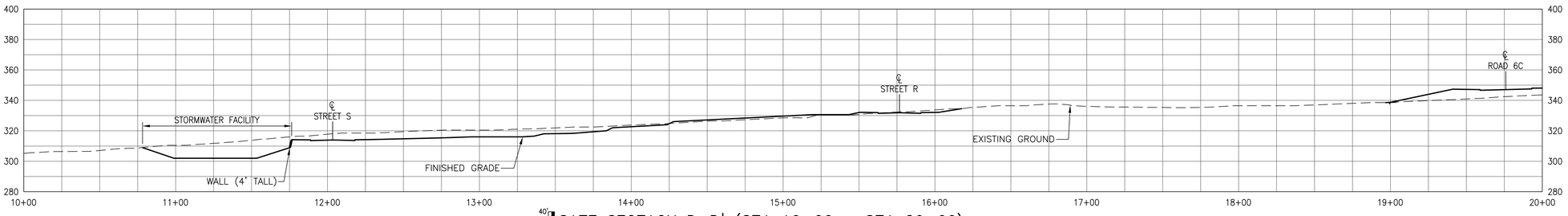
SITE SECTION C–C' (STA 8+80 – STA 20+00)

40'
20'
0'
20' 0' 20' 40'



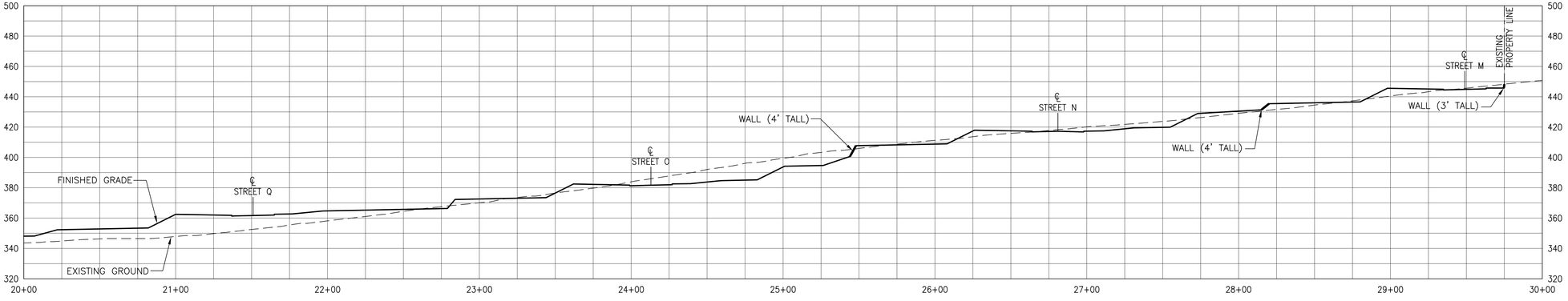
SITE SECTION C–C' (STA 20+00 – STA 30+00)

40'
20'
0'
20' 0' 20' 40'



SITE SECTION D–D' (STA 10+00 – STA 20+00)

40'
20'
0'
20' 0' 20' 40'



SITE SECTION D–D' (STA 20+00 – STA 30+00)

40'
20'
0'
20' 0' 20' 40'

NO.	DATE	BY	REVISION COMMENTS	Date
	Design BDS	Drawn MDH	Checked MAP	Initial Issue Date:

LAND USE RESUBMITTAL – 12/2/2015

SOUTH COOPER MOUNTAIN HEIGHTS

BEAVERTON, OREGON

PRELIMINARY SITE SECTIONS
SECTION C–C' & SECTION D–D'

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16985 P16985P40-9
Project No. Drawing No.

P4.8
Sheet No.

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Plotted: Dec 02, 2015 - 10:57am mikeha L:\Project\16900\16985\Dwg\P16985P40-9.dwg Layout Name: P4.8

XREF LIST
Ltscale: 80

Resolved
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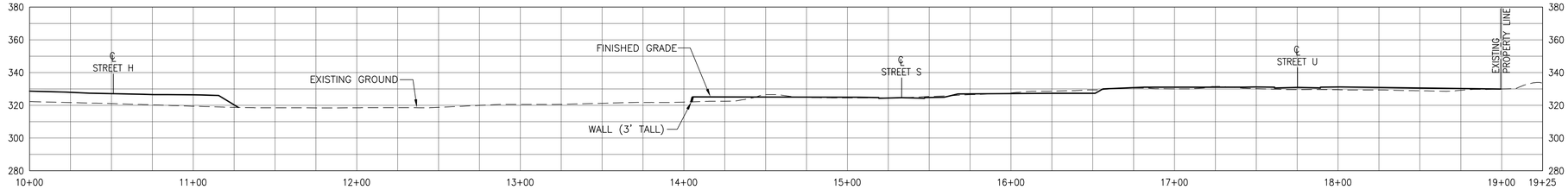
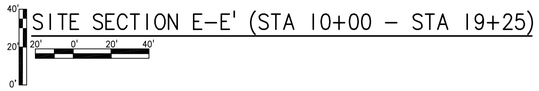
S17531X190
S17531X360
017531X104
P17531X230
017531X270
P17531X430
017531X101





SITE SECTION E-E' (STA 10+00 - STA 19+25)

NO.	DATE	BY	REVISION COMMENTS	Date
Design	Drawn	Checked	Initial Issue	Date:
BDS	MDH	MAP		

LAND USE RESUBMITTAL - 12/2/2015

SOUTH COOPER MOUNTAIN HEIGHTS
BEAVERTON, OREGON

PRELIMINARY SITE SECTIONS
SECTION E-E'

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16985 P16985P40-9
Project No. Drawing No.

P4.9
Sheet No.

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XREF LIST
Ltscale: 80

Resolved
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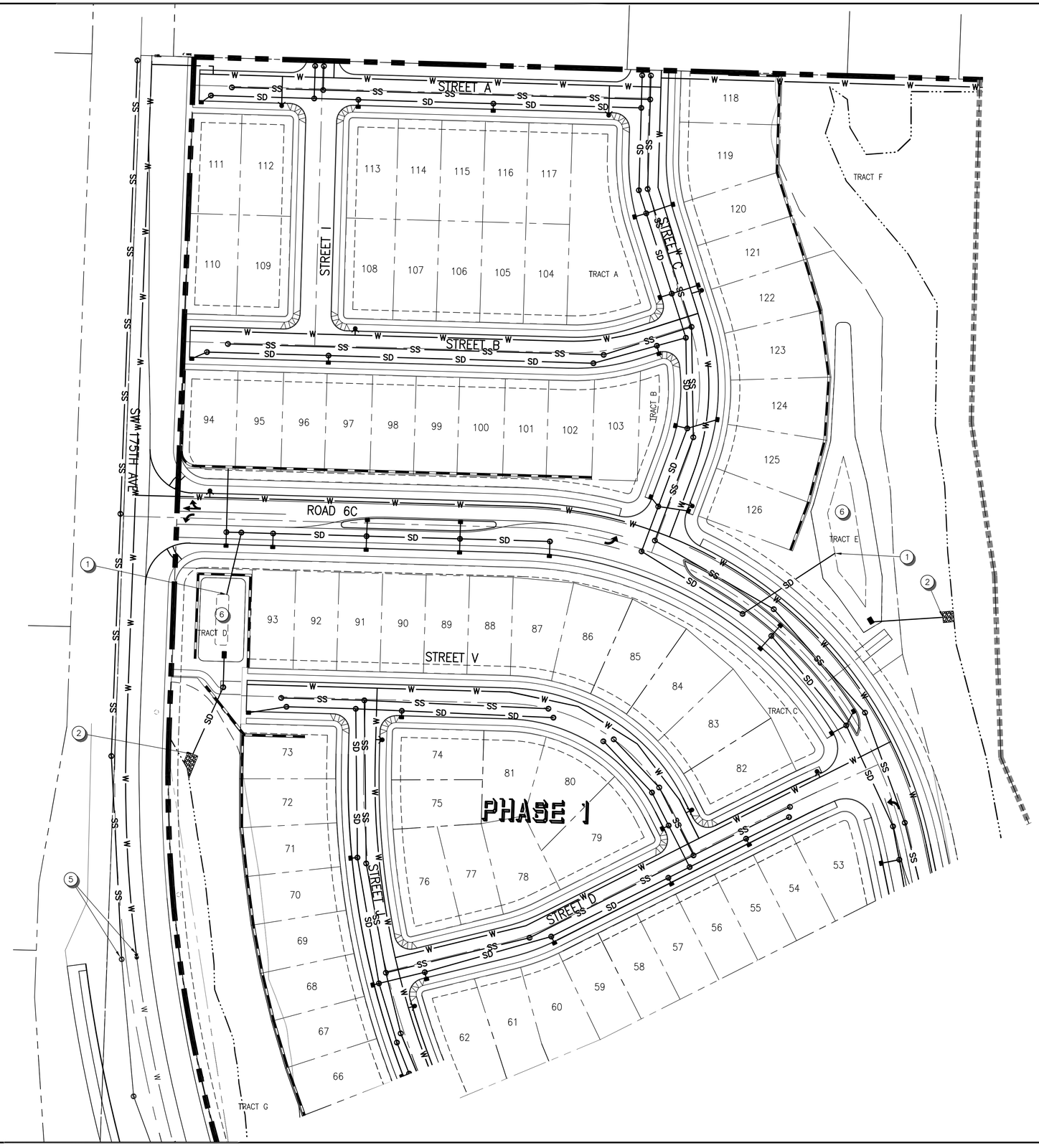
S17531X190



50' 0' 50' 100'
SCALE IN FEET

KEYNOTES:

1. STORM DRAIN OUTFALL TO STORM FACILITY.
2. STORM FACILITY DISCHARGE LOCATION TO EXISTING DRAINAGE.
3. CONNECT TO EXISTING WATER LINE.
4. CONNECT TO EXISTING SANITARY SEWER STUB.
5. CONNECT TO PROPOSED UTILITIES IN SW 175TH AVE IN CONJUNCTION WITH NEW HIGH SCHOOL PROJECT AND/OR SW 175TH AVE/ROY ROGERS PROJECTS.
6. STORM FACILITY.
7. NOT USED
8. PROPOSED CONCRETE BOX CULVERT (BURIED ONE FOOT TO PROVIDE "NATURAL" CHANNEL BOTTOM.
9. INTERCONNECT FACILITIES WITH STORM SYSTEM TO FUNCTION AS ONE FACILITY.

LEGEND

- STORM LINE
- STORM MANHOLE
- STORM CURB INLET/CATCH BASIN
- SANITARY LINE
- SANITARY MANHOLE
- WATER LINE
- FIRE HYDRANT
- WATER METER
- PUBLIC UTILITY EASEMENT

NO.	DATE	BY	REVISION COMMENTS	Date
	Design BDS			Initial Issue Date:
	Drawn MDH			
	Checked MAP			

LAND USE RESUBMITTAL - 12/2/2015

SOUTH COOPER MOUNTAIN HEIGHTS
BEAVERTON, OREGON

PRLIMINARY UTILITY PLAN
NORTHWEST

DATUM: COP (NGVD 29-COP-1.37')

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16985 P16985P50-5
Project No. Drawing No.

P5.0
Sheet No.

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XREF LIST
Ltscale: 80
Resolved
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S17531X360
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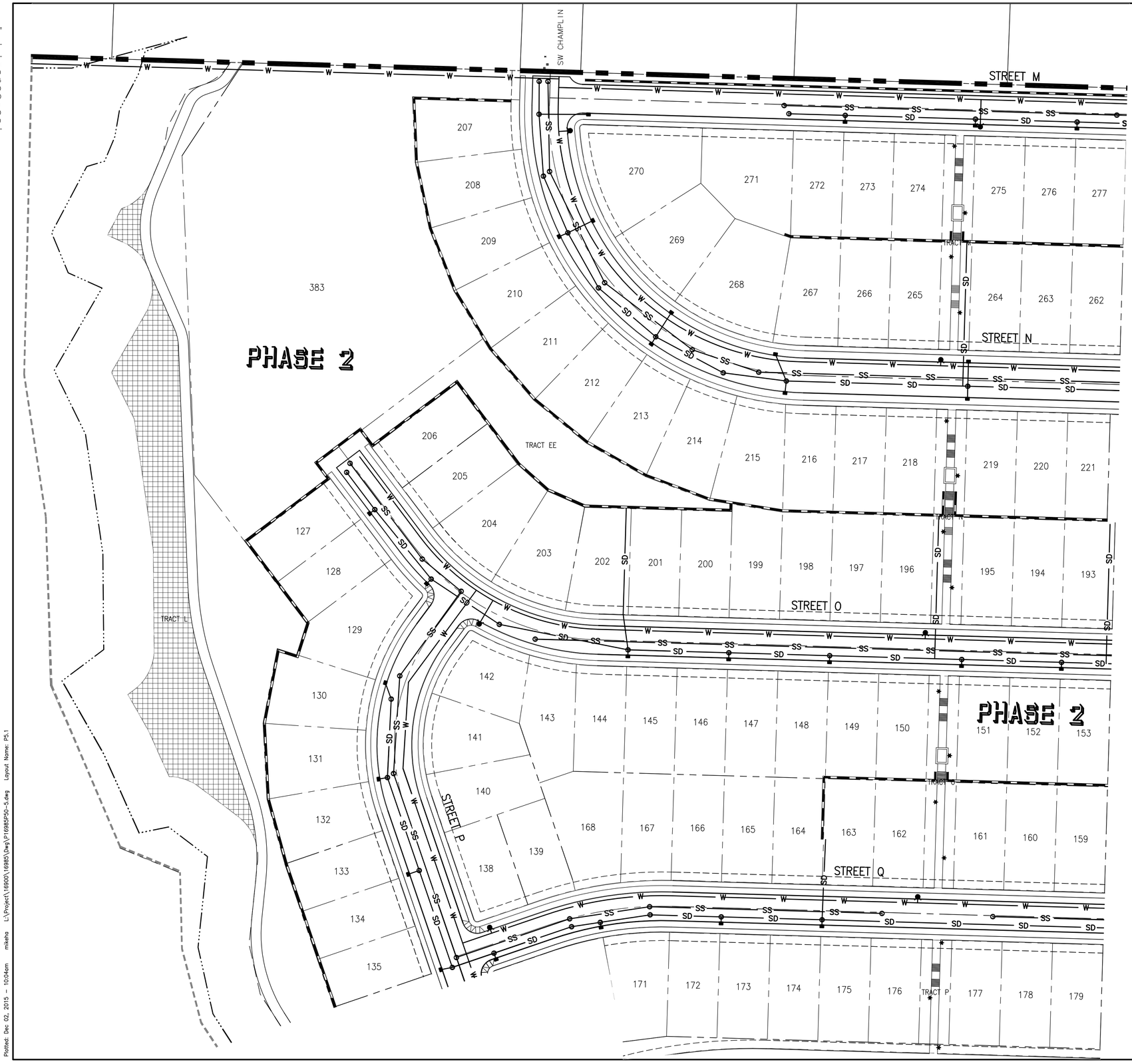
017531X270
017531X101
P17531X600
S17531X190



50' 0' 50' 100'
SCALE IN FEET

KEYNOTES:

1. STORM DRAIN OUTFALL TO STORM FACILITY.
2. STORM FACILITY DISCHARGE LOCATION TO EXISTING DRAINAGE.
3. CONNECT TO EXISTING WATER LINE.
4. CONNECT TO EXISTING SANITARY SEWER STUB.
5. CONNECT TO PROPOSED UTILITIES IN SW 175TH AVE IN CONJUNCTION WITH NEW HIGH SCHOOL PROJECT AND/OR SW 175TH AVE/ROY ROGERS PROJECTS.
6. STORM FACILITY.
7. NOT USED
8. PROPOSED CONCRETE BOX CULVERT (BURIED ONE FOOT TO PROVIDE "NATURAL" CHANNEL BOTTOM.
9. INTERCONNECT FACILITIES WITH STORM SYSTEM TO FUNCTION AS ONE FACILITY.

LEGEND

- STORM LINE
- STORM MANHOLE
- STORM CURB INLET/CATCH BASIN
- SANITARY LINE
- SANITARY MANHOLE
- WATER LINE
- FIRE HYDRANT
- WATER METER
- PUBLIC UTILITY EASEMENT

NO.	DATE	BY	REVISION COMMENTS	Date
Design	Drawn	Checked	Initial Issue	Date:
BDS	MDH	MAP		

LAND USE RESUBMITTAL - 12/2/2015

SOUTH COOPER MOUNTAIN HEIGHTS
BEAVERTON, OREGON

PRELIMINARY UTILITY PLAN
NORTH

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16985 P16985P50-5
Project No. Drawing No.

P5.1
Sheet No.

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XREF LIST
Ltscale: 80

Resolved
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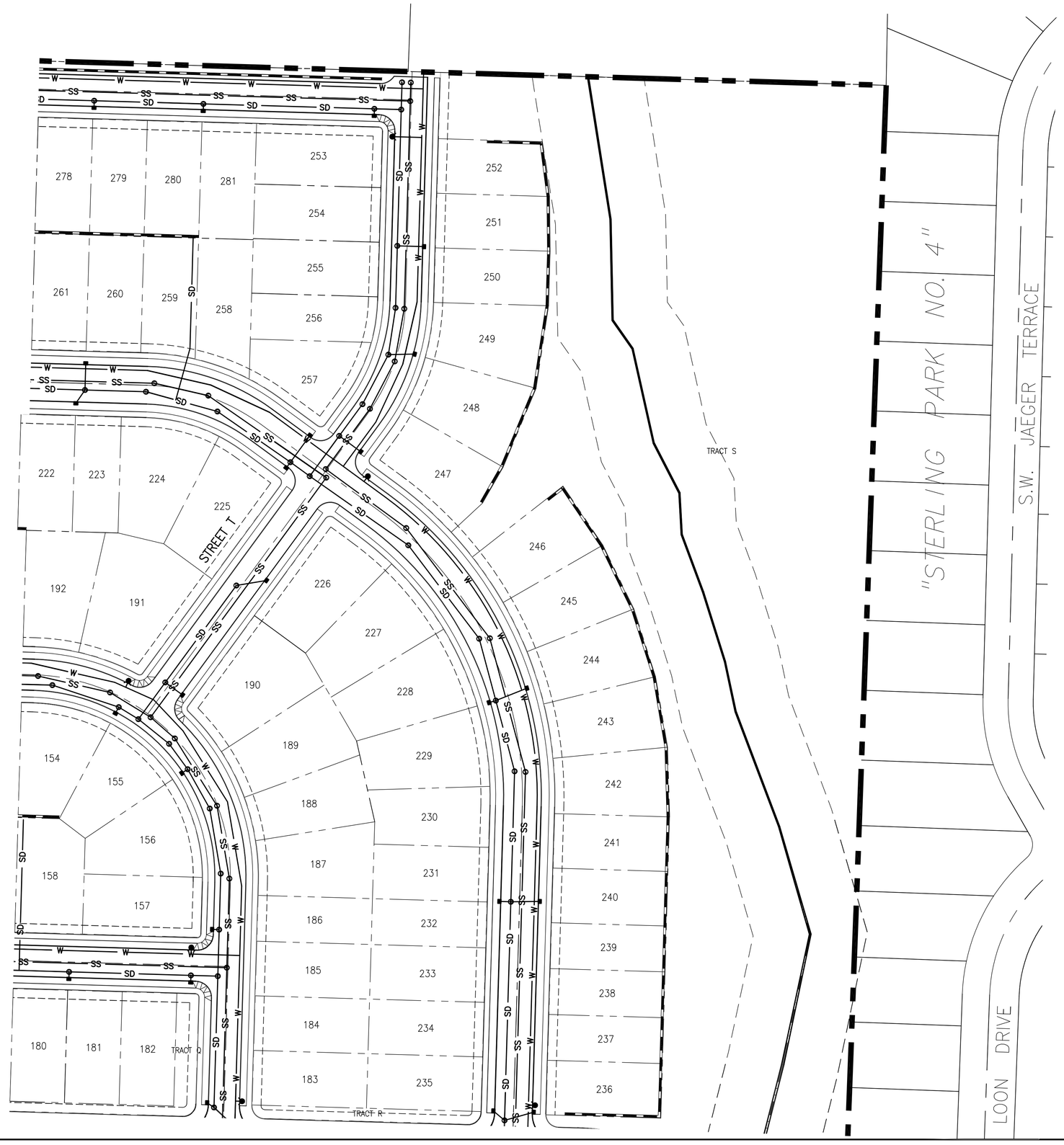

50' 0' 50' 100'
SCALE IN FEET

KEYNOTES:

1. STORM DRAIN OUTFALL TO STORM FACILITY.
2. STORM FACILITY DISCHARGE LOCATION TO EXISTING DRAINAGE.
3. CONNECT TO EXISTING WATER LINE.
4. CONNECT TO EXISTING SANITARY SEWER STUB.
5. CONNECT TO PROPOSED UTILITIES IN SW 175TH AVE IN CONJUNCTION WITH NEW HIGH SCHOOL PROJECT AND/OR SW 175TH AVE/ROY ROGERS PROJECTS.
6. STORM FACILITY.
7. NOT USED
8. PROPOSED CONCRETE BOX CULVERT (BURIED ONE FOOT TO PROVIDE "NATURAL" CHANNEL BOTTOM.
9. INTERCONNECT FACILITIES WITH STORM SYSTEM TO FUNCTION AS ONE FACILITY.

LEGEND

- STORM LINE
- STORM MANHOLE
- STORM CURB INLET/CATCH BASIN
- SANITARY LINE
- SANITARY MANHOLE
- WATER LINE
- FIRE HYDRANT
- WATER METER
- PUBLIC UTILITY EASEMENT

NO.	DATE	BY	REVISION COMMENTS	Date	Initial Issue Date:
	Design BDS				
	Drawn MDH				
	Checked MAP				

LAND USE RESUBMITTAL - 12/2/2015

SOUTH COOPER MOUNTAIN HEIGHTS

BEAVERTON, OREGON

PRELIMINARY UTILITY PLAN
NORTHEAST

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16985 P16985P50-5
Project No. Drawing No.

P5.2
Sheet No.

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XREF LIST
Ltscale: 80

Resolved
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017531X104
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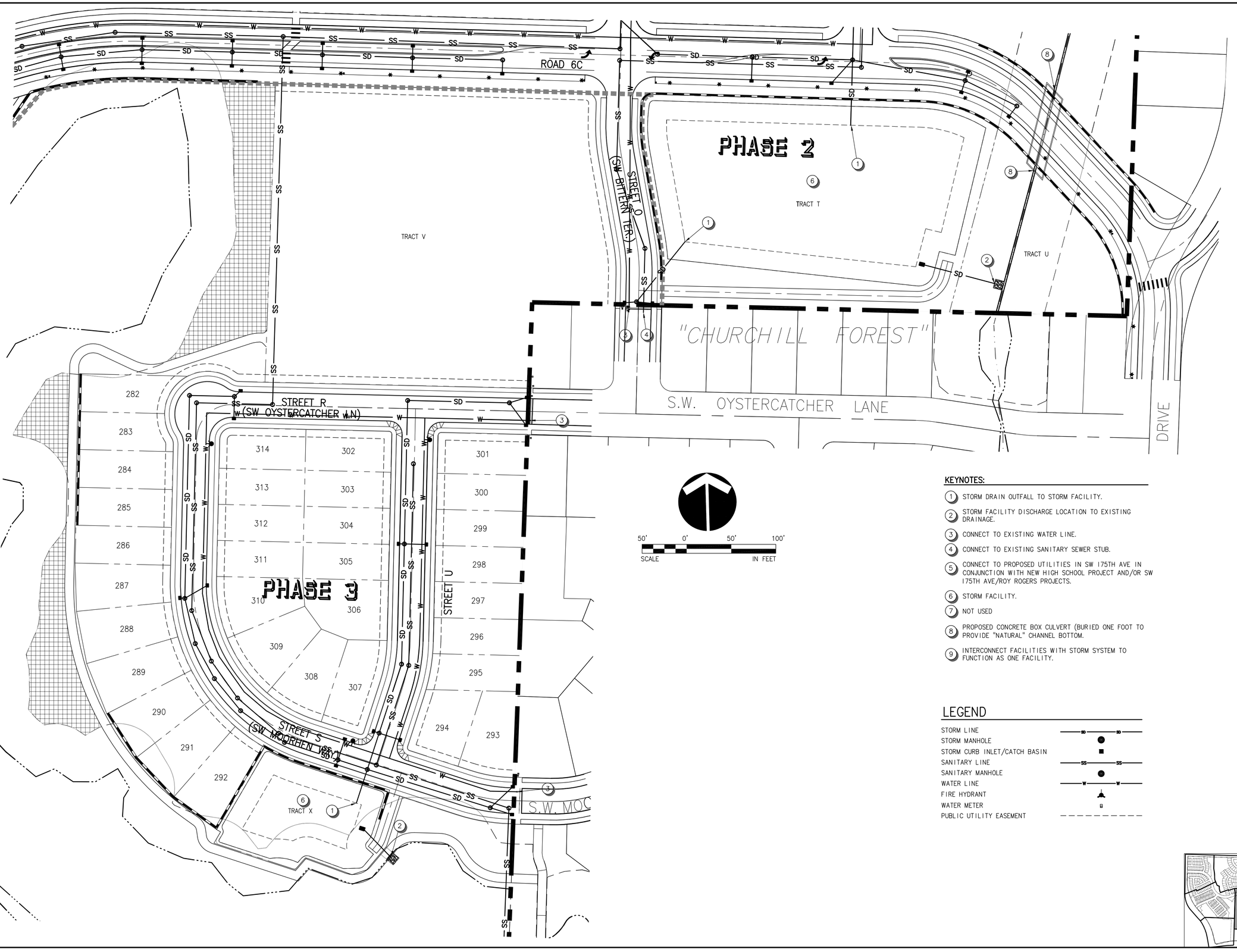

50' 0' 50' 100'
SCALE IN FEET

KEYNOTES:

1. STORM DRAIN OUTFALL TO STORM FACILITY.
2. STORM FACILITY DISCHARGE LOCATION TO EXISTING DRAINAGE.
3. CONNECT TO EXISTING WATER LINE.
4. CONNECT TO EXISTING SANITARY SEWER STUB.
5. CONNECT TO PROPOSED UTILITIES IN SW 175TH AVE IN CONJUNCTION WITH NEW HIGH SCHOOL PROJECT AND/OR SW 175TH AVE/ROY ROGERS PROJECTS.
6. STORM FACILITY.
7. NOT USED
8. PROPOSED CONCRETE BOX CULVERT (BURIED ONE FOOT TO PROVIDE "NATURAL" CHANNEL BOTTOM.
9. INTERCONNECT FACILITIES WITH STORM SYSTEM TO FUNCTION AS ONE FACILITY.

LEGEND

- STORM LINE
- STORM MANHOLE
- STORM CURB INLET/CATCH BASIN
- SANITARY LINE
- SANITARY MANHOLE
- WATER LINE
- FIRE HYDRANT
- WATER METER
- PUBLIC UTILITY EASEMENT

NO.	DATE	BY	REVISION COMMENTS	Date
	Design BDS		Initial Issue	Date:
	Drawn MDH			
	Checked MAP			

LAND USE RESUBMITTAL - 12/2/2015

SOUTH COOPER MOUNTAIN HEIGHTS

BEAVERTON, OREGON

PRELIMINARY UTILITY PLAN
SOUTHWEST

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Project No. Drawing No.

P5.3
Sheet No.

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XREF LIST
Ltscale: 80
Resolved
P17531X001
S17531X360
017531X104
P17531X230
017531X270
017531X101
P17531X600
S17531X190

PHASE 5

KEYNOTES:

1. STORM DRAIN OUTFALL TO STORM FACILITY.
2. STORM FACILITY DISCHARGE LOCATION TO EXISTING DRAINAGE.
3. CONNECT TO EXISTING WATER LINE.
4. CONNECT TO EXISTING SANITARY SEWER STUB.
5. CONNECT TO PROPOSED UTILITIES IN SW 175TH AVE IN CONJUNCTION WITH NEW HIGH SCHOOL PROJECT AND/OR SW 175TH AVE/ROY ROGERS PROJECTS.
6. STORM FACILITY.
7. NOT USED
8. PROPOSED CONCRETE BOX CULVERT (BURIED ONE FOOT TO PROVIDE "NATURAL" CHANNEL BOTTOM.
9. INTERCONNECT FACILITIES WITH STORM SYSTEM TO FUNCTION AS ONE FACILITY.

SW 175TH AVE

SW SCHOLLS FERRY RD

TRACT W

382

50' 0' 50' 100'
SCALE IN FEET

LEGEND

- STORM LINE
- STORM MANHOLE
- STORM CURB INLET/CATCH BASIN
- SANITARY LINE
- SANITARY MANHOLE
- WATER LINE
- FIRE HYDRANT
- WATER METER
- PUBLIC UTILITY EASEMENT

NO.	DATE	BY	REVISION COMMENTS	Date
	Design		Initial Issue	Date:
	Drawn	Checked		
	BDS	MDH	MAP	

LAND USE RESUBMITTAL - 12/2/2015

SOUTH COOPER MOUNTAIN HEIGHTS

BEAVERTON, OREGON

PRELIMINARY UTILITY PLAN
SOUTH

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Project No. Drawing No.

P5.4
Sheet No.

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XREF LIST
Ltscale: 80

Resolved
P17531X001
S17531X360
017531X104
P17531X230
017531X270
017531X101
P17531X600
S17531X190

KEYNOTES:

1. STORM DRAIN OUTFALL TO STORM FACILITY.
2. STORM FACILITY DISCHARGE LOCATION TO EXISTING DRAINAGE.
3. CONNECT TO EXISTING WATER LINE.
4. CONNECT TO EXISTING SANITARY SEWER STUB.
5. CONNECT TO PROPOSED UTILITIES IN SW 175TH AVE IN CONJUNCTION WITH NEW HIGH SCHOOL PROJECT AND/OR SW 175TH AVE/ROY ROGERS PROJECTS.
6. STORM FACILITY.
7. NOT USED
8. PROPOSED CONCRETE BOX CULVERT (BURIED ONE FOOT TO PROVIDE "NATURAL" CHANNEL BOTTOM.
9. INTERCONNECT FACILITIES WITH STORM SYSTEM TO FUNCTION AS ONE FACILITY.

50' 0' 50' 100'
SCALE IN FEET

LEGEND

- STORM LINE
- STORM MANHOLE
- STORM CURB INLET/CATCH BASIN
- SANITARY LINE
- SANITARY MANHOLE
- WATER LINE
- FIRE HYDRANT
- WATER METER
- PUBLIC UTILITY EASEMENT

PHASE 1
PHASE 2
PHASE 3
PHASE 4

STREET E
STREET F
STREET G
STREET K
STREET L
ROAD 6G
SW 175TH AVE

TRACT H
TRACT I
TRACT J
TRACT K
TRACT Y
TRACT Z
TRACT AA
TRACT BB
TRACT CC
TRACT DD
TRACT EE
TRACT FF
TRACT GG

NO.	DATE	BY	REVISION COMMENTS	Date	Initial Issue Date:
Design	BDS				
Drawn	MDH				
Checked	MAP				

LAND USE RESUBMITTAL - 12/2/2015

SOUTH COOPER MOUNTAIN HEIGHTS

BEAVERTON, OREGON

PRELIMINARY UTILITY PLAN
SOUTHWEST

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16985 P16985P50-5
Project No. Drawing No.

P5.5
Sheet No.

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XREF LIST
Ltscale: 50

Resolved
P16985X001
S16985X190
016985X104
P16985X230
016985X270

LEGEND

- LAND USE DESIGNATION BOUNDARY
- ZONE BOUNDARY
- STANDARD DENSITY (ZONES R7/R5)
- MEDIUM DENSITY (ZONES R4/R2)
- HIGH DENSITY (ZONE R1)

120' 0' 120' 240'
SCALE IN FEET

NO.	DATE	BY	REVISION COMMENTS	Date	Initial Issue Date:
Design	BDS				
Drawn	MDH				
Checked	MAP				09/12

LAND USE RESUBMITTAL - 12/2/2015

SOUTH COOPER MOUNTAIN HEIGHTS
BEAVERTON, OREGON

LAND USE DESIGNATIONS AND ZONING

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16985 P16985P60
Project No. Drawing No.

P6.0
Sheet No.

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Resolved
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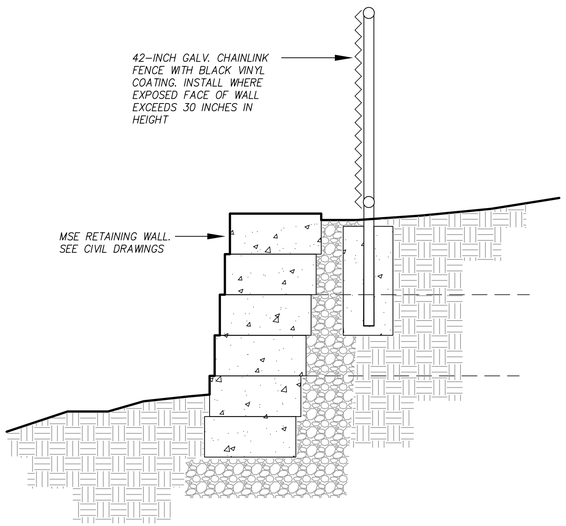
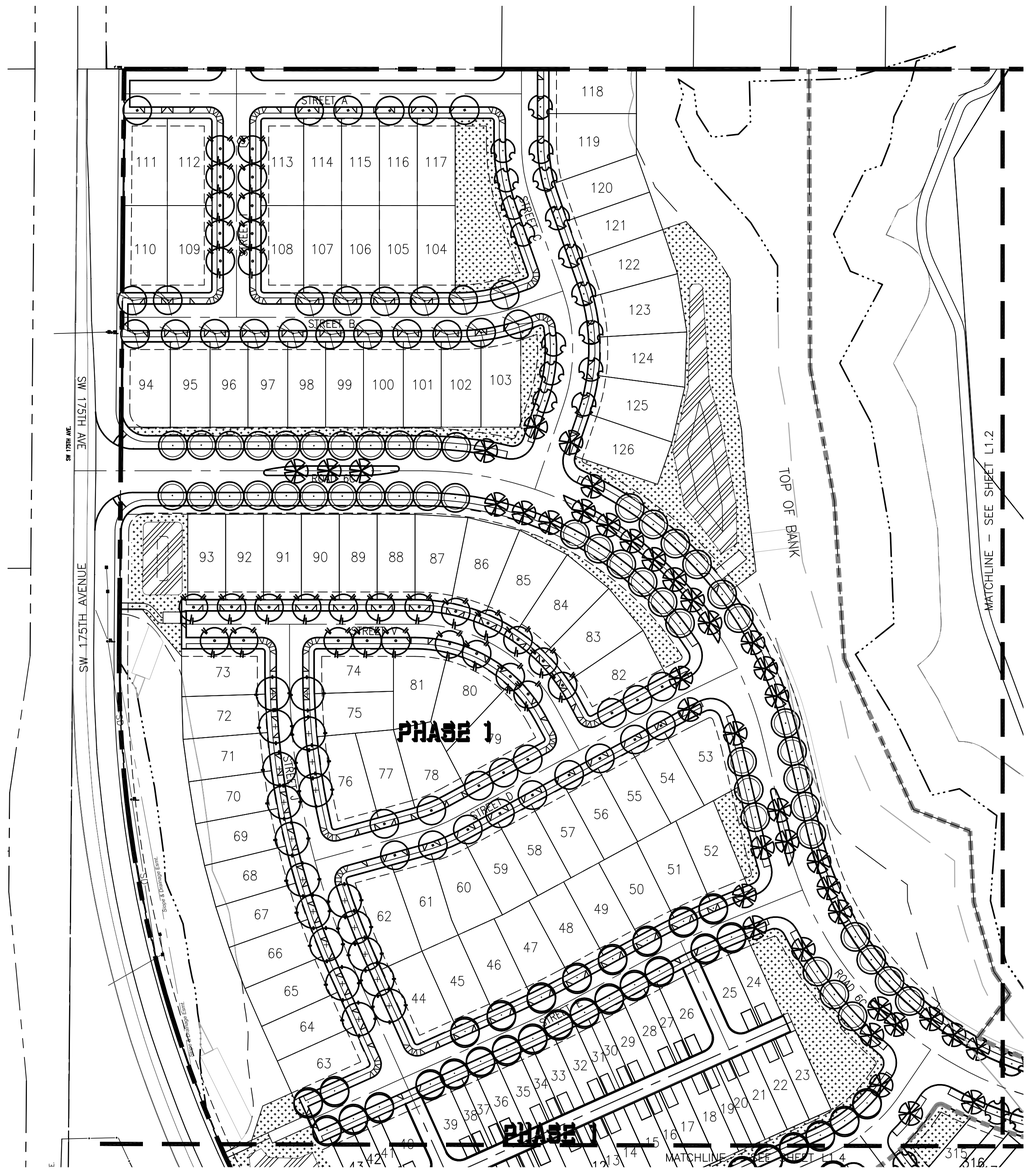


FENCE AT WALL — 1 / L1.1

SCALE: N.T.S.



PLANTING LEGEND

TREES

SYMBOL	QTY	COMMON NAME / Botanical name:	Size and Description
	144	BOWHALL RED MAPLE / Acer rubrum 'Bowhall'	2" CAL.
	57	SCANLON RED MAPLE / Acer rubrum 'Scanlon'	2" CAL.
	86	KATSURA / Cercidiphyllum japonicum	2" CAL.
	53	KOUSA DOGWOOD / Cornus kousa chinensis	2" CAL.
	60	AUTUMN GOLD GINKGO / Ginkgo biloba 'Autumn Gold'	2" CAL.
	78	ARNOLD TULIPTREE/ Liriodendron tulipifera 'Fastigiatum'	2" CAL.
	190	ARISTOCRAT FLOWERING PEAR / Pyrus calleryana 'Aristocrat'	2" CAL.
	90	GLENLEVEN LITTLE LEAF LINDEN/ Tilia cordata 'Glenleven'	2" CAL.

OTHER LANDSCAPED AREAS

SYMBOL	QTY	DESCRIPTION
SEEDED LAWN		APPLY AT ALL STREET PLANTER STRIPS BETWEEN CURB AND SIDEWALK
		STORM PONDS PLANTED PER CWS GUIDELINES
		TRACT LANDSCAPING
		NATIVE SEED MIX

80' 0' 80' 160'
SCALE IN FEET

NOTES:
1. SEE SHEET L1.5 FOR PLANTING NOTES AND DETAILS
2. ALL LANDSCAPE AREAS EXCEPT STORM FACILITIES AND AREAS UNDER EXISTING OREGON WHITE OAK TO BE WATERED BY A FULLY-AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
3. SEE TRACT PLANTING PLAN SHEETS L2.1-2.6.

NO.	DATE	BY	REVISION COMMENTS	Date:
Design	Drawn	Checked	Date	Initial Issue
DH	MD	SD		

REGISTERED 263 DAVID D. HAYNES OREGON LANDSCAPE ARCHITECT

LAND USE RESUBMITTAL - 12/2/2015

SOUTH COOPER MOUNTAIN HEIGHTS
BEAVERTON, OREGON

PRELIMINARY LANDSCAPE PLAN
NORTHWEST

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16985P16985L-SERIES
Project No. Drawing No.

L1.1
Sheet No.

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XREF LIST
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Resolved
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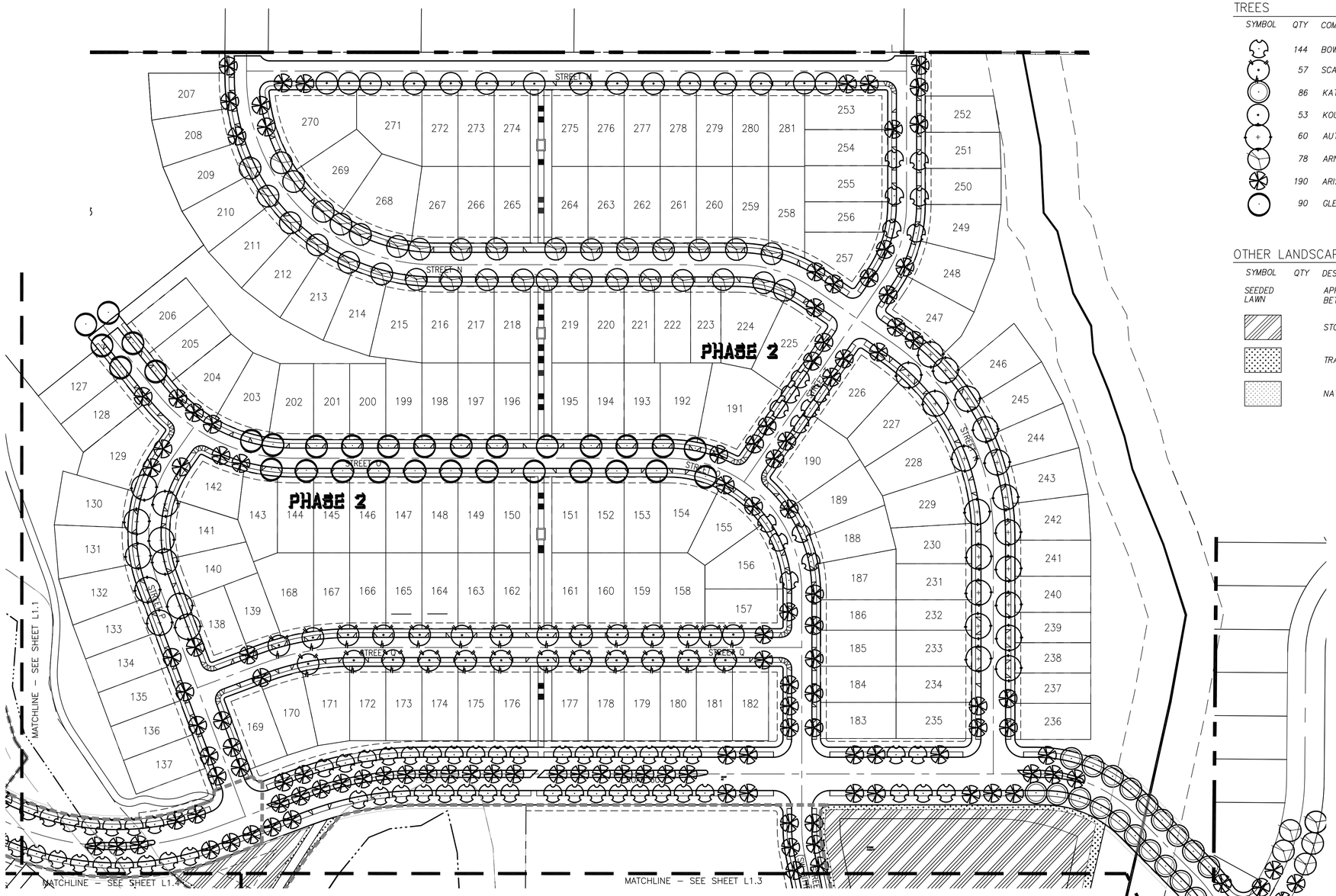
S16985X360
O16985X104
P16985X230
O16985X270



PLANTING LEGEND

TREES

SYMBOL	QTY	COMMON NAME / Botanical name:	Size and Description
	144	BOWHALL RED MAPLE / Acer rubrum 'Bowhall'	2" CAL.
	57	SCANLON RED MAPLE / Acer rubrum 'Scanlon'	2" CAL.
	86	KATSURA / Cercidiphyllum japonicum	2" CAL.
	53	KOUSA DOGWOOD / Cornus kousa chinensis	2" CAL.
	60	AUTUMN GOLD GINKGO / Ginkgo biloba 'Autumn Gold'	2" CAL.
	78	ARNOLD TULIPTREE/ Liriodendron tulipifera 'Fastigiatum'	2" CAL.
	190	ARISTOCRAT FLOWERING PEAR / Pyrus calleryana 'Aristocrat'	2" CAL.
	90	GLENLEVEN LITTLE LEAF LINDEN/ Tilia cordata 'Glenleven'	2" CAL.

OTHER LANDSCAPED AREAS

SYMBOL	QTY	DESCRIPTION
SEEDED LAWN		APPLY AT ALL STREET PLANTER STRIPS BETWEEN CURB AND SIDEWALK
		STORM PONDS PLANTED PER CWS GUIDELINES
		TRACT LANDSCAPING
		NATIVE SEED MIX

80' 0' 80' 160'
SCALE IN FEET

NOTES:
1. SEE SHEET L1.5 FOR PLANTING NOTES AND DETAILS
2. ALL LANDSCAPE AREAS EXCEPT STORM FACILITIES AND AREAS UNDER EXISTING OREGON WHITE OAK TO BE WATERED BY A FULLY–AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
3. SEE TRACT PLANTING PLAN SHEETS L2.1–2.6.

NO.	DATE	BY	REVISION COMMENTS	Date:
Design	Drawn	Checked	Initial Issue	
DH	MD	SD		

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OREGON
LANDSCAPE ARCHITECT

LAND USE RESUBMITTAL – 12/2/2015

SOUTH COOPER MOUNTAIN HEIGHTS
BEAVERTON, OREGON

PRELIMINARY LANDSCAPE PLAN
NORTHEAST

otak
HanmiGlobal Partner
808 SW 3rd Ave., Ste. 300
Portland, OR 97204
Phone: (503) 287-6825
Fax: (503) 415-2304
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16985P16985L-SERIES
Project No. Drawing No.
L1.2
Sheet No.

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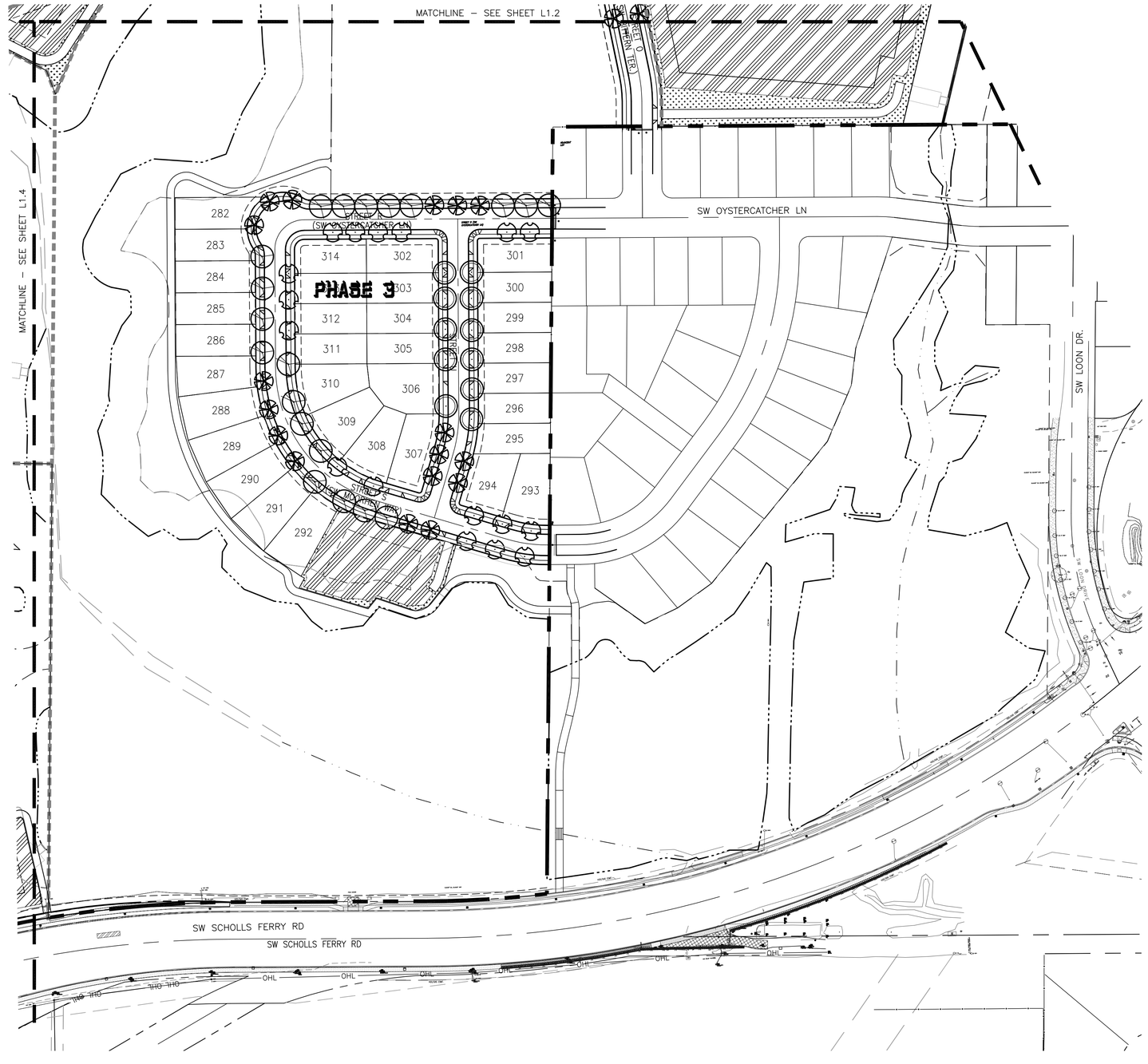

PLANTING LEGEND

TREES

SYMBOL	QTY	COMMON NAME / Botanical name:	Size and Description
	144	BOWHALL RED MAPLE / Acer rubrum 'Bowhall'	2" CAL.
	57	SCANLON RED MAPLE / Acer rubrum 'Scanlon'	2" CAL.
	86	KATSURA / Cercidiphyllum japonicum	2" CAL.
	53	KOUSA DOGWOOD / Cornus kousa chinensis	2" CAL.
	60	AUTUMN GOLD GINKGO / Ginkgo biloba 'Autumn Gold'	2" CAL.
	78	ARNOLD TULIPTREE/ Liriodendron tulipifera 'Fastigiatum'	2" CAL.
	190	ARISTOCRAT FLOWERING PEAR / Pyrus calleryana 'Aristocrat'	2" CAL.
	90	GLENLEVEN LITTLE LEAF LINDEN/ Tilia cordata 'Glenleven'	2" CAL.

OTHER LANDSCAPED AREAS

SYMBOL	QTY	DESCRIPTION
SEEDED LAWN		APPLY AT ALL STREET PLANTER STRIPS BETWEEN CURB AND SIDEWALK
		STORM PONDS PLANTED PER CWS GUIDELINES
		TRACT LANDSCAPING
		NATIVE SEED MIX

80' 0' 80' 160'
SCALE IN FEET

NOTES:
1. SEE SHEET L1.5 FOR PLANTING NOTES AND DETAILS
2. ALL LANDSCAPE AREAS EXCEPT STORM FACILITIES AND AREAS UNDER EXISTING OREGON WHITE OAK TO BE WATERED BY A FULLY-AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
3. SEE TRACT PLANTING PLAN SHEETS L2.1–2.6.

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LANDSCAPE ARCHITECT

LAND USE RESUBMITTAL – 12/2/2015

SOUTH COOPER MOUNTAIN HEIGHTS

BEAVERTON, OREGON

PRELIMINARY LANDSCAPE PLAN
SOUTHEAST

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Project No. Drawing No.

L1.3
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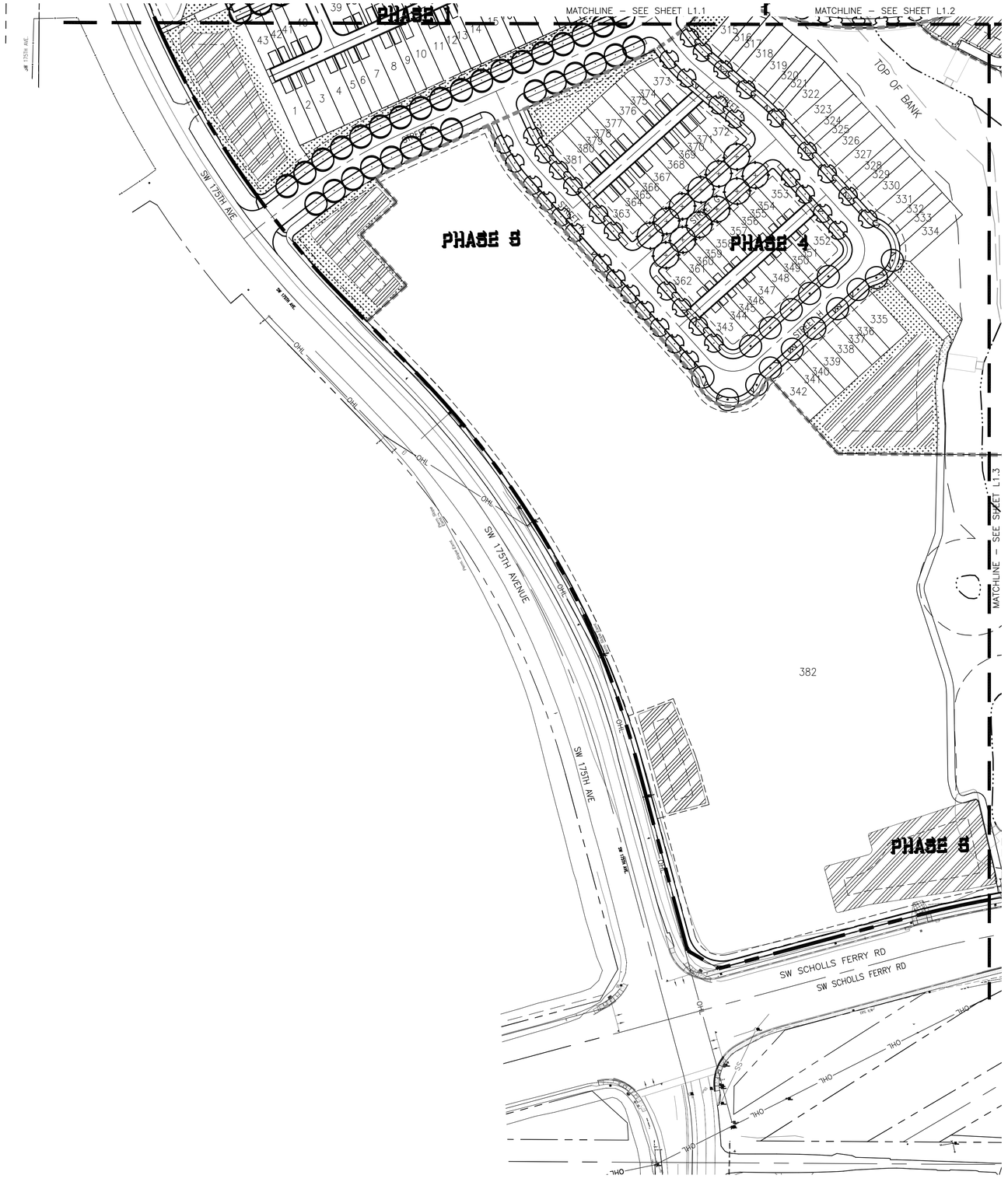

PLANTING LEGEND

TREES

SYMBOL	QTY	COMMON NAME / Botanical name:	Size and Description
	144	BOWHALL RED MAPLE / Acer rubrum 'Bowhall'	2" CAL.
	57	SCANLON RED MAPLE / Acer rubrum 'Scanlon'	2" CAL.
	86	KATSURA / Cercidiphyllum japonicum	2" CAL.
	53	KOUSA DOGWOOD / Cornus kousa chinensis	2" CAL.
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OTHER LANDSCAPED AREAS

SYMBOL	QTY	DESCRIPTION
SEEDED LAWN		APPLY AT ALL STREET PLANTER STRIPS BETWEEN CURB AND SIDEWALK
		STORM PONDS PLANTED PER CWS GUIDELINES
		TRACT LANDSCAPING
		NATIVE SEED MIX

80' 0' 80' 160'
SCALE IN FEET

NOTES:
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OREGON
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LAND USE RESUBMITTAL – 12/2/2015

SOUTH COOPER MOUNTAIN HEIGHTS
BEAVERTON, OREGON

PRELIMINARY LANDSCAPE PLAN
SOUTHWEST

otak
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L1.4
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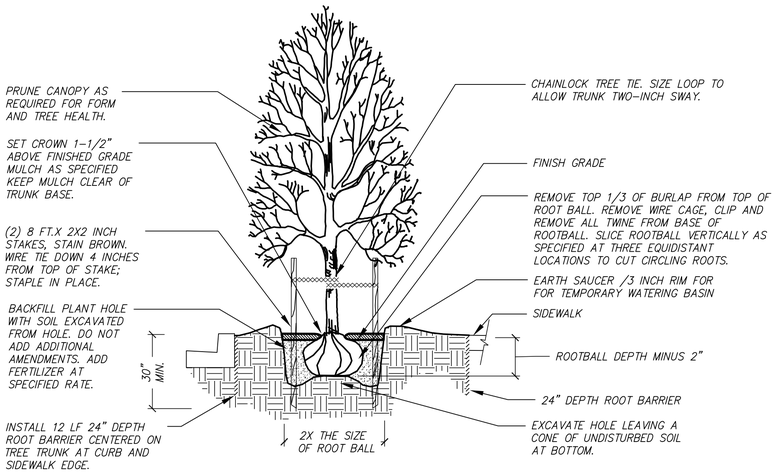
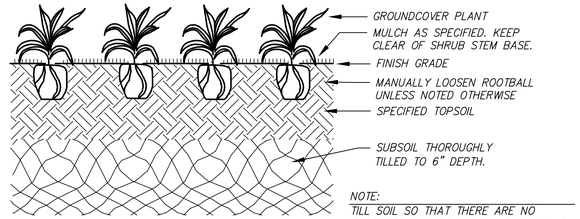


TREE PLANTING WITH ROOT BARRIER — 8 / L1.5

SCALE: N.T.S.



GROUNDCOVER PLANTING DETAIL — 5 / L1.5

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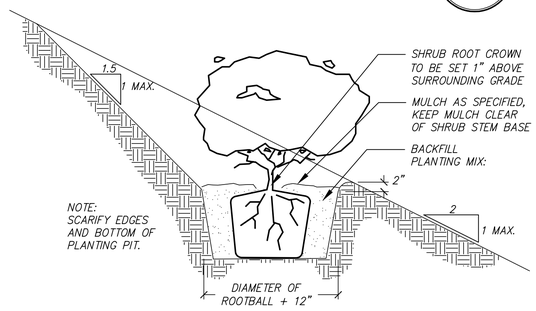
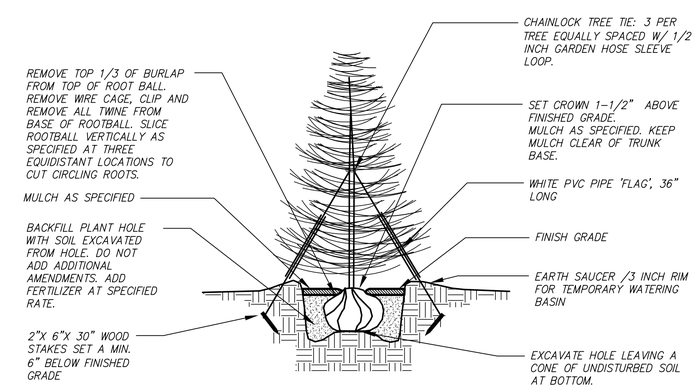


TREE/SHRUB PLANTING ON SLOPE — 4 / L1.5

SCALE: N.T.S.

SECTION – PLANTING BED GRADING — 3 / L1.5

SCALE: N.T.S.



EVERGREEN TREE PLANTING — 7 / L1.5

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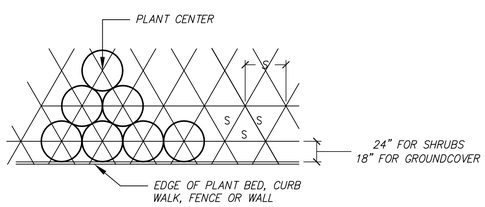
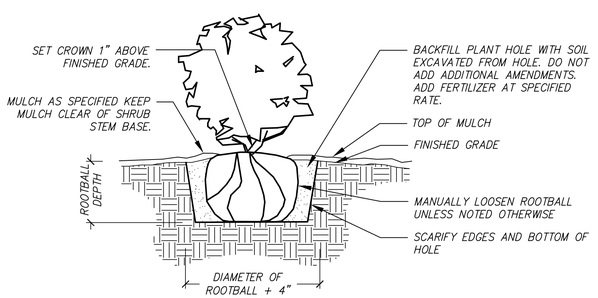


S = SPACING ON CENTER (O.C.) AS SHOWN ON PLANS

PLANT SPACING — 6 / L1.5

SCALE: N.T.S.



SHRUB PLANTING DETAIL — 2 / L1.5

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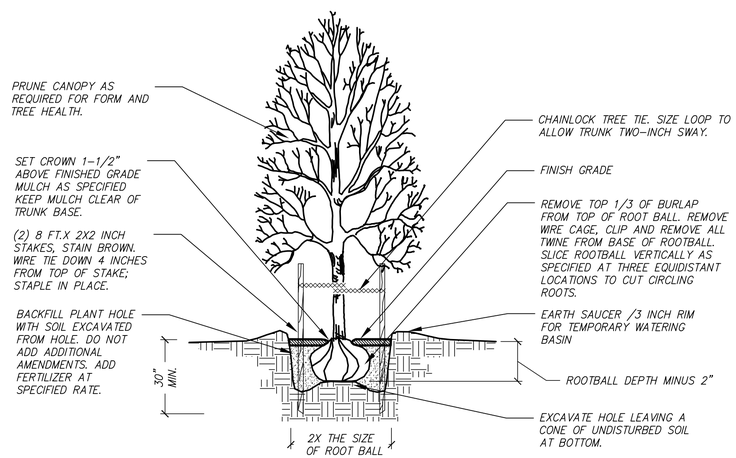

TREE PLANTING DETAIL — 1 / L1.5

SCALE: N.T.S.

UTILITY NOTE:

CONTRACTOR IS CAUTIONED THAT EXISTING UNDERGROUND FACILITIES OCCUR THROUGHOUT THE WORK AREAS INCLUDING BUT NOT LIMITED TO POWER, GAS, TELEPHONE, WATER SUPPLY, AND IRRIGATION. CONTRACTOR SHALL MARK THE FACILITIES BEFORE WORK, POTHOLE WHERE NECESSARY, AND PROTECT DURING CONSTRUCTION. IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE IF ANY CONFLICTS ARE FOUND.

LANDSCAPE NOTES:

1. GENERAL: SEVERAL OF THE FOLLOWING NOTES SUMMARIZE THE PROJECT SPECIFICATIONS FOR THE CONTRACTORS CONVENIENCE. IF A DISCREPANCY EXISTS BETWEEN THESE NOTES AND THE PROJECT SPECIFICATIONS THE SPECIFICATIONS SHALL OVERRIDE.
2. THE LANDSCAPE CONTRACTOR IS TO THOROUGHLY REVIEW THE SITE. IF THERE ARE ANY DISCREPANCIES BETWEEN THE PLAN AND THE EXISTING CONDITIONS THE OWNERS REPRESENTATIVE IS TO BE NOTIFIED IMMEDIATELY.
3. IF THE LANDSCAPE CONTRACTOR STARTS WORK BEFORE SITE CONDITIONS ARE READY OR CONTINUES WORK IN ADVERSE CONDITIONS WITHOUT PRIOR APPROVAL THEY WILL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS RELATING TO THE CONDITION.
4. IMMEDIATELY NOTIFY OWNERS REPRESENTATIVE CONCERNING ANY CONDITION AT ANY TIME DURING CONSTRUCTION THAT IS DETRIMENTAL TO THE HEALTH AND VIGOROUS GROWTH OF THE SPECIFIED PLANT MATERIAL.
5. PROVIDE QUANTITY OF PLANT MATERIAL INDICATED IN PLANT LIST OR THE QUANTITY REQUIRED TO COVER AREAS INDICATED AT SPECIFIED SPACING, WHICHEVER IS GREATER.
6. IF AN AREA DIFFERS SIGNIFICANTLY IN SIZE FROM THAT SCALED ON DRAWING AND REQUIRES MORE OR LESS MATERIAL THE OWNERS REPRESENTATIVE IS TO BE INFORMED.
7. TOPSOIL: 8" DEPTH IMPORT TOPSOIL SHALL BE PREPARED AND AMENDED IN ACCORDANCE WITH THE DETAILS AND SPECIFICATIONS. DO NOT APPLY TOPSOIL AT STORM FACILITIES.
8. SOIL ANALYSIS: CONTRACTOR SHALL OBTAIN A COPY OF OWNER–PROVIDED SOIL TEST AND AMEND AND FERTILIZE IN CONFORMANCE WITH RECOMMENDATIONS INDICATED IN THE REPORT.
9. COMPOST: APPLY 4 INCH DEPTH SPECIFIED COMPOST OVER ALL PLANTING AREAS EXCEPT STORM FACILITIES. TILL IN TO IMPORT TOPSOIL TO A DEPTH OF 6 INCHES.
10. FERTILIZER: APPLY FERTILIZER TO ALL PLANT HOLES AND TURF AREAS OF THE TYPE, QUANTITY, APPLICATION METHOD, AND TIMING NOTED IN THE SPECIFICATIONS.
11. BARK MULCH: SPREAD 3 INCH DEPTH FINE–MEDIUM GRADE FIR/HEMLOCK BARK OVER ALL SHRUB BEDS. KEEP BARK CLEAR OF TREE AND SHRUB STEM BASE. DO NOT SPREAD AT STORM FACILITIES.
12. PLANTING POCKETS: BACK FILL PLANT HOLE WITH SOIL EXCAVATED FROM HOLE. DO NOT ADD ADDITIONAL AMENDMENTS.
13. PLANT MATERIAL: ALL PLANT MATERIAL SHALL MEET MINIMUM QUALITY AND SIZE REQUIREMENTS ESTABLISHED IN THE AMERICAN STANDARD FOR NURSERY STOCK GUIDELINES.
14. LEAVE PLANT NAME IDENTIFICATION TAGS ON TEN PERCENT OF ALL TREES AND SHRUBS INSTALLED TO AID INSPECTORS IN VERIFYING THAT SPECIFIED PLANTS HAVE BEEN INSTALLED.
15. PLANT CENTER OF SHRUBS A MINIMUM OF 24 INCHES FROM ADJACENT PAVING. PLANT CENTER OF GROUND COVERS A MINIMUM OF 18 INCHES FROM ADJACENT PAVING.
16. WHERE PLANT BED SLOPE IS LESS THAN 3% MOUND PLANTING BED AREAS 3% MINIMUM FOR POSITIVE DRAINAGE.
17. SEE SPECIFICATIONS FOR FINAL INSPECTION, MAINTENANCE, AND WARRANTY REQUIREMENTS UNIQUE TO THIS PROJECT.
18. SEE SPECIFICATIONS FOR OTHER LANDSCAPE CONSTRUCTION REQUIREMENTS.

NO.	DATE	BY	REVISION COMMENTS	Date	Initial Issue Date:
Design	Drawn	Checked			
DH	MD	SD			

REGISTERED 263 • DAVID D. HAYNES • OREGON LANDSCAPE ARCHITECT

LAND USE RESUBMITTAL – 12/2/2015

SOUTH COOPER MOUNTAIN HEIGHTS

BEAVERTON, OREGON

PRELIMINARY LANDSCAPE NOTES AND DETAILS

otak
HanmiGlobal Partner
808 SW 3rd Ave., Ste. 300
Portland, OR 97204
Phone: (503) 287–6825
Fax: (503) 415–2304
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16985P16985L–SERIES
Project No. Drawing No.

L1.5
Sheet No.

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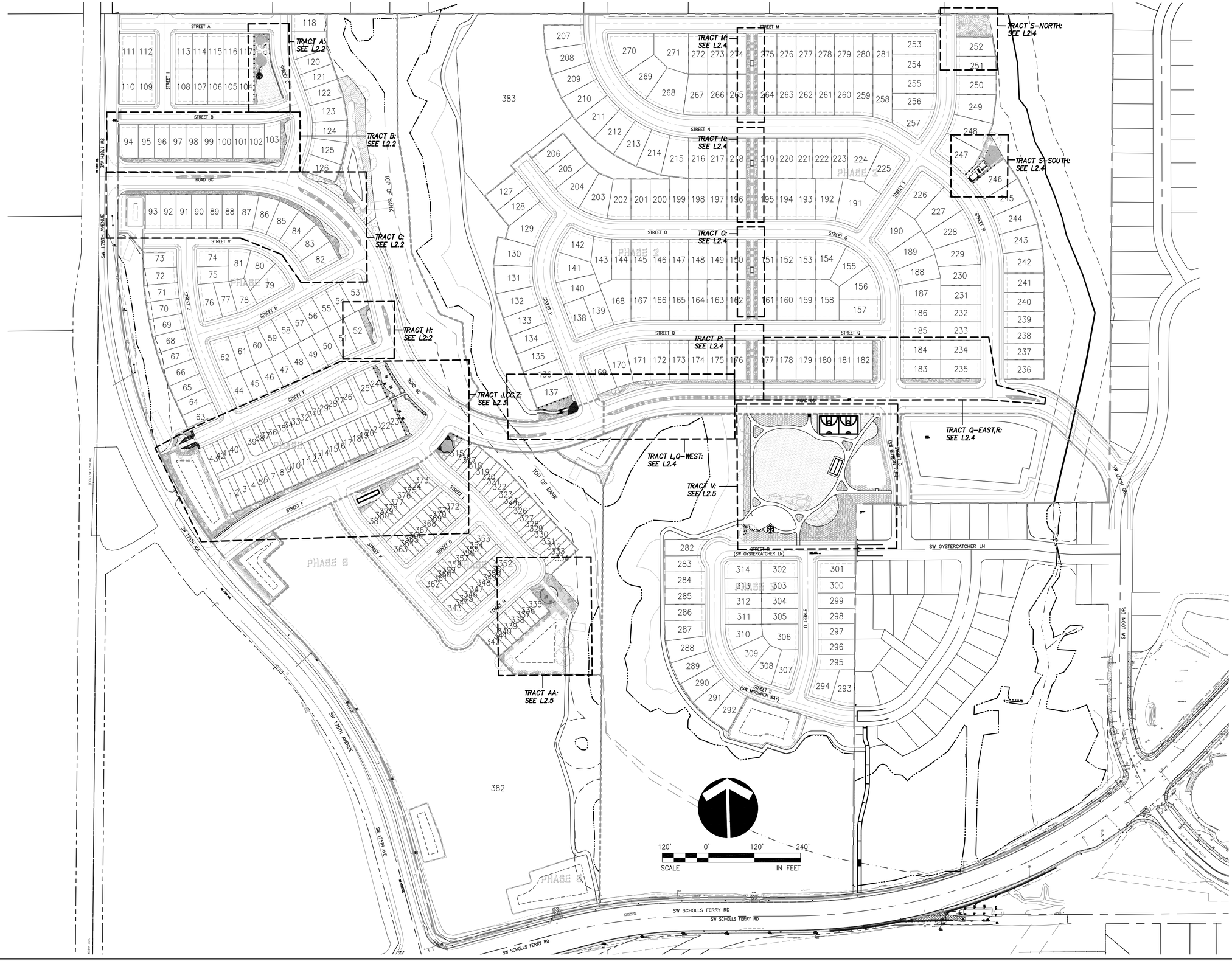

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OREGON
LANDSCAPE ARCHITECT

LAND USE RESUBMITTAL - 12/2/2015

SOUTH COOPER MOUNTAIN HEIGHTS

BEAVERTON, OREGON

PRELIMINARY LANDSCAPE PLAN
TRACT PLANTING

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16985P16985L-SERIES
Project No. Drawing No.
L2.1
Sheet No.

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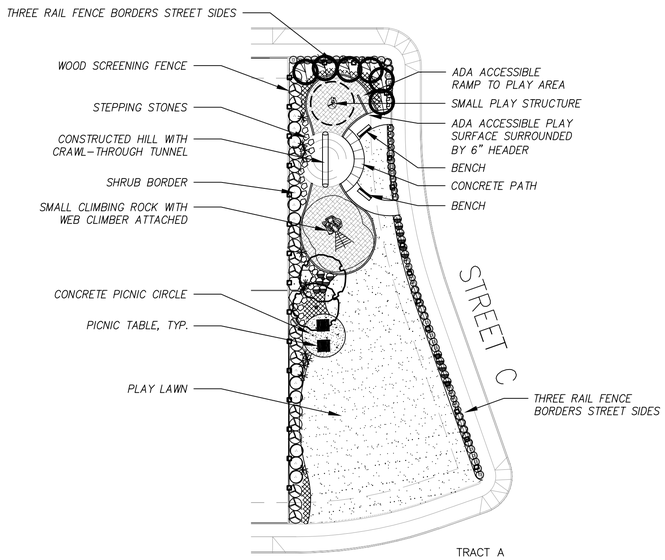

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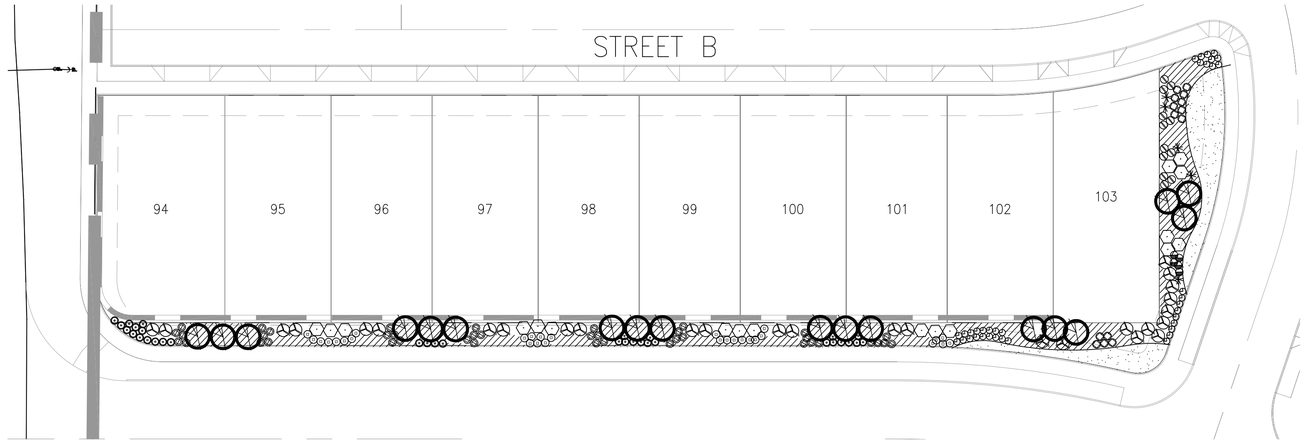

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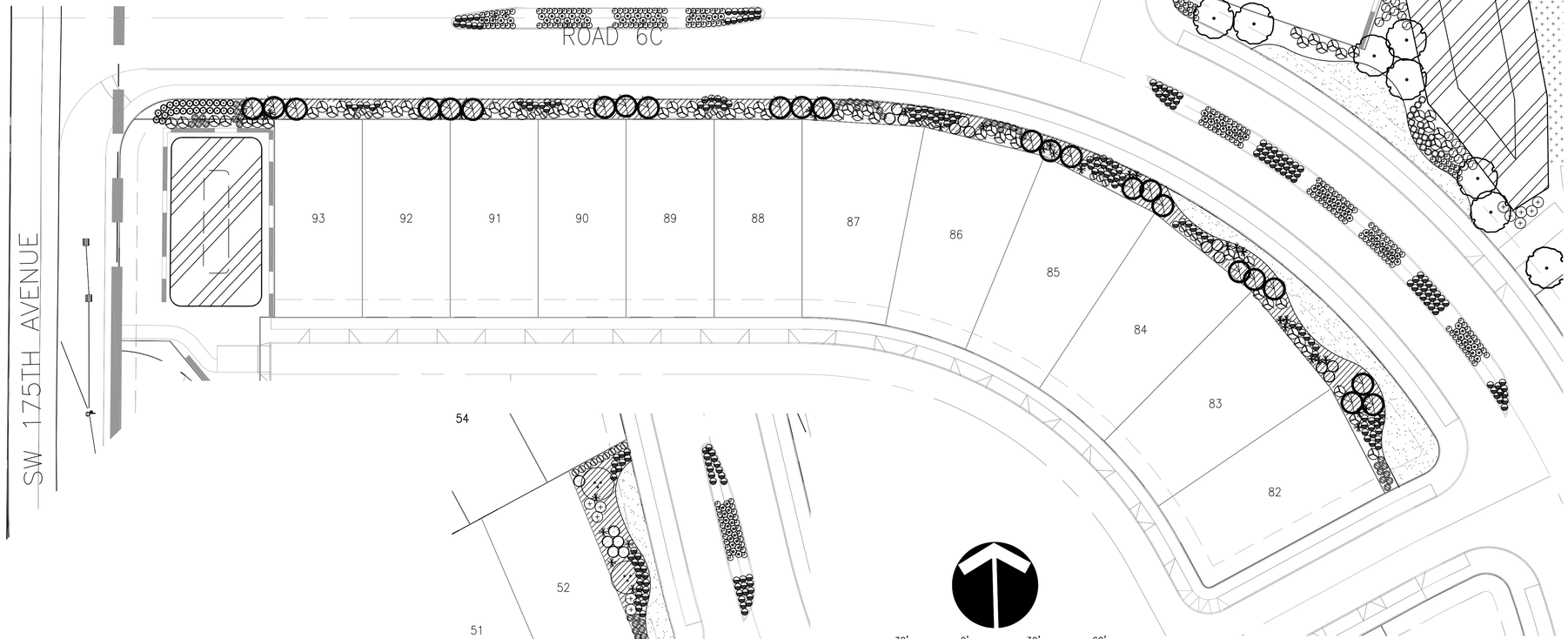

TRACT C

TRACT H

30' 0' 30' 60'
SCALE IN FEET

NOTES:
1. SEE SHEET L2.6 FOR PLANTING NOTES AND DETAILS.
2. SEE SHEET L2.3 FOR PLANTING LEGEND.
3. ALL LANDSCAPE AREAS EXCEPT STORM FACILITIES AND AREAS UNDER EXISTING OREGON WHITE OAK TO BE WATERED BY A FULLY-AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

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PLANTING LEGEND

TREES

SYMBOL	QTY	COMMON NAME / Botanical name:	Size/Descr.	Spacing
	22	BIG LEAF MAPLE / Acer macrophyllum		2" CAL.
	3	KOUSA DOGWOOD / Cornus kousa chinensis		2" CAL.
	18	EASTERN REDBUD / Cercis canadensis		2" CAL.
	42	ITALIAN CYPRESS / Cupressus sempervirens 'Stricta'		8' MIN. HT.
	119	AMANOGAWA FLOWERING CHERRY / Prunus serrulata 'Amanogawa'		2" CAL.

SHRUBS

SYMBOL	QTY	COMMON NAME / Botanical name:	Size/Descr.	Spacing
	174	ISTANTI REDTWIG DOGWOOD / Cornus sericea 'Isanti'	1 GAL.	5' o.c.
	80	SWORD FERN / Polystichum munitum	1 GAL.	4' o.c.
	114	RED FLOWERING CURRANT / Ribes sanguineum	1 GAL.	5' o.c.
	183	SPIRAEA / Spiraea thunbergii	1 GAL.	5'-6" o.c.
	259	OREGON GRAPE / Mahonia aquifolium	1 GAL.	4' o.c.
	51	HICKS YEW / Taxus x media 'Hicksii'	1 GAL.	3' o.c.
	323	'CRIMSON PYGMY' BARBERRY / Berberis thunbergii 'Crimson Pygmy'	1 GAL.	3' o.c.
	428	DELAVAY OSMANTHUS / Osmanthus delavayi	2 GAL.	5' o.c.
	767	STELLA D'ORO DAY LILY	1 GAL.	2.5' o.c.
	537	LILY TURF Liriope gigantea (Ophiopogon jaburan)	1 GAL.	2.5' O.C.
	243	DWARF FOTHERGILLA / Fothergilla gardenii	1 GAL.	3' O.C.
	13	VINE MAPLE / Acer circinatum	5 GAL.	AS SHOWN
	121	CORAL FLOWER CARPET ROSE/ Rosa 'FLOWER CARPET CORAL'	1 GAL.	AS SHOWN
	9	WINTER JASMINE/ Jasminum nudiflorum	1 GAL.	AS SHOWN
	637	INDIAN PRINCESS RHAPHIOLEPIS / Rhaphiolepis indica 'Indian Princess'	1 GAL.	AS SHOWN
	658	DWARF FOUNTAIN GRASS / Pennisetum alopecuroides 'Hameln'	2 GAL.	2' O.C.

GROUNDCOVER AND SEED MIX

SYMBOL	QTY	COMMON NAME / Botanical name:	Size/Descr.	Spacing
	7,015	KINNIKINNICK / Arctostaphylos uva-ursi	1 GAL.	2' o.c.
	77,762 SF	LAWN SEED MIX		
	29,916 SF	NATIVE GRASS SEED MIX		
	35	TUFTED HAIRGRASS / Deschampsia cespitosa	1 GAL.	3' o.c.
	34	JAPANESE FOREST GRASS / Hakonechloa macra	1 GAL.	3' o.c.
	34,426 SF	PARK LANDSCAPING		

OTHER

SYMBOL	QTY
	894 LF WOOD SCREENING FENCE

NOTES:
1. SEE SHEET L2.6 FOR PLANTING NOTES AND DETAILS.
2. SEE SHEET L2.3 FOR PLANTING LEGEND.
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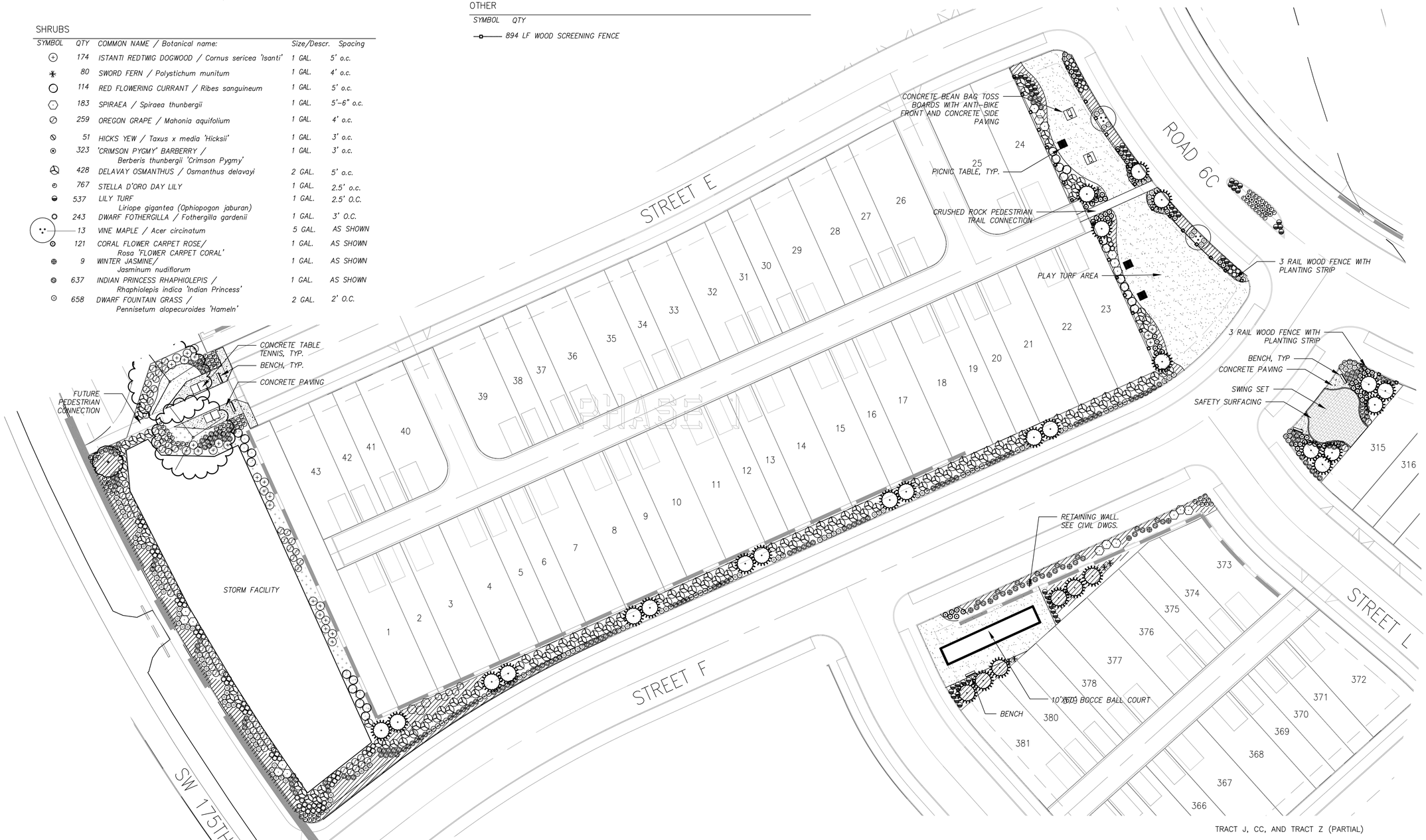
30' 0' 30' 60'
SCALE IN FEET



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OREGON
LANDSCAPE ARCHITECT

LAND USE RESUBMITTAL - 12/2/2015

SOUTH COOPER MOUNTAIN HEIGHTS

BEAVERTON, OREGON

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TRACT PLANTING

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L2.3
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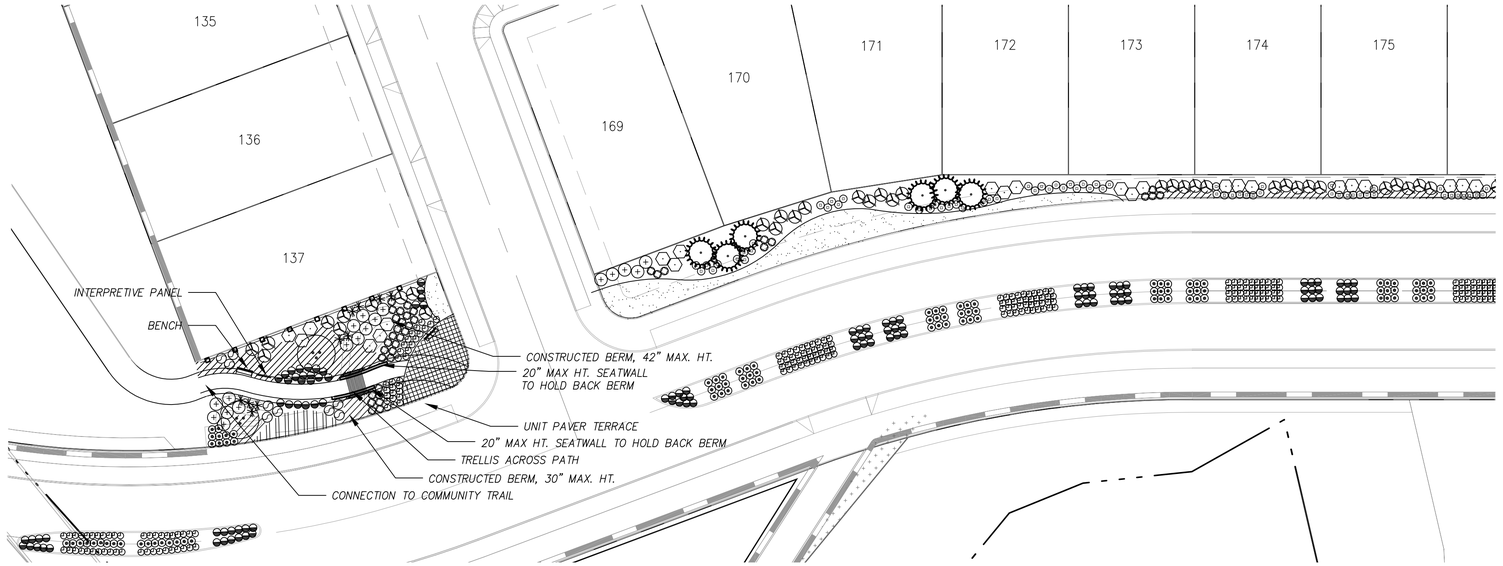
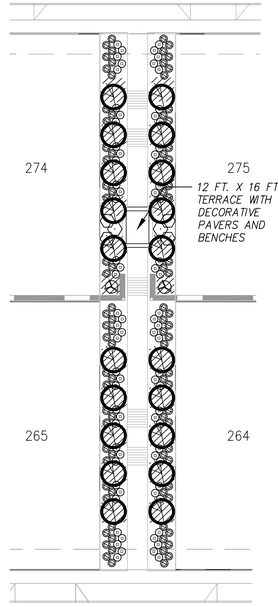


TRACT L (PARTIAL) AND TRACT Q WEST



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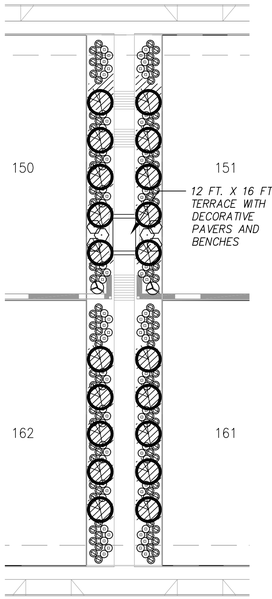

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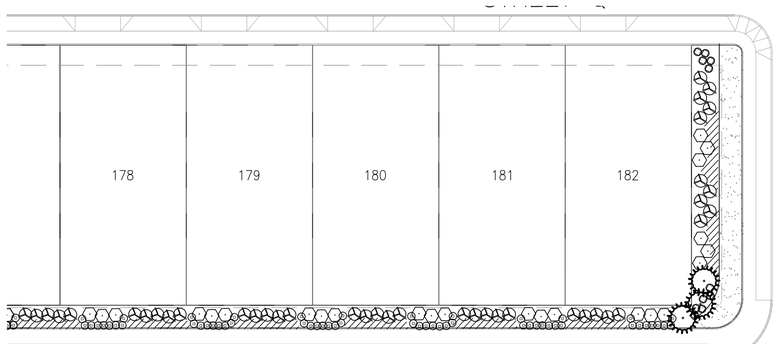

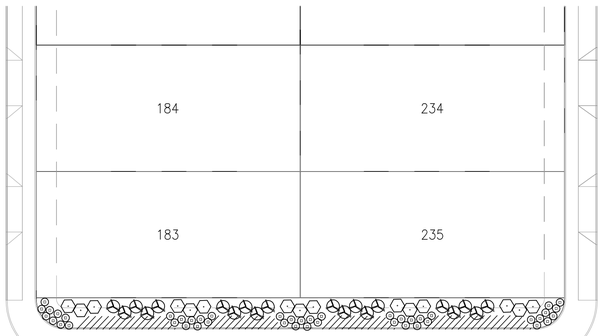

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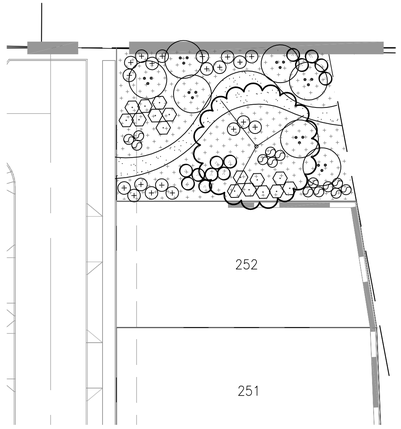

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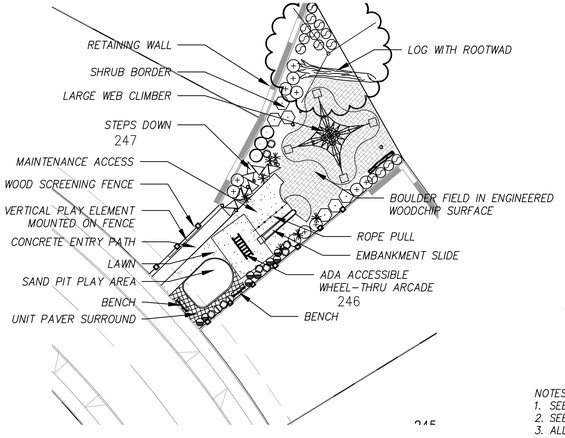

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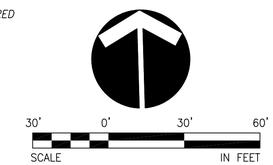
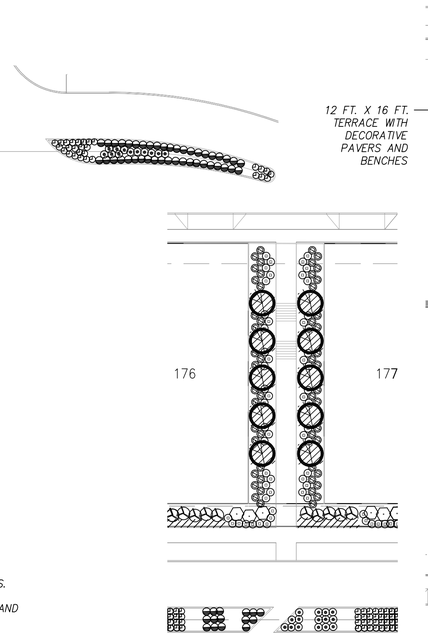


NOTES:
1. SEE SHEET L2.6 FOR PLANTING NOTES AND DETAILS.
2. SEE SHEET L2.3 FOR PLANTING LEGEND.
3. ALL LANDSCAPE AREAS EXCEPT STORM FACILITIES AND AREAS UNDER EXISTING OREGON WHITE OAK TO BE WATERED BY A FULLY-AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.



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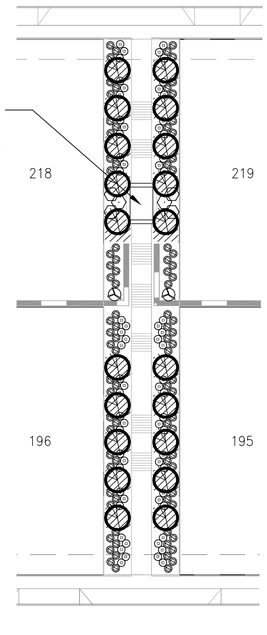

TRACT N

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				MD	SD	
				DH		

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OREGON
LANDSCAPE ARCHITECT

LAND USE RESUBMITTAL - 12/2/2015

SOUTH COOPER MOUNTAIN HEIGHTS

BEAVERTON, OREGON

PRELIMINARY LANDSCAPE PLAN
TRACT PLANTING

otak
HanmiGlobal Partner
808 SW 3rd Ave., Ste. 300
Portland, OR 97204
Phone: (503) 287-6825
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16985\P16985L-SERIES
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L2.4
Sheet No.

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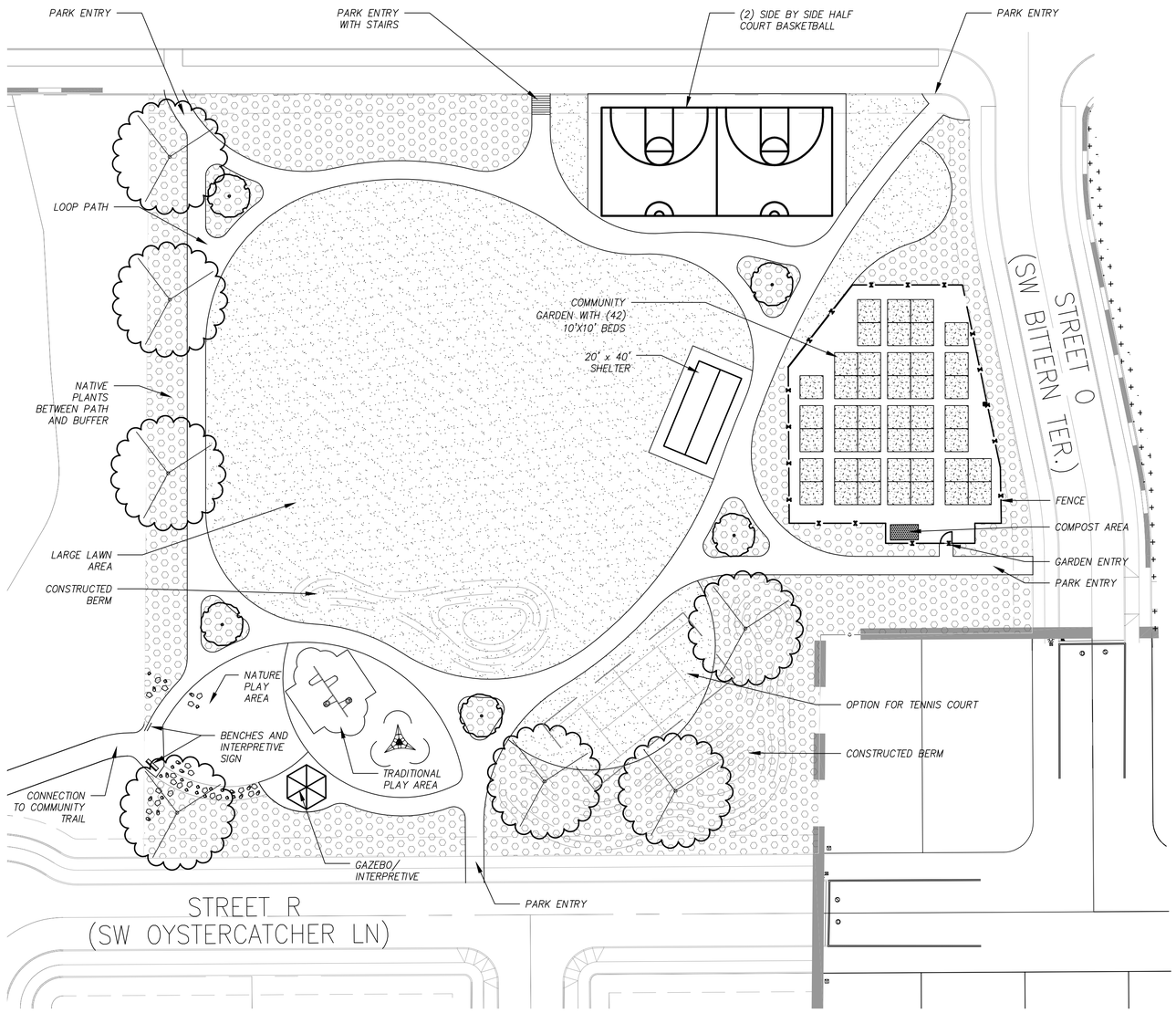

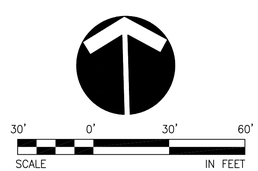

NOTES:
1. SEE SHEET L2.6 FOR PLANTING NOTES AND DETAILS.
2. SEE SHEET L2.3 FOR PLANTING LEGEND.
3. ALL LANDSCAPE AREAS EXCEPT STORM FACILITIES AND AREAS UNDER EXISTING OREGON WHITE OAK TO BE WATERED BY A FULLY-AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

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Project No. Drawing No.
L2.5
Sheet No.

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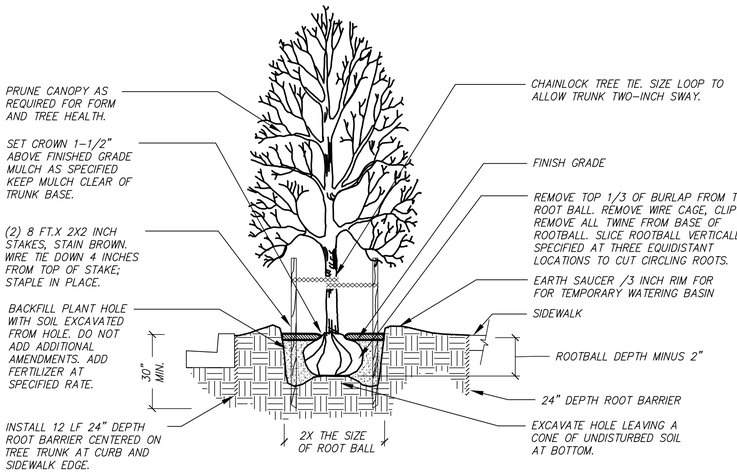
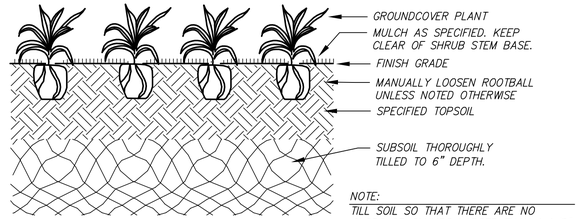


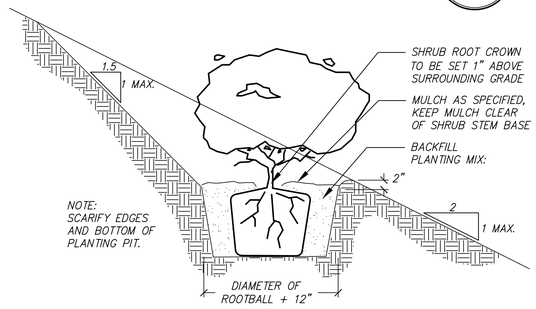
TREE PLANTING WITH ROOT BARRIER — 8 / L2.6

SCALE: N.T.S.



GROUNDCOVER PLANTING DETAIL — 5 / L2.6

SCALE: N.T.S.

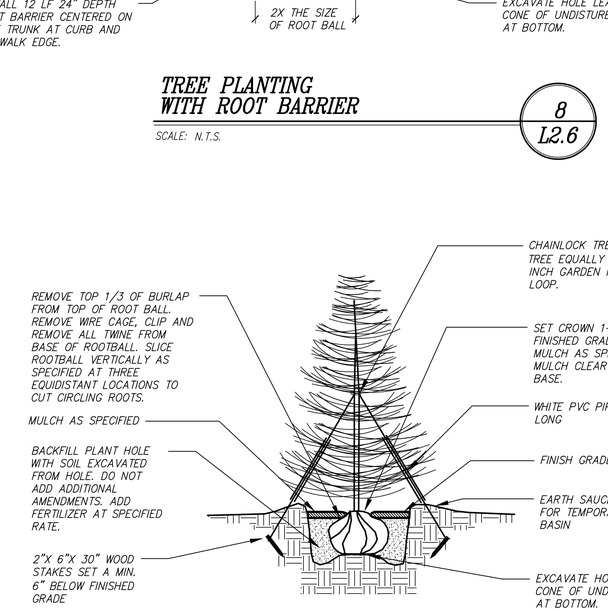


TREE/SHRUB PLANTING ON SLOPE — 4 / L2.6

SCALE: N.T.S.

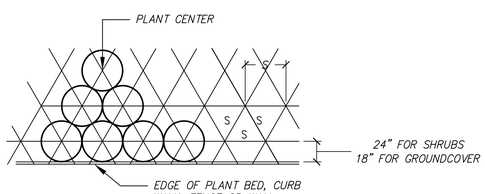
SECTION – PLANTING BED GRADING — 3 / L2.6

SCALE: N.T.S.



EVERGREEN TREE PLANTING — 7 / L2.6

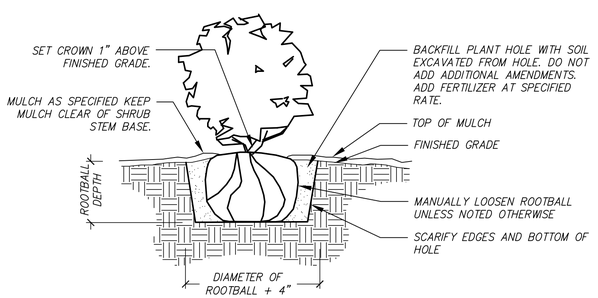
SCALE: N.T.S.



S = SPACING ON CENTER (O.C.) AS SHOWN ON PLANS

PLANT SPACING — 6 / L2.6

SCALE: N.T.S.



SHRUB PLANTING DETAIL — 2 / L2.6

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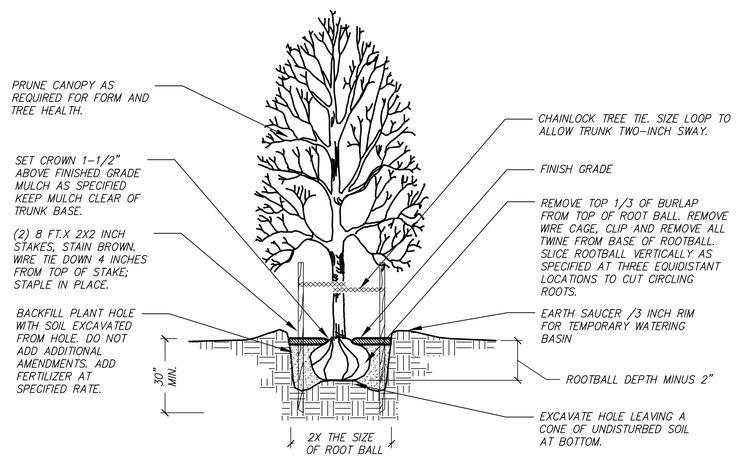

TREE PLANTING DETAIL — 1 / L2.6

SCALE: N.T.S.

UTILITY NOTE:

CONTRACTOR IS CAUTIONED THAT EXISTING UNDERGROUND FACILITIES OCCUR THROUGHOUT THE WORK AREAS INCLUDING BUT NOT LIMITED TO POWER, GAS, TELEPHONE, WATER SUPPLY, AND IRRIGATION. CONTRACTOR SHALL MARK THE FACILITIES BEFORE WORK, POTHOLE WHERE NECESSARY, AND PROTECT DURING CONSTRUCTION. IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE IF ANY CONFLICTS ARE FOUND.

LANDSCAPE NOTES:

1. GENERAL: SEVERAL OF THE FOLLOWING NOTES SUMMARIZE THE PROJECT SPECIFICATIONS FOR THE CONTRACTORS CONVENIENCE. IF A DISCREPANCY EXISTS BETWEEN THESE NOTES AND THE PROJECT SPECIFICATIONS THE SPECIFICATIONS SHALL OVERRIDE.
2. THE LANDSCAPE CONTRACTOR IS TO THOROUGHLY REVIEW THE SITE. IF THERE ARE ANY DISCREPANCIES BETWEEN THE PLAN AND THE EXISTING CONDITIONS THE OWNERS REPRESENTATIVE IS TO BE NOTIFIED IMMEDIATELY.
3. IF THE LANDSCAPE CONTRACTOR STARTS WORK BEFORE SITE CONDITIONS ARE READY OR CONTINUES WORK IN ADVERSE CONDITIONS WITHOUT PRIOR APPROVAL THEY WILL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS RELATING TO THE CONDITION.
4. IMMEDIATELY NOTIFY OWNERS REPRESENTATIVE CONCERNING ANY CONDITION AT ANY TIME DURING CONSTRUCTION THAT IS DETRIMENTAL TO THE HEALTH AND VIGOROUS GROWTH OF THE SPECIFIED PLANT MATERIAL.
5. PROVIDE QUANTITY OF PLANT MATERIAL INDICATED IN PLANT LIST OR THE QUANTITY REQUIRED TO COVER AREAS INDICATED AT SPECIFIED SPACING, WHICHEVER IS GREATER.
6. IF AN AREA DIFFERS SIGNIFICANTLY IN SIZE FROM THAT SCALED ON DRAWING AND REQUIRES MORE OR LESS MATERIAL THE OWNERS REPRESENTATIVE IS TO BE INFORMED.
7. TOPSOIL: 8" DEPTH IMPORT TOPSOIL SHALL BE PREPARED AND AMENDED IN ACCORDANCE WITH THE DETAILS AND SPECIFICATIONS. DO NOT APPLY TOPSOIL AT STORM FACILITIES.
8. SOIL ANALYSIS: CONTRACTOR SHALL OBTAIN A COPY OF OWNER–PROVIDED SOIL TEST AND AMEND AND FERTILIZE IN CONFORMANCE WITH RECOMMENDATIONS INDICATED IN THE REPORT.
9. COMPOST: APPLY 4 INCH DEPTH SPECIFIED COMPOST OVER ALL PLANTING AREAS EXCEPT STORM FACILITIES. TILL IN TO IMPORT TOPSOIL TO A DEPTH OF 6 INCHES.
10. FERTILIZER: APPLY FERTILIZER TO ALL PLANT HOLES AND TURF AREAS OF THE TYPE, QUANTITY, APPLICATION METHOD, AND TIMING NOTED IN THE SPECIFICATIONS.
11. BARK MULCH: SPREAD 3 INCH DEPTH FINE–MEDIUM GRADE FIR/HEMLOCK BARK OVER ALL SHRUB BEDS. KEEP BARK CLEAR OF TREE AND SHRUB STEM BASE. DO NOT SPREAD AT STORM FACILITIES.
12. PLANTING POCKETS: BACK FILL PLANT HOLE WITH SOIL EXCAVATED FROM HOLE. DO NOT ADD ADDITIONAL AMENDMENTS.
13. PLANT MATERIAL: ALL PLANT MATERIAL SHALL MEET MINIMUM QUALITY AND SIZE REQUIREMENTS ESTABLISHED IN THE AMERICAN STANDARD FOR NURSERY STOCK GUIDELINES.
14. LEAVE PLANT NAME IDENTIFICATION TAGS ON TEN PERCENT OF ALL TREES AND SHRUBS INSTALLED TO AID INSPECTORS IN VERIFYING THAT SPECIFIED PLANTS HAVE BEEN INSTALLED.
15. PLANT CENTER OF SHRUBS A MINIMUM OF 24 INCHES FROM ADJACENT PAVING. PLANT CENTER OF GROUND COVERS A MINIMUM OF 18 INCHES FROM ADJACENT PAVING.
16. WHERE PLANT BED SLOPE IS LESS THAN 3% MOUND PLANTING BED AREAS 3% MINIMUM FOR POSITIVE DRAINAGE.
17. SEE SPECIFICATIONS FOR FINAL INSPECTION, MAINTENANCE, AND WARRANTY REQUIREMENTS UNIQUE TO THIS PROJECT.
18. SEE SPECIFICATIONS FOR OTHER LANDSCAPE CONSTRUCTION REQUIREMENTS.

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LAND USE RESUBMITTAL – 12/2/2015

SOUTH COOPER MOUNTAIN HEIGHTS

BEAVERTON, OREGON

PRELIMINARY LANDSCAPE NOTES AND DETAILS

otak
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808 SW 3rd Ave., Ste. 300
Portland, OR 97204
Phone: (503) 287-6825
Fax: (503) 415-2304
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16985L–SERIES–tracts
Project No. Drawing No.
L2.6
Sheet No.

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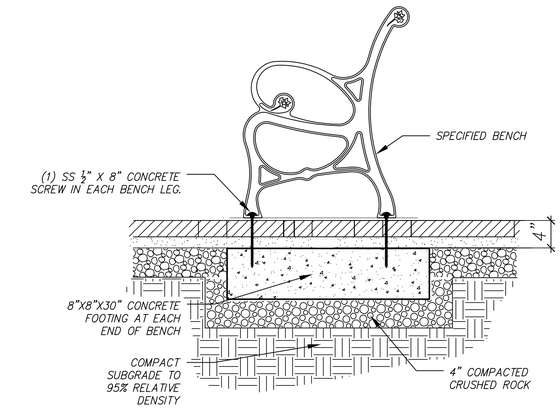
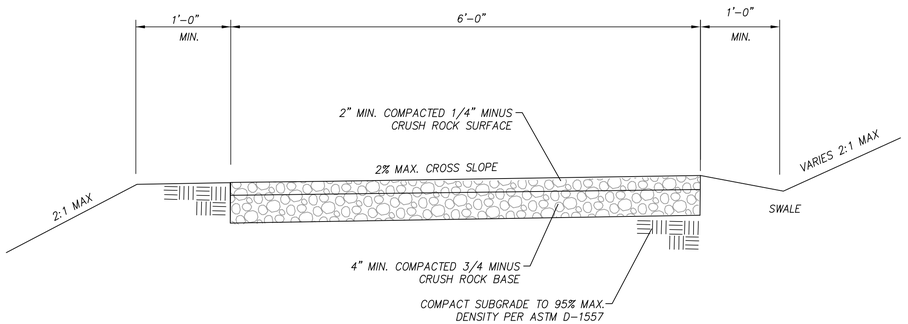


BENCH ON PAVERS

SCALE: NTS

2 / L2.7



SOFT SURFACE PATH

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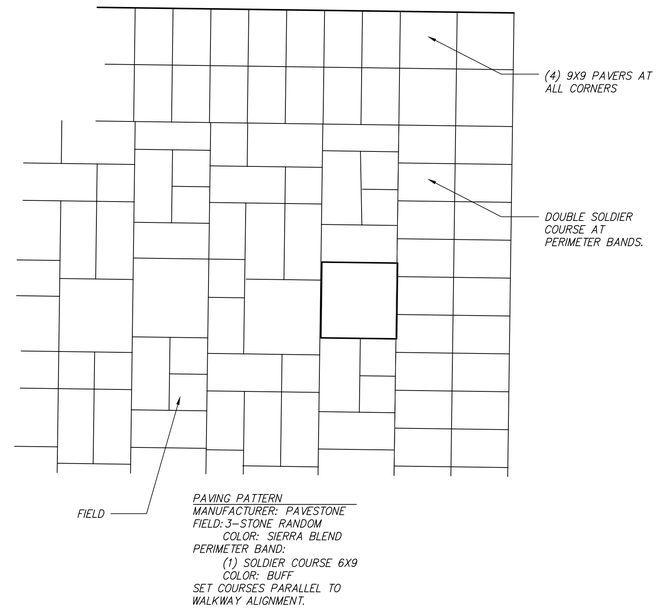
3 / L2.7



PAVER PATTERN

SCALE: NTS

1 / L2.7

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SOUTH COOPER MOUNTAIN HEIGHTS
BEAVERTON, OREGON

PRELIMINARY HARDSCAPE DETAILS

otak
HanmiGlobal Partner
808 SW 3rd Ave., Ste. 300
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Phone: (503) 287-6825
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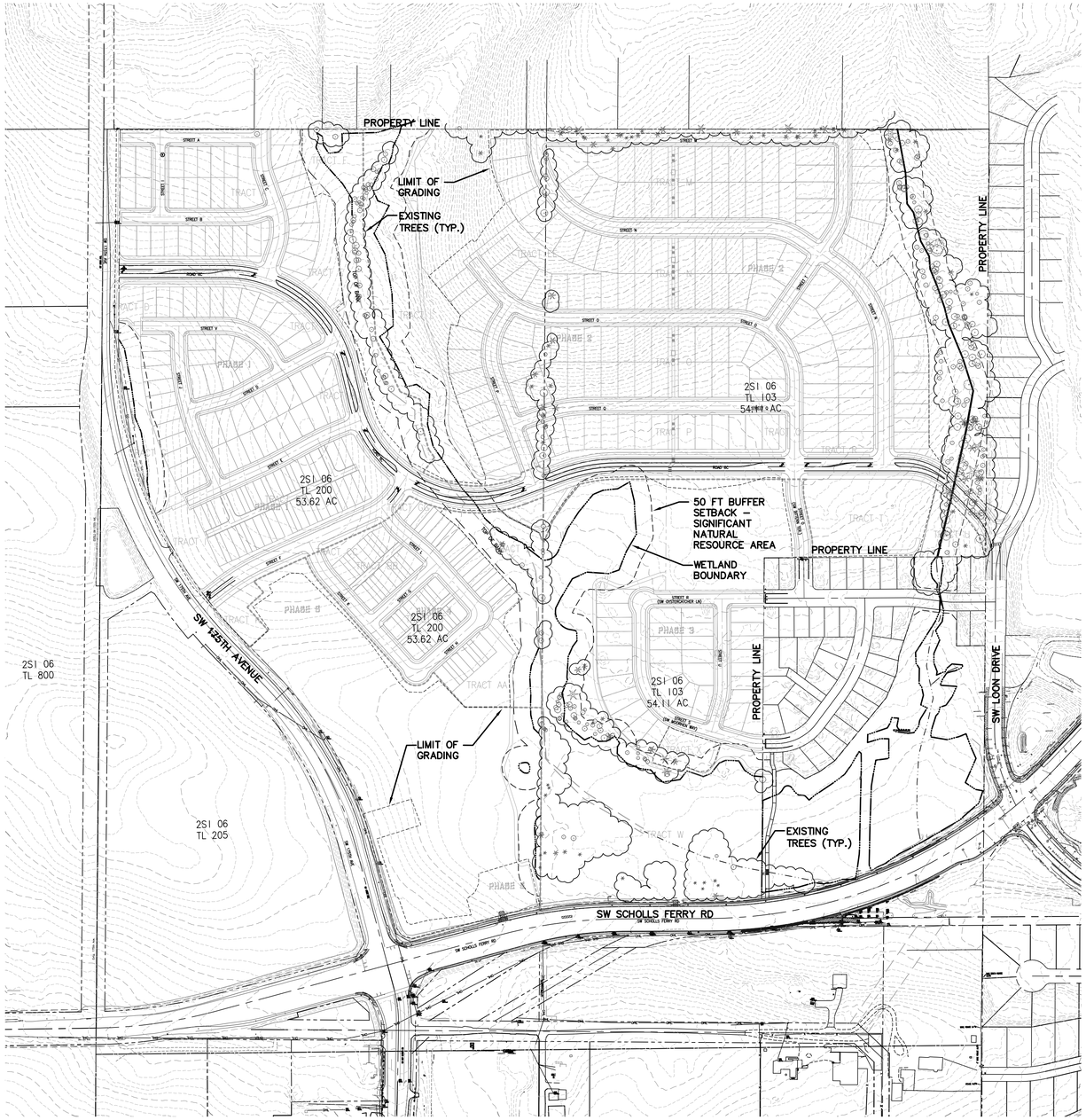
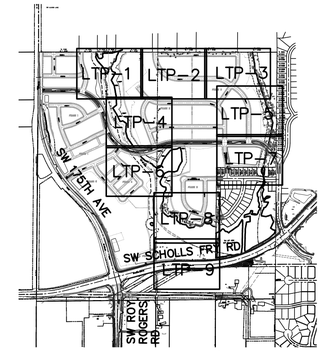




CONTEXT MAP

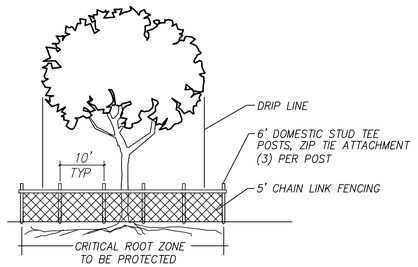
NOTES:

1) SEE SHEET P2.0–P2.5 FOR ADDITIONAL SITE DEVELOPMENT AND BOUNDARY INFORMATION.

2) NO SIGNIFICANT INDIVIDUAL TREES OR HISTORIC TREES EXIST ON SITE.

3) NONE OF THE FOLLOWING TREES ARE PRESENT WITHIN THE SIGNIFICANT NATURAL RESOURCE AREA:
- WESTERN HEMLOCK
- MOUNTAIN HEMLOCK
- PACIFIC MADRONE
- BIGLEAF MAPLE

4) COMMUNITY TREE DBH TOTAL = 6244
REMOVED DBH TOTAL = 1280 (20%)
NO MITIGATION REQUIRED.



NOTE:
EXISTING TREES TO REMAIN (PER PLAN) – PROTECT WITH 5' HT. CHAIN LINK FENCING AROUND DRIP LINE DURING CONSTRUCTION NEITHER TOP SOIL STORAGE NOR CONSTRUCTION MATERIAL SHALL BE LOCATED WITHIN THE DRIP LINE OF TREE. FENCES SHALL BE IN PLACE PRIOR TO BEGINNING CONSTRUCTION. ADJUSTMENTS TO THE LOCATION OF PROTECTIVE FENCING MAY BE REQUIRED TO COMPLETE CONSTRUCTION OF PERMANENT FACILITIES.

TREE PROTECTION DETAIL

NOT TO SCALE

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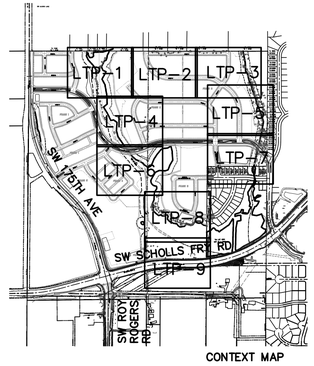

CONTEXT MAP

LEGEND

- CONTOUR 2 FT.
- EXISTING COMMUNITY TREES (10-INCH DBH AND LARGER) AND TREE I.D. NUMBER. SEE TREE DATA TABLE
- TREE CANOPY DRIPLINE (APPROX.)
- ROOT ZONE (5 FT. OUTSIDE DRIPLINE)
- TREES TO BE REMOVED
- LIMIT OF GRADING
- TREE PROTECTION FENCING

NOTES:

1) SEE SHEET P2.0–P2.5 FOR ADDITIONAL SITE DEVELOPMENT AND BOUNDARY INFORMATION.

2) NO SIGNIFICANT INDIVIDUAL TREES OR HISTORIC TREES EXIST ON SITE.

3) NONE OF THE FOLLOWING TREES ARE PRESENT WITHIN THE SIGNIFICANT NATURAL RESOURCE AREA:
- WESTERN HEMLOCK
- MOUNTAIN HEMLOCK
- PACIFIC MADRONE
- BIGLEAF MAPLE

4) COMMUNITY TREE DBH TOTAL = 6244
REMOVED DBH TOTAL = 1280 (20%)
NO MITIGATION REQUIRED.

4) SEE TREE PROTECTION FENCING DETAIL ON SHEET LPT-0

30' 0' 30' 60'
SCALE IN FEET

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Project No. Drawing No.
LTP–1
Sheet No.

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PROPERTY LINE

STREET M

STREET N

MATCHLINE – SEE SHEET LTP–1

MATCHLINE – SEE SHEET LTP–3

MATCHLINE – SEE SHEET LTP–4

TRACT EE

TRACT M

TRACT N

SW 175TH AVE

SW SCHOLLS FRY RD

SW ROY ROGERS RD

CONTEXT MAP

LTP–1 LTP–2 LTP–3 LTP–4 LTP–5 LTP–6 LTP–7 LTP–8 LTP–9

LEGEND

CONTOUR 2 FT.

76
75
EXISTING COMMUNITY TREES (10–INCH DBH AND LARGER) AND TREE I.D. NUMBER. SEE TREE DATA TABLE

TREE CANOPY DRIPLINE (APPROX.)

ROOT ZONE (5 FT. OUTSIDE DRIPLINE)

TREES TO BE REMOVED

LIMIT OF GRADING

TREE PROTECTION FENCING

NOTES:

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2) NO SIGNIFICANT INDIVIDUAL TREES OR HISTORIC TREES EXIST ON SITE.

3) NONE OF THE FOLLOWING TREES ARE PRESENT WITHIN THE SIGNIFICANT NATURAL RESOURCE AREA:
– WESTERN HEMLOCK
– MOUNTAIN HEMLOCK
– PACIFIC MADRONE
– BIGLEAF MAPLE

4) COMMUNITY TREE DBH TOTAL = 6244
REMOVED DBH TOTAL = 1280 (20%)
NO MITIGATION REQUIRED.

4) SEE TREE PROTECTION FENCING DETAIL ON SHEET LPT–0

30' 0' 30' 60'
SCALE IN FEET

NO.	DATE	BY	REVISION COMMENTS	Date	Initial Issue Date:
Design	Drawn	Checked			
DH	MD	SD			

REGISTERED 263 DAVID D. HAYNES OREGON LANDSCAPE ARCHITECT

LAND USE RESUBMITTAL – 12/2/2015

SOUTH COOPER MOUNTAIN HEIGHTS

BEAVERTON, OREGON

TREE PLAN

DATUM: COP (NGVD 29=COP–1.37')

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16985 6985L–TREE PLAN
Project No. Drawing No.
LTP–2
Sheet No.

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Plotted: Dec 02, 2015 – 10:16am mikeha L:\Project\16900\16985\Dwg\P16985L–TREE PLAN.dwg Layout Name: LPT–2

XREF LIST
Ltscale: 80

Resolved
P16985X001
S16985X190
S16985X360
016985X104
P16985X230
016985X270

TL 1100
1S 1 31DD

TL 1500
1S 1 31DD

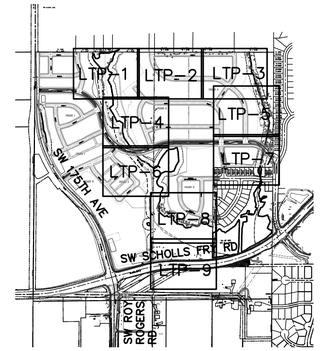
PROPERTY LINE

MATCHLINE – SEE SHEET LTP-2

MATCHLINE – SEE SHEET LTP-5

PHASE 2

STREET T



CONTEXT MAP

LEGEND

CONTOUR 2 FT.

76 / 75 EXISTING COMMUNITY TREES (10-INCH DBH AND LARGER) AND TREE I.D. NUMBER. SEE TREE DATA TABLE

TREE CANOPY DRIPLINE (APPROX.)

ROOT ZONE (5 FT. OUTSIDE DRIPLINE)

TREES TO BE REMOVED

LIMIT OF GRADING

TREE PROTECTION FENCING

NOTES:

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30' 0' 30' 60'
SCALE IN FEET

NO.	DATE	BY	REVISION COMMENTS	Date	Initial Issue Date:
Design	Drawn	Checked			
DH	MD	SD			

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OREGON
LANDSCAPE ARCHITECT

LAND USE RESUBMITTAL – 12/2/2015

SOUTH COOPER MOUNTAIN HEIGHTS
BEAVERTON, OREGON

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Project No. Drawing No.

LTP–3
Sheet No.

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XREF LIST
Ltscale: 80
Resolved
P16985X001
S16985X190
S16985X360
O16985X104
P16985X230
O16985X270

MATCHLINE – SEE SHEET LTP-1

MATCHLINE – SEE SHEET LTP-2

MATCHLINE – SEE SHEET LTP-6

TRACT L

TRACT H

STREET P

ROAD 6C

50 FT BUFFER SETBACK

WETLAND BOUNDARY

CONTEXT MAP

LTP-1 LTP-2 LTP-3 LTP-4 LTP-5 LTP-6 LTP-7 LTP-8 LTP-9

SW 175TH AVE

SW SCHOLLS FRY RD

SW ROY ROGERS RD

LEGEND

- CONTOUR 2 FT.
- EXISTING COMMUNITY TREES (10–INCH DBH AND LARGER) AND TREE I.D. NUMBER. SEE TREE DATA TABLE
- TREE CANOPY DRIPLINE (APPROX.)
- ROOT ZONE (5 FT. OUTSIDE DRIPLINE)
- TREES TO BE REMOVED
- LIMIT OF GRADING
- TREE PROTECTION FENCING

NOTES:

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30' 0' 30' 60'
SCALE IN FEET

NO.	DATE	BY	REVISION COMMENTS	Date
Design	Drawn	Checked	Initial Issue	Date:
DH	MD	SD		

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LAND USE RESUBMITTAL – 12/2/2015

SOUTH COOPER MOUNTAIN HEIGHTS

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Project No. Drawing No.

LTP–4
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XREF LIST
Ltscale: 80
Resolved
P16985X001
S16985X190
S16985X360
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P16985X230
016985X270

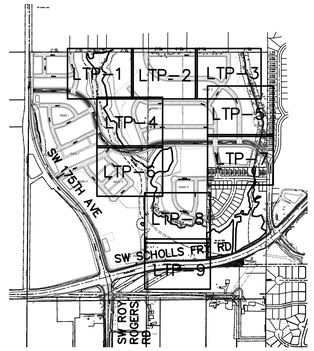
MATCHLINE – SEE SHEET LTP–3

MATCHLINE – SEE SHEET LTP–7

STREET T

STREET N

PROPERTY LINE



CONTEXT MAP

LEGEND

CONTOUR 2 FT.

76
75
EXISTING COMMUNITY TREES (10–INCH DBH AND LARGER) AND TREE I.D. NUMBER. SEE TREE DATA TABLE

TREE CANOPY DRIPLINE (APPROX.)

ROOT ZONE (5 FT. OUTSIDE DRIPLINE)

TREES TO BE REMOVED

LIMIT OF GRADING

TREE PROTECTION FENCING

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30' 0' 30' 60'
SCALE IN FEET

NO.	DATE	BY	REVISION COMMENTS	Date	Initial Issue Date:
Design	Drawn	Checked			
DH	MD	SD			

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Ltscale: 80
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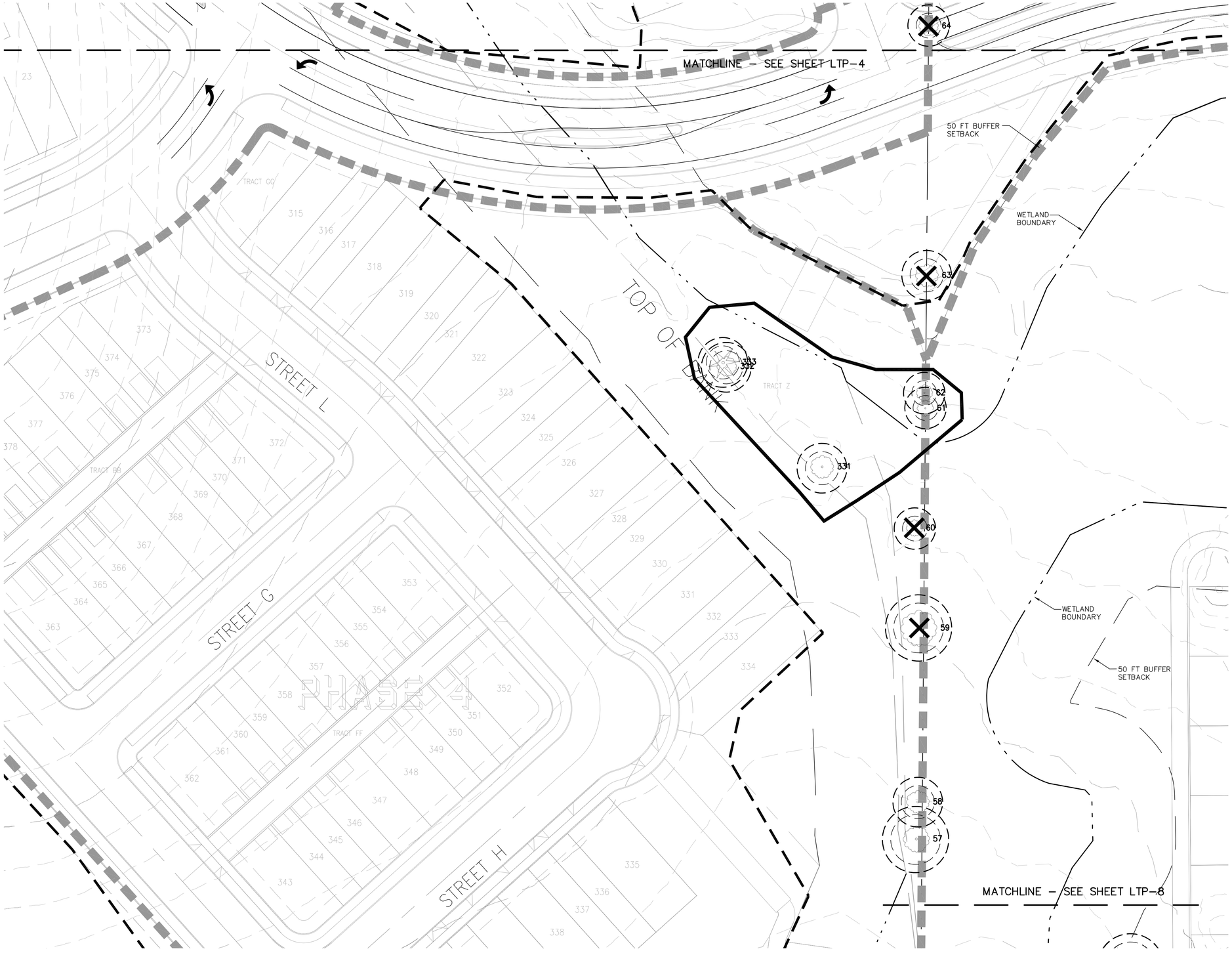

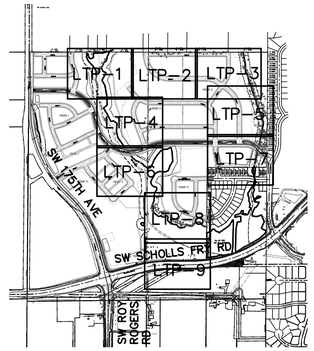

CONTEXT MAP

LEGEND

- CONTOUR 2 FT.
- EXISTING COMMUNITY TREES (10-INCH DBH AND LARGER) AND TREE I.D. NUMBER. SEE TREE DATA TABLE
- TREE CANOPY DRIPLINE (APPROX.)
- ROOT ZONE (5 FT. OUTSIDE DRIPLINE)
- TREES TO BE REMOVED
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30' 0' 30' 60'
SCALE IN FEET

NO.	DATE	BY	REVISION COMMENTS

Design	Drawn	Checked	Date	Initial Issue Date:
DH	MD	SD		

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Project No. Drawing No.
LTP–6
Sheet No.

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XREF LIST
Ltscale: 80
Resolved
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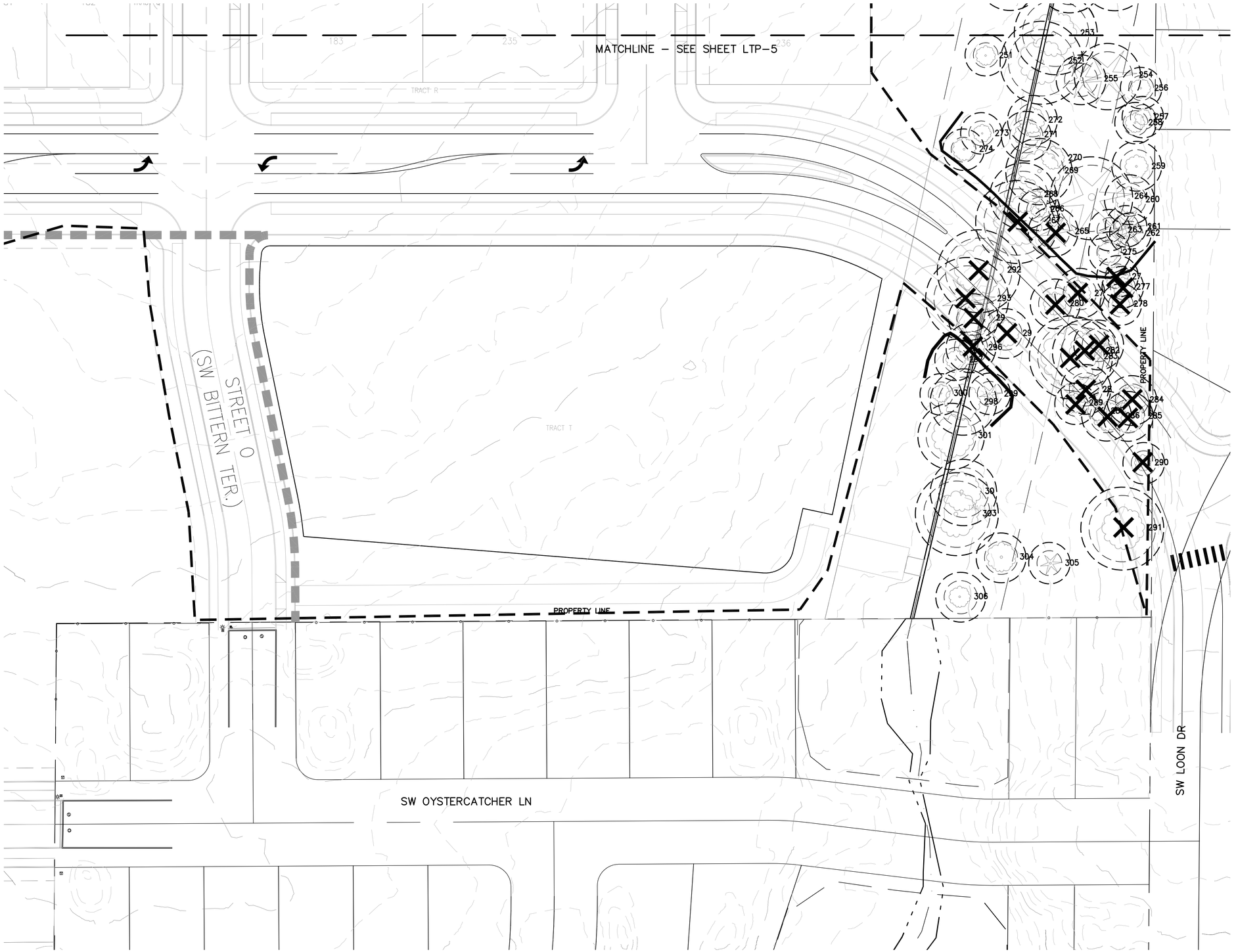
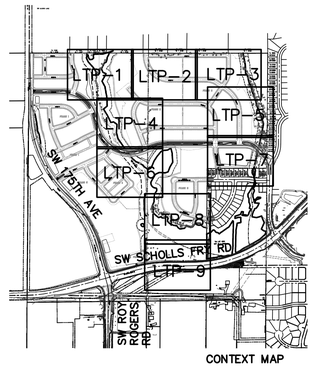
S16985X190
S16985X360
O16985X104
P16985X230
O16985X270

MATCHLINE – SEE SHEET LTP–5





CONTEXT MAP

LEGEND

- CONTOUR 2 FT.
- EXISTING COMMUNITY TREES (10–INCH DBH AND LARGER) AND TREE I.D. NUMBER. SEE TREE DATA TABLE
- TREE CANOPY DRIPLINE (APPROX.)
- ROOT ZONE (5 FT. OUTSIDE DRIPLINE)
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4) SEE TREE PROTECTION FENCING DETAIL ON SHEET LPT–0

30' 0' 30' 60'
SCALE IN FEET

NO.	DATE	BY	REVISION COMMENTS	Date	Initial Issue Date:
Design	Drawn	Checked			
DH	MD	SD			

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SOUTH COOPER MOUNTAIN HEIGHTS
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16985 16985L–TREE PLAN
Project No. Drawing No.
LTP–7
Sheet No.

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XREF LIST
Ltscale: 80
Resolved
P16985X001
S16985X190
S16985X360
O16985X104
P16985X230
O16985X270

MATCHLINE – SEE SHEET LTP–6

STREET U

STREET S
(SW MOORHEN WAY)

TL2500
2S106AD

TL2700
2S106AD

PROPERTY LINE

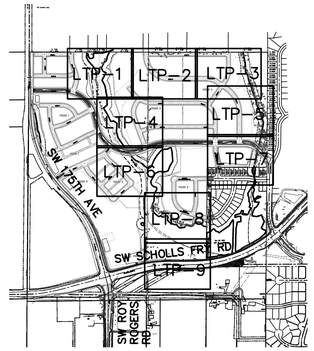
50 FT BUFFER SETBACK

WETLAND BOUNDARY

TRACT X

TRACT W

MATCHLINE – SEE SHEET LTP–9



CONTEXT MAP

LEGEND

- CONTOUR 2 FT.
- 76 / 75 — EXISTING COMMUNITY TREES (10–INCH DBH AND LARGER) AND TREE I.D. NUMBER. SEE TREE DATA TABLE
- TREE CANOPY DRIPLINE (APPROX.)
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30' 0' 30' 60'
SCALE IN FEET

NO.	DATE	BY	REVISION COMMENTS	Date	Initial Issue Date:
Design	Drawn	Checked			
DH	MD	SD			

REGISTERED
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SOUTH COOPER MOUNTAIN HEIGHTS
BEAVERTON, OREGON

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Project No. Drawing No.
LTP–8
Sheet No.

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XREF LIST
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Resolved
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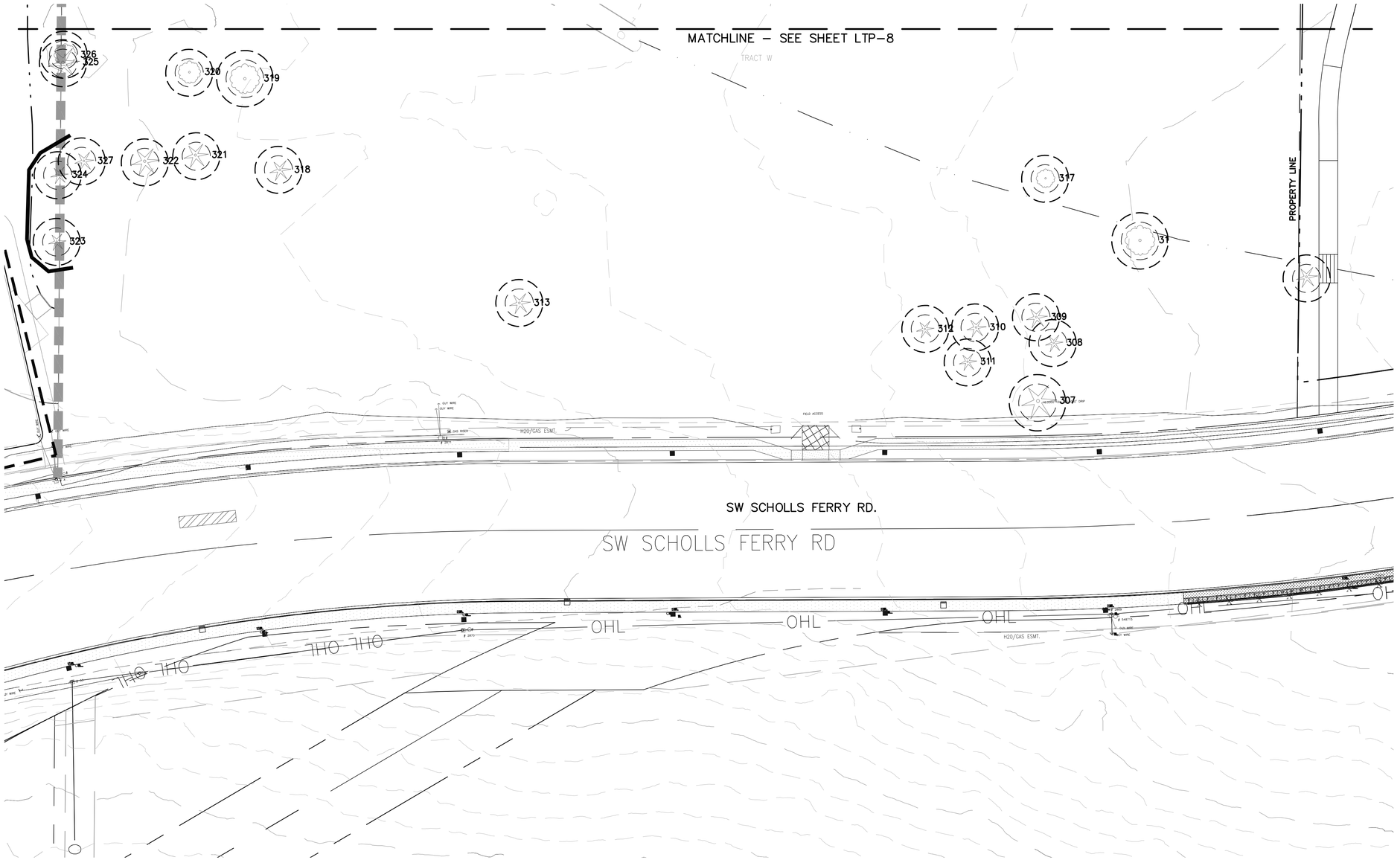

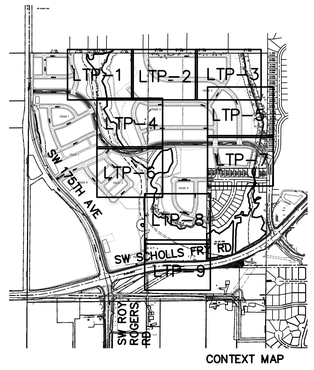

LEGEND

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- 76 / 75 — EXISTING COMMUNITY TREES (10–INCH DBH AND LARGER) AND TREE I.D. NUMBER. SEE TREE DATA TABLE
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30' 0' 30' 60'
SCALE IN FEET

NO.	DATE	BY	REVISION COMMENTS	Date	Initial Issue Date:
Design	Drawn	Checked			
DH	MD	SD			

REGISTERED
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OREGON
LANDSCAPE ARCHITECT

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SOUTH COOPER MOUNTAIN HEIGHTS

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Project No. Drawing No.
LTP–9
Sheet No.

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XREF LIST
Ltscale: 80
Resolved
P16985X001
S16985X190
S16985X360
016985X104
P16985X230
016985X270

SOUTH COOPER MOUNTAIN TREE TABLE

I.D.	BOTANICAL NAME	COMMON NAME	DECID	EVRGN	DBH	CONDITION	REMOVE
1	Pseudotsuga menziesii	Douglas Fir		x	20	FAIR	x
2	Pseudotsuga menziesii	Douglas Fir		x	30	FAIR	x
3	Fraxinus latifolia	Oregon Ash	x		16	FAIR	
4	Pseudotsuga menziesii	Douglas Fir		x	28	GOOD	x
5	Pseudotsuga menziesii	Douglas Fir		x	26	FAIR	
6	Fraxinus latifolia	Oregon Ash	x		12	FAIR	x
7	Fraxinus latifolia	Oregon Ash	x		12	FAIR	x
8	Fraxinus latifolia	Oregon Ash	x		11	FAIR	x
9	Fraxinus latifolia	Oregon Ash	x		12	FAIR	x
10	Fraxinus latifolia	Oregon Ash	x		10	FAIR	
11	Fraxinus latifolia	Oregon Ash	x		10	FAIR	x
12	Fraxinus latifolia	Oregon Ash	x		10	FAIR	
13	Fraxinus latifolia	Oregon Ash	x		12	FAIR	
14	Quercus garryana	Oregon Oak	x		16	FAIR	
15	Pseudotsuga menziesii	Douglas Fir		x	18	FAIR	
16	Quercus garryana	Oregon Oak	x		10	FAIR	
17	Quercus garryana	Oregon Oak	x		12	FAIR	
18	Quercus garryana	Oregon Oak	x		20	FAIR	
19	Fraxinus latifolia	Oregon Ash	x		11	FAIR	
20	Quercus garryana	Oregon Oak	x		16	FAIR	
21	Quercus garryana	Oregon Oak	x		16	FAIR	
22	Pseudotsuga menziesii	Douglas Fir		x	14	FAIR	
23	Fraxinus latifolia	Oregon Ash	x		13	FAIR	
24	Pseudotsuga menziesii	Douglas Fir		x	11	POOR	
25	Fraxinus latifolia	Oregon Ash	x		12	FAIR	
26	Fraxinus latifolia	Oregon Ash	x		10	FAIR	
27	Fraxinus latifolia	Oregon Ash	x		15	FAIR	
28	Quercus garryana	Oregon Oak	x		10	FAIR	
29	Quercus garryana	Oregon Oak	x		14	FAIR	
30	Quercus garryana	Oregon Oak	x		10	FAIR	
31	Fraxinus latifolia	Oregon Ash	x		10	POOR	
32	Fraxinus latifolia	Oregon Ash	x		12	POOR	
33	Fraxinus latifolia	Oregon Ash	x		18	FAIR	
34	Fraxinus latifolia	Oregon Ash	x		10	FAIR	
35	Fraxinus latifolia	Oregon Ash	x		10	FAIR	
36	Fraxinus latifolia	Oregon Ash	x		12	FAIR	
37	Fraxinus latifolia	Oregon Ash	x		12	FAIR	
38	Fraxinus latifolia	Oregon Ash	x		10	FAIR	
39	Fraxinus latifolia	Oregon Ash	x		20	FAIR	
40	Fraxinus latifolia	Oregon Ash	x		14	FAIR	
41	Alnus rubra	Red Alder	x		10	FAIR	
42	Alnus rubra	Red Alder	x		11	FAIR	
43	Alnus rubra	Red Alder	x		11	FAIR	
44	Fraxinus latifolia	Oregon Ash	x		15	FAIR	

5/15/2015, p. 1 of 9

SOUTH COOPER MOUNTAIN TREE TABLE

I.D.	BOTANICAL NAME	COMMON NAME	DECID	EVRGN	DBH	CONDITION	REMOVE
46	Fraxinus latifolia	Oregon Ash	x		10	FAIR	
47	Fraxinus latifolia	Oregon Ash	x		12	POOR	
48	Fraxinus latifolia	Oregon Ash	x		14	FAIR	
49	Fraxinus latifolia	Oregon Ash	x		14	FAIR	
50	Pseudotsuga menziesii	Douglas Fir		x	36	GOOD	
51	Fraxinus latifolia	Oregon Ash	x		16	FAIR	
52	Fraxinus latifolia	Oregon Ash	x		14	FAIR	
53	Fraxinus latifolia	Oregon Ash	x		12	FAIR	
54	Fraxinus latifolia	Oregon Ash	x		12	FAIR	
55	Pseudotsuga menziesii	Douglas Fir		x	FIR 22	GOOD	
56	Pseudotsuga menziesii	Douglas Fir		x	22	GOOD	
57	Fraxinus latifolia	Oregon Ash	x		16	GOOD	
58	Fraxinus latifolia	Oregon Ash	x		14	FAIR	
59	Pseudotsuga menziesii	Douglas Fir		x	22	GOOD	x
60	Fraxinus latifolia	Oregon Ash	x		10	FAIR	x
61	Fraxinus latifolia	Oregon Ash	x		10	FAIR	
62	Fraxinus latifolia	Oregon Ash	x		10	FAIR	
63	Salix lucida	Pacific Willow	x		14	FAIR	x
64	Fraxinus latifolia	Oregon Ash	x		12	FAIR	x
65	Salix lucida	Pacific Willow	x		20	FAIR	x
66	Fraxinus latifolia	Oregon Ash	x		20	FAIR	x
67	Pseudotsuga menziesii	Douglas Fir		x	16	FAIR	x
68	Salix lucida	Pacific Willow	x		11	FAIR	x
69	Fraxinus latifolia	Oregon Ash	x		14	FAIR	x
70	Pseudotsuga menziesii	Douglas Fir		x	14	FAIR	x
71	Salix lucida	Pacific Willow	x		11	FAIR	x
72	Salix lucida	Pacific Willow	x		12	POOR	x
73	Salix lucida	Pacific Willow	x		12	FAIR	x
74	Fraxinus latifolia	Oregon Ash	x		22	FAIR	x
75	Pseudotsuga menziesii	Douglas Fir		x	22	FAIR	x
76	Pseudotsuga menziesii	Douglas Fir		x	22	GOOD	x
77	Quercus garryana	Oregon Oak	x		24	FAIR	x
78	Pseudotsuga menziesii	Douglas Fir		x	15	GOOD	x
79	Pseudotsuga menziesii	Douglas Fir		x	20	FAIR	x
80	Pseudotsuga menziesii	Douglas Fir		x	14	FAIR	x
83	Pseudotsuga menziesii	Douglas Fir		x	22	FAIR	x
81	Prunus spp.	Flowering Cherry	x		11	FAIR	x
82	Pseudotsuga menziesii	Douglas Fir		x	14	FAIR	x
84	Pseudotsuga menziesii	Douglas Fir		x	24	FAIR	x
85	Arbutus menziesii	Pacific Madrone		x	22	FAIR	x
86	Salix lucida	Pacific Willow	x		11	FAIR	x
87	Arbutus menziesii	Pacific Madrone		x	22	FAIR	x
88	Prunus spp.	Flowering Cherry	x		15	FAIR	x
89	Prunus spp.	Flowering Cherry	x		12	FAIR	x
90	Salix lucida	Pacific Willow	x		10	FAIR	x

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SOUTH COOPER MOUNTAIN TREE TABLE

I.D.	BOTANICAL NAME	COMMON NAME	DECID	EVRGN	DBH	CONDITION	REMOVE
91	Prunus spp.	Flowering Cherry	x		12	FAIR	x
92	Arbutus menziesii	Pacific Madrone		x	10	FAIR	
93	Pseudotsuga menziesii	Douglas Fir		x	16	FAIR	x
94	Pseudotsuga menziesii	Douglas Fir		x	28	FAIR	
95	Fraxinus latifolia	Oregon Ash		x	16	FAIR	
96	Pseudotsuga menziesii	Douglas Fir		x	10	FAIR	
97	Pseudotsuga menziesii	Douglas Fir		x	32	FAIR	
98	Pseudotsuga menziesii	Douglas Fir		x	12	FAIR	x
99	Pseudotsuga menziesii	Douglas Fir		x	15	FAIR	x
100	Pseudotsuga menziesii	Douglas Fir		x	22	FAIR	x
101	Pseudotsuga menziesii	Douglas Fir		x	15	FAIR	x
102	Pseudotsuga menziesii	Douglas Fir		x	12	FAIR	x
103	Pseudotsuga menziesii	Douglas Fir		x	16	FAIR	x
104	Pseudotsuga menziesii	Douglas Fir		x	18	FAIR	x
105	Pseudotsuga menziesii	Douglas Fir		x	13	FAIR	x
106	Pseudotsuga menziesii	Douglas Fir		x	11	FAIR	x
107	Pseudotsuga menziesii	Douglas Fir		x	12	FAIR	x
108	Pseudotsuga menziesii	Douglas Fir		x	14	FAIR	x
109	Pseudotsuga menziesii	Douglas Fir		x	12	FAIR	x
110	Pseudotsuga menziesii	Douglas Fir		x	18	FAIR	x
111	Pseudotsuga menziesii	Douglas Fir		x	24	FAIR	
112	Pseudotsuga menziesii	Douglas Fir		x	30	FAIR	
113	Pseudotsuga menziesii	Douglas Fir		x	24	FAIR	x
114	Pseudotsuga menziesii	Douglas Fir		x	14	FAIR	x
115	Pseudotsuga menziesii	Douglas Fir		x	13	FAIR	x
116	Pseudotsuga menziesii	Douglas Fir		x	16	FAIR	x
117	Pseudotsuga menziesii	Douglas Fir		x	32	FAIR	
118	Pseudotsuga menziesii	Douglas Fir		x	12	FAIR	x
119	Pseudotsuga menziesii	Douglas Fir		x	18	FAIR	x
120	Pseudotsuga menziesii	Douglas Fir		x	16	FAIR	x
121	Pseudotsuga menziesii	Douglas Fir		x	12	FAIR	
122	Pseudotsuga menziesii	Douglas Fir		x	12	FAIR	
123	Pseudotsuga menziesii	Douglas Fir		x	26	FAIR	
124	Pseudotsuga menziesii	Douglas Fir		x	14	FAIR	
125	Pseudotsuga menziesii	Douglas Fir		x	11	FAIR	
126	Pseudotsuga menziesii	Douglas Fir		x	18	FAIR	x
127	Pseudotsuga menziesii	Douglas Fir		x	38	FAIR	
128	Pseudotsuga menziesii	Douglas Fir		x	17	FAIR	
129	Fraxinus latifolia	Oregon Ash	x		14	FAIR	
130	Fraxinus latifolia	Oregon Ash	x		14	FAIR	
131	Fraxinus latifolia	Oregon Ash	x		14	FAIR	
132	Pseudotsuga menziesii	Douglas Fir		x	12	FAIR	
133	Acer macrophyllum	Bigleaf Maple	x		16	FAIR	
134	Acer macrophyllum	Bigleaf Maple	x		13	FAIR	
135	Fraxinus latifolia	Oregon Ash	x		12	FAIR	

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SOUTH COOPER MOUNTAIN TREE TABLE

I.D.	BOTANICAL NAME	COMMON NAME	DECID	EVRGN	DBH	CONDITION	REMOVE
136	Acer macrophyllum	Bigleaf Maple	x		18	FAIR	
137	Pseudotsuga menziesii	Douglas Fir		x	15	FAIR	
138	Fraxinus latifolia	Oregon Ash	x		14	FAIR	
139	Fraxinus latifolia	Oregon Ash	x		16	FAIR	
141	Fraxinus latifolia	Oregon Ash	x		16	FAIR	
143	Fraxinus latifolia	Oregon Ash	x		14	FAIR	
142	Fraxinus latifolia	Oregon Ash	x		14	FAIR	
144	Fraxinus latifolia	Oregon Ash	x		14	FAIR	
145	Fraxinus latifolia	Oregon Ash	x		20	FAIR	
146	Fraxinus latifolia	Oregon Ash	x		20	FAIR	
147	Acer macrophyllum	Bigleaf Maple	x		10	FAIR	
148	Acer macrophyllum	Bigleaf Maple	x		16	FAIR	
149	Acer macrophyllum	Bigleaf Maple	x		10	FAIR	
150	Populus trichocarpa	Black Cottonwood	x		24	FAIR	
151	Pseudotsuga menziesii	Douglas Fir		x	16	FAIR	
152	Fraxinus latifolia	Oregon Ash	x		18	FAIR	
153	Populus trichocarpa	Black Cottonwood	x		11	POOR	
154	Populus trichocarpa	Black Cottonwood	x		16	FAIR	
155	Populus trichocarpa	Black Cottonwood	x		22	FAIR	
156	Fraxinus latifolia	Oregon Ash	x		28	FAIR	
157	Fraxinus latifolia	Oregon Ash	x		12	FAIR	
158	Fraxinus latifolia	Oregon Ash	x		10	FAIR	
159	Populus trichocarpa	Black Cottonwood	x		22	FAIR	
160	Populus trichocarpa	Black Cottonwood	x		44	FAIR	
161	Populus trichocarpa	Black Cottonwood	x		36	FAIR	
162	Fraxinus latifolia	Oregon Ash	x		16	FAIR	
163	Fraxinus latifolia	Oregon Ash	x		12	FAIR	
164	Deciduous Tree	Deciduous Tree	x		14	FAIR	
165	Fraxinus latifolia	Oregon Ash	x		12	FAIR	
166	Fraxinus latifolia	Oregon Ash	x		14	FAIR	
167	Fraxinus latifolia	Oregon Ash	x		20	FAIR	
168	Fraxinus latifolia	Oregon Ash	x		20	FAIR	
169	Fraxinus latifolia	Oregon Ash	x		16	FAIR	
170	Fraxinus latifolia	Oregon Ash	x		13	FAIR	
171	Pseudotsuga menziesii	Douglas Fir		x	18	FAIR	
172	Fraxinus latifolia	Oregon Ash	x		16	FAIR	
173	Fraxinus latifolia	Oregon Ash	x		14	FAIR	
174	Fraxinus latifolia	Oregon Ash	x		12	POOR	
175	Fraxinus latifolia	Oregon Ash	x		20	FAIR	
176	Fraxinus latifolia	Oregon Ash	x		14	FAIR	
177	Fraxinus latifolia	Oregon Ash	x		20	FAIR	
178	Fraxinus latifolia	Oregon Ash	x		16	FAIR	
179	Fraxinus latifolia	Oregon Ash	x		12	FAIR	
180	Fraxinus latifolia	Oregon Ash	x		12	FAIR	
181	Fraxinus latifolia	Oregon Ash	x		22	FAIR	

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SOUTH COOPER MOUNTAIN TREE TABLE

I.D.	BOTANICAL NAME	COMMON NAME	DECID	EVRGN	DBH	CONDITION	REMOVE
182	Fraxinus latifolia	Oregon Ash	x		12	FAIR	
183	Fraxinus latifolia	Oregon Ash	x		10	FAIR	
184	Fraxinus latifolia	Oregon Ash	x		14	FAIR	
185	Fraxinus latifolia	Oregon Ash	x		14	FAIR	
186	Fraxinus latifolia	Oregon Ash	x		14	FAIR	
187	Fraxinus latifolia	Oregon Ash	x		10	FAIR	
188	Fraxinus latifolia	Oregon Ash	x		14	FAIR	
189	Pseudotsuga menziesii	Douglas Fir		x	12	FAIR	
190	Fraxinus latifolia	Oregon Ash	x		14	FAIR	
191	Populus trichocarpa	Black Cottonwood	x		22	FAIR	
192	Fraxinus latifolia	Oregon Ash	x		16	FAIR	
193	Fraxinus latifolia	Oregon Ash	x		12	FAIR	
194	Fraxinus latifolia	Oregon Ash	x		20	FAIR	
195	Fraxinus latifolia	Oregon Ash	x		16	FAIR	
196	Fraxinus latifolia	Oregon Ash	x		12	FAIR	
197	Fraxinus latifolia	Oregon Ash	x		22	FAIR	
198	Fraxinus latifolia	Oregon Ash	x		20	FAIR	
199	Fraxinus latifolia	Oregon Ash	x		36	FAIR	
200	Fraxinus latifolia	Oregon Ash	x		12	FAIR	
201	Fraxinus latifolia	Oregon Ash	x		20	FAIR	
202	Fraxinus latifolia	Oregon Ash	x		16	FAIR	
203	Fraxinus latifolia	Oregon Ash	x		14	FAIR	
204	Fraxinus latifolia	Oregon Ash	x		16	FAIR	
205	Fraxinus latifolia	Oregon Ash	x		12	FAIR	
206	Fraxinus latifolia	Oregon Ash	x		20	FAIR	
207	Fraxinus latifolia	Oregon Ash	x		18	FAIR	
208	Fraxinus latifolia	Oregon Ash	x		22	FAIR	
209	Alnus rubra	Red Alder	x		10	FAIR	
210	Alnus rubra	Red Alder	x		12	FAIR	
211	Alnus rubra	Red Alder	x		12	FAIR	
212	Fraxinus latifolia	Oregon Ash	x		16	FAIR	
213	Fraxinus latifolia	Oregon Ash	x		12	FAIR	
214	Alnus rubra	Red Alder	x		14	FAIR	
215	Fraxinus latifolia	Oregon Ash	x		18	FAIR	
216	Fraxinus latifolia	Oregon Ash	x		14	FAIR	
217	Fraxinus latifolia	Oregon Ash	x		22	FAIR	
218	Fraxinus latifolia	Oregon Ash	x		16	FAIR	
219	Fraxinus latifolia	Oregon Ash	x		24	FAIR	
220	Fraxinus latifolia	Oregon Ash	x		20	FAIR	
221	Fraxinus latifolia	Oregon Ash	x		22	FAIR	
222	Fraxinus latifolia	Oregon Ash	x		24	FAIR	
223	Fraxinus latifolia	Oregon Ash	x		11	FAIR	
224	Fraxinus latifolia	Oregon Ash	x		16	FAIR	
225	Fraxinus latifolia	Oregon Ash	x		18	FAIR	
226	Fraxinus latifolia	Oregon Ash	x		16	FAIR	

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SOUTH COOPER MOUNTAIN TREE TABLE

I.D.	BOTANICAL NAME	COMMON NAME	DECID	EVRGN	DBH	CONDITION	REMOVE
227	Fraxinus latifolia	Oregon Ash	x		18	FAIR	
228	Acer macrophyllum	Bigleaf Maple	x		32	FAIR	
229	Acer macrophyllum	Bigleaf Maple	x		20	FAIR	
230	Fraxinus latifolia	Oregon Ash	x		32	FAIR	
231	Alnus rubra	Red Alder	x		16	FAIR	
232	Alnus rubra	Red Alder	x		14	FAIR	
233	Alnus rubra	Red Alder	x		12	FAIR	
234	Acer macrophyllum	Bigleaf Maple	x		20	FAIR	
235	Thuja plicata	Western Red Cedar		x	26	FAIR	
236	Thuja plicata	Western Red Cedar		x	24	FAIR	
237	Thuja plicata	Western Red Cedar		x	10	FAIR	
238	Thuja plicata	Western Red Cedar		x	10	FAIR	
239	Acer macrophyllum	Bigleaf Maple	x		14	FAIR	
240	Acer macrophyllum	Bigleaf Maple	x		20	FAIR	
241	Thuja plicata	Western Red Cedar	x		28	FAIR	
242	Acer macrophyllum	Bigleaf Maple	x		16	FAIR	
243	Thuja plicata	Western Red Cedar		x	14	FAIR	
244	Thuja plicata	Western Red Cedar		x	10	FAIR	
245	Alnus rubra	Red Alder	x		12	FAIR	
246	Acer macrophyllum	Bigleaf Maple	x		22	FAIR	
247	Acer macrophyllum	Bigleaf Maple	x		10	FAIR	
248	Acer macrophyllum	Bigleaf Maple	x		20	FAIR	
249	Acer macrophyllum	Bigleaf Maple	x		14	POOR	
250	Acer macrophyllum	Bigleaf Maple	x		22	FAIR	
251	Alnus rubra	Red Alder	x		12	FAIR	
252	Acer macrophyllum	Bigleaf Maple	x		28	FAIR	
253	Acer macrophyllum	Bigleaf Maple	x		28	FAIR	
254	Pseudotsuga menziesii	Douglas Fir		x	36	FAIR	
255	Pseudotsuga menziesii	Douglas Fir		x	24	FAIR	
256	Alnus rubra	Red Alder	x		12	FAIR	
257	Fraxinus latifolia	Oregon Ash	x		10	FAIR	
258	Alnus rubra	Red Alder	x		12	FAIR	
259	Alnus rubra	Red Alder	x		14	FAIR	
260	Fraxinus latifolia	Oregon Ash	x		16	FAIR	
261	Pseudotsuga menziesii	Douglas Fir		x	22	FAIR	
262	Pseudotsuga menziesii	Douglas Fir		x	16	FAIR	
263	Pseudotsuga menziesii	Douglas Fir		x	18	FAIR	
264	Thuja plicata	Western Red Cedar		x	50	FAIR	
265	Pseudotsuga menziesii	Douglas Fir		x	22	FAIR	x
266	Fraxinus latifolia	Oregon Ash	x		10	FAIR	
267	Fraxinus latifolia	Oregon Ash	x		30	FAIR	x
268	Fraxinus latifolia	Oregon Ash	x		22	FAIR	
269	Fraxinus latifolia	Oregon Ash	x		26	FAIR	
270	Fraxinus latifolia	Oregon Ash	x		14	FAIR	
271	Fraxinus latifolia	Oregon Ash	x		16	FAIR	

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NO.	DATE	BY	REVISION COMMENTS	Date	Initial	Issue Date:
Design	Drawn	Checked				
DH	MD	SD				

REGISTERED
263
DAVID D. HAYNES
OREGON
LANDSCAPE ARCHITECT

LAND USE RESUBMITTAL 12/02/2015

SOUTH COOPER MOUNTAIN HEIGHTS
BEAVERTON, OREGON

TREE DATA TABLE

otak
HanmiGlobal Partner
808 SW 3rd Ave., Ste. 300
Portland, OR 97204
Phone: (503) 287-6825
Fax: (503) 415-2304
www.otak.com

DATUM: COP (NGVD 29=COP-1.37')

16985P16985L-TREE PLAN
Project No. Drawing No.
LTP-10
Sheet No.

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XREF LIST
Ltscale: 80
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P16985X001
S16985X190
S16985X360
O16985X104
P16985X230
O16985X270

SOUTH COOPER MOUNTAIN TREE TABLE

I.D.	BOTANICAL NAME	COMMON NAME	DECID	EVRGN	DBH	CONDITION	REMOVE
272	Fraxinus latifolia	Oregon Ash	x		16	FAIR	
273	Alnus rubra	Red Alder	x		11	FAIR	
274	Alnus rubra	Red Alder	x		14	FAIR	
275	Fraxinus latifolia	Oregon Ash	x		13	FAIR	
276	Fraxinus latifolia	Oregon Ash	x		14	FAIR	x
277	Fraxinus latifolia	Oregon Ash	x		12	FAIR	x
278	Fraxinus latifolia	Oregon Ash	x		11	FAIR	x
279	Fraxinus latifolia	Oregon Ash	x		16	FAIR	x
280	Fraxinus latifolia	Oregon Ash	x		14	POOR	x
281	Pseudotsuga menziesii	Douglas Fir		x	16	FAIR	
282	Fraxinus latifolia	Oregon Ash	x		20	FAIR	x
283	Fraxinus latifolia	Oregon Ash	x		36	FAIR	x
284	Alnus rubra	Red Alder	x		18	FAIR	x
285	Alnus rubra	Red Alder	x		20	FAIR	x
286	Fraxinus latifolia	Oregon Ash	x		18	FAIR	x
287	Fraxinus latifolia	Oregon Ash	x		12	FAIR	x
288	Fraxinus latifolia	Oregon Ash	x		16	FAIR	x
289	Fraxinus latifolia	Oregon Ash	x		12	FAIR	x
290	Alnus rubra	Red Alder	x		10	FAIR	x
291	Fraxinus latifolia	Oregon Ash	x		26	FAIR	x
292	Fraxinus latifolia	Oregon Ash	x		30	FAIR	x
293	Thuja plicata	Western Red Cedar		x	34	FAIR	x
294	Fraxinus latifolia	Oregon Ash	x		22	FAIR	x
295	Fraxinus latifolia	Oregon Ash	x		16	FAIR	x
296	Alnus rubra	Red Alder	x		16	FAIR	
297	Alnus rubra	Red Alder	x		12	FAIR	
298	Fraxinus latifolia	Oregon Ash	x		22	FAIR	
299	Pseudotsuga menziesii	Douglas Fir		x	14	FAIR	
300	Fraxinus latifolia	Oregon Ash	x		11	FAIR	
301	Fraxinus latifolia	Oregon Ash	x		26	FAIR	
302	Salix lucida	Pacific Willow	x		24	FAIR	
303	Salix lucida	Pacific Willow	x		28	FAIR	
304	Fraxinus latifolia	Oregon Ash	x		18	FAIR	
305	Pseudotsuga menziesii	Douglas Fir		x	14	FAIR	
306	Fraxinus latifolia	Oregon Ash	x		13	FAIR	
307	Pseudotsuga menziesii	Douglas Fir		x	20	GOOD	
308	Pseudotsuga menziesii	Douglas Fir		x	10	FAIR	
309	Pseudotsuga menziesii	Douglas Fir		x	12	FAIR	
310	Pseudotsuga menziesii	Douglas Fir		x	11	FAIR	
311	Pseudotsuga menziesii	Douglas Fir		x	10	FAIR	
312	Pseudotsuga menziesii	Douglas Fir		x	10	FAIR	
313	Pinus ponderosa	Ponderosa Pine		x	12	GOOD	
314	Quercus garryana	Oregon Oak	x		20	FAIR	
315	Pinus ponderosa	Ponderosa Pine		x	12	FAIR	
316	Fraxinus latifolia	Oregon Ash	x		16	FAIR	

SOUTH COOPER MOUNTAIN TREE TABLE

I.D.	BOTANICAL NAME	COMMON NAME	DECID	EVRGN	DBH	CONDITION	REMOVE
317	Fraxinus latifolia	Oregon Ash	x		10	FAIR	
318	Pinus ponderosa	Ponderosa Pine		x	12	FAIR	
319	Fraxinus latifolia	Oregon Ash	x		16	FAIR	
320	Prunus spp.	Flowering Cherry	x		12	FAIR	
321	Pinus ponderosa	Ponderosa Pine		x	14	FAIR	
322	Pinus ponderosa	Ponderosa Pine		x	16	FAIR	
323	Pinus ponderosa	Ponderosa Pine		x	10	FAIR	
324	Pinus ponderosa	Ponderosa Pine		x	10	FAIR	
325	Pinus ponderosa	Ponderosa Pine		x	18	FAIR	
326	Fraxinus latifolia	Oregon Ash	x		12	FAIR	
327	Pinus ponderosa	Ponderosa Pine		x	11	FAIR	
328	Pinus ponderosa	Ponderosa Pine		x	12	FAIR	
329	Pinus ponderosa	Ponderosa Pine		x	10	FAIR	
330	Pinus ponderosa	Ponderosa Pine		x	10	FAIR	
331	Fraxinus latifolia	Oregon Ash	x		14	FAIR	
332	Fraxinus latifolia	Oregon Ash	x		12	FAIR	
333	Pseudotsuga menziesii	Douglas Fir		x	20	FAIR	
334	Fraxinus latifolia	Oregon Ash	x		20	FAIR	
335	Fraxinus latifolia	Oregon Ash	x		18	FAIR	
336	Fraxinus latifolia	Oregon Ash	x		10	FAIR	
337	Fraxinus latifolia	Oregon Ash	x		10	FAIR	
338	Alnus rubra	Red Alder	x		16	FAIR	
339	Fraxinus latifolia	Oregon Ash	x		12	FAIR	
340	Fraxinus latifolia	Oregon Ash	x		14	FAIR	
341	Fraxinus latifolia	Oregon Ash	x		10	FAIR	
342	Fraxinus latifolia	Oregon Ash	x		12	FAIR	
343	Fraxinus latifolia	Oregon Ash	x		16	FAIR	
344	Fraxinus latifolia	Oregon Ash	x		14	FAIR	
345	Fraxinus latifolia	Oregon Ash	x		14	FAIR	
346	Fraxinus latifolia	Oregon Ash	x		18	FAIR	
347	Fraxinus latifolia	Oregon Ash	x		12	FAIR	
348	Fraxinus latifolia	Oregon Ash	x		10	FAIR	
349	Fraxinus latifolia	Oregon Ash	x		13	FAIR	
350	Fraxinus latifolia	Oregon Ash	x		16	FAIR	
351	Fraxinus latifolia	Oregon Ash	x		18	FAIR	
352	Fraxinus latifolia	Oregon Ash	x		16	FAIR	
353	Fraxinus latifolia	Oregon Ash	x		14	FAIR	
354	Fraxinus latifolia	Oregon Ash	x		14	FAIR	
355	Fraxinus latifolia	Oregon Ash	x		14	FAIR	
356	Fraxinus latifolia	Oregon Ash	x		18	FAIR	
357	Fraxinus latifolia	Oregon Ash	x		22	FAIR	
358	Fraxinus latifolia	Oregon Ash	x		22	FAIR	
359	Fraxinus latifolia	Oregon Ash	x		20	FAIR	
360	Fraxinus latifolia	Oregon Ash	x		10	FAIR	
361	Fraxinus latifolia	Oregon Ash	x		12	FAIR	

SOUTH COOPER MOUNTAIN TREE TABLE

I.D.	BOTANICAL NAME	COMMON NAME	DECID	EVRGN	DBH	CONDITION	REMOVE
363	Fraxinus latifolia	Oregon Ash	x		16	FAIR	
362	Fraxinus latifolia	Oregon Ash	x		10	FAIR	
364	Fraxinus latifolia	Oregon Ash	x		11	FAIR	
365	Fraxinus latifolia	Oregon Ash	x		15	FAIR	
366	Fraxinus latifolia	Oregon Ash	x		10	FAIR	
367	Fraxinus latifolia	Oregon Ash	x		12	FAIR	
369	Fraxinus latifolia	Oregon Ash	x		10	FAIR	
370	Fraxinus latifolia	Oregon Ash	x		10	FAIR	
371	Fraxinus latifolia	Oregon Ash	x		16	FAIR	
372	Fraxinus latifolia	Oregon Ash	x		10	POOR	
368	Fraxinus latifolia	Oregon Ash	x		10	FAIR	
373	Fraxinus latifolia	Oregon Ash	x		10	FAIR	
374	Fraxinus latifolia	Oregon Ash	x		12	FAIR	
375	Fraxinus latifolia	Oregon Ash	x		12	FAIR	
376	Fraxinus latifolia	Oregon Ash	x		12	FAIR	
377	Fraxinus latifolia	Oregon Ash	x		13	FAIR	
379	Fraxinus latifolia	Oregon Ash	x		12	FAIR	
378	Fraxinus latifolia	Oregon Ash	x		14	FAIR	
380	Fraxinus latifolia	Oregon Ash	x		13	FAIR	
382	Fraxinus latifolia	Oregon Ash	x		10	FAIR	
381	Fraxinus latifolia	Oregon Ash	x		16	FAIR	
383	Fraxinus latifolia	Oregon Ash	x		12	FAIR	
384	Fraxinus latifolia	Oregon Ash	x		14	FAIR	
385	Alnus rubra	Red Alder	x		18	FAIR	
386	Arbutus menziesii	Pacific Madrone		x	12	FAIR	
387	Pseudotsuga menziesii	Douglas Fir		x	11	FAIR	
388	Pseudotsuga menziesii	Douglas Fir		x	16	FAIR	
389	Deciduous Tree	Deciduous Tree	x		16	FAIR	
390	Alnus rubra	Red Alder	x		18	FAIR	
391	Fraxinus latifolia	Oregon Ash	x		16	FAIR	x

LAND USE RESUBMITTAL 12/02/2015

NO.	DATE	BY	REVISION COMMENTS	Date:
Design	Drawn	Checked	Date	Initial Issue
DH	MD	SD		

REGISTERED 263 • DAVID D. HAYNES • OREGON LANDSCAPE ARCHITECT

SOUTH COOPER MOUNTAIN HEIGHTS
BEAVERTON, OREGON

TREE DATA TABLE

otak
HanmiGlobal Partner
808 SW 3rd Ave., Ste. 300
Portland, OR 97204
Phone: (503) 287-6825
Fax: (503) 415-2304
www.otak.com

DATUM: COP (NGVD 29=COP-1.37')

16985P16985L-TREE PLAN2
Project No. Drawing No.

LTP-11
Sheet No.

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Plotted: Oct 06, 2015 - 7:50pm gabrielk C:\Temp\AcPublish_8164\P16985L-TREE TABLE.dwg Layout Name: LTP-11

LIGHTING NOTES:

1. LIGHT POLES SHALL BE THE FOLLOWING

MANUFACTURER:	CATALOG NUMBER:
3.5' ACUITY D-SERIES LED BOLLARD	DSXB LED 12C 350 40K ASY

2. JUNCTION BOXES SHALL BE PGE APPROVED SPLICE BOXES. PGE APPROVED BOXES ARE:

MANUFACTURER:	CATALOG NUMBER:
NEW BASIS	FCA132418T-00043
QUAZITE (HUBBELL)	A42132418A017
ARMORCAST	A6001946TAX18-PGE
HIGHLINE	CHA132418HE1

"ELECTRIC" OR "POWER" SHALL BE IN THE LID MARKING AREA.

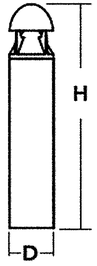
3. #10 AWG, 600 VOLT, 3-CONDUCTOR, CLASS B STRANDING, THPE TC, WITH SUNLIGHT-RESISTANT 45-MIL PVC JACKET. SUITABLE FOR DIRECT BURIAL INSTALLATIONS. INSULATION TO BE BLACK, RED, AND GREEN PER NEMA WC-7 FOR NEC APPLICATIONS (TFN, THWN, THHN), WITH FILLERS OR BINDING TAPE ADDED TO PRODUCE ROUND OUTER JACKET, RATED 90 DEGREE C DRY AND 75 DEGREE C WET, 1000 FT NR REELS. JACKET TO DISPLAY SEQUENTIAL FOOTAGE MARKINGS. 2 REEL LABELS, ONE ATTACHED TO THE OUTSIDE FLANGE SURFACE, ONE ATTACHED TO THE DRUM WRAPPING; EACH TO DETAIL TOTAL FOORAGE, INSIDE OR STARTING FOOTAGE. CONTACT PGE FOR SUPPLIERS.

GENERAL NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO CITY OF BEAVERTON STANDARDS, THE 2008 STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION OF THE OREGON DEPARTMENT OF TRANSPORTATION, AND THE SPECIAL PROVISIONS
2. ALL ELECTRICAL EQUIPMENT SHALL CONFORM TO THE CURRENT STANDARDS OF THE NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA) AND THE UNDERWRITERS LABORATORIES, INC. (U.L.). WHEREVER APPLICABLE. IN ADDITION TO THE REQUIREMENTS OF THE PLANS, STANDARD SPECIFICATIONS, AND THE SPECIAL PROVISIONS, ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CURRENT REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) THE NATIONAL ELECTRICAL SAFETY CODE, STANDARDS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI), AND ANY LOCAL ORDINANCES WHICH MAY APPLY.
3. LOCATION OF ILLUMINATION CONDUITS AND JUNCTION BOXES ARE APPROXIMATE. CONTRACTOR SHALL COORDINATE WITH OTHER UTILITIES TO ENSURE PROPER INSTALLATION.

PROPOSED PEDESTRIAN LUMINAIRE:
ACUITY BRAND - D-SERIES LED BOLLARD

SPECIFICATIONS:
D(DIAMETER) = 8"
H(HEIGHT) = 42"



LUMINAIRE SCHEDULE

QTY	TYPE, CURRENT, COLOR, DISTRIBUTION	INITIAL LUMEN	LLF	BUG RATING
61	12 LED D-SERIES, 350mA, 4000K, ASYMMETRIC	889	.85	B1-U0-G1

LUMINAIRE TABLE

POLE NO.	STREET	STATION	OFFSET	POLE HEIGHT	WATTAGE
1	Street F	10+74	24.5' RT	3.5'	16
2	Street F	11+25	24.5' RT	3.5'	16
3	Street F	11+83	24.5' RT	3.5'	16
4	Street F	12+40	24.5' RT	3.5'	16
5	Street F	12+96	24.5' RT	3.5'	16
6	Street F	13+51	24.5' RT	3.5'	16
7	Street F	14+46	24.5' RT	3.5'	16
8	Street F	14+96	24.5' RT	3.5'	16
9	Street F	15+49	24.5' RT	3.5'	16
10	Street F	15+99	24.5' RT	3.5'	16
11	Street F	16+78	24.5' RT	3.5'	16
12	Road 6C	22+86	23.5 RT	3.5'	16
13	Road 6C	23+39	23.5 RT	3.5'	16
14	Road 6C	23+91	23.5 RT	3.5'	16
15	Road 6C	24+43	23.5 RT	3.5'	16
16	Road 6C	24+96	23.5 RT	3.5'	16
17	Road 6C	25+48	23.5 RT	3.5'	16
18	Road 6C	25+99	23.5 RT	3.5'	16
19	Road 6C	26+54	23.5 RT	3.5'	16
20	Road 6C	27+10	23.5 RT	3.5'	16
21	Road 6C	27+84	23.5 RT	3.5'	16
22	Road 6C	28+42	23.5 RT	3.5'	16
23	Road 6C	28+99	23.5 RT	3.5'	16
24	Road 6C	29+54	23.5 RT	3.5'	16
25	Road 6C	30+09	23.5 RT	3.5'	16
26	Road 6C	30+64	23.5 RT	3.5'	16
27	Road 6C	31+19	23.5 RT	3.5'	16
28	Road 6C	31+74	23.5 RT	3.5'	16
29	Road 6C	32+29	23.5 RT	3.5'	16
30	Road 6C	32+83	23.5 RT	3.5'	16
31	Road 6C	33+38	23.5 RT	3.5'	16
32	Road 6C	33+88	23.5 RT	3.5'	16
33	Road 6C	34+84	23.5 RT	3.5'	16
34	Road 6C	35+39	23.5 RT	3.5'	16
35	Road 6C	35+93	23.5 RT	3.5'	16
36	Road 6C	36+48	23.5 RT	3.5'	16
37	Road 6C	37+03	23.5 RT	3.5'	16
38	Road 6C	37+62	23.5 RT	3.5'	16
39	Road 6C	38+21	23.5 RT	3.5'	16
40	Road 6C	38+80	23.5 RT	3.5'	16
41	Road 6C	39+38	23.5 RT	3.5'	16
42	Road 6C	39+97	23.5 RT	3.5'	16
43	Road 6C	40+55	23.5 RT	3.5'	16
44	Road 6C	41+14	23.5 RT	3.5'	16
45	Road 6C	41+73	23.5 RT	3.5'	16
46	Road 6C	42+31	23.5 RT	3.5'	16
47	Staircase	00+11	5 RT	3.5'	16
48	Staircase	00+77	7 LT	3.5'	16
49	Staircase	01+21	5 RT	3.5'	16
50	Staircase	01+76	5 LT	3.5'	16
51	Staircase	02+84	5 RT	3.5'	16
52	Staircase	03+37	7 LT	3.5'	16
53	Staircase	03+93	5 RT	3.5'	16
54	Staircase	04+49	5 LT	3.5'	16
55	Staircase	05+52	5 RT	3.5'	16
56	Staircase	06+15	7 LT	3.5'	16
57	Staircase	06+62	5 RT	3.5'	16
58	Staircase	07+17	5 LT	3.5'	16
59	Staircase	08+01	5 LT	3.5'	16
60	Staircase	08+56	5 RT	3.5'	16
61	Staircase	09+11	5 LT	3.5'	16

LUMINAIRE STANDARDS TABLE

ROADWAY		LIGHT LEVEL (fc)
STREET F STA. 10+65 - 13+70	RECOMMENDED	0.7
	DESIGN	0.8
STREET F STA. 14+25 - 16+15	RECOMMENDED	0.7
	DESIGN	0.8
STREET F STA. 16+63 - 17+25	RECOMMENDED	0.7
	DESIGN	0.7
ROAD 6C STA. 22+75 - 34+00	RECOMMENDED	0.7
	DESIGN	0.7
ROAD 6C STA. 34+55 - 42+47	RECOMMENDED	0.7
	DESIGN	0.7
STAIRCASE 1 STA. 0+00 - 2+12	RECOMMENDED	0.7
	DESIGN	0.9
STAIRCASE 2 STA. 2+72 - 4+85	RECOMMENDED	0.7
	DESIGN	0.9
STAIRCASE 3 STA. 5+36 - 7+47	RECOMMENDED	0.7
	DESIGN	0.8
STAIRCASE 4 STA. 7+98 - 9+17	RECOMMENDED	0.7
	DESIGN	0.8

LEGEND

(LP) (N) INSTALL DECORATIVE LIGHT POLE (LP), POLE NUMBER (N).

NO.	DATE	BY	REVISION COMMENTS	Date	Initial	Issue Date:
	Design	JXB				
	Drawn	JXB				
	Checked	CWR				

REGISTERED PROFESSIONAL ENGINEER 19285PE OREGON JULY 17, 1973 JEFFREY W. HARRIS
EXPIRES 12/31/16

WEST HILLS DEVELOPMENT, INC.
735 SW 158TH AVENUE
BEAVERTON, OR 97006

LAND USE RESUBMITTAL 12/02/2015

SOUTH COOPER MOUNTAIN

MULTI-USE PATH AND STAIRCASE LIGHTING DETAILS

KITTELSON & ASSOCIATES, INC.
TRANSPORTATION ENGINEERING/PLANNING
610 SW ALDER, SUITE 700
PORTLAND, OREGON 97205
(503)228-5230

17808
Project No. Drawing No.
IL-01
Exhibit No.

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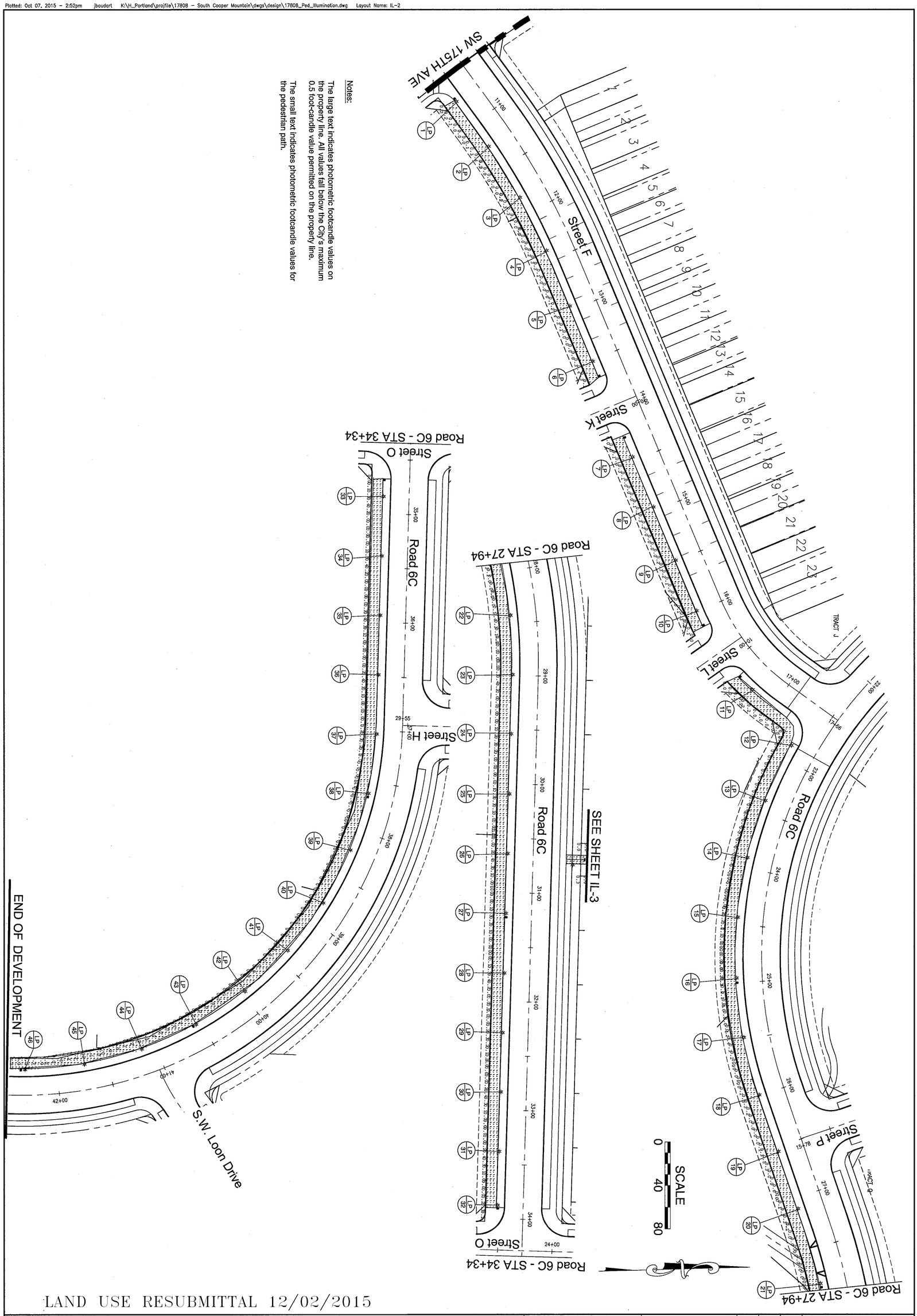
Plotted: Oct 07, 2015 - 2:51pm jboudart K:\PL_Portland\proj\le\17808 - South Cooper Mountain\dwgs\design\17808_Ped_Illumination.dwg Layout Name: IL-1

Plotted: Oct 07, 2015 - 2:52pm jboudart K:\H_Portland\projfile\17808 - South Cooper Mountain\dwgs\design\17808_Ped_Illumination.dwg Layout Name: IL-2



Notes:

The large text indicates photometric footcandle values on the property line. All values fall below the City's maximum 0.5 foot-candle value permitted on the property line.

The small text indicates photometric footcandle values for the pedestrian path.

LAND USE RESUBMITTAL 12/02/2015

KITTELSON & ASSOCIATES, INC.
TRANSPORTATION ENGINEERING/PLANNING
610 SW ALDER, SUITE 700
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(503)228-5230

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Project No. Drawing No.
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SOUTH COOPER MOUNTAIN

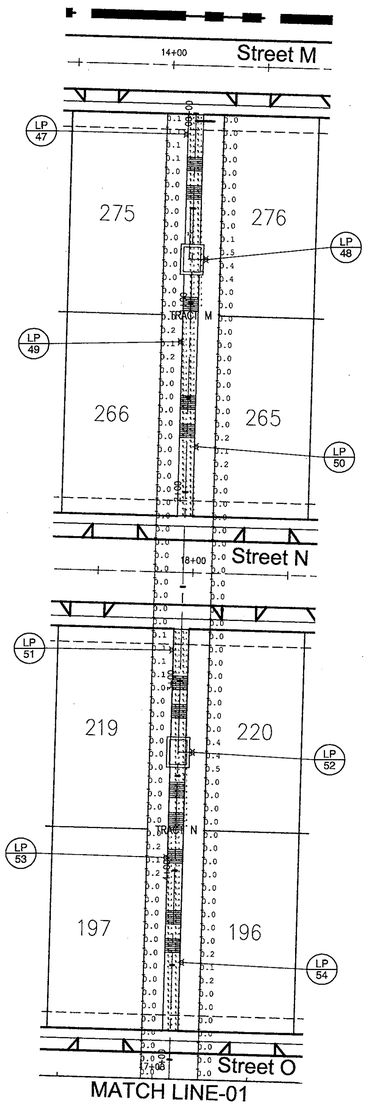
MULTI-USE PATH LIGHTING PLAN

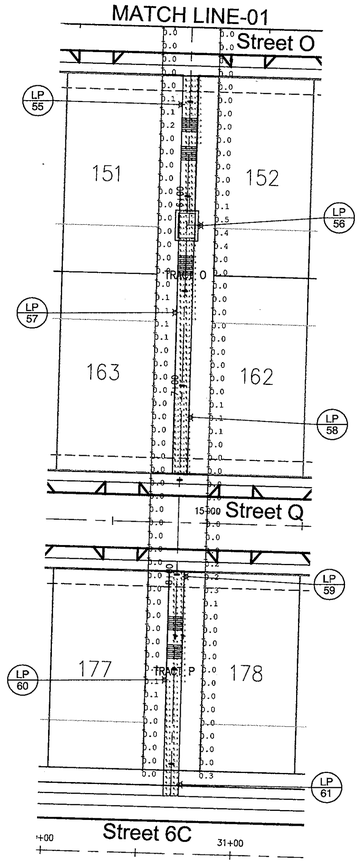
WEST HILLS
DEVELOPMENT, INC.
735 SW 158TH AVENUE
BEAVERTON, OR 97006

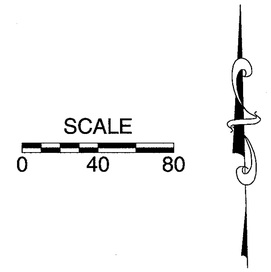
REGISTERED PROFESSIONAL ENGINEER 19283PE OREGON JULY 17, 1997 CHARLES W RADOSTA
10/7/15
EXPIRES 12/31/16

NO.	DATE	BY	REVISION COMMENTS

Design	Drawn	Checked	Date	Initial Issue Date:
JXB	JXB	CWR		







Notes:

The large text indicates photometric footcandle values on the property line. All values fall do not exceed the City's maximum 0.5 foot-candle value permitted on the property line.

The small text indicates photometric footcandle values for the pedestrian path.

NO.	DATE	BY	REVISION COMMENTS				
				Design	Drawn	Checked	Date
				JXB	JXB	CWR	Initial Issue Date:

REGISTERED PROFESSIONAL ENGINEER 1988SPE OREGON JULY 17, 1987 CHARLES W. RICHARDS EXPIRES 12/31/16

12/11/15

WEST HILLS DEVELOPMENT, INC.
735 SW 158TH AVENUE
BEAVERTON, OR 97006

LAND USE RESUBMITTAL 12/02/2015

SOUTH COOPER MOUNTAIN

STAIRCASE LIGHTING PLAN

KITTELSON & ASSOCIATES, INC.
TRANSPORTATION ENGINEERING/PLANNING
610 SW ALDER, SUITE 700
PORTLAND, OREGON 97205
(503)228-5230

17808
Project No. Drawing No.
IL-03
Exhibit No.

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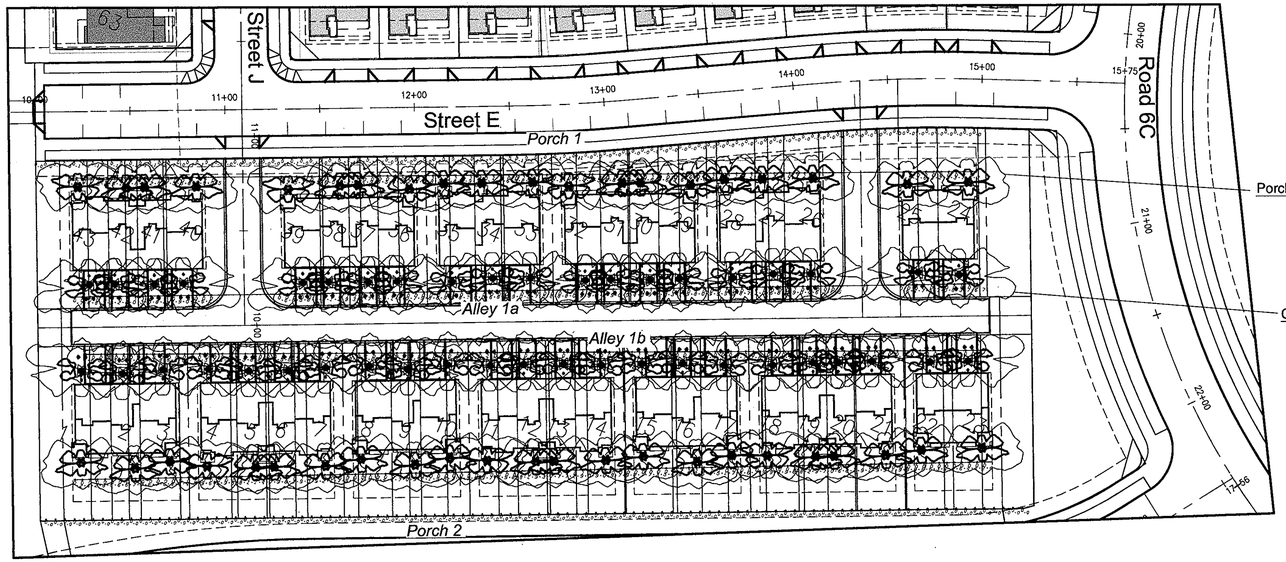
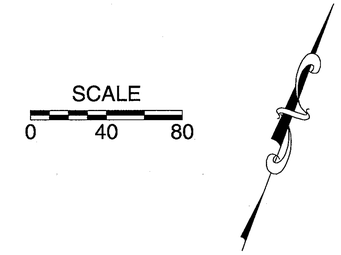
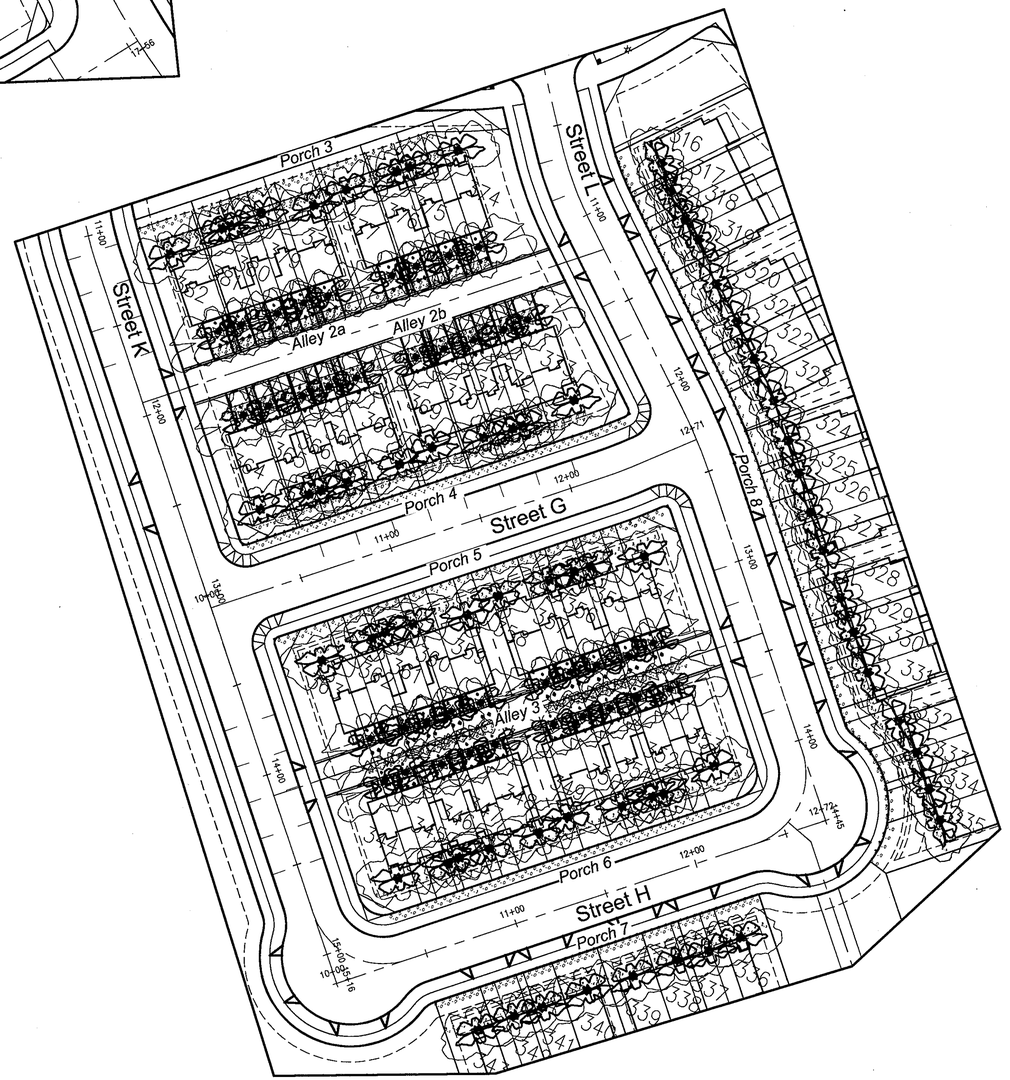
Plotted: Oct 07, 2015 – 2:50pm jboudart K:\vt_Portland\proj\file\17808 – South Cooper Mountain\dwgs\design\17808_Ped_Illumination.dwg Layout Name: IL–3







LUMINAIRE STANDARDS TABLE

ROADWAY		LIGHT LEVEL (fc)
ALLEY 1a	RECOMMENDED	0.7
	DESIGN	0.8
ALLEY 1b	RECOMMENDED	0.7
	DESIGN	0.8
ALLEY 2a	RECOMMENDED	0.7
	DESIGN	0.9
ALLEY 2b	RECOMMENDED	0.7
	DESIGN	0.8
ALLEY 3	RECOMMENDED	0.7
	DESIGN	0.7
PORCH 1	RECOMMENDED	0.7
	DESIGN	0.8
PORCH 2	RECOMMENDED	0.7
	DESIGN	0.8
PORCH 3	RECOMMENDED	0.7
	DESIGN	1.0
PORCH 4	RECOMMENDED	0.7
	DESIGN	1.3
PORCH 5	RECOMMENDED	0.7
	DESIGN	1.1
PORCH 6	RECOMMENDED	0.7
	DESIGN	1.2
PORCH 7	RECOMMENDED	0.7
	DESIGN	0.7
PORCH 8	RECOMMENDED	0.7
	DESIGN	1.0

Notes:

a) ISOlines and circular symbol indicate placement of the garage or porch lights

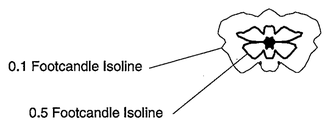
b) Garage lights will be placed centered above the garage at a 10 foot mounting height.

c) Porch lights will be placed at doorway entrance at a 6 foot mounting height.

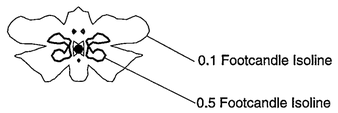
d) The large text indicates photometric footcandle values on the property line. All values fall do not exceed the City's maximum 0.5 foot-candle value permitted on the property line.

e) The small text indicates photometric footcandle values for areas in close proximity to either the garage or porch area

Porch Light
6 Foot Mounting Height

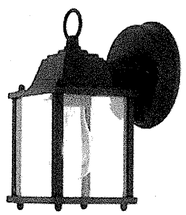


Garage Light
10 Foot Mounting Height



Porch Light Specifications
100 Watt incandescent bulb
108 Total Fixtures

Garage Light Specifications
100 Watt incandescent bulb
83 Total Fixtures



LAND USE RESUBMITTAL 12/02/2015

SOUTH COOPER MOUNTAIN

PORCH AND GARAGE LIGHTING PLAN

WEST HILLS DEVELOPMENT, INC.
735 SW 158TH AVENUE
BEAVERTON, OR 97006

KITTELSON & ASSOCIATES, INC.
TRANSPORTATION ENGINEERING/PLANNING
610 SW ALDER, SUITE 700
PORTLAND, OREGON 97205
(503)228-5230

NO.	DATE	BY	REVISION COMMENTS

Design	Drawn	Checked	Date	Initial Issue Date:
JXB	JXB	CWR		

REGISTERED PROFESSIONAL ENGINEER 19283PE OREGON JULY 17, 1997 CHARLES W. RADOSTA 10/7/15
EXPIRES 12/31/16

17808
Project No. Drawing No.
IL-04
Exhibit No.

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Plotted: Oct 07, 2015 - 3:29pm jboudart K:\H_Portland\projfile\17808 - South Cooper Mountain\dwgs\design\17808_Ped_Illumination.dwg Layout Name: IL-4