

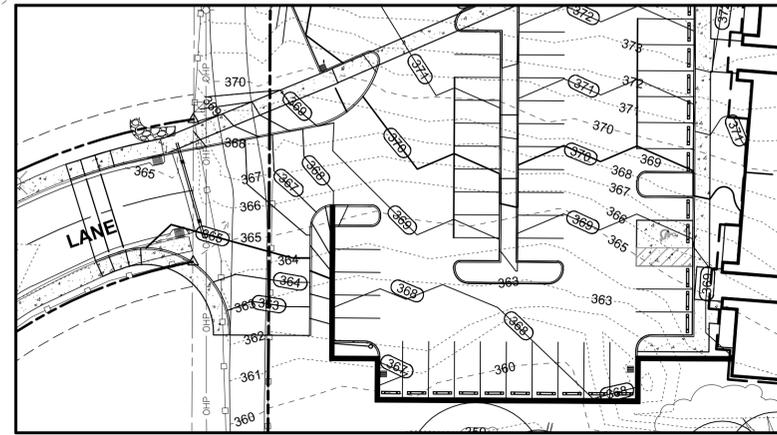
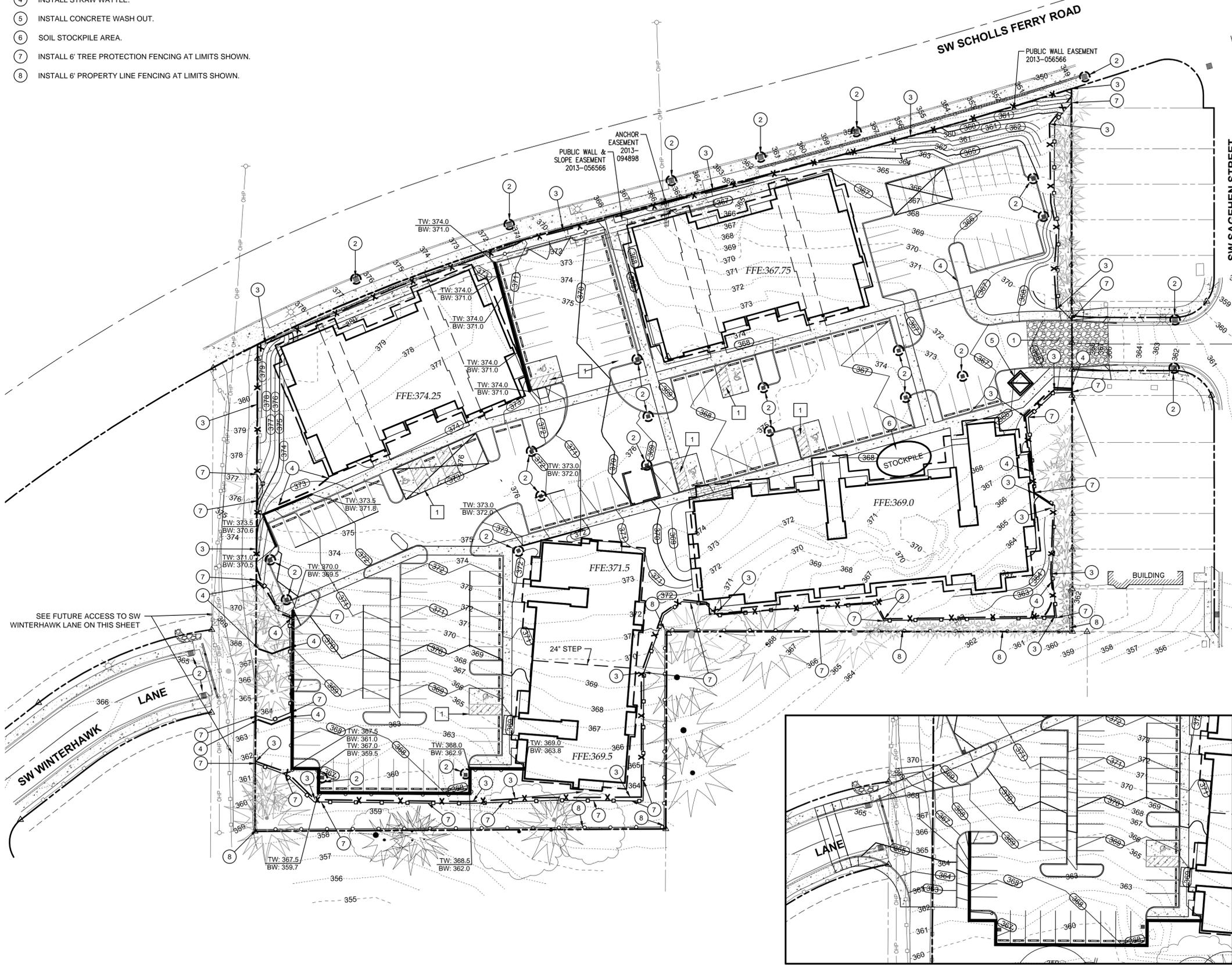
NOT FOR CONSTRUCTION

EROSION CONTROL KEY NOTES

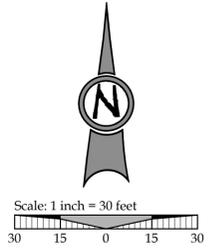
- 1 CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.
- 2 INSTALL INLET PROTECTION.
- 3 PLACE SILT FENCING AT LIMITS OF GRADING AND CONSTRUCTION WHERE SHOWN.
- 4 INSTALL STRAW WATTLE.
- 5 INSTALL CONCRETE WASH OUT.
- 6 SOIL STOCKPILE AREA.
- 7 INSTALL 6' TREE PROTECTION FENCING AT LIMITS SHOWN.
- 8 INSTALL 6' PROPERTY LINE FENCING AT LIMITS SHOWN.

GRADING KEY NOTES

- 1 PROVIDE ADA COMPLIANT LANDING GRADE (2.0% MAX).



**FUTURE ACCESS TO SW WINTERHAWK LANE**  
 \*SUBJECT TO CONSTRUCTION BY OTHERS



LEGEND

- PROJECT BOUNDARY
- RIGHT-OF-WAY LINE
- RIGHT-OF-WAY CENTERLINE
- EASEMENT LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING BUILDING
- EXISTING CONCRETE
- EXISTING ROCK WALL
- EXISTING BLOCK RETAINING WALL
- EXISTING CURB
- EXISTING FENCE LINE
- EXISTING OVERHEAD POWER
- EXISTING VEGETATION LIMITS LINE
- EXISTING CONIFEROUS TREE
- EXISTING UTILITY POLE
- EXISTING STORM INLET
- EXISTING POWER METER
- EXISTING ELECTRIC RISER
- EXISTING LUMINAIRE
- FOUND SURVEY MONUMENT
- PROPOSED CURB FACE
- PROPOSED CURB BACK
- PROPOSED CONCRETE
- PROPOSED BUILDING LINE
- PROPOSED FENCE
- DRAINAGE INLET SYMBOLS
- PROPOSED STRAW WATTLE
- PROPOSED SILT FENCING
- PROPOSED TREE PROTECTING FENCING
- PROPOSED CONSTRUCTION ENTRANCE
- PROPOSED INLET PROTECTION
- PROPOSED CONCRETE WASHOUT
- PROPOSED RETAINING WALL
- ADA PARKING SYMBOL
- PROPOSED STRIPING
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- SPOT GRADE, X TYPE AS NOTED

ABBREVIATIONS

- BW BOTTOM OF WALL
- FFE FIRST FLOOR ELEVATION
- TW TOP OF WALL

LAND USE	NOVEMBER 20, 2015
REVISION SUMMARY	BY DATE
INCOMPLETENESS RESPONSE	01/15/2016
LAND USE HEARING RESPONSE	04/15/2016

GRADING PLAN  
**TRILLIUM WOODS APARTMENTS**  
 LAND USE DOCUMENTS  
 JT SMITH COMPANIES  
 BEAVERTON, OREGON



**3J CONSULTING, INC.**  
 CIVIL ENGINEERING  
 WATER RESOURCES  
 LAND USE PLANNING  
 5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005  
 PHONE & FAX: (503) 946-8385

3J JOB ID #	15263
LAND USE #	PA 2015-0050
TAX LOT #	100.2400
DESIGNED BY	TNO/CKW
CHECKED BY	EIM

SHEET TITLE  
**GRADING PLAN**

SHEET NUMBER  
**C250**

